

LOT 2401 PORTOFINO PROMENADE

Development Application
Landscape Chapter

02 CONCEPT / 20 MAY 2026



Site in Context

Lot 2401 Portofino Parade sits within Catalina Estate, Tamala Park, between established housing and the well-used park to the west. The project provides a local commercial hub that extends the park’s amenity and offers a place to gather before or after the beach.

Designed as a relaxed coastal stop, the centre adds to a growing network of neighbourhood destinations along Perth’s coastline. Places to pause for a coffee, meet friends, and enjoy views across shaded parkland.

The development complements the park’s landscape and character, reinforcing its role as a social anchor for the community while introducing new local life at the coastal edge.

A new neighbourhood centre on Perth’s northern coast, complementing the life and popularity of Napoli Park.

Legend

Lot 2401 Portofino Parade



The Landscape Design Response

Landscape & Materiality

With a modest footprint, the landscape response is careful and contextual. Grounded in the adjacent park and local coastal character.

It works hard in the right places, shaping outdoor comfort, softening built form, and extending the park experience through a shared material and planting language.

This approach extends across both the active retail edge and the adjoining dwellings, creating a cohesive landscape framework that supports public activation while allowing for private, residential outdoor spaces.



Community-focused alfresco and park interface

The design centres on a shared edge between the development and the adjoining park, creating an active and inviting community node.

The western terrace sits beneath a generous shade structure that defines the alfresco zone and encourages all-day use.

Future tenancies will help shape this interface, ensuring the alfresco and park edge evolve naturally over time.

This shared edge is balanced by a transition into the dwelling frontages, where landscape elements soften the shift from public activity to more private courtyard spaces.

The intent is for this space to feel informal and open, where dining and play overlap comfortably.



Coastal texture and tone

Materiality draws from the coastal setting - robust, tactile, and naturally weathering.

Finishes such as limestone, concrete, and light-toned paving complement and carry through the parks language.

Planting references the coastal character of Catalina Estate, using hardy, low-maintenance species to ensure longevity and cohesion with the wider landscape.



Connected edges and comfortable microclimates

Planting is maximised within the car park, along active frontages, and around dwelling courtyards to soften the hardscape and minimise the heat island effect.

The landscape leverages shade from both the alfresco canopy and the mature park trees, creating cooler pockets through the day.

These shaded thresholds form comfortable transitions between parking, pathways, tenancy entries, and dwelling courtyards, reinforcing the link between the park and built form while creating sheltered and comfortable residential courtyard spaces.

Look and Feel Imagery

Borrowed canopy, layered softness



Complimenting language



Controlled softness



Adaptable activated edge



Structured informality



Space definition through pots and furniture



Defined pocket courtyards

Landscape Plan - Ground Floor

LEGEND

- 1. Bike Racks x3
 - 2. Extended pedestrian connection
 - 3. Trafficable Paving / Shared zone
 - 4. High boundary wall
 - 5. Opportunity for informal seating. Dependent on final Tenant and to be co-ordinated with CoW.
 - 6. Robust native planting
 - 7. Shade trees
 - 8. Turn-Around / Service Bay
 - 9. Bike Racks - Proposed in park x3
- Plot Boundary



Detailed Landscape Plan - Ground Floor

LEGEND

- 1. Extended pedestrian connection
- 2. Trafficable Paving / Shared zone
- 3. Courtyard Entry Gate - (Localised Ramp)
- 4. Intimate shaded courtyard with low fencing surrounding
- 5. Low wall
- 6. Bin Presentation Area
- 7. Low wall to laneway (Laneway is higher)

--- Plot Boundary



Planting Approach

Shared character, layered comfort

The planting approach builds on the existing landscape of Napoli Park, extending its palette and atmosphere into the new development. Rather than introducing a new aesthetic, the intent is to connect and complement, using shared species, textures, and tones to create a consistent landscape from day one.

Planting softens the built edges, defines alfresco zones, and improves comfort through shade, structure, and seasonal variety. Within the car park, hardy coastal species provide resilience and reduce reflected heat. Along the western terrace, planting blends with the park's edge to maintain openness while reinforcing the sense of a shared public place.

Deciduous courtyard trees are proposed within the dwelling interface to provide filtered summer shade while allowing winter solar access into the dwellings and private open spaces. Species selection focuses on compact, multi-stem forms suited to constrained urban planting conditions and coastal exposure.

LEGEND

 Proposed Trees



Trees



- Deciduous
1. Corymbia ficifolia (WA Red Flowering Gum)
 2. Agonis flexuosa (Western Australian peppermint)
 3. Melaleuca nesophila (Honey Myrtle)
 4. Lagerstroemia indica x fauriei (Crepe Myrtle) - Deciduous

Plant Palette

Walk Through Link

Planting in the walkthrough zones stays low and open, guiding movement without blocking views. Compact coastal species provide texture and rhythm against the paths while keeping maintenance light and sightlines clear. These areas act as gentle transitions between parking, alfresco and the park edge.

Narrow Planting Strips

The thinner planting bands use hardy, upright or compact species that perform well in constrained spaces. These plants stabilise the edges, manage occasional runoff and maintain a tidy profile, offering structure without overwhelming the hardscape.

More Substantial Planting Areas

In the broader pockets, the palette becomes more layered, allowing for small canopy trees, mid-storey shrubs and resilient groundcovers. These zones introduce shade, soften the car park and create moments of colour and density that anchor the landscape.

Ground Covers



- 1. Scaevola aemula
- 2. Carpobrotus virescens
- 3. Lomandra 'Tanika'
- 4. Dianella 'Little Rev'
- 5. Myoporum insulare

Strappy Plants



- 6. Olearia axillaris
- 7. Westringia fruticosa
- 8. Grevillea obtusifolia
- 9. Acacia lasiocarpa prostrate
- 10. Senecio vitalis

Shrubs



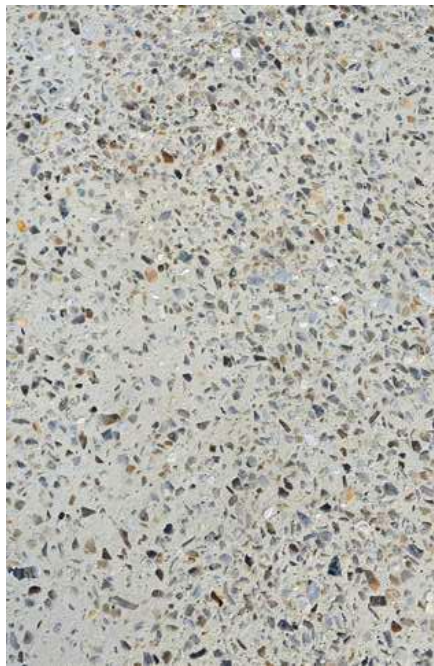
Accents



* Additional native species to be added to palette throughout detailed design stages

Surface Finishes

The surface finishes follow the same approach as the planting, carrying through the materiality, tones and textures already established in the park so the new spaces feel connected, coastal and familiar from the outset.



Material: Exposed Aggregate
Insitu Concrete
Colour: Creme Base
Location: Through Site Link



Material: Insitu Concrete
Colour: Creme Base
Location: Circulation Pathway



Material: Trafficable Unit Paver
Colour: Natural dune / silver sand tones
Location: Shared parking and pedestrian-priority areas



Material: Limestone Boulders
Colour: Natural
Location: Garden



Material: Small Format Paver
Colour: Natural
Location: Courtyards

Deep Soil Summary

Summary

Deep Soil Area (DSA) Total Summary	
Lot Area	2256 sqm
Deep Soil Planting	229 sqm (10% of site area)
Additional Planting	17 sqm
Total Planting	246 sqm

- In-ground Deep Soil Planting
- Additional Planted Areas





STORMWATER MANAGEMENT PLAN
SCALE 1 : 200

CALCULATIONS	
SITE AREA	2257m ²
ROOF AREA	1524
IMPERMEABLE AREA	751.1
ARI	1:100
CRITICAL EVENT	3 Hours
HYDRAULIC CONDUCTIVITY	10m/day
REQUIRED STORAGE	164.49m ³
NUMBER OF SOAKWELLS PROVIDED	24-1800X1800deep
PROVIDED STORAGE	165.7m ³

- GENERAL NOTES – STORMWATER**
- DATUM IS LOCAL AND TO BE VERIFIED ON SITE.
 - CHECK ALL DIMENSIONS ON SITE. READ ALL ENGINEERING DRAWINGS IN CONJUNCTION WITH ARCHITECTURAL & SURVEY DRAWINGS.
 - ANY DISCREPANCIES BETWEEN ENGINEERING DRAWINGS AND ARCHITECTURAL DRAWINGS SHALL BE CONFIRMED PRIOR TO COMMENCING CONSTRUCTION.
 - DO NOT SCALE FROM THESE DRAWINGS.
 - ALL WORK TO BE IN ACCORDANCE WITH "AS3500-2021 PLUMBING & DRAINAGE", THE "BUILDING CODE OF AUSTRALIA" AND THE LOCAL AUTHORITY'S STANDARD SPECIFICATIONS.
 - ALL DRAINAGE PIPEWORK SHALL BE DN 150Ø PVC UNO
 - THIS STORM WATER DESIGN IS TO BE READ IN CONJUNCTION WITH THE BUILDER'S ARCHITECTURAL DRAWINGS (PARTIALLY REPRODUCED HERE).
 - CLIENT IS TO ENSURE LOCAL AUTHORITY HAVE APPROVED THESE DRAWINGS BEFORE BEING ISSUED FOR PRICING, TENDER OR CONSTRUCTION.
 - ALL 300 DIA. DRAINAGE PIPES AND LARGER SHALL BE CLASS "2" APPROVED SPIGOT AND SOCKET RCP PIPES WITH RUBBER RING JOINTS, (U.N.O.). ALL DRAINAGE PIPES UP TO AND INCLUDING 225 DIA. SHALL BE SEWER GRADE uPVC WITH SOLVENT WELD JOINTS, (U.N.O.).
 - ALL PIPE JUNCTIONS UP TO AND INCLUDING 450 DIA. AND ALL TAPERS SHALL BE VIA PURPOSE MADE FITTINGS.
 - MINIMUM GRADE TO STORMWATER LINES TO BE 1%. (U.N.O.).
 - ALL CONNECTIONS TO EXISTING DRAINAGE PITS SHALL BE MADE IN A TRADESMAN-LIKE MANNER AND THE INTERNAL WALL OF THE PIT AT THE POINT OF ENTRY SHALL BE CEMENT RENDERED TO ENSURE A SMOOTH FINISH. THE CONTRACTOR IS TO REPLACE DOWNSTREAM RECEIVING STORMWATER STRUCTURES, SHOULD THE STRUCTURE BE DAMAGED DURING INSTALLATION.
 - WHERE SUBSOIL DRAINAGE LINES PASS UNDER FLOOR SLABS AND VEHICULAR PAVEMENTS UNSLOTTED uPVC SEWER GRADE PIPE SHALL BE USED.
 - PROVIDE 3.0m LENGTH OF 100 DIA. SUBSOIL DRAINAGE PIPE WRAPPED IN FABRIC SOCK, AT UPSTREAM END OF EACH STORMWATER STRUCTURE (UNO)
 - BEDDING SHALL BE TYPE HI (U.N.O.) IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARDS.
 - AT CONNECTION TO PITS, INVERT OF SUBSOIL DRAINS TO BE ABOVE MAIN STORMWATER PIPE OBVERT.

LEGEND

- INDICATES SECONDARY CONTOURS AT XX INTERVALS
- INDICATES PRIMARY CONTOURS AT XX INTERVALS
- INDICATES KREBS REFER TO MARKING FOR KREBS TYPE
- INDICATES GRATED SOAKWELL SIZE - 1800X1800
- INDICATES DRAINAGE CELLS - REFER TO DETAILS FOR SPECIFICATIONS
- INDICATES BOLLARD - REFER TO DETAILS FOR SPECIFICATIONS
- INDICATES INTERCONNECTING PIPE DIA 150 U.N.O
- INDICATES JUNCTION PIT 600X600 U.N.O
- INDICATES RETAINING WALL - REFER TO DETAILS

B	PRELIMINARY DESIGN	JO	JH	11/05/2026
A	PRELIMINARY DESIGN	JO	JH	19/02/2026
REV	DESCRIPTION	DESIGN	APP'D	DATE
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STRUCTURAL ENGINEERING | VALUE MANAGEMENT

PROJECT
NEW COMMERCIAL CENTER
LOT 2401 PORTOFINO PROMENADE, MINDARIE

TITLE
STORMWATER MANAGEMENT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

As indicated	2868-000-201	C.0.01	B
SCALE @ A1	PROJECT No	DRAWING No	REV

STRUCTURAL DRAWING