

# INDIGO JUNCTION REFUGE CENTRE

DEVELOPMENT APPLICATION

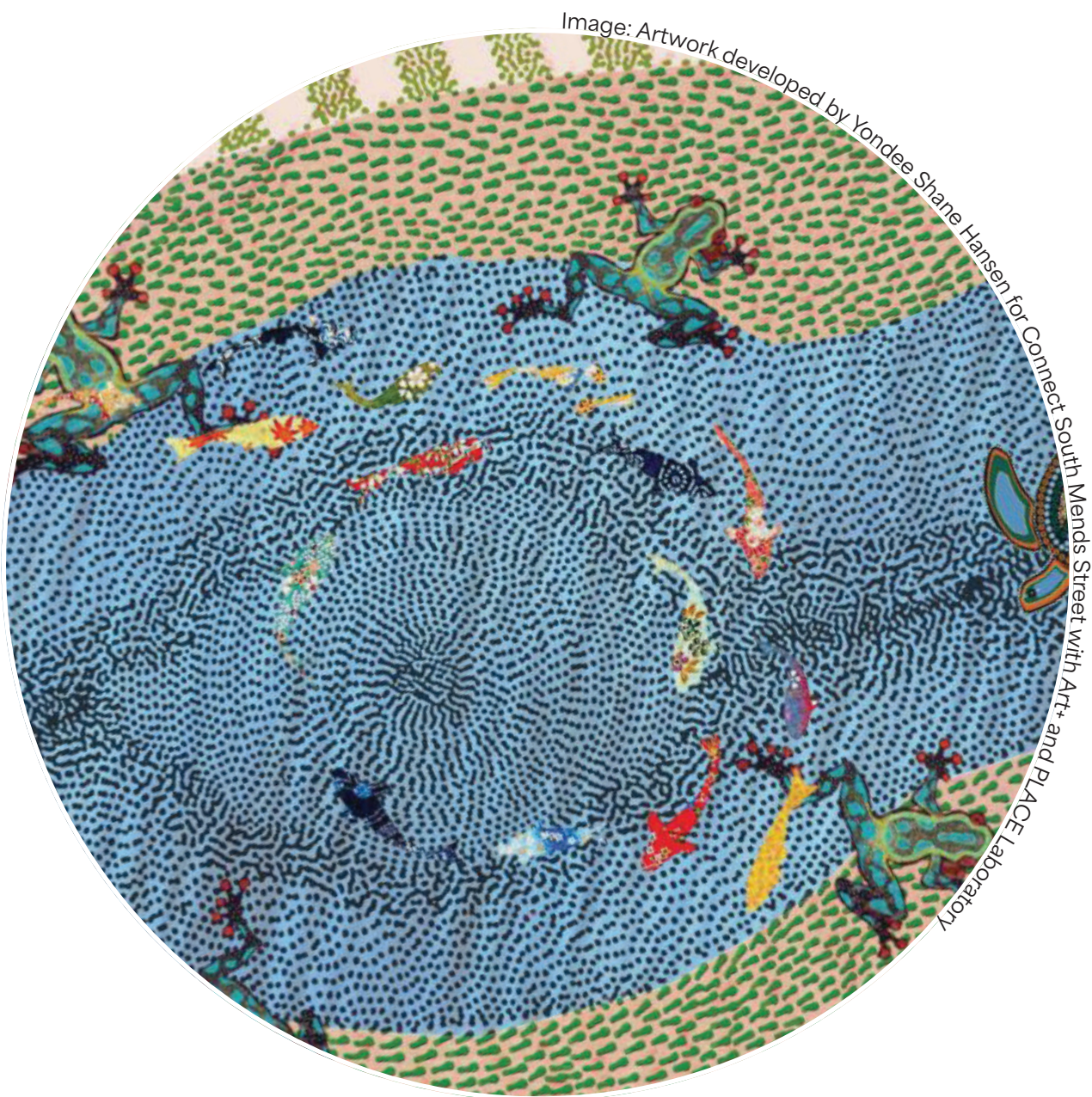
JUNE 2025

PLACE  
LAB



# ACKNOWLEDGMENT OF COUNTRY

PLACE Laboratory acknowledges the People of Whadjuk country as the Traditional Custodians of the land and waters on which the project is located. We pay our respect to their Elders, past, present, and emerging and thank them for their continuing connection to country, culture and community.



PREPARED FOR

DOCUMENT CONTROL	
NAME OF PROJECT	INDIGO JUNCTION
DOCUMENT REFERENCE	
DOCUMENT SIZE	A3
PROJECT NUMBERS	24126
PROJECT TEAM	SS, GT, TM, QY

REVISION	DATE ISSUED	ISSUED FOR	PREPARED BY	APPROVED BY	DATE APPROVED
A	04/03/2025	50% DA	GT, TM	SS	04/03/2025
B	17/03/2025	100% DA	GT, TM	SS	17/03/2025
C	02/04/2025	100% DA	GT, TM	SS	02/04/2025
D	22/04/2025	100% DA	GT, TM	SS	22/04/2025
E	18/06/2025	DA	GT, QY	SS	18/06/2025



# Contents

Site Context	4
Design Principles	5
Landscape Concept Plan	6
Resident’s Hub	7
Play Area	8
Arbor Nook	9
Resident’s Frontyard & Backyard	10
Multipurpose Area	11
Hard Landscape Materials	12-13
Soft Landscape Materials	14
Planting Palette	15
Deep Soil Area & Tree Provision Strategy	16
Deep Soil Area Plan	17
Tree Provision Requirements Plan	18
Water Efficiency & Maintenance	19



# Site Context



1 VIEW OVERLOOKING SITE ENTRANCE



2 VIEW OVERLOOKING SITE + BROWN PARK



3 VIEW OVERLOOKING SITE REAR FENCE





# Design Principles

The Indigo Junction Refuge Centre landscape design principles guide the creation of safe, nurturing outdoor spaces that support women and children in crisis accommodation through thoughtful design that prioritises security, designing with dignity, healing and family spaces.



## Sense of Privacy and Safety

- Ensure clear sightlines for staff, visitors, and families, balancing supervision with relaxation.
- Design intuitive pathways for easy navigation to quiet zones and gathering spaces.
- Strategically place vegetation to maintain visibility while screening external views.
- Use secure yet welcoming perimeter fencing to ensure safety without feeling restrictive.
- Create smooth transitions between public, semi-private, and private outdoor spaces.
- Incorporate buffer zones between individual units to provide privacy within a layered landscape.
- Incorporate seating nooks along pathways to encourage rest and informal interactions.

## Inclusive Family-Focused Spaces

- Age-appropriate zones for children, teenagers, and adults to gather, play, and interact.
- Children's play areas positioned for clear visibility from communal spaces
- A Yarning Circle for aboriginal community members to support open conversations and group gatherings.
- A mix of seating options, including stone boulders and varied benches, catering to all users, including people with disabilities.
- Flexible gathering spaces to accommodate different group sizes and activities.
- Accessible pathways and communal areas for people of all mobility levels.
- Covered outdoor spaces to ensure year-round usability.

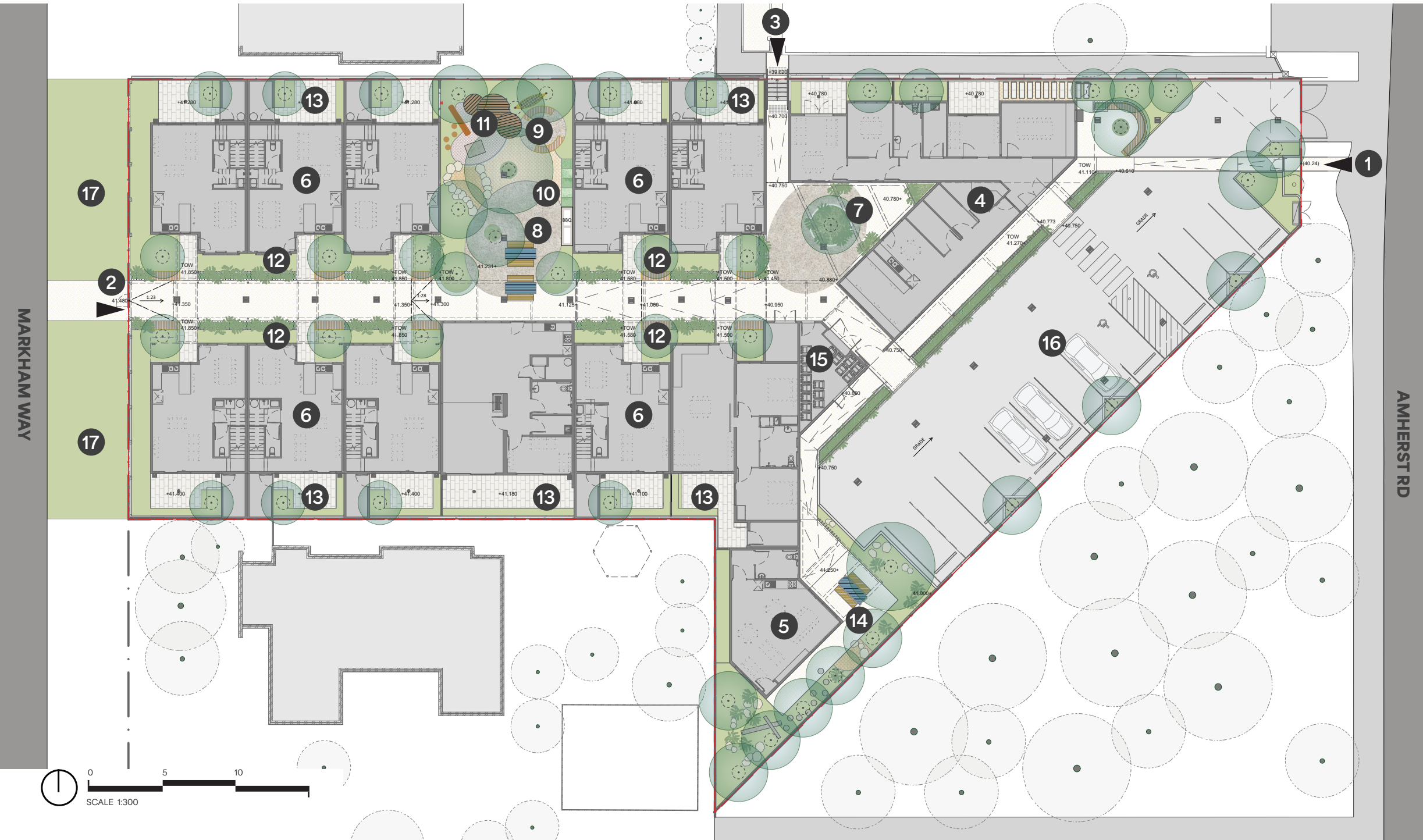
## Therapeutic & Sustainable Environments

- Prioritize native and water-resilient plants to create a calming and sustainable landscape.
- Design quiet reflection spaces with natural elements for relaxation.
- Incorporate sensory-rich plantings with diverse textures, colours, and scents.
- Implement low-maintenance, durable materials and landscape solutions.
- Integrate productive garden spaces with fruit trees, herbs, and edible plants for community use.
- Use efficient irrigation systems to support sustainable water management.
- Celebrate local natives—Grass Trees, Quandong, Banksia, Melaleuca, Silver Princess, and Ghost Gums—rooting the space in place and spirit.

## Sense of Belonging + Dignity

- Create intimate, human-scaled spaces that feel welcoming, familiar, and grounding.
- Design inviting outdoor living, dining, and gathering areas that encourage connection and comfort.
- Provide personal garden spaces near units, allowing residents to nurture and personalize their environment.
- Incorporate private courtyards or small front gardens with seating and greenery, offering a sense of ownership.
- Balance shared and secluded spaces to support both community interaction and personal retreat.
- Integrate BBQ area with collective space to foster communal meals, cultural traditions, and social bonding.
- Design quiet sanctuaries for those in crisis, offering safe, restorative spaces for reflection and healing.

# Landscape Concept Plan



- Key**
- 1 Pedestrian access
  - 2 Resident Entry
  - 3 Amherst Way Entry
  - 4 Administration Building
  - 5 Multipurpose Meeting
  - 6 Residential Units
  - 7 Arbor Nook
  - 8 Resident's Hub-Outdoor Dining
  - 9 Resident's Hub-Yarning Circle
  - 10 Resident's Hub-Productive Garden
  - 11 Play Area
  - 12 Frontyard Edge
  - 13 Backyard Courtyard
  - 14 Multipurpose Area
  - 15 Bin Store
  - 16 Carpark
  - 17 Verge Garden

**Legend:**

**Surface finishes**

- In-situ concrete (GP grey)
- In-situ concrete exposed aggregate 1
- In-situ concrete exposed aggregate 2
- Concrete paver (frontyard + courtyard)
- Steel edge
- Asphalt by architect

**Surface finishes**

- Garden bed (on ground)
- Garden bed (in planter)
- Productive garden
- Permeable paving
- Mulch

**Furniture**

- Communal seating
- Bench curved
- Bench linear
- Platform deck
- BBQ

**Play Equipment**

- Boulders in garden bed
- Timber log ramp
- Timber log steppers
- Natural cubby
- Rope Tunnel

**Wall**

- Face brick seating wall

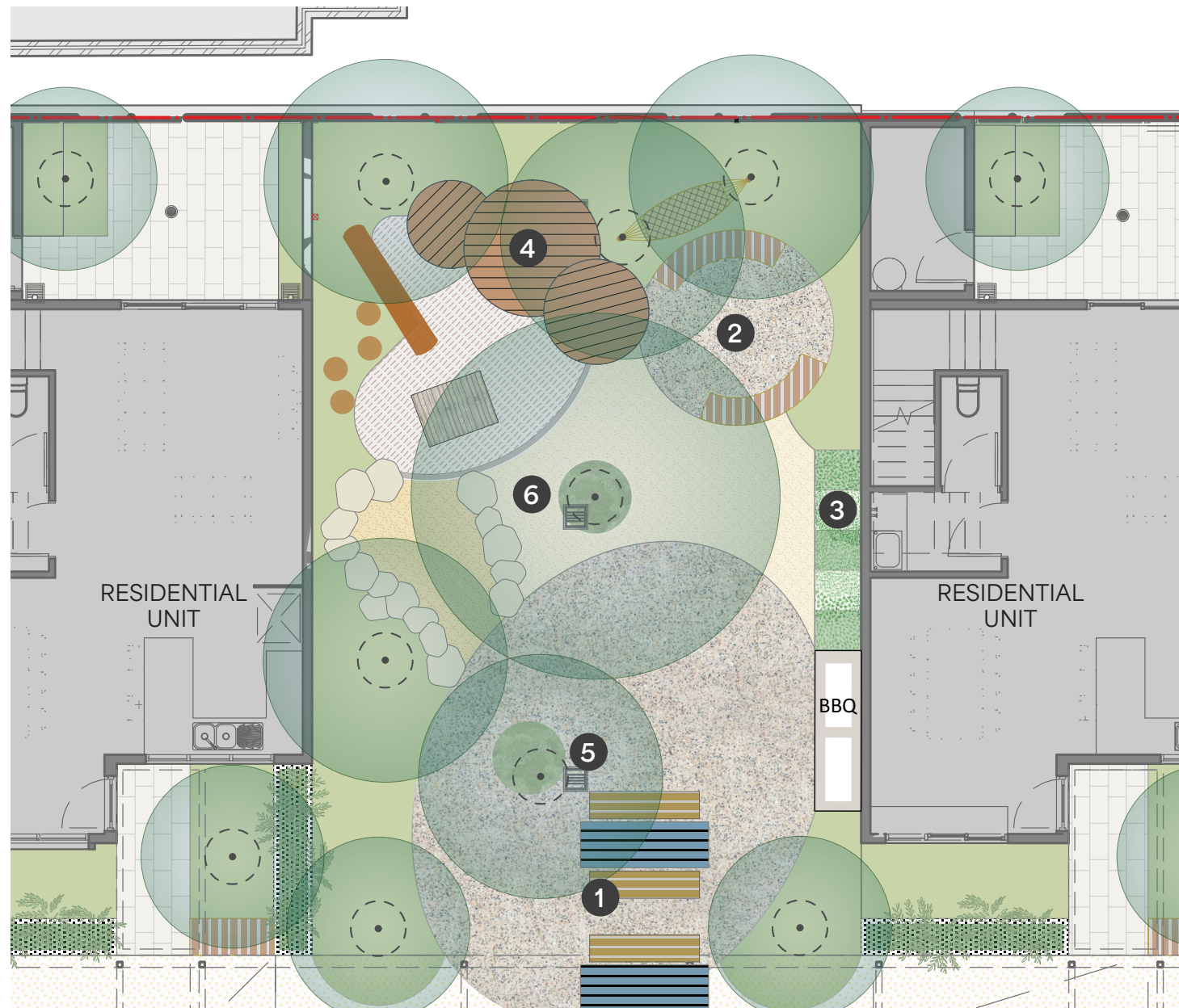
**Miscellaneous**

- Partition fence (permeable)
- Boundary fence by architect



# Resident's Hub

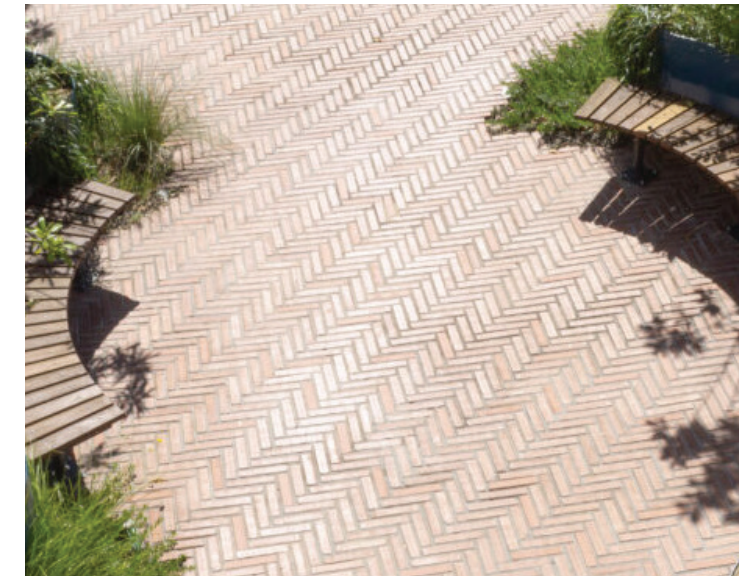
- Opportunities for group dining and barbecue.
- Yarning circle for First Nations Peoples.
- Shaded area with mature trees.
- Natural and robust material palette with earth tones.



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Scale 1:100



1 COMMUNITY DINING SPACE



2 YARNING CIRCLE



3 PRODUCTIVE GARDEN



4 SEATING/PLAY PLATFORM



5 FEATURE TREE

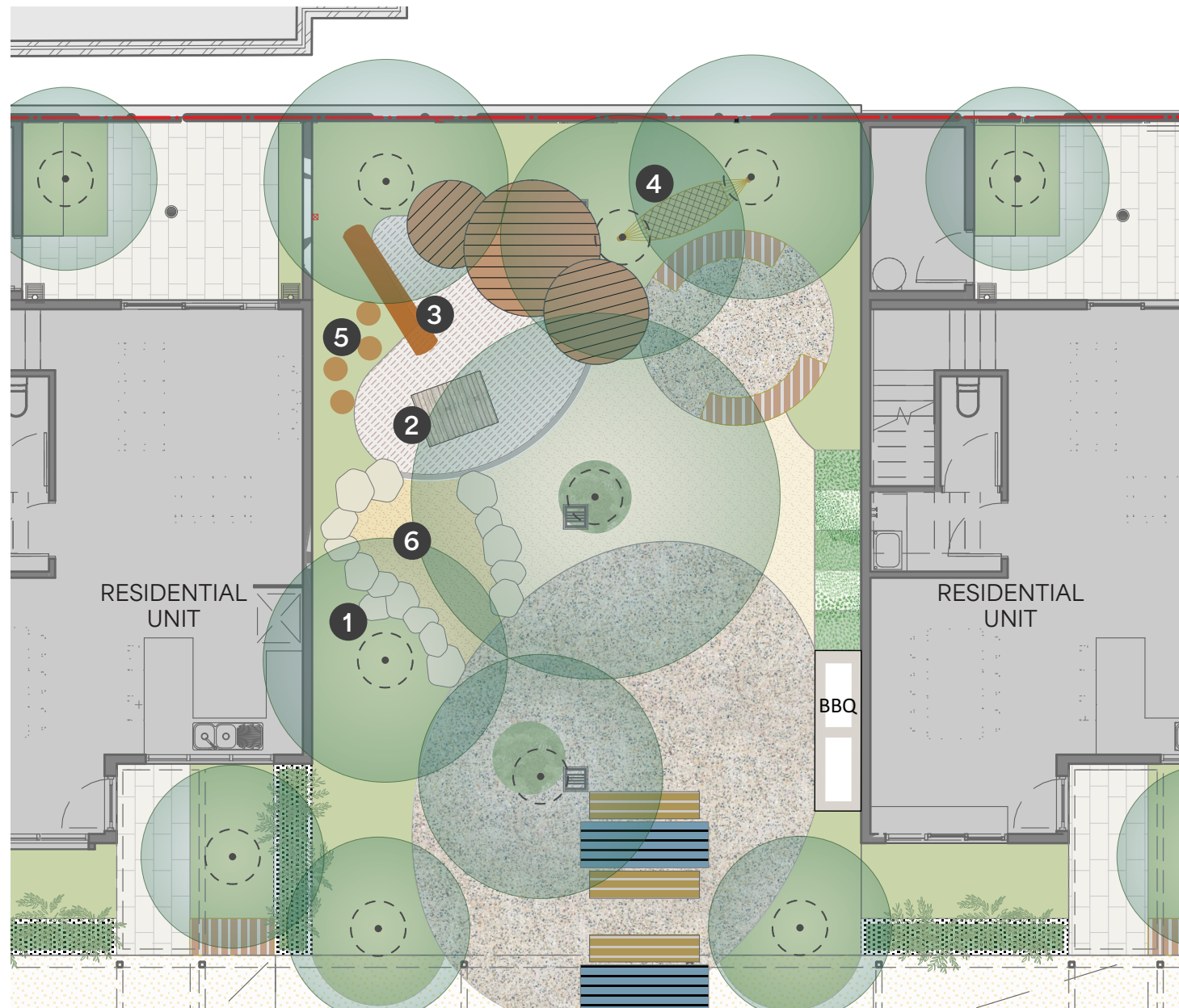


6 PERMEABLE PAVING



# Resident's Hub Play Area

- Children play space have areas for balancing, exploring and imagination.
- Shaded area with mature trees.
- Natural and robust material palette.



1 BOULDERS



2 NATURAL CUBBY



3 LOG RAMP



4 ROPE TUNNEL



5 TIMBER LOGS



6 SAND PIT

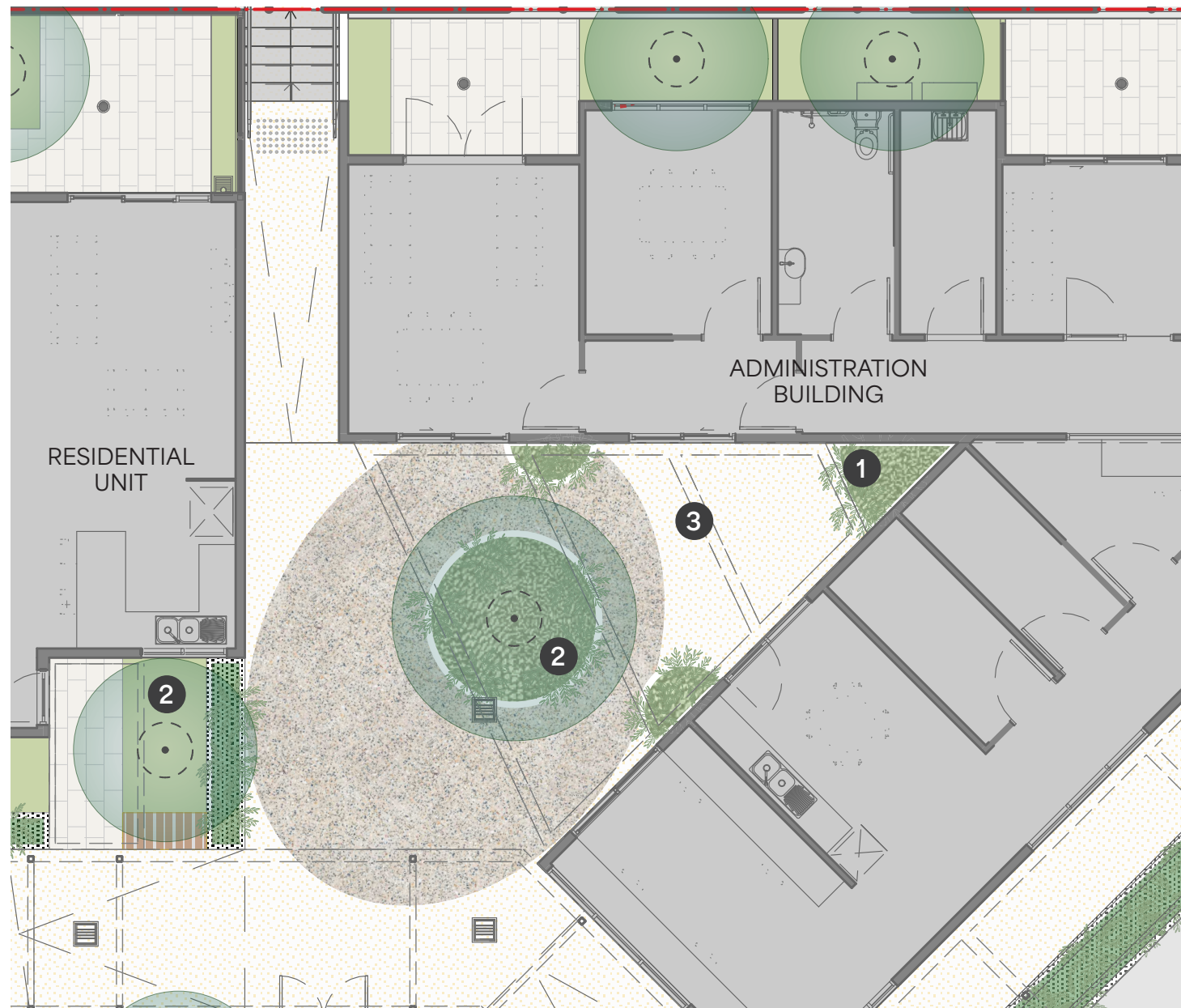


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# Arbor Nook

- Residents gathering space.
- Spill out area for administration building.
- Shaded area with feature arbor.
- Natural and robust material palette with earth tones.



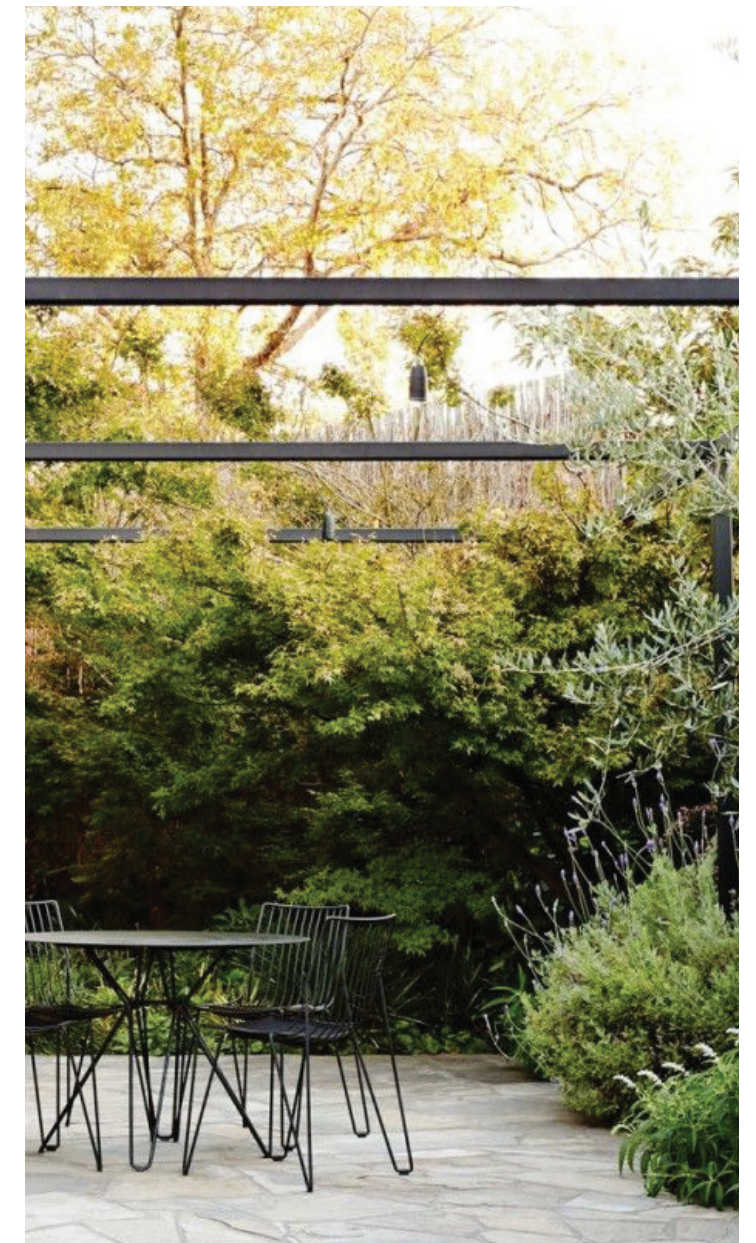
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1 GARDEN BED



2 NATIVE PLANTING



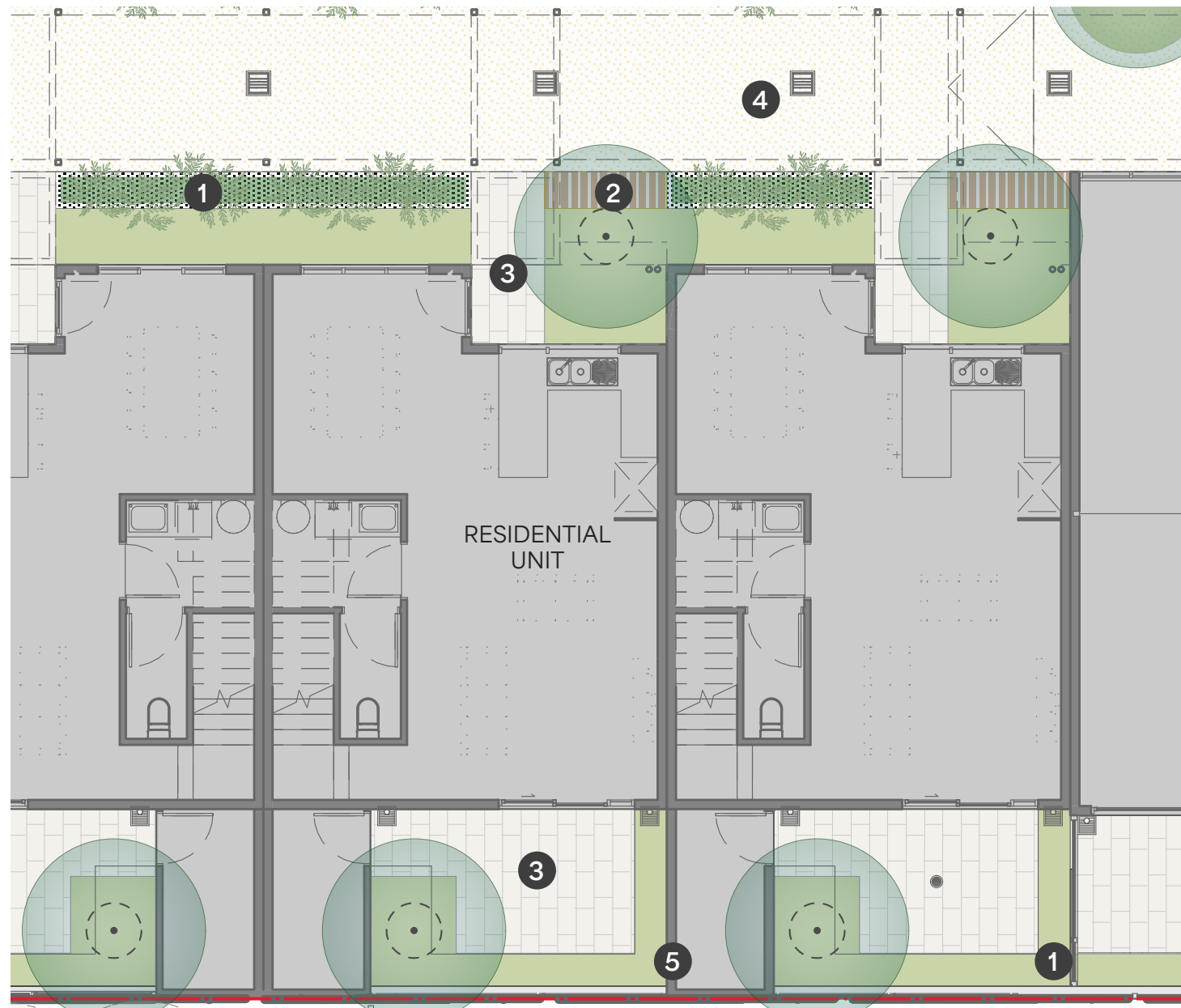
3 ARBOR + FURNITURE



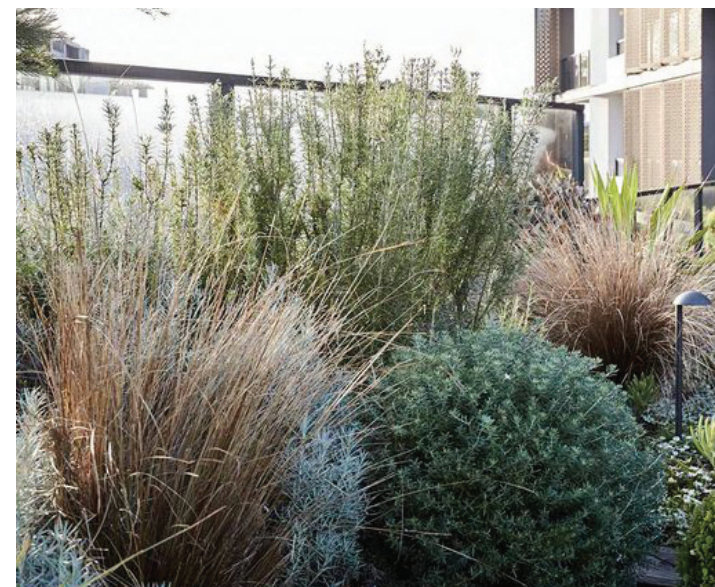
# Resident's Frontyard & Backyard

- Front yard serves as a transition space between the communal footpath and entrance to private residence.
- Front yard with raised planters for green screening and native ground covering.

- Seating area integrated with raised planters.
- Pinelap timber fences with adjusted spacing for varying levels of privacy and a personalised touch.



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1 NATIVE PLANTING



2 INTEGRATED SEATING



3 PAVERS



4 EXPOSED AGGREGATE PAVING

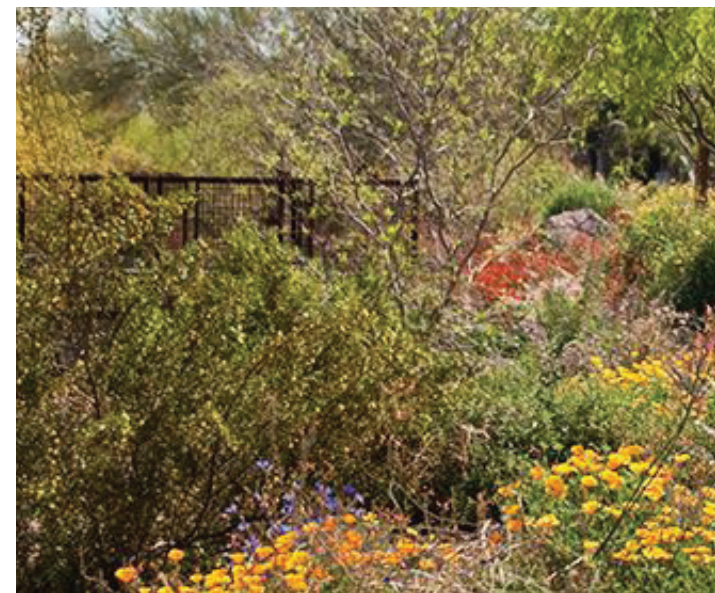
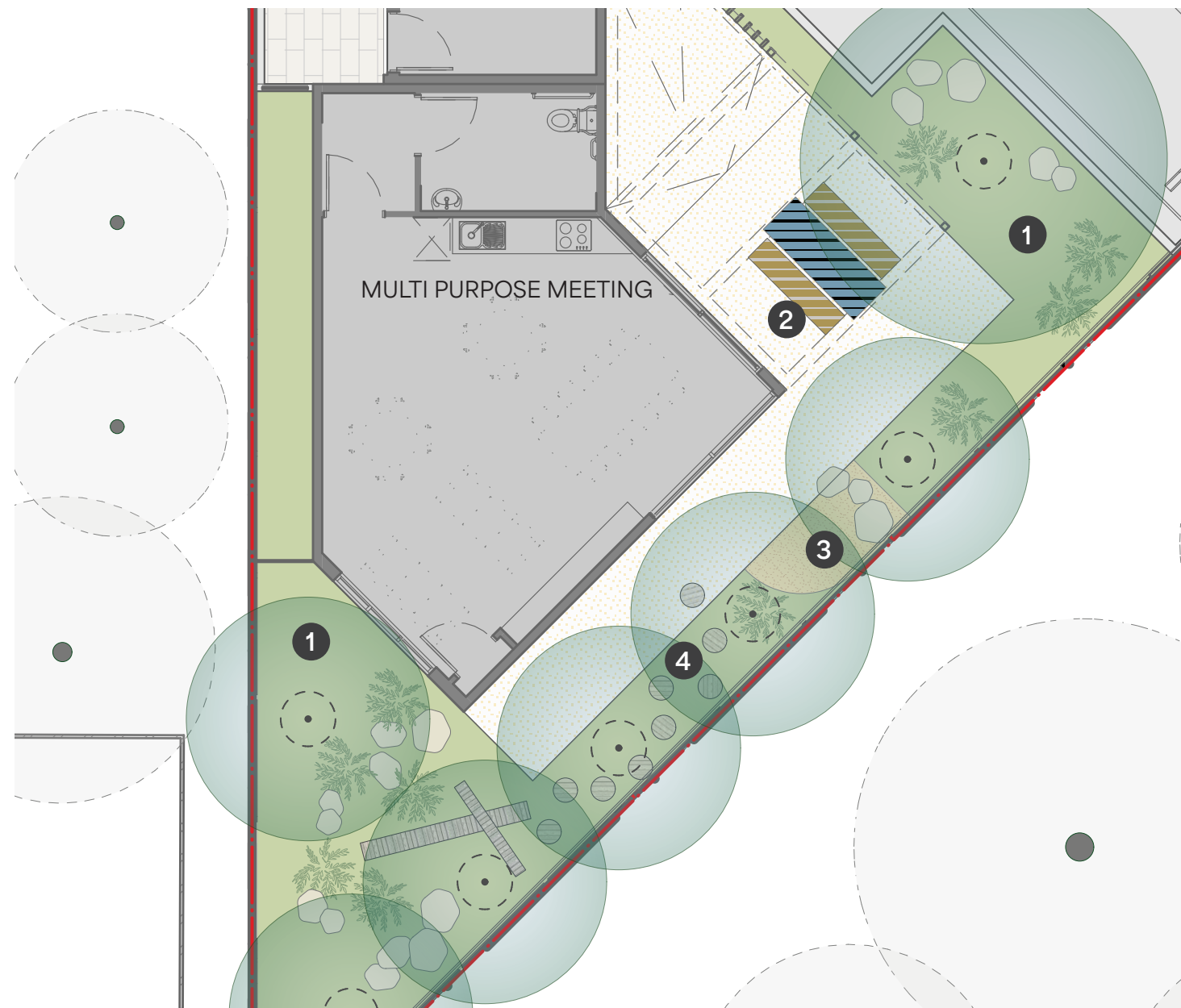


5 PINELAP TIMBER FENCING

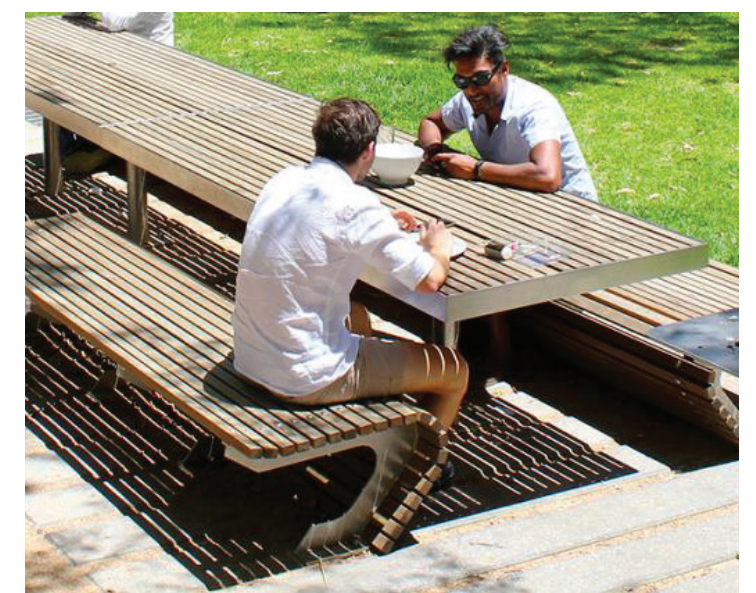


# Multipurpose Area

- Support outdoor area to multipurpose building.
- Informal outdoor play area.
- Planting area to screen car park.



1 NATIVE PLANTING



2 OUTDOOR SEATING AREA



3 NATURAL PLAY AREA



4 TIMBER LOG PLAY



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Scale 1:100



# Hard Landscape Materials

## Paving



Robust



Earth tone



Textural



Exposed aggregate type 1

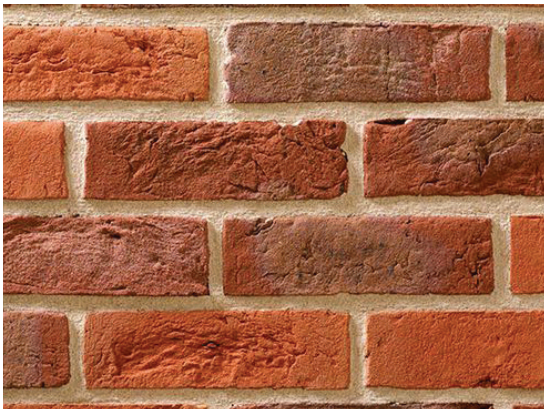


Exposed aggregate type 2



Concrete pavers

## Walls



Face brick wall



Concrete planters



Privacy fence

## Furniture



Seating platform



BBQ



Loose furniture



# Soft Landscape Materials

## Softscape



Vibrant



Sand



Planting on ground



Productive garden



Colourful



Mulch



Planting in planter



Edible planting



Tactile



Turf



Decorative planting



Garden bed



# Planting Palette

## Trees

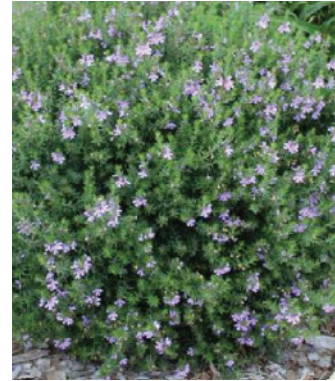


Brachychiton populneus



Eucalyptus mannifera  
'Little Spotty'

## Hedges



Westringia fruticosa



Melaleuca 'Narrow  
Nessie'

## Garden Beds



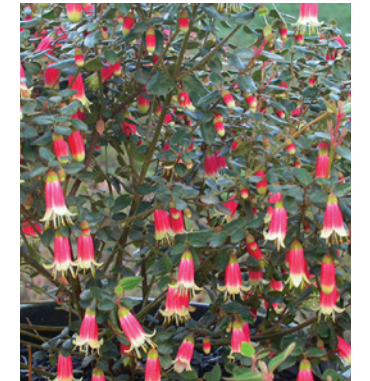
Poa labillardierei



Lomandra longifolia



Xerochrysum



Correa 'Canberra Bells'

## Climbers



Xanthorrhoea preissii



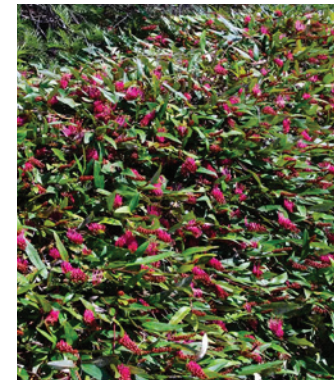
Eucalyptus victrix



Vitis



Pandorea pandorana



Grevillea hybrid  
'Royal Rambler'



Helichrysm



Daviesia mimosoides



Acacia amblygona  
'prostrate'



Banksia menziesii



Lagerstroemia x  
'Natchez'



Billardiera heterophylla



Hardenbergia  
comptoniana



Dianella tasmanica



Banksia nivea



Correa alba



Blechnum nudum



# Deep Soil Area & Tree Provision Strategy

## DEEP SOIL AREA REQUIREMENTS

TOTAL SITE AREA 2401sqm

(Shire of Mundaring deep soil area requirements\_10% of Site) 240sqm

DEEP SOIL AREA ACHIEVED 375sqm

## SPP 7.3 REQUIREMENTS

### SPP 7.3 - 3.3a Deep Soil Areas

Site Area	Minimum deep soil area	Minimum requirement for trees <sup>1</sup>
Less than 700m <sup>2</sup>		1 medium tree and small trees to suit area
700 – 1,000m <sup>2</sup>	10%  OR	2 medium trees OR 1 large tree and small trees to suit area
> 1,000m <sup>2</sup>	7% if existing tree(s) retained on site  (% site area)	1 large tree and 1 medium tree for each additional 400m <sup>2</sup> in excess of 1000m <sup>2</sup> OR 1 large tree for each additional 900m <sup>2</sup> in excess of 1000m <sup>2</sup> and small trees to suit area

## TREE PROVISION REQUIREMENTS PROPOSED:

LARGE TREES (1000LT) 3 nos

Large tree approx canopy 235sqm  
(assumed diameter 10m)

MEDIUM TREES (500LT) 17 nos

Medium tree approx canopy 385sqm  
(assumed diameter 6m)

SMALL TREES (200LT) 26 nos

Small tree approx canopy 320sqm  
(assumed diameter 4m)

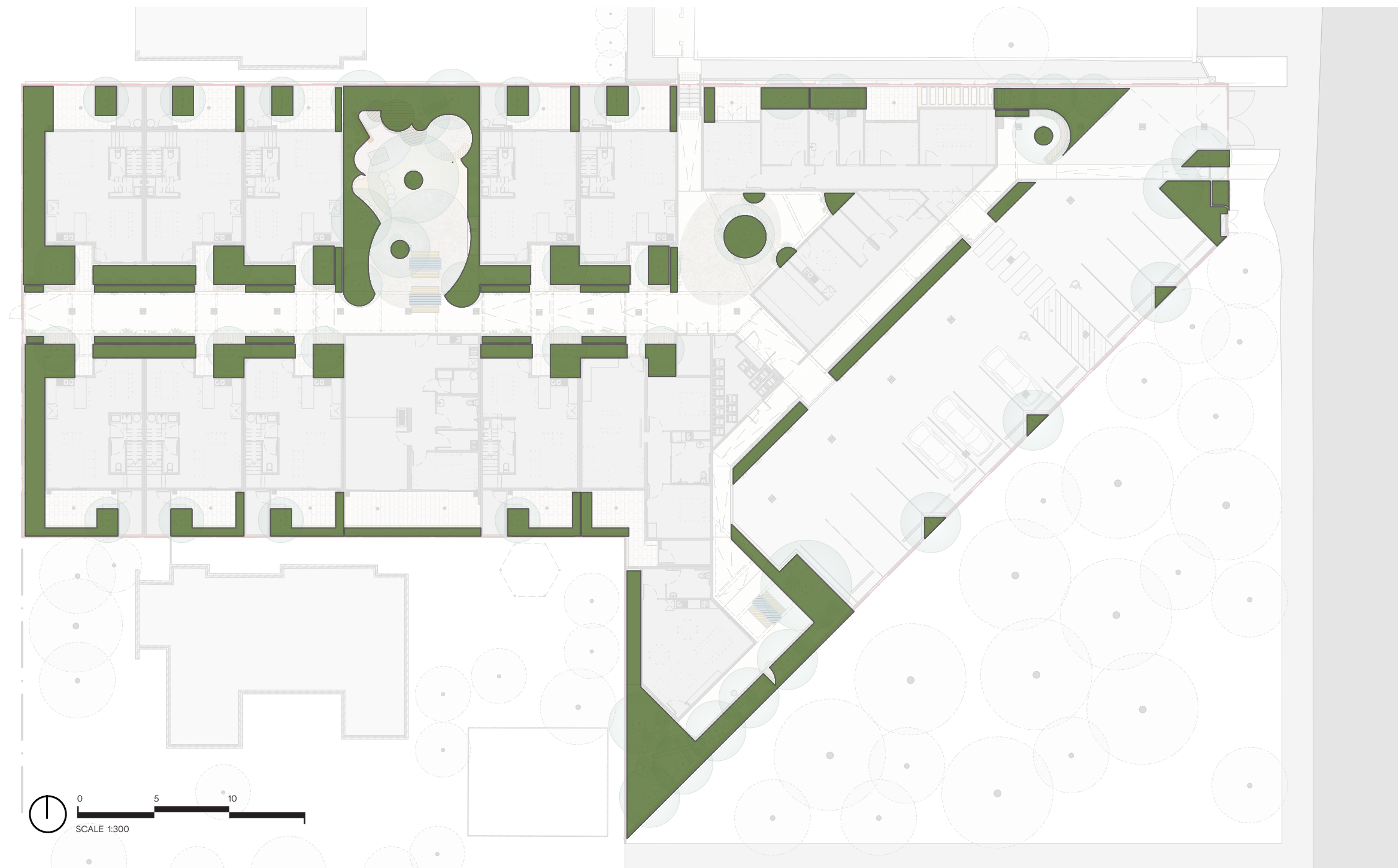
### SPP 7.3 - 3.3b Tree Canopy

Tree size	Indicative canopy diameter at maturity	Nominal height at maturity	Required DSA per tree	Recommended minimum DSA width	Minimum DSA width where additional rootable soil zone (RSZ) width provided <sup>1</sup> (min 1m depth)	Indicative pot size at planting
Small	4-6m	4-8m	9m <sup>2</sup>	2m	1m (DSA) + 1m (RSZ)	100L
Medium	6-9m	8-12m	36m <sup>2</sup>	3m	2m (DSA) + 1m (RSZ)	200L
Large	>9m	>12m	64m <sup>2</sup>	6m	4.5m (DSA) + 1.5m (RSZ)	500L

<sup>1</sup> Rootable areas are for the purposes of determining minimum width only and do not have the effect of reducing the required DSA.



# Deep Soil Area Plan

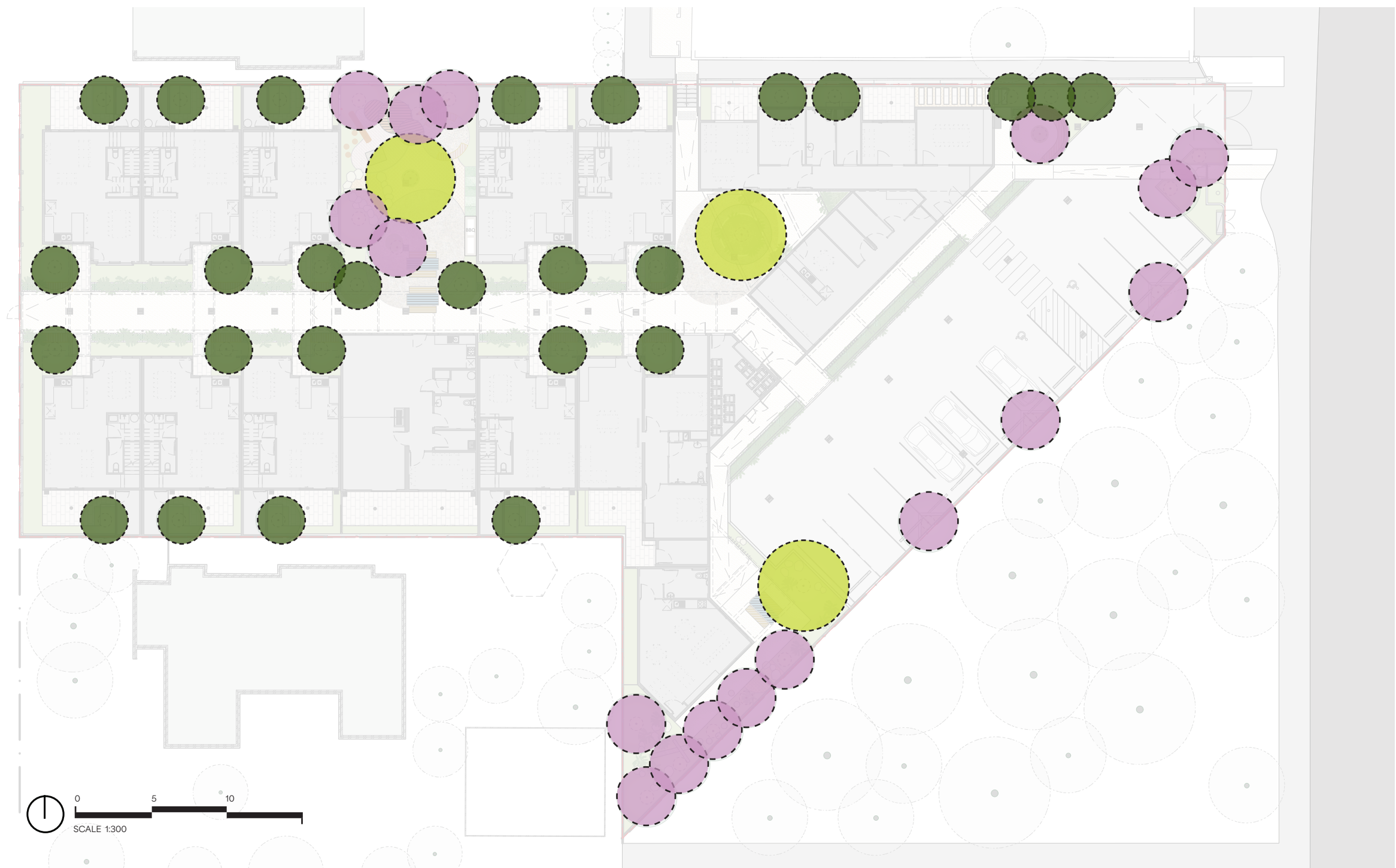





**Legend:**

 Deep Soil Area	 Additional Deep Soil Area <1m	 Supplementary planting on structure >1m	 Supplementary planting on structure <1m
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# Tree Provision Requirements Plan



Legend:  Large tree  Medium tree  Small tree



# Water Efficiency & Maintenance

OPEN SPACE ELEMENT AND/OR TASK	ACTIONS	FREQUENCY	NUMBER OF TIMES PER YEAR
Hard Landscape	Inspection	Monthly	12
	Repair	As required	As required
Gravels	Inspection	Monthly	12
	Repair	As required	As required
Furniture	Inspection	Monthly	12
	High pressure hosing	Annually	1
	Oiling of timber	Every 6 months	2
	Repair	As required	As required
Planters + trellis	Visual inspection of all drainage points for obstructions	Quarterly	4
	Inspection of soil media for integrity and plant growth	Quarterly	4
	Repair	As required	As required
Weed removal	By hand	Monthly	12
	Chemical treatment	Annually	1
Garden beds	Inspection for plant health, growth and signs of pests and disease	Monthly	12
	Fertiliser	Biannually (Feb and Sept)	2
	Mulch replenishment	Annual	1
	Pruning and trimming	Every 6 months	2
	Weeding	Monthly	12
	Plant replacement	As required	As required
Trees	Inspection	Annually	1
	Pruning	As required	123
	Fertiliser	Biannually (February and September)	2
	Mulch replenishment	Annually	1
	Tree replacement	As required	As required
Irrigation	Inspection	1 times per week (Sept - April) Weekly (May to August)	30
	Flushing	Monthly (May- August)	4
	Repair	As required	As required
Rubbish removal		As required	Every visit
Graffiti removal		As required	Every visit

## Landscape Strategy

- Robust and resilient materials will be used to reduce ongoing maintenance requirements
- All soft landscape areas will have an irrigation system designed by industry experts in multi residential and strata developments;
- Systems designed in accordance with Water corporation standards, usage standards, restrictions, innovation and best practice;
- Standard requirements include an automated system including rain sensors and a metered alarm so that faults can be rectified promptly;
- Water efficient methods of irrigation to all soft landscape areas including lawns, planters, trees and gardens on grade;
- Consideration of Hydro zoning and roof eaves;
- Whole of life carbon footprint consideration of all materials;
- Drippers if appropriate to the scenario;
- Flood bubblers for trees which can be wound down over time once trees are established;
- Maintenance practicabilities of the design;
- Use of ameliorants to best suit the types of planting and layering proposed;
- Sourcing mulches which are sustainably sourced;
- Use of plants which are suited to the conditions of the site including endemic, native and hardy exotics;
- The use of durable and robust materials / species and planting strategies;
- Creating micro climates to reduce the impacts of hot wind, aspect, evaporation;
- Maximizing permeable surfaces where practical to increase water capture on-site.
- Designing out working at heights scenarios for ease of maintenance.



# INDIGO JUNCTION REFUGE CENTRE →