

EDWARD MILLEN HOUSE

Landscape Architecture

Development Application Report

14.12.2023

See Design Studio

TOWN OF VICTORIA PARK
Received: 14/12/2023

See Design Studio
Landscape Architects



Edward Millen House

Contents

The Site	3
Concept Diagrams	11
Perspectives	26
Selections	37
Deep Soil + Trees	47
Irrigation	51



THE SITE

TOWN OF VICTORIA PARK
Received: 14/12/2023



Site History

Edward Millen House, originally The Rotunda Hospital was constructed in the Federation Queen Anne style. Registered Midwife, Elizabeth Baillie was responsible for the construction of the hospital in 1912. It was the only maternity hospital in Perth at that time. Since that time the hospital has been used for a number of purposes. During the Spanish Flu pandemic in 1919 the site was used by the state government. It was used as a repatriation hospital after World War I. It has also been used as a hospital for psychiatric patients and a centre for children with autism.

The significant surrounding landscape was developed with the advice of the Superintendent of Kings Park in 1920. The open lawn areas were originally created for the care and treatment of tuberculosis patients. The layout of the grounds with its sweeping lawns, central drive and avenues of trees are typical of landscape design of this era.

Reference: <http://inherit.stateheritage.wa.gov.au>



Nurses pictured with colourful annual flower display

Federation gardens

During the federation era, Australian gardens were characterised by curved paths, clipped hedges, garden ornaments and sweeping lawns. These lawns were made possible by the invention of the lawn mower and garden hose at the end of the 19th century.

Manicured hedges were popular at this time and were used to outline paths and define spaces. Colourful flowering annuals were popular. Often a productive, kitchen garden was at the rear of a property with the front garden putting the architecture on show.

A mixture of exotic and native tree species were used. Popular species included;

Jacaranda mimosifolia, Eucalyptus sp., Citrus trees, Cypress, Palm trees, Wattle trees, Morton Bay Fig, Arbutus unedo, Elaeocarpus reticulatus, Grevillea silky oak, Norfolk Island Pine, Illawarra flame tree

Flowering shrub species also include a mix of exotic plants with some natives. Some prominent species include;

Hydrangeas, roses, wisteria, phormium sp, euphorbia splendens, jasmine, rhododendrons, azaleas, climatis, bogainvillea, clivia nobilis, daisies, geraniums

References: Baskin, J & Dixon T, 1996, *Australia's Timeless Gardens*, www.federation-house.com/great-federation-gardens

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Received: 14/12/2023



The Rotunda Hospital

Noongar Boodja

Project Site Country: Whadjuk Noongar Boodja

"Whadjuk is the name of the dialectal group from the Perth area. Whadjuk is situated south of Yued and north of the Pinjarup dialectal groups.

The major cities and towns within the Whadjuk region include Perth, Fremantle, Joondalup, Armadale, Toodyay, Wundowie, Bullsbrook and Chidlow. The approximate size of the Whadjuk region is 5,580 km.

Throughout the Whadjuk Region there are a range of significant Noongar sites. For instance, Ngooloomayup, known as Carnac Island; Meeandip, known as Garden Island; Gargangara north of Armadale; and Goolamrup, the suburb known as Kelmscott. Noongar people may refer to Kings Park as Karra katta or the hill of the spiders or Geenunginy Bo, the place for looking a long way. Dyarlgarro Beeliar is known as the Canning River and Derbal Yiragan, the Perth estuary waters.

The Whadjuk Claim for Native Title was made in September 2006."

Source: <https://www.noongarculture.org.au/whadjuk/>

Birak (December and January)

Dry and Hot. Noongar people burned sections of scrubland to force game into the open for easier hunting.

Key plant species:

- Nuytsua floribunda

Bunuru (February and March)

Hottest part of the year, with sparse rainfall throughout. Noongar people moved to the estuaries for fishing

Key plant species:

- Jarrah, Marri and Ghosts Gums are in bloom.
- Female Macrozamis Riedle cones are emerging

Djeran (April and May)

Cooler weather begins. Fighting continued and bulbs and seeds were collected for food.

Key plant species:

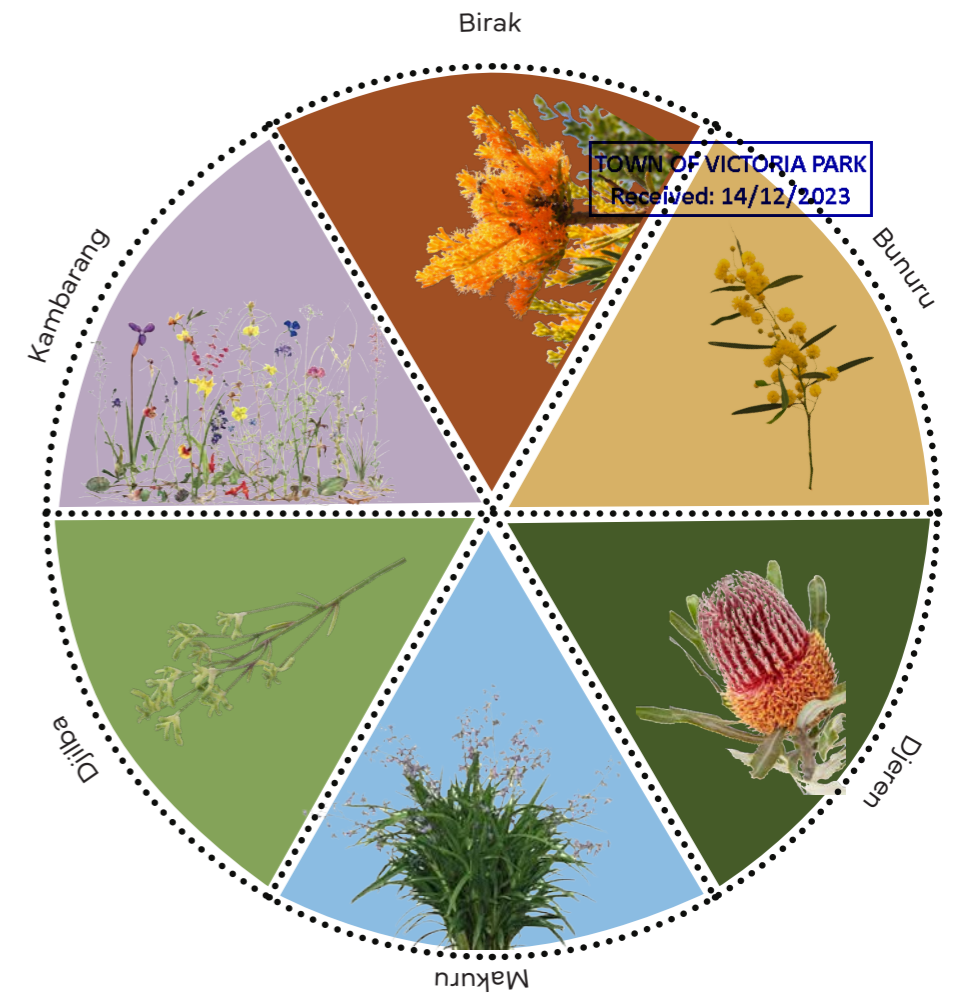
- Corimbia ficifolia
- Beaufortia aestiva
- Banksias

Makuru (June and July)

Usually the wettest part of the year. Noongar people moved inland to hunt once the rains had replenished inland water resources.

Key plant species:

- Dianella Revoluta
- Patersonia occidentalis
- Agonis flexuosa



Djiilba (August and September)

Often the coldest part of the year, with clean, cold nights and days, or warmer windier periods. Roots were collected and emus, possums and kangaroos were hunted.

Key plant species:

- Balgas (grass tree)
- Acacias

Kambarang (October and November)

Usually the wettest part of the year. Noongar people moved inland to hunt once the rains had replenished inland water resources.

Key plant species:

- Orchids
- Kangaroo paws
- Banksias

(Sources: <https://www.noongar.org.au/educational-posters>, <https://www.vincent.wa.gov.au/community/aboriginal-culture/noongar-culture>)

Opportunities and Constraints

Key opportunities

- Provide high quality landscape connection to Edward Millen Park
- Strengthen heritage aspect through considered and appropriate landscape design and materials
- Protect significant key trees
- Make for a safe and activated public realm through integration of high quality alfresco spaces
- On-site food production
- Provide pedestrian connection to bush forever site
- Improved car parking and (longer term) shading solutions
- Improved pedestrian site navigation and safety.

Key constraints/considerations

- Modification of existing levels
- Consideration of site security and after hours access
- Interface with childcare facility



Site Images

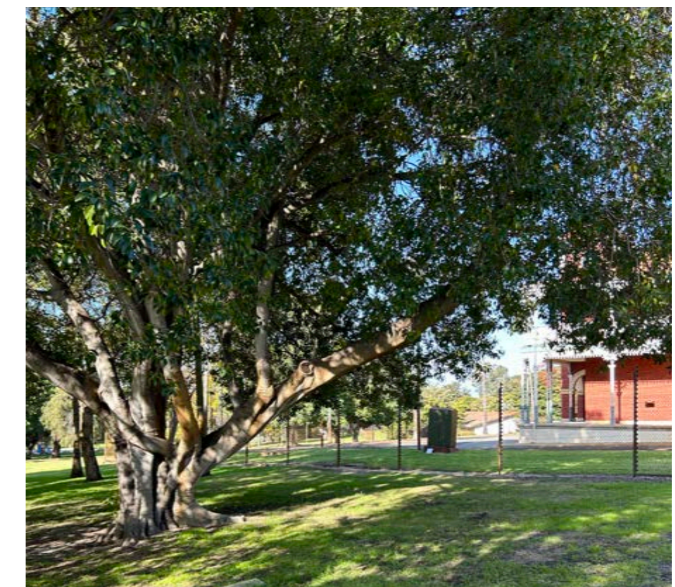
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Edward Millen House and the associated landscape sit in a poor state, in need of some significant work to restore the precinct to its former glory.

The general structure of the existing garden is generally good, but the condition of the landscape is of poor quality.

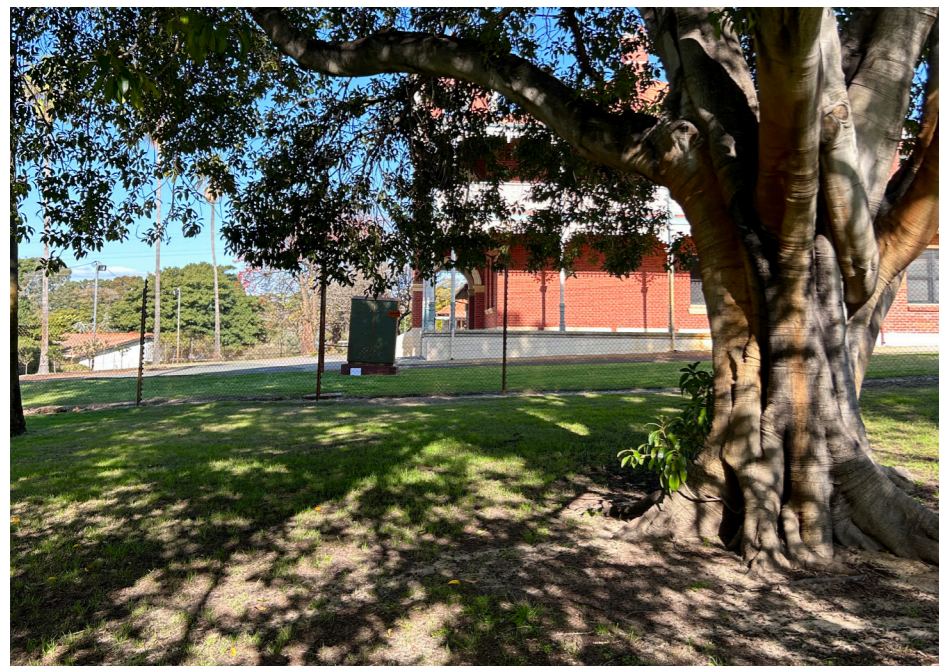
There are some significant tree specimens that should be retained and protected, including a series of Illawarra flame trees and palms that have some heritage significance. In addition to these, there is a mature frangipani specimen that will be transplanted, and two mature Jacaranda specimens located in the car park that will also be relocated to a more prominent position in the landscape.

Soil condition across the site is generally poor. Soil appears to have a high sand content, and is littered with debris and rubble from the degrading buildings.



Existing site condition

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Tree retention plan

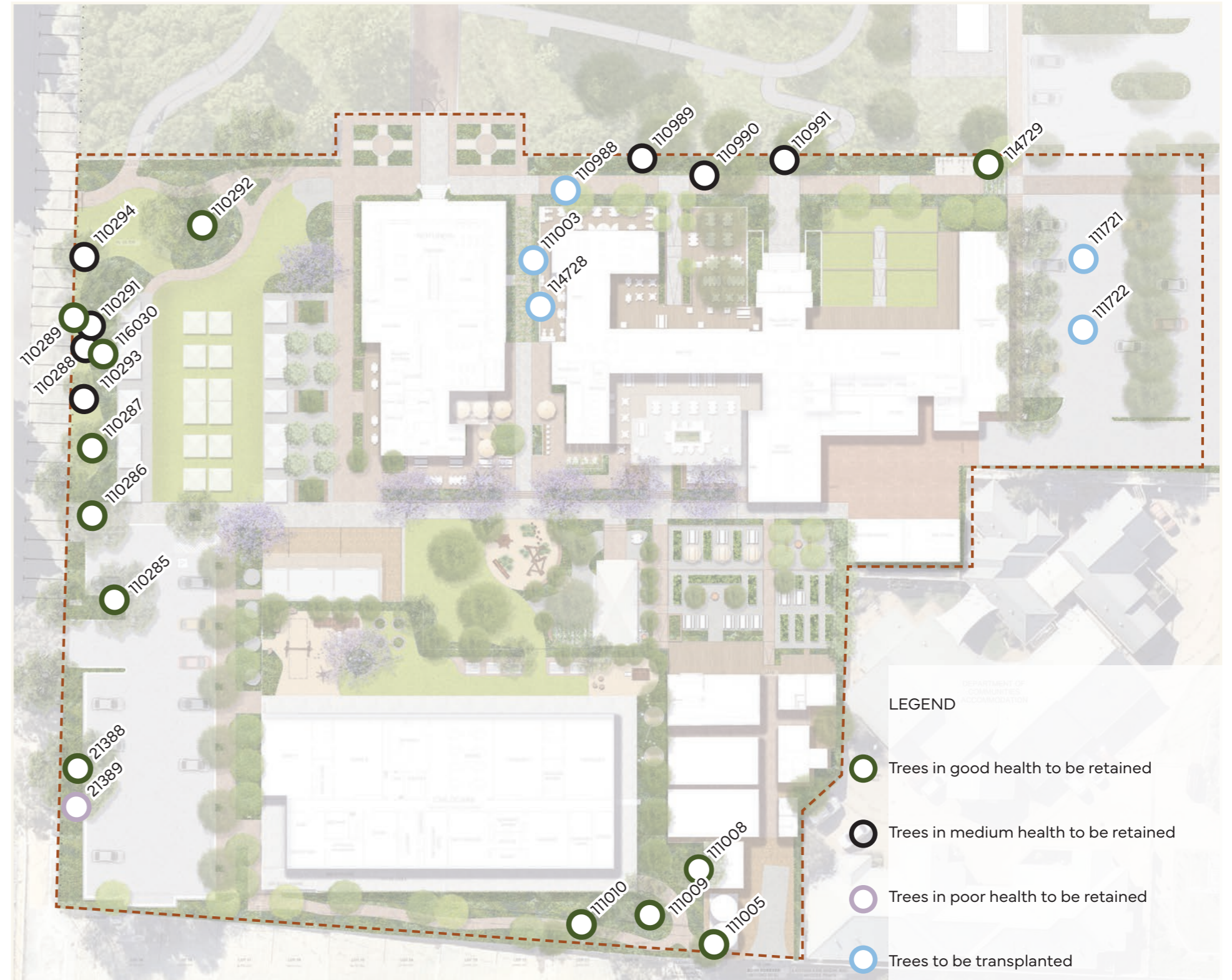
The Town of Victoria Park Tree Audit (July 2023) determined which trees were worthy of protecting and which trees were of lower retention value that can be potentially removed. Some trees with high and medium retention value are earmarked for removal due to their proximity to proposed infrastructure (buildings, car parks etc)

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Received: 14/12/2023

Below is a summary of the report for trees to be *retained*:

Health value	Total trees to be retained
Trees in good health to be retained	12 total
Trees in fair health to be retained	7 total
Trees in poor health to be retained	1 total
Trees to be transplanted	5 total

Tree ID number	Species	Health value
110285	Pinus radiata	Good
110286	Pinus radiata	Good
110287	Melaleuca lanceolata	Good
110288	Melaleuca nesophylla	Fair
110289	Melaleuca lanceolata	Good
110291	Callitris preissii	Fair
110292	Ficus rubiginosa	Good
110293	Acacia iteaphylla	Fair
110294	Melaleuca lanceolata	Fair
110988	Plumeria species	Good
110989	Erythrina sykesii	Fair
110990	Erythrina sykesii	Fair
110991	Erythrina sykesii	Fair
111003	Plumeria species	Fair
111008	Angophora costata	Good
111009	Eucalyptus camaldulensis var.camaldulensis	Good
111010	Corymbia citriodora	Good
111721	Jacaranda mimosifolia	Good
111722	Jacaranda mimosifolia	Good
114728	Plumeria species	Good
114729	Melia azedarach	Good
116030	Eucalyptus species	Good
21388	Corymbia maculata	Good
21389	Acacia saligna	Poor



*Refer to the Town of Victoria Park Tree Audit (July 2023) for detailed tree information.

Tree removal plan

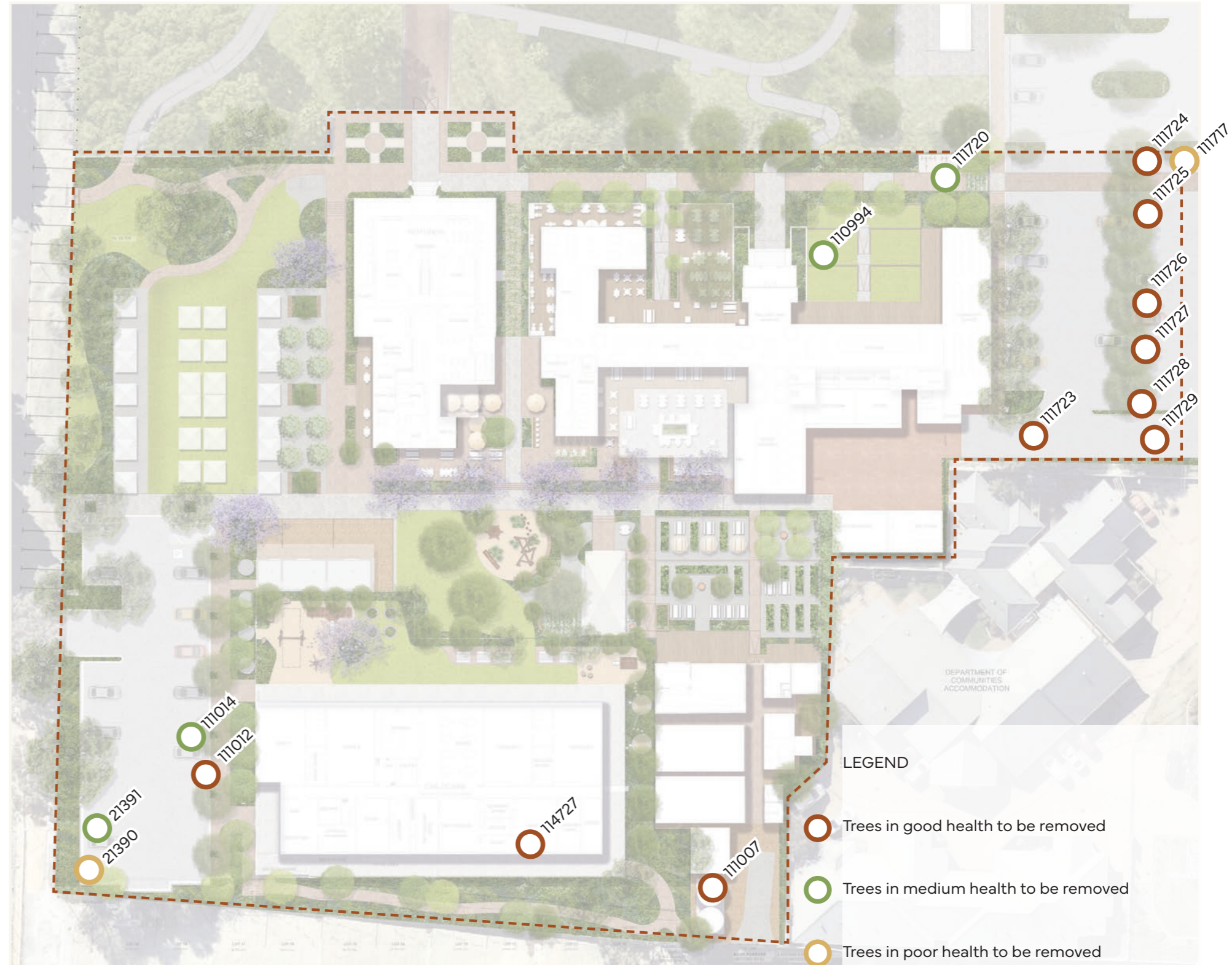
This diagram represents the existing trees proposed to be removed, noting that some trees with high and medium retention value are earmarked for removal due to their proximity to proposed infrastructure (buildings, car parks etc)

Below is a summary of the arborists report for trees to be removed:

Health value	Total trees to be removed
Trees in good health to be removed	10 total
Trees in fair health to be removed	4 total
Trees in poor health to be removed	2 total

Tree ID number	Species	Health value
110994	Cupressus species	Fair
111005	Callistemon Kings Park Special	Good
111007	Corymbia calophylla	Good
111012	Pinus radiata	Good
111014	Acacia saligna	Fair
111717	Callitris preissii	Poor
111720	Melia azedarach	Fair
111723	Agonis flexuosa	Good
111724	Lophostemon confertus	Good
111725	Lophostemon confertus	Good
111726	Lophostemon confertus	Good
111727	Lophostemon confertus	Good
111728	Lophostemon confertus	Good
111729	Lophostemon confertus	Good
114727	Corymbia citriodora	Good
21390	Lophostemon confertus	Poor
21391	Eucalyptus caesia	Fair

*Refer to the Town of Victoria Park Tree Audit (July 2023) for detailed tree information.





CONCEPT DIAGRAMS

Our approach

The below diagrams outline the key design ideas we have taken with the approach to the design of the landscape for Edward Millen House.

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Key Design Ideas



Respect heritage



Safety & accessibility



Activation/food & bev/
weekend markets



Play opportunities



Productive gardens



Protect existing tree
canopy

Design Principles

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Heritage landscape

- Create a distinct and appropriate frontage to Edward Millen House leading up from the park.
- Frame the heritage building to create a complimentary landscape

Productive garden

- Inclusion strengthens connection to federation garden design
- Provides produce for on-site cafe and brewery
- Improves soil quality
- Helps to activate the site through regenerative gardens

Activated alfresco areas

- Improve connection to heritage buildings
- Increases awareness of historical significance of the site through proximity to buildings
- Increases foot traffic and safety throughout the precinct
- Activates various zones around the grounds with varying scales of alfresco zone sizes

Landscape Design Strategy

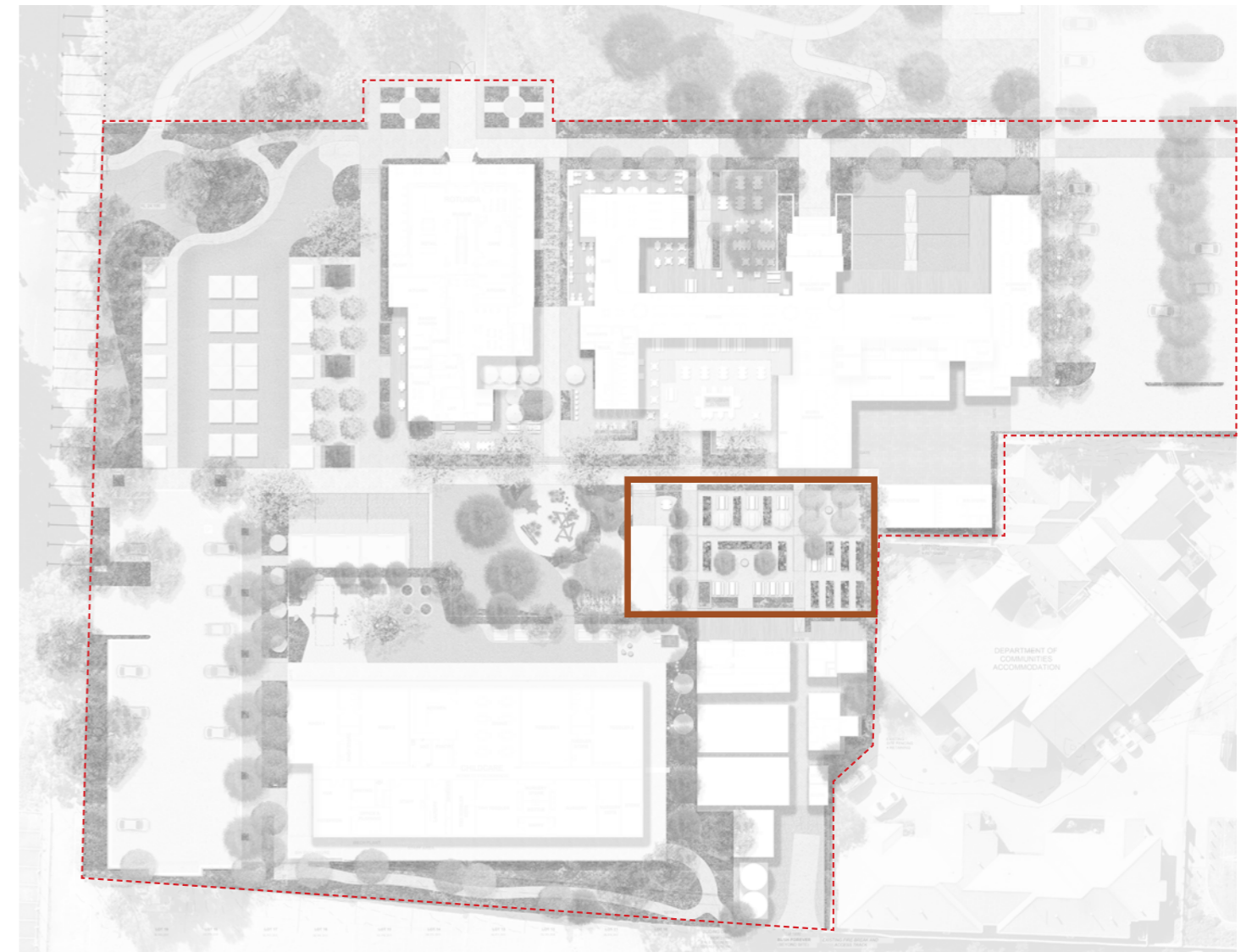
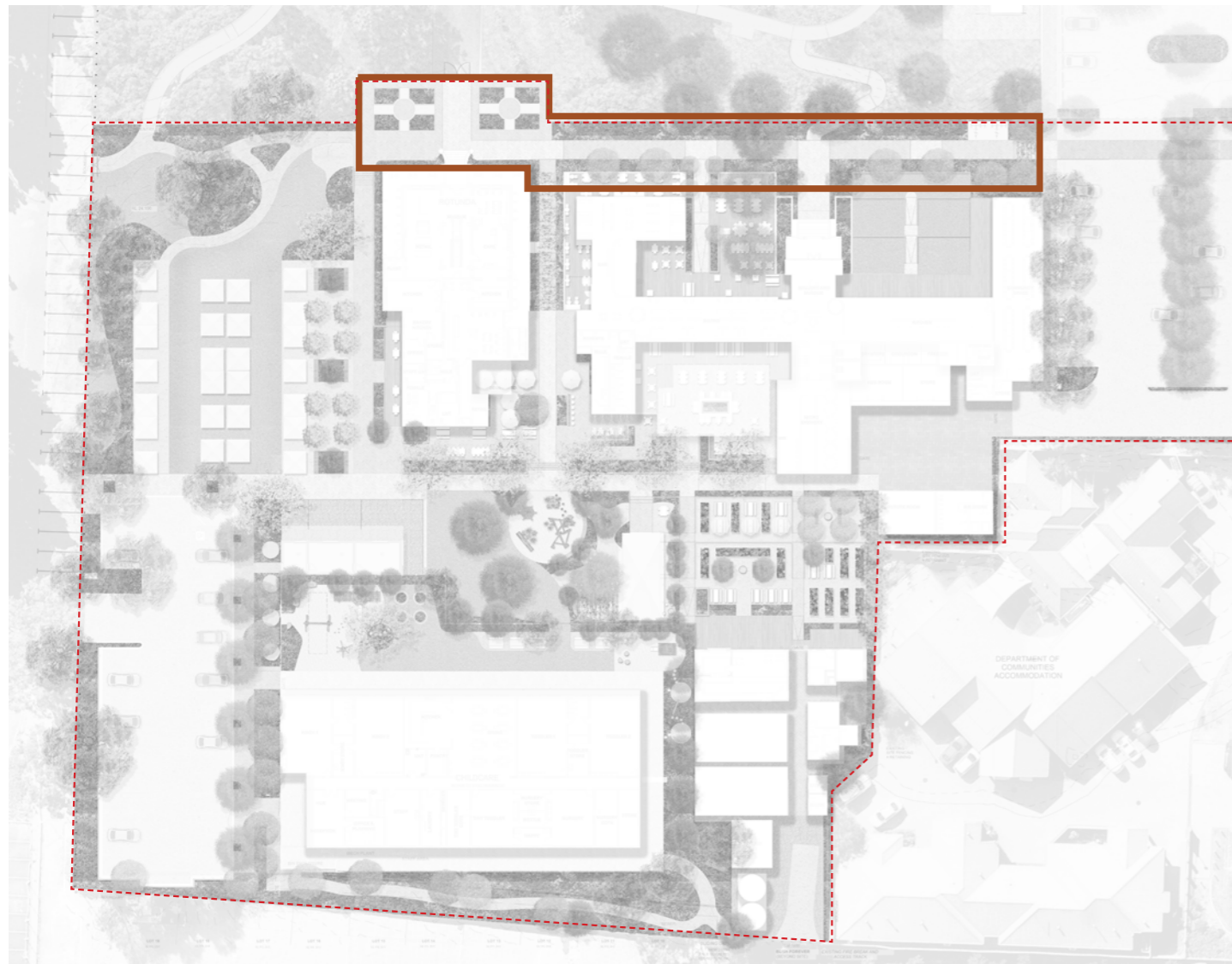
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Respecting + enhancing heritage through formality

The northern frontage to Edward Millen Park is proposed to be formal and lineal to be respectful to the federation heritage of the building. Two formal gardens flank the entry to Edward Millen House, with a lineal path connecting the entry points into the various buildings. Plant species will be a combination of endemic and exotic, mainly planted in a formal arrangement.

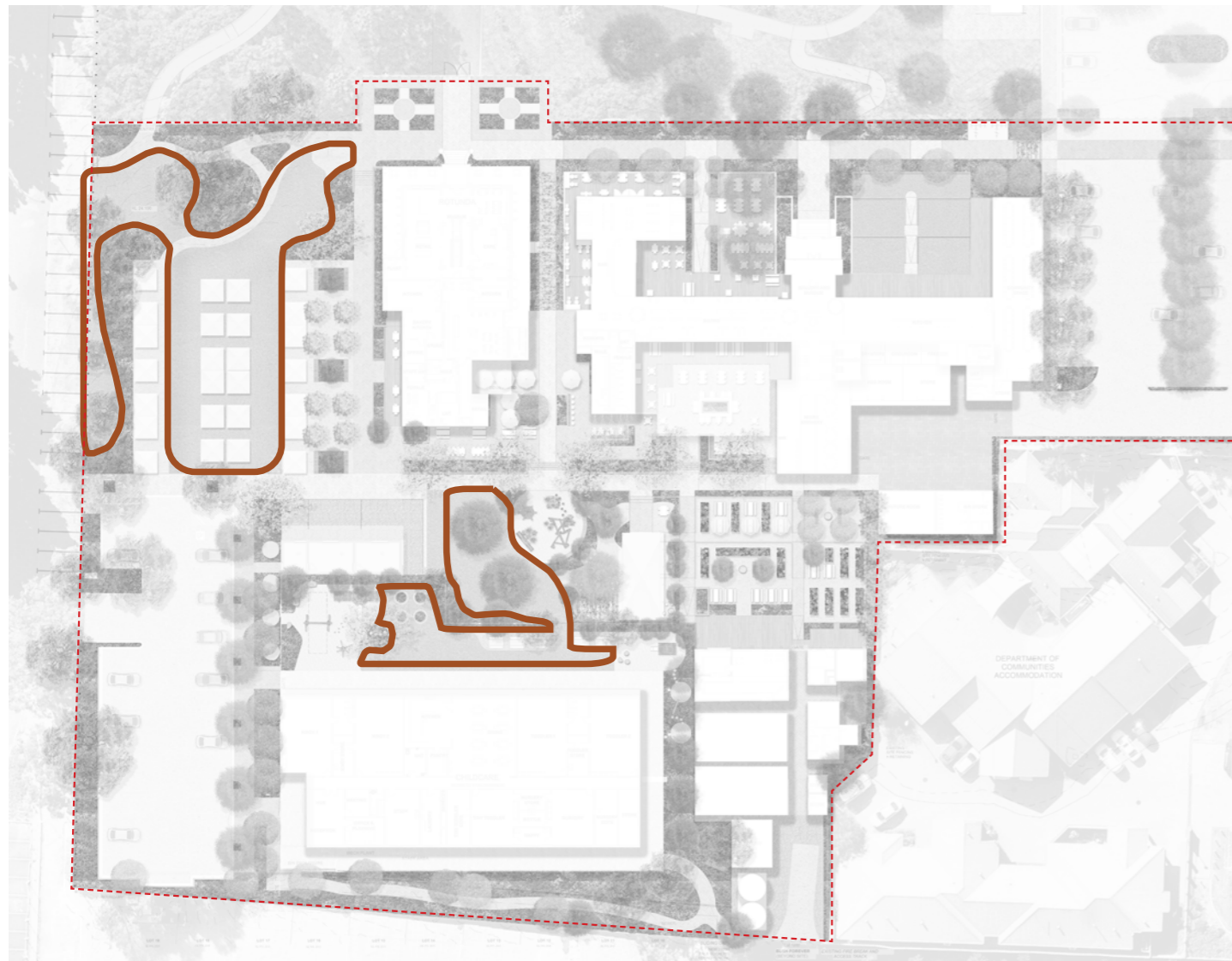
Produce gardens

An important offering within the precinct will be the production of food for the on-site food and beverage offerings. The production of food also has ties to the heritage of Edward Millen House, and also links to federation garden design.



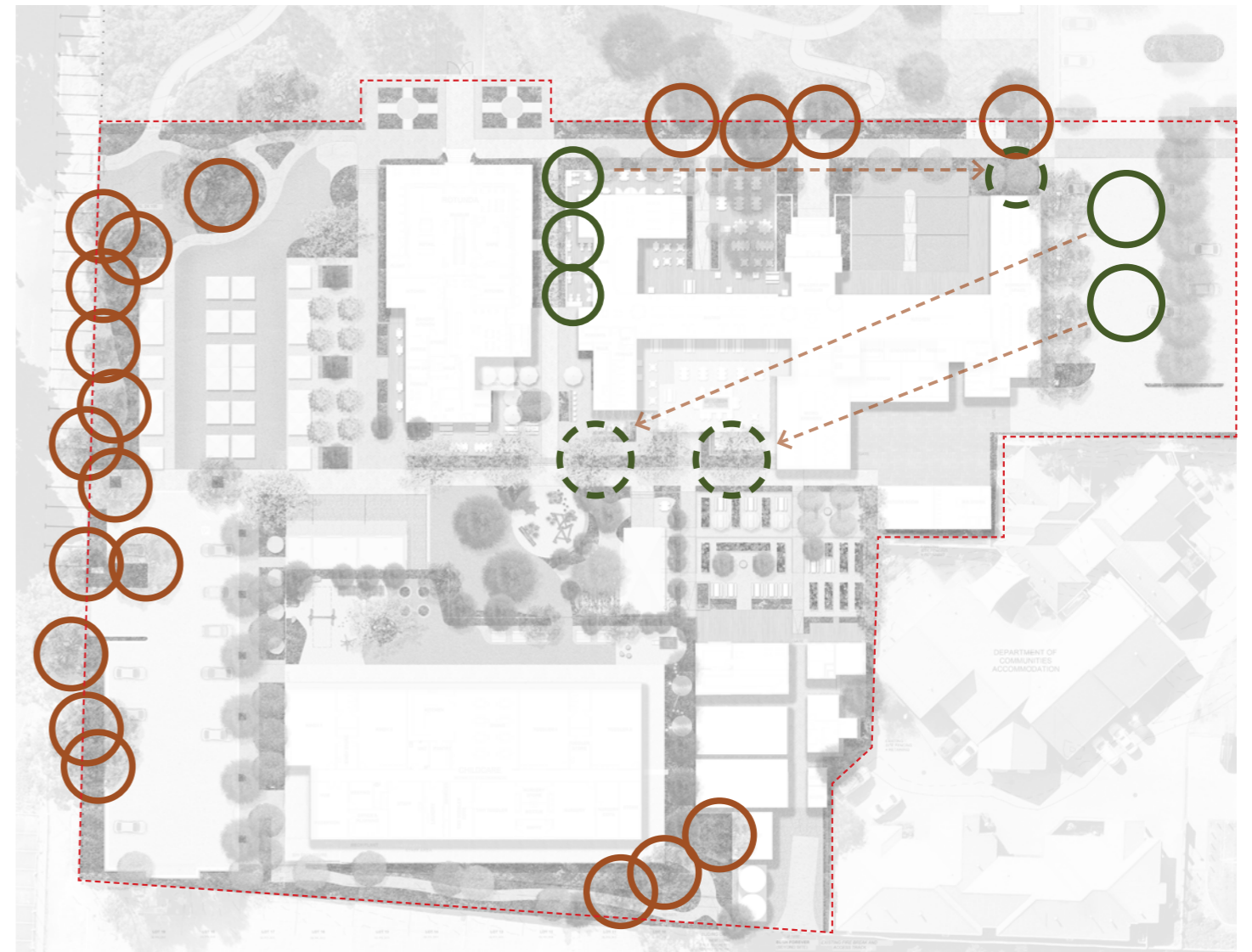
Sweeping lawns

A foundation of the federation garden design movement, the inclusion of sweeping lawns within the landscape design offer permeable and cool spaces for people to gather in. These spaces also provide flexibility for weekend markets and small events.



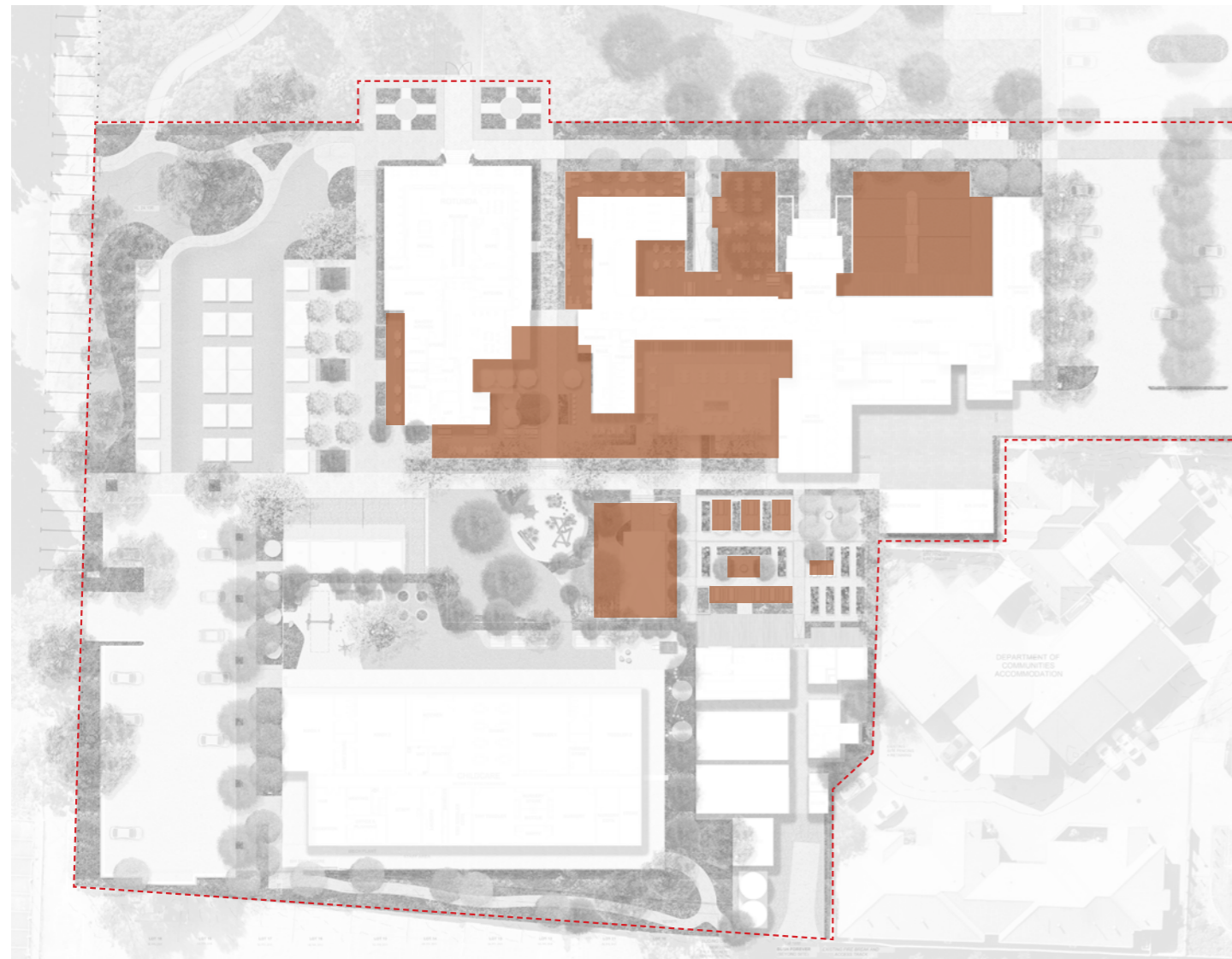
Protecting existing trees

There are a number of significant tree specimens on site that the landscape design aims to retain and protect. The retention of trees is critical for reducing heat island effect, making habitable spaces for people, and maintaining habitat for fauna.



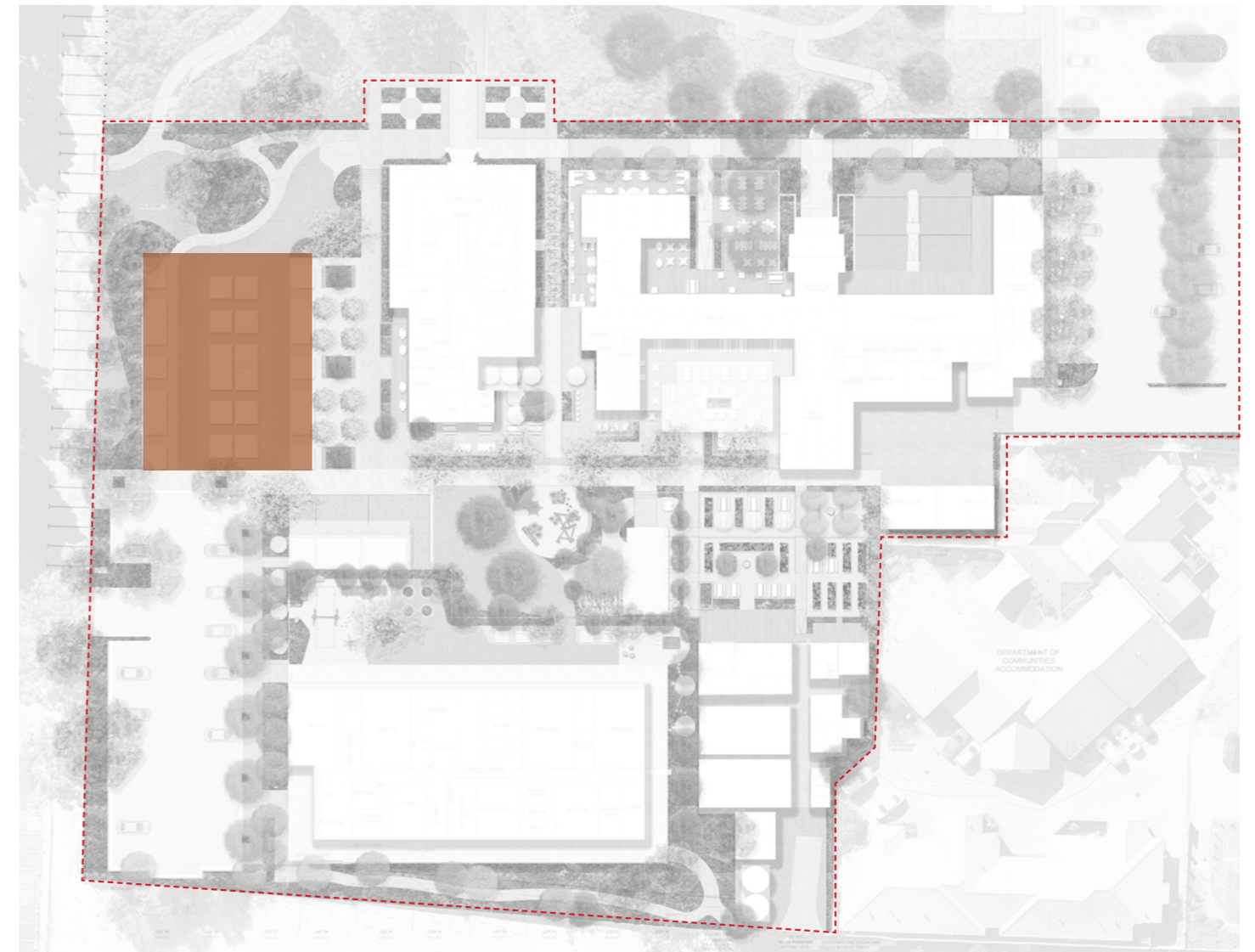
Active alfresco spaces

A variety of alfresco dining opportunities will be dispersed throughout the site to create an interesting and dynamic dining experience. Large timber decks associated to the buildings will host external dining opportunities, and smaller spaces around the cafe will create small and more intimate opportunities. In the garden, there is a proposed garden pavilion, with smaller dining spots scattered throughout the produce garden to create an immersive alfresco dining experience.



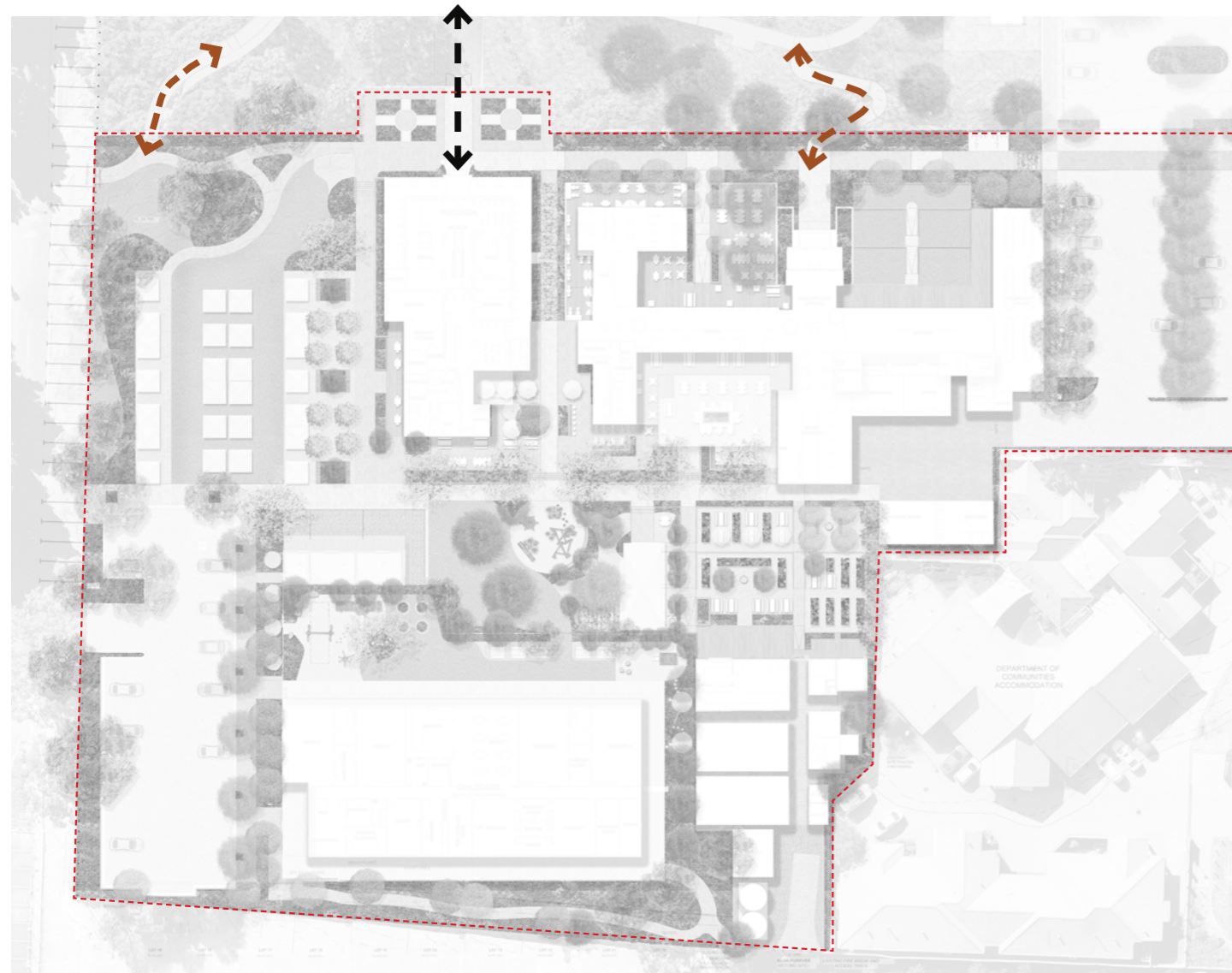
Flexible weekend market space

A large area to the west of the site has been allocated to weekend market space, where local makers can offer their wares to visitors. The weekend market will also be a crucial offering in activating the precinct and assisting the on site food and beverage offering.



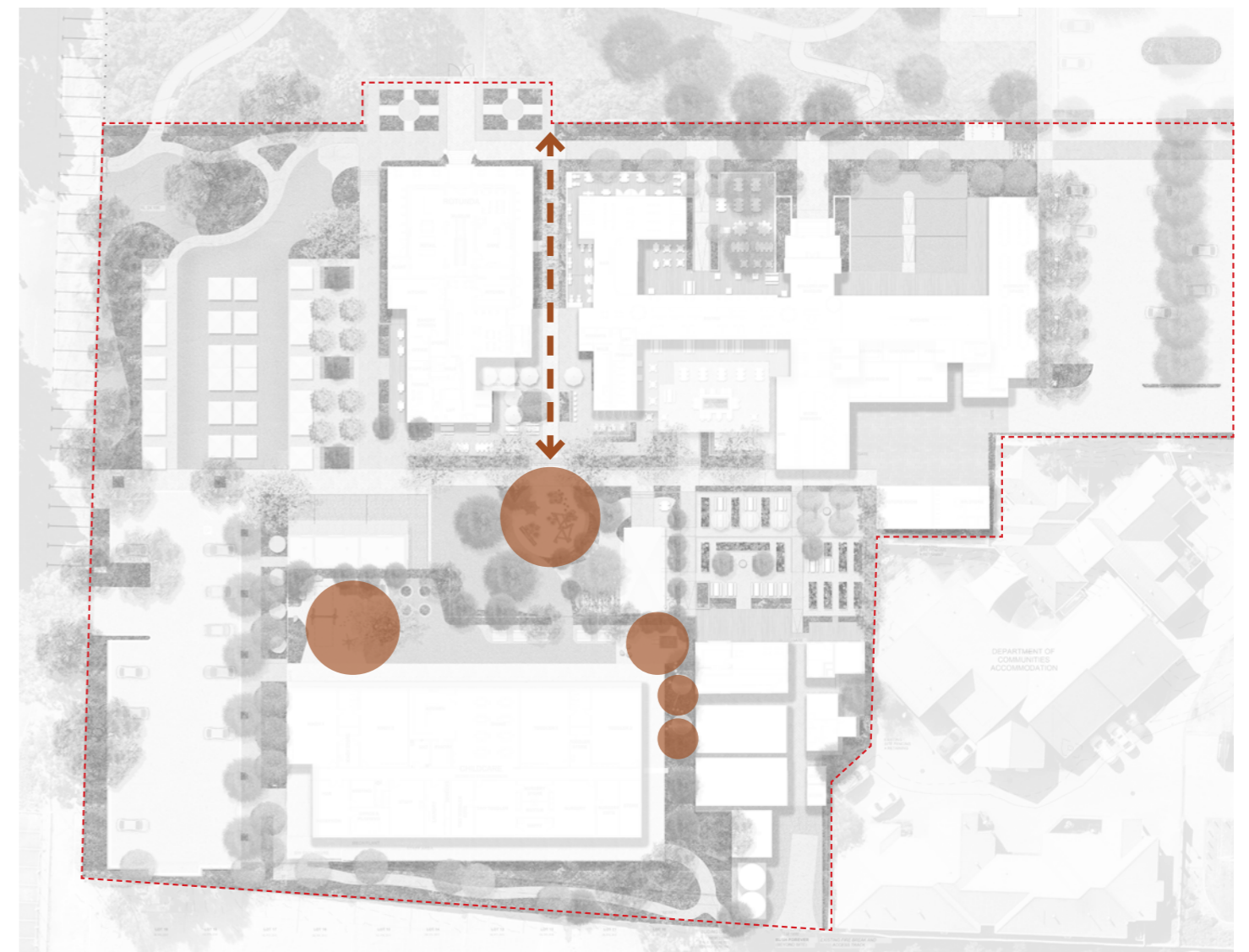
Connecting to Edward Millen Park

The proposed upgrades to Edward Millen Park will significantly enhance the overall precinct, with connection into the park critical in establishing easy and obvious ways to meander through the park. A major entry point aligns the park to Edward Millen House on a north/south axis, with two additional meandering paths connecting into the broader park.



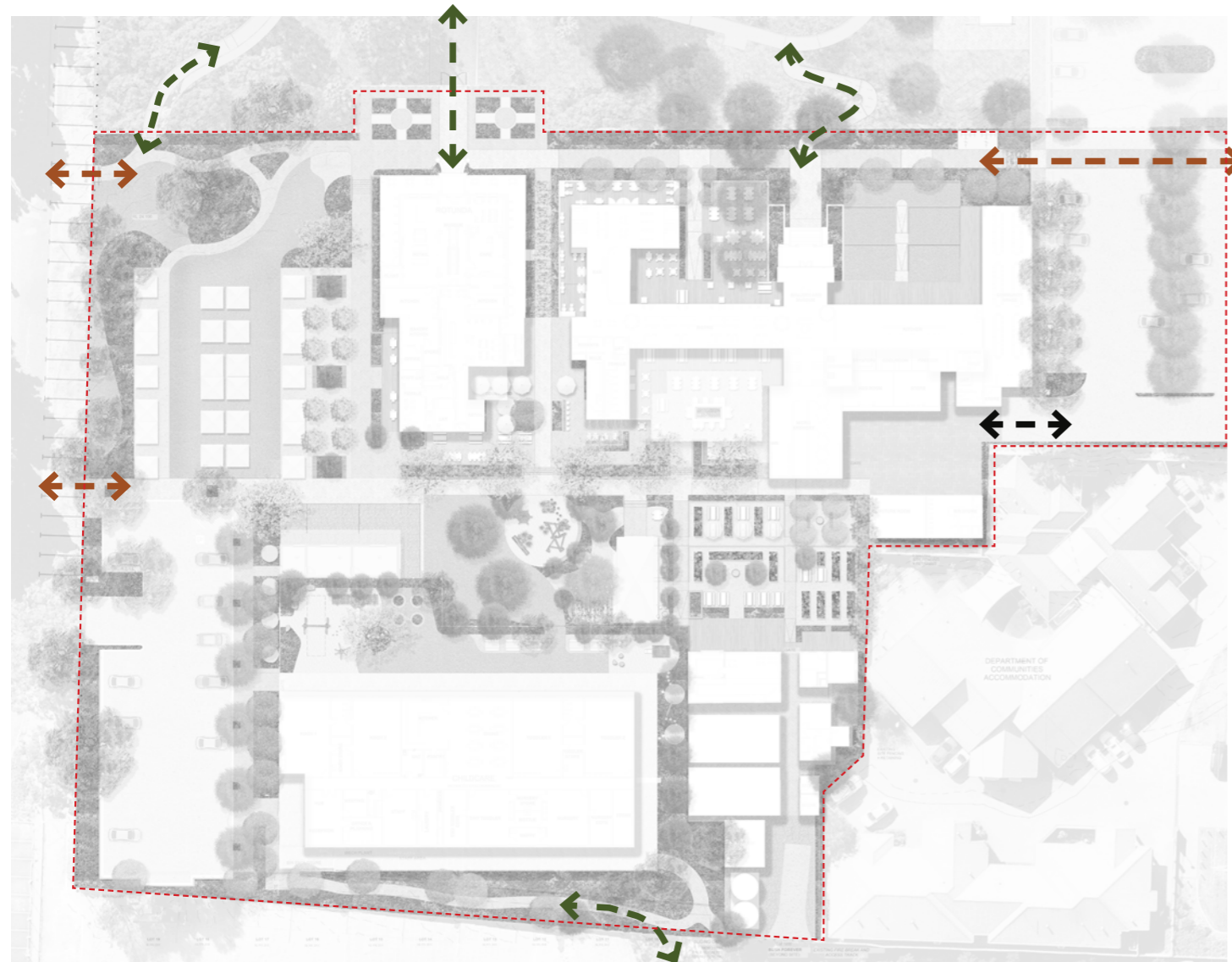
Active play space

A large public playspace is proposed at the end of the lane way to provide a key activator of the precinct. Its proximity to the cafe, beer garden, and garden pavilion make it an easily accessible and visible space from multiple vantage points. The location at the end of the lane way has been selected to be a visual link from the front of the site and attract visitors to the back portion of the precinct.



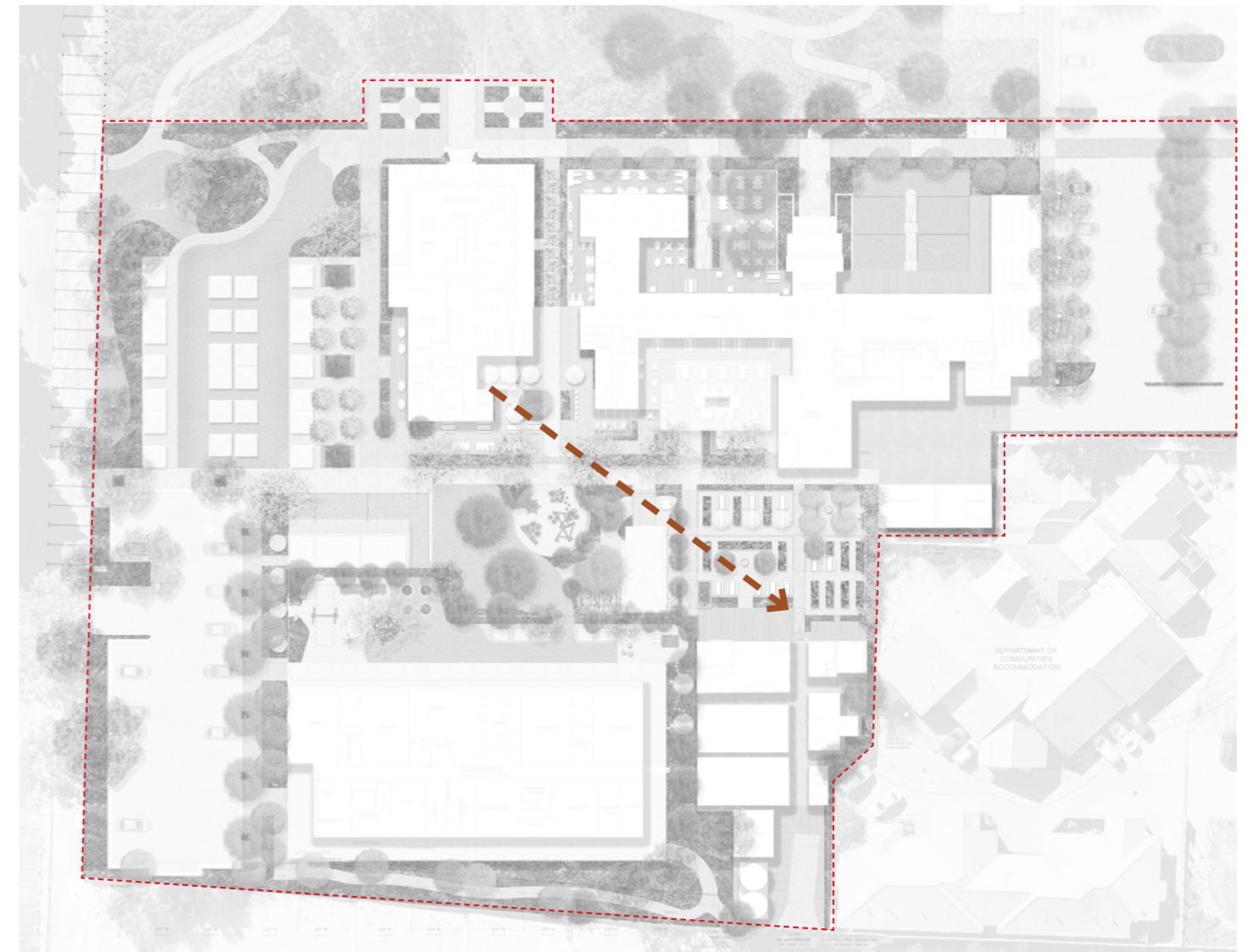
Clear wayfinding and site navigation

Wayfinding throughout the site and from the various parking areas will be critical to ensuring the success of the precinct.



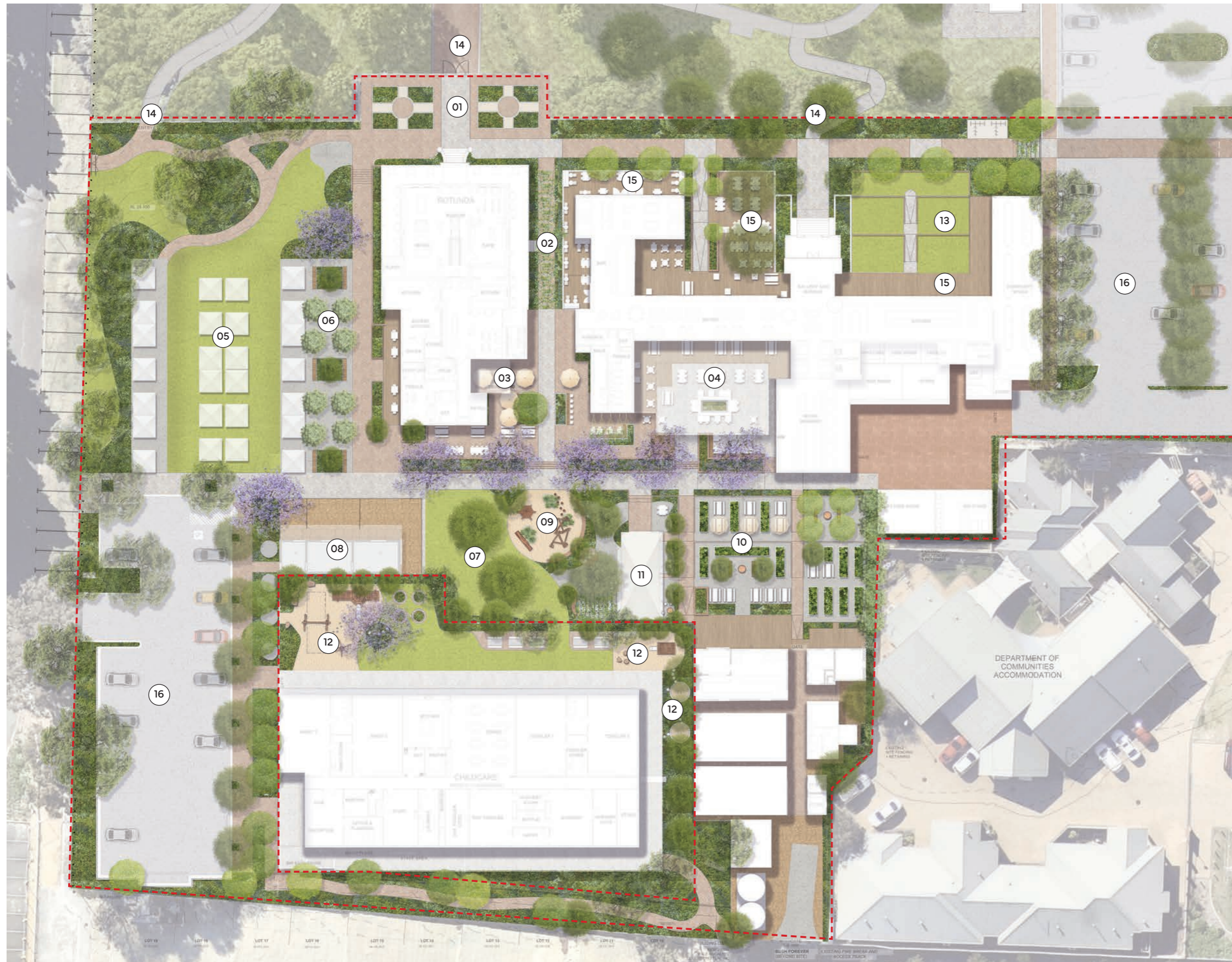
Maintaining site lines to heritage buildings

The garden pavilion has been positioned so that the heritage building to the south east of the site can be seen from the cafe alfresco area.



Master Plan

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Legend

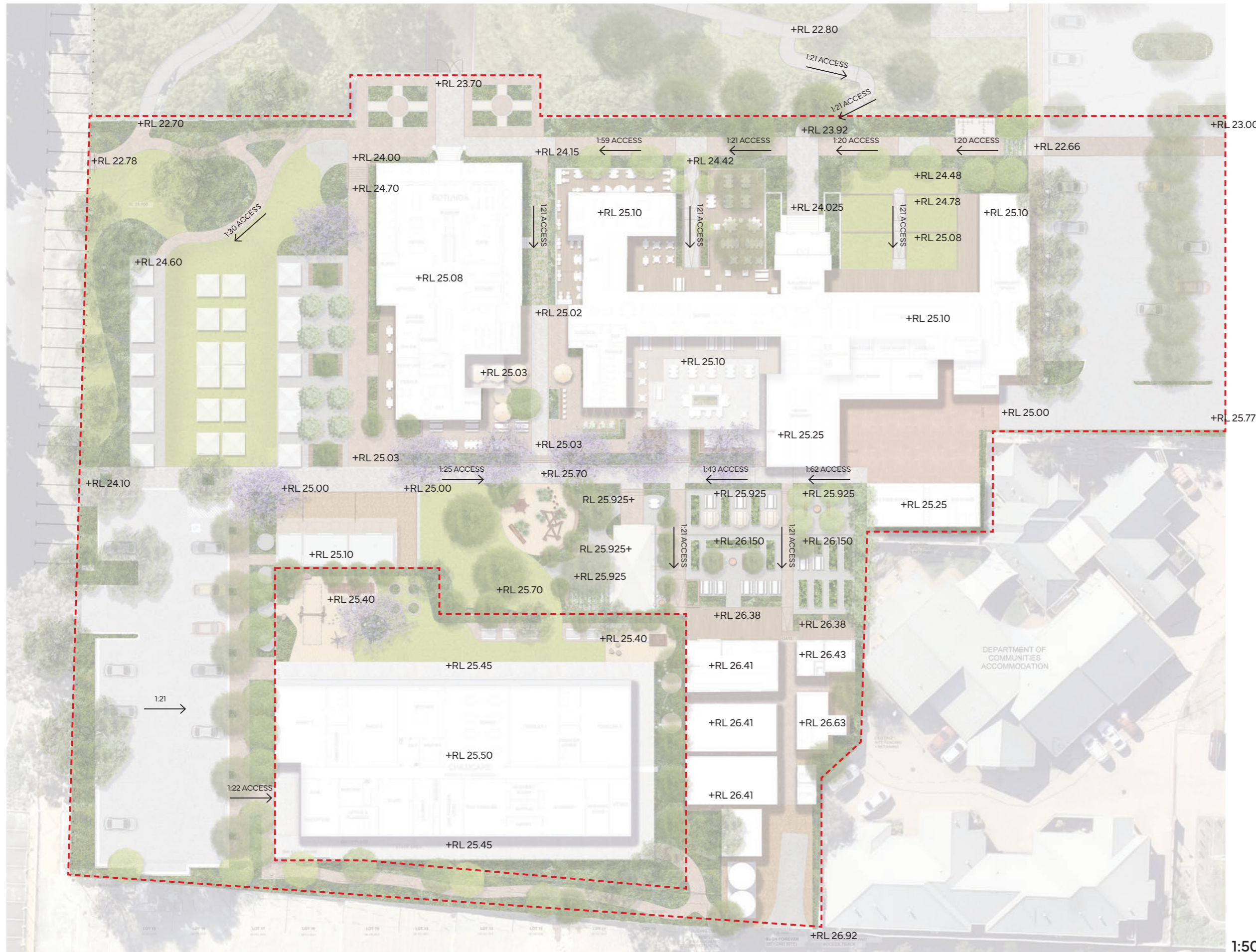
- 01 Formal entry
- 02 Central arbor
- 03 Cafe alfresco area
- 04 Brewery alfresco area
- 05 Weekend market lawn
- 06 Orchard
- 07 Lawn
- 08 Animal pens
- 09 Playspace
- 10 Produce garden
- 11 Garden pavilion
- 12 Childcare playspace
- 13 Terraced lawns
- 14 Connection to Edward Millen Park
- 15 Alfresco deck
- 16 Car park

1:500 @ A3



Site Levels

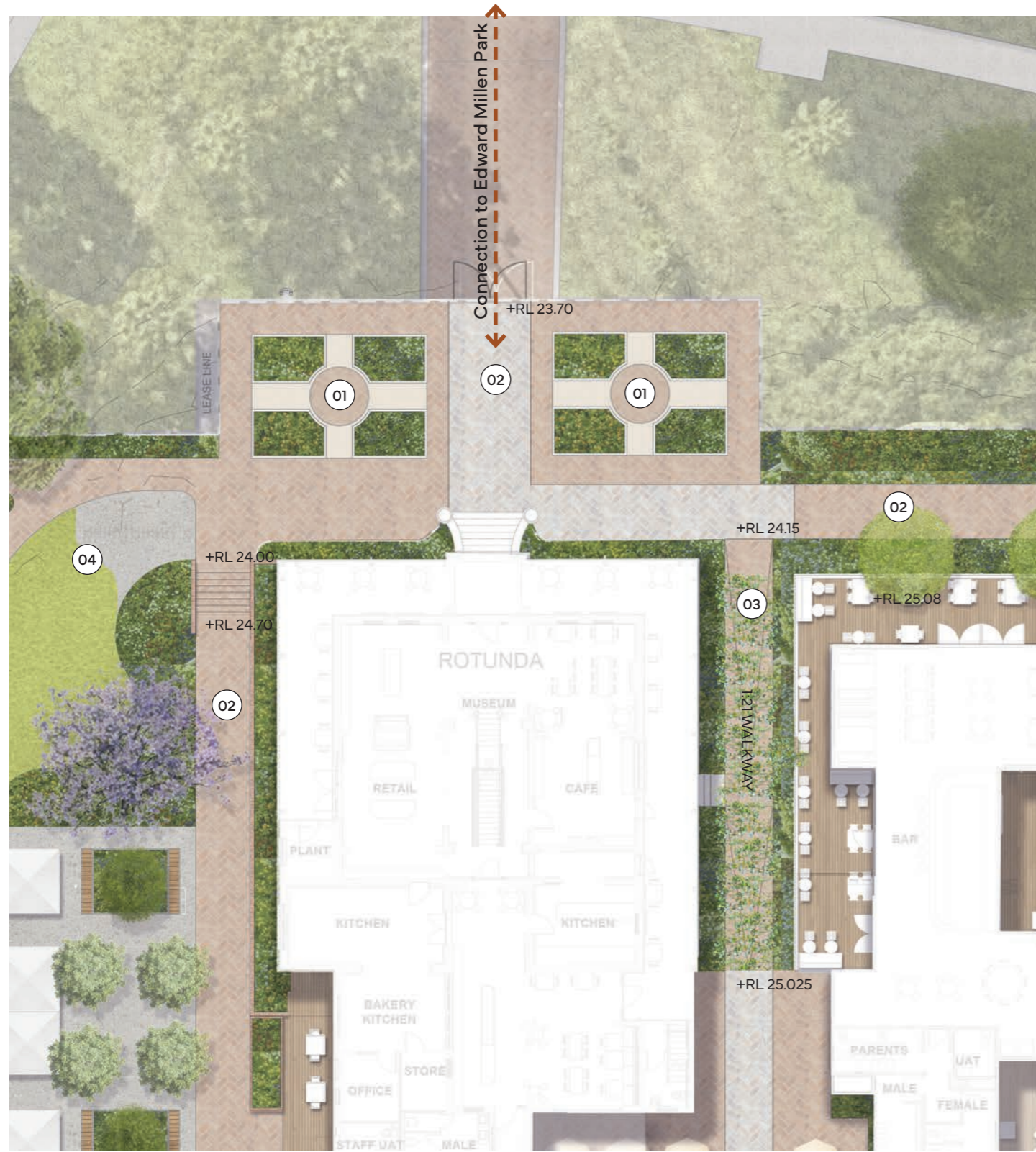
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1:500 @ A3



Formal entry zone



Legend

- 01 Formal gardens
- 02 Pedestrian access
- 03 Central arbor with floating walkway
- 04 Sweeping lawn



Location Plan

Vibe imagery

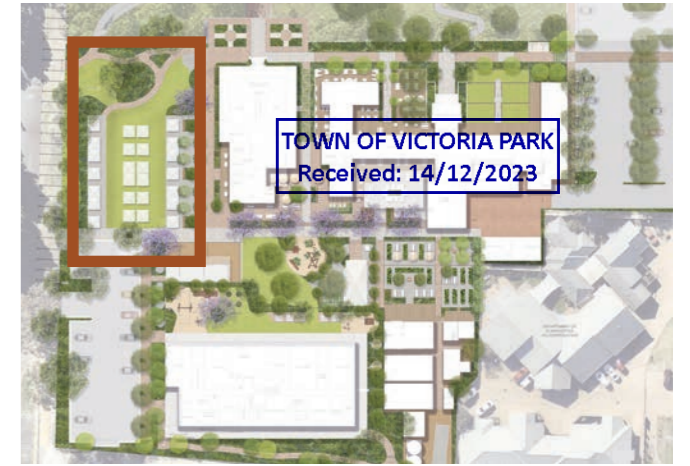


Weekend market zone



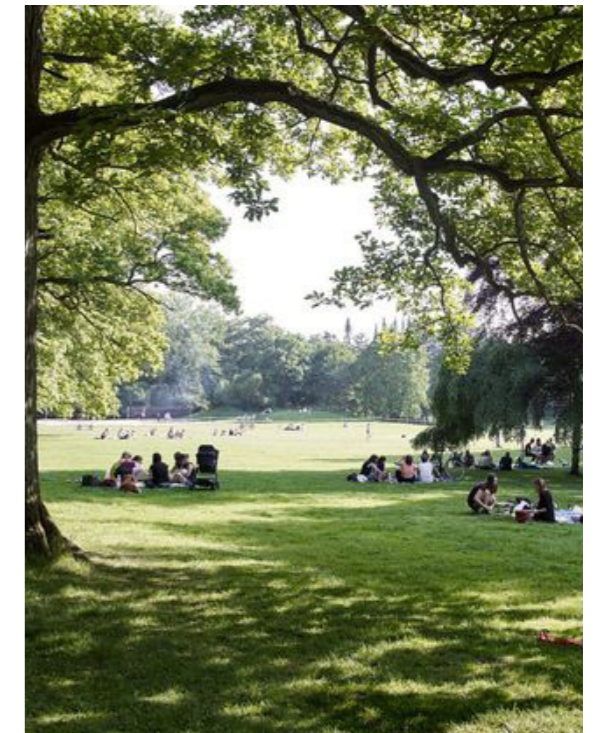
Legend

- 01 Sweeping lawn
- 02 Garden bed
- 03 BSL gravel area
- 04 Pedestrian access
- 05 Orchard
- 06 Planters with integrated seating
- 07 Access stair
- 08 Entry threshold



Location Plan

Vibe imagery



Edward Millen Park interface zone



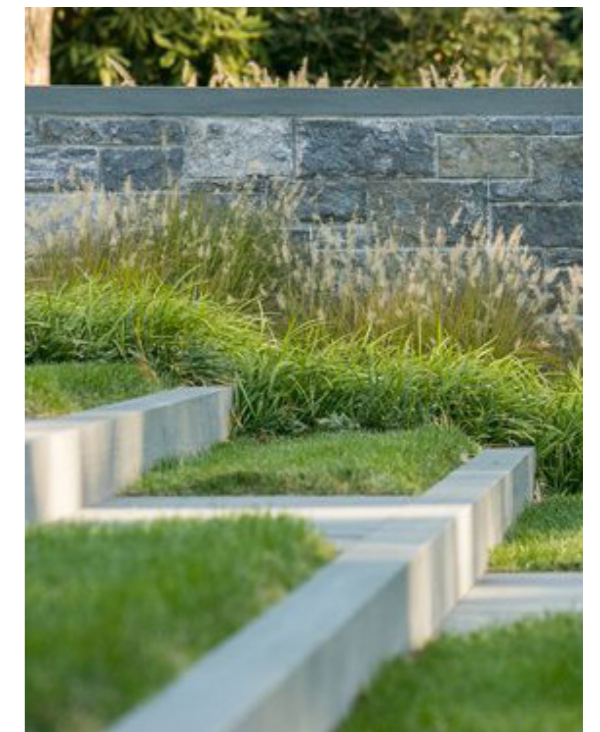
Location Plan



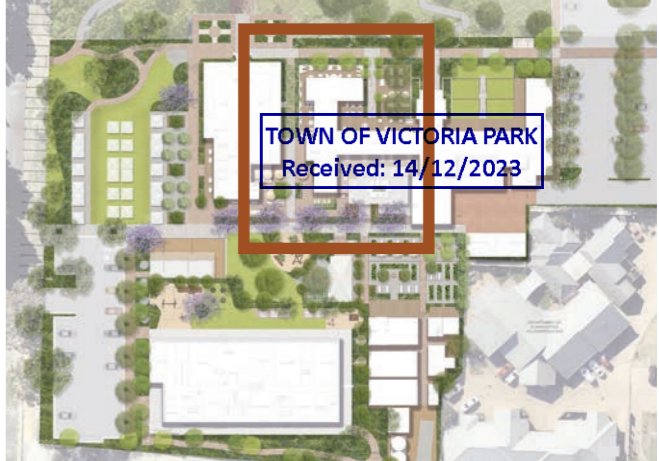
Legend

- 01 Alfresco decking area
- 02 Grassed terraces
- 03 Pedestrian access
- 04 Feature tree
- 05 Planting bed

Vibe imagery



Alfresco dining



Location Plan



1:250 @ A3



Edward Millen House

Legend

- 01 Central arbor with floating walkway
- 02 Alfresco decking area
- 03 Access stairs
- 04 Planter with integrated seating
- 05 Cafe alfresco
- 06 Brewery alfresco
- 07 Alfresco area
- 08 Pedestrian access
- 09 Undercover area
- 10 Music stage

Vibe imagery



Production garden + play zone



Legend

- ① Garden pavilion
- ② Terraced production gardens
- ③ Timber decking
- ④ Fire pit area
- ⑤ Arbor + long table dinner area
- ⑥ Playspace
- ⑦ Production garden alfresco nook
- ⑧ Toddlers playspace
- ⑨ Childcare lawn space



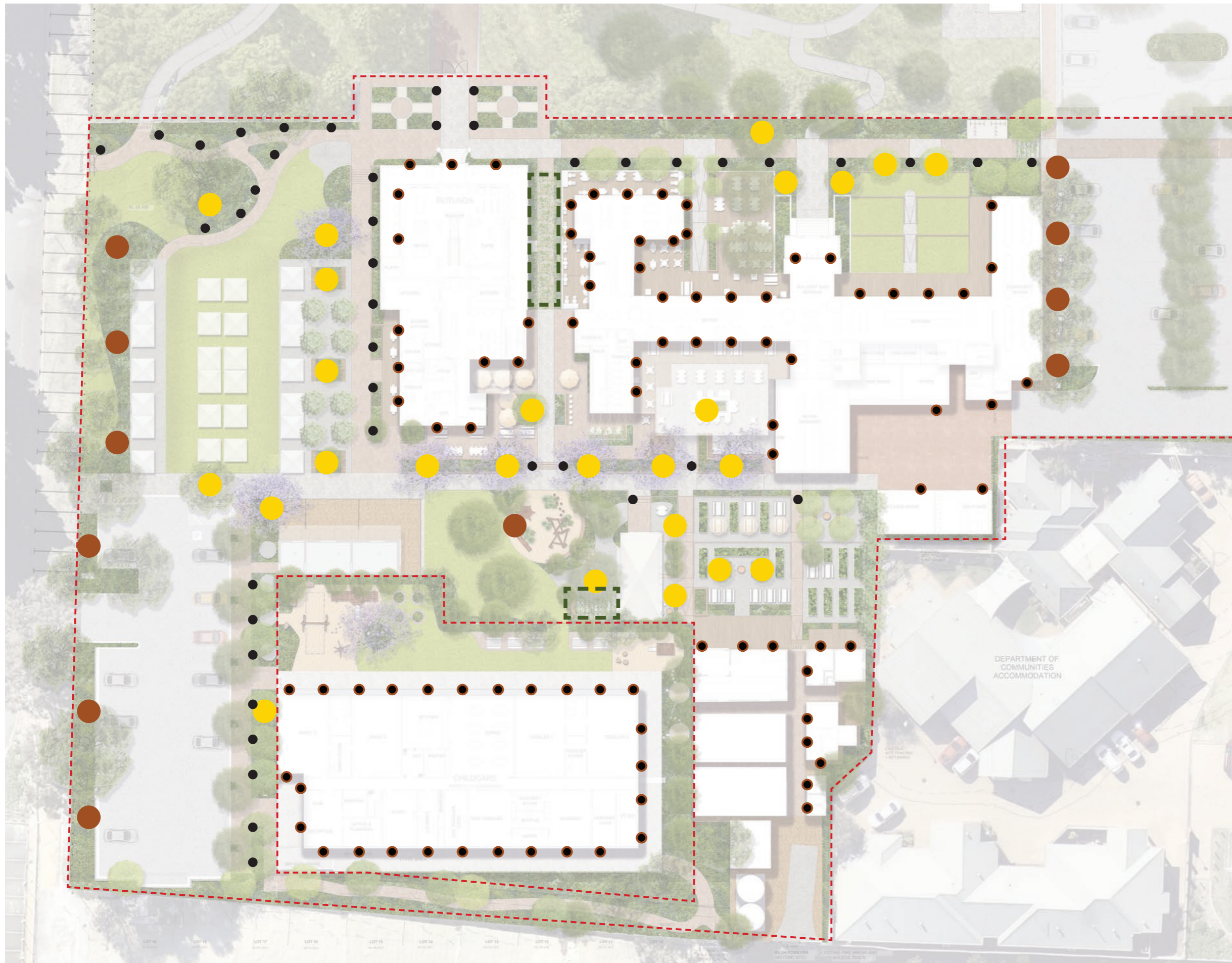
Location Plan

Vibe imagery



Lighting

TOWN OF VICTORIA PARK
Plan
Revised: 14/12/2023



LEGEND

- Uplight to tree
- Pole top mounted light
- Path lighting
- Lighting to structure
- Light mounted on building

1:500 @ A3



PERSPECTIVES

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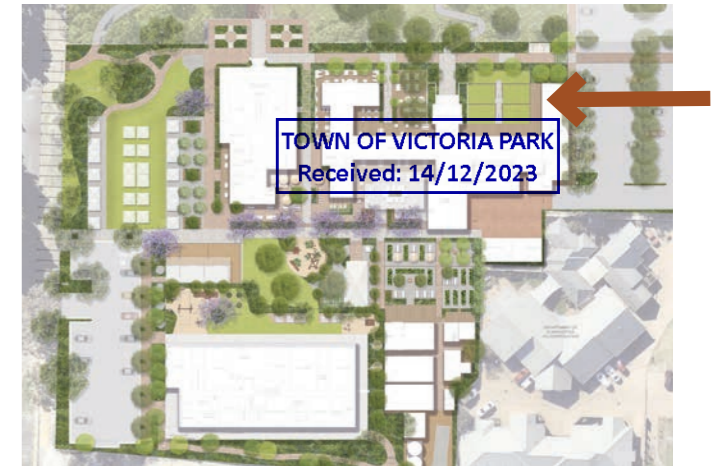


Perspective 01



Location Plan

Perspective 02



Location Plan

Perspective 03



Location Plan

Perspective 04



Location Plan

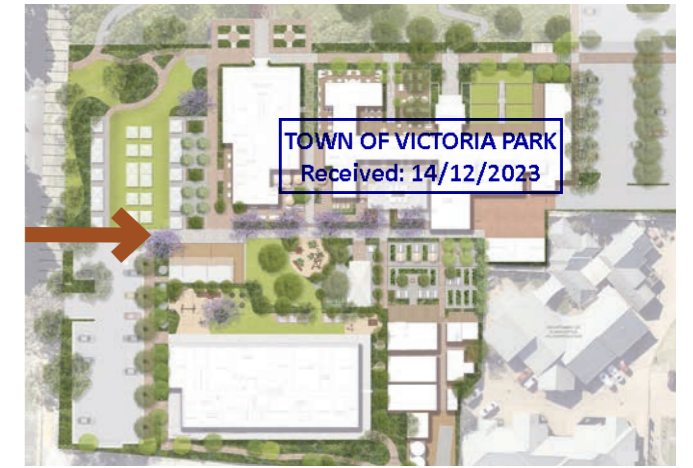


Perspective 05



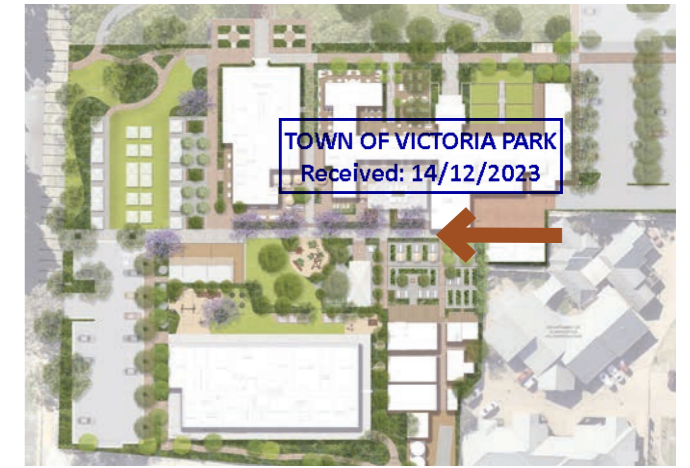
Location Plan

Perspective 06



Location Plan

Perspective 07



Location Plan

Perspective 08



Location Plan

Perspective 09



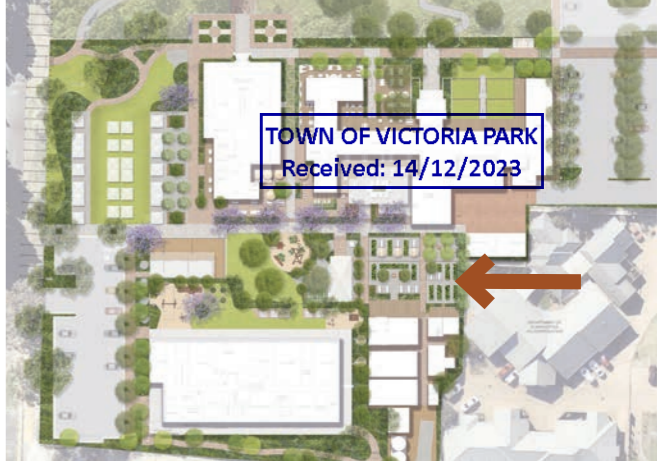
Location Plan

Perspective 10



Location Plan

Perspective 11



Location Plan

SELECTIONS

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Plant/Materials Palette

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Heritage plants



Wisteria sp.



Hydrangea obsidian



Clematis 'southern star'



Trachelospermum jasminoides



Clivia miniata



Boxus microphylla



Erigeron spindrift



Diets grandiflora



Rosmarinus 'tuscan blue'



Agapanthus Queen Mum

Native plants



Leptospermum 'Fore Shore'



Grevillea obtusifolia 'Gin Gin Gem'



Eremophila nivea 'Spring Mist'



Westringia mundi



Westringia 'Aussie Box'



Agonis flexuosa 'nana'



Viola hederacea



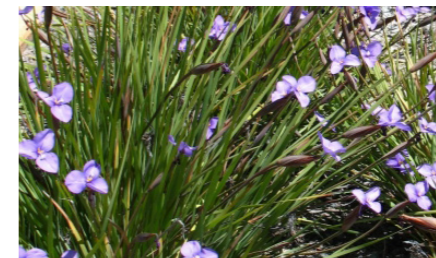
Grevillea Red Coral



Dianella revoluta



Hardenbergia 'meema'



Patersonia occidentalis



Adenanthos sericea

Climbing plants



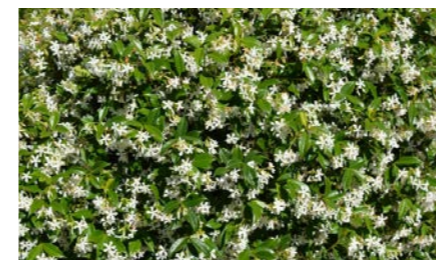
Wisteria sp.



Hydrangea obsidian



Clematis 'southern star'



Trachelospermum jasminoides



Clivia miniata



Buxus microphylla

Edible gardens



Chives



Chamomile



Rosmarinus 'Tuscan Blue'



Sage



Oregano



Rainbow chard



Chives



Globe artichoke



Lemongrass



Tarragon




Perennial basil



Parsley








Tree Selection

New Tree Schedule	Numbers
TOTAL TREE NUMBERS	Large trees = 18 total
	Medium trees = 56 total
	Small trees = 42 total
TOTAL	Total trees = 116 total



LEGEND
 Existing Trees to be retained

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DECIDUOUS

-  Frangipani 200 ltr
-  Frangipani transplant (from site)
-  Jacaranda mimosifolia 1500 ltr
-  Jacaranda transplant (from site)
-  Delonix regia 400 ltr
-  Caesalpinia ferrara 500 ltr
-  Lagerstroemia Natchez 200 ltr




EVERGREEN

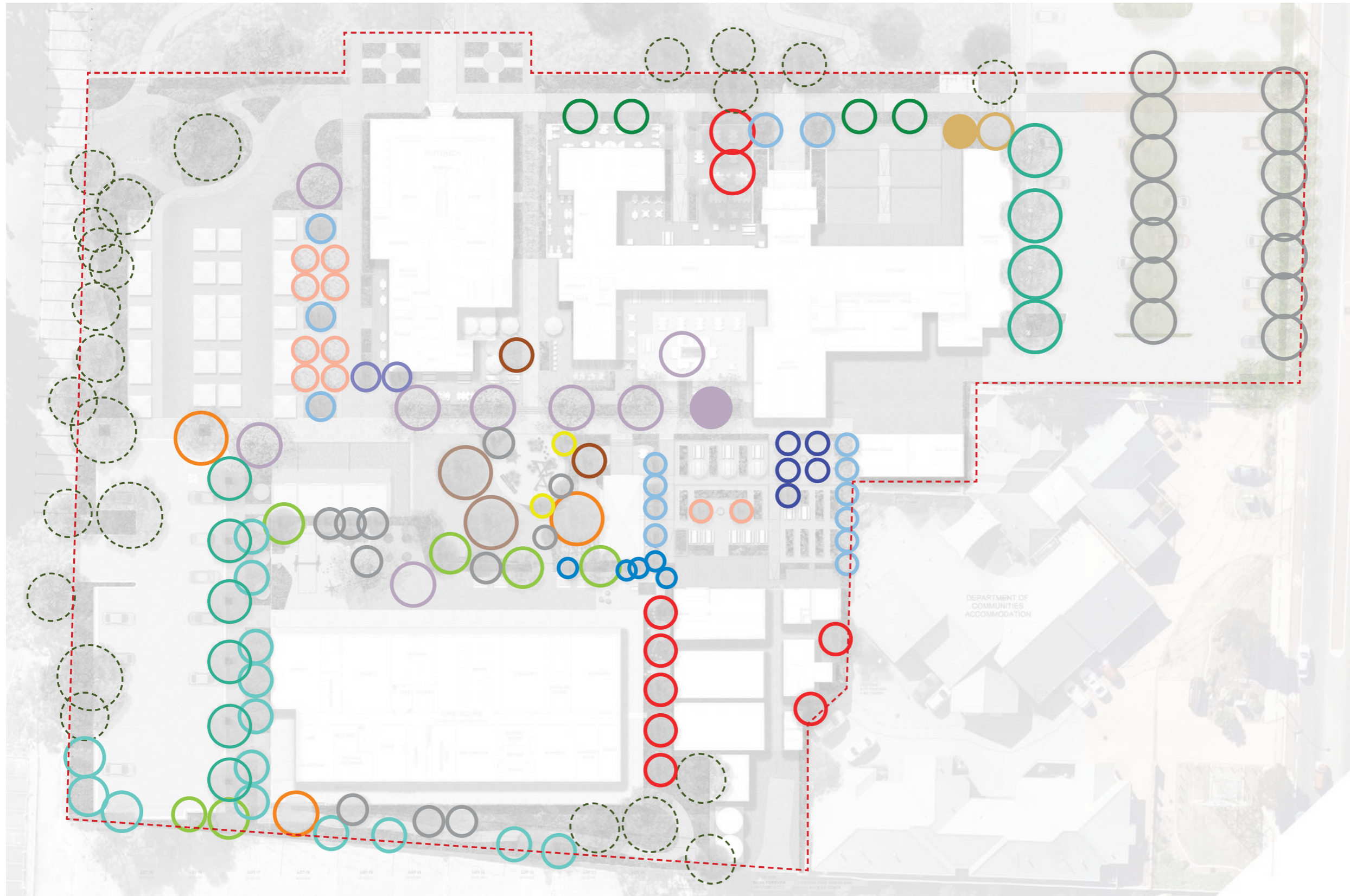
-  Arbutus unedo 500 ltr
-  Ficus longifolia 500 ltr

NATIVE TREES

-  Eucalyptus gomphocephala 400 ltr
-  Eucalyptus rudis 90 ltr
-  Eucalyptus victrix 90 ltr
-  Banksia sp. 90 ltr
-  Agonis flexuosa 200 ltr
-  Eucalyptus lane poolei 90 ltr
-  Melaleuca leucadendra 90 ltr

FRUIT TREES

-  Various Citrus 400 ltr
-  Feijoa sellowiana 1000 ltr
-  Olea europaea 400 ltr



Deciduous Trees



Plumeria transplant from site



Jacaranda mimosifolia



Caesalpinia ferrara (Semi-Deciduous)



Delonix regia



Lagerstroemia Natchez

Evergreen Trees

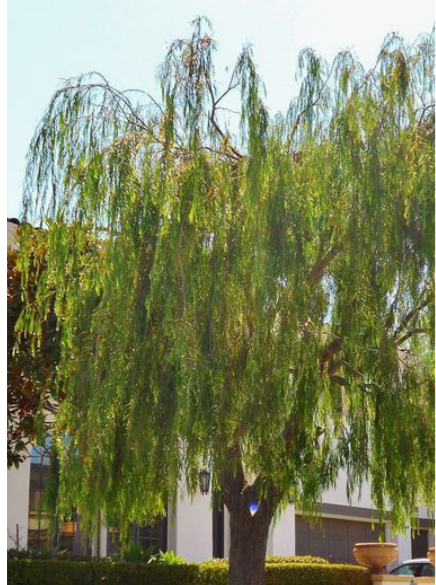


Ficus longifolia



Arbutus unedo

Native Trees



Agonis flexuosa



Eucalyptus gomphocephala



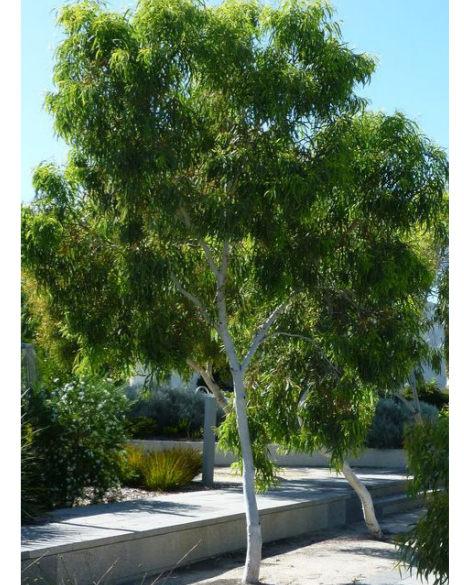
Eucalyptus lane poolei



Eucalyptus rudis

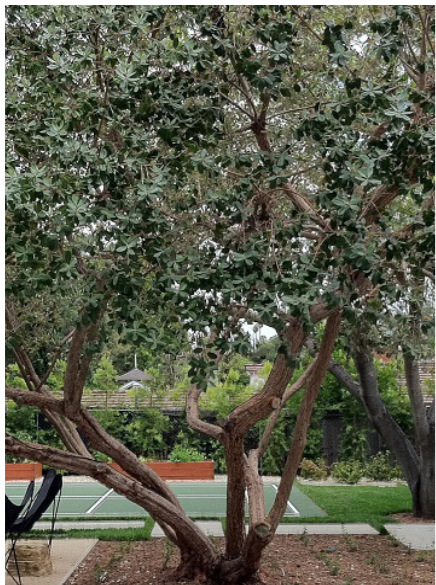


Melaleuca leucadendra

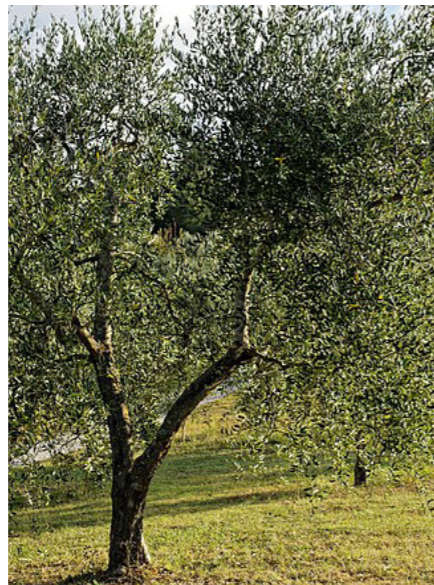


Eucalyptus victrix

Fruit Trees



Feijoa sellowiana



Olea europaea



Citrus reticulata - Mandarin



Citrus lemon meyer



Citrus latifolia - Lime



Citrus minneola - Tangelo

Surface Treatments



Brick Paver
Material: Recycled red brick



Material: Washed Aggregate Type 1
Colour: Boab
Finish: Exposed



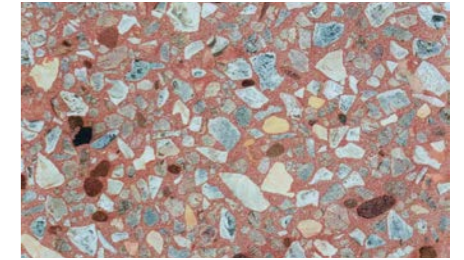
Material: Washed Aggregate Type 2
Colour: Karri
Finish: Exposed



Red asphalt
Material: Asphalt



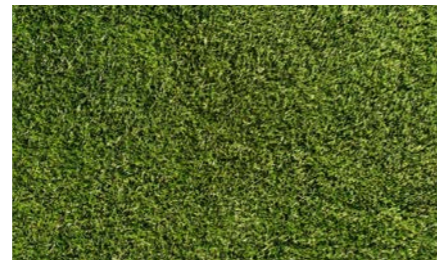
Coloured concrete
Material: Concrete



Material: Engineered concrete paver
Colour: Amber
Finish: Milled



Material: Engineered concrete paver
Colour: Casino Grey
Finish: Milled



Lawn



Timber Decking
Material: Recycled Hardwood
Size: 90 x 30mm

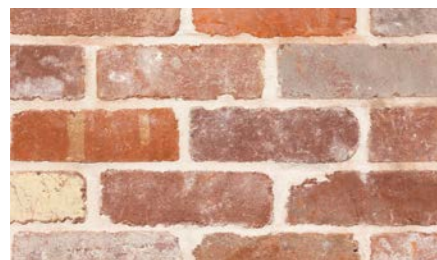


Stabilised Gravel
Material: BLS gravel



Permeable Paver
Colour: Charcoal Aqua Tri-Pave
Size: 171 x 198 x 80mm
Supplier: Midland Brick

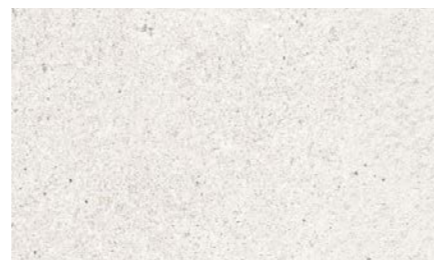
Walls



Brick Wall
Material: Recycled Red Brick



Hardwood timber sleepers
Material: Hardwood timber sleepers



Insitu concrete
Material: Concrete (off form white)



Painted Steel
Material: Recycled Steel
Colour: Black

Furniture



Timber Seat
Material: Recycled Hardwood

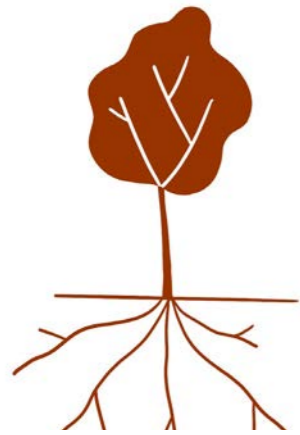


Timber arbor
Material: Recycled hardwood

DEEP SOIL + TREES



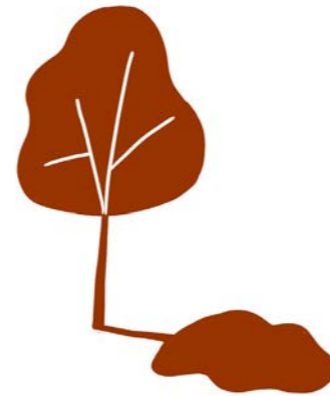
Deep Soil Zone Benefits



Healthy roots = healthy tree



Enhance water filtration



Comfortable Micro-Climate + Reduction of Urban Heat Island Effect

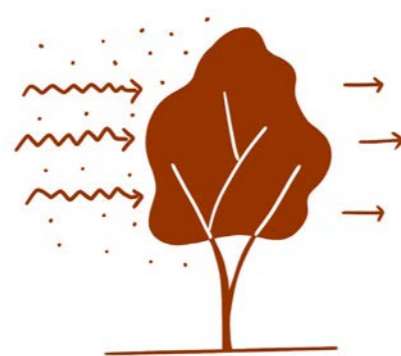


Trees and gardens make a significant contribution to the ecology, character and amenity of neighbourhoods. They provide habitat for fauna, shade, storm water management and micro-climate benefits, as well as improve apartment outlook and privacy.

The provision of deep soil areas to support and sustain the development of tree canopy can also make a major contribution to the retention of existing trees. A deep soil area is an area of soil that is free of built structure and has sufficient area and depth to support tree growth and infiltrate rainwater. Site planning should seek to co-locate deep soil areas with existing trees on and adjacent to the site, and in locations best suited to the development of a viable tree canopy and landscaping.



Create Habitat



Improve Air Quality



Community Health through increased canopy coverage

Town of Victoria Park Tree Audit

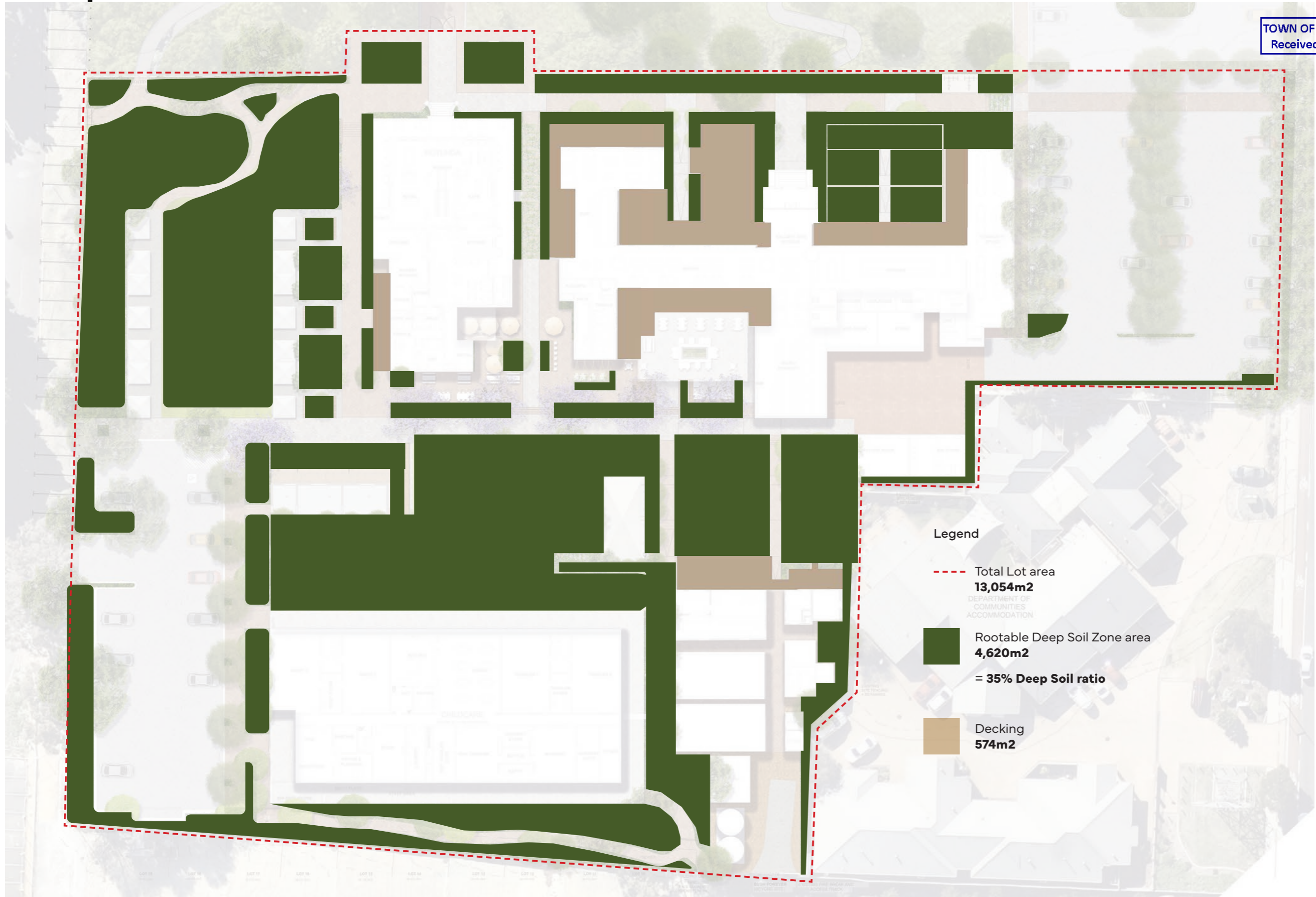
TOWN OF VICTORIA PARK
Received: 14/12/2023

Below is the Town of Victoria Park Tree Audit (July 2023) for clarity on existing tree information on site.

Tree ID	Qty	Botanical Name	Common Name	Proposed Retention	Date Inspected	Approx Height m	Canopy Spread m	Canopy Height m	Diameter m	Tree Age	Tree Health	Tree Structure
21388	1	Corymbia maculata	Spotted Gum	Retained	27-Jul-23	18	14	15.5	580	MATURE	GOOD	FAIR
21389	1	Acacia saligna	Golden Wattle	Retained	27-Jul-23	4	3	2.5	230	SEMIMAT	POOR	POOR
21390	1	Lophostemon confertus	Queensland Box Tree	Removed	27-Jul-23	10.5	8	9	650	MATURE	POOR	POOR
21391	1	Eucalyptus caesia	caesia Marree	Removed	27-Jul-23	4	1	1.5	60	SEMIMAT	FAIR	FAIR
110285	1	Pinus radiata	Monterey Pine	Retained	27-Jul-23	15	8	6	660	MATURE	GOOD	GOOD
110286	1	Pinus radiata	Monterey Pine	Retained	27-Jul-23	17	8	9	590	MATURE	GOOD	GOOD
110287	1	Melaleuca lanceolata	Rottnest Island teatree	Retained	27-Jul-23	6	6	5	340	SEMIMAT	GOOD	FAIR
110288	1	Melaleuca nesophylla	Honey Myrtle Maleleuca	Retained	27-Jul-23	5.7	4.5	4	310	SEMIMAT	FAIR	FAIR
110289	1	Melaleuca lanceolata	Rottnest Island teatree	Retained	27-Jul-23	6	4	4	170	SEMIMAT	GOOD	FAIR
110290	1	Unknown species		Already Removed by Town	27-Jul-23	2	3	1	230	SEMIMAT	DEAD	FAIR
110291	1	Callitris preissii	Rottnest Island pine	Retained	27-Jul-23	14	9	12	760	MATURE	GOOD	FAIR
110292	1	Ficus rubiginosa	rusty fig	Retained	27-Jul-23	15	15	13.5	1200	MATURE	GOOD	FAIR
110293	1	Acacia iteaphylla	Flinders Range wattle	Retained	27-Jul-23	3.5	4	2.3	220	SEMIMAT	FAIR	POOR
110294	1	Melaleuca lanceolata	Rottnest Island teatree	Retained	27-Jul-23	4	5.5	4	240	SEMIMAT	FAIR	VERYPOOR
110988	1	Plumeria species	Frangipani	Transplanted	17-Aug-23	5	6	3.2	340	MATURE	GOOD	FAIR
110989	1	Erythrina sykesii	Common coral tree	Retained	17-Aug-23	11	9	9	800	MATURE	FAIR	POOR
110990	1	Erythrina sykesii	Common coral tree	Retained	17-Aug-23	11	9.5	9	790	MATURE	FAIR	FAIR
110991	1	Erythrina sykesii	Common coral tree	Retained	17-Aug-23	10.4	10	8.5	720	MATURE	FAIR	POOR
110992	1	Cupressus sempervirens stricta	pencil pine	Already Removed by Town	17-Aug-23	6	1.5	6	150	MATURE	POOR	POOR
110993	1	Cupressus sempervirens stricta	pencil pine	Already Removed by Town	17-Aug-23	4	1.2	4	120	SEMIMAT	DEAD	FAIR
110994	1	Cupressus species	Cypress pine	Removed	17-Aug-23	2.5	1.5	2.3	130	SEMIMAT	FAIR	FAIR
111003	1	Plumeria species	Frangipani	Transplanted	17-Aug-23	4	2	2	180	SEMIMAT	GOOD	FAIR
111004	1	Melaleuca nesophylla	Honey Myrtle Maleleuca	Already Removed by Town	27-Jul-23	2	4	0	480	SEMIMAT	DEAD	FAILED
111005	1	Callistemon Kings Park Special	Bottlebrush	Removed	27-Jul-23	4.7	3	4	120	SEMIMAT	GOOD	FAIR
111007	1	Corymbia calophylla	Marri	Removed	27-Jul-23	9	6	8	660	MATURE	GOOD	FAIR
111008	1	Angophora costata	Sydney red gum	Retained	27-Jul-23	9.5	8	9	440	MATURE	GOOD	FAIR
111009	1	Eucalyptus camaldulensis var.camaldulensis	river red gum	Retained	27-Jul-23	13	10.5	10	510	MATURE	GOOD	FAIR
111010	1	Corymbia citriodora	lemon-scented gum	Retained	27-Jul-23	12	8	7	300	SEMIMAT	GOOD	GOOD
111012	1	Pinus radiata	Monterey Pine	Removed	27-Jul-23	14	7	8	590	MATURE	GOOD	FAIR
111013	1	Pinus radiata	Monterey Pine	Already Removed by Town	27-Jul-23	16	9	9	810	MATURE	DEAD	POOR
111014	1	Acacia saligna	Golden Wattle	Removed	27-Jul-23	4	6	4	420	MATURE	FAIR	FAIR
111721	1	Jacaranda mimosifolia	Jacaranda	Transplanted	27-Jul-23	9	8	6.5	380	MATURE	GOOD	FAIR
111722	1	Jacaranda mimosifolia	Jacaranda	Transplanted	27-Jul-23	10.5	9	7.5	440	MATURE	GOOD	FAIR
111723	1	Agonis flexuosa	Western Australian peppermint	Removed	27-Jul-23	9	11	9	1120	MATURE	GOOD	FAIR
111724	1	Lophostemon confertus	Queensland Box Tree	Removed	27-Jul-23	7	4.5	4.5	460	SEMIMAT	GOOD	GOOD
111725	1	Lophostemon confertus	Queensland Box Tree	Removed	27-Jul-23	8.5	5.5	6.5	450	SEMIMAT	GOOD	FAIR
111726	1	Lophostemon confertus	Queensland Box Tree	Removed	27-Jul-23	9	8	6	560	MATURE	GOOD	FAIR
111727	1	Lophostemon confertus	Queensland Box Tree	Removed	27-Jul-23	7.5	6	5	420	SEMIMAT	GOOD	GOOD
111728	1	Lophostemon confertus	Queensland Box Tree	Removed	27-Jul-23	8	7	5	590	MATURE	GOOD	FAIR
111729	1	Lophostemon confertus	Queensland Box Tree	Removed	27-Jul-23	7	7	5.5	370	SEMIMAT	GOOD	FAIR
114727	1	Corymbia citriodora	lemon-scented gum	Removed	27-Jul-23	5	2	3.2	100	YOUNG	GOOD	GOOD
114728	1	Plumeria species	Frangipani	Transplanted	17-Aug-23	3.5	3	2	150	SEMIMAT	GOOD	FAIR
114729	1	Melia azedarach	Chinaberry	Retained	27-Jul-23	5	3	5	220	SEMIMAT	FAIR	FAIR
116030	1	Eucalyptus species	Eucalyptus species	Retained	27-Jul-23	3	1	2	20	YOUNG	GOOD	GOOD

Deep Soil Areas

TOWN OF VICTORIA PARK
Received: 14/12/2023



IRRIGATION



Irrigation Strategy

Planting selection has been based on the specific climatic conditions throughout the proposed development. Both native and exotic water wise species are proposed to ensure low water usage whilst creating an inviting landscape for the future residence. Varied tree species (both existing and proposed) will create tree canopies increasing shade across the site allowing for the creation of new micro-climates.

Irrigation of the proposed landscape is required to meet the following;

- Maintain a vigorous healthy appearance to all planting.
- Carry out intensive care and watering of planting during the establishment period to ensure vigorous healthy growth. (The establishment period shall be not less than 3-6 months.)
- Avoid frequent dampening of the surface.
- Allow the surface of the soil to partially dry out between watering.
- Water at times of day to minimise water evaporation loss as per water corporation recommendations . Do not water during the hottest period of Summer days.
- Coordinate system to ensure water regime is approved against any state/ federal government legislation and restrictions at the time.
- Ensure system has been programmed for the precipitation requirements of the individual zones/stations with regard to types of plants.
- The infiltration rate of the soil/medium and associated physical factors seasons, evaporation, exposure and topography
- An allowance for adjustment or shut down during and after periods prolonged heavy rains.
- Elevated planting beds are to be irrigated by mist irrigation system and subsurface drip-line.



See Design Studio
Landscape Architects

Please feel free to contact us with any inquires.

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