

LANDSCAPE

TOWN OF VICTORIA PARK
Received: 15/1/2024

-

SwanCare HOBA
Apartments

-

Talbot Place , Bentley

ISSUE RECORD

- 240110_Revised DA report
- 231219_Revised DA Report
- 231215_DA Report
- 231103_ Schematic Design for DRP Presentation

CARRIER AND POSTMUS ARCHITECTS (CAPA STUDIO)
LANDSCAPE ARCHITECTURE

iredale pedersen hook architects

Architecture

CAPA
STUDIO

Landscape Architecture

Introduction

The SwanCare HOBA Apartment project offers a unique opportunity to design accommodation for future aged residents that connects into an existing community precinct and amenity and contributes to the community life.

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The landscape design is an integrated landscape/urban/architecture approach that connects importantly on a number of scales;
i) precinct, ii) neighbourly and iii) as a building. The landscape elements that reflect these scales follow:

Pedestrian Led

The address for the street scaled entrance to the apartments connects with SwanCare's Grandis Boulevard. This important street has been identified in the masterplan as being a pedestrian first, shared people/vehicle pathway into the future, with Adie Court to the west being the main transit pathway network.

The pedestrian pathways are designed to provide an infrastructure for pausing and rest (~every 9m) for health and mobility considerations. Landscape arbors, canopy rooves and considered building soffits provide important shade amenity and personal scale at street.

Infrastructure for Sustainability

Opportunities for healthy social connections for resident's lives are an important aspect by structured places (gathering spaces at entrances, seating in immersive garden settings) and the incidental (flower cutting gardens with scooter/pedestrian pathways)

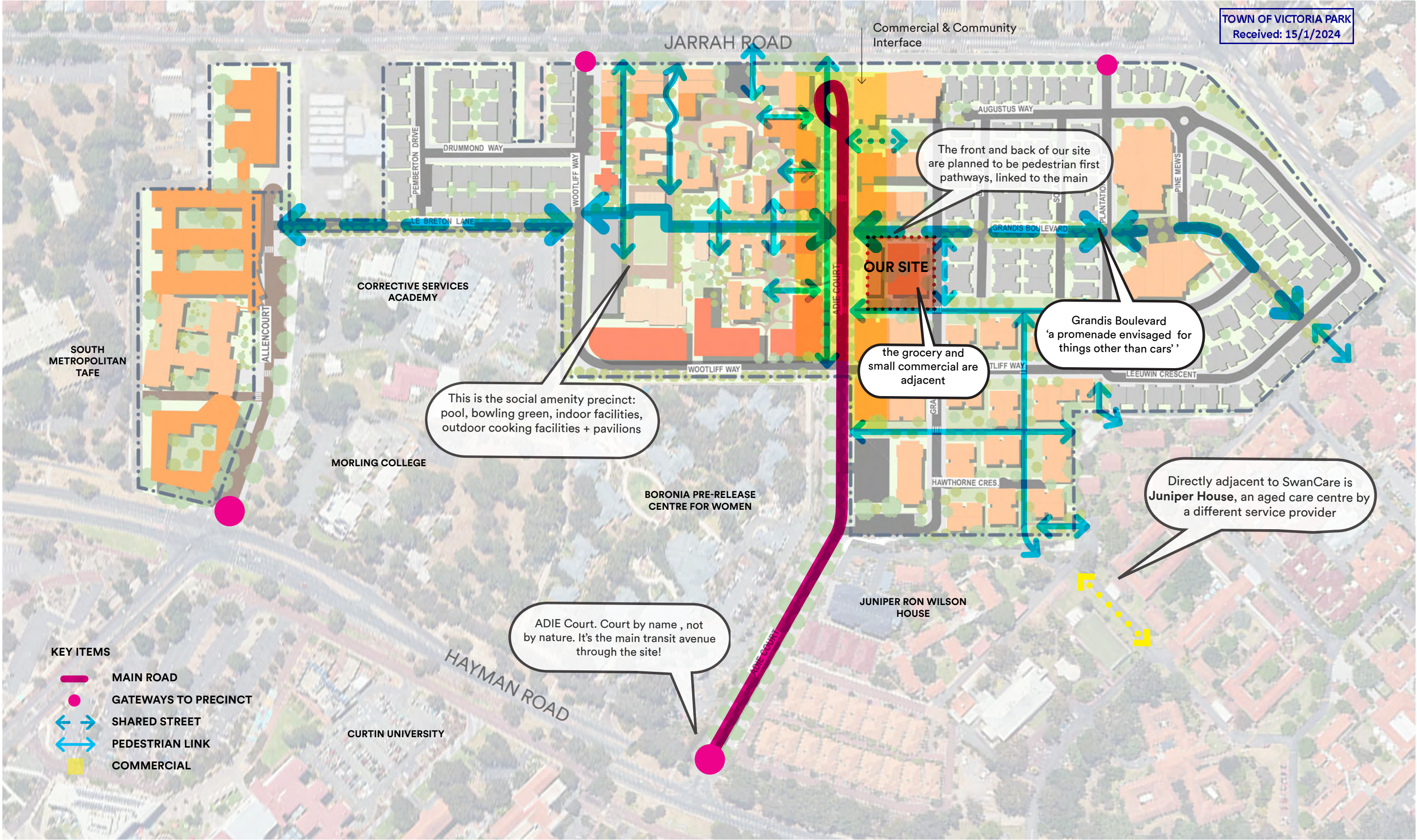
At a larger scale, areas such as Grandis Boulevard are envisioned to become an expanding reserve offering a bio-infrastructure for native flora and fauna, linking to the nearby Curtin 'Pines' and parkland reserves.

MASTERPLAN + SITE CONTEXT

_ the surrounds



MASTERPLAN SUMMARY
- landscape elements





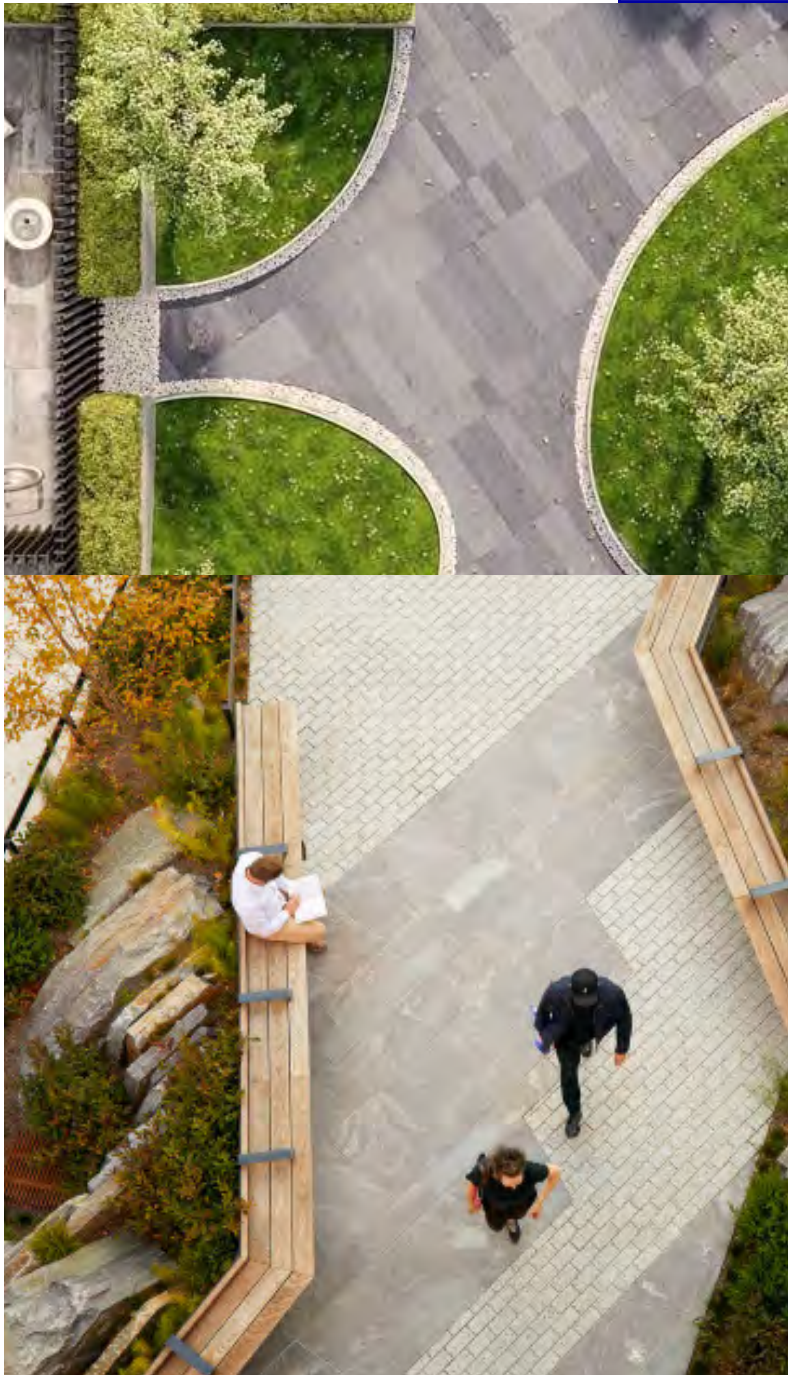
CRAFTED + CONSIDERED

Bespoke landscape crafted to encourage local flora and fauna activity.



SOCIAL INTERACTION + CONNECTION

Intimate pockets of rest stops + moments for social interaction and connection.

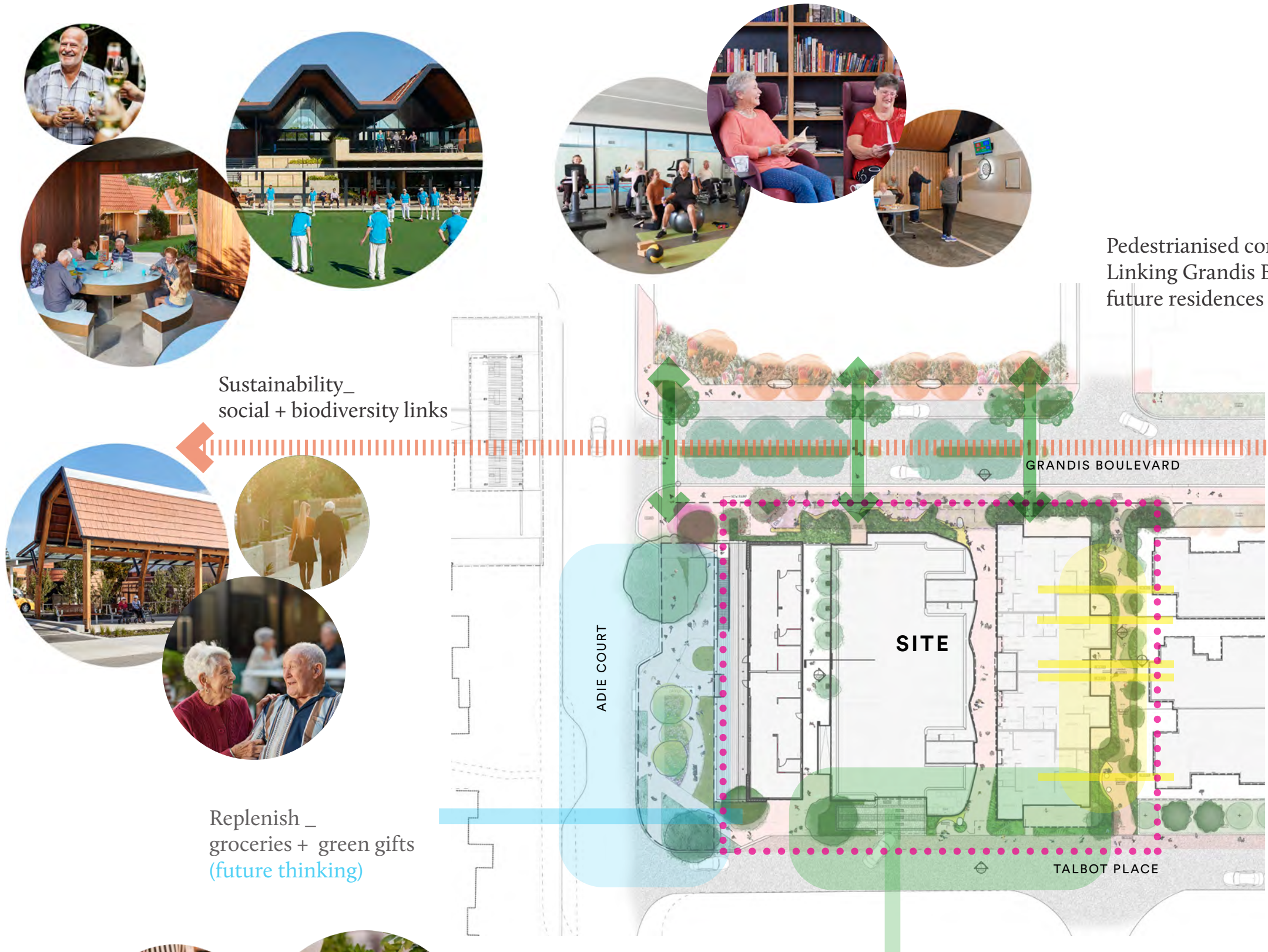


PEDESTRIAN EXPERIENCE

Promotes textural experience through guided pathways as well as considered hardscape and softscape

KEY CONCEPTUAL IDEAS
_ multiple connections

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Pedestrianised connections_
Linking Grandis Boulevard to
future residences

Sustainability_
social + biodiversity links

Incidental moments and
engagement at an intimate scale

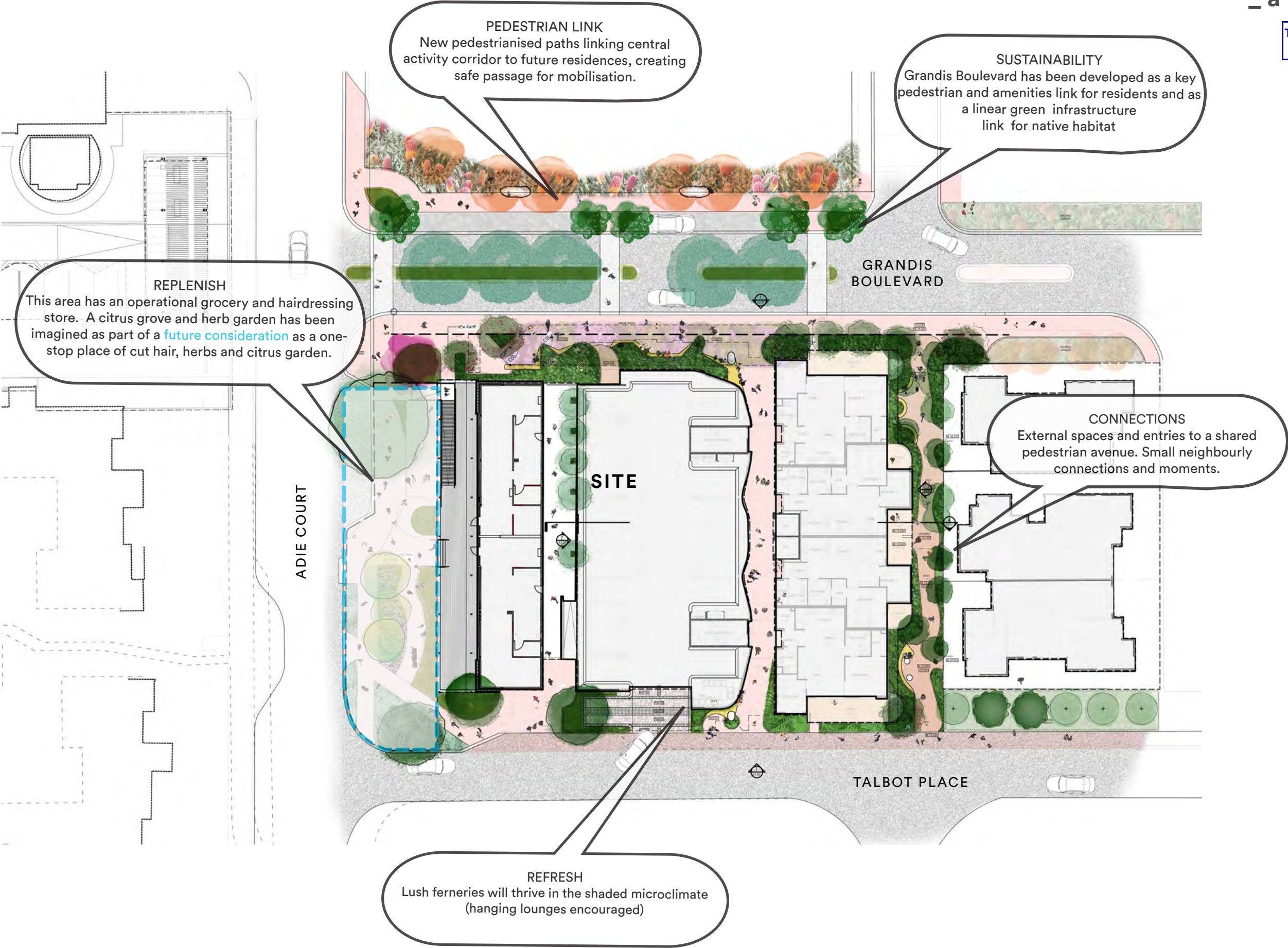
Replenish _
groceries + green gifts
(future thinking)

Refresh_
ferneries + friends



OVERALL LANDSCAPE SITE PLAN
_ a neighbourly block

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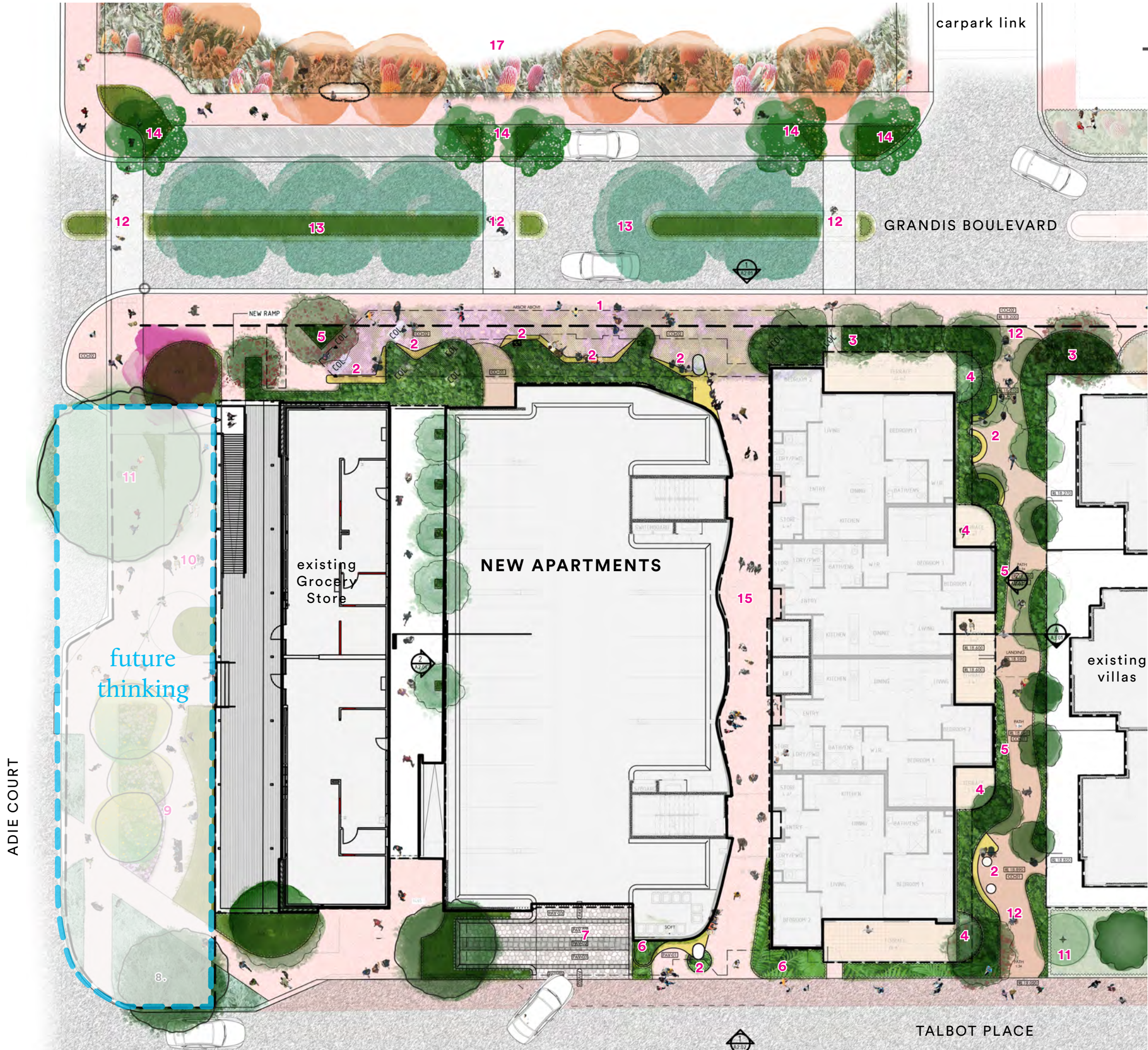


LANDSCAPE PLAN
- building and future surrounds

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KEY ITEMS

- 1. GARDEN ARBOR
- 2. FIXED FURNITURE
- 3. NATIVE GARDEN
- 4. PRIVATE COURTYARD
- 5. FLOWERING GARDEN
- 6. FERNERY
- 7. PAVING THRESHOLD
- 8. FUTURE SILVERY UNDER PLANTING
- 9. FUTURE PRODUCTIVE GARDEN
- 10. EXISTING HARDSTAND
- 11. EXISTING TREES
- 12. PEDESTRIAN LINK
- 13. LARGE AVENUE TREES
- 14. NATIVE STREET TREES
- 15. INTERNAL STREET
- 16. FUTURE PEDESTRIAN LINK
- 17. BANKSIA WOODLAND



LANDSCAPE PLAN

- seating and lighting strategy

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KEY ITEMS

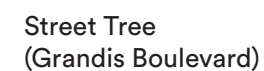
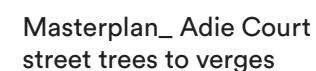
- GRANDIS BOULEVARD**
Supplementary street lighting will be provided to illuminate the roadway and crossovers to AS1158.3.1 for a local road with mixed vehicular and pedestrian traffic
- FOOTPATHS**
Footpaths to Grandis Boulevard and Talbot Place will be illuminated via both street lighting and also lighting carefully built into overhead structures to provide pathway lighting to AS1158.3.1 for a pedestrian path.
- PEDESTRIAN LINK**
As this provides an important pedestrian movement through the site, the link will be illuminated to AS1158.3.1 for a pedestrian pathway. Lighting will be low level in order to avoid nuisance glare to adjacent residences (existing and new) on either side of the link.
- SEATING/GATHERING AREAS**
Intended to be illuminated with soft ambient lighting only to facilitate informal gathering.
- INTERNAL STREET**
This path will be illuminated to the requirements of AS1680.2.1 for an entrance hall / lobby space to allow movement through the building
- TALBOT PLACE**
Existing street lighting will be modified and supplemented to ensure internal roadways are illuminated to AS1158.3.1 for a local road with mixed vehicular and pedestrian traffic
- CARPARK**
Carpark will be illuminated to the minimum requirements of AS1680.2.1 for a carpark space, with emphasis on minimising nuisance glare to pedestrians on adjacent footpaths.

KEY ITEMS

- **FIXED SEATING**
- **FIXED STREET SEATING**



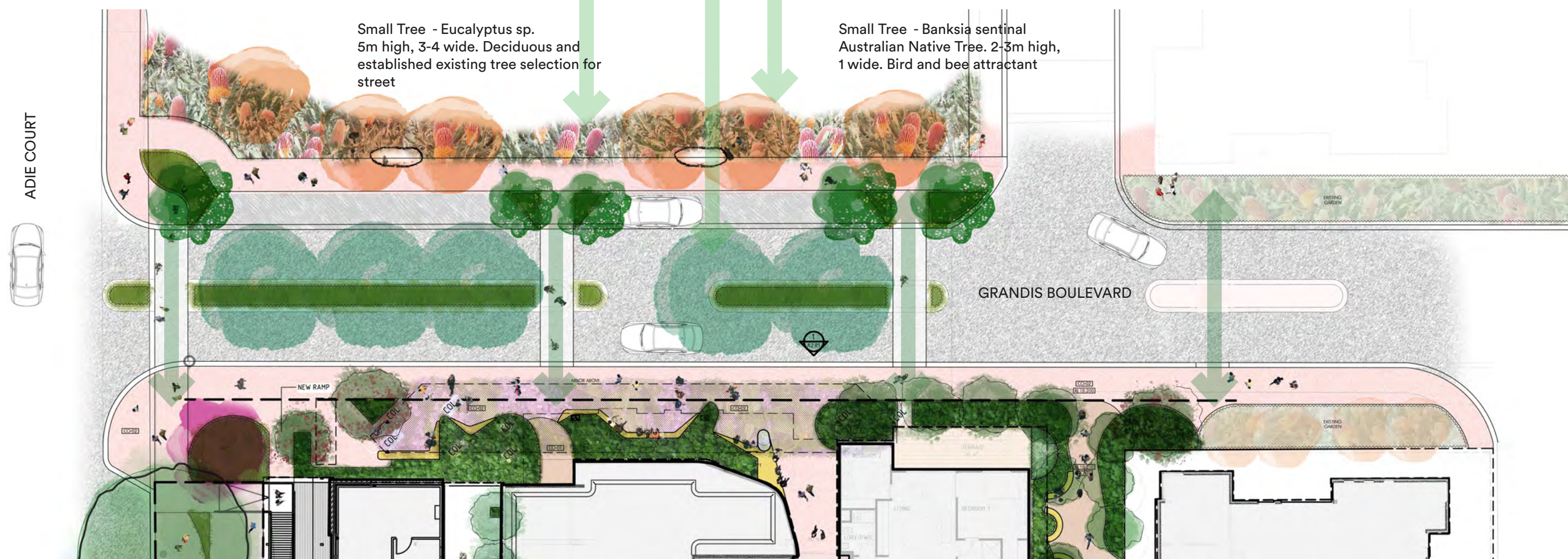
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Corymbia maculata
(Spotted Gum) Australian
Native Tree. 10-15m high,
6-8m wide.



Section Sketch
section sketch through Grandis Boulevard, masterplan referenced to anticipated building volumes. Central tree selection. small trees to verges and fronts of property.
Banksia Grandis to thread in groupings.



LANDSCAPE PLAN
_ Grandis Entry

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KEY ITEMS

1. Lush ground planting
Lomandra longifolia mix. to Grandis Boulevard

2. Feature flowering tree
Agonis burgundy _Bird and bee attracting evergreen tree

3. Native under planting
Mix A - native under planting selections.

4. Garden arbor
Wisteria sp. _colourful climber.

5. Integrated fixed seating
Feature seating that compliments the surrounding space (TBC).

6. Large avenue trees
Corymbia maculata (spotted gum)_large feature street trees along Grandis Boulevard.

7. Native feature trees mix
7A_*Eucalyptus caesia* + 7B_*Eucalyptus synandra*

8. Banksia woodland
Mix of native bird and bee attracting banksia.

9. Feature evergreen trees
Tristanopsis laurina

10. Existing trees

11. Fixed seating

12. Flowering Tree

13. Gate connection to residences



LANDSCAPE PLAN
_ Talbot Entry

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KEY ITEMS

- | | | | |
|-----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| 1. Future Lush ground planting
<i>Lomandra longifolia</i> mix. | contrasting green-scape. | 8. Feature flowering trees
Deciduous flowering trees. | 12. Flowering fragrant trees
<i>Magnolia grandiflora</i> . |
| 2. Future Productive garden
Seasonal garden with selection of herbs and citrus trees. | 5. Feature evergreen trees
<i>Hymenosporum flavum</i> (Native Frangipani) | 9. Evergreen feature trees
<i>Agonis</i> sp. | 13. Gate connection to residences |
| 3. Feature tree
<i>Gleditsia</i> sp. | 6. Fernery
Mix B - variety of native ferns. | 10. Feature bird and bee attracting trees
<i>Grevillea baileyana</i> | 14. Existing ftrees
<i>Pyrus Capital</i> |
| 4. Future Evergreen feature shrubs
<i>Olearia axillaris</i> , <i>Rhagodia</i> , _silvery foliage | 7. Integrated fixed seating
Feature seating that compliments the surrounding space (TBC). | 11. Feature flowering tree
<i>Bauhinia</i> sp. | 15. Flowering feature trees
Small feature trees to match existing - <i>Pyrus Capital</i> |



LANDSCAPE CHARACTERS

Tree Planting

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Received: 15/1/2024



STREET TREES_INDICATIVE SELECTION (EVERGREEN)

Corymbia maculata ‘Spotted Gum’
Tall, majestic Australia Native tree with a decorative silver-grey, spotted and dimpled trunk. Foliage are dark green and glossy. White fragrant flowers are display from late winter to spring.
Size: 12-15m high x 8-10m wide
Environment: Full-sun



STREET TREES_INDICATIVE SELECTION (EVERGREEN)

Eucalyptus synandra ‘Jingymia Mallee’
Small mallee with grey smooth bark, and linear leaves. Flowers are white turning pink in late spring to summer.
Size: 3m high x 2m wide
Environment: Full-sun



SHADE TREES_INDICATIVE SELECTION (EVERGREEN)

Tristaniopsis Laurina ‘Luscious’
Shiny foliage with red coloured tipped new growth and yellow flowers with a sweet perfume.
Size at maturity: 7-12m high x 5m wide



Agonis Flexuosa burgundy
Deep burgundy foliage
Size at maturity: 6m high x 4m wide



Agonis Flexuosa variegata
Native, medium size evergreen with pendular habit. Long, thin shiny leaves on drooping branches.
Size at maturity: 5m high x 3m wide
Flower: small white flowers in spring and summer



SHADE TREES_INDICATIVE SELECTION (DECIDUOUS)

Gleditsia triacanthos inermis ‘Shademaster’
Graceful and pendulous style tree forming into an open rounded tree. The golden tips create a lovely contrast against a green background.
Size: 8-10m x 6-8m wide.



Gleditsia triacanthos inermis ‘Sunburst’
Gold foliage
Size: 12m x 7m wide.

LANDSCAPE CHARACTERS

Tree Planting

TOWN OF VICTORIA PARK

Received: 15/1/2024



FEATURE TREES_INDICATIVE SELECTION (EVERGREEN)

Hymenosporum flavum (Native Frangipani)
 Australian native with glossy green leaves and a distinct upright pyramidal shape.
 Size: 6-8m high x 6m wide
 Environment: Full-sun to Part shade



STREET TREES_INDICATIVE SELECTION (EVERGREEN)

Eucalyptus caesia Silver Princess'
 Ornamental mallee with red bark, glossy green-silvery foliage and pink red flowers.
 Size: 5m high x 3m wide
 Environment: Full-sun



FEATURE FLOWERING TREE_INDICATIVE SELECTION (EVERGREEN)

Bauhinia x blakeana 'Hong Kong Orchid tree'
 Striking evergreen tree that displays a rounded spreading canopy composed of large thick bilobed leaves and fragrant pink-purple flowers.
 Size: 9m h x 5m w
 Environment: Full-sun to part shade



FEATURE TREE_INDICATIVE SELECTION

Grevillea baileyana 'Brown Silky Oak'
 Australian native with glossy foliage and rusty tinge to the undersides. Honey scented cream flowers are produced in summer.
 Size at maturity: 6m high x 4m wide



FEATURE BANKSIA TREE_INDICATIVE SELECTION

Banksia integrifolia sentinel 'Coastal Banksia'
 Small flowering shrub with upright habit, dark green foliage, silvery undersides and lemon coloured flowers. Drought tolerance and low maintenance. Well-drained soil is preferred
 Size: 2m high x 1m wide



FEATURE TREE_INDICATIVE SELECTION

Eucalyptus kruseana 'Bookleaf mallee'
 Australian native small tree with tiny, round, blue-grey, stalk-less leaves which cling densely to the branches. Flowers are creamy-yellow in colour and produced between autumn to winter. Drought tolerance and low maintenance. Well-drained soil is preferred
 Size: 2m high x 1.5m wide



FEATURE SMALL TREES_INDICATIVE SELECTION

Pyrus calleryana 'Capital'
 A slender and columnar tree. Dense growth habit with glossy leaves that turn reddish-orange and purple in Autumn. Single white flowers smother the tree in Spring. A hardy and disease resistant tree.
 Size: 9m x 3m wide.
 Environment: Prefers full sun.

LANDSCAPE CHARACTERS
General Planting

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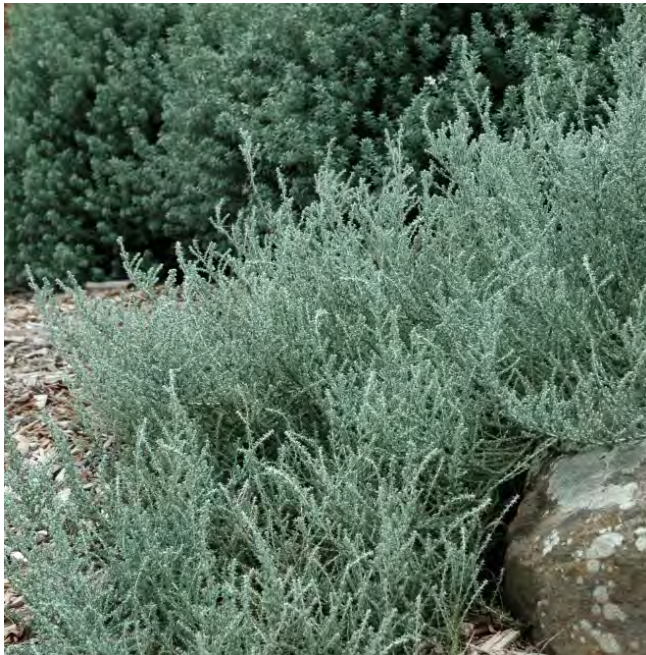
GROUND PLANTING

Lomandra Longifolia ‘tanika’ (Australian Native)
70cm high x 60cm wide
Compact tufted low height grass with deep green and strappy long foliage and attractive yellow flowers that appear during spring. Can be planted in full-sun position. Low maintenance and drought tolerance



GROUND PLANTING

Lomandra Longifolia x Confertifolia Subp. pallida. ‘Lime Tuff’ (Australian Native)
50cm high x 50cm wide
Compact tufted low height grass with loft fine lime green leaves and delightful yellow flowers that blossom in spring. Drought tolerance and low maintenance. Prefers full-sun to part shade position



FEATURE UNDER PLANTING_ADIE COURT

Olearia 'Ghost town' (West Australian Native)
70cm high x 1m wide
Native upright shrub with grey/grey foliage and occational flushes of tiny white flowers. Grown in full sun position.



FEATURE UNDER PLANTING_ADIE COURT

Westringia fruticosa 'Coastal Rosemary'
1.5m high x 3m wide
Medium sized spreading shrub with attractive silver foliage and small cream flowers. Drought tolerance and low maintenance. Well-drained soil is preferred



FEATURE PLANTING

Zamia furfuracea (Cardboard PLant) A cycad with thick, felted leaves up to 1.2m long that emerge from the middle of the plant, forming a rosette. Salt resistant and can be used in coastal areas.
Environment: Full-sun to part shade
Soil: Well-drained. Irrigation: Can tolerate dryness
Height: 1.5m wide. Flower: N/A
Maintenance



GROUND PLANTING

Adenanthos cuneatus “Coral Carpet” (Australian Native)
A native prostrate groundcover with feathery coverage and new pink foliage.
Environment: Full-sun to partly shaded position. Coastal
Soil: Well-drained. Irrigation: Can tolerate dryness.
Height: 1m high x 2m wide
Flower: Small red flowers.
Maintenance: Low. Very hardy and drought tolerant once



GROUND PLANTING

Dampiera Linearis ‘Cobalt Mound’ (Australian Native)
Low compact plant with mounding habit.
Environment: Full-sun to light shaded position.
Soil: Well-drained. Irrigation: Dry but requires water in summer
Height: 20-40cm high x 50cm wide
Flower: Sapphire blue flower in Spring/Early summer.
Maintenance: Low once established.



TALL PLANTING

Hakea Laurina (Pincushion) (Australian endemic)
Small tree with long and oblanceolate leaves.
Environment: Full-sun position
Soil: Well-drained. Irrigation: Can tolerate dryness.
Height at maturity: 3metres high, 2m wide
Flowers: Cream flowers with a tinge of red
Maintenance: Low



MIX A_FEATURE PLANTING

Myoporum parvifolium ‘Yareena’ (Australian Native)
 10cm high x 1m wide
 Fast growing prostate cascade planting with clean stiff green foliage that are blunt and thick. Flower clusters are fragrantly honey-scented, and appear during spring and summer followed by globular berries. Prefers full-sun to light shaded position



Thryptomene Baeckeacea ‘Coastal Thryptomene’ (WA Australian Native)
 20cm high x 1m wide
 Evergreen flat growing shrub with masses of pink flowers during winter and spring. Prefers full sun. Low maintenance and can tolerate drought



Acacia Redolens ‘Vanilla Wattle’ (WA Australian Native)
 2m high x 6m wide
 WA Native prostate shrub with dark green, flat foliage and brilliant golden-yellow flower balls in spring which have a distinctive vanilla like scent. Grown in full-sun to part shaded position. Very hardy and low maintenance.



Phormium ‘Blazing Red’
 1m high x 1m wide
 Compact perennial plant with cherry-red stripes combined with deep auburn tones. Provides year-round colour during the harshest season. Drought tolerance and low maintenance. Well-drained soil is preferred



Chrysocephalum apiculatum ‘Everlasting’ or ‘Yellow Button’ (Australian Native)
 30cm high x 1m wide
 Native fast growing evergreen compact perenial herb with yellow flower in spring and summer. Extremely hardy and low maintenance. Grown in full-sun to light shaded position.



Pimelea ferruginea ‘White Solitaire’ (Australian Native)
 1m high x 60cm wide
 Native dwaft shrub with bright green foliage and white flower clusters that apepar during spring. Nectar-rich flowers are butterfly attracting. Grown in full-sun to dabbled shade



Dampiera Teres ‘Little Boy Blue’ (Australian Native)
 50cm high x 1m wide
 Easy growing small shrub with masses of purple-blue flowers that bloom during winter and spring. Extremely hardy and adaptable that tolerate full-sun to lightly shaded position



Grevillea ‘Kimberley Moon’
 Shrub to 2.5m high x across
 Orange flowers over entire bush in Spring / Winter
 Full sun / Part shade, All soils
 Waterwise selection
 Origin: Kings Park Botanic Gardens

LANDSCAPE CHARACTERS MIX A_Grandis Boulevard

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LANDSCAPE CHARACTERS MIX B_Fernery + Shade

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Alpinia caerulea (Red back ginger)
Australian native ginger with large, shiny striking maroon/red-backed foliage and fragrant pale orange to white flowers.
Height: 1.5m h x 2m w
Environment: Adaptable to low light positions

Philodendron giant xanadu
Evergreen compact shade plant that produces big glossy dramatically lobed lime green foliage.
Height: 75cm high x 1m wide
Environment: Part to full shade

Blechnum Lady Luck - Silver Lady Fern
Fast growing fern, unique symmetrical palm like foliage.
Environment: part to well shaded area
Soil: Well-drained, moist
Height: 1.2m high x 1m width
Flowers: No flowers



MIX B_FERNERY

Cyathea Cooperi 'Australian Tree Fern' (Australian Native)
6m high x 3m wide
Ornamental fern with slender trunk that supports a crown of large lacy fronds. Prefers shady and moist conditions but can tolerate full-sun. Relatively low maintenance

Phlebodium Blue Star 'Phlebodium' (Australian Native)
1m high x 50cm wide
Compact fern featuring deeply lobed and blue-green foliage.

Microsorium Diversifolium 'Kangaroo Paw Fern' (Australian Native)
50cm high
Dark green leathery fronds with low-growing spreading habit.

Banksia Nivea 'Honeypot Dryandra' (Australian Native)
1m high x 1m wide
Small growing shrub with attractive fern-like green arching foliage. This bird attracting plant produces dome orange shaped flowers in the center of the plant. Drought tolerance and prefers sunny position

HARDSCAPE SELECTIONS
- indicative only

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DECORATIVE CONCRETE CO-01

Product: Exposed concrete
Colour: Dunsborough
Supplier: Boral



DECORATIVE CONCRETE CO-02

Product: Exposed concrete
Colour: Grevillea
Supplier: Geostone



PAVERS PAV-01

Product: Segmental pavers
Material: Decorative concrete / stone
Finish: Sandblasted & brushed
Size: 600x300x40
Supplier: TBC



PAVERS PAV-02

Product: Easilock 80
Finish: Stonewah Grey
Size: 220 x 110 x 80
Supplier: Midland brick



PAVERS PAV-03

Product: Easilock 80
Finish: Stonewah Charcoal
Size: 220 x 110 x 80
Supplier: Midland brick

LANDSCAPE TECHNICAL
Street trees + irrigation strategy

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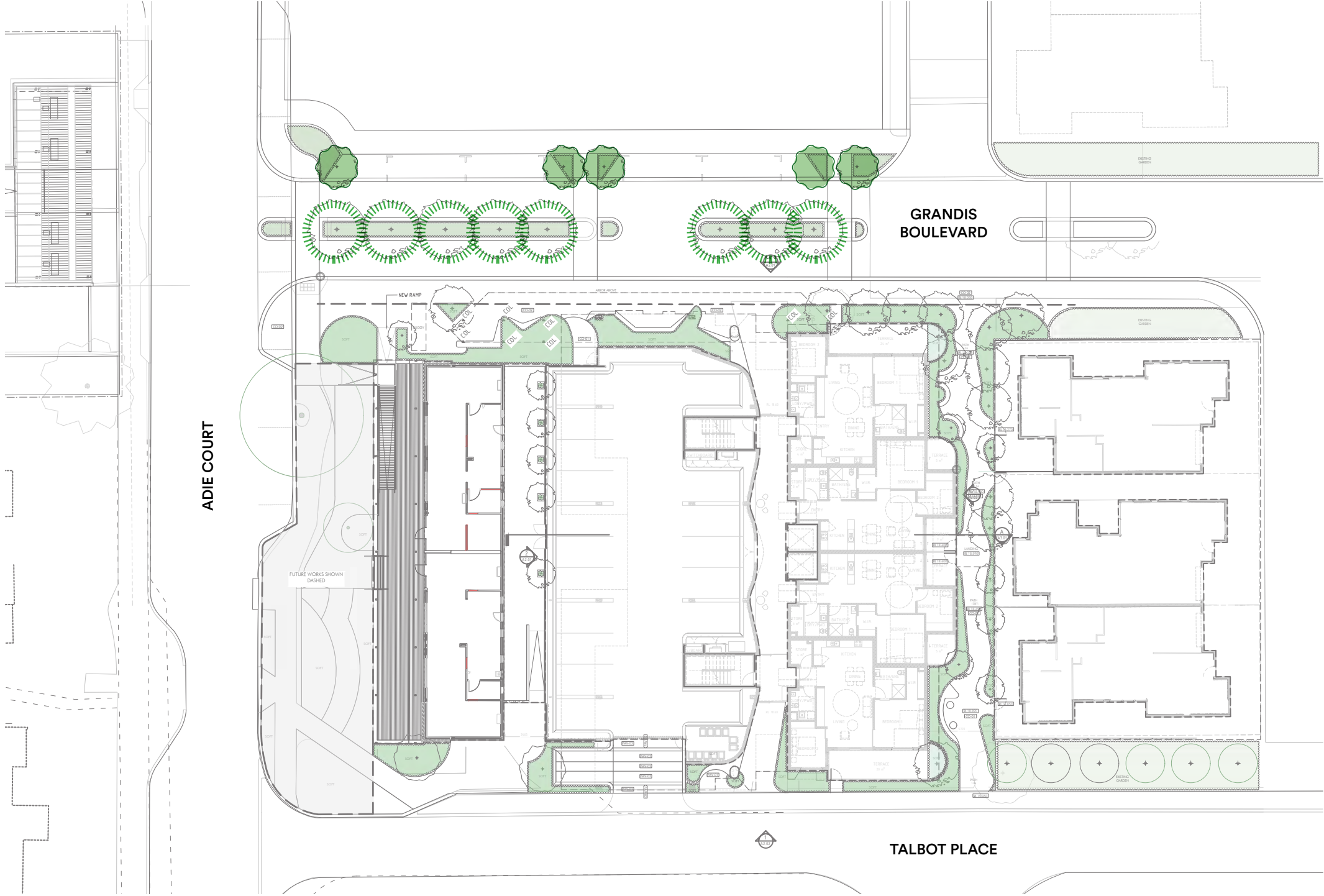
NEW STREET TREES
Corymbia maculata 'spotted gum'
Stock Size: 1000L minimum



NEW STREET TREES
Eucalyptus synandra
Stock Size: 500L



NEW STREET TREES
Eucalyptus caesia
Stock Size: 500L



LEGEND

- NEW FEATURE LARGE AVENUE TREES
- NEW FEATURE STREET TREES

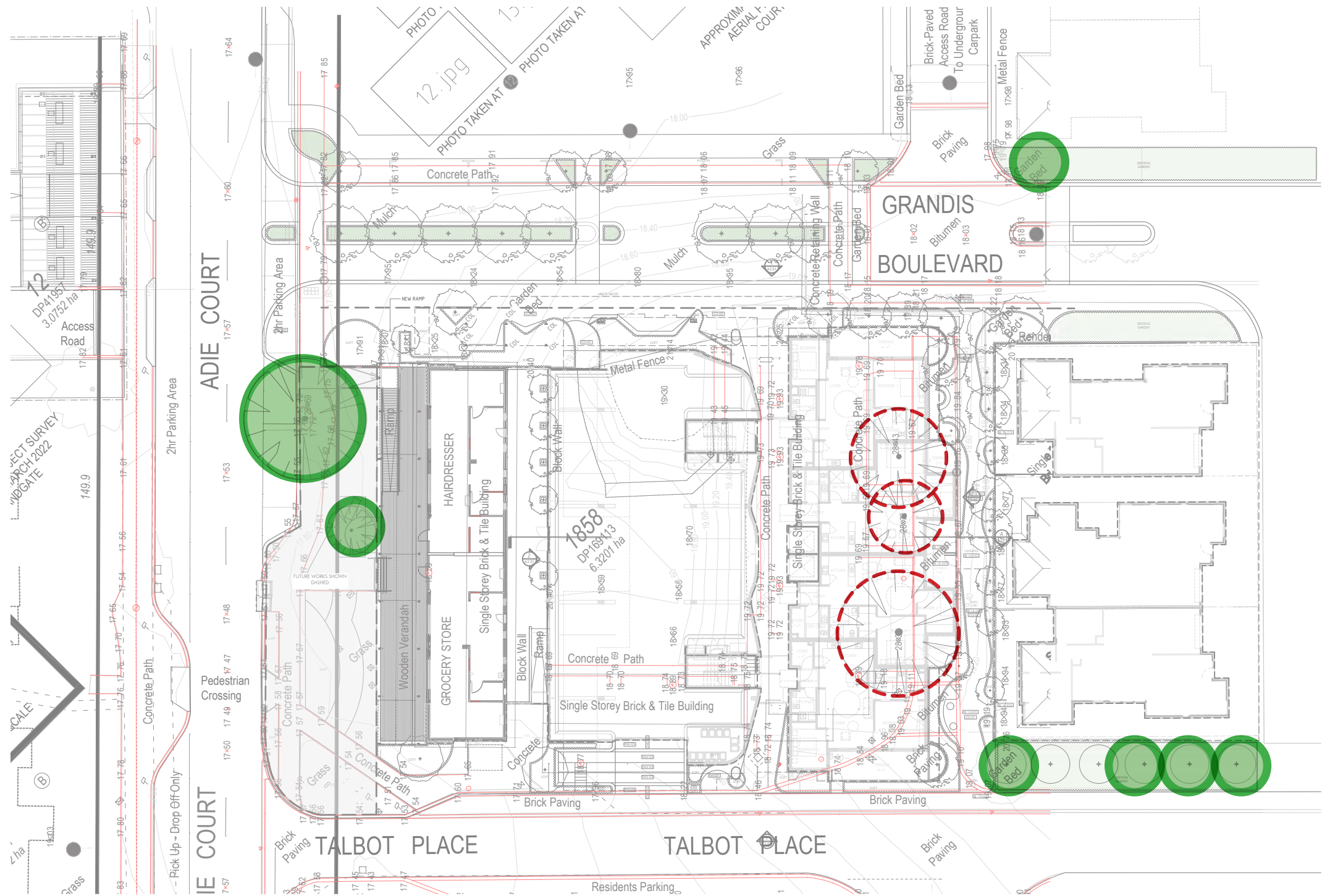
IRRIGATION STRATEGY

All planting gardens including street verge gardens to be serviced by drip-line irrigation at 150mm spacings controlled via designated irrigation controller for each floor. Reticulated irrigation system design and installation including moisture sensors by water-wise accredited designer and installer.



LANDSCAPE TECHNICAL
Existing trees + removal trees

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LEGEND



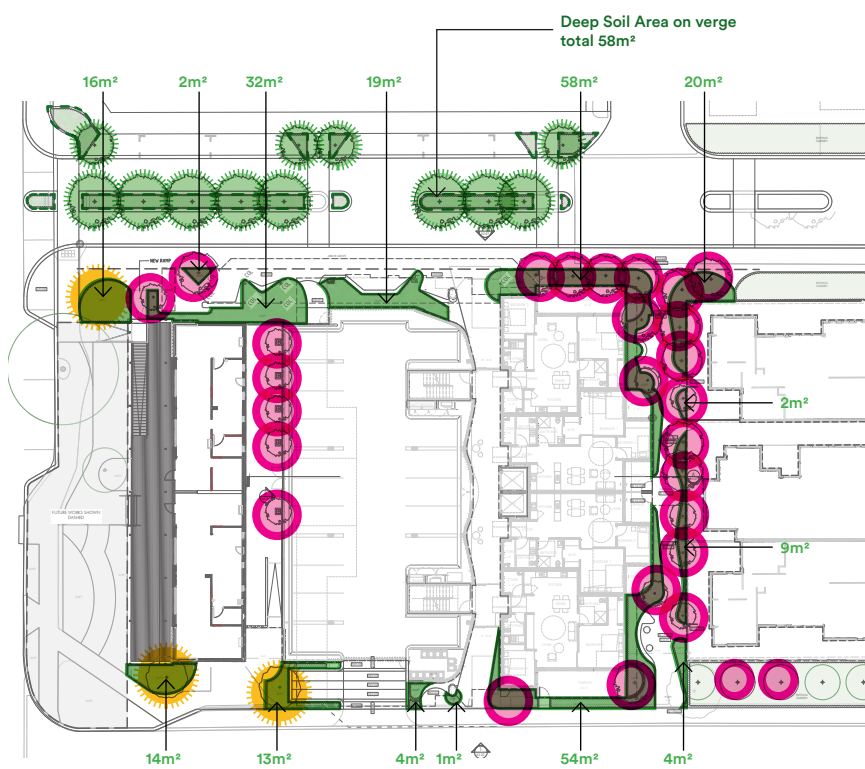
EXISTING TREES



TREES TO BE REMOVED



LANDSCAPE METRICS
Calculations



GROUND FLOOR PLAN



L1 + L2 FLOOR PLAN

incidental planting on structure each level. Total approximately 7m²

DEEP SOIL AREA (DSA) METRIC	
Site Area	N/A (as the proposed development is part of a larger lot)
Required Deep Soil Area	-
Deep Soil Area provided	248 m² (by definition) shortfall is inapplicable.
Planting with trees to structure above or planting on structure (>1m depth)	Approximate Total: 7m² Ground Level > 0m², Level 1> 3.5m², Level 2 > 3.5m²
Deep Soil Area on verge	58 m²

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TREE CANOPY METRIC	
Site Area	N/A
Existing Trees	N/A
Required Number of Trees	1 large tree and small trees to suit area or 2 medium trees.
New Trees	28 small trees 3 medium trees 12 street trees
Summary:	Element objective of improving the tree canopy long term will be achieved.

LEGEND

- Small Trees (28 off)
- MediumTree (5 off)
- StreetTree (12 off)
- Deep soil area
- Deep soil area on verge
- Planting areas for tree infrastructure (1 - >1m depth)

Due the proposed developing site being part of a masterplan, the percentage calculation for Deep Soil Area (DSA) is inapplicable. However, the table above has noted the DSA in square metre, which would be applicable for a lot size of 2480m².

* Note: General requirement as guided by Residential Design Codes Volume 2: Apartments and Built Form Policy 7.3 (Section 3.3) for Deep Soil Area is 10% of lot size.

