

ALEXANDRIA VIEW

MINDARIE

Landscape Architecture

Concept Report

12.08.2022





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DESIGN CHARACTER



Landscape Summary

Alexandria Drive, Mindarie is a vibrant destination that seamlessly connects with the surrounding suburb and coastal environment.

The local coastal environment is a key design drivers in the landscape proposal to create a place that feels integrated with its local context. The surrounding character of the beach and bushland wraps its way within the spaces with generous planting swathes and trees to provide a natural coastal setting.

The internal residential landscape is a place for people to call home with landscape opportunities to provide a variety of places for the residents to feel part of a community whilst also allow for private and calm spaces. Seamless transition form internal to external spaces through the use of cohesive materials and green leafy views.

The Landscape will;



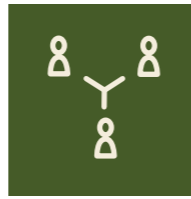
GREEN THE PRECINCT

- Opportunity to provide shade and landscape greening
- Improved ecological corridor
- Connect coast line environs
- Reduce urban heat island effect
- Increase local ecological connection



IMPROVE WALKABILITY

- Increase pedestrian safety
- Improved passive surveillance
- Become a community destination



CULTIVATE COMMUNITY

- Provide a meeting space
- Provide an neighbourhood presence



BE INCLUSIVE AND WELCOMING






- An accessible place
- Welcoming to the tenants and the public
- Creating safe spaces for people to live in and visit

Site Context

Alexandria Drive, Mindarie residential redevelopment is situated within close proximity to a key chain of both existing remnant bushland and coastal dunal system.

A key strategy to the landscape design is to create a unique and authentic public/private realm intertwining the coastal vegetation of Mindarie whilst acknowledging the surrounding residential suburb.

The landscape design aims to enhance connectivity to the local amenities and beach for use by both residents, visitor and community.

-  Proposed development
-  Reserve Bushland/dune system
-  Pedestrian links
-  Beach access
-  Granite groin



Design Character

The public and private realm of Alexandria View, Mindarie requires a balance between the expressions of the surrounding natural environment and the proposed built outcome to enhance both resident and public experience.

The inclusion of local and endemic species is pivotal along the public interface to ensure a 'green' buffer to the harsh coastal frontage which in turn aids in creating a comfortable space for the local community.

Internally the landscape design is to offer a variety of uses, activities and amenities that are comfortable and healthy to benefit both residents and visitors.



Architectural forms

The landscape form and materiality is to take inspiration from the proposed architectural language with striking fluid lines represented within the landscape.

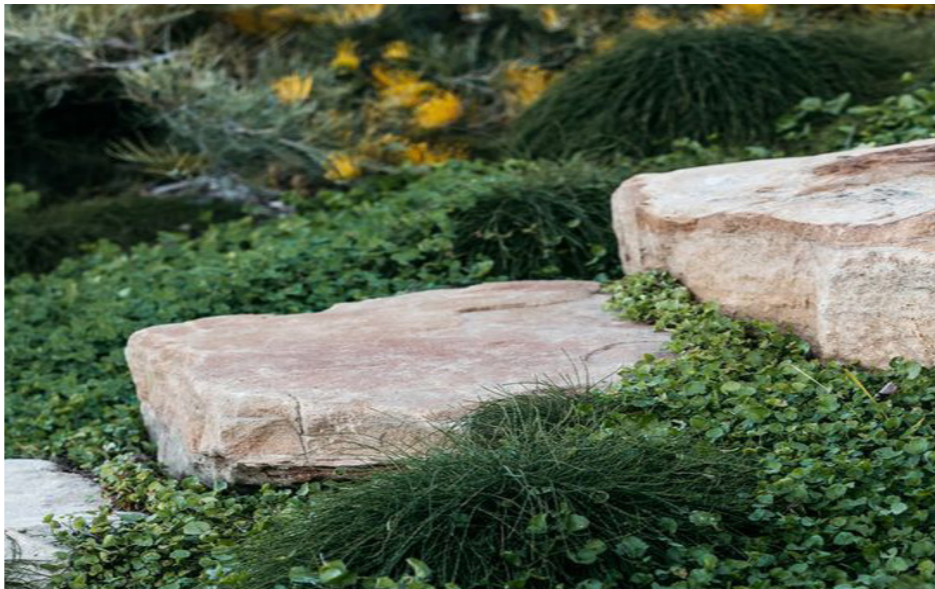


Local forms

The landscape character is to take inspiration from the surrounding coastal palette. Drawing inspiration from the warm, rough limestone outcrops, the dunal vegetation, the serene blue of the ocean expressed across the landscape design through forms, texture and colors.

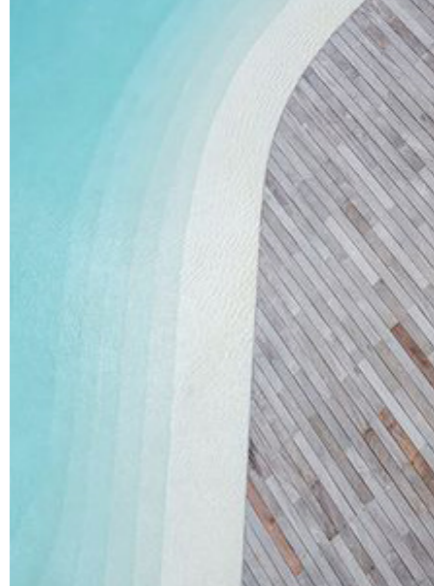
Vibe imagery

Streetscape + townhouse

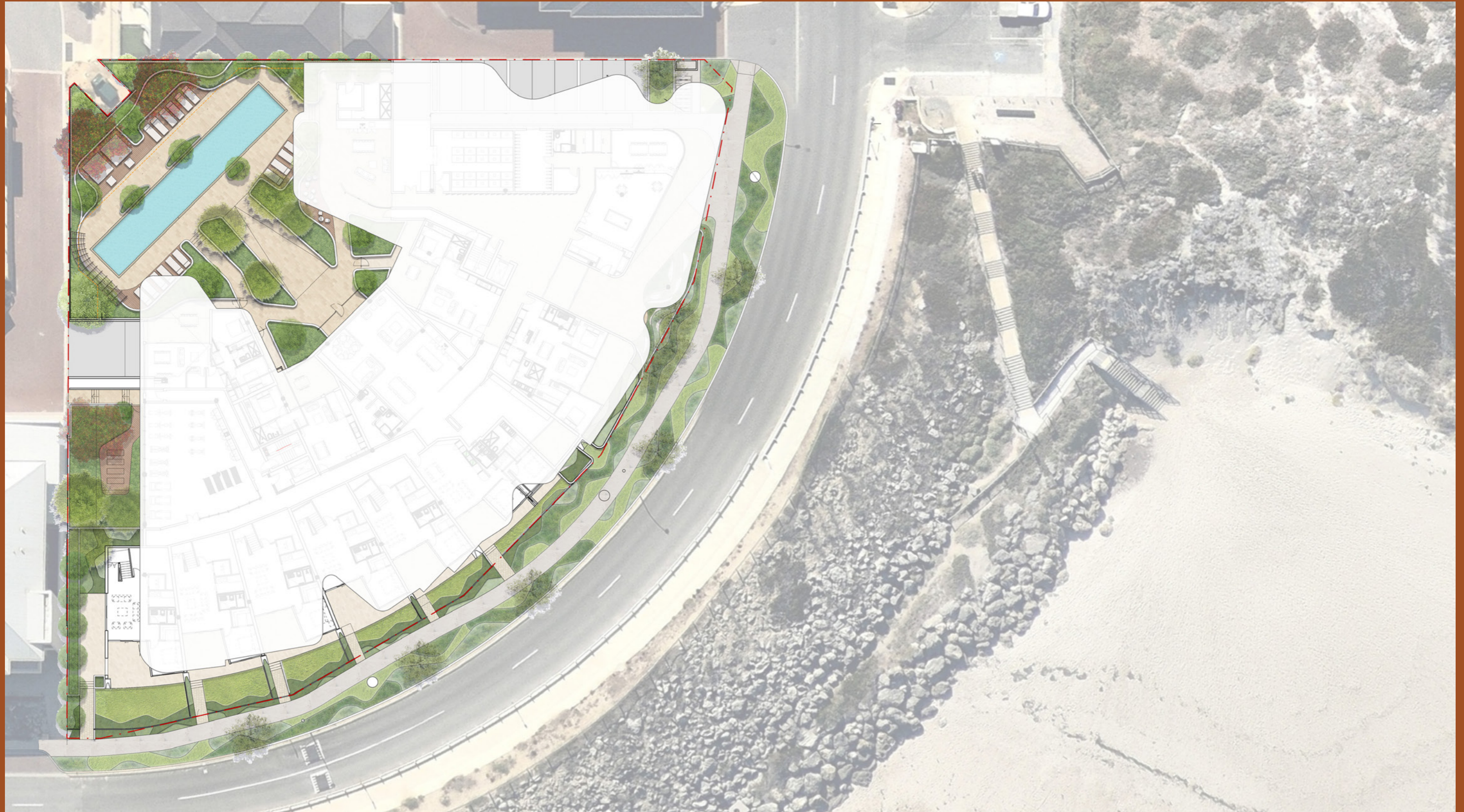


Vibe imagery

Internal landscape



CONCEPT PLAN



Site Plan

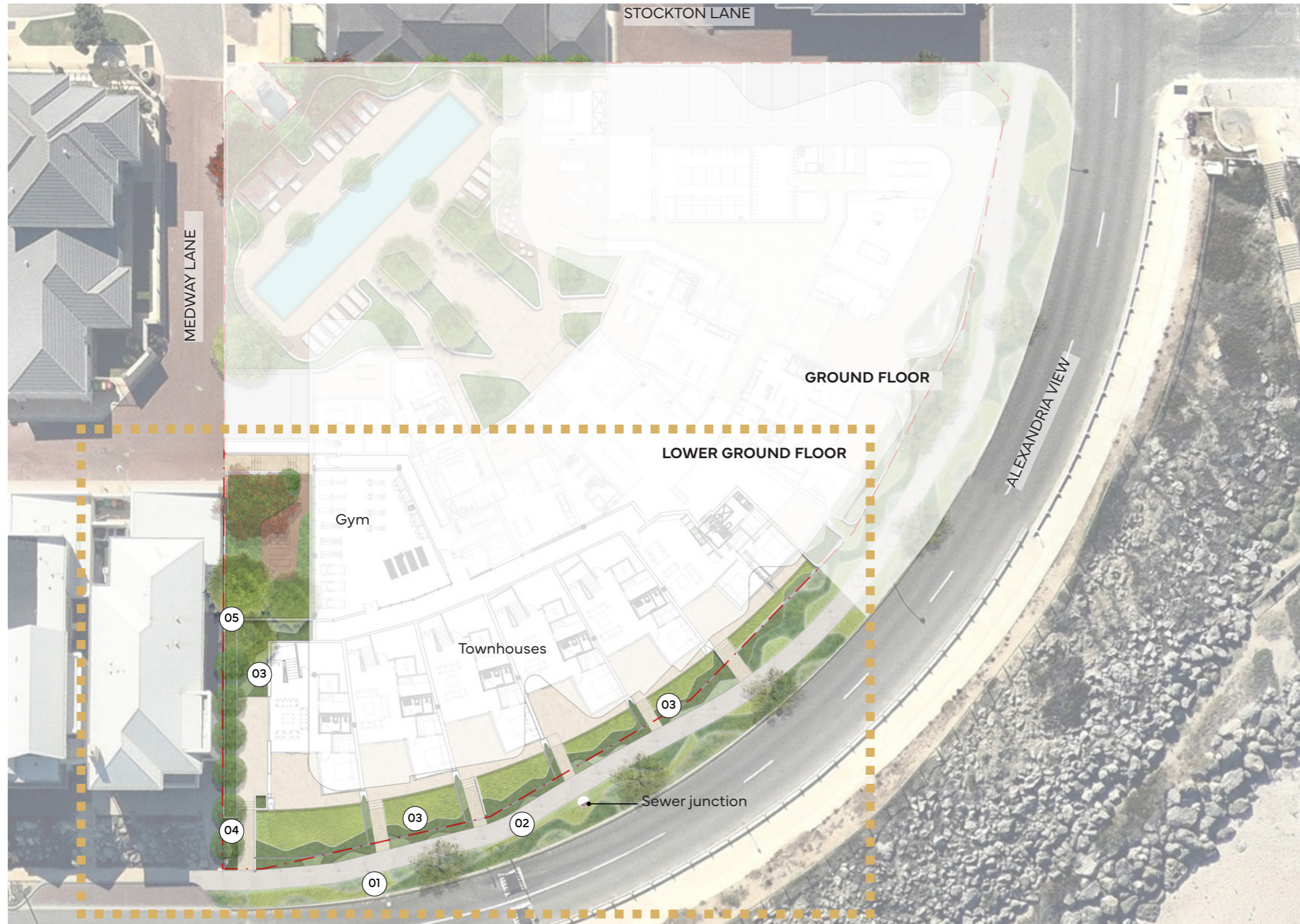


NTS



Landscape Plan

Lower ground floor



Legend

- 01 Coastal streetscape planting + street trees
- 02 1.8m wide foot path
- 03 Townhouse street access + courtyards
- 04 Access to western townhouse
- 05 Landscape buffer to western boundary

1:400 @ A3



Lower ground floor

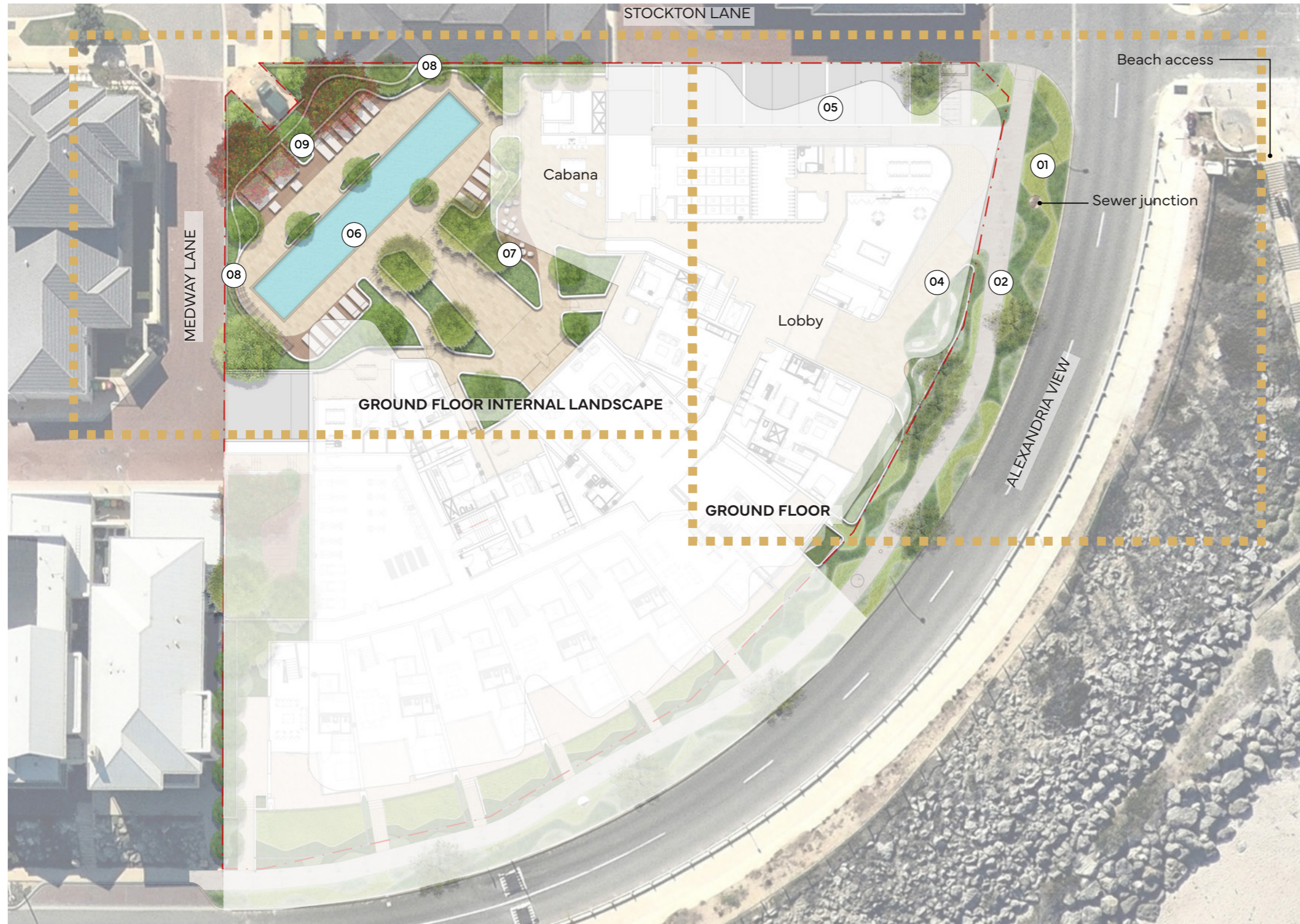


- Legend**
- 01 Coastal verge planting (max 750mm high) Mixed forms colour and texture
 - 02 New street trees
 - 03 1.8m wide insitu concrete foot path
 - 04 Town house access. Feature pavement, coastal planting, gravel and steps (as required)
 - 05 Town house fence and walling including low coastal hedge (1m) offering wind protection
 - 06 Turf to lower ground floor courtyards
 - 07 Paved entry/stairs to townhouse 1
 - 08 Landscape buffer and coastal planting to boundary
 - 09 Townhouse 1 private courtyard
 - 10 Resident outdoor deck and yoga space
 - 11 Feature shade trees, deep soil and coastal planting

1:200 @ A3


Landscape Plan

Ground floor



Legend

- ① Coastal streetscape planting + street trees
- ② 1.8m wide foot path
- ③ Townhouse street access + courtyards
- ④ Lobby entry + landscape entry
- ⑤ Visitor parking
- ⑥ Resident pool
- ⑦ Residents pool deck amenity
- ⑧ Arbor and screening to boundary
- ⑨ Pool deck seating and feature shade trees


1:400 @ A3 

Ground floor + Lobby Entry



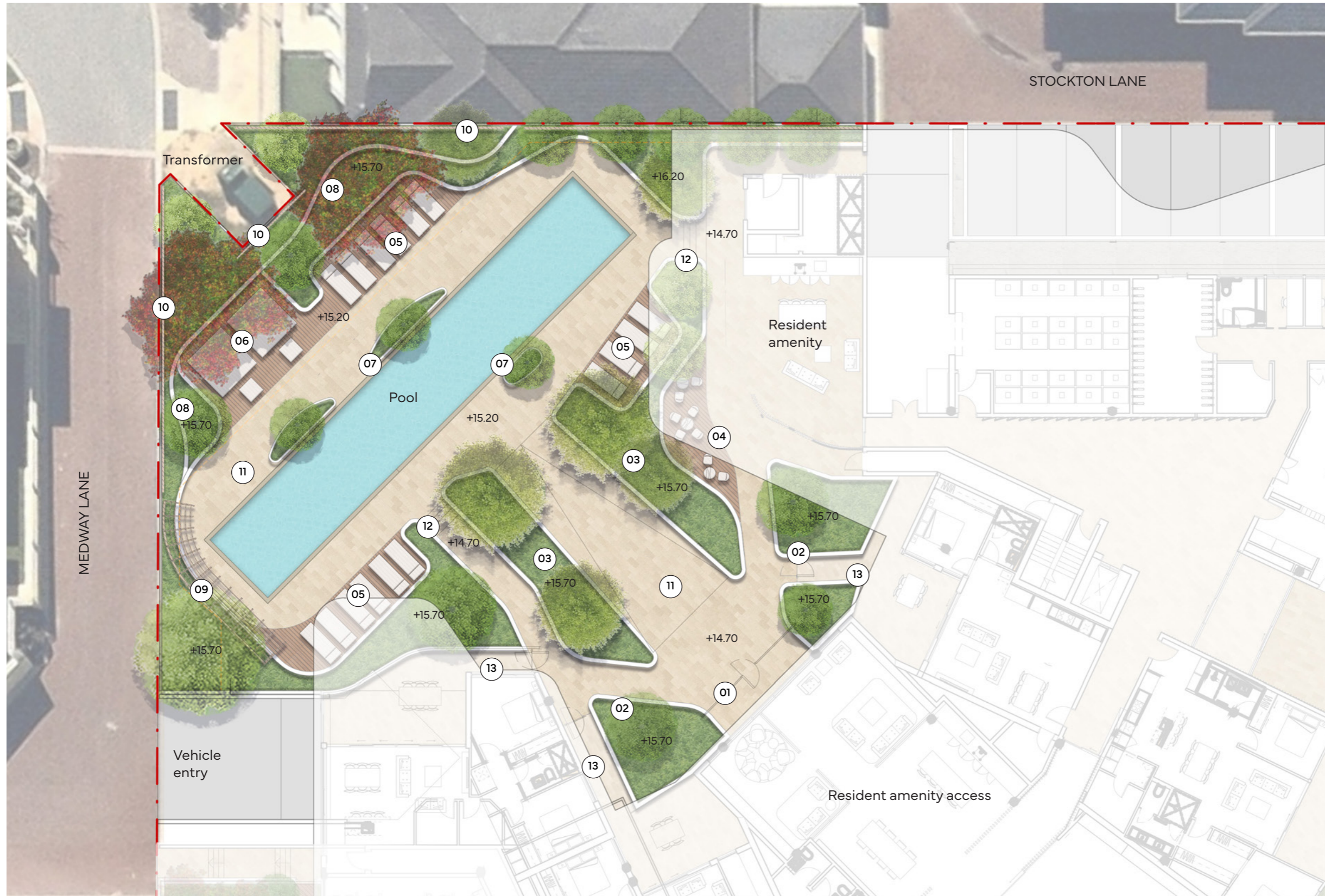
Legend

- 01 Coastal verge planting (max 750mm high) Mixed forms colour and texture
- 02 New street trees
- 03 1.8m wide insitu concrete foot path
- 04 Coastal trees offering shade/wind protection
- 05 Feature landscape entry including waterwise coastal planting nad gravel. Mixed forms colour and texture
- 06 Feature paving to lobby entry
- 07 Raised planter wall responding to architectural forms.
- 08 Pedestrian access to parking bays
- 09 Low car park planting + small coastal tree
- 10 Existing sewer junction

1:200 @ A3 

Ground floor

Internal landscape



Legend

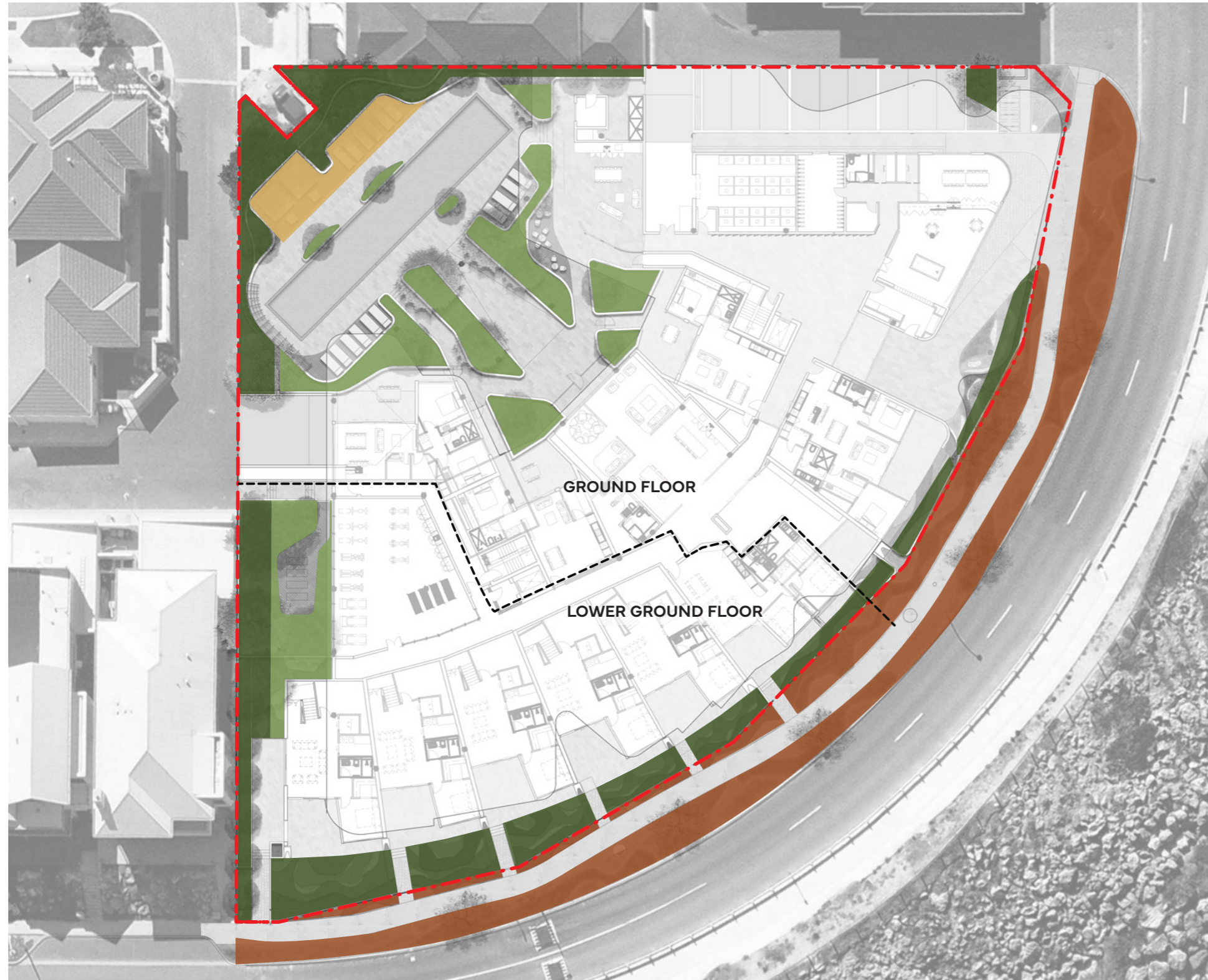
- 01 Gate and fence access
- 02 Raised landscape planter and small tree
- 03 Feature raised entry planters and views to pool including shade trees
- 04 Flexible seating and deck adjacent amenity room (BBQ)
- 05 Pool side seating (moveable) and deck
- 06 Pool side cabana
- 07 Feature pool side planters including small trees
- 08 Raised terrace planter including feature shade trees and planting in deep soil
- 09 Arbour and climbing plants to screen laneway
- 10 Additional screen and climbing plants to boundary
- 11 Paving to match internal finish
- 12 Stair access
- 13 Lower ground courtyard access

1:200 @ A3

DEEP SOIL + TREE STRATEGY



Deep Soil Planting Strategy

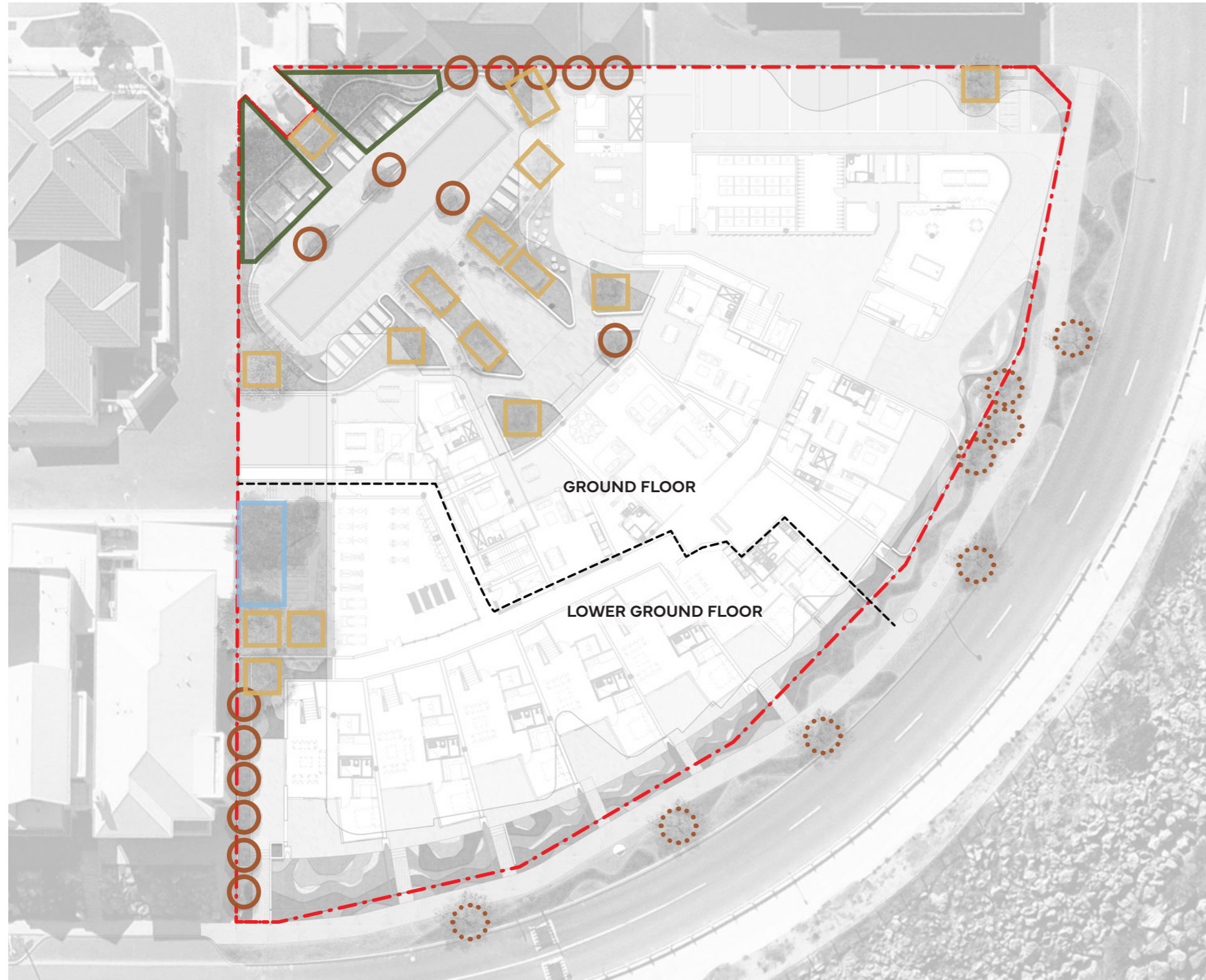


DEEP SOIL REQUIREMENTS	
Site Area	3,908 sqm
Required DSA 10%	390.8 sqm
Total DSA	329 sqm
DSA Short fall	61.8 sqm
Required additional podium deep soil	123.6sqm
Additional podium soil raised planter (min 1000mm depth)	170 sqm
Additional deep soil below deck	49.7 sqm

Total DSA 329 sqm
 Total Podium DSA 170sqm
GRAND TOTAL DSA 499 sqm (12.7%)

- Open Soil DSA
- Additional Planting on Podium (min 100mm)
- Additional deep soil below decking
- External streetscape
- Site Boundary

Tree Planting Strategy



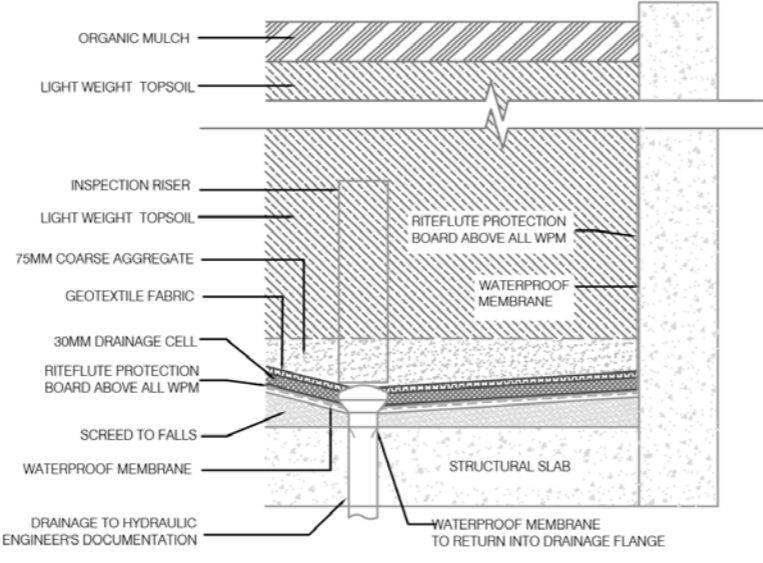
TREE REQUIREMENTS	
Site Area	3,908 sqm
> 1,000 sqm site	1 x large tree/900sqm
Additional site area over 1,000 sqm	2,908 sqm
Required additional trees	3 x large trees + small trees to suit

TREE NUMBERS	
Large trees	2
Medium trees	1
Small trees	15
Small trees (additional non compliant)	18
Street tree	8

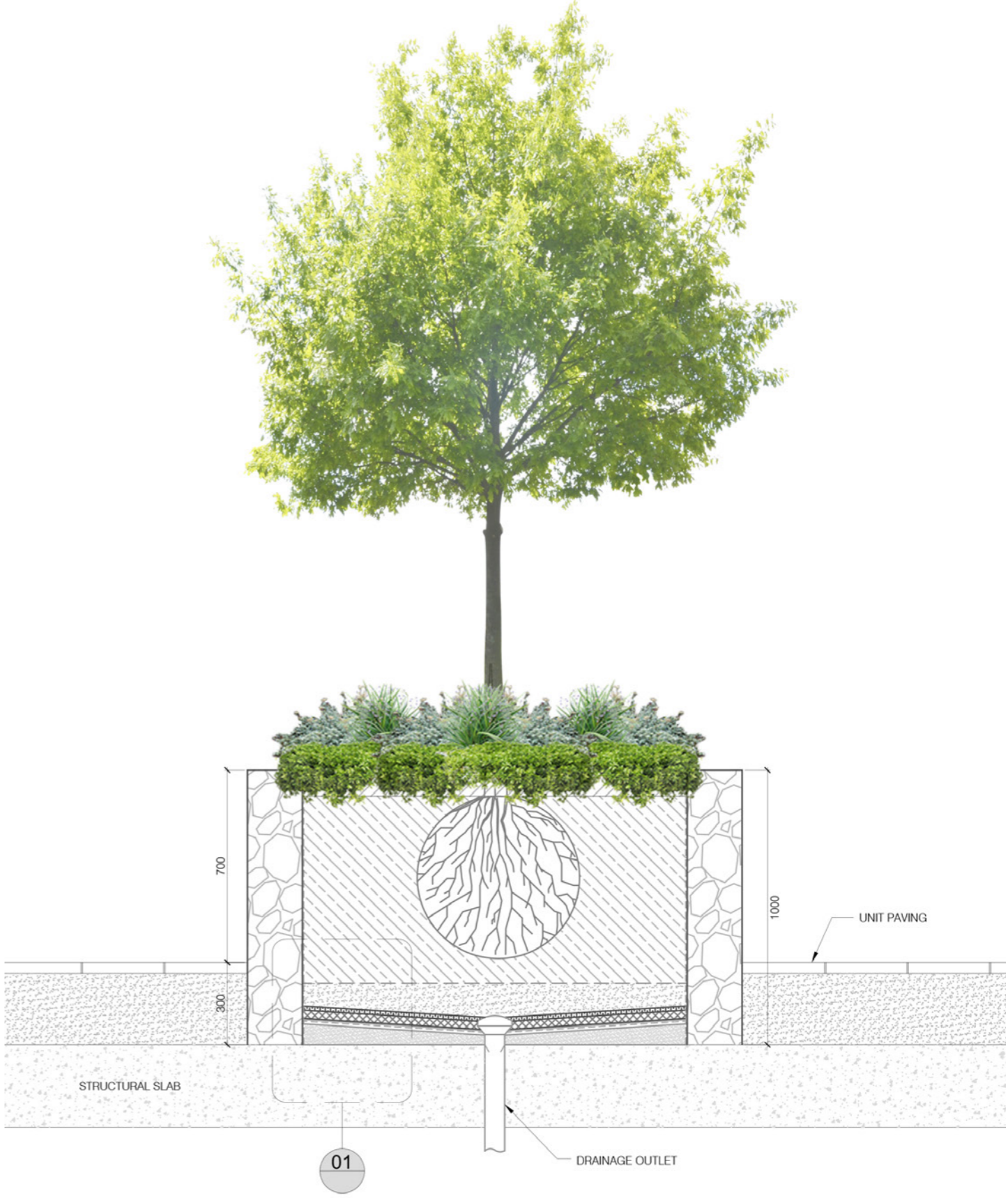
- Large Tree' location (64m² DSA per tree)
- 'Medium Tree' location (36m² DSA per tree)
- 'Small Tree' location (9m² DSA per tree)
- Additional 'Small Tree' location (non compliant)
- External street tree
- Site Boundary

On Podium Planting Details

Outlined below is how the planting beds on podium will be detailed to meet Design WA standards for soil depth.



TYPICAL PLANTER LINING DETAIL



TYPICAL PLANTER ON PODIUM DETAIL



PLANTING STRATEGY

Planting Strategy



PLANTING AREAS

-  Streetscape
-  Townhouse
-  Internal

Tree Strategy



- Melaleuca lanceolata*
5 x 4m
- Metrosideros thomasi*
6 x 5m
- Cupaniopsis anacardioides*
8 x 6m
- Delonix regia*
12 x 9m
- Elaeocarpus reticulatus*
6 x 3m
- Plumeria rubra*
6 x 3m
- Waterhousia floribunda*
8 x 5m

Planting - Streetscape

Groundcovers



Adenanthos cuneatus



Carpobrotus virescens



Hemiandra pungens



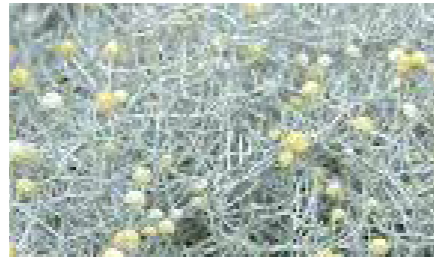
Hardenbergia comptoniana



Kennedia coccinea



Shrubs



Leucophyta brownii



Mycoporum 'Coastal Carpet'



Oleria 'Little Smokie'



Sacevola 'Flat Fred'



Westringia dampieri



Grasses



Conostylis candicans



Ficinia nodosa



Poa poiformis



Leipdosperma 'Twilight Green'



Leipdosperma gladiatum



Trees



Metrosideros thomasi



6 x 5m



Melaleuca lanceolata



5 x 4m



Planting - Townhouse

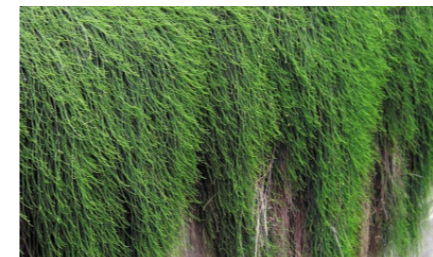
Groundcovers



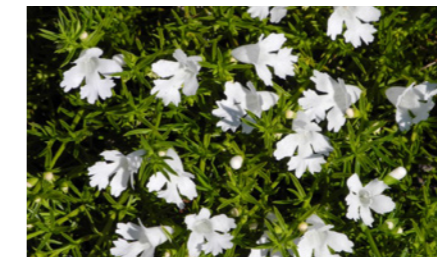
Adenanthos cuneatus



Carpobrotus virescens



Casuarina 'Cousin It'



Hemiandra pungens



Senecio Blue Chalk Sticks

Shrubs



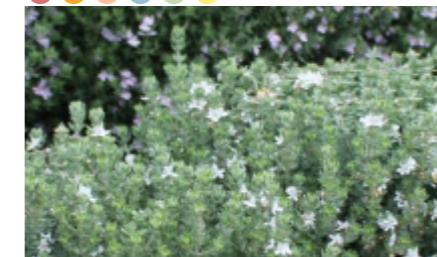
Leptospermum ForeShore



Metrosideros collina Tahiti



Melaleuca incana nana



Westringia Grey Box



Oleria 'Little Smokie'



Grasses



Conostylis candicans



Lomandra Cracker Jack



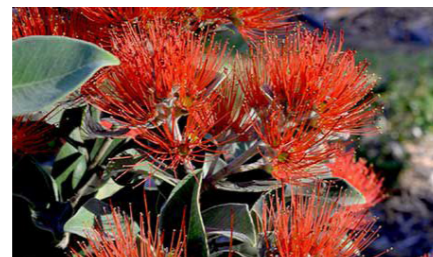
Leipdosperma 'Twilight Green'



Leipdosperma gladiatum



Trees



Metrosideros thomasi



Planting - Internal

Groundcovers



Casuarina 'Cousin It'



Dichondra Silver Falls



Trachloospermum 'Flat Matt'



Viola hederacea



Senecio Blue Chalk Sticks

Shrubs



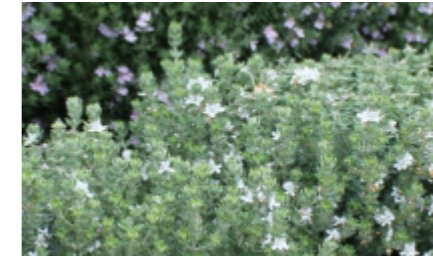
Acacia Limelight



Leptospermum ForeShore



Melaleuca Little Red



Westringia Grey Box



Pittosporum 'Miss Muffet'



Grasses



Clivia miniata



Lomandra Tanika



Lomandra Nyalla



Liriope 'Emerald Cascade'



Arthropodium cirratum



Climbing



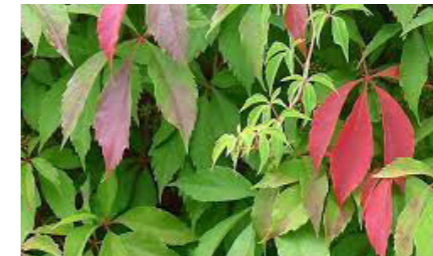
Trachloospermum jasminoides



Hibbertia scandens



Hardenbergia violacea

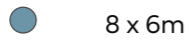


Parthenocissus quinquefolia

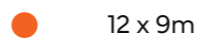
Trees



Cupaniopsis anacardioides



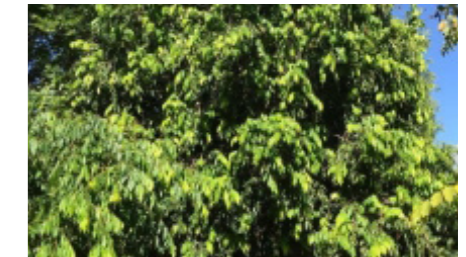
Delonix regia



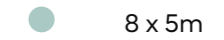
Elaeocarpus reticulatus



Plumeria rubra



Waterhousia floribunda



Plant Schedule

STREETSCAPE

Botanical Name	Native/Exotic	Size at Maturity HxW	Pot Size	Qty
Adenanthos cuneatus	Native	0.3x2	140mm	60
Carpobrotus virescens	Native	0.3X3	140mm	60
Hemiandra pungens	Native	0.3x2	140mm	60
EHardenbergia comptoniana	Native	0.2x2	140mm	60
Kennedia coccinea	Native	0.3x2	140mm	60
Leucophyta brownii	Native	1x1	140mm	70
Myoporum Coastal Carpet	Native	0.2x1	140mm	80
Oleria 'Little Smokie'	Native	0.5x0.5	140mm	85
Scaevola 'Flat Fred'	Native	0.5x1	140mm	85
Westringia 'Grey Box'	Native	0.45x0.45	140mm	90
Conostylis candicans	Native	0.3x0.3	140mm	90
Ficinia nodosa	Native	1x1	140mm	90
Poa poiformis	Native	1x1	140mm	90
Lepidosperma 'Twilight Green'	Native	0.5x0.5	140mm	85
Lepidosperma gladiatum	Native	1x1	140mm	85

TOWNHOUSE

Botanical Name	Native/Exotic	Size at Maturity HxW	Pot Size	Qty
Carpobrotus virescens	Native	0.3X3	140mm	125
Causarina 'Cousin it'	Native	0.3x2	5L	150
Hemiandra pungens	Native	0.3x2	140mm	125
Senecio 'Chalk Sticks'	Exotic	0.6x0.9	5L	150
Leptospermum 'Foreshore'	Native	0.5x1	5L	190
Metrosideros 'Tahiti'	Exotic	1x1	5L	185
Melaleuca incana nana	Native	1x1	140mm	185
Westringia 'Grey Box'	Native	0.45x0.45	5L	200
Conostylis candicans	Native	0.3x0.3	140mm	200
Lomandra 'Craker Jack'	Native	0.5x0.5	140mm	190
Lepidosperma 'Twilight Green'	Native	0.5x0.5	140mm	190

INTERNAL

Botanical Name	Native/Exotic	Size at Maturity	Pot Size	Qty
Causarina 'Cousin it'	Native	0.3x2	5L	85
Dichondra 'Silver Falls'	Native	0.2x1	140mm	70
Trachelospermum 'Flat Matt'	Exotic	0.4x6	140mm	55
Viola hederacea	Native	0.2x1	140mm	60
Senecio 'Chalk Sticks'	Exotic	0.6x0.9	5L	90
Acacia 'Limelight'	Native	0.8x1.5	5L	790
Leptospermum 'Foreshore'	Native	0.5x1	5L	80
Melaleuca linearifolia 'Little Red'	Native	2x1.5	140mm	85
Westringia 'Grey Box'	Native	0.45x0.45	5L	100
Pittosporum 'Miss Muffet'	Exotic	1x1.5	5L	85
Clivia minata	Exotic	0.7x0.7	5L	100
Lomandra 'Tanika'	Native	0.6x0.65	5L	100
Lomandra 'Nyalla'	Native	0.6x0.65	5L	100
Liriope 'Emerald Cascade'	Exotic	0.8x08	140mm	40
Arthropodium cirratum	Exotic	0.8x08	140mm	100
Trachelospermum jasminoides	Exotic	3m+	5L	60
Hibbertia scandens	Native	3m+	5L	20
Hardenbergia violacea	Native	3m+	5L	20
Parthenocissus quinquefolia	Exotic	3m+	5L	20

Note: Plant species subject to availability. A comprehensive tree and plant list and location plan will be provided for comment and approval prior to construction.

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.



MATERIAL PALETTE



Materials Selections

Streetscape/Townhouse

Surface Treatments



Large format Limestone paving



Cobble limestone pavers



Insitu concrete



Summerstone gravel fines

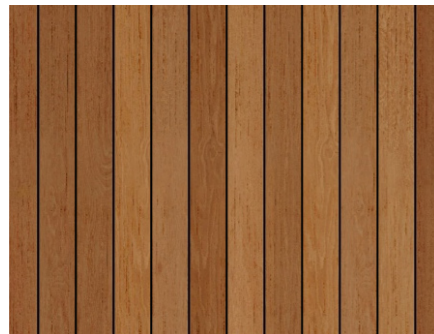


Turf - Velvetene

Furniture + fixtures



S/S fixing



Natural hardwood timber

Wall Treatments



Limestone rubble cladding



Rendered masonry walls

Note: Final material selections subject to final cost plan and design development. A comprehensive material schedule and specification will be issued for comment and approval prior to construction.

Materials Selections

Internal landscape

Surface Treatments



Large format Limestone paving



Cobble limestone pavers



Natural hardwood timber

Wall Treatments



Limestone rubble cladding

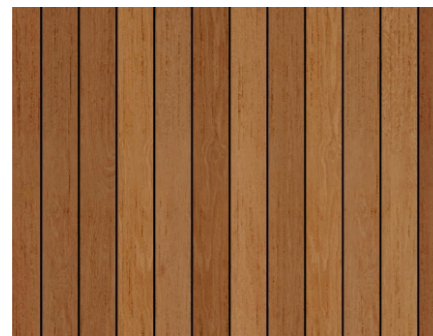


Rendered masonry walls

Furniture + fixtures



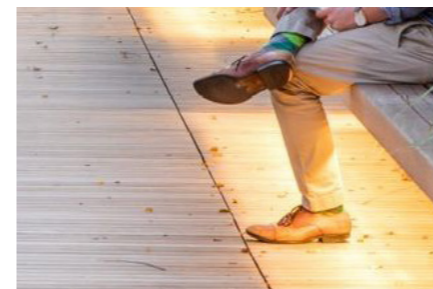
S/S fixing



Natural hardwood timber



Arbor - S/S + timber



Integrated lighting

Note: Final material selections subject to final cost plan and design development. A comprehensive material schedule and specification will be issued for comment and approval prior to construction.

See Design Studio
Landscape Architects

Please feel free to contact us with any inquires.

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