

2 ZODIAC DRIVE, ALKIMOS LANDSCAPE CONCEPT DESIGN REPORT

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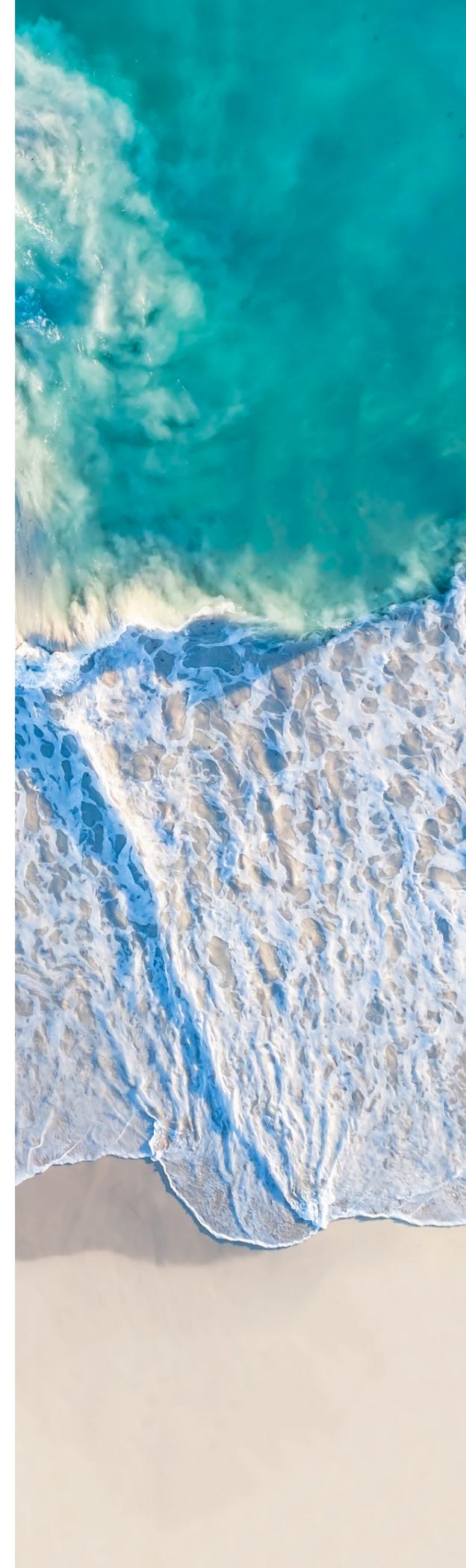
INTRODUCTION

This Landscape DA Report has been prepared by Urbis on behalf of FHSI Architects, to support the development application for 2 Zodiac Drive, Alkimos. This report sets out the design rationale and provides supporting information for the landscape plans. It is intended to be read in conjunction with the architectural drawings.

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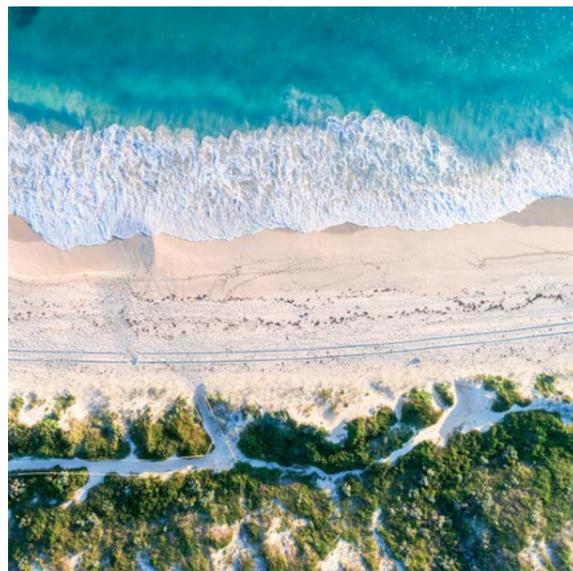
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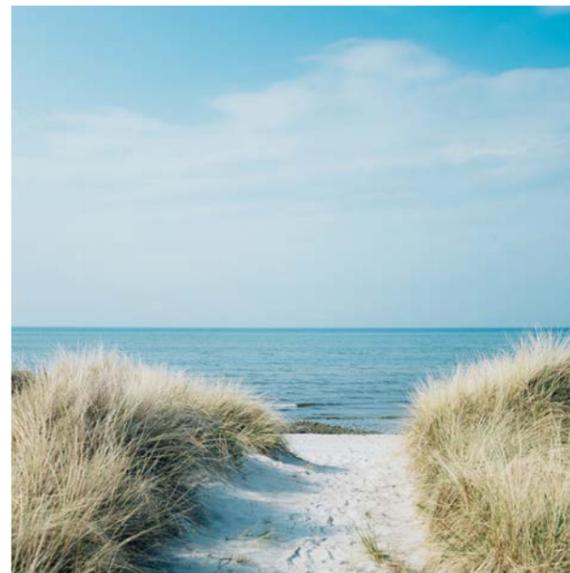
1.0 LANDSCAPE CHARACTER

The landscape character of 2 Zodiac Drive, Alkimos, is embodied by the coastal sand dune planting and hardy native vegetation. The site resides on the Quindalup soils complex which is defined by its rich coastal flora that boasts biodiversity with its sandy soils and resistant plant species. The following landscape characters have been utilised to define the design outcome of the Landscape DA Report:



COASTAL

To craft an inviting entry and access to the beach Zodiac Drive will provide a seamless connection with the neighboring landscape. Embracing the coastal essence by incorporating native coastal plants and using natural, weathered timber as part of the hardscape materials to capture the authentic coastal vibe.



VIEWS

To optimize the development, the focus remains on preserving coastal vistas while ensuring the privacy of each apartment. This design approach not only facilitates passive surveillance but also enhances the overall value of each individual apartments.

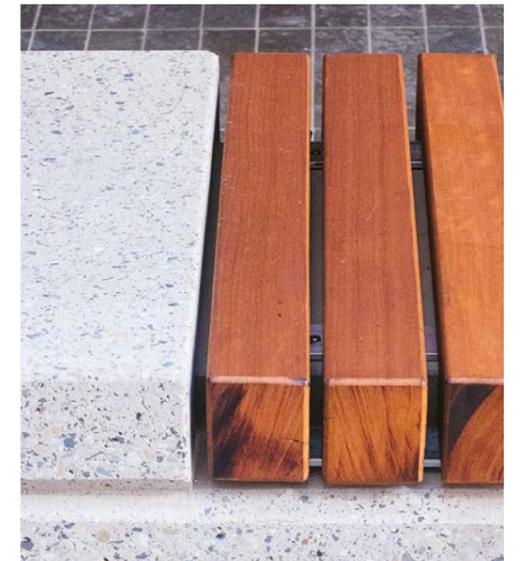
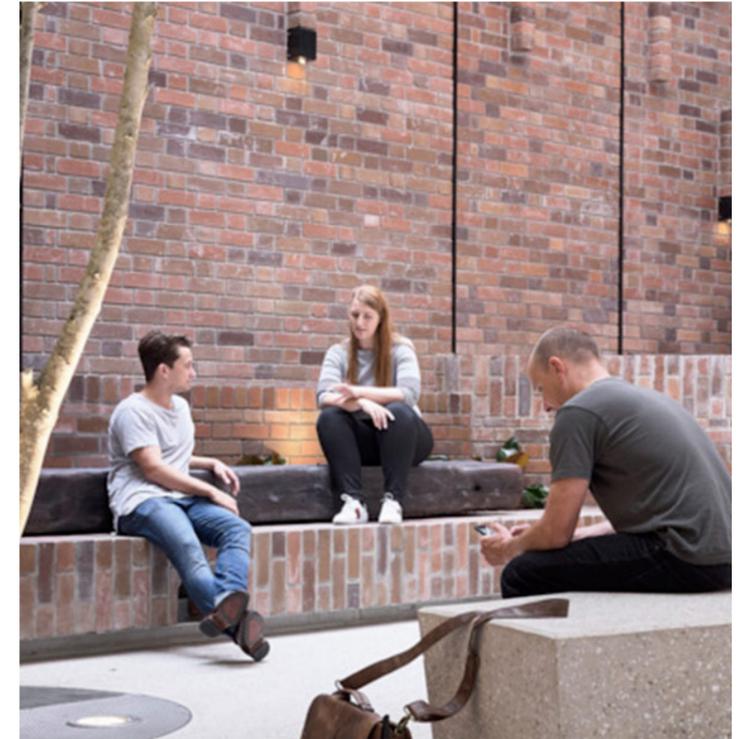


WIND

With the susceptibility of strong winds to the development, it becomes crucial to establish a corridor with reduced wind impact. The incorporation of meandering paths accompanied by abundant, and lush landscaping will effectively serve to shield against the wind, creating spaces that provide increased shade while minimizing wind disturbance.

2.0 CHARACTER IMAGERY

The landscape concept design for 2 Zodiac Drive employs a range of materials and planting areas to define its spaces, offering opportunities for gatherings and activities for communal usage. The design pushes landscaped elements to provide comfortable spaces with softened and screened landscape.





2.3 SPECIES SELECTION

Planting design and plant selection considers the following factors;

- location and role of planting beds;
- minimum 60% indigenous flora
- native and indigenous selection as per the AFC guidelines
- irrigation and maintenance requirements;
- compliance with CPTED principles;
- design aesthetic interest and diversity;
- growing conditions on the site (shade, wind, etc), and maintenance.

PLANTING SCHEME

A diverse plant palette will create a landscape of identity and scale and will contribute to the character and amenity of the precinct. Planting beds are used to:

- offer structure, marking key locations;
- define edges, paths and spaces;
- enhance amenity, and interest,
- accommodate water sensitive urban design
- provide seasonal change; and
- provide a natural privacy buffer between residences and other developments as well as the street.

The plant stock will be installed in a range of sizes depending on species type, location, and availability and will include the following:

- Advanced Tree Stock – Advanced tree stock will comprise the bulk of the tree planting within development and include tree stock sized from 45 litres depending on species availability.
- Shrub and under-story species will be installed at 300mm, 5litre, and 30 litre size within mass-planted areas to promote root development and ensure longevity of the selected species.

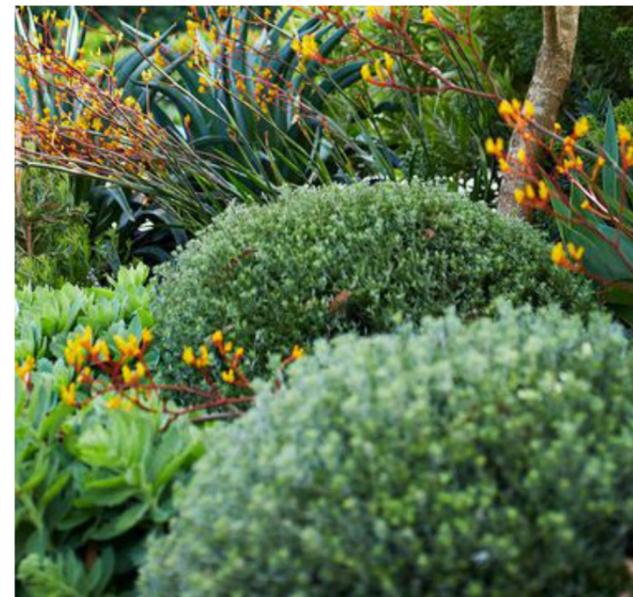
LOW WATER USE PLANT SPECIES

The species selected incorporate endemic low water plant species in public realm and podium landscape areas. These species contribute to water conservation efforts, reduce their environmental footprint, and create attractive, sustainable outdoor spaces.

ELEVATED GARDENS

The combination of elevated temperatures, wind exposure and high light provide challenging conditions for plant growth. Plant selection and mixes on podium requires careful consideration of site, micro-climate, substrate and maintenance factors, linked to the desired aesthetic, functional and management outcomes for the project.

The raised planters provide a simple, low maintenance solution to introduce green space with added environmental and ecological benefits to the built fabric.



2.2 MATERIAL SELECTION

All paving materials and furniture would be subject to relevant Australian Standards and be of high quality and finishes.

- Paving will consist of contrasting finishes, textures and materials providing a seamless connections throughout the site.
- Seating elements will be of high quality. A combination of contrasting elements used across the site.

Materials will be selected to complement the built form and allow the planting scheme to be the dominant landscape feature on site.

Materials and landscape furniture elements will be selected with consideration for maintenance and robustness of materials.

High-quality finishes will be utilised in the construction materials to ensure a premium finish. Modular GRC planters are integrated with landscaping to allow a flexible outcome.

The following imagery is indicative of the desired character of the precinct and is subject to further design development to confirm appropriateness and availability of materials to be used.



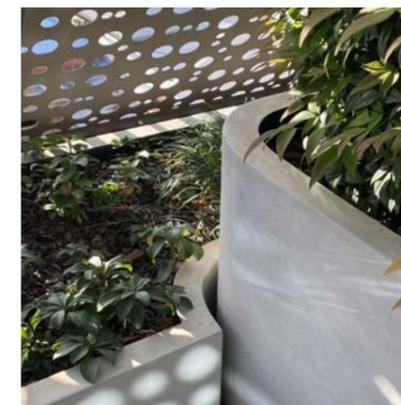
PROPOSED MATERIAL SELECTION



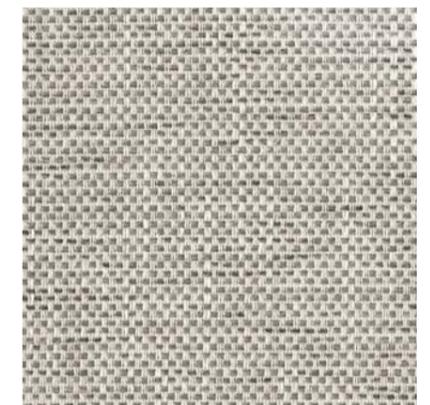
Paving



Timber-Composite Decking



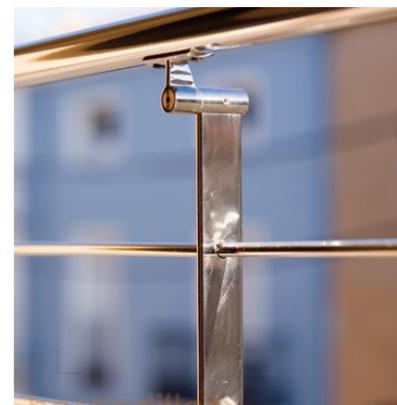
Modular Glass-Reinforced Concrete Planters



External Textile



Highlight Pavers



Stainless Steel Handrail



Mulch Planter beds



Timber-Composite Seating



3.0 LANDSCAPE CONCEPT PLAN - GROUND LEVEL

LEGEND:

- | | | | | | |
|---|----------------------------------|---|--------------------|---|------------------------|
| 1 | PLANTING IN GROUND | 4 | GREEN WALL | 7 | STAIRS TO UPPER FLOORS |
| 2 | RAISED PLANTER - MIN 650MM DEPTH | 5 | FURNITURE SEATING | 8 | BINS AREA |
| 3 | RAISED PLANTER - MIN 950MM DEPTH | 6 | STAIRS TO BASEMENT | | |



3.1 LANDSCAPE CONCEPT PLAN - LEVEL 1

LEGEND:

- 1** RAISED PLANTER - MIN 650MM DEPTH

2 COMMUNAL AREA
- 3** AIR CONDITION UNIT INCORPORATED PLANTER

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REV: A



3.2 LANDSCAPE CONCEPT PLAN - LEVEL 2

LEGEND:

- ① RAISED PLANTER - MIN 650MM DEPTH
- ② AIR CONDITIONING UNIT INCORPORATED PLANTER



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4.0 PLANT SPECIES LIST

PROPOSED PLANT SPECIES LIST:

Key	Botanical Name	Common name	Pot / Installation size	Size at maturity (HxW)	Notes
EXTERNAL TREES & LARGE SHRUBS					
CAL pre	<i>Callitris preissii</i>	Rottneest Island Pine	45 Lt / 1.8	12m x 6m	
BAN att	<i>Banksia attenuata</i>	Candle or Slender Banksia	45 Lt / 1.8	10m x 8m	
MEL lan	<i>Melaleuca lanceolata</i>	Rottneest Island Tea Tree	45 Lt / 1.8	6m x 5m	
INTERNAL TREES & LARGE SHRUBS					
CUP ana	<i>Cupaniopsis anacardiodes</i>	Tuckeroo	45 Lt / 1.8	7m x 6m	
EXTERNAL SHRUBS AND GROUNDCOVERS					
BAU vag	<i>Baumea vaginalis</i>	Sheath Twig Sedge	140mm	1.5m x 1.5m	
CAR vir	<i>Carpobrotus virescens</i>	Coastal Pigface	140mm	0.3m x 0.5m	
CON can	<i>Conostylis candicans</i>	Grey Cotton Heads	140mm	0.8m x 0.8m	
DIA rev	<i>Dianella revoluta</i>	Flax Lily	140mm	1m x 1.5m	
ERE car	<i>Eremophila kalbarri carpet</i>	Emu Bush	140mm	0.2m x 2.0m	
ISO cer	<i>Isolepis cernua</i>	Nodding Club-rush	140mm	0.3m x 0.3m	
LEU bro	<i>Leucophyta brownii</i>	Silver Cushion Bush	140mm	0.5m x 1.0m	
MYO pin	<i>Myoporum parvifolium pink</i>	Creeping Boobialla	140mm	0.3m x 2.0m	
WES jer	<i>Westringia 'Jervis Gem'</i>	Coastal Rosemary	140mm	1.5m x 1.5m	
INTERNAL SHRUBS AND GROUNDCOVERS					
MYO pin	<i>Dracaena Deremensis 'Janet Craig'</i>	Dracaena Janet-craig	140mm	4.0m x 2.0m	
MON del	<i>Monstera deliciosa</i>	Swiss Cheese Plant	140mm	3.0m x 2.0m	
DRA fra	<i>Dracaena Fragans 'Golden Heart'</i>	Happy Plant	140mm	2.0m x 0.5m	
SPA wal	<i>Spathiphyllum Wallisii 'Sensation'</i>	Large Leaf Peace Lily	140mm	1.0m x 1.0m	
ZAM zam	<i>Zamioculcas zamiifolia</i>	Zanzibar gem	140mm	1.0m x 1.0m	
DRA war	<i>Dracaena warneckii</i>	Warneckii Dracaena	140mm	0.8m x 1.4m	
EPI aur	<i>Epipremnum aureum</i>	Devil's Ivy	140mm	0.5m X 1.2m	
AGL mar	<i>Aglaonema Maria</i>	Chinese Evergreen	140mm	0.5m x 0.5m	
CLIMBERS					
CUP ana	<i>Ficus pumila</i>	Climbing Fig	140mm	12m x 4m	
TRA jas	<i>Trachelospermum jasminoides</i>	Star Jasmine	140mm	6m x 6m	

Denotes tree species as per City of Wanneroo document 'Trees Species List'

* Denotes tree species approved in other developments within the City of

All garden beds to be mulched and drip irrigation provided where necessary

EXTERNAL SHRUBS AND GROUNDCOVERS:



Baumea vaginalis



Carpobrotus virescens



Conostylis candicans



Dianella revoluta



Eremophila kalbarri carpet



Isolepis cernua



Leucophyta brownii



Myoporum parvifolium pink

INTERNAL SHRUBS AND GROUNDCOVERS:



Dracaena Deremensis 'Janet Craig'



Monstera deliciosa



Dracaena Fragans 'Golden Heart'



Spathiphyllum Wallisii 'Sensation'



Zamioculcas zamiifolia



Dracaena warneckii



Epipremnum aureum



Aglaonema Maria

CLIMBERS



Ficus pumila



Trachelospermum jasminoides

PROPOSED TREES



Callitris preissii



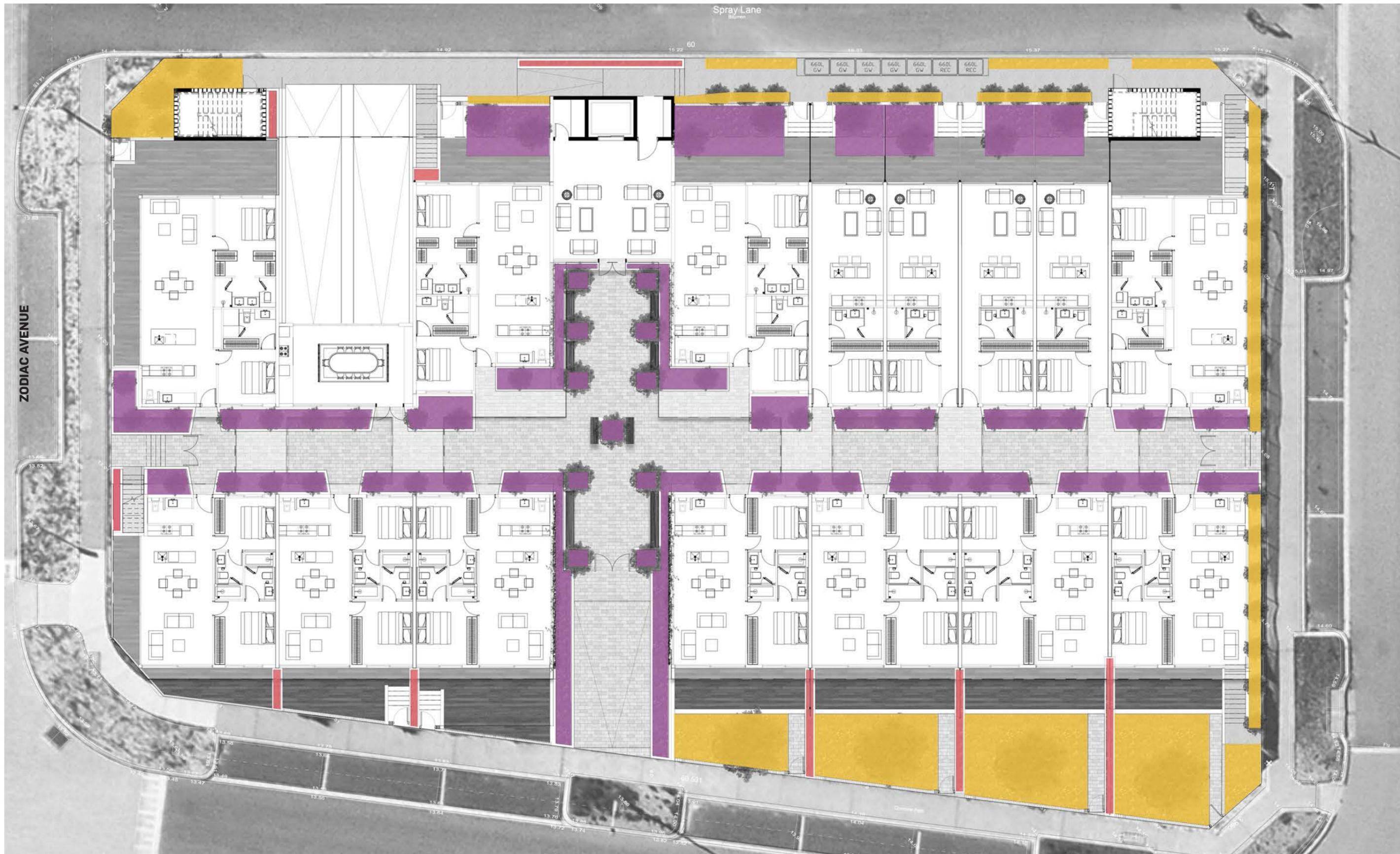
Banksia attenuata



Melaleuca lanceolata



Cupaniopsis anacardiodes



5.0 DEEP SOIL DIAGRAM - GROUND LEVEL

The City of Wanneroo require a minimum of 12% of the lot area (318M²) to be deep soil. This diagram shows the planting depth percentage of 2 Zodiac Drive.

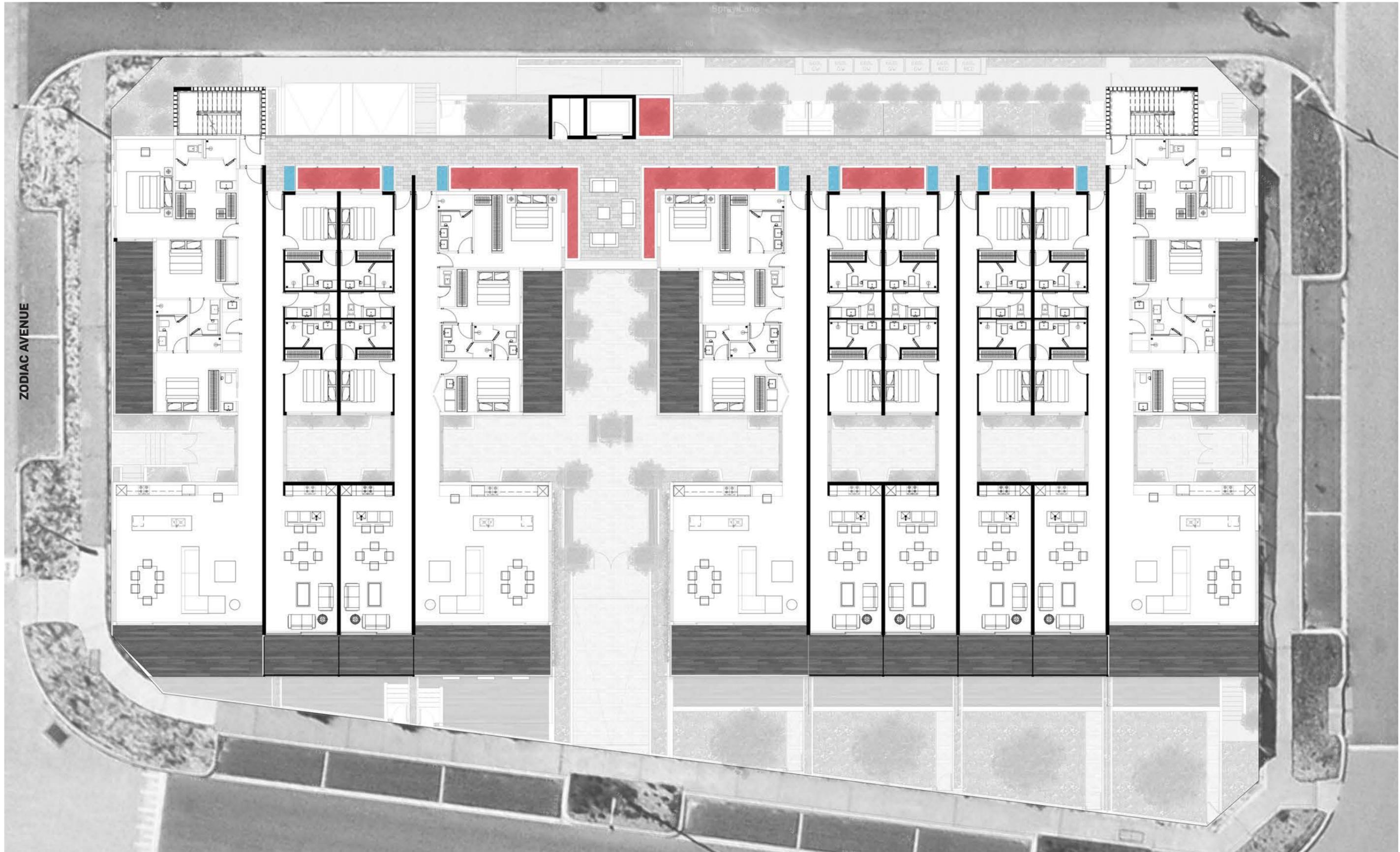
DEEP SOIL CALCULATIONS:

	AREA	PERCENTAGE OF SITE
AREA OF SITE	2,649M ²	
PLANTING IN GROUND	186.01M ²	7.02%
RAISED PLANTER - MIN 650MM DEPTH	16.82M ²	0.64%
RAISED PLANTER - MIN 950MM DEPTH	215.18M ²	8.12%



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5.1 DEEP SOIL DIAGRAM - LEVEL 1

DEEP SOIL CALCULATIONS:

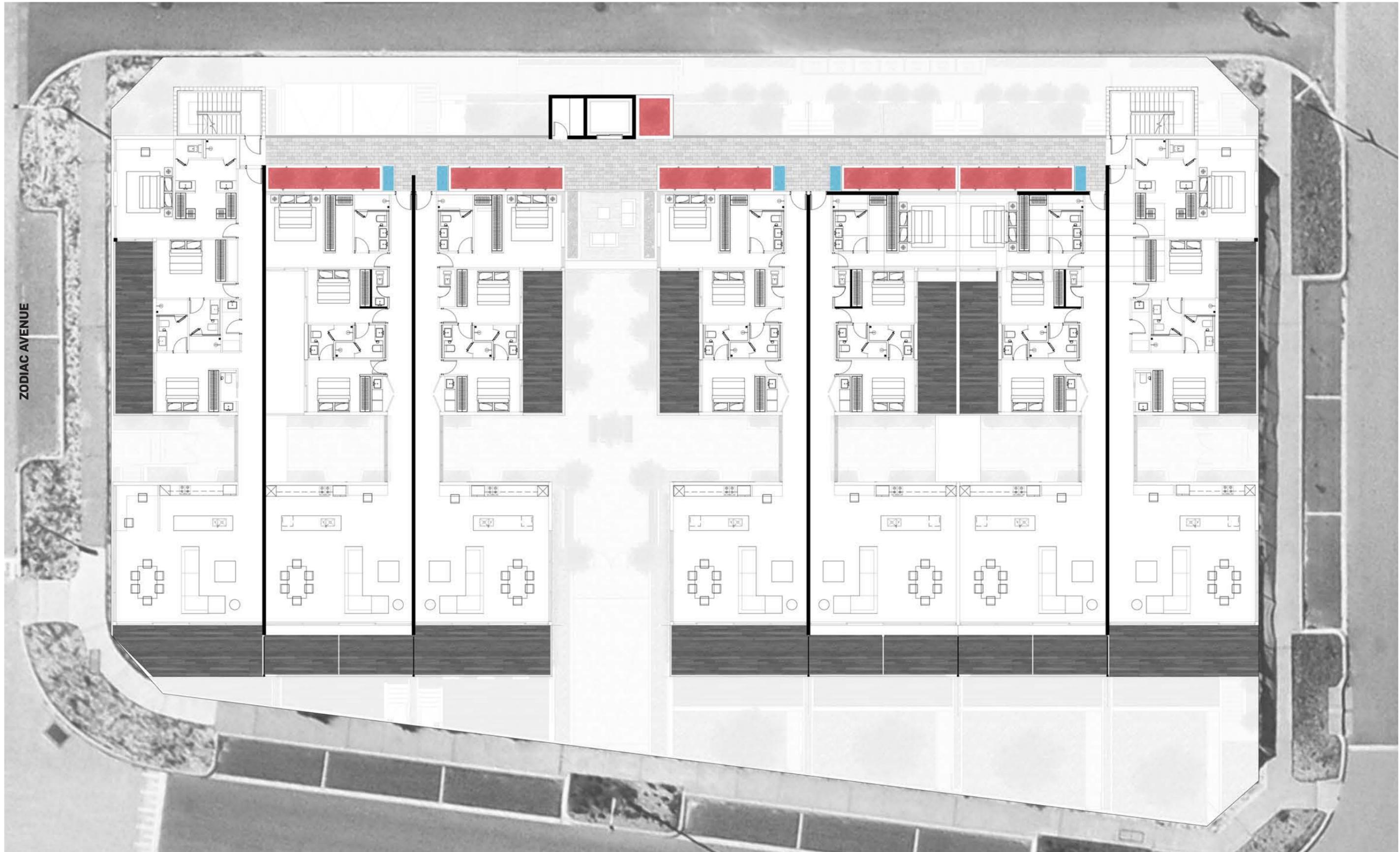
	AREA	PERCENTAGE OF SITE
AREA OF SITE	2,649M ²	
RAISED PLANTER - MIN 650MM DEPTH	43.32M ²	1.64%
AIR CONDITION UNIT INCORPORATED PLANTER	6,726.2M ²	0.24%

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REV: A

Prepared for - FHSI Architects



ZODIAC AVENUE

5.2 DEEP SOIL DIAGRAM - LEVEL 2

DEEP SOIL CALCULATIONS:

	AREA	PERCENTAGE OF SITE
AREA OF SITE	2,649M ²	
RAISED PLANTER - MIN 650MM DEPTH	42.21M ²	1.59%
AIR CONDITION UNIT INCORPORATED PLANTER	4.20M ²	0.17%



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JOB NO: P0046228
DWG NO: 6
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