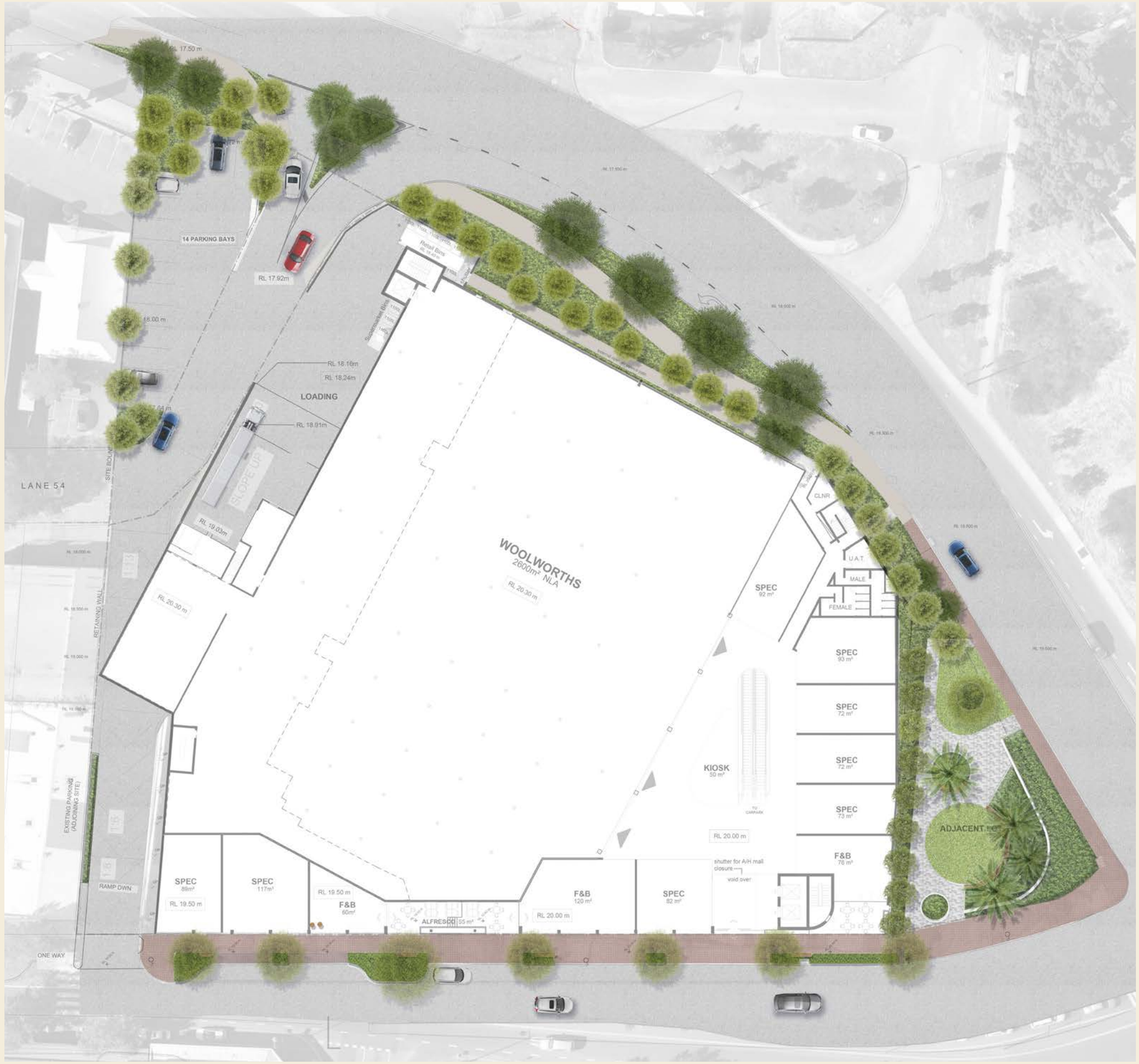
# WOOLWORTHS EAST VIC PARK

## Landscape Architecture

## Concept Report

28.03 .2025




# Contents

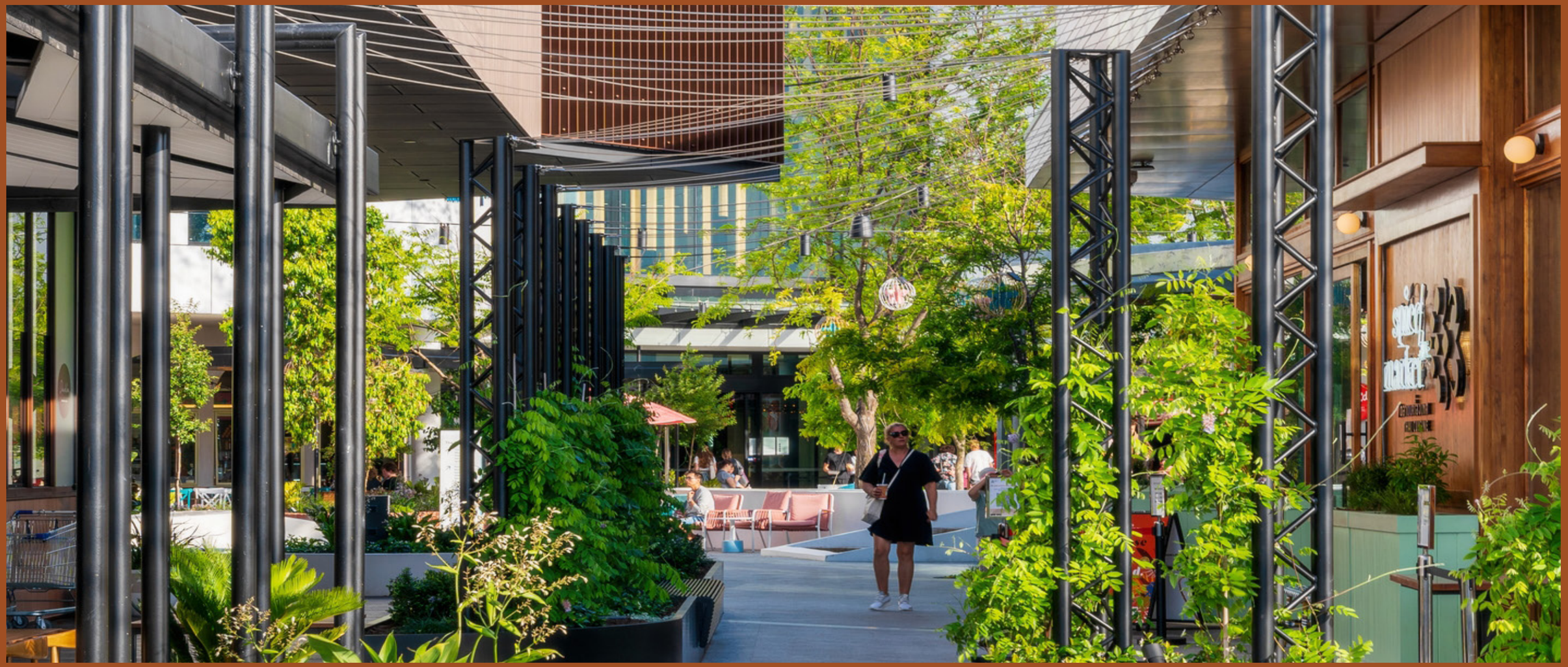
# THE SITE

# Site Context


**Legend**

Bus Route

Public open space



# CONCEPT

# Public Realm Masterplan

The public realm associated to the proposed Woolworths development located at the intersection of Albany Highway and Shepperton Road in East Victoria Park is proposed to enhance the precinct and become a gateway into the established suburb.

Albany Highway public realm/streetscape is proposed to be characterised by new street trees to comply with the Town of Victoria Park's urban greening strategy. Additionally, high quality street furniture that reflects Victoria Parks vibrancy is proposed to create informal places for people to congregate on the street.

Shepperton Road is proposed to be predominantly deep soil tree planting zone and shrub planting buffer between the proposed building and the busy road.

This document also highlights a proposal for the parcel of land in between Albany Highway and Shepperton Road. The proposal suggests the following key moves:

1. Retention of existing mature palm trees

2. Inclusion of a 1.5m high gateway/acoustic wall that protects the park and offers potential for a 'welcome' to the precinct

3. Grassed areas for flexible programming/ community gatherings

4. Seating opportunities

5. Shrub planting

6. Screening trees.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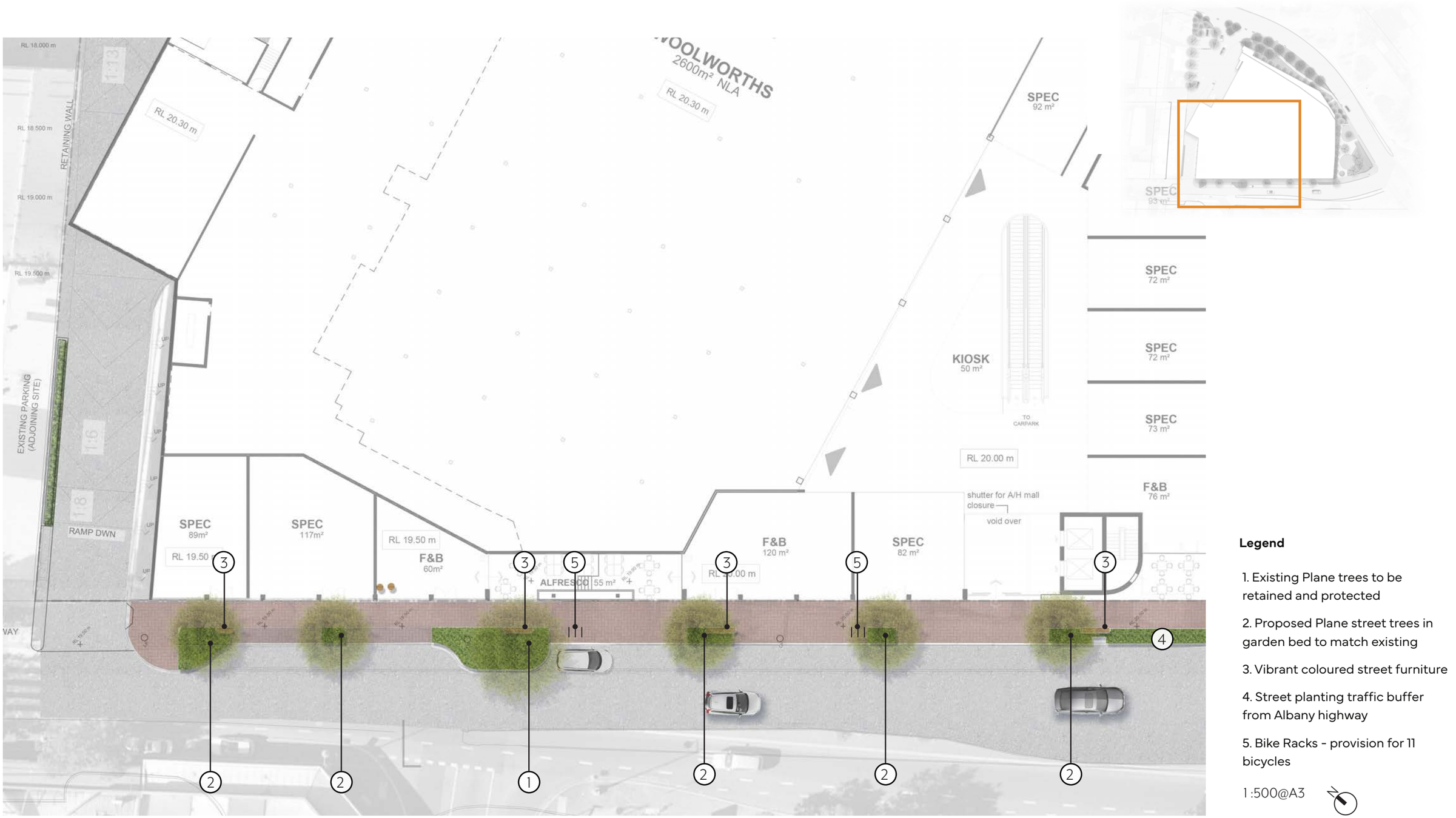
# Albany Highway Landscape Plan




**Legend**

1. Existing Plane trees to be retained and protected

2. Proposed Plane street trees in garden bed to match existing

3. Vibrant coloured street furniture

4. Street planting traffic buffer from Albany highway

5. Bike Racks - provision for 11 bicycles

1:500@A3

# Shepperton Road Landscape Plan


LOCATION PLAN

**Legend**

1. Proposed Australian native trees
2. Trellis + climbing plants along wall
3. Garden bed
4. Existing tree retained and protected
5. Realigned footpath
6. Trees to be retained and protected
7. Proposed trees in car park

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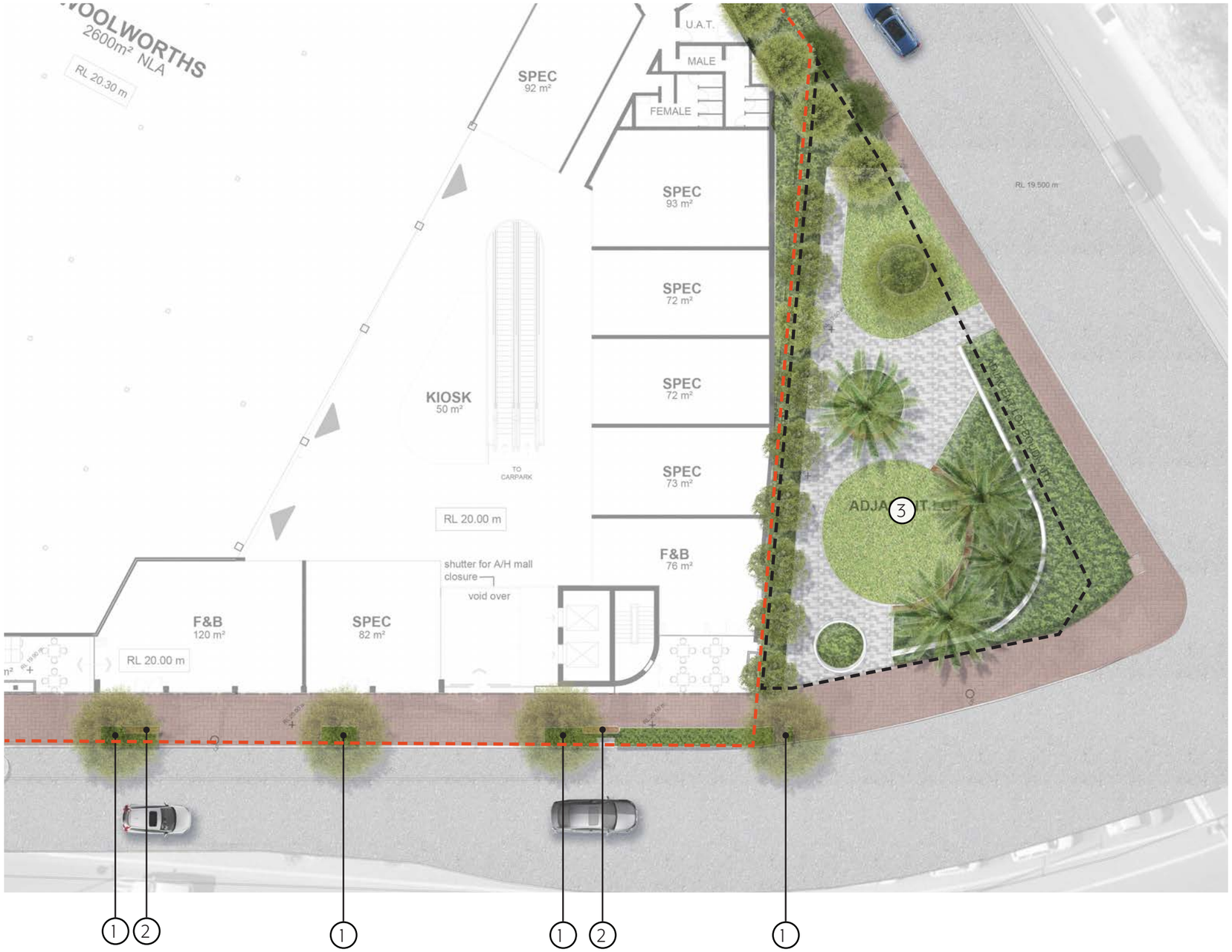
# Plaza Landscape Plan




**Legend**

1. Plane Tree - Street trees to match existing tree species on Albany Hwy

2. Vibrant coloured street furniture

3. Plaza Design - Does not form a part of this Development Application

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# Look & Feel: Albany Highway

## Integrated greening

## Reintroduce street trees

## Public seating

## Community

# Look & Feel: Plaza

Gathering opportunities

Curved gateway and accoustic wall


Graphic and vibrant

Easy circulation

Strong geometry

# MATERIALS

# Plant/Materials Palette

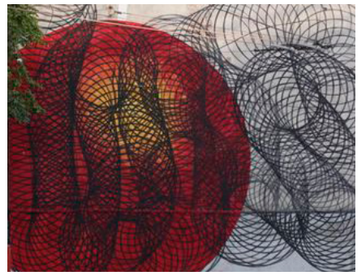
## Surface treatments

Red brick paving to match Town of Victoria Park standards

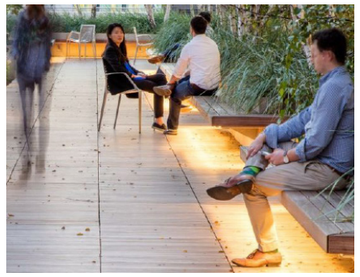
Concrete

Turf

## Features



Public artworks



External lighting

## Wall treatments

Insitu concrete

Coloured steel planters

# Plant/Materials Palette

## Mix 1 - Albany Hwy


Lomandra ‘Tanika’


Lomandra 'Little Con'


Westringia 'Mundi'


Grevillea 'Gin Gin Gem'

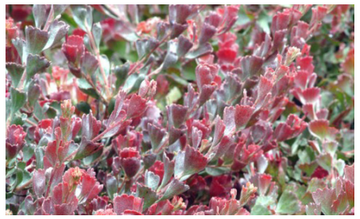

Callistemon 'Little John'


Hiibertia scandens

## Mix 2 - Carpark


Hardenbergi 'Meema’


Eremophila  'Blue Horizon'


Adenanthos cuneatus


Banksia nivea


Grevillea ‘Gold cluster’


Grevillea curviloba  'Flat Jack'


Westringia 'Grey Box'


Callistemon 'Little John'


Lechenaultia Formosa 'Eldorado'


Thryptomene baeckeacea 'Pink Cascade'


Leucophyta brownii


Banksia ashbyi (Dwarf)


Lomandra 'Little Con'


Anigozanthos flavidus Yellow


Grevillea 'Gin Gin Gem'

## Mix 3 - Shepperton Road Ground Covers


Acacia lasiocarpa prostrate
0.4mh x 2mw


Eremophila 'Blue Horizon'
0.4mh x 2mw


Grevillea 'Gingin Gem'
0.3mh x 2mw


Grevillea curviloba 'Flat Jack'
0.4mh x 2mw


Scaevola 'Flat Fred'
(0.2mh x 2mw)


Grevillea synaphae
(0.4mh x 1mw)


Hemiandra pungens
0.3mh x 2mw


Acacia saligna prostrate
0.3mh x 2mw

## Mix 4 - Shepperton Road Low Shrubs


Acacia redolens 'Desert Carpet'
0.5mh x 1.5mw


Westringia 'Mundi'
0.45mh x 1mw


Westringia 'Grey Box'
0.45mh x 0.45mw


Leucophyta brownii 'Silver Bullion'
0.3mh x 0.6mw


Rhagodia 'Aussie Flat Bush'
0.5mh x 1mw


Lomandra 'Tanika'
0.6mh x 0.6mw


Conostylis candicans
0.3mh x 0.4mw


Dianella 'Casa Blue'
0.5mh x 0.45mw

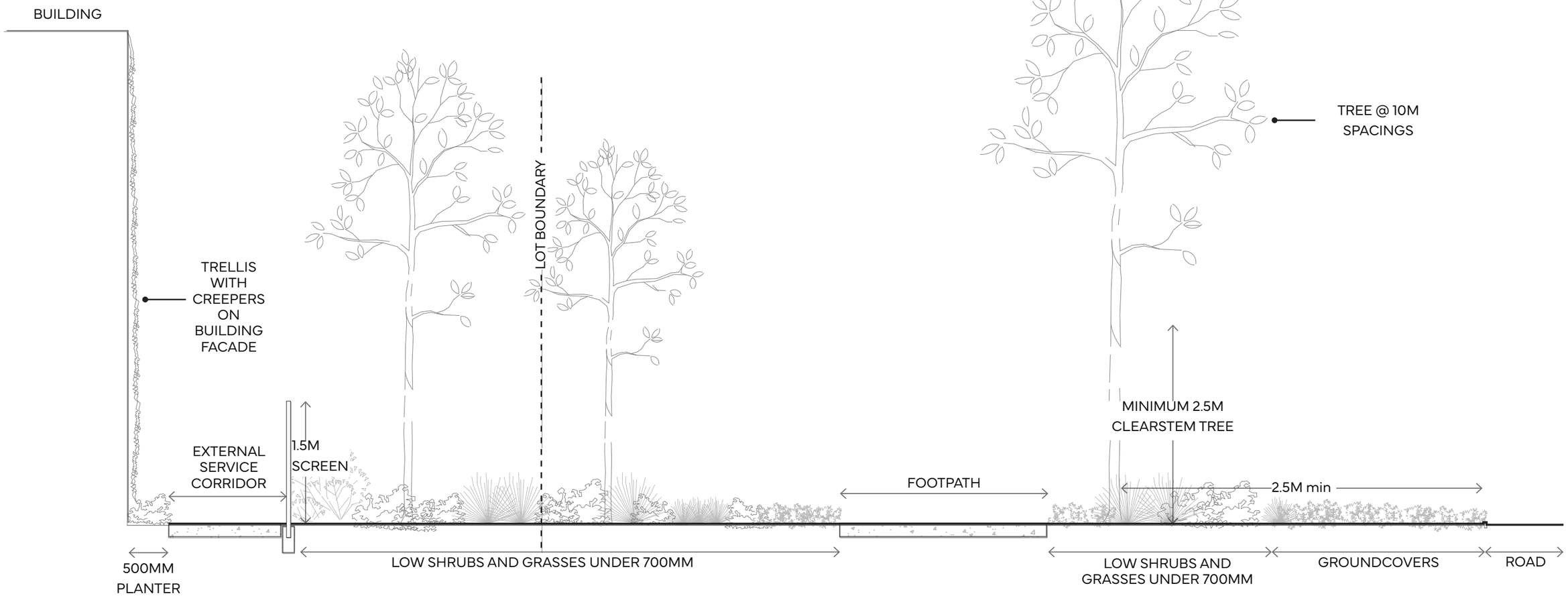
# SHEPPERTON ROAD VERGE SECTION

This illustrative section shows the verge adjacent to Shepperton Road.

Directly adjacent the road should be 2 metre wide band of ground covers. Shrubs and grasses between the ground covers and the footpath are all under 700mm high.

Planting between the 1.5m high screen and the footpath will also be under 700mm.

Trees planted in thisa area should all have a clear trunk to 2.5 metres.

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# Tree Species

Pistachia chinensis
10mH x 5mW

Melaleuca viridfolia
8mH x 4mW

Corymbia  eximia nana
9mhH x 7mW

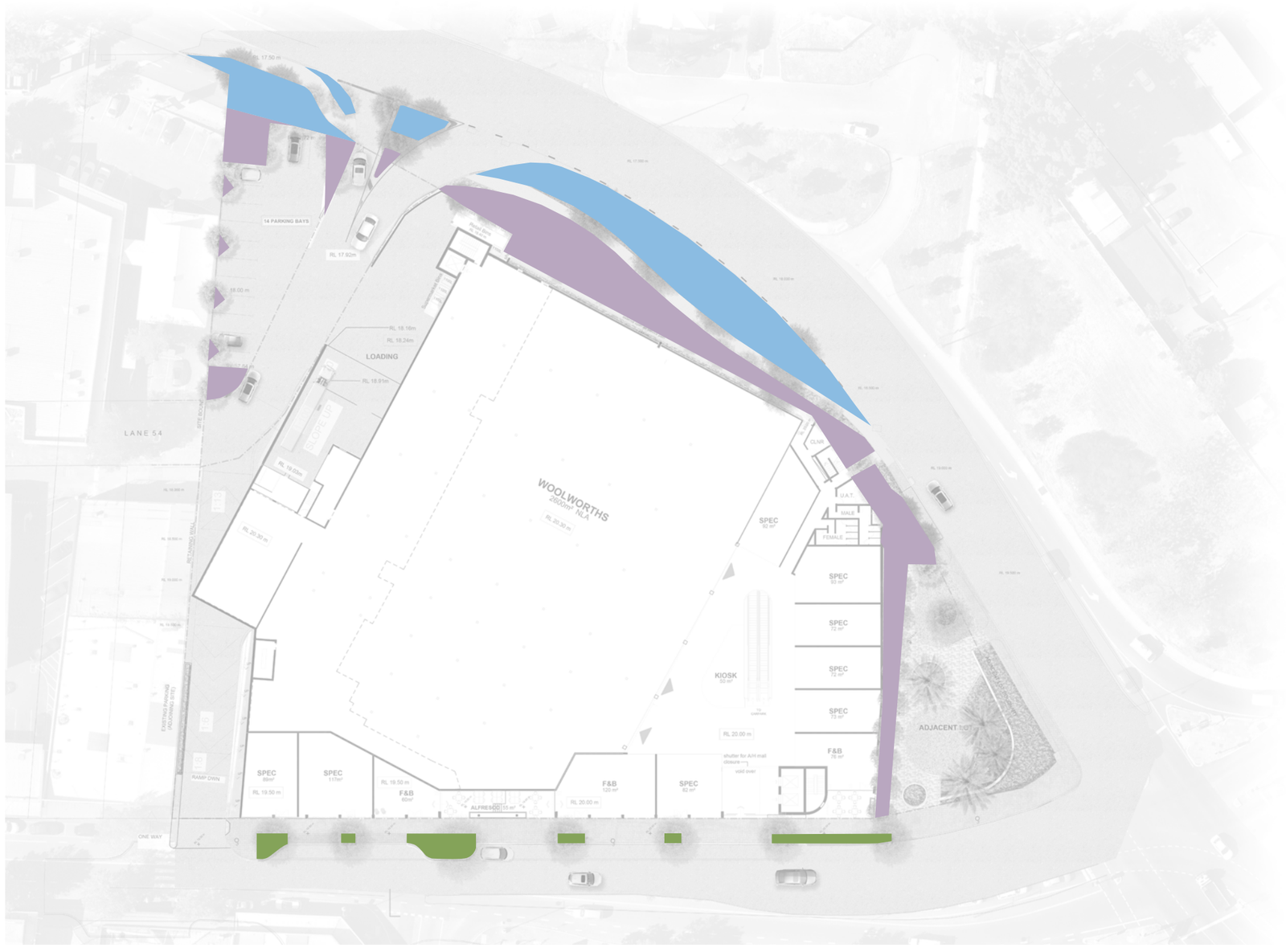
Agonis ‘Lemon Lime’ 8mH x 8mW

Eucalyptus torquata 8mH x 6mW

# Plant Species Location Plan

Tree Species

- Mix 1 - Albany Hwy
- Mix 2 - Carpark
- Mix 3 - Shepperton Road Ground Covers
- Mix 4 - Shepperton Road Low Shrubs

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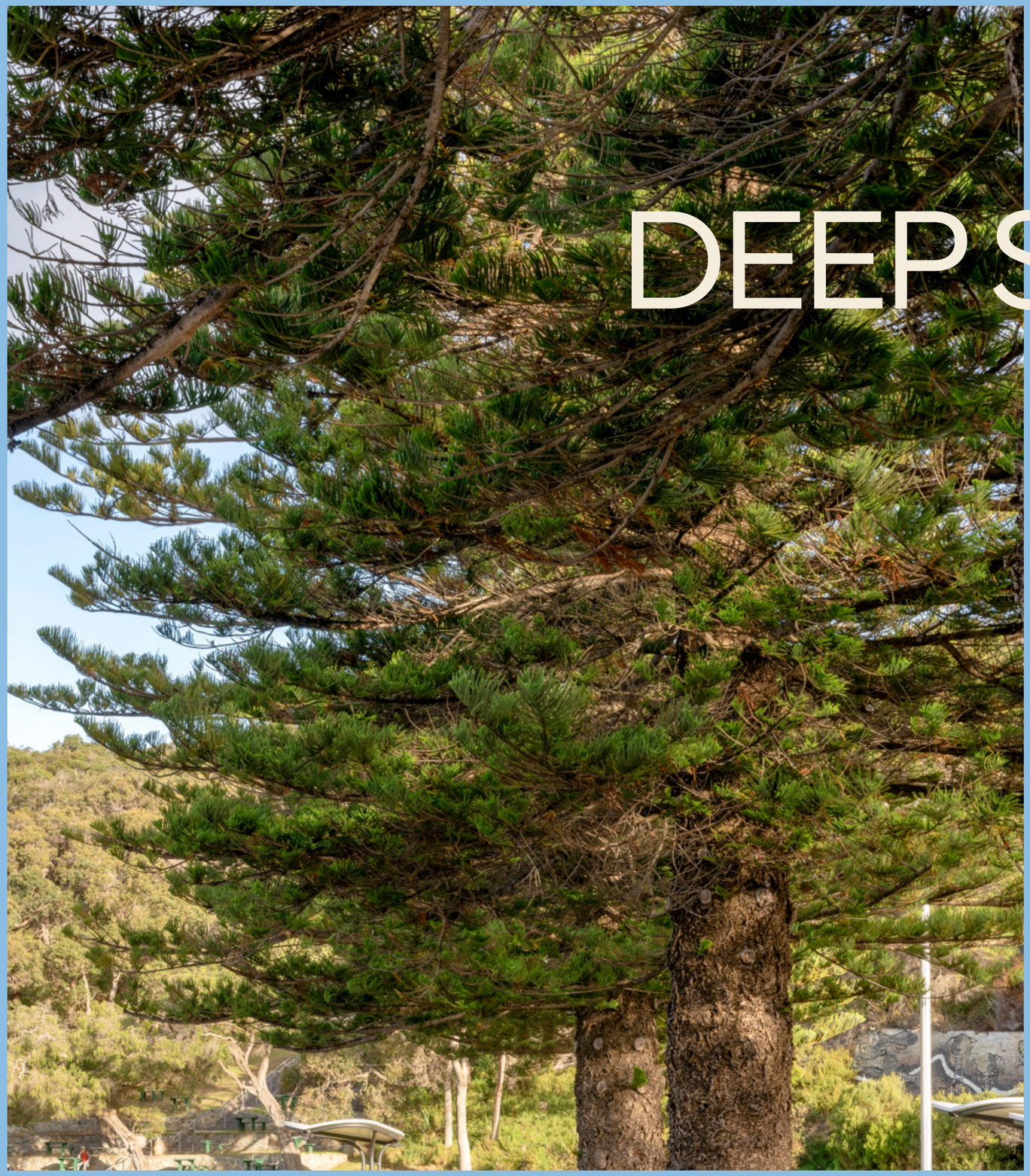
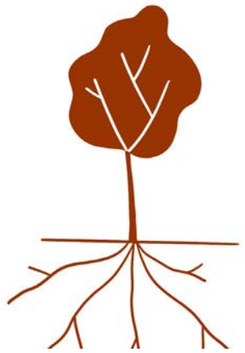


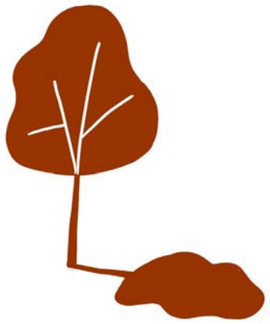
# DEEP SOIL + TREES

# Deep Soil Zone Benefits



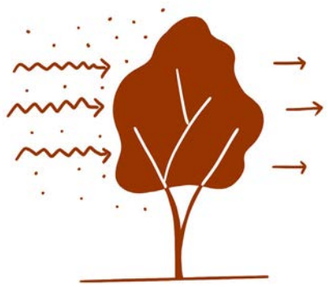
Healthy roots = healthy tree

Enhance water filtration



Comfortable Micro-Climate + Reduction of Urban Heat Island Effect

Create Habitat



Improve Air Quality

Community Health through increased canopy coverage

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.

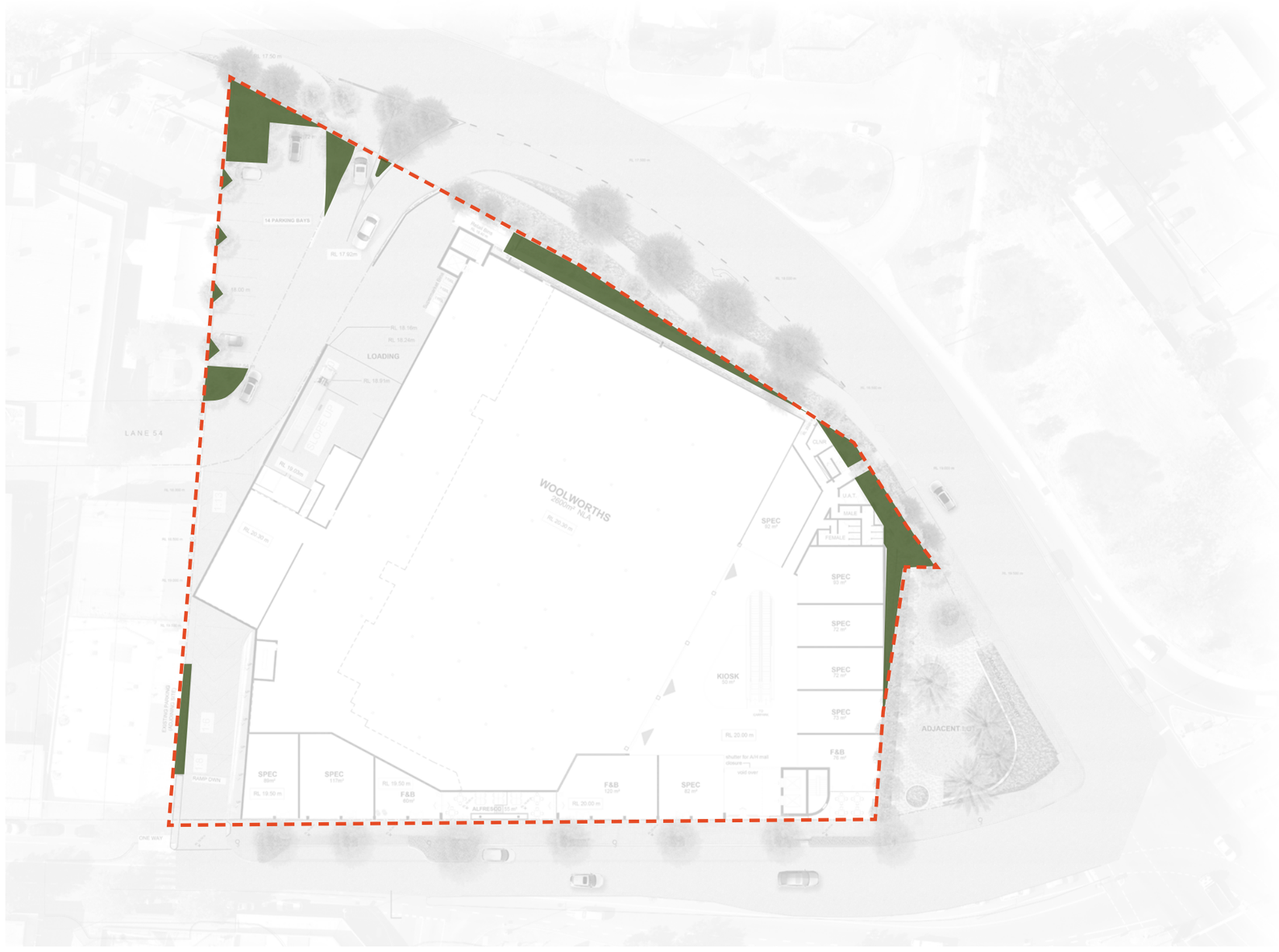
The provision of deep soil areas to support and sustain the development of tree canopy can also make a major contribution to the retention of existing trees. A deep soil area is an area of soil that is free of built structure and has sufficient area and depth to support tree growth and infiltrate rainwater. 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.

# Deep Soil + Planting Plan

## Summary

| DEEP SOIL TOTAL | |
|---|---|
| Total Site Area | 7634 sqm |
| Deep Soil Planting | 357.7 sqm |
| Planting on Structure | 0 sqm |
| Total DSA and Planting on Structure | 0 sqm |
| Total DSA percentage | 4.7 % |

Deep Soil Planting

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# Tree Retention + Removal Plan

Tree Species

- Existing tree outside of site boundary to be retained and protected = 8
- Existing tree to be removed = 5
- Existing tree outside of site boundary to be removed = 20

# Arborist Extract

The below table is an extract from Civica's arborist report. Captured in this table are all relevant trees both within and adjacent to the site.
Refer to Civica's arborist report for further details.

Legend

Tree to be retained

Tree to be removed

| Tree ID # | Species | TPZ radial | Tree Height | Canopy | Health | Tree Quality Score | Location | Remove or Retain? | Justification |
|---|---|---|---|---|---|---|---|---|---|
| 2 | Platanus acerifolia | 4.6m | 10-15m | 10-15m | Fair | B | Outside site boundary | Retain | Retain with specific protections in place |
| 9 | Agonis flexuosa | 3.5m | <5m | 5-10m | Good | C | Outside site boundary | Retain | Retain with generic protection requirements |
| 10 | Corymbia maculata | 5.8m | 10-15m | 10-15m | Fair | B | Within site boundary | Remove | Suggested for removal |
| 11 | Corymbia maculata | 5.5m | 10-15m | 10-15m | Good | B | Within site boundary | Remove | Suggested for removal |
| 12 | Corymbia maculata | 6.5m | 15-20m | 5-10m | Good | B | Within site boundary | Remove | Suggested for removal |
| 13 | Agonis flexuosa | 7.2m | 5-10m | 5-10m | Fair | B | Within site boundary | Remove | Suggested for removal |
| 14 | Agonis flexuosa | 6.5m | 5-10m | 5-10m | Good | B | Within site boundary | Remove | Suggested for removal |
| 15 | Grevillea robusta | 3.6m | 5-10m | 5-10m | Good | B | Outside site boundary | Remove | Remove - tree located within proposed development footprint |
| 16 | Grevillea robusta | 3.0m | 5-10m | <5m | Fair | C | Outside site boundary | Remove | Remove - tree located within proposed development footprint |
| 17 | Grevillea robusta | 2.0m | 5-10m | <5m | Fair | C | Outside site boundary | Remove | Remove - tree located within proposed development footprint |
| 18 | Grevillea robusta | 2.4m | 5-10m | <5m | Poor | C | Outside site boundary | Remove | Remove - tree located within proposed development footprint |
| 19 | Grevillea robusta | 3.0m | 5-10m | <5m | Poor | C | Outside site boundary | Remove | Remove - tree located within proposed development footprint |
| 20 | Corymbia eximia | 2.4m | <5m | <5m | Fair | C | Outside site boundary | Remove | Suggested for removal- proposing to retain |
| 21 | Corymbia eximia | 4.8m | 10-15m | 5-10m | Dead | U | Outside site boundary | Remove | Dead |
| 22 | Corymbia eximia | 6.0m | 10-15m | 5-10m | Good | B | Outside site boundary | Retain | Retain with specific protections in place |
| 23 | Corymbia eximia | 2.4m | 10-15m | 10-15m | Good | C | Outside site boundary | Retain | Retain with specific protections in place |
| 24 | Corymbia eximia | 5.6m | 5-10m | <5m | Good | B | Outside site boundary | Remove | Retain with specific protections in place |
| 25 | Corymbia eximia | 6.1m | 10-15m | 10-15m | Fair | B | Outside site boundary | Remove | Road alignment interferes with tree |
| 26 | Brachychiton acerifolius | 2.0m | <5m | <5m | Fair | C | Outside site boundary | Remove | Road alignment interferes with tree |
| 27 | Brachychiton acerifolius | 2.0m | <5m | <5m | Fair | C | Outside site boundary | Remove | Road alignment interferes with tree |
| 28 | Brachychiton acerifolius | 2.4m | 5-10m | <5m | Good | C | Outside site boundary | Remove | Road alignment interferes with tree |
| 29 | Brachychiton acerifolius | 2.0m | <5m | <5m | Fair | C | Outside site boundary | Remove | Road alignment interferes with tree |
| 30 | Brachychiton acerifolius | 2.0m | <5m | <5m | Fair | C | Outside site boundary | Remove | Road alignment interferes with tree |
| 31 | Brachychiton acerifolius | 2.0m | <5m | <5m | Fair | C | Outside site boundary | Remove | Road alignment interferes with tree |
| 32 | Brachychiton acerifolius | 2.0m | <5m | <5m | Fair | C | Outside site boundary | Remove | Road alignment interferes with tree |
| 33 | Brachychiton acerifolius | 2.0m | <5m | <5m | Fair | C | Outside site boundary | Remove | Road alignment interferes with tree |
| 34 | Brachychiton acerifolius | 2.0m | 5-10m | <5m | Fair | C | Outside site boundary | Remove | Road alignment interferes with tree |
| 35 | Brachychiton acerifolius | 2.0m | <5m | <5m | Fair | C | Outside site boundary | Remove | Road alignment interferes with tree |
| 36 | Brachychiton acerifolius | 2.0m | <5m | <5m | Fair | C | Outside site boundary | Remove | Road alignment interferes with tree |
| 37 | Brachychiton acerifolius | 3.0m | <5m | <5m | Good | C | Outside site boundary | Remove | Road alignment interferes with tree |
| 38 | Brachychiton acerifolius | 2.0m | <5m | <5m | Good | C | Outside site boundary | Remove | Road alignment interferes with tree |
| 39 | Brachychiton acerifolius | 2.0m | <5m | <5m | Fair | C | Outside site boundary | Remove | Road alignment interferes with tree |
| 40 | Brachychiton acerifolius | 2.0m | 5-10m | <5m | Fair | C | Outside site boundary | Remove | Road alignment interferes with tree |

# Tree Species Location Plan

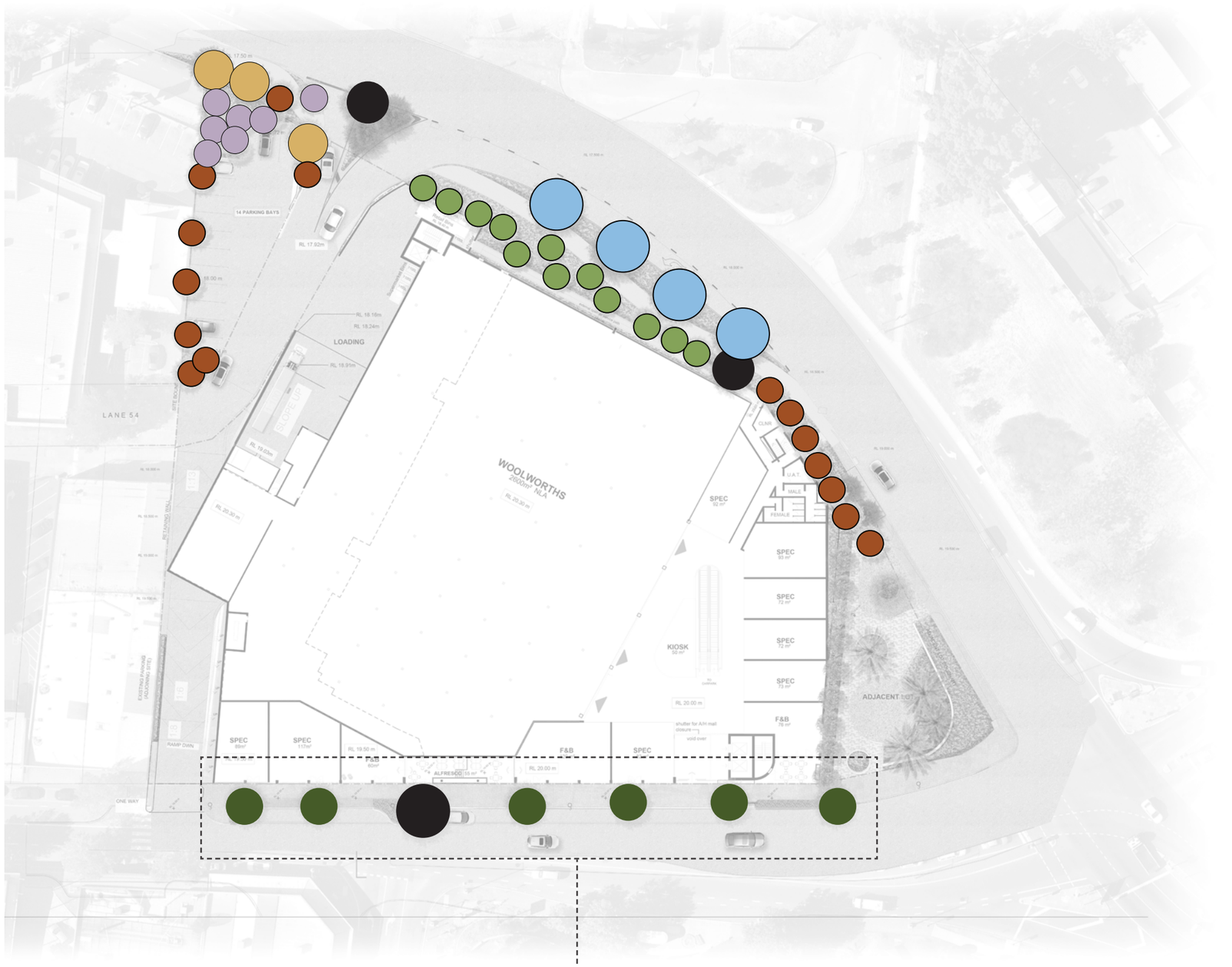
Note: Tree canopy sizes have been indicated to reflect canopy diameter of mature specimens

**Tree Species**

- Existing retained trees
- Pistachia chinensis
- Melaleuca vidifolia
- Corymbia eximia nana
- Agonis ‘Lemon Lime’
- Eucalyptus torquata
- Tree to Town of Victoria Park preference

| Tree Species | TOTAL NO. | TREE BAG SIZE | CANOPY DIA |
|---|---|---|---|
| Pistacia chinensis | 6 | 100 ltr | 10m |
| Melaleuca vifidifolia | 15 | 100 ltr | 8m |
| Corymbia eximia nana | 12 | 100 ltr | 4m |
| Agonis ‘Lemon Lime | 7 | 100ltr | 7m |
| Eucalyptus torquata | 3 | 100ltr | 5m |
| Tree to Town of Victoria Park preference | 4 | 1000ltr | N/A |

Note: Selections do not include preferred reproductive host tree species vulnerable to the Polyphagous shot-hole borer (PSHB)




Street trees along Albany Highway to be installed to Town of Victoria Park standards

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# 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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