



Acknowledgment of Country

We wish to acknowledge the Traditional Custodians of the land, the Whadjuk people of the Noongar Nation, and pays its respects to elders past, present and emerging.

ISSUE DATE

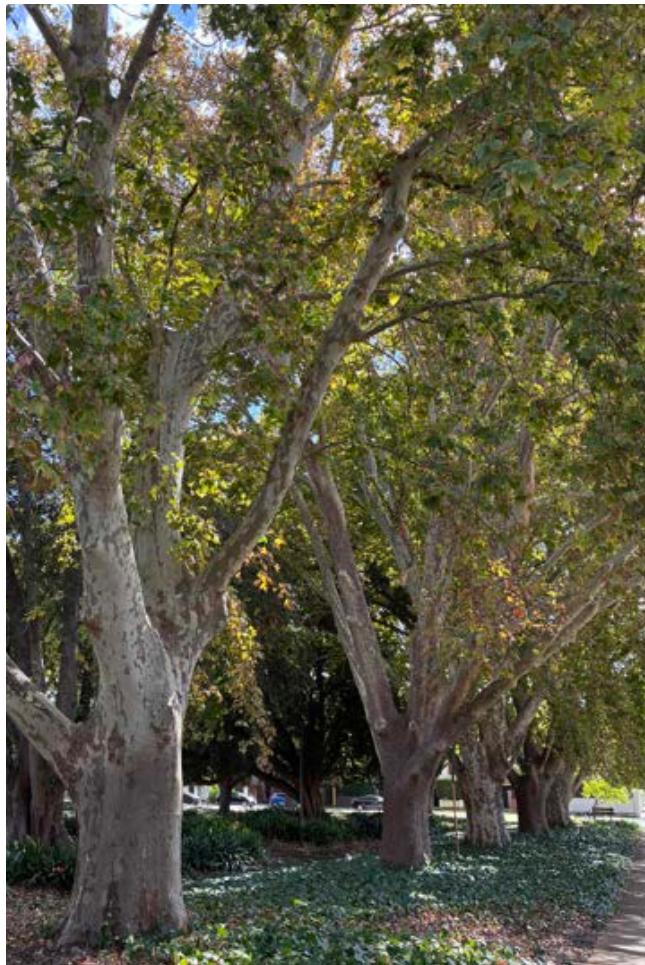
260820_Issue for Development Application



Civic Presence (nearby Perth Oval)



Brick and Terracotta - Mead Cottage



Parks and gardens (nearby Brigatti Gardens)

The Aegis Lincoln Redevelopment presents an opportunity to provide a cohesive landscape environment for aged care, working with new and existing architectural propositions, fostering tree legacy environments, considering community, multiple staging and reducing abortive works.

The Stage 1 landscape design proposals envisage a landscape environment of clear legibility at street level. Native medium size trees are proposed at street; offering canopy area, scale and a elevation of differing height plantings.

Heritage red brick, echoing of the heritage cottage and local precedents, extends through the ground plane as a combination of landscape elements (walling, seating, planters) and building at the lower levels, to the breadth of the site's streetscape. Along with multiple layers of plantings and trees, this material quality will provide a welcome and considered street interface.

Episodic gardens concealed from the street, relate to the building's variety of new functions and scales. As a landscape for visitors and residents, the design caters for both generosity and the private intimate scale. These landscapes are designed as a series of layered vignettes in section. Landscape vistas from the resident's apartments and social spaces have been considered, along with internal courtyards and landscape vistas for future upper level podium amenities.

Additional scope will also include some restorative works to the garden surrounds of the heritage building, include removing trees too close to the building and the clearing of shrubs currently shrouding its street elevation.

Resilient plantings will be selected relevant to their siting including a combination of Australian natives and climate appropriate selections. Deciduous trees, offering summer shade and solar access in winter will feature to the project entry.

Tree plantings to deep soil areas designed where possible. Tree selections to consider low risk to shot-hole borer populations and the challenge of the southern boundary planting locations, with shade in winter and exposure in summer.



Landscape Plan Stage 1 Overall Plan





1 ENTRY PODIUM

Integrated entry with 1.2m high raised planter, seating and signage. New evergreen trees (*Tristanopsis laurina*). Plantings suited to planters and will provide longevity and resilience in an urban environments.

2 FEATURE GARDEN

Garden with lush planting, feature plants and sculptural elements offering visual interest for arrival filtered screening of carpark drive ramp.

3 TRELLIS SCREEN

Sculptural vertical trellis to provide support for climbing planting and a green outlook from internal dining spaces and resident rooms. Opportunity to develop as a balustrade for ease of maintenance.

4 ENTRY PLANTING

Selection of low plants with deciduous trees *Lagerstroemia* to create a formal entry point.

5 BRICK PLANTERS & SEATING ALCOVES

Brick planters (1m soil depth) with integrated seating alcoves for gathering and waiting.

6 MEAD COTTAGE

Remove existing tree (Elm) for building damage prevention.

Refer indicative plant selections for landscape planting character of respective landscape elements.



ENTRY PODIUM



Acacia cognata 'Limelight'



Dianella 'Tas Red'



Goodenia varia



Raphiolepis 'Snow Maiden'



Ficinia nodosa



Tristaniopsis laurina 'Luscious'

FEATURE GARDEN



Acacia cognata 'Limelight'



Banksia Nivea



Cordyline 'Pink Passion'



Myoporum parvifolium 'Broad Leaf'



Pittosporum 'Miss Muffet'



Dichondra argentea 'Silver Falls'

TRELLIS SCREEN & SHADE PLANTING



Billardiera heterophylla



Trachelospermum jasminoides



Philodendron 'Xanadu'



Lagerstroemia indica x fauriei 'Tuscarora'



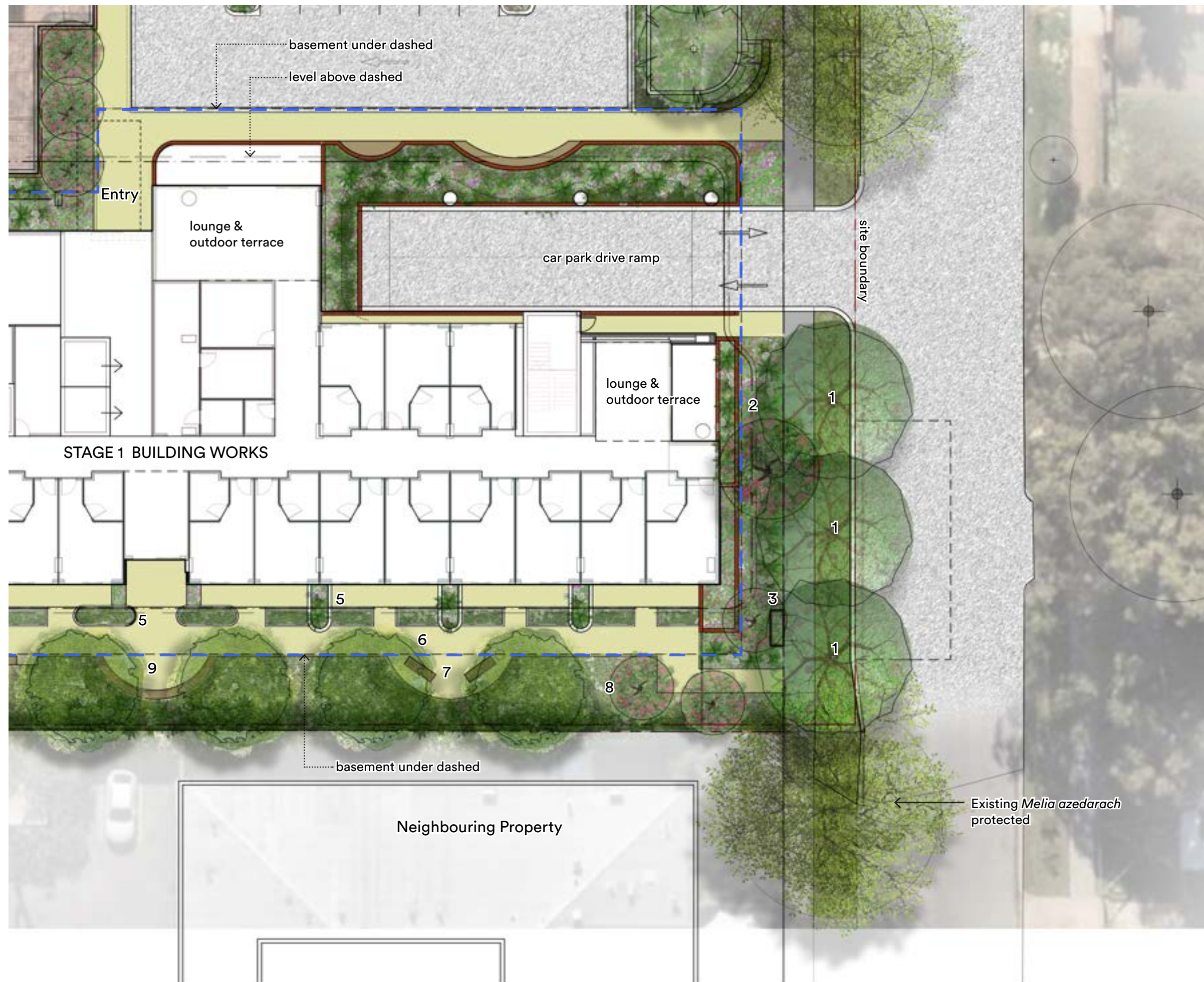
Dianella 'Tas Red'



Lomandra 'Tanika'

ENTRY PLANTING

Landscape Plan Stage 1_East



1 STREETScape

Proposed new street trees to create increased canopy area for site and neighbourhood amenity as discussed with the City. Species and location to be confirmed with the City.

2 LOUNGE PLANTER

Informal garden planting with opportunities to continue planting onto the adjacent verge to complement the streetscape.

3 PRIVATE ENTRY GARDEN

Low planting and flowering *Lagerstroemia* trees in deep soil to provide a filter green layer between public footpath and residential units. Planting is selected to celebrate seasonal variation.

4 RAISED PLANTERS

Shading planting in brickwork planting for resident vista.

5 PRIVATE DIVIDING ALCOVES

Shade tolerant specie mix with tall raised planters providing divisions between units and privacy. Feature plants for a green outlook.

6 INFORMAL PLANTERS

Grouping of raised planters for residents for seasonal/select plantings

7 INFORMAL SEATING

Alcove to provide opportunities for informal seating and gathering. Planting is shade resistant and layered with a variety of textures and fragrance to create a sensorial experience.

8 SHADE TREES

A mix of shade trees of differing scales (*Magnolia grandiflora*, *Ficus longifolia* and *Waterhousia floribunda*) in deep soil garden beds, providing visual privacy and scale to the development.

9 COMMUNAL ALCOVES

Alcove to provide opportunities for fixed and loose furniture informal seating and gathering. A barbeque area is proposed to help build residential community. Planting is shade resistant with opportunities for edibles and communal planting by residents.

Refer indicative plant selections for landscape planting character of respective landscape elements.



INDICATIVE TREE SELECTIONS



STREET TREES - *Eucalyptus spathulata*
10-12m h x 10m w



EAST ENTRY TREES -*Lagerstroemia indica x fauriei* 'Tuscarora'
3m h x 3m w



Magnolia grandiflora 'St Marys'
8m h x 5m w



Ficus longifolia
4-6m h x 3m w



Waterhousia floribunda
8m h x 4m w

Indicative Planting Selections
Stage 1_East

LOUNGE GARDEN



Acacia cognata 'Limelight'



Dianella revoluta



Ficinia nodosa



Goodenia varia



Banksia Nivea



Calothamnus quadrifidus prostratus

PRIVATE ENTRY GARDEN



Poa labillardieri 'Eskdale'



Ozothamnus diosmifolius



Patersonia occidentalis



Banksia petiolaris



Lomandra sp.



Myoporum parvifolium prostratum

VERGE PLANTINGS

RESIDENT ALCOVE



Acmena smithii



Liriope 'Munroe White'



Philodendron xanadu

COMMUNAL ALCOVES



Casurina glauca 'Cousin It'



Dichondra argentea 'Silver Falls'



Liriope sp.



Murraya paniculata (hedging)



Ricinocarpos 'Pencil Form'



Raphiolepis 'Snow Maiden'

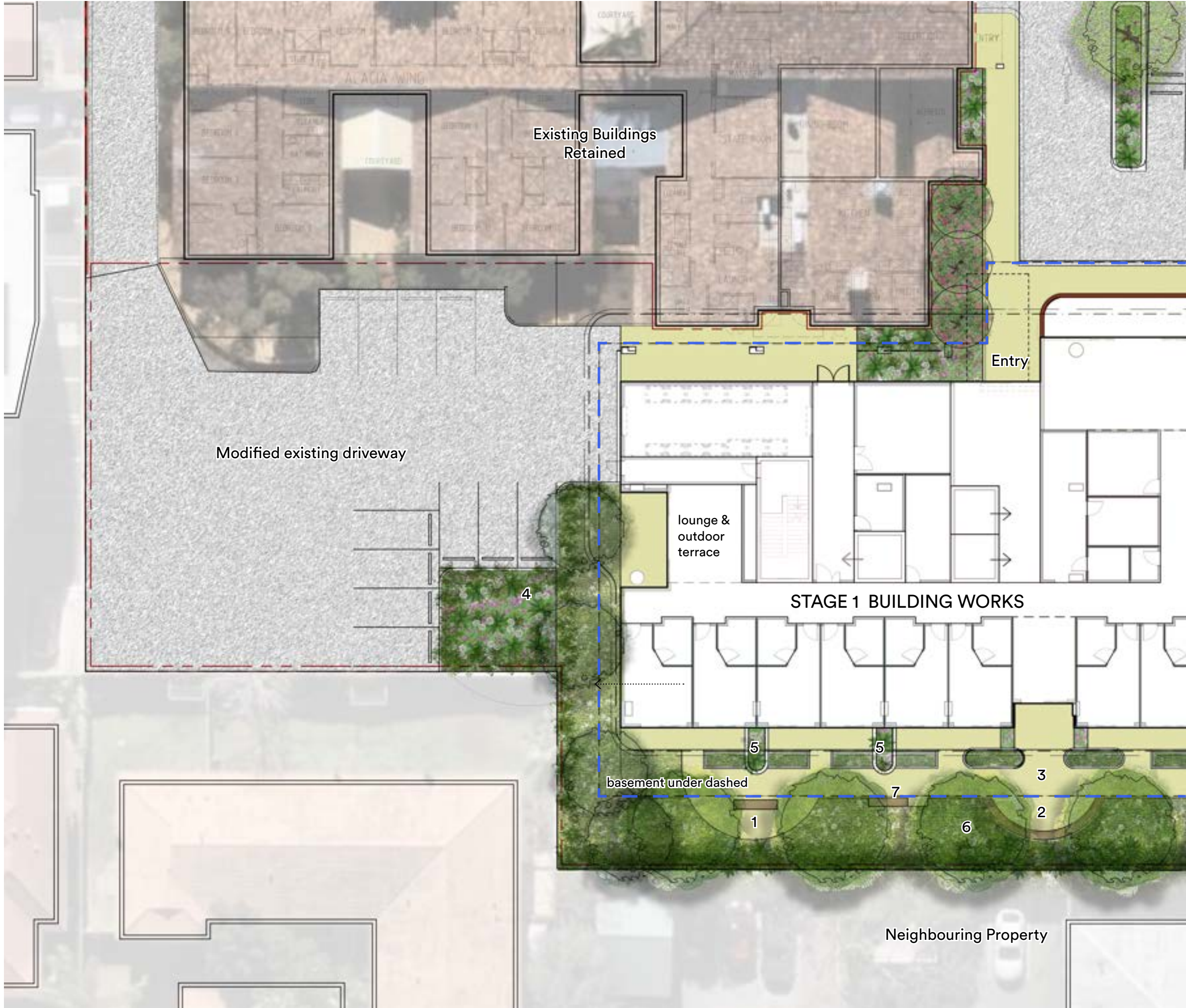


Phormium tenax



Arthropodium cirratum (Shade)

Landscape Plan Stage 1_West



- 1 PRIVATE SHARED TERRACE**
Communal area with bench, potential shared utility zone (e.g. potting bench) for residents to meet and gather.
- 2 COMMUNAL ALCOVES**
Alcove to provide opportunities for fixed and loose furniture informal seating and gathering. Planting is shade resistant with opportunities for edibles and communal planting by residents.
- 3 PATHWAY CONNECTION**
Public pathway connection between units above basement carpark deck.
- 4 GARDEN AND LOUNGE TERRACE**
Planting is selected to be resilient against built conditions with a hedge of *Ricinocarpus* 'Pencil Form' and *Alogyne hakeifolia* to create a buffer zone between the driveway and resident's lounge. Screening to garden extents.
- 5 PRIVATE DIVIDING ALCOVES**
Shade tolerant specie mix with tall raised planters providing divisions between units and privacy. Feature plants for a green outlook.
- 6 INFORMAL PLANTERS**
Grouping of raised planters for residents for seasonal/select plantings
- 7 INFORMAL SEATING**
Alcove to provide opportunities for informal seating and gathering. Planting is shade resistant and layered with a variety of textures and fragrance to create a sensorial experience.
- 8 SHADE TREES**
A mix of shade trees of differing scales (*Magnolia grandiflora*, *Ficus longifolia* and *Waterhousia floribunda*) in deep soil garden beds, providing visual privacy and scale to the development.

Refer indicative plant selections for landscape planting character of respective landscape elements.

INDICATIVE TREE SELECTIONS



Magnolia grandiflora 'St Marys'
8m h x 5m w



Ficus longifolia
4-6m h x 3m w



Waterhousia floribunda
8m h x 4m w

COMMUNAL ALCOVES



Casurina glauca 'Cousin It'



Dichondra argentea 'Silver Falls'



Liriope sp.



Murraya paniculata (hedging)



Ricinocarpos 'Pencil Form'



Raphiolepis 'Snow Maiden'

LOUNGE TERRACE



Opportunities for communal productive garden



Alyogyne hakeifolia 'Shelby Anne'



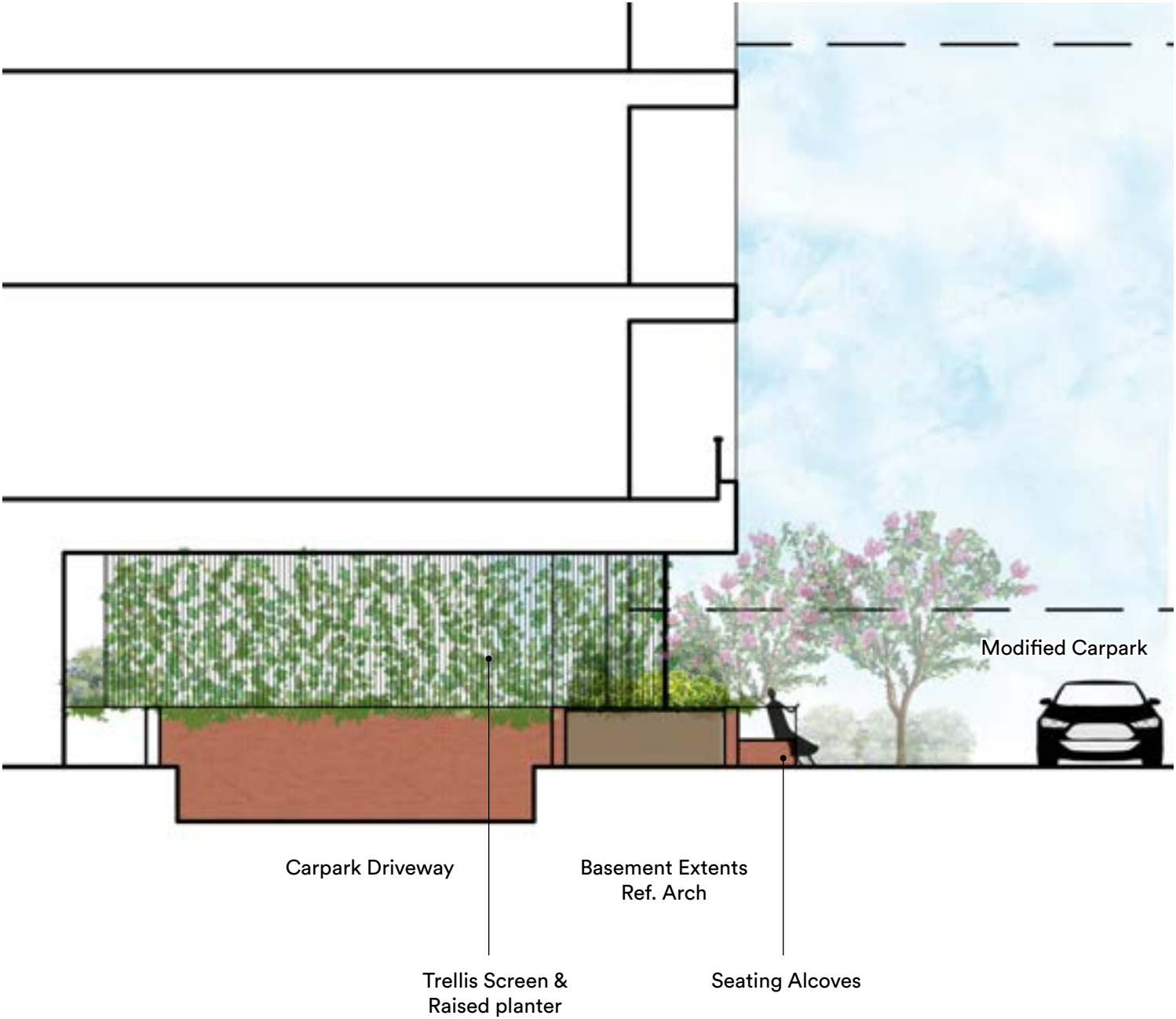
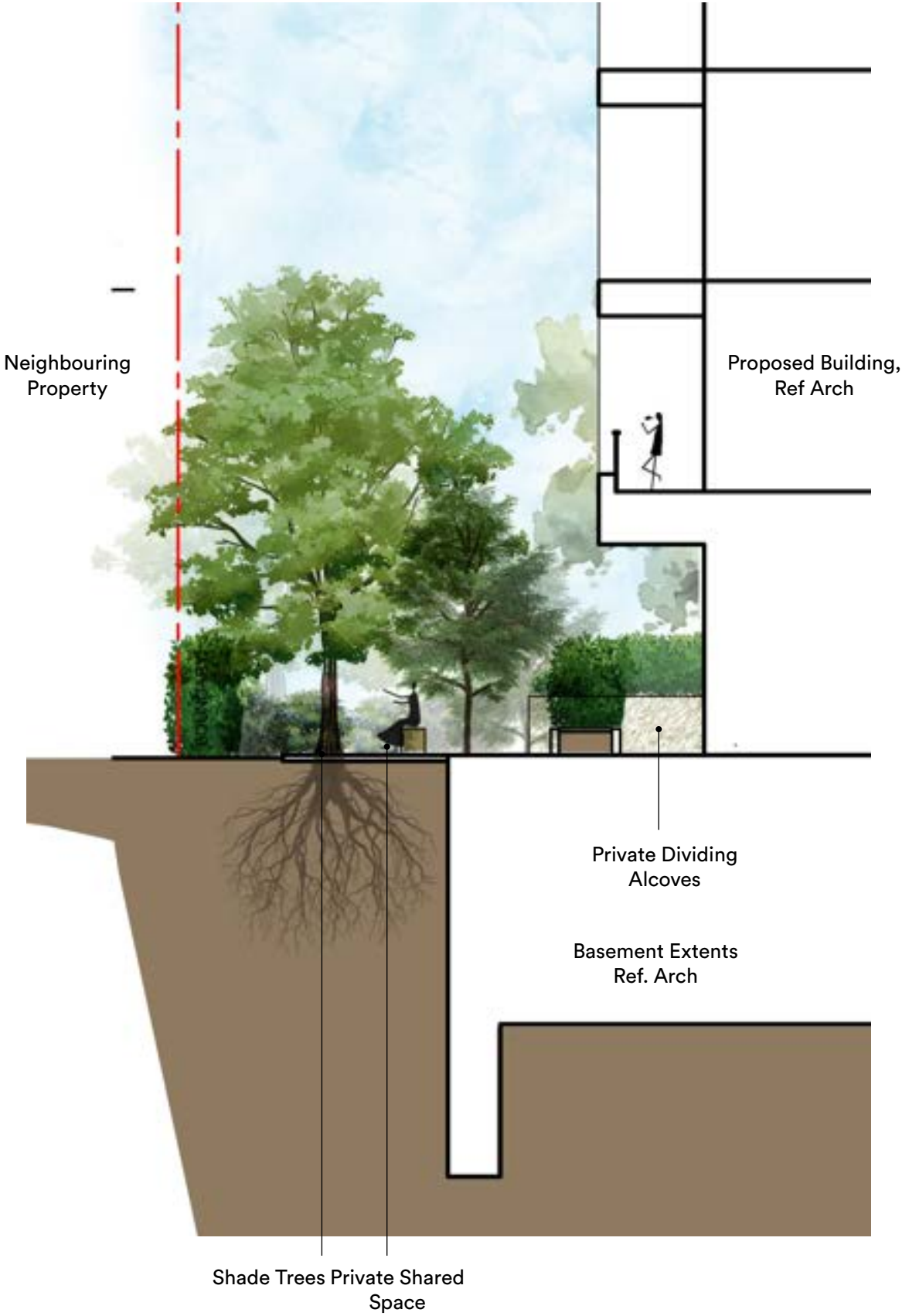
Dianella revoluta

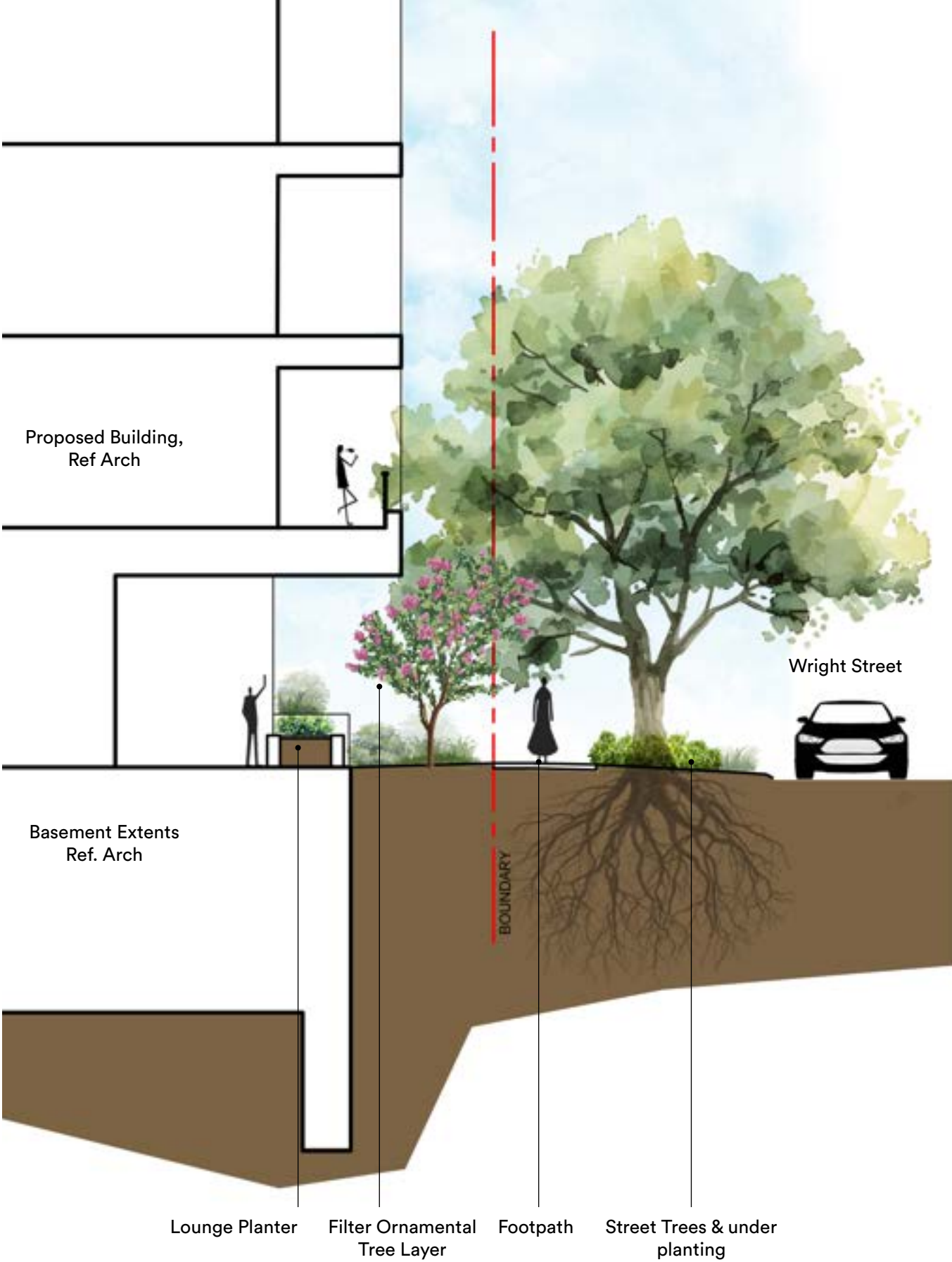


Ficinia nodosa



Olearia languinosa 'Ghost Town'







1. BALCONY PLANTERS

Balcony planters with cascading plants to suit north & south aspects and maintenance.

BALCONY PLANTERS



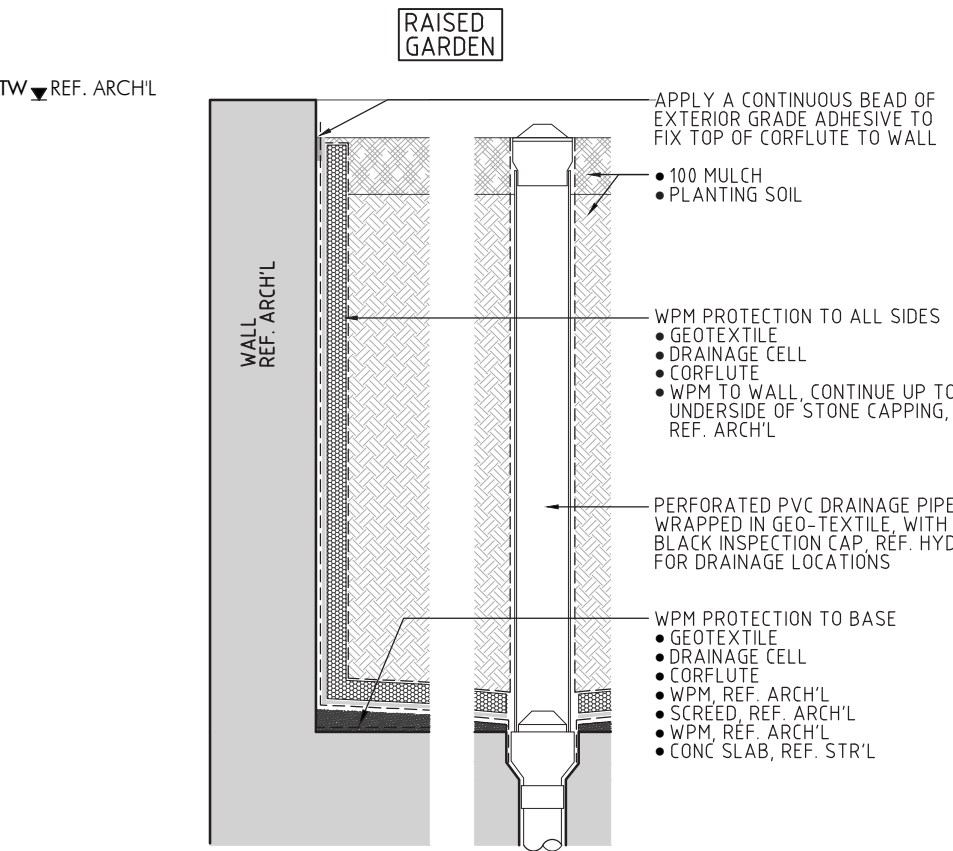
Adenanthous cuneatus



Myoporum parvifolium
'Broad Leaf'



Dianella 'Tas Red'



TYPICAL RAISED PLANTER DETAIL (ON PODIUM)
1:10





Landscape Existing Trees

Stage 01 portion of the redevelopment features existing *Triadica sebifera* (Chinese Tallows) which will be retained and protected.

Protection strategies for existing trees along the verge will also be consulted with the arborist to ensure that redevelopment works have minimal impact on the their health and vigor.

- Existing *Triadica sebifera* (Chinese Tallow) retained and protected.
 - Existing *Eucalyptus* sp. to be protected
 - Existing *Lophostomon confertus* (Queensland Brush Box) to be protected
 - Existing *Melia azedarach* (Cape Lilac) to be protected
 - Existing *Triadica sebifera* (Chinese Tallow) retained and protected
- A. Existing tree to be removed for new building works.
- B. Existing Elm proposed to be removed to protect Mead Cottage from damage.



Tree 01
Existing Chinese Tallow retained and protected

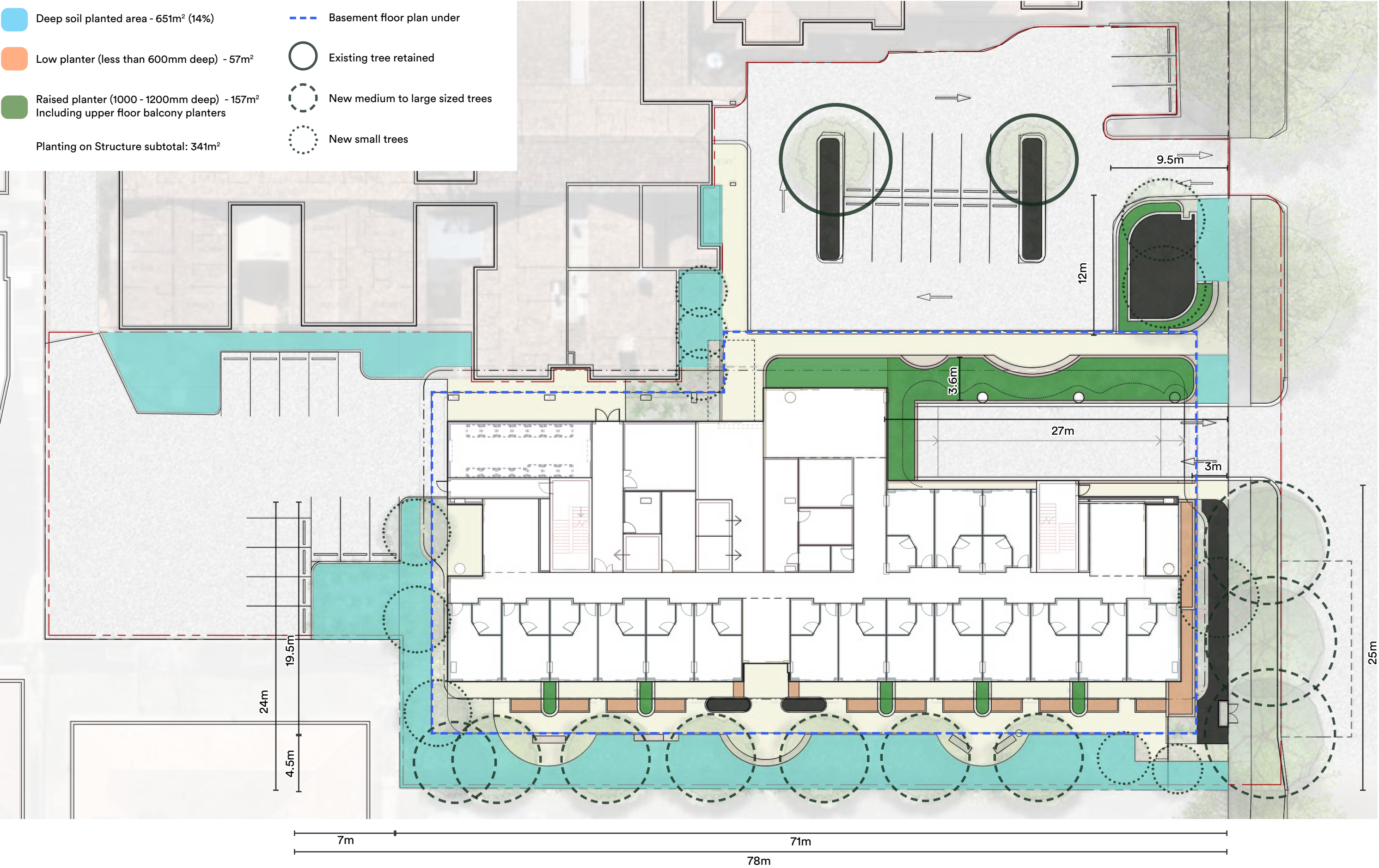


Landscape Plan_Stage 1
Tree Canopy Area Comparison

- Existing tree canopy retained: ~85m²
- Existing Trees removed: ~198m²
- New Tree Canopy (at maturity): ~870m²

Net Tree Canopy Gain: ~672m²

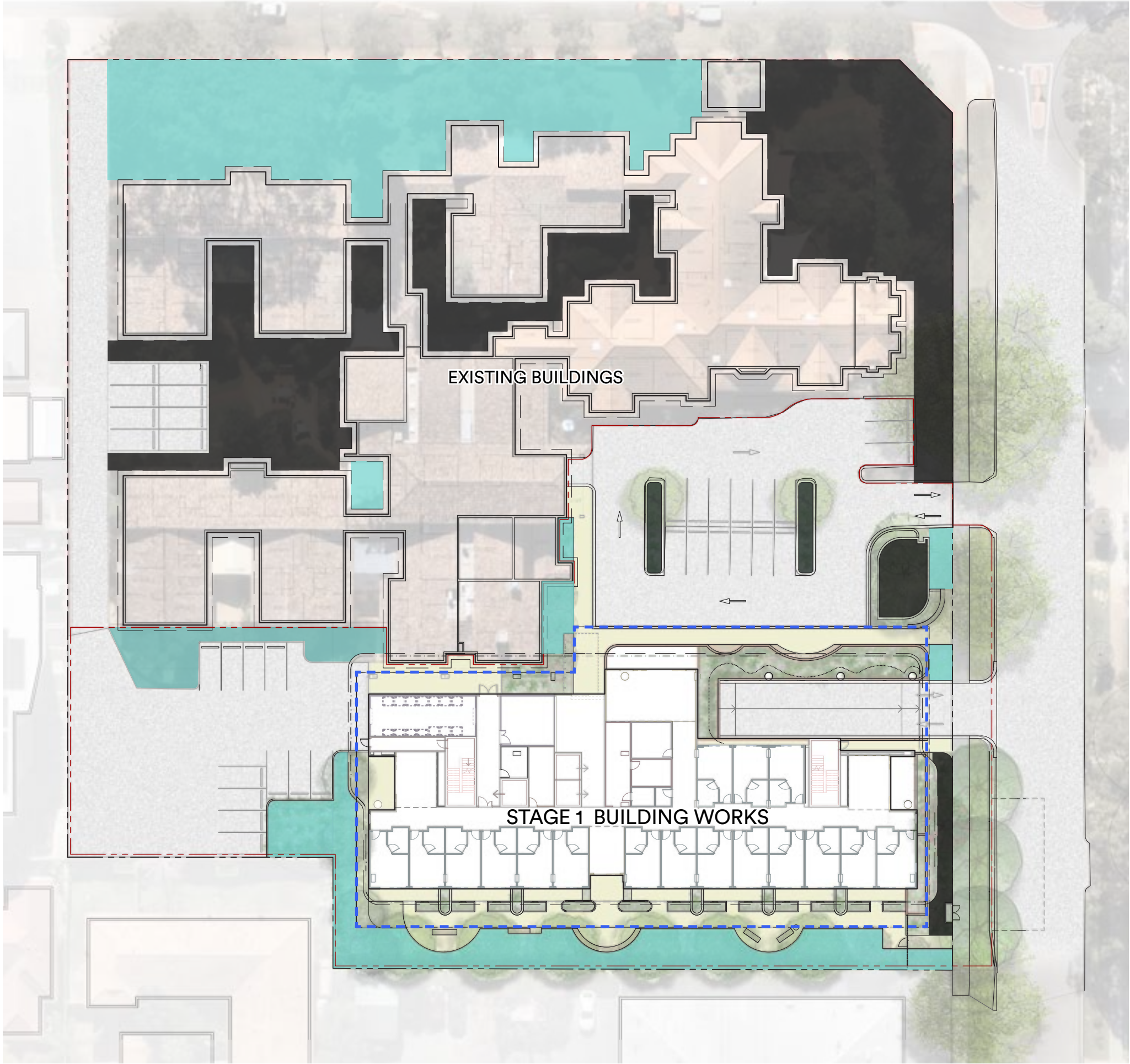
- Deep soil planted area - 651m² (14%)
- Low planter (less than 600mm deep) - 57m²
- Raised planter (1000 - 1200mm deep) - 157m²
Including upper floor balcony planters
- Planting on Structure subtotal: 341m²
- Basement floor plan under
- Existing tree retained
- New medium to large sized trees
- New small trees



Site Area: 10052m²

DSA Required: 1005m² (10%)

DSA Achieved: ~2608m² (26%)





Summer Solstice - 9:00am



Summer Solstice - 12:00pm



Summer Solstice - 03:00pm



Winter Solstice - 9:00am



Winter Solstice - 12:00pm



Winter Solstice - 03:00pm



Equinox - 9:00am



Equinox - 12:00pm



Equinox - 03:00pm

DRP 03 comments noted in blue, with CaPA responses below:

The applicant is encouraged to increase the primary street setback to Wright Street in order to introduce larger trees and denser landscaping in the setback in-front of the building to soften the streetscape interface.

In respect to the landscaping, planting to the primary street setback will be multi-layered and elevational in character. The street will have a layered elevation of tree canopies, with large trees and elevated canopies to street, a row of smaller street towards the building, with hedging below.

The proposal includes areas of asphalt where permeable paving could be implemented to encourage growth of on-site landscaping and trees such as in the parking bays. The applicant is encouraged to reduce the extent of asphalt within close proximity to planting areas where possible.

We agree in principle to the above recommendation, however we believe that this is not advantageous in this instance for the below reasons:

- Planting site area is going over basement.
- Planting to and adjacent to the carpark bays is in majority all in raised planters. Porous paving over basement has no benefit in this instance.
- Porous paving to parking adjacent to the site area would no benefit in this instance as the trees in the carpark will be moved into the future and making porous would require redoing the sub-strate and be cost prohibitive. This area is going to be demolished into the future for a future basement carpark extension.

The carpark area has deciduous trees which can result in higher maintenance requirements. The applicant is encouraged to consider larger evergreen tree species within the carpark area.

Evergreen trees have now been included in this area

The north side carpark area soil volume and width allocated for transplanted trees appears minimal. There appears to be an opportunity to increase soil volume and introduce additional tree planting in this area to screen / soften the carpark and maximise shading to the pedestrian entry.

The planters have been widened whilst keeping the current parking aisle arrangements

The provision of on-structure landscaping is supported however further details in relation to planter depths / volumes, drainage, reticulation and maintenance access are required to illustrate these areas will contribute to the development long term.

Details and reference images of planters on podium have been included in this DA Submission.

The edge condition / fence between the site and adjoining south property has not currently been shown. Given communal spaces are located on the south side of the building the applicant is encouraged to show this clearly and consider it as an opportunity for climbing planting to generate a soft boundary edge condition.

Noted in section.

Plant species selections will be critical as the shade modelling indicates many spaces will go from extremes of full sun to full shade. Consider species (deciduous and evergreen) and crown shape as well as height to ensure these spaces are as thermally comfortable as possible across the seasons.

Noted and can be achieved.

Within the communal informal seating areas ensure the proposed seating configurations support family gathering with people sitting directly opposite each other as well as accessible tables for larger gatherings such as birthdays.

Noted and included. A combination of fixed and loose seating have been included to achieve this amenity with flexibility.