

## 2. LANDSCAPE QUALITY

# KINGSWAY SHOPPING CENTRE SHORT STAY

MADELEY

Landscape Architecture

Development Application Report

21.05.2024

See Design Studio  
Landscape Architects





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# THE SITE



# Kingsway City Shopping Centre

Kingsway City Shopping Centre was opened in 1996 and expanded over the years.

Internally two main arcades of the building have high curved and pitched ceilings with forked steel support columns.

Skylights along the apex of the roofline permit the entry of natural light and the food court is punctuated by raised tiled garden beds and a central octagonal fountain.

The most recognisable exterior feature of the shopping center are the two original rotunda-like entrances with tiled patterning on the exterior walls and decorative steel columns to support the circular green roof.



# Site Context

The proposed Kingsway Shopping Centre Short Stay is sited within the existing boundaries of Kingsway City Shopping Centre on the corner of Hepburn Avenue and Wanneroo Road. The Shopping Centre is broadly flanked by the Yellagonga Regional park and the Kingsway Sporting Precinct.

Lake Goollelal is directly east of the site and is the southernmost lake in the wetland system of the Yellagonga regional park. The park makes up 1400 hectares of bush, wetlands and walking trails. It was established in 1990 as the 'Kings Park of the North', providing habitat for birds, turtles and reptiles.

Yellagonga Regional Park is named after the historic Aboriginal leader of the Mooro people, who once used this area for shelter and food and is a culturally significant area forming part of their Aboriginal Dreaming.

The earliest colonisation of the area was by graziers and farmers in the early to mid 1800s. This includes the infamous Wesleyan Mission Farm, sited east of Lake Goollelal, in which Aboriginal children were sent as punishment for petty crimes and used as indentured labor.

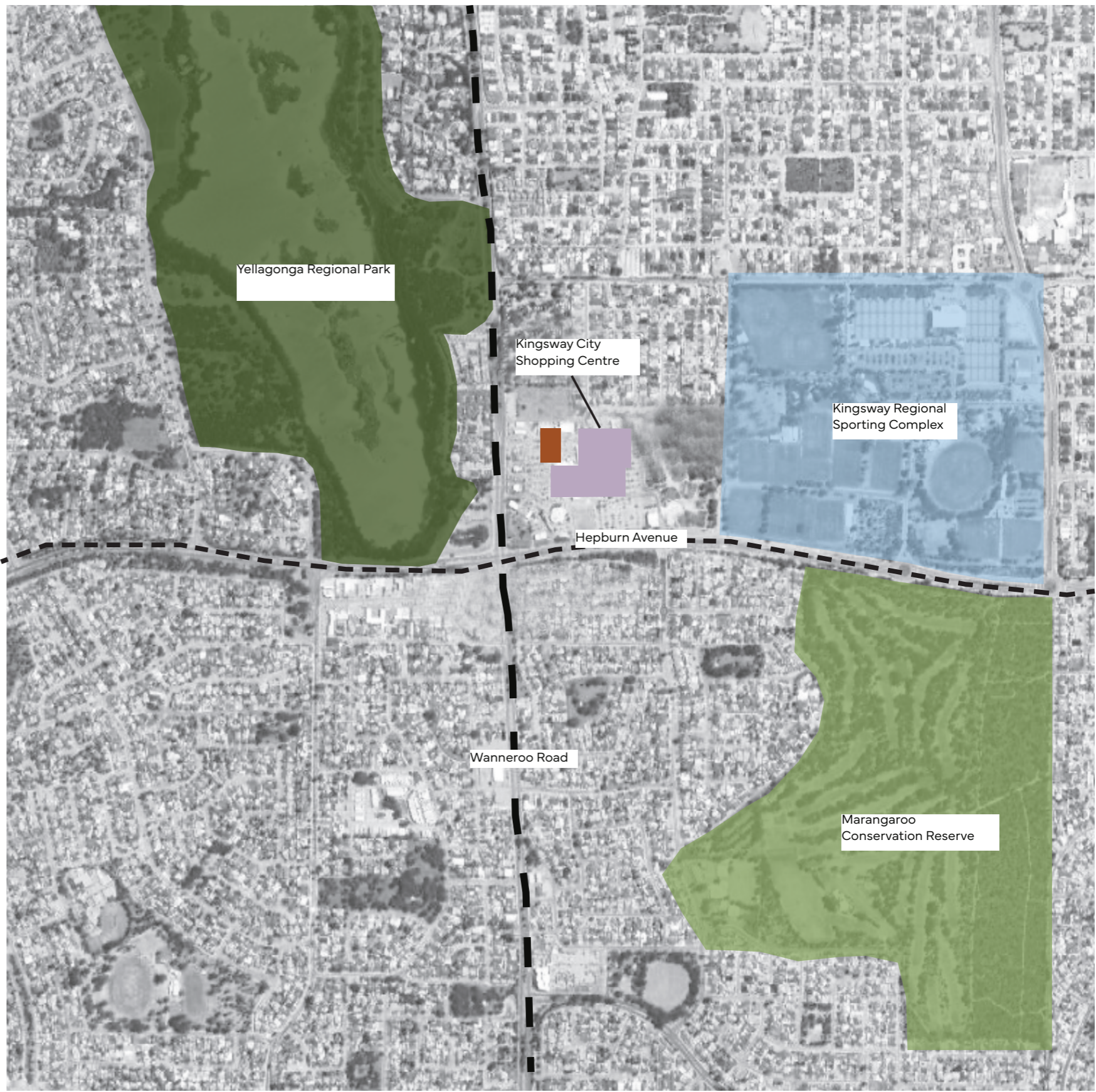
Landsale developed into the early 20th century as a market garden area, with many Italian migrants settling here. The historic Luisini winery was established on the eastern edge of Lake Goollelal in 1929 becoming the largest privately owned winery in WA. There are plans to develop and preserve this heritage site.

The area remained predominately nurseries and market gardens until further urban development in the 1990s.



# Site Context

- Legend**
-  The Site
  -  Hepburn Avenue
  -  Wanneroo Road
  -  Kingsway City Shopping Centre
  -  Kingsway Regional Sporting Complex
  -  Marangaroo Reserve
  -  Yellagonga Regional Park



# CONCEPT





# Key Landscape Principles



Sense of community



High quality green spaces with improved environmental outcomes



Facilitates respectful engagement and interaction with customers and visitors.



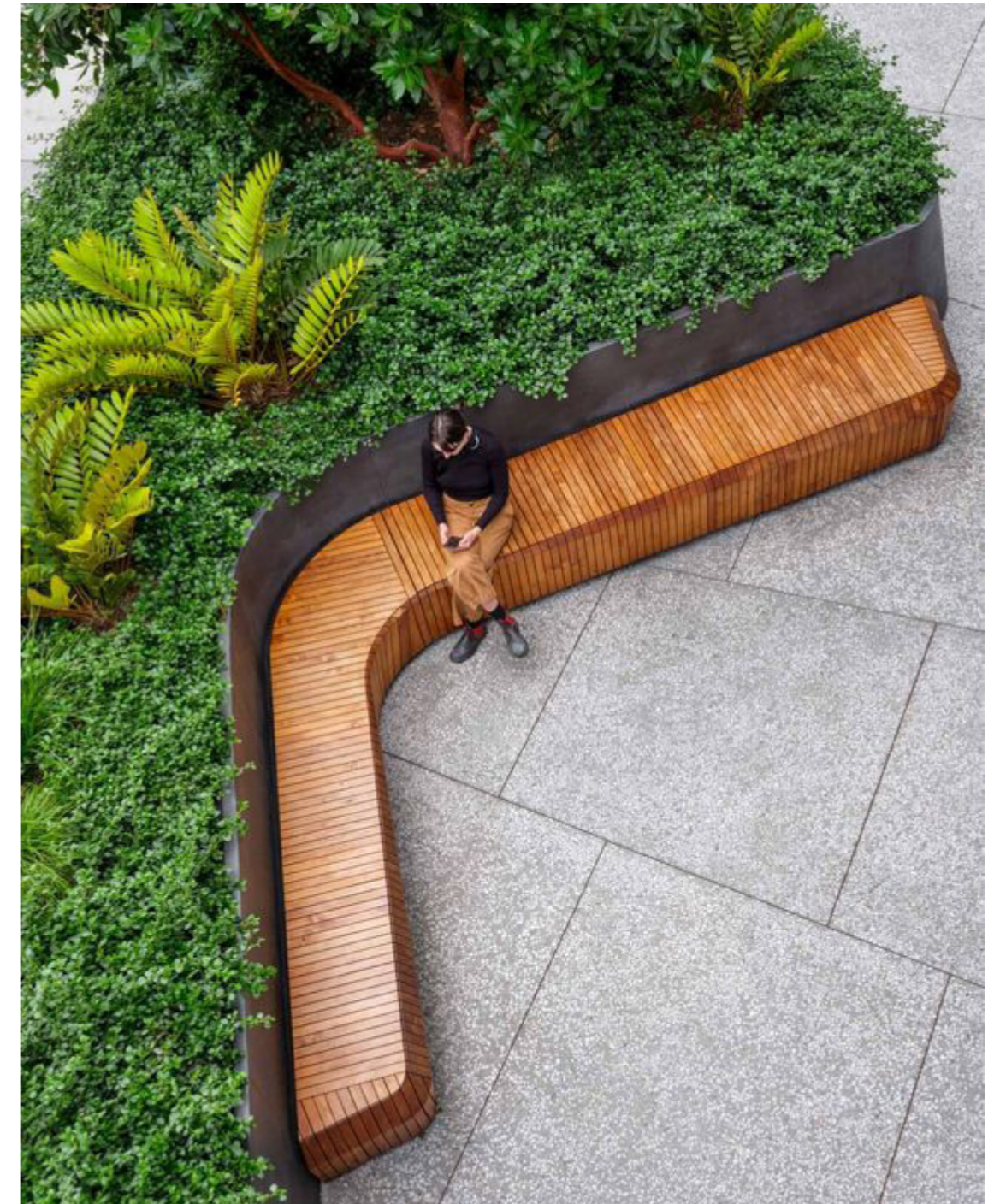
Connections to the broader natural environment, promoting a healthy engagement with the outdoors



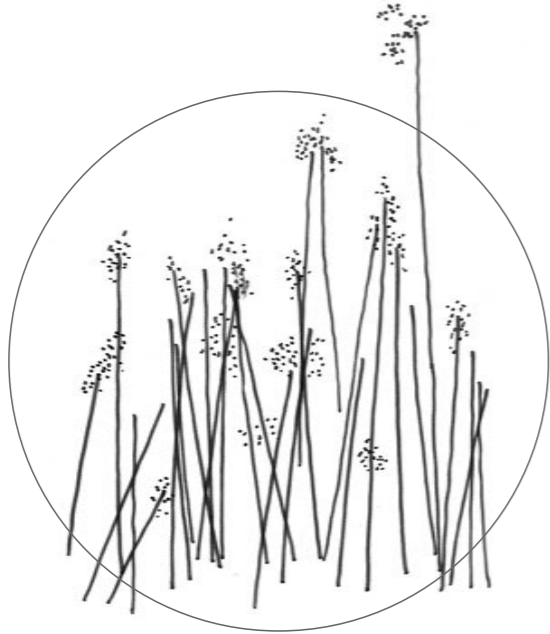
A sense of place generated by local plant palettes, materials and landscape forms



Provision for integrated alfresco dining experiences



# Landscape Drivers



## Lake edge

The soft fringing vegetation along the lake edges in Yellagonga Regional Park will inspire the 'edge plantings' surrounding and sheltering the building from the busy carpark beyond the building



## Water

The movement and patterning of the waters of Lake Goollelal will be used to inspire texture and materials chosen for the Kingsway Shopping Centre Short Stay.



## Local fauna patterns

Swooping, curving and gliding fauna patterns will inform the shapes and spaces surrounding the Kingsway Shopping Centre Short Stay.

# Ground floor design imagery

protected



paving textures



wetland inspired planting



seating nooks



# Ground Floor

## Landscape plan

### Legend

- 01 Garden bed
- 02 Pedestrian crossing
- 03 Covered alfresco zones
- 04 Main entrance to lobby
- 05 Seating bench
- 06 Retaining wall
- 07 Reconfigured parking with planting and trees
- 08 Steel planter





# SELECTIONS

# Planting Palette

## PLANT SPECIES



Westringia 'Grey Box'



Raphiolepis 'Oriental Pearl'



Eremophila 'Silver Ball'



Banksia ashbyii dwarf



Ficinia nodosa



Westringia 'Mundi'



Crassula 'Bluebird'



Kalanchoe 'Siverspoons'



Senecio vitalis



Acacia howitii 'Honey Bun'



Lomandra 'Tanika'



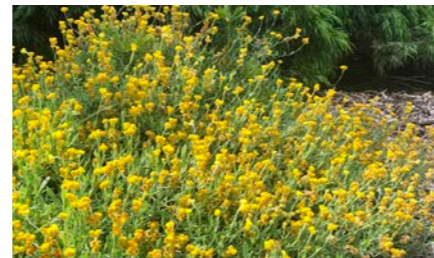
Conostylis candicans



Grevillea 'Gin Gin Gem'



Grevillea 'Mello Yellow'



Chrysocephalum apiculatum



Hardenbergia 'Mini Meema'



Dichondra Silver Falls'

## TREE SPECIES



Eucalyptus caesia 'Silver Princess'  
6h x 4w



Eucalyptus forrestiana 'Fuchsia Gum'  
6h x 4w



Eucalyptus websterianna  
5h x 5w



Eucalyptus victrix  
7h x 4w



Melaleuca leucadendra  
8h x 5w



Ulmus parvifolium  
6h x 4w

# Material Palette

## PAVING



Stone paving with several formats and finishes

## WALLS



White rendered wall

## PLANTERS



Dark bronze planters

## FURNITURE



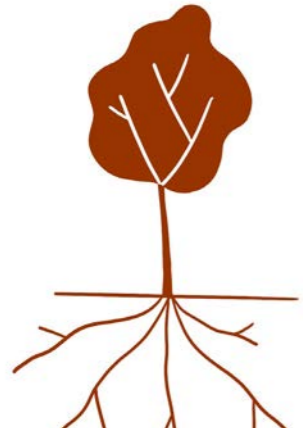
Bronze battens



# DEEP SOIL + TREES



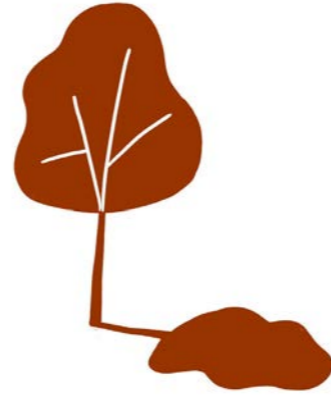
# Deep Soil Zone Benefits



Healthy roots = healthy tree



Enhance water filtration



Comfortable Micro-Climate + Reduction of Urban Heat Island Effect

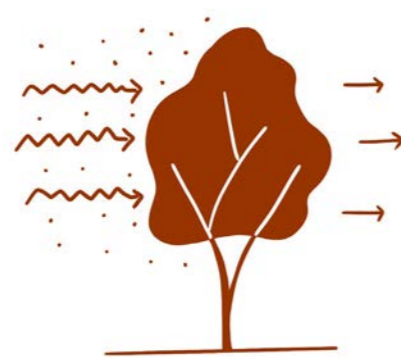


Trees and gardens make a significant contribution to the ecology, character and amenity of neighbourhoods. They provide habitat for fauna, shade, storm water management and micro-climate benefits, as well as improve apartment outlook and privacy.

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.



Create Habitat



Improve Air Quality



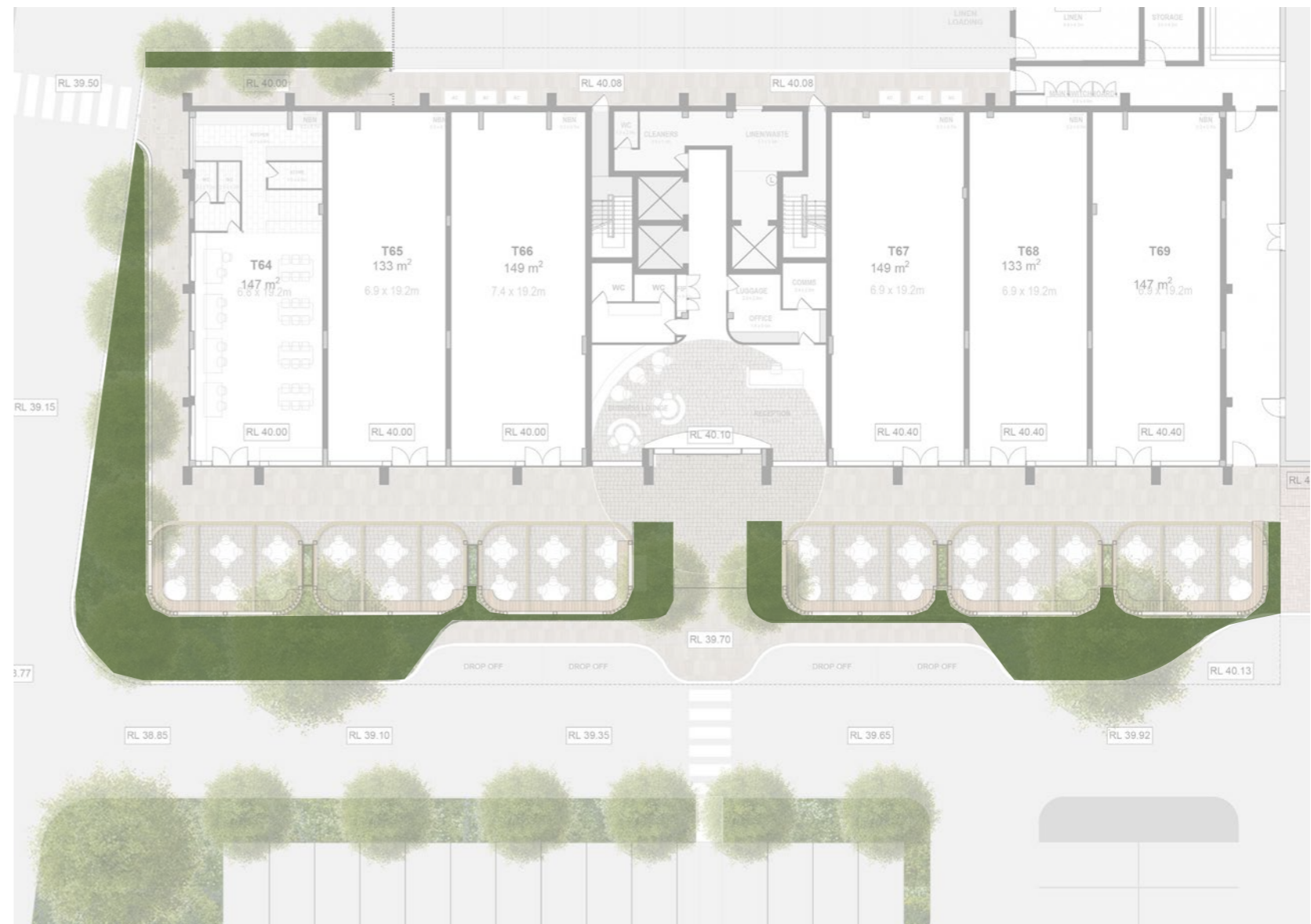
Community Health through increased canopy coverage

# Deep Soil Calculation

## Summary

Deep Soil Total	
Total Site Area	2076 sqm
Deep Soil Planting required	208 sqm
Ground Floor DSA	225 sqm
Ground Floor DSA shortfall	0 sqm
Total DSA percentage	10%

 Deep Soil Planting



# Tree Requirements

Tree Requirements	Area
Site Area	2076 sqm
Site wide tree requirements (>1,000m2)	2 large, & small trees to suit area
TOTAL TREE NUMBERS	Large trees = 2 total
	Small trees = 10 total

Legend

- Small tree (9m2 DSA per tree)
- Medium tree (36m2 DSA per tree)
- Large tree (64m2 DSA per tree)



**See Design Studio**  
Landscape Architects

Please feel free to contact us with any inquires.

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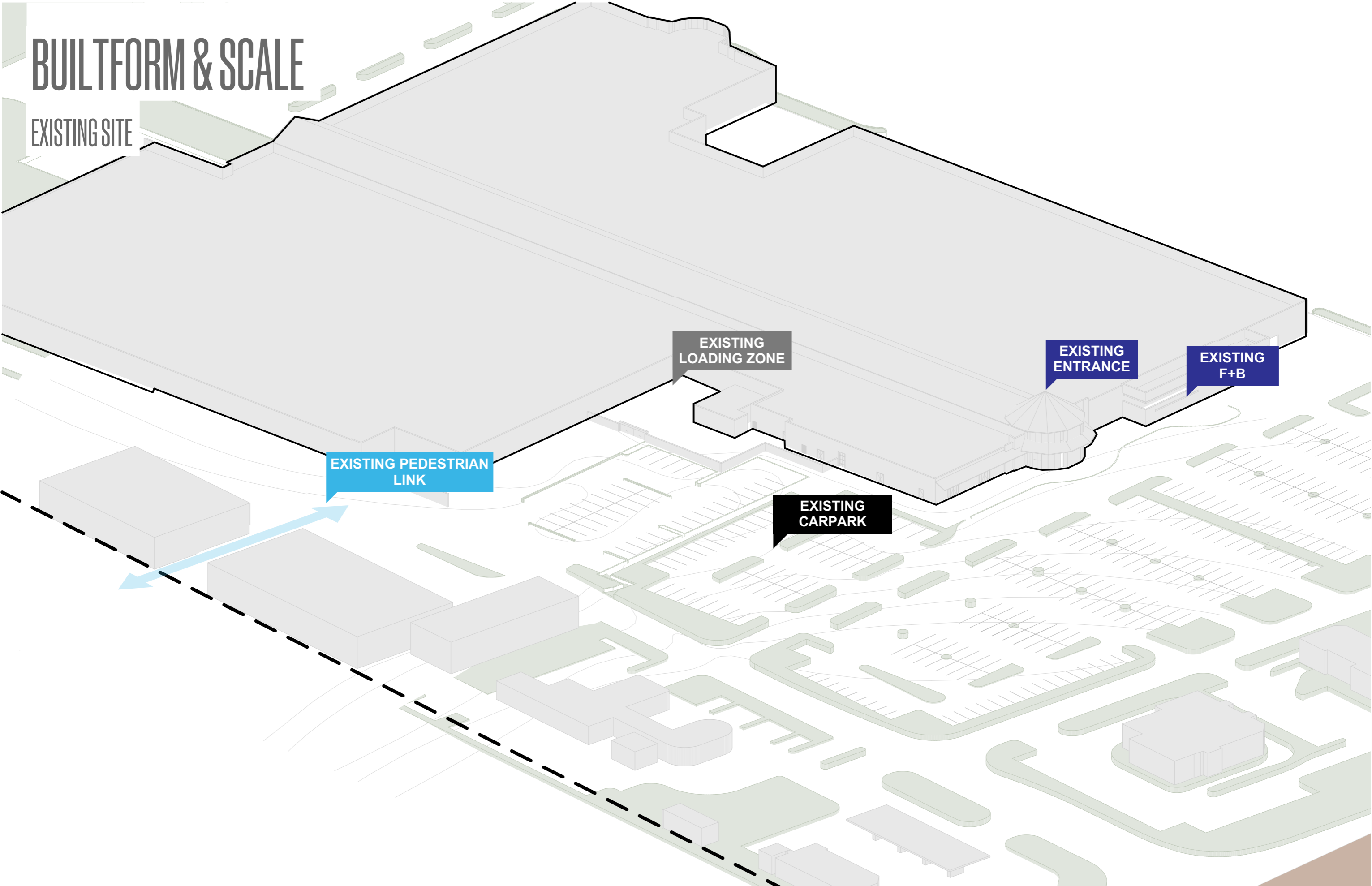
[seedesignstudio.com.au](http://seedesignstudio.com.au)



# 3. BUILTFORM & SCALE

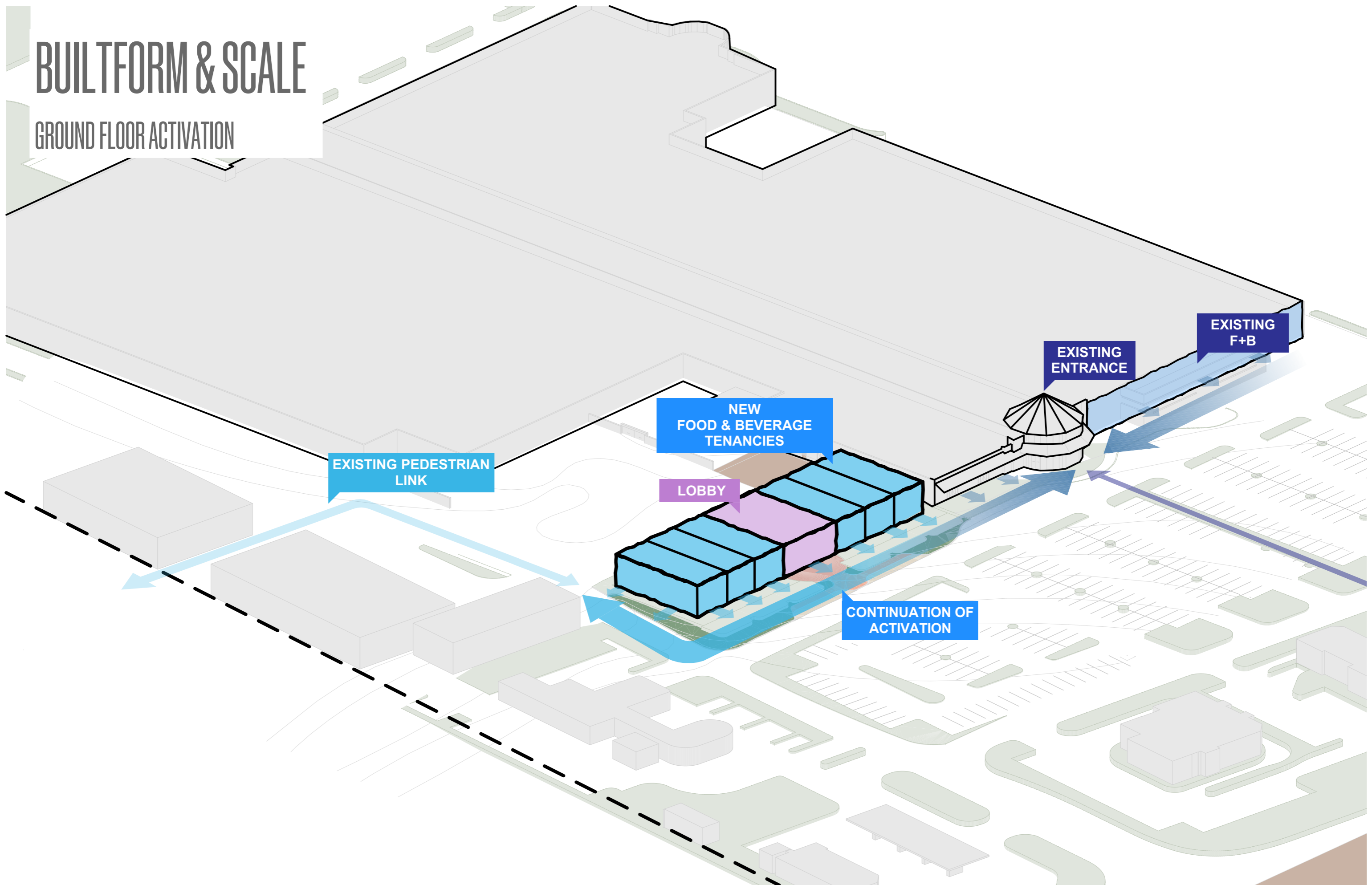
# BUILTFORM & SCALE

EXISTING SITE



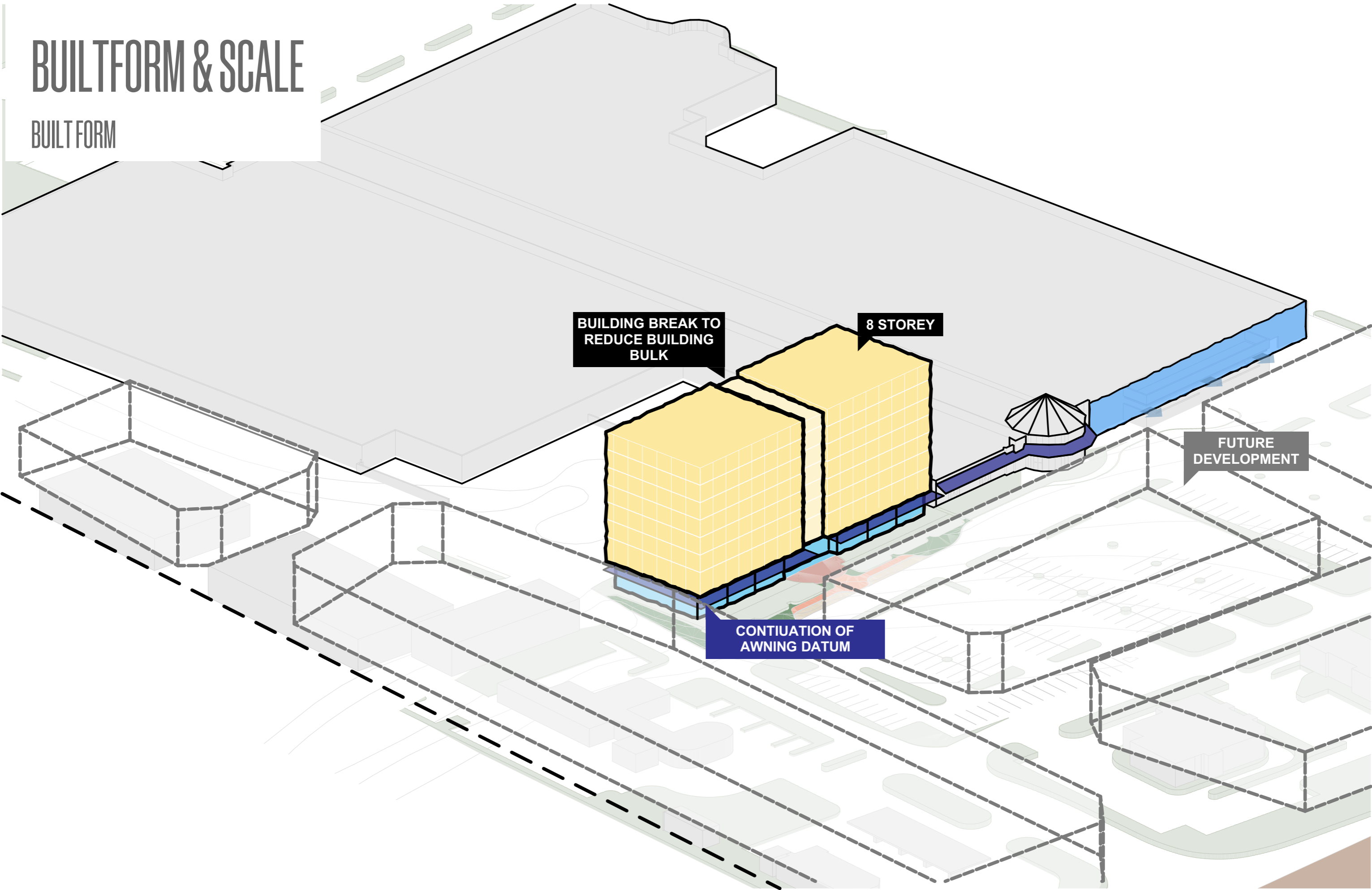
# BUILTFORM & SCALE

## GROUND FLOOR ACTIVATION



# BUILTFORM & SCALE

## BUILT FORM

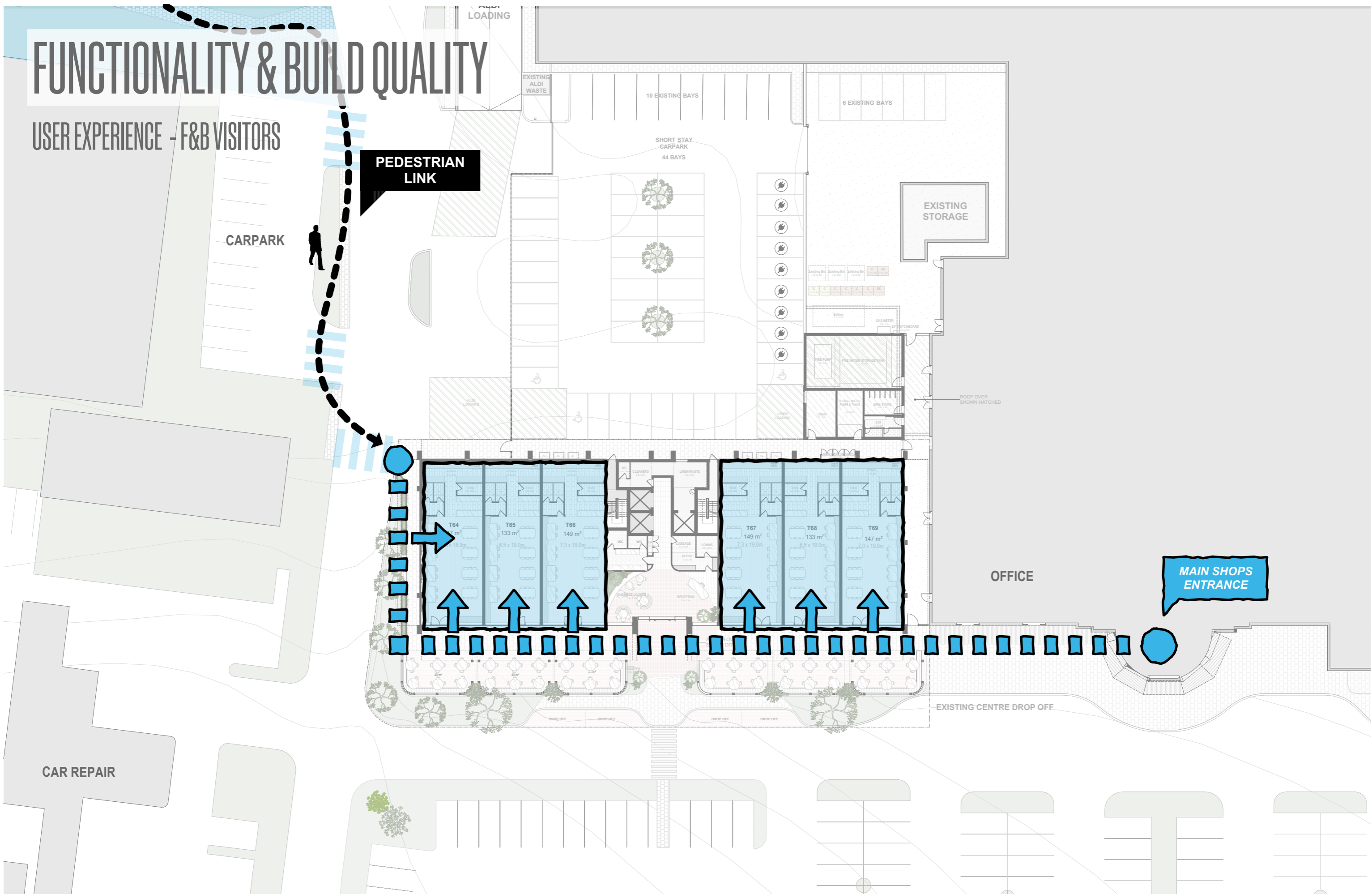




# 4. FUNCTIONALITY & BUILD QUALITY

# FUNCTIONALITY & BUILD QUALITY

USER EXPERIENCE - F&B VISITORS



CAR REPAIR



# FUNCTIONALITY & BUILD QUALITY

USER EXPERIENCE - THE RESIDENCE

CARPARK

LOADING

EXISTING ALDI WASTE

10 EXISTING BAYS

6 EXISTING BAYS

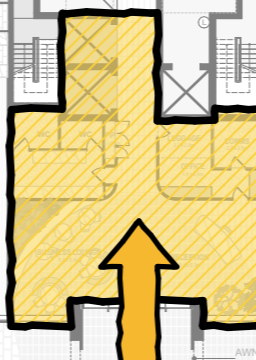
SHORT STAY CARPARK  
44 BAYS

EXISTING STORAGE

EXISTING LAUNDRY

ROOF OVER SHOWN HATCHED

OFFICE



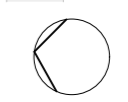
MAIN LOBBY ENTRANCE

AWNING OVER SHOWN DOTTED

EXISTING CENTRE DROP OFF

CAR DROPOFF

CAR REPAIR



# FUNCTIONALITY & BUILD QUALITY

BUILDING OPERATION - F&B TENANCY

BOH VEHICULAR ACCESS



LINEN HOLD & DELIVERY

WASTE HOLD & LOADING BAY

EXISTING STORAGE

TENANT WASTE CONTROLLED WASTE MANAGEMENT PLAN

EXISTING LOADING BAY



# 5. SUSTAINABILITY

# SUSTAINABILITY

## Passive design measures

- \_ Minimising glazing through the utilisation of structural elements for vertical shading and horizontal banding
- \_ Good fabric insulation
- \_ High performance glazing
- \_ Passive solar design
- \_ Raised plant beds with diverse and native vegetation
- \_ Low carbon concrete (target 20% reduction in Portland cement)
- \_ Sustainable, recycled and responsibly procured materials
- \_ low toxin material selection (low VOCs, formaldehyde)
- \_ Operational waste to allow for minimum 3 bin system (future FOGO)

## Active design measures

- \_ High Efficiency HVAC
- \_ No fossil fuels (all electric)
- \_ Centralised systems
- \_ Water efficient (high WELS) fittings
- \_ Smart metering
- \_ Electric vehicle (EV) charging bays

## Renewable Technology

- \_ Install solar PV panels (approx. 30kWp array) on roof

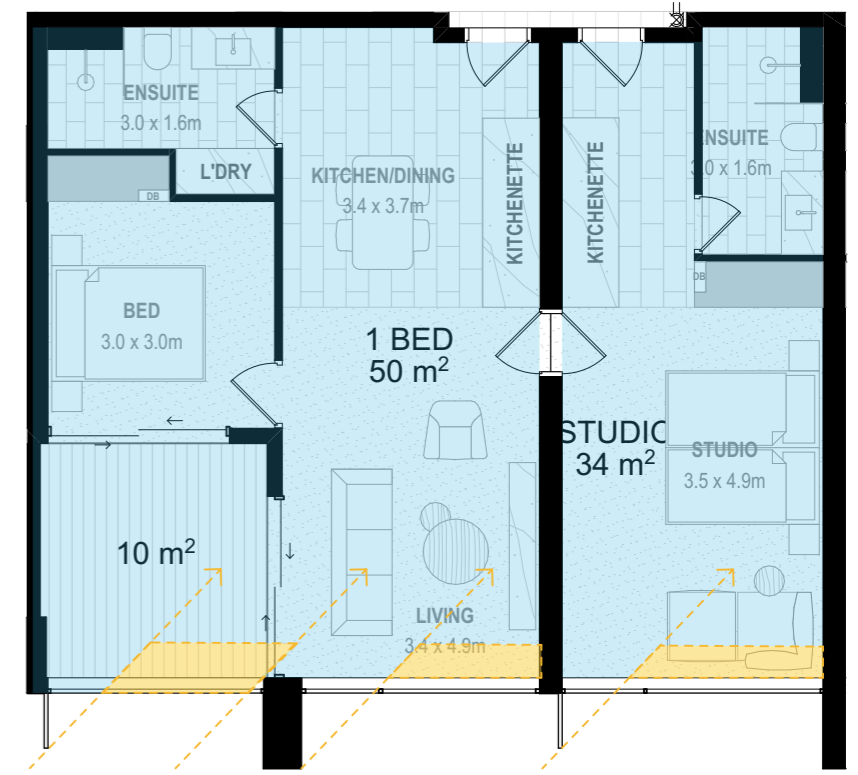
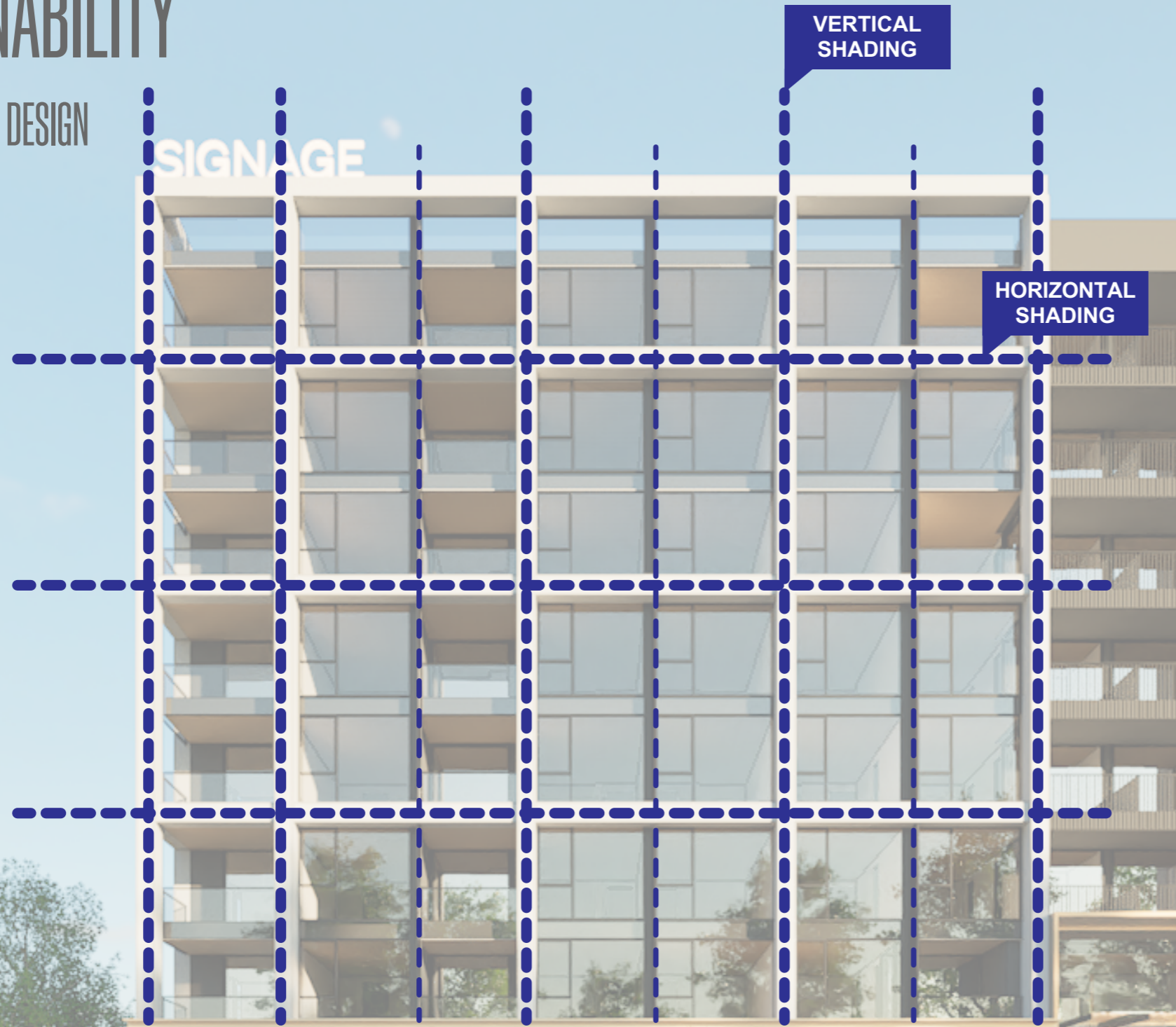
## Sustainability strategy

Key stakeholders to be engaged on sustainability and their responsibilities early in the process



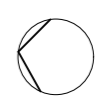
# SUSTAINABILITY

## PASSIVE SOLAR DESIGN



DECEMBER 21st 1PM  
SUMMER MID AFTERNOON

- PASSIVE SOLAR DESIGN INCOPORATED INTO ARCHITECTURE
- HIGH QUALITY GLAZING TO ACHIEVE ESD STANDARDS



# 6. AMENITY



# AMENITY

GROUND FLOOR F&B

PEDESTRIAN LINK

EXISTING STORAGE

WIDE WALKWAY TO ALLOW FOR FRONTAGE ACTIVATION

OUTDOOR SEATING IN VERGE TO ACTIVATE WALKWAY

T64 147 m<sup>2</sup> 7.5 x 19.0m  
T65 133 m<sup>2</sup> 6.5 x 19.0m  
T66 149 m<sup>2</sup> 7.3 x 19.0m  
T67 149 m<sup>2</sup> 7.3 x 19.0m  
T68 133 m<sup>2</sup> 6.5 x 19.0m  
T69 147 m<sup>2</sup> 7.0 x 19.0m

LOADING

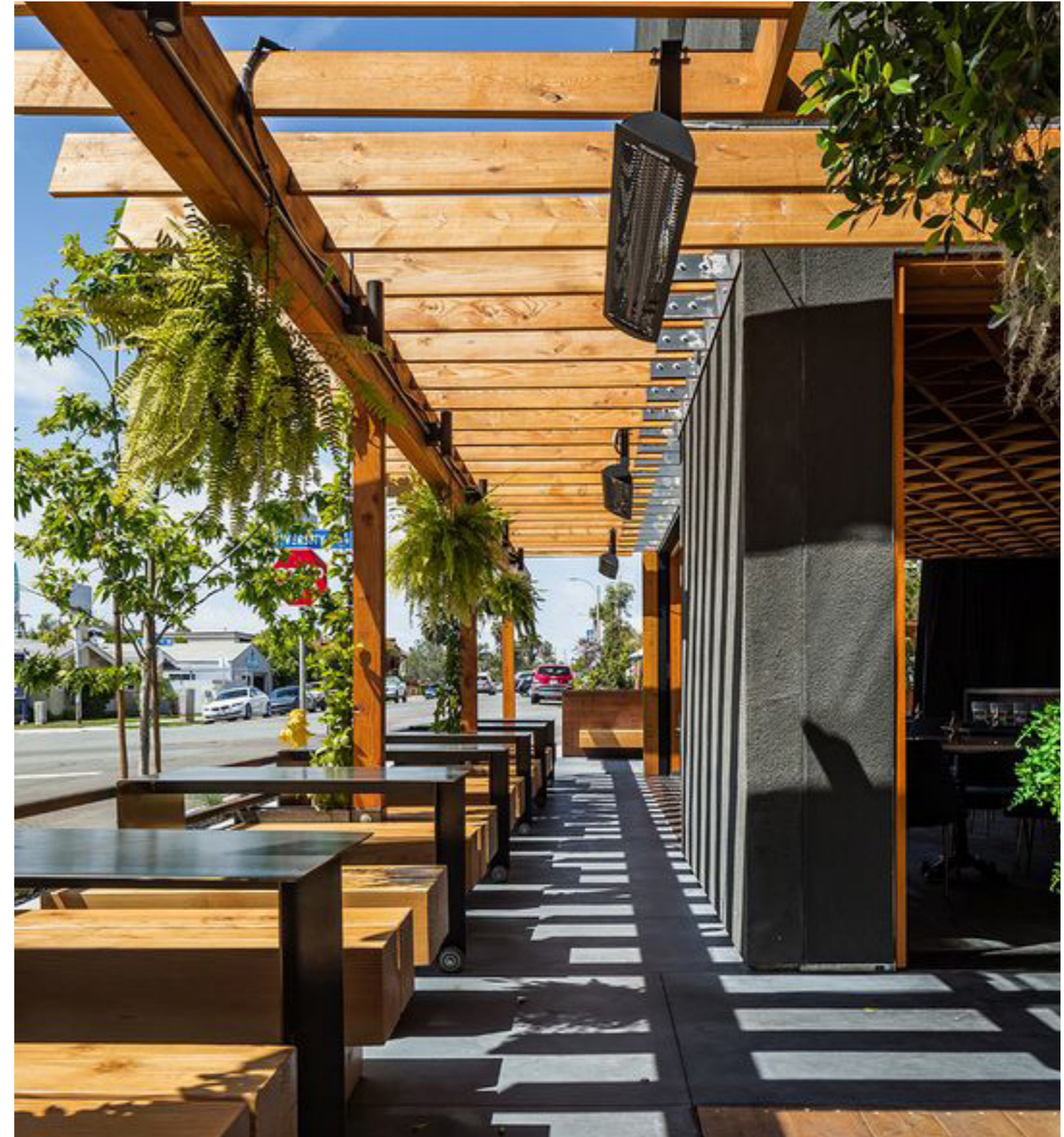
EXISTING ALDI WASTE

10 EXISTING BAYS

6 EXISTING BAYS

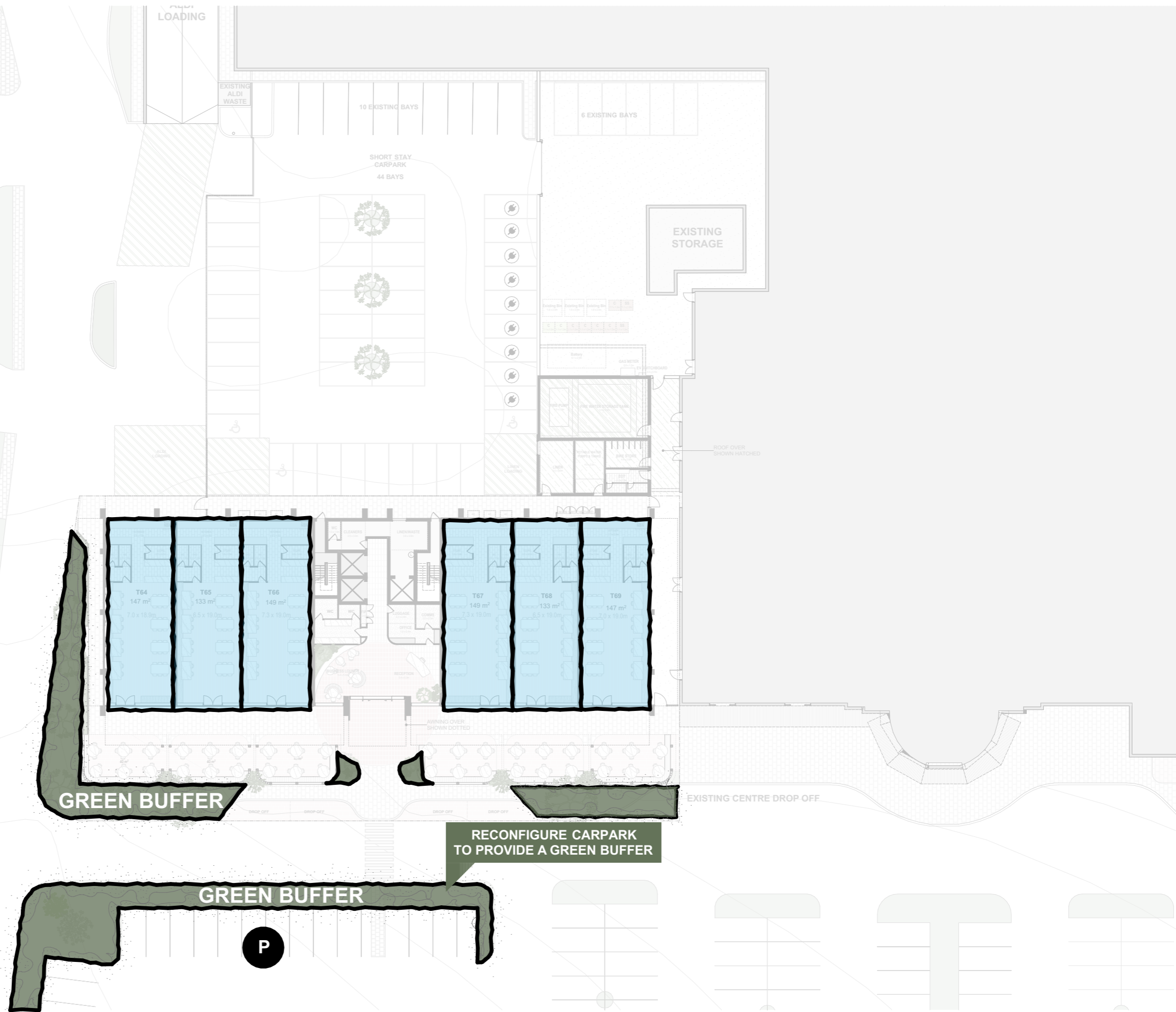
SHORT STAY CARPARK  
44 BAYS

# AMENITY



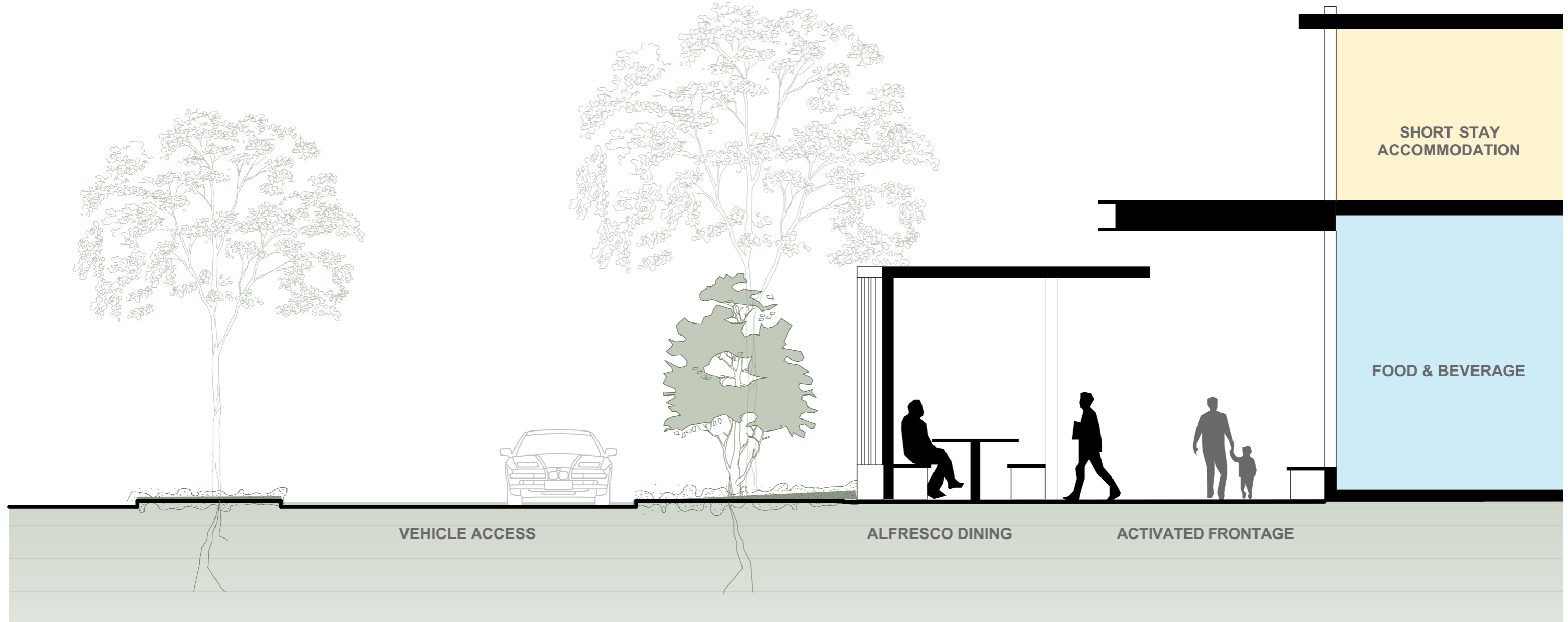
# AMENITY

## GROUND FLOOR F&B



# AMENITY

## STREET INTERFACE



AMENITY

SIGNAGE

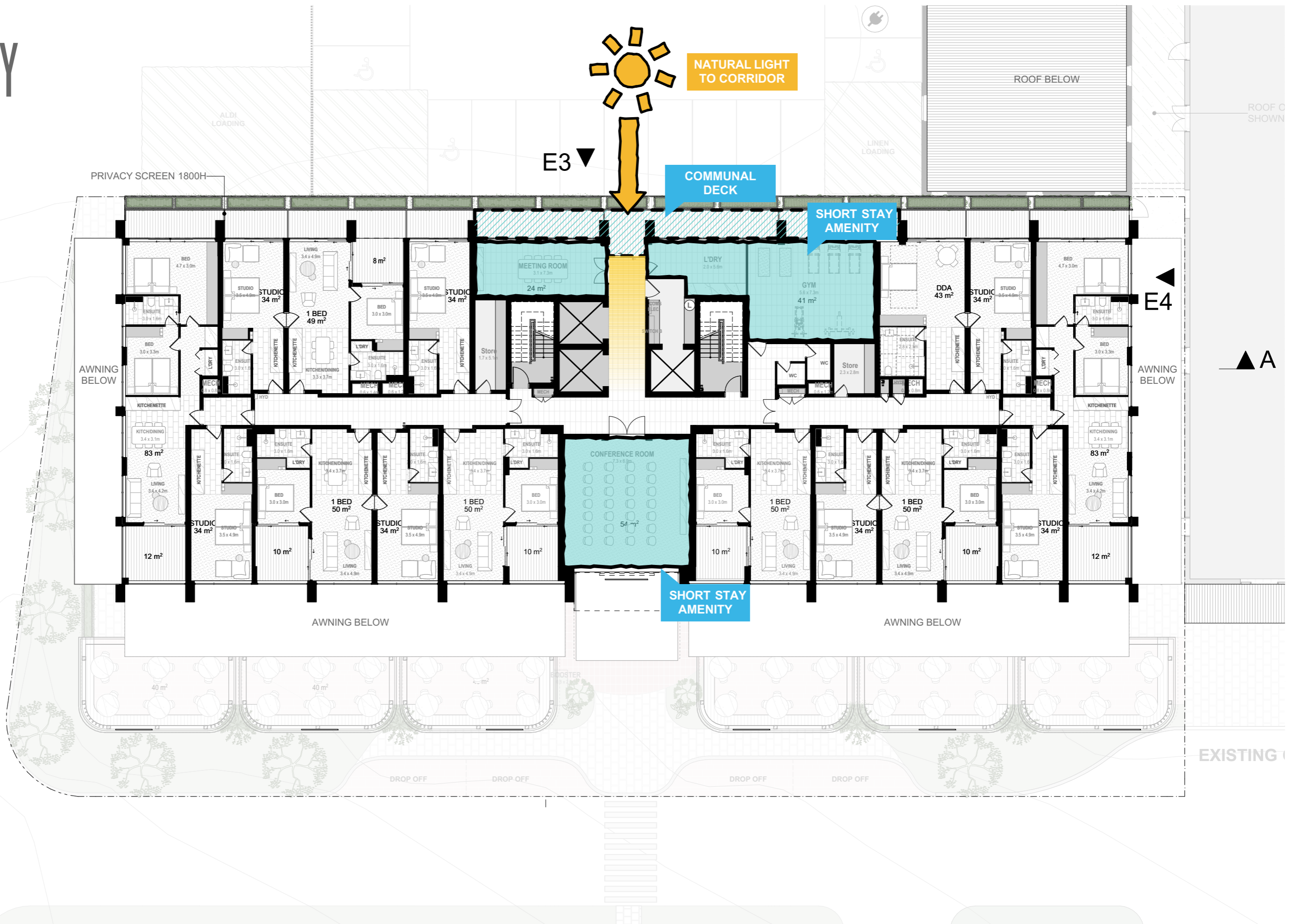


# AMENITY



# AMENITY

## LEVEL 01



# AMENITY

LEVEL 01

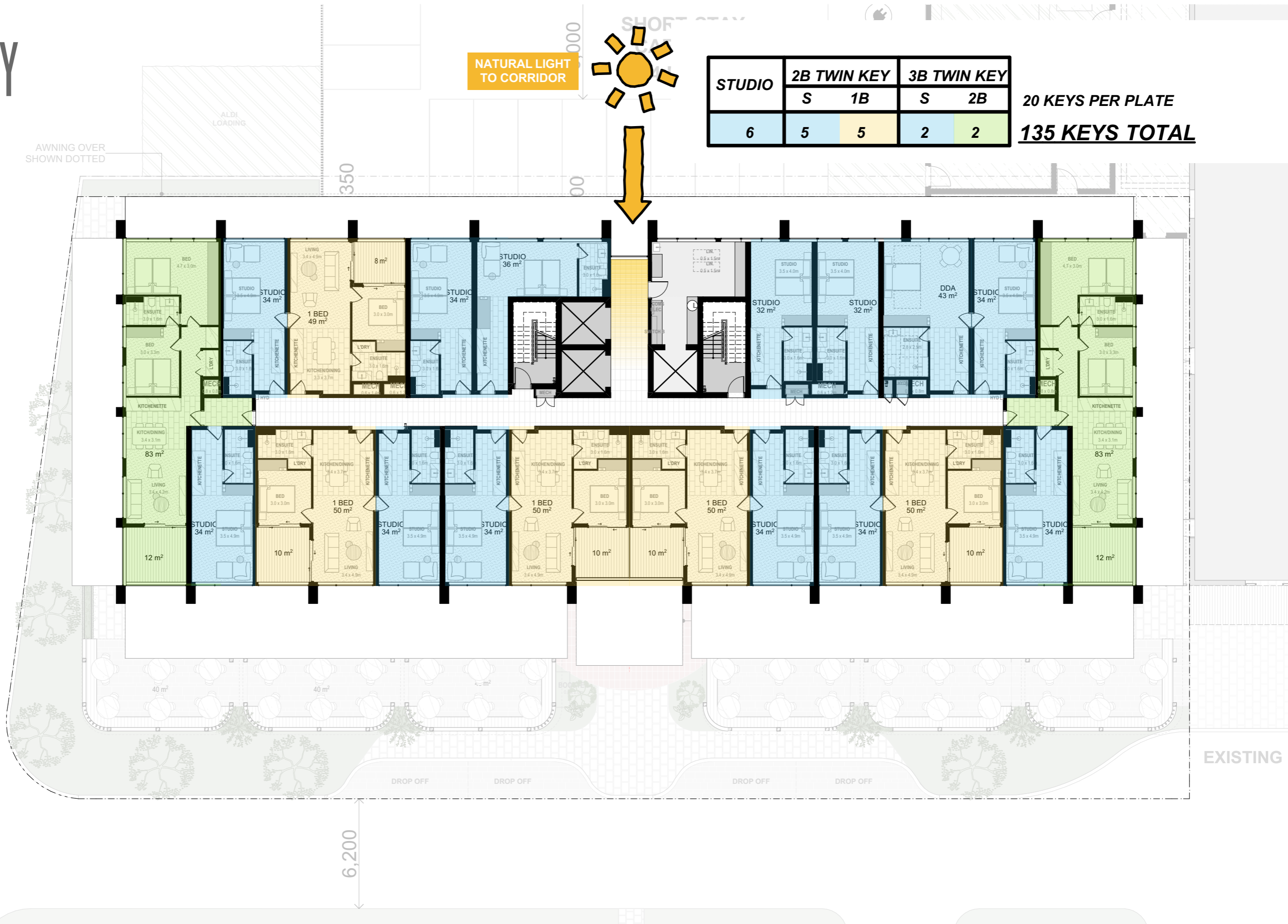
NATURAL LIGHT TO CORRIDOR



STUDIO	2B TWIN KEY		3B TWIN KEY	
	S	1B	S	2B
6	5	5	2	2

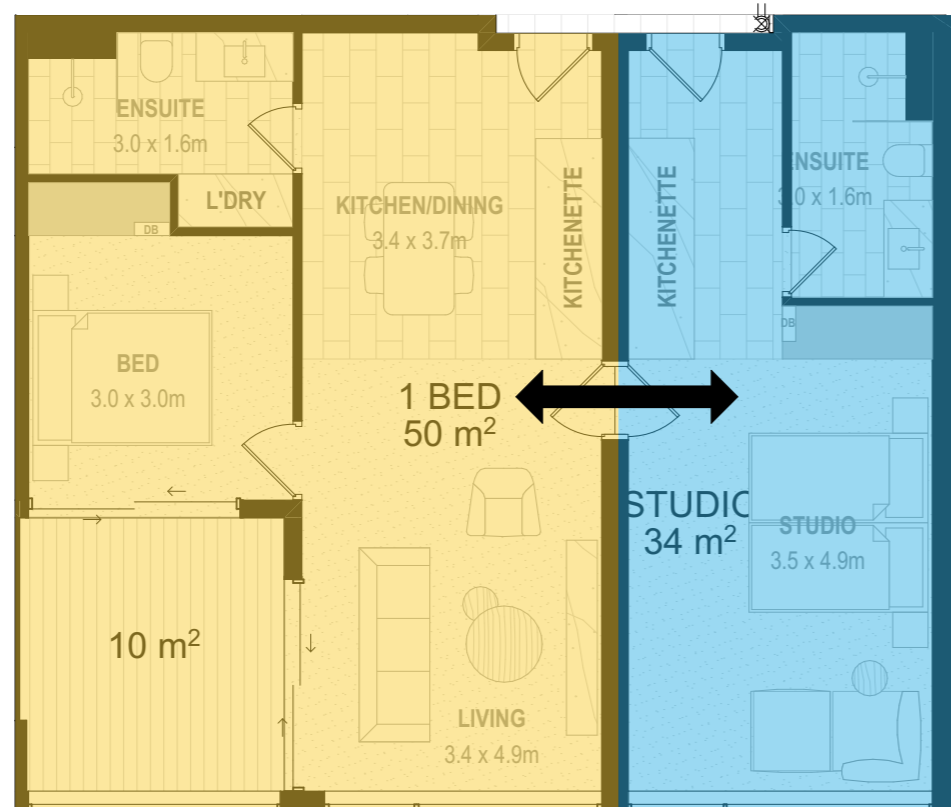
20 KEYS PER PLATE

**135 KEYS TOTAL**

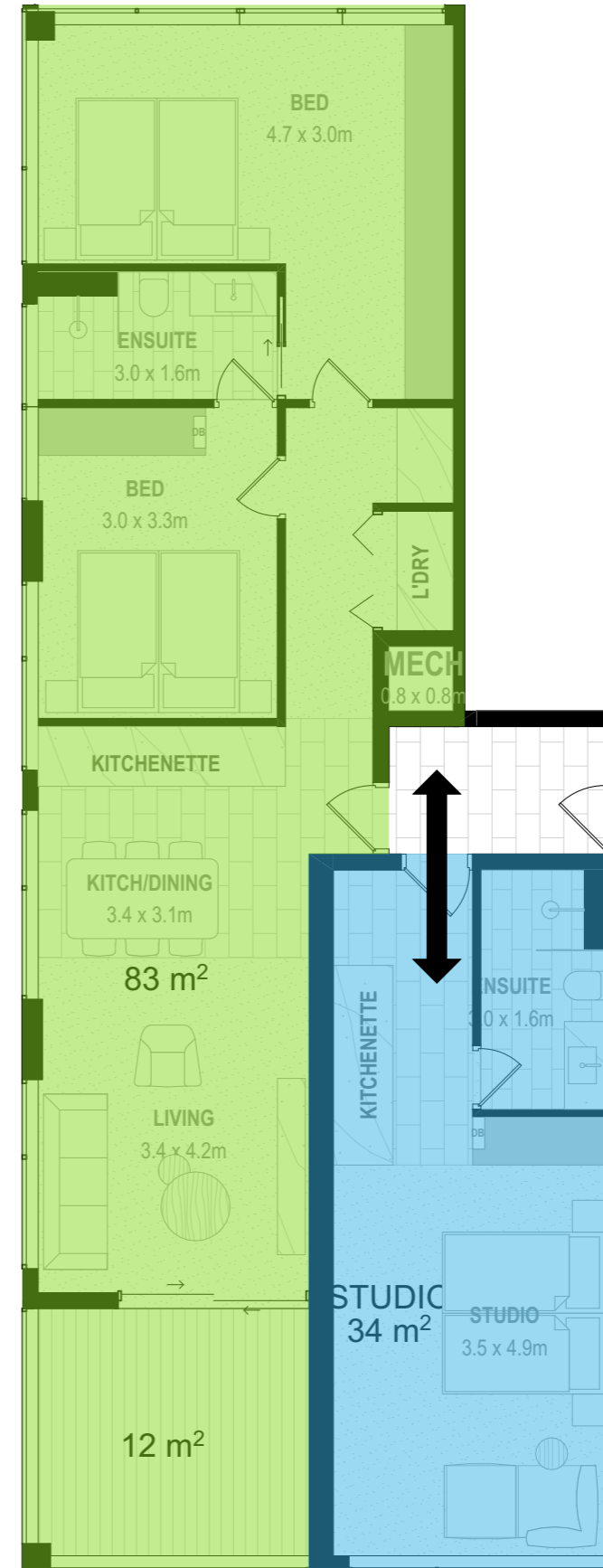




# TYOLOGIES



2 BED TWIN KEY



3 BED TWIN KEY

# PRECEDENTS



# PRECEDENTS



# PRECEDENTS



# PRECEDENTS

