



LANDSCAPE CONCEPTS
SITE PLAN DIAGRAM

INTEGRATED HOUSING DEVELOPMENT
WATTLE STREET, MOUNT LEWIS



INTRODUCTION

All 83 landscaped dwellings within the proposed housing development have been allocated 2000L rainwater tanks, post mount foldable clotheslines and built-in letterboxes.
Gravel side access paths, with room for bin storage, lead to rear covered alfresco entertaining areas for private recreation.
Aspect, privacy and functionality have been considered to provide desirable and usable outdoor spaces.
The below breakdown outlines the further landscape design responses to the dwelling types and site features.

- DWELLINGS 1-4**
Front masonry fences to 1.8m high with mass native shrubs and small trees in front to soften streetscape. Turfed internal front setbacks with perimeter landscaping.
Rear turfed courtyards have gated access from driveways and scaled landscapes to soften perimeter boundary fencing
- DWELLINGS 5-24**
Landscapes consist of open front setbacks of lawn, medium size canopy trees (*Tristaniopsis laurina*) to create street tree avenues, and native shrub and grass plantings to divide front setbacks without the use of fencing.
Rear setbacks with open lawn areas have boundary hedging to soften fence lines and medium sized deciduous canopy trees (*Lagerstroemia indica*) to protect from western aspect in summer and allow solar access through winter.
- PUBLIC DOMAIN AND STREETScape**
Proposed roads entered from Wattle St and Waterloo Rd will create through site vehicular access to the residences. Speed islands with pavement surface change are proposed as traffic slowing devices.
A 1m wide footpath circulates through the site with adjacent turf nature strip to allow for service provisions.
Front setbacks of residences are planted with medium size native canopy trees to create avenues. Visitor car spaces have been allocated adjacent to residences throughout as per architectural plans.
- DWELLINGS 25-36**
North facing frontages- Turfed front setbacks with medium sized deciduous canopy trees (*Pyrus calleryana*) for solar access
South facing frontages- Small native trees (*Banksia serrata*) within mass low native shrubs and grasses + bin store allocations
Rear setbacks of turfed areas with tall shrub plantings and medium sized native trees to give privacy between neighboring dwellings with common rear boundaries
- DWELLINGS 37-60**
Open front setbacks of lawn, medium size canopy trees (*Tristaniopsis laurina*) to create street tree avenues, and native shrub and grass plantings to divide front setbacks without the use of fencing.
Rear gardens are turfed with boundary hedging to soften fence lines and medium sized deciduous canopy trees (*Lagerstroemia indica*) to allow morning solar access through winter months.
- WATERLOO ROAD & WATTLE STREET SITE FRONTAGES**
Selected tall and medium sized native canopy trees to be planted within tall shrubs as buffer to Wattle St and Waterloo Road.
These will conceal a 1.8m high masonry fence, present a landscape buffer to the footpath and street and help insulate dwellings from traffic
- VISITOR PARKING/CANOPY TREE PLANTINGS**
A visitor parking bay is allocated off the Waterloo Road site entrance.
This will be adjacent to an area of mass local shrubs and grasses with tall local canopy trees overhead. Large native canopy trees have been inserted across site where practical to provide shade and enhance landscape character
- DWELLINGS 61-87**
Open front setbacks of lawn, medium size canopy trees (*Tristaniopsis laurina*) and smaller trees (*Banksia serrata*) to create street tree avenues within native shrub and grass plantings.
Rear gardens are turfed with boundary hedging to soften fence lines and tall native conical trees (*Elaeocarpus reticulatus*) to screen neighboring properties. Small trees are scattered throughout side boundary plantings to frame garden views from internal living areas