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Landscape Guidelines

This document contains landscape guidelines for planting and fencing residential lots in Halswell Commons.

Summary / Key Points in Stage 3c & 3d

1 Boundary treatment (page 3 & 5)

- a). Type 1 fencing to Monsaraz Boulevard
- b). Type 2 fencing to laneway (Seelster Lane & El Patron Lane)
- c). Type 3 fencing to Brancion Street (lot 309),
Manarola Street (lot 327) & Evora Place (lot 313 & 320)
- d). Type 4 fencing between lots (developer to complete at
their cost to within 4.0m of each boundary)

2 Landscape zone treatment applies (page 4)



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FRONT LOT LANDSCAPE
GUIDELINES:
STAGES 2 & 3

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In association with

EARTHWORK

INTRODUCTION | Document Structure

BOUNDARY TREATMENTS *(Refer to page 4 for details)*

- Low Open | TYPE 1
- Low Permeable | TYPE 2
- ||||| High Permeable | TYPE 3
- High Pailing | TYPE 4
- - - - - Corner Lots



INTRODUCTION

This document contains landscape guidelines for planting residential front lots in Stages 2 & 3 of the Exemplar Zone in Halswell Commons.

A front lot includes the area between the front boundary and the front facing walls of the building (as indicated in Figure A). Building placement is to be confirmed by the developer in relation to setback allowances.

Landscape guidelines are separated into areas defined as 'front landscape zone', 'side landscape zone', 'boundary treatment,' and include tree species where appropriate. If space allows, one tree per front lot is mandatory, and it is recommended building footprints are designed to accommodate this. A second tree is required in back yards. Beyond the 0.5-1.5m 'front landscape zone,' sites may include a 'general landscape zone' which allows buyers to choose the treatment as long as it is permeable (refer to Landscape Zone Treatment Table).

It is recommended that plants are chosen from the plant palette as this corresponds to the street frontage; this ensures front lots and street planting is complementary and contributes to a more cohesive site character.

Fencing guidelines are included for residential lots.

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FRONT LANDSCAPE TYPOLOGY | Front Lot Landscape Treatment

BOUNDARY TREATMENT REQUIRED

ID	LOCATION	TREATMENT OPTIONS	MAX HEIGHT
<div>● ● ● ●</div> <div>TYPE 1</div>			
	<div>• Front of lot onto Street or Reserve.</div> <div>• 50% of street facing boundary on corner lots (See page 2 for locations).</div>	No Fence	N/A
		Hedge	1.2m
		Low Open Fence	1.2m
	<div>• Front Side</div>	Hedge	1.2m
		Low Open Fence	1.2m
<div>■ ■ ■ ■</div> <div>TYPE 2</div>			
	<div>• Back of lot onto laneway.</div>	No Fence	N/A
		Hedge	1.2m
		Low Open	1.2m
		Low Permeable	1.2m
	<div>• Back Side</div>	Hedge	1.2m
		Low Open	1.2m
		Low Permeable	1.2m
<div> </div> <div>TYPE 3</div>			
	<div>• Side of lot onto Street or Laneway</div> <div>• 50% of street facing boundary on corner lots (See page 2 for locations)</div>	High Permeable	1.8m
<div>■ ■ ■ ■</div> <div>TYPE 4</div>			
	<div>• Side of Lot onto neighbouring lot.</div>	High Pailing	1.8m

Refer to Fencing Types page 4.

LANDSCAPE ZONE TREATMENTS

ID	ZONE	DESCRIPTION	TREATMENT
<div>●</div>	Tree	Must be planted 0.75m minimum from any boundary, and the house be laid out to be a minimum of 2.0m from the tree.	Tree required 1 in Front Lot 1 in Back Yard
<div>●</div>	Front Landscape Zone	Minimum of 0.5-1.5m wide measured from front boundary.	Low planting
<div>●</div>	Side Landscape Zone	Minimum of 1m wide where possible measured from the front side boundary.	Low planting Medium planting Lawn
<div>●</div>	General Landscape Zone	Remaining space not covered by the above. Must consist of porous surfaces.	Low planting Medium planting Lawn Permeable paving/decking Gravel

Refer to plant palette for species lists pages 5-8.

GENERAL PRINCIPLES

- Landscaping will become an extension of the streetscape; enhancing street amenity and softening the built form.
- Landscaping is intended to enable passive surveillance through maintaining visual permeability from house to street.
- Landscaping is intended to encourage neighbourhood interaction and engagement with the street by serving as a visually shared public/private interface.
- Houses shall provide direct and clear access to the street for pedestrians.
- There must be one tree per front lot and one per back yard (refer to Recommended Plant Palettes on pages 5- 8)

INDICATIVE FRONT LOT PLAN

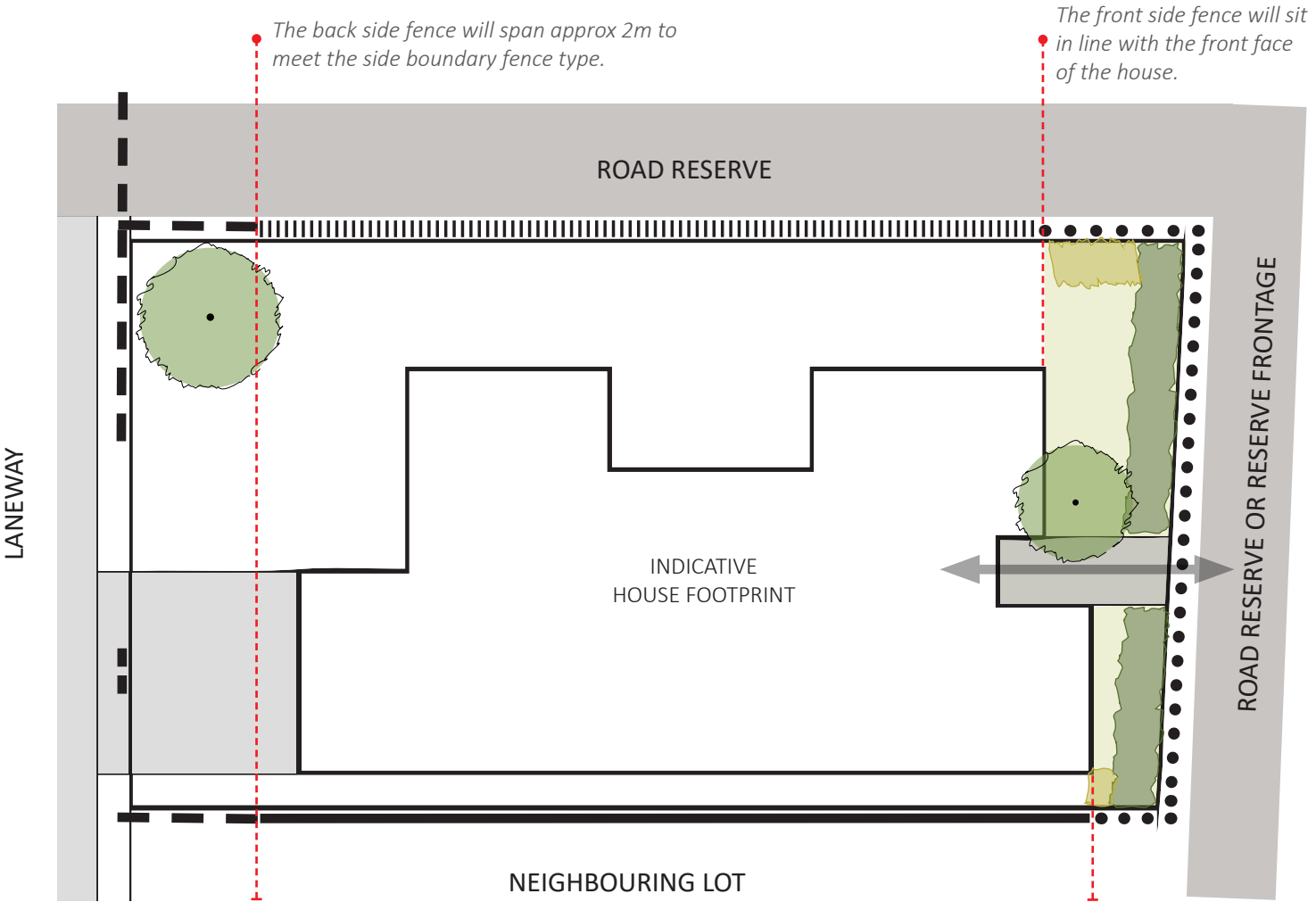
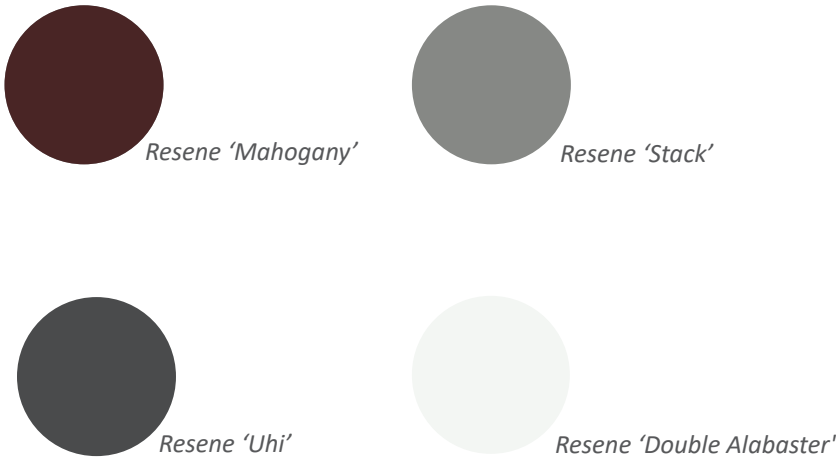


Figure A. Not to scale

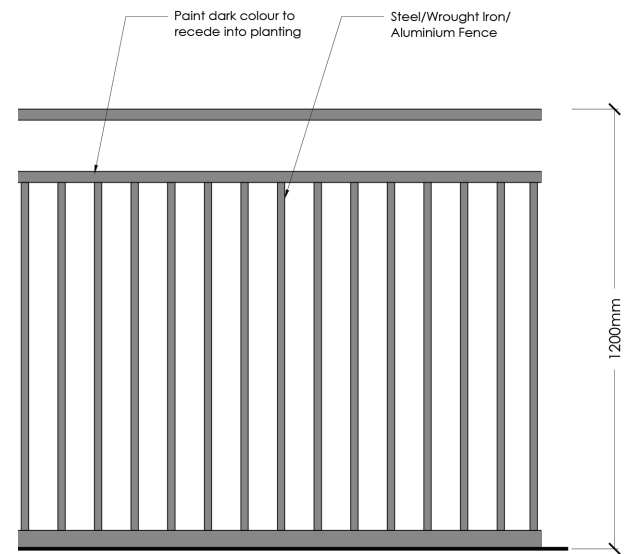
FENCING TYPOLOGY | Fencing Guidelines

FENCE COLOUR PALETTE



TYPE 1. LOW OPEN FENCE

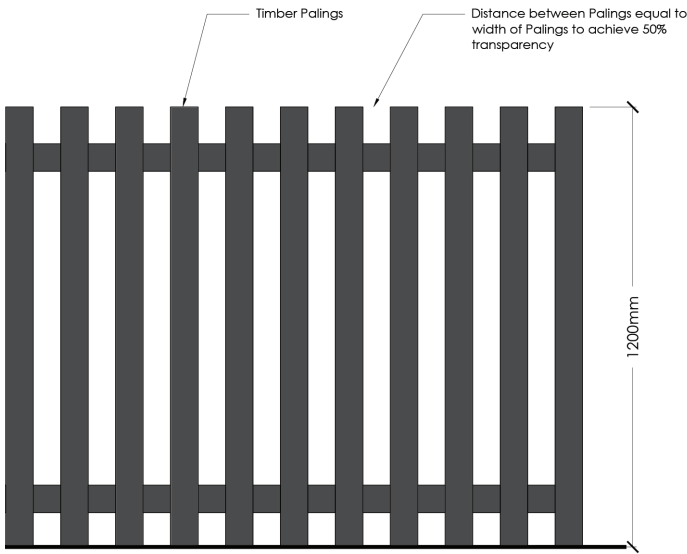
Suitable for Front onto Street or Reserve, Front Side, Back Side, Back onto Laneway & 50% on corner lots.



Fence Elevation (not to scale)

TYPE 2. LOW PERMEABLE FENCE

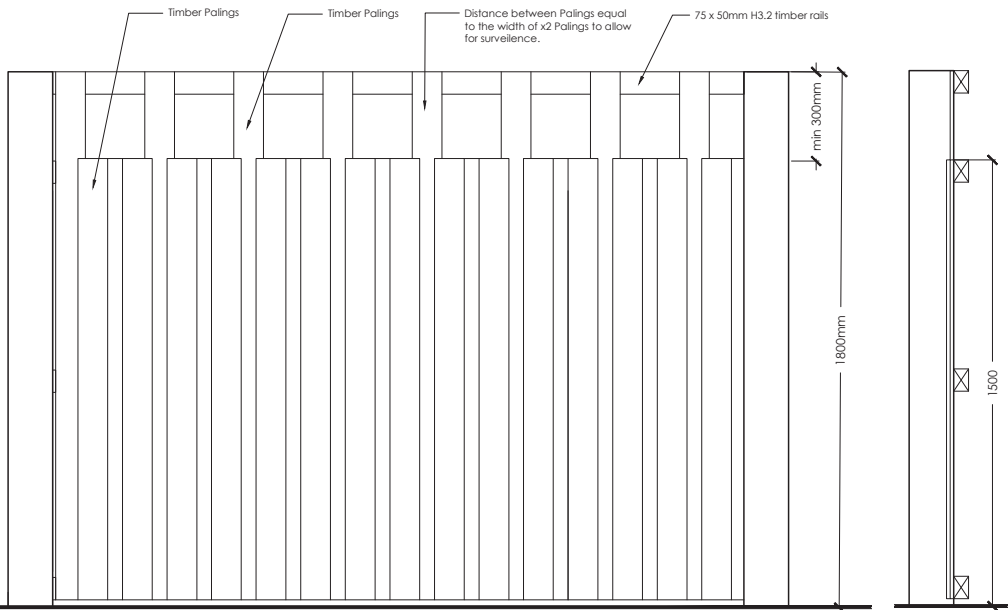
Suitable for Back onto Laneway, Back Side.



Fence Elevation (not to scale)

TYPE 3. HIGH PERMEABLE FENCE

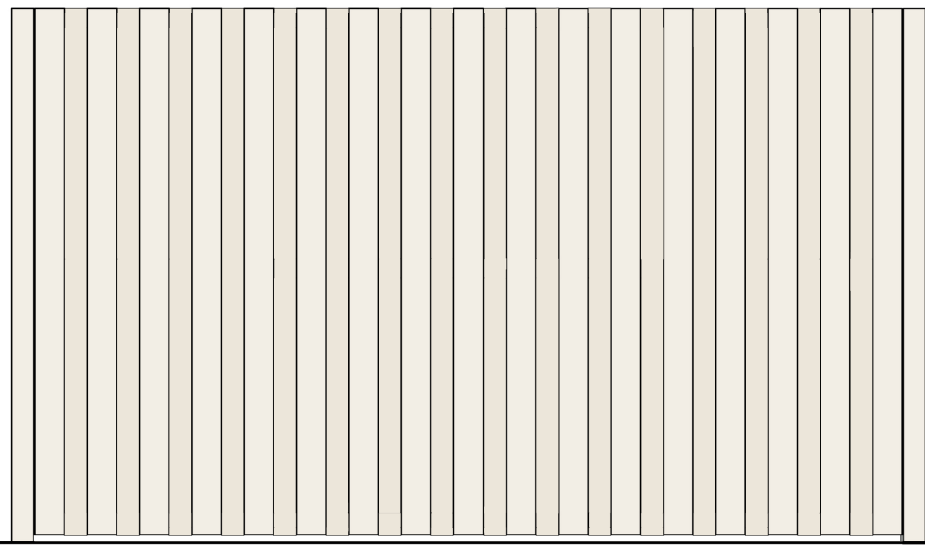
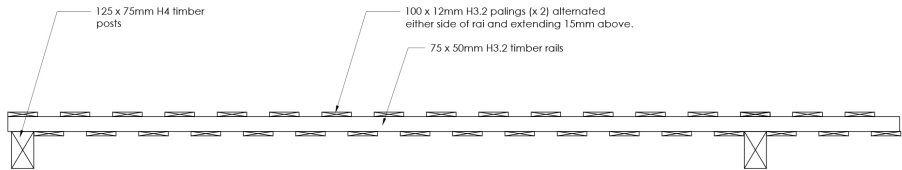
Suitable for Side of lot onto Street or Laneway and 50% on corner lots.



Fence Elevation (not to scale)

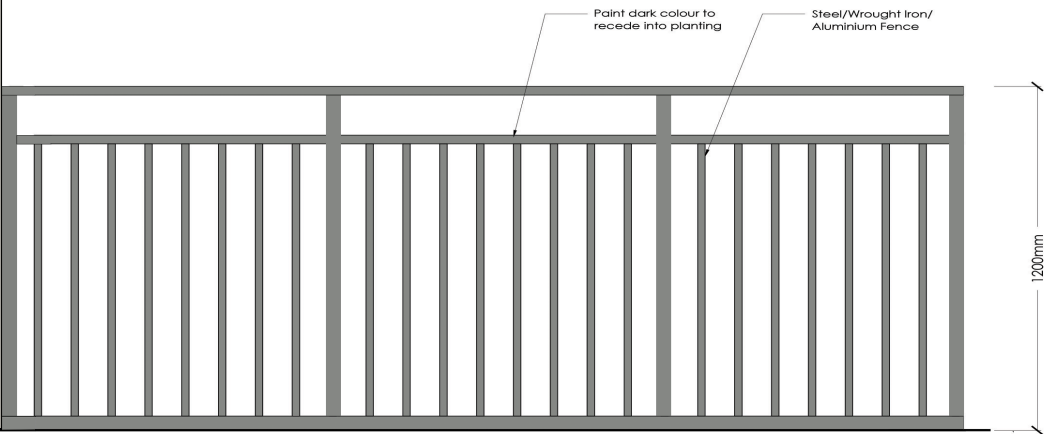
TYPE 4. HIGH PAILING FENCE

Suitable for side of lot onto neighbouring lot.



Fence Elevation (not to scale)

High Pailing fence drops down to meet Low Open fence at the front face of the house.



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RECOMMENDED PLANT PALETTE | Collector/Local A Road Front Yard (Monsaraz Boulevard and Manarola)

TREES:
Height (H), spread (S), native (N), exotic (E), edible (F)

Collector Street Planting Intent: Grand exotic avenue tree species to emphasise road hierarchy. Mixture of native and exotic under-planting with white flower colour palette. Under-planting becomes more native to the southern portions of the Collector Roads.



Acer 'Bloodgood'
H:4m S:3m. E



Acer senkaki
H:4m S:3m. E



Amelanchier canadensis
H:7m S:3m. E



Cercis 'Forest Pansy'
H:5m S:3m. E



Prunus amanogawa
H:7m S:2m. E

LOW PLANTING: up to 0.5
Suitable for Front, Side and General Landscape Zones.



Alchemilla mollis



Buxus sempervirens



Helleborus orientalis



Hosta sp.



Ophiopogon planiscapus



Pratia angulata



Stachys byzantina



Rosa 'Flower Carpet White'



Thymus vulgaris

MEDIUM PLANTING: up to 1.5
Suitable for Side and General Landscape Zones.



Cyanococcus sp.



Cynara scolymus



Dianella casa blue



Hyrdangea 'Annabelle'



Lavandula 'Hidcote'



Rhododendron yakushmanum FCC



Rosmarinus officinalis

HEDGE SPECIES: up to 1.2
Suitable for inclusion as specified in the Boundary Treatments Table.



Lonicera nitida



Westringia fruticosa



Choisya ternata



Corokia 'Geentys Green'



Eleagnus ebbingei



Michelia gracipes

RECOMMENDED PLANT PALETTE | Local B Front Yard (Brancion Street)

TREES:
Height (H), spread (S), native (N), exotic (E), edible (F)

Street Planting Intent: Native tree planting to attract native birds and encourage biodiversity.



Cornus kousa
H:7m S: 3m. E



Magnolia 'Yellow Bird'
H:5m S:3.5. E



Malus ioensis plena
H:4m S:3m. E



Pseudopanax crassifolius
H:6m S:2m. N



Pyrus calleryana 'Kea'
H:7m S:3m. E



Sophora longicarinata or microphylla
H:5m S:3m. N

LOW PLANTING: up to 0.5
Suitable for Front, Side and General Landscape Zones.



Hebe 'Emerald Green'



Helichrysum graham paterson



Leptinella platt's black



Libertia grandiflora



Parahebe snowcap



Phormium 'Pepe'



Podocarpus nivalis



Pratia angulata



Uncinia uncinata

MEDIUM PLANTING: up to 1.5
Suitable for Side and General Landscape Zones.



Alchemilla mollis



Chionochloa flavicans



Haloragis erecta purpurea



Hebe odora



Lomandra tanika



Pachystegia insignis



Sophora prostrata

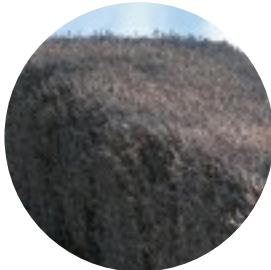
MEDIUM HEDGE SPECIES: up to 1.5
Suitable for inclusion as specified in the Boundary Treatments Table.



Buxus sempervirens



Coprosma propinqua



Corokia 'bronze king'



Corokia 'Geentys Green'



Fiejoa 'Unique'

RECOMMENDED PLANT PALETTE | Reserve Front Yard

TREES:

Height (H), spread (S), native (N), exotic (E), edible (F)



Apple ballerina 'Polka'
H:4m S:1m. F



Cedrela sinensis 'Flamingo'
H:5m S:3m. E



Magnolia iolanthe
H:8m S:3m. E



Malus ioensis plena
H:4m S:3m. E



Malus trilobata
H:5m S:2m. F



Prunus 'Thundercloud'
H:8m S:4m. E

Reserve Planting Intent: Production planting with horticultural and other edible plant species, in addition to some structured planting. The greenway planting gradually transitions from European heritage and production in the North of the site through to native and ecological planting to the South.

LOW PLANTING: up to 0.5

Suitable for Front, Side and General Landscape Zones.



Alchemilla mollis



Hebe 'Emerald Green'



Heuchera sp.



Libertia grandiflora



Rosa
'Flower Carpet White'



Sage



Thymus vulgaris



Euphorbia 'Kea'



Strawberries

MEDIUM PLANTING: up to 1.5

Suitable for Side and General Landscape Zones.



Arthropodium cirratum



Blueberry



Chionochloa flavicans



Choisya ternata



Daphne odora 'Leucanthe'



Hebe 'Oratia Beauty'



Lomandra tanika



Pittosporum hedgehog

HEDGE SPECIES: up to 1.2

Suitable for inclusion as specified in the Boundary Treatments Table.



Myrtus ugni



Escallonia sp.



Fiejoa 'Unique'



Rosmarinus officinalis



Viburnum tinus 'Lucidum'

RECOMMENDED PLANT PALETTE | Back Yard Trees

TREES:

Height (H), spread (S), native (N), exotic (E), edible (F)



Apple ballerina 'Polka'
H:4m S:1m. F



Acer 'Bloodgood'
H:4m S:3m. E



Acer platanoides 'Crimson King' H:8m S:6m. E



Acer senkaki
H:4m S:3m. E



Amelanchier canadensis
H:7m S:3m. E



Apple sp.
H:± 5m S:± 4m. F



Cedrela sinensis 'Flamingo'
H:5m S:3m. E



Cercis 'Forest Pansy'
H:5m S:3m. E



Cherry lapin
H:5m S:5m. F



Cordyline australis
H:10m S:2m. N



Cornus kousa
H:7m S: 3m. E



Eucryphia nymansensis
H:5m S:2m. E



Fagus sylvatica 'Dawyck'
H:4m S:2m. E



Gleditsia triacanthos 'Sunburst'
H:6m S:5m. E



Liquidambar styraciflua 'Worplesdon'
H:7m S:4m. E



Magnolia denudata
H:4m S:3m. E



Magnolia iolanthe
H:8m S:3m. E



Magnolia 'Yellow Bird'
H:5m S:3.5. E



Malus trilobata
H:5m S:2m. F



Olea europaea
H:6m S:4m. E



Parrotia persica
H:5m S:4m. E



Peach 'Black Boy'
H:5m S:4m. F



Pear 'Double Worked'
H:5m S:4m. F



Plagianthus regius
H:12m S:3m. N



Prunus amanogawa
H:7m S:2m. E



Prunus 'Thundercloud'
H:8m S:4m. E



Pseudopanax crassifolius
H:6m S:2m. N



Pyrus calleryana 'Kea'
H:7m S:3m. E



Quince smyrna
H:4m S:4m. F



Sophora longicarinata or microphylla
H:5m S:3m. N