

**Alvina Street Design Intent**

The landscape design responds to the urban design and built form, through careful siting of a focal central open space. Careful consideration has been given to the Alvina Street interface, with the retention of existing trees and the establishment of a generous landscape verge at the entry to the development. Several other trees have been retained within pocket parks within the streetscape. These form "bookends" to the redevelopment. The surrounds of the retained trees will be landscaped to form passive seating areas for residents.

The streets will feature small to medium sized street trees and ultimately forms a shaded canopy to the streetscapes. These will be further complemented by tree planting within the front residential gardens where the housing type provided adequate space.

The streets laneways and pathways will be treated with an integrated and high quality pavement treatment. The existing walkway connection from the site to Scotsburn Avenue will be upgraded with additional landscaping and low-level lighting to provide a safe pedestrian connection for local residents through to Alvina Street.

The central open space will comprise a shelter/pavilion with a BBQ and seating area for communal gatherings. A small playground will be incorporated into the open space and there will be sufficient space for passive ball-games and activity within the open grassed area.

The streetscapes and open space provide opportunity for integrate water management, stormwater detention, treatment and reuse and this will be investigated further in detail design. Permeable paving will be considered where appropriate.

**Design Principles**

The following design principles were adopted to guide the concept development:

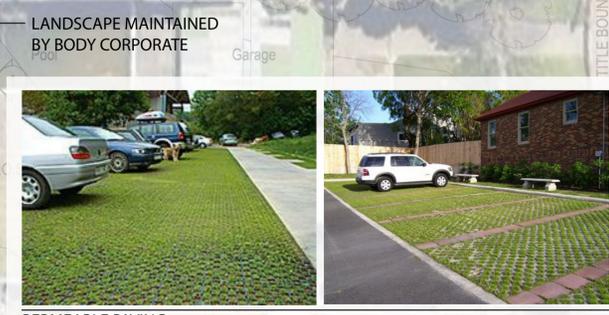
- Enhance the residential landscape character.
- Reinforce the existing eclectic landscape theme.
- Extend the contemporary architectural design themes to the landscape in a bold, elegant and simple arrangement.
- Integrate ESD initiatives in the form of rain gardens and stormwater harvesting and treatment.
- Integrate art and sculpture into the landscape setting.
- Create and integrate pedestrian linkages throughout the site.

**LEGEND**

- EXISTING TREE TO BE RETAINED
- STREET TREE TYPE 1 eg. *Prunus cerasifera* 'Nigra', *Pyrus calleryana*
- STREET TREE TYPE 2 eg. *Cinnamomum camphora*, *Melia azedarach*
- PARKLAND TREE TYPE 1 eg. *Angophora costata*, *Melaleuca quinquenervia*
- PARKLAND TREE TYPE 2 eg. *Acer negundo* 'Sensation', *Magnolia* 'Little Gem'
- PARKLAND TREE TYPE 3 eg. *Callistemon citrinus*, *Lagerstroemia indica*
- PLANTING TO RARE YARDS
- RAIN GARDEN eg. *Dianella caerulea*, *Isolepis nodosa*
- GARDEN BED eg. *Acacia pycnantha*, *Correa glabra*, *Lomandra* 'Tanika'
- BBQ PAVILION
- CHILDREN'S PLAY
- FEATURE SEATING WALL
- PEDESTRIAN LINKAGE
- THRESHOLD PAVING
- ON STREET VISIT CAR PARKING
- VISIT CAR PARKING WITH PERMEABLE PAVING
- DRIVEWAY CROSSOVERS



POTENTIAL FOR UNDERGROUND RAINWATER TANKS



PERMEABLE PAVING



RAINGARDEN



WSUD STREET TREE PIT



**LANDSCAPE MASTERPLAN**

10 ALVINA STREET OAKLEIGH SOUTH

PROJ/DRG NO 314554\_LD MP 01 REV 01 DRWN GZ CHKD AW DATE 15.04.2015

