

WELLARD FARMS DISTRICT STRUCTURE PLAN

LANDSCAPE REPORT

NOVEMBER 2023





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1.0 DESIGN DIRECTION

BROAD LANDSCAPE APPROACH

PROJECT CHARACTER

The character of Wellard Farms references the rural history and natural context of the locality. This ensures the development has a strong connection with the surrounding existing environment both visually and culturally.

Sustainability will be a major component of the design at Wellard Farms. This will be visually evident in the development through water management and conservation of natural assets.

As the new development introduces a range of modern materials these will be underpinned with a palette of earthy tones and the use of materials that reference the natural environment.

KEY PRINCIPLES

- | Rural Transitioning to town centre
- | Active lifestyle opportunities
- | Natural setting
- | Ecological sensitive design
- | Respect for cultural heritage.



2.0 LANDSCAPE MASTER PLAN

LANDSCAPE STRATEGY

The landscape strategy for the project consists of a variety of approaches for different zones and areas. In broad terms the project site is divided into the following areas:

- Public open space precincts
- Town Centre and commercial precinct
- Floodway, Drainage Swales and Retention Basins within POS areas
- District Open Space
- Natural Trails
- Major Streetscape corridors

In terms of practical implementation of the above this will translate into the following:
Retention of existing paddock trees where levels and provision allows.

- Creation of native wetland habitat within the drainage swales and retention basins corridors.
- Development of character and promotion of local identity across the different landscape precincts.
- Definitive planting palette with an emphasis on native plant and tree species.
- Delineated cycle network throughout the development site and beyond.



3.0 KEY LANDSCAPE ELEMENTS

PUBLIC OPEN SPACE

The Public Open Space network will be provided across the entire project scheme with a number of green corridors dissecting the site. These corridors will enable mobility and access like no other development. This design approach provides a greater ratio of POS interface with residential areas throughout the scheme which will ultimately mean overall increased usage of these spaces.

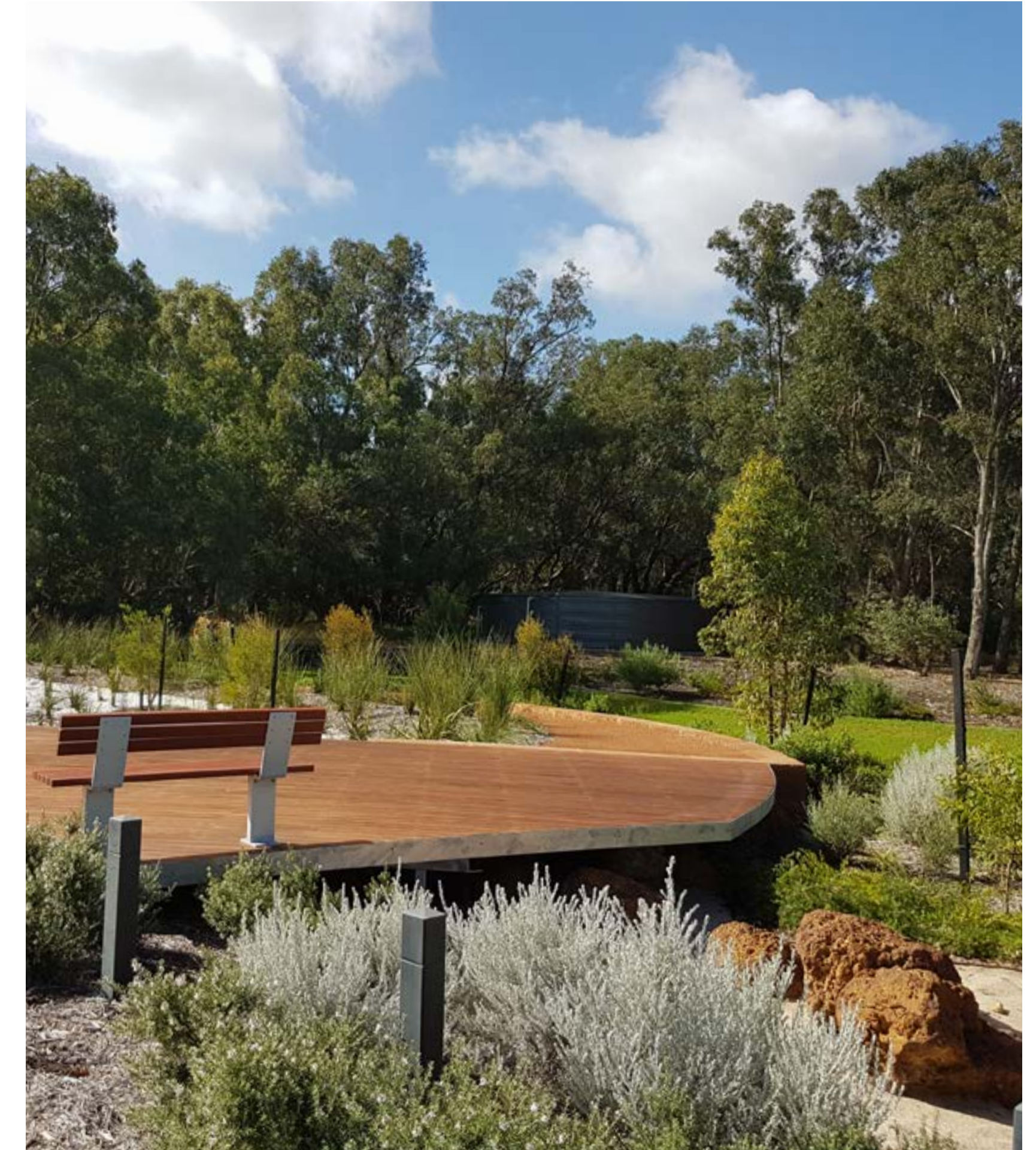
The District Structure Plan allows for the creation of a town centre and commercial precinct, district open space, schools, residential lots, large areas of public open space (POS) with integration of various wetlands areas and an existing Western Power easement.

The proposed plan has a well-connected open space network which will provide the local community with safe parklands, comprising of various open space functions whilst achieving significant environmental outcomes through the retention and protection of existing wetland features and retention of existing vegetation.

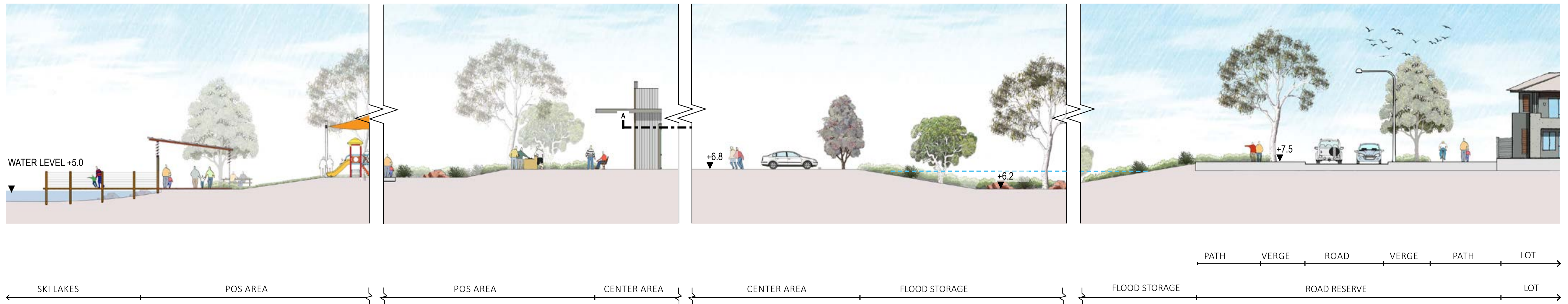
Each Public Open Space precinct will provide a series of public facilities and spatial arrangements to allow for useability by future residents.



CENTRE AREA AND COMMUNITY SPACE



FEATURE NODE



SECTION A-AA

4.0 KEY LANDSCAPE ELEMENTS, STREETScape AND POWER EASEMENTS

STREETSCAPES

Streets and right of way access points throughout the project are important elements in promoting access and the project's design character. A series of streetscape characters shall be located throughout the scheme supporting intuitive wayfinding.

The Streetscape Planting Strategy design will be translated through different palettes of street trees providing legibility through the development. It will be informed by the different road types / designs that exist through the scheme further complimenting the desired road types. It shall be translated through the application of different palettes of tree species, dependent upon the streetscape type you are in.

POWER EASEMENTS

Finishes within the existing power easement that runs north to south within the site shall be in accordance with the Powerline Protection Zone treatments. Ideally low planting under the powerlines with a variety of potential uses to be investigated including bike and walking trails, dog parks, turf areas low mounding and low planting.



SYDNEY PARK



ROCK RIFFLE ZONES



DOG PARK EQUIPMENT



SECTION B-BB

5.0 KEY LANDSCAPE ELEMENTS, VEGETATION CORRIDORS AND FLOODWAYS

The Public open space has been strategically located to integrate with the large, vegetated corridors allowing both passive and active uses along these corridors.

DRAINAGE AND FLOODWAY STRATEGY

All stormwater from the development will be directed into a system of bio-retention treatment areas constructed along the edges of the POS. These devices will be sized to treat the flows from the small rainfall event in accordance with the principles of the Department of Water and Environmental Regulation. Storm events in excess of these will be directed into floodway corridor. Bio-retention areas will be located outside of Floodways. Flood storage areas will be planted with native species. Floodways are provided for extreme weather events so a variety of landscape treatments will be investigated to encourage interest, activity and every day use. The project would like to work with Traditional Owners to explore re-wilding opportunities in a co-design process.

PLANT SPECIES SELECTION

Plant species are proposed to be a mix of endemic native and native species suitable for various zones within the project, again being determined through a co-design process with Traditional Owners. Typically it is expected that the vast majority of plants used will be endemic native species from the Swan Coastal Plain and native species from Western Australia.

Plant species within Public Open Space network and Streetscape areas will typically consist of native and endemic native species suitable for local conditions. Shade, screening and character will be created by an over storey of open canopy trees with a native shrub planting understorey.

IRRIGATION STRATEGY

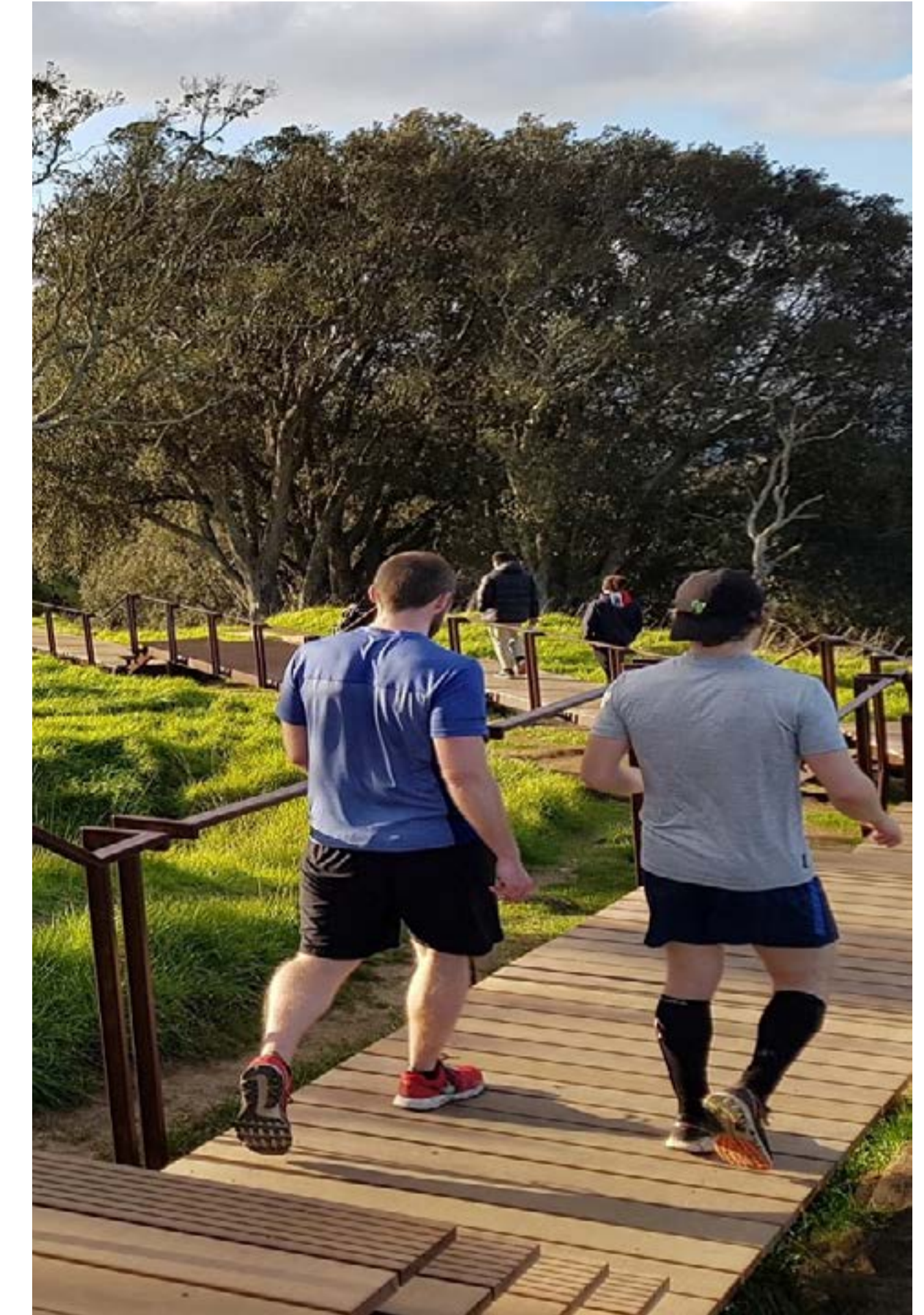
The planting design of all Streetscape and Public Open Space areas will consist of predominantly endemic native species. Planting design is proposed to include a water sensitive design approach and will also seek to reduce irrigation rates over the long term to planting areas to promote a longer-term water saving strategy for the development.

Hydrozoning will also provide a supplementary design principle whereby groups of plants with similar irrigation demand needs will be grouped together. This will facilitate irrigation efficiencies that can be made across the scheme.

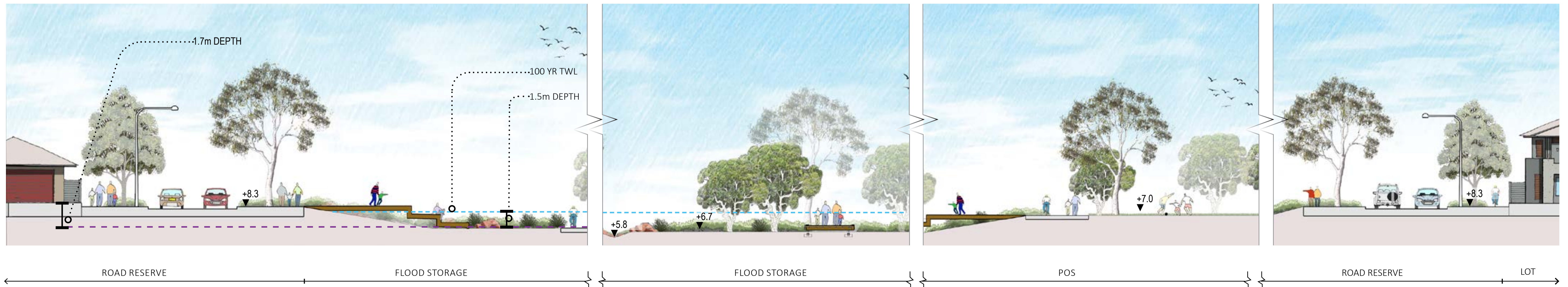
Areas within the drainage swales and retention basins are proposed to be in the main non-irrigated and will be planted with native sedges and rushes to facilitate with the drainage engineering required for the site. The water table in these areas will be close to the surface particularly in winter months possibly limiting the need for irrigation within swales.



ELEVATED BOARDWALK



STEPS AND STAGES THROUGH THE LANDSCAPE



SECTION C-CC

6.0 PLANITNG PALETTE

STREET TREE PLANTINGS



Eucalyptus gomphocephala



Jacaranda mimosifolia



Olea europaea (Swan Hill)



Melaleuca leucodendron



Agonis flexuosa



Callistemon 'KPS'



Corymbia calophylla



Eucalyptus gomphocephala



Eucalyptus rudis



Eucalyptus todtiana



Eucalyptus marginata



Melaleuca raphiophylla

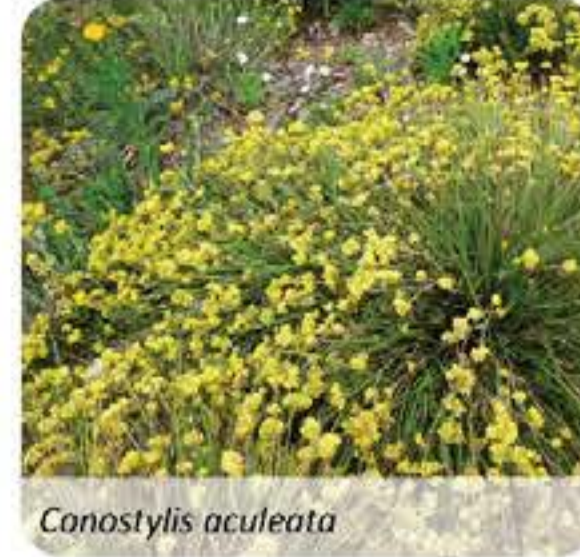
LOW FUEL PLANTING



Anigozanthos manglesii



Austrostipa compressa



Conostylis aculeata



Dampiera linearis



Juncus pallidus



Kennedia prostrata



Kunzea recurva



Melaleuca thymoides



Patersonia occidentalis



Anigozanthos manglesii



Adenanthos cygnorum



Banksia grandis



Baumea juncea



Beaufortia squarrosa



Darwinia citriodora



Juncus pallidus



Kennedia prostrata



Verticordia densiflora

SHRUB PLANTING



Acacia lasiocarpa



Conostylis aculeata ssp. preissii



Dianella revoluta



Dampiera linearis



Eremophila maculata



Grevillea crithmifolia



Grevillea thelemanniana



Hemiantra pungens



Patersonia occidentalis



Olearia axillaris



Rhagodia baccata



Darwinia citriodora



Dianella cassa blue



Eremophila glabra



Lepidosperma calcicola



Lepidosperma gladiatum



Lomandra longifolia



Meeboldina scariosa

REVEGETATION PLANTING