



## Garden Shire Design Intent

Peppermint Grove's established **Garden Shire** character is defined by wide, leafy streetscapes, substantial landscaped front setbacks, a mature tree canopy, and high-quality gardens that visually soften the built form. This landscape-led character creates a strong sense of openness, privacy and residential amenity and is a defining element of the locality's identity. The proposed landscape design for **14A View Street** responds directly to this character by prioritising plant and tree selection, increasing the volume and colour of vegetation, and introducing a substantial area of turf and lawn where none currently exists. Please refer to *Carmichael\_FY\_PlantingPlan 2.pdf* for details of the 15 new mature trees (including *Cupaniopsis anacardioides*) and the full planting schedule; in total, 220 new trees, plants and shrubs will be installed in accordance with the attached plan.

## Planting and Landscape Contribution

The landscape strategy significantly expands garden area and layered planting to deliver a greener, more verdant frontage that aligns with the Shire's Garden Shire vision. New specimen trees and understory planting are arranged to reinforce the existing canopy, provide seasonal colour and habitat value, and frame views to the dwelling while maintaining the sense of openness that characterises the street. Turf is introduced to restore a traditional lawn element to the front setback, improving visual continuity with neighbouring properties and enhancing passive recreational use.

## Site Works, Levels and Use of Front Setback

The extent and degree of site works within the street setback—including the pool, moat, pathways and associated landscaping—have been carefully considered to protect and enhance the Garden Shire character. The proposed design accommodates the site's functional requirements while ensuring the landscape remains the dominant element of the setback. Hard surfaces are minimised, retaining structures are low and integrated into planting, and the overall composition preserves the leafy, landscape-dominant streetscape.

## Justification for Active Use in the Front Setback

Although the front setback is traditionally associated with passive use, in this instance the placement of active outdoor areas within the front yard is both practical and appropriate for the following reasons:

1. **Rear yard constraints** Structural weight limitations associated with the basement and undercroft car parking, together with significant spatial constraints, prevent the safe or practical installation of a pool or other active outdoor facilities at the rear of the property. The front yard is therefore the only viable location for these functions.
2. **Established pattern of use** The front yard has historically functioned as the household's primary active outdoor space without recorded adverse impacts on neighbouring properties or the broader streetscape. The proposal continues this established pattern without materially intensifying activity or reducing amenity.
3. **No adverse neighbour impacts** Boundary fences and ground levels along the southern and northern boundaries remain unchanged, and retaining walls are low and landscape-integrated. These measures ensure there is no increased potential for overlooking, loss of privacy, or other amenity impacts to adjoining properties.



## Streetscape Enhancements

1. **Increased landscaping and tree canopy** — The design substantially increases garden area, adds 15 mature trees on site and a total of 220 new plants, strengthening canopy cover and visual greenery at the street edge.
2. **Minimal change to alfresco and paved areas** — The existing alfresco footprint is retained and there is no substantial increase in hard surfaces, ensuring the landscape continues to dominate the setback.
3. **Improved openness and visual permeability** — Modifications to the front fence and entry gate increase visual permeability to approximately 36% of the street frontage (see sheet 14 of *Carmichael - Lot 68 (14A) View St\_Rev E*), allowing greater views into the landscaped garden and reinforcing the open, leafy character of the streetscape.
4. **Improved pedestrian sightlines** — A new direct pedestrian line of sight to the front door is created via the entrance gate and arbor, improving legibility and access while retaining privacy where required around the pool.

## Conclusion

Far from diminishing the Garden Shire character, the proposal enhances Peppermint Grove's landscape-led identity by expanding planting, reinforcing canopy, minimising hard surfaces, and improving visual permeability and pedestrian amenity. These measures deliver a sensitive, context-appropriate response that balances the functional needs of the site with the Shire's long-held landscape values.