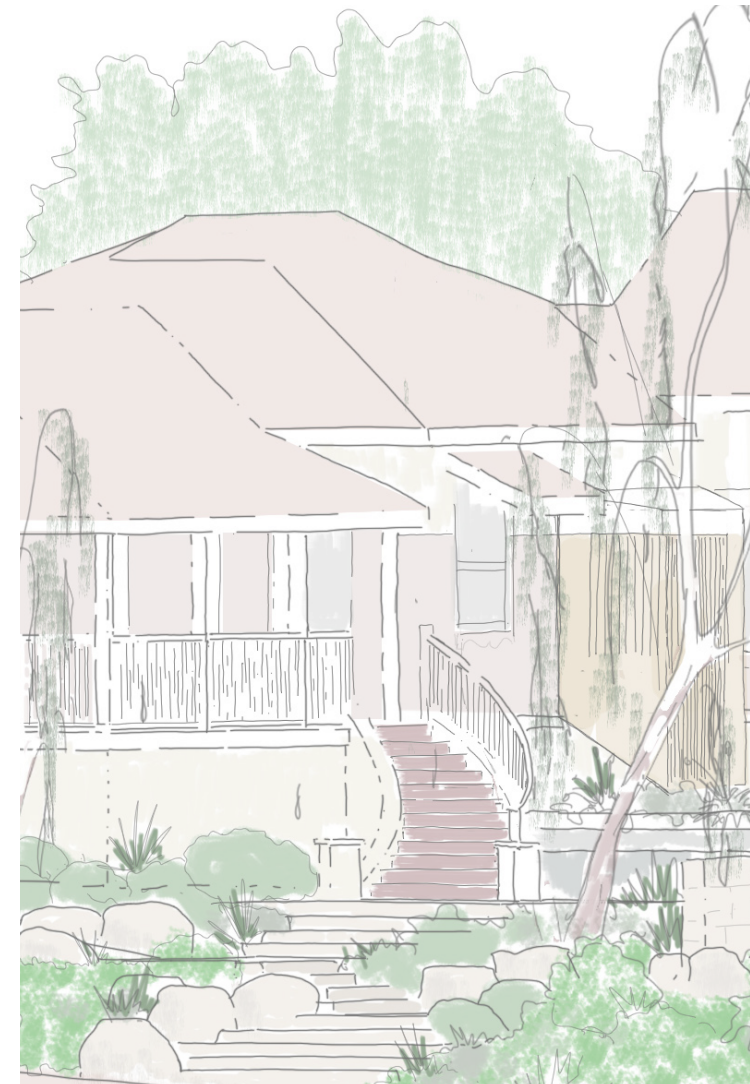


# 38 STATON ROAD, EAST FREMANTLE

## LANDSCAPE CONCEPT

Rev C - 27.01.2022



Prepared for Clive & Monica Lacey  
By



# VIEWS STUDY OF THE HOUSE



VIEW. 1 LOOKING NE TOWARDS HOUSE



VIEW. 2 LOOKING EAST DOWN ALCESTER ST



VIEW 3. LOOKING NORTHWARDS UP STATON ROAD

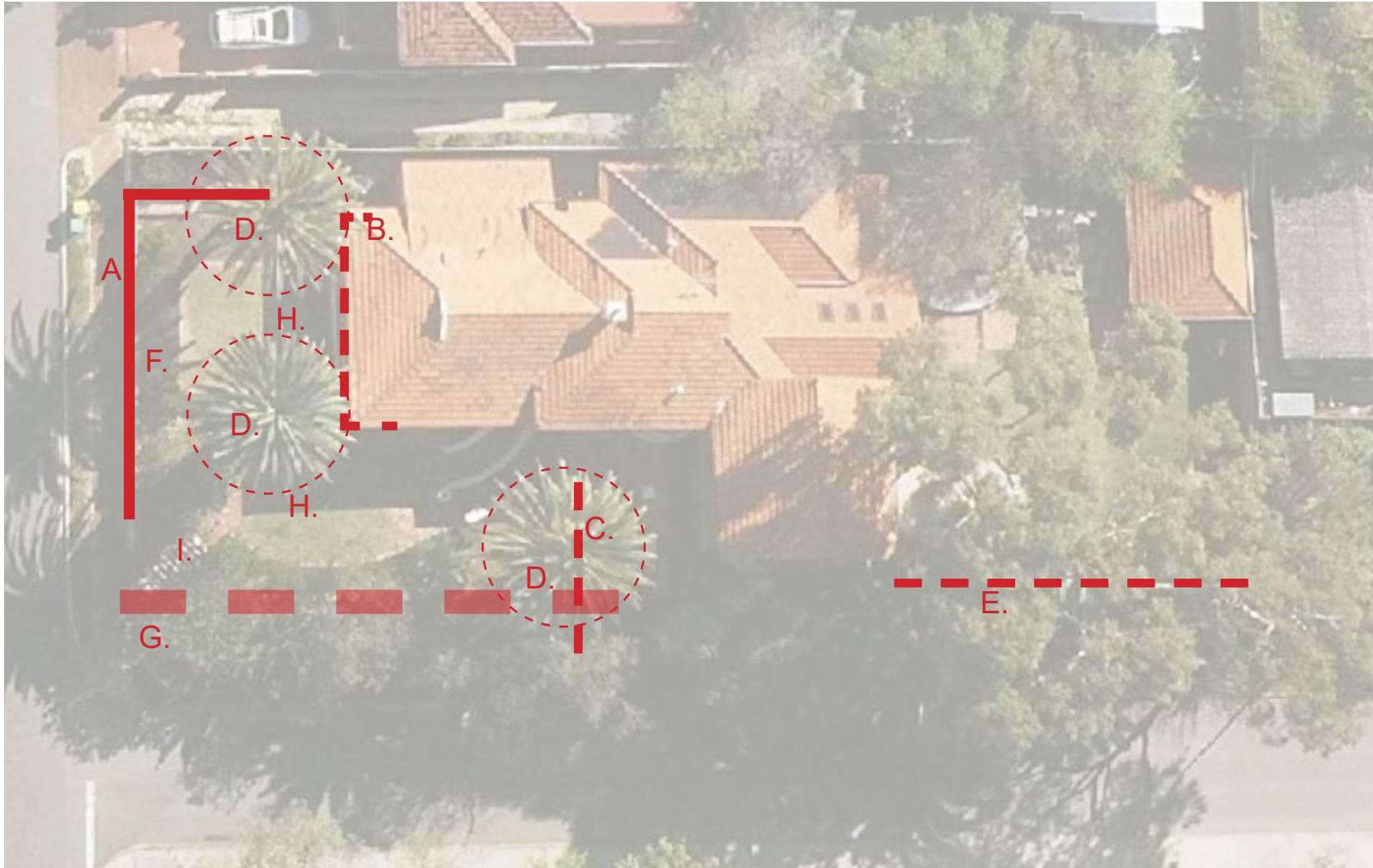


The aesthetic and heritage value of this Interwar - Federation bungalow is diminished, as the view to south side is obscured.



## IMMEDIATE ISSUES

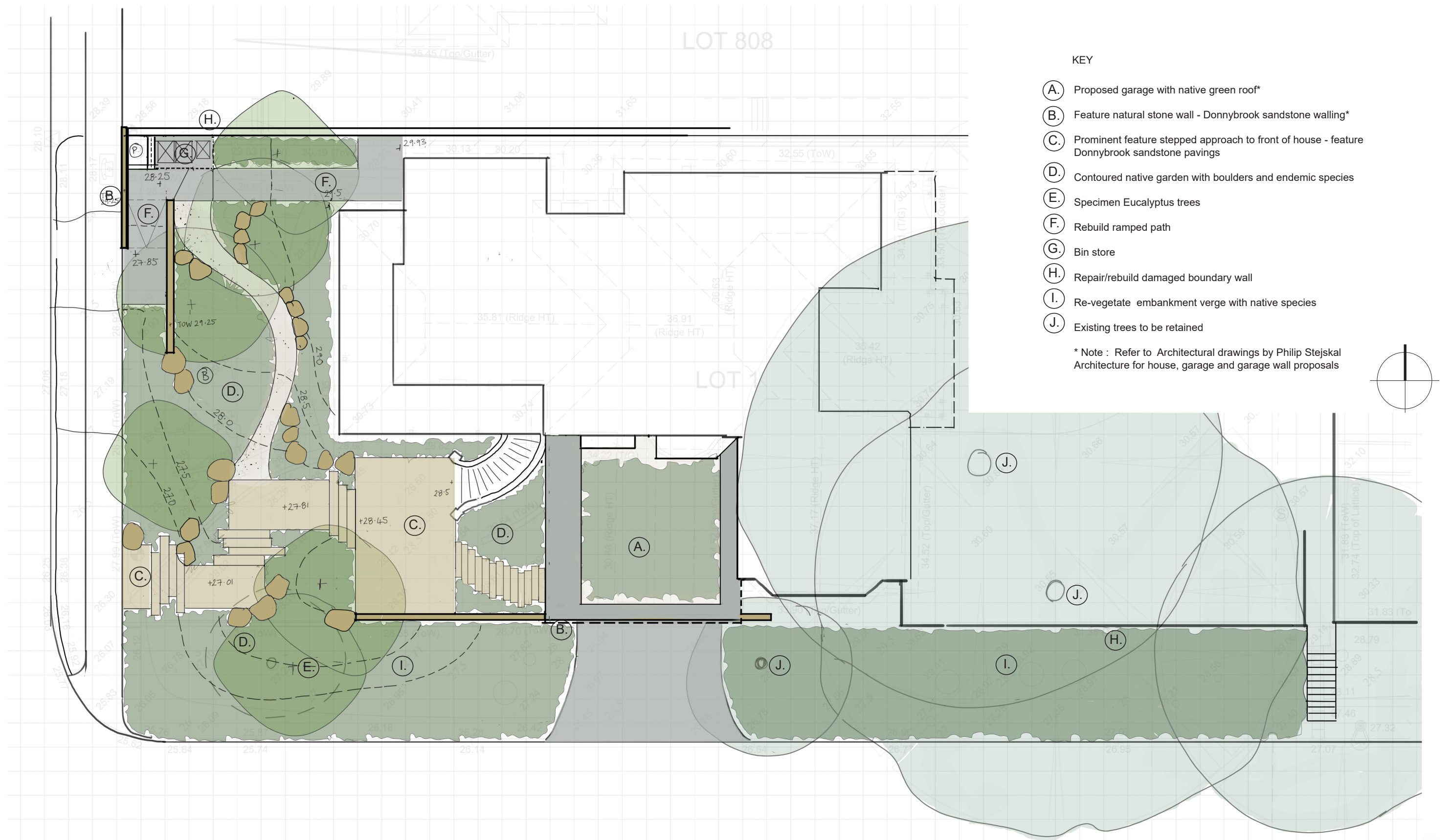
- A. Front boundary wall**  
Retaining walls' structural stability is undermined by ongoing pressure of palm roots;  
Wall requires significant rectification/ rebuild to prevent public safety hazard;  
(refer to Structural & Heritage Engineer's assessment 16.09.2021)
- B. Internal house damage**  
Roots from palm have penetrated through to internal house tiles  
(refer to Structural & Heritage Engineer's assessment 16.09.2021)
- C. Garage walls**  
Pressure from palm roots have undermined structural stability of garage;  
Garage will need to be replaced.;  
Necessary construction works will undermine stability of palm tree due to proximity of the two elements; (refer to Arboricultural assessment- TreeCare WA Feb 2021, Structural & Heritage Engineer's assessment 16.09.2021)
- D. Wildlife**  
Palm trees attract a large population of Rainbow lorikeets by providing food and roost which out-compete native bird-life;  
Rats are also attracted to the palm.
- E. Verge palms**  
Self seeded palms in verge have undermined limestone wall and present a safety hazard; Damaged limestone wall to be repaired.



## LONG TERM ISSUES

- F. Unsafe access for maintenance due to high retaining wall;**  
Retention of current garden height will necessitate a new balustrade along front boundary;  
This will detract from the aesthetic value of the heritage elevation.
- G. Facade and entrance of heritage house is obscured by retaining walls and dense vegetation.**
- H. Palm trees require routine root pruning to safeguard structural integrity of house and garden retaining walls; root barrier measures explored will not prevent root encroachment on structures below.**  
(refer to Arboricultural assessment - TreeCare WA Feb 2021)
- I. Confused entry and approach to front door of house requires redesign to improve wayfinding and safe access.**

## LANDSCAPE CONCEPT PLAN

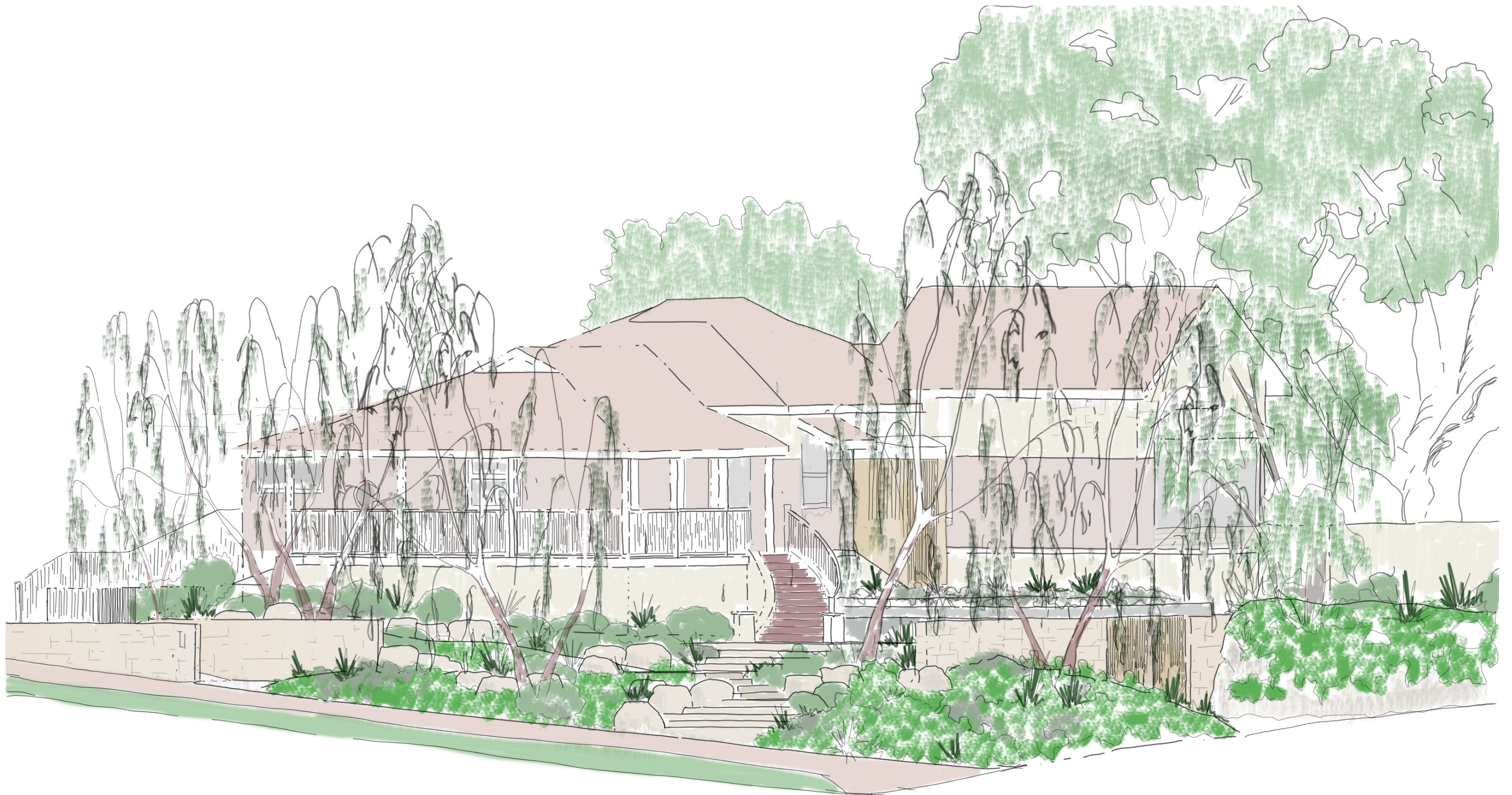


38 STATON ROAD, EAST FREMANTLE

26.01.2022 rev C







SKETCH VIEW OF STATON ROAD & ALCESTER ST ELEVATION LOOKING NORTH-EAST

Note : Refer to Architectural drawings by Philip Stejskal Architecture for house, garage and garage wall proposals





SKETCH VIEW OF ALCESTER ST ELEVATION LOOKING NORTH

Note : Refer to Architectural drawings by Philip Stejskal Architecture for house, garage and garage wall proposals

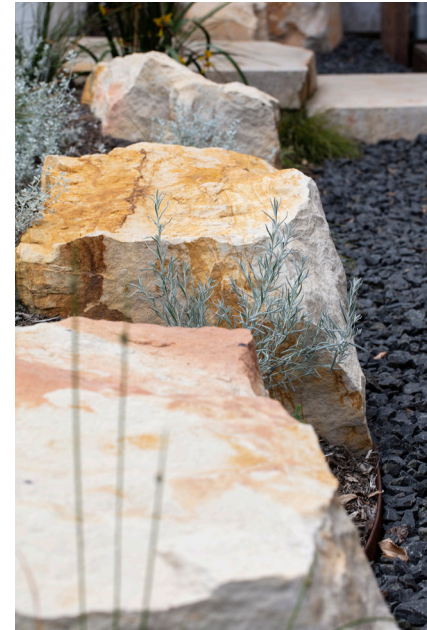
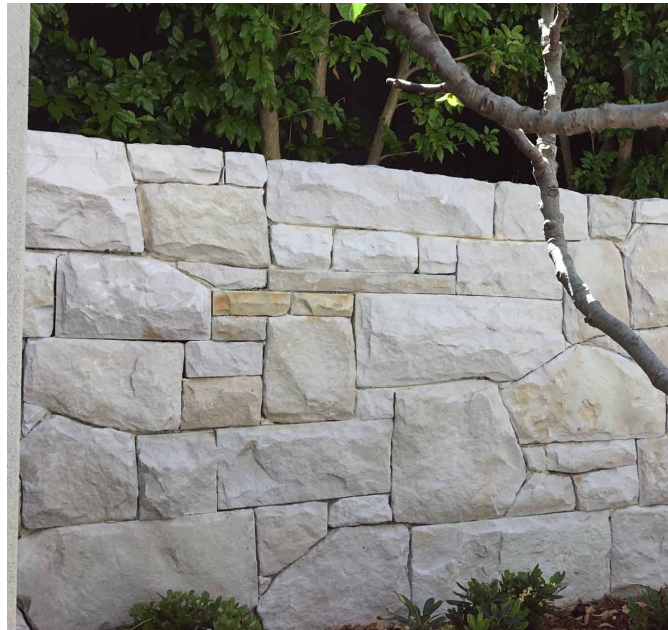




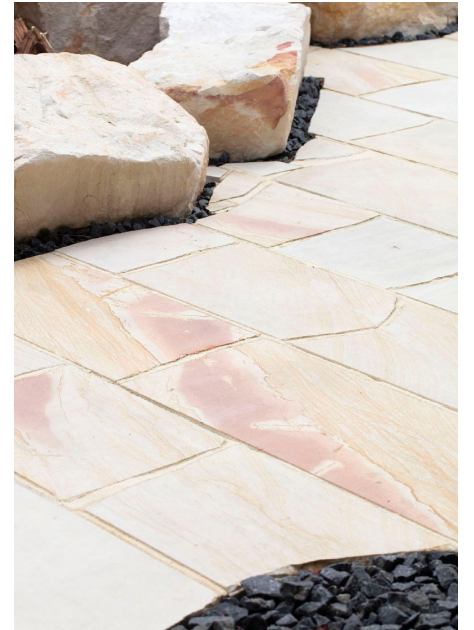
40 Irwin St (local precedent)



Donnybrook sandstone walling



Sandstone Boulders

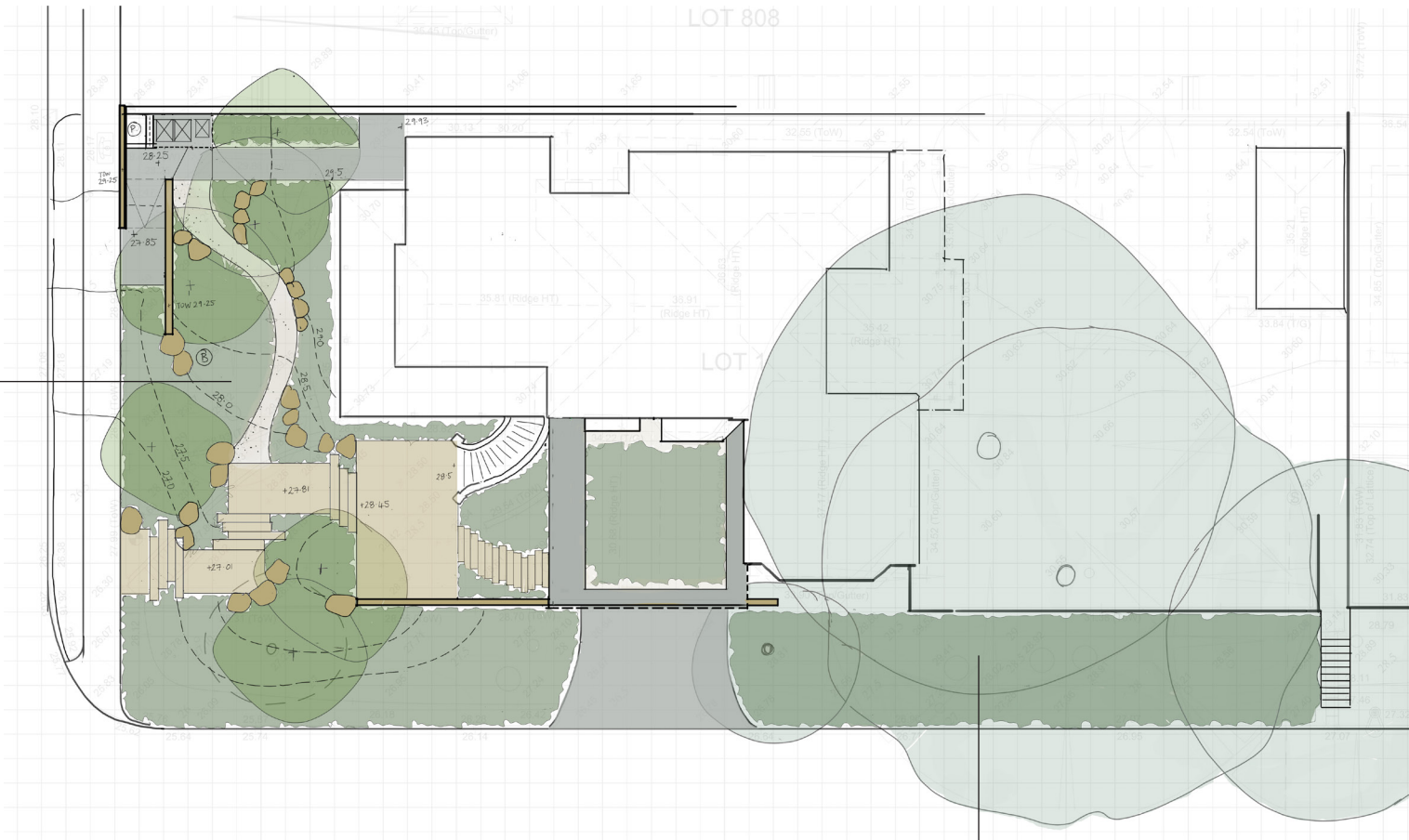


sandstone pavings



# PRINCIPLES FOR THE FRONT GARDEN

- Create a landscape setting which enhances the aesthetic heritage value of the house; allowing both sides of the house to be view from the street, instating the corner view prominence
- Create a waterwise native garden to provide habitat for native birds and wildlife with endemic shrubs and ground covers
- Landscape must safeguard the structural integrity of the house for long term preservation
- Specimen tree selection reflects the list recommended by the Australian Garden Society (WA) *A Guide to Conserving and Interpreting Gardens in Western Australia* 2007



SPECIMEN TREE



Silver Princess - Eucalyptus caesia



Red capped mallee - Eucalyptus erythrocorys

SHRUBS & GROUND COVERS



Olearia axillaris



Conostylis candicans



Westringia dampieri



Scaevola crassifolia



Austrostipa elegantissima



Dianella revoluta

SHRUBS & GROUND COVERS



Ficinia nodosa



Kennedia prostrata



Hemiandra pungens



Acacia lasiocarpa



Westringia dampieri

## VERGE RESTORATION

- Remove all weed species trees and palms
- Manage rocky embankments with endemic shrubs & ground covers which possess soil binding and erosion control value
- Endemic planting selection to provide habitat for native wildlife
- Waterwise, low maintenance planting design