

# MONTEFIORE RANDWICK BUILDING D

## **LANDSCAPE DESIGN REPORT** For Project Application Modification

Prepared on behalf of  
Sir Moses Montefiore Jewish Homes

Revision A  
November 2016



### **OCULUS**

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## **SECTION A – INTRODUCTION**

### **1.0 INTRODUCTION**

This report has been prepared to describe the landscape design, materials, finishes and plant species that form the documentation package prepared by OCULUS for the Project Application Modification for Building D at Montefiore, Randwick.

### **1.1 BACKGROUND**

OCULUS was engaged in 2002 to provide landscape consultancy services for the first stage of the development of the Home. The engagement consisted of concept design and Development Application; design development, tender and construction drawings; and construction supervision. During the period of that engagement OCULUS gained an understanding of the mission of the Home and the way that the landscape can contribute to the fulfilment of that mission.

The residents of the Montefiore Jewish Home are people who will spend the final stages of their lives being cared for in a dignified and respectful environment. This environment includes access for ambulant and non-ambulant as well as cognitively impaired people to gardens and courtyards. The Home and consultant teams approach to the first stage for the development was to elevate the provision of aged care from an institutional approach to that of an acknowledgment that this place will be the final home for the residents. The design approach was domestic in scale and a rejection of an institutional typology. This approach also fit into the residential streetscapes of Dangar and King Streets.

### **1.2 CONTEXT**

The site is located in a residential area that combines medium density developments alongside semi and fully detached dwellings. A small group of shops is located on the corner of King and Church Streets directly across from the south-eastern corner of the site. The site falls from a high point on the corner of King and Dangar Street just over nine metres to the culvert midway along the western boundary of the site. The three streets that bound the site are all significantly higher than the culvert level and this level change allows for the buildings to be nestled into the site.

Building D is located in the south-eastern part of the site near the corner of King and Dangar Street and adjoins existing Building C to the west.

## SECTION B – LANDSCAPE DESIGN

### 2.1 LANDSCAPE CONCEPT

The broad design philosophy is to build on the positive attributes of the first stage works to further enhance the site. The gardenesque environment of the Home that was created through the placement and design of internal courtyards and external garden spaces with detailed plantings and high quality finishes will again feature in the landscape design for Building D.

The architectural proposal involves a new building that extends from existing building C into the south-eastern corner of the site. The building will house dementia patients and associated facilities, and will include a series of courtyards for residents on levels 4, 5 and 6. A commercial area will be located at ground level near the corner of Dangar and King Streets across from the King Street shops. The additional commercial spaces and associated urban plaza will increase commercial activity in this area and provide facilities which the broader community can access and use.

### 2.2 COMMERCIAL PLAZA & KING STREET FRONTAGE

As part of the Concept Master Plan, a small commercial area and public open space was included in front of Building D on the south-eastern corner of the site across from the existing retail on King Street as a terminus for Church Street.

The success of the plaza and adjoining commercial spaces will be determined by the potential of attracting the surrounding community to the space. The design of the plaza has been carefully considered to ensure that there is a meaningful transition from the Dangar Street residential frontage to the commercial plaza; that there is a smooth transition from the King Street into the plaza; that the plaza proportions allow for the commercial within the site to address the street; and that there is sufficient space so that tree planting can occur without reducing solar access.

The plaza has been divided into a series of spaces. A sunken café terrace is also incorporated which is framed by small decorative trees. A series of dense mass planting beds frame the King Street edge of the plaza. This buffer treatments is consistent with the buffer treatment that extends to the western portion of the King Street frontage. These mass planting beds are broken down into smaller pockets to reflect the lot layout along the southern side of King Street. This treatment reflects how building D's façade has been broken down to reflect the retail façades across the street on the southern side of King Street. These 'front yard' pockets provide a transition into the plaza space. They feature a double row of colourful ornamental deciduous trees such as a *Fraxinus raywood* 'Claret Ash'. They will be defined by low raised edges to deal with the changes in level from Building D to King Street.

Once you move through the King Street buffer planting, the plaza is edged with low level planting beds accompanied by seating. Nicknamed 'The Backyard' these spaces provide a more human scale to the plaza, and create an opportunity for rest.

A graphic treatment has been applied to the pavement to direct you into the plaza. Paths into the plaza and café area criss-cross a rectangular lawn that leads you into the plaza. The way in which the plaza is broken down into smaller spaces reduces the perceived bulk of the building and generates spaces that relate well to the residential context while also providing a generously proportional commercial plaza.

The Plaza space has been designed to mitigate the potential flooding risk for Building D with a series of planters and walls to the café seating area and between the columns of the building creating a barrier to flood waters from entering the inside of the building.

## **2.3 DANGAR STREET FRONTAGE**

The landscape adjacent to the wing of Building D that address Dangar Street will be designed as a soft landscape buffer between the building and boundary to mitigate the visual impact of the building from the existing residential properties on the east side of Dangar Street. This area will also include a narrow paved terrace that will provide sheltered, sunny outdoor space for residents to enjoy the gardens. The existing Dangar Street landscape north of the entry will be complemented by continuing a similar landscape treatment south to King Street with screen planting of medium and large sized trees with dense understorey planting.

The landscape buffer along Dangar Street has also been designed to mitigate the potential flooding risk for Building D with landscape mounding created near the existing road entry in order to maintain a level of RL 45.5 and prevent flood waters from entering the site and the building.

## **2.4 COURTYARDS**

The courtyards on Levels 3, 4, 5 and 6 of Building D add to the Home's series of internal courtyards. These courtyards will provide secure passive recreation space for dementia residents. The courtyards will all have raised planters with lightweight roof covering to at least some of the area. Generous paved circulation space will be provided within the courtyards kept back from the edges. It is not feasible to step the concrete slab to provide soil depth in the courtyards so all planting will be in raised planters. The planter walls will be nominally 450mm high to provide informal seating in the courtyard. The planters will be sized to allow soil to be mounded up to 600mm depth in the areas where tree will be planted.

## **2.5 TERRACE**

There will be an outdoor terrace at Level 3 of Building D facing Dangar Street to provide some respite space and a viewing area from the dementia wing.

## **SECTION C - MATERIALS AND FINISHES**

### **3.1 FENCING**

The 1.8m high palisade perimeter fence that was designed and installed during the previous stage of development is again proposed as the perimeter fence. Due to the halt to the development of the next stages of the Home, a temporary black cyclone fence was installed from the Dangar Street driveway south to King Street and west to the Day Care Centre. This fence will be replaced on the Dangar Street frontage by the palisade perimeter fence and setback from the boundary by one metre to match the northern street frontage. Dense plantings will again screen the fence and provide privacy to the residents of the Home. The plaza space at the corner of King and Dangar Streets that is activated by the proposed commercial units will not be fenced.

### **3.2 PAVING**

Paving materials will follow the palette established for the Stage 1 works. This will include granite unit paving for feature areas such as the Plaza, terraces and courtyards, and insitu concrete paving for footpaths within the site.

### **3.3 FURNITURE**

Furniture within the courtyards will follow the design adopted for Stage 1 with timber seats typically mounted on planter walls. These seats will be mounted higher than standard seats so that they are easier for less mobile residents to use and will all be provided with backs and armrests.

The Plaza space will incorporate both fixed public seating and space for movable tables and chairs in the café seating area and the paved area in front of the other retail/commercial spaces. The public seating will be timber with a painted steel frame.

### **3.4 PLANTING**

The selection of species for the Building D landscape design has taken account of a number of factors including:

- climate/microclimate;
- size requirements/constraints;
- form, texture and density of foliage;
- native/exotic;
- foliage and flower colour/scent;
- growth rate;
- availability;
- maintenance (eg. leaf fall, fruit drop) and safety (branch drop and toxicity)
- other considerations such as local character.

The first stage of the development was fully irrigated by a drip irrigation system that utilised recycled water with a mains backup. The system was based on an irrigation ring main that lies inside the perimeter of the site. All new deep soil plantings for Building D will be irrigated as an extension of the existing system with a combination of recycled and mains water. Plantings in the internal courtyards will be irrigated with a mains water drip irrigation system.

## SECTION D - SCHEDULES

### D1. Indicative Plant Schedule

| RETAIL PLAZA                       |                                                |                           |        |          |        |        |
|------------------------------------|------------------------------------------------|---------------------------|--------|----------|--------|--------|
| Symbol                             | Species                                        | Common Name               | Size   | Spacing  | Height | Spread |
| <i>Trees</i>                       |                                                |                           |        |          |        |        |
| Fa                                 | <i>Fraxinus angustifolia</i> 'Raywood'         | Claret Ash                | 400L   | as shown | 5m     | 2.5m   |
| MI                                 | <i>Magnolia</i> 'Little Gem'                   | Dwarf Evergreen Magnolia  | 200L   | 4m       | 2.5m   | 1.2m   |
| <i>Shrubs</i>                      |                                                |                           |        |          |        |        |
| Gm                                 | <i>Gardenia augusta</i> 'Magnifica'            | Gardenia                  | 25L    | 600mm    | 600mm  | 500mm  |
| Ma                                 | <i>Murraya paniculata</i>                      | Orange Jessamine          | 25L    | 600mm    | 600mm  | 500mm  |
| Ro                                 | <i>Rosmarinus officinalis</i>                  | Rosemary                  | 5l     | 500mm    | 400mm  | 200mm  |
| Ve                                 | <i>Viburnum</i> 'Emerald Lustre'               | Viburnum                  | 25L    | 900mm    | 1.0m   | 600mm  |
| Wf                                 | <i>Westringia fruticosa</i>                    | Coastal Rosemary          | 5l     | 600mm    | 400mm  | 200mm  |
| <i>Perennials and Groundcovers</i> |                                                |                           |        |          |        |        |
| Ag                                 | <i>Agave attenuata</i>                         | Blue Agave                | 25L    | 400mm    | 400mm  | 400mm  |
| Ad                                 | <i>Alternanthera dentata</i>                   | Purple Alternanthera      | 2.5L   | 400mm    | 200mm  | 200mm  |
| Dc                                 | <i>Dianella caerulea</i>                       | Paroo Lily                | 2.5L   | 400mm    | 300mm  | 200mm  |
| Hsp                                | <i>Hebe</i> 'Callis sp.'                       | Daylily                   | 5L     | 300mm    | 500mm  | 500mm  |
| LEG                                | <i>Liriope</i> 'Evergreen Giant'               | Giant Liriope             | 2.5L   | 250mm    | 300mm  | 200mm  |
| Mp                                 | <i>Myoporum parvifolium</i>                    | Creeping Boobialla        | 2.5L   | 500mm    | 200mm  | 300mm  |
| Pc                                 | <i>Phormium cookianum</i>                      | N.Z. Flax                 | 25L    | 500mm    | 700mm  | 700mm  |
| Tj                                 | <i>Trachelospermum jasminoides</i>             | Chinese Star Jasmine      | 45L    | 750mm    | 1.2m   | 400mm  |
| DEEP SOIL PLANTING                 |                                                |                           |        |          |        |        |
| Symbol                             | Species                                        | Common Name               | Size   | Spacing  | Height | Spread |
| <i>Trees</i>                       |                                                |                           |        |          |        |        |
| Ar                                 | <i>Agathis robusta</i>                         | Smooth Bark Kauri         | 200L   | N/A      | 3.0m   | 1.0m   |
| Ac                                 | <i>Angophora costata</i>                       | Argyle Apple Gum          | 600RCP | 8m       | 3.5m   | 1.5m   |
| Bs                                 | <i>Banksia serrata</i>                         | Old Man Banksia           | 25l    | 1.75m    | 1.5m   | 600mm  |
| Ca                                 | <i>Cupaniopsis anacardioides</i>               | Tuckeroo                  | 200L   | 5m       | 3.5m   | 2.5m   |
| Eh                                 | <i>Eucalyptus haemostoma</i>                   | Scribbly Gum              | 400RCP | 7m       | 1.8m   | 1.0m   |
| El                                 | <i>Eucalyptus robusta</i>                      | Swamp Mahogany            | 400RCP | 7m       | 1.8m   | 1.0m   |
| Pj                                 | <i>Prunus</i> 'Mt Fuji'                        | White Weeping Cherry      | 200L   | 5m       | 3.0m   | 1.5m   |
| Rp                                 | <i>Robinia pseudoacacia</i> 'Frisia'           | Golden Robinia            | 200L   | 8m       | 3.0m   | 1.0m   |
| <i>Shrubs</i>                      |                                                |                           |        |          |        |        |
| Au                                 | <i>Acacia ulicifolia</i>                       | Prickly Moses             | 2.5L   | 400mm    | 300mm  | 200mm  |
| Aa                                 | <i>Austrorhynchus</i> 'Blushing Beauty'        | Red-leafed Austrorhynchus | 25L    | 600mm    | 1.0m   | 600mm  |
| Be                                 | <i>Banksia ericifolia</i>                      | Heath Banksia             | 2.5l   | 500mm    | 600mm  | 400mm  |
| Pt                                 | <i>Berberis</i> 'Little Favourite'             | Dwarf Purple Berberis     | 25L    | 500mm    | 600mm  | 500mm  |
| Cc                                 | <i>Callistemon</i> 'Firebrand'                 | Dwarf Bottle Brush        | 2.5l   | 400mm    | 400mm  | 200mm  |
| Cz                                 | <i>Callistemon</i> 'White Anzac'               | White Bottle Brush        | 2.5l   | 400mm    | 400mm  | 200mm  |
| Ca                                 | <i>Correa alba</i>                             | White Correa              | 5L     | 500mm    | 400mm  | 200mm  |
| Cp                                 | <i>Duranta</i> 'Sheena's Gold'                 | Golden Duranta            | 25L    | 600mm    | 1.0m   | 600mm  |
| Ve                                 | <i>Viburnum</i> 'Emerald Lustre'               | Viburnum                  | 25L    | 900mm    | 1.0m   | 600mm  |
| Wf                                 | <i>Westringia fruticosa</i>                    | Coastal Rosemary          | 5l     | 600mm    | 400mm  | 200mm  |
| <i>Ferns</i>                       |                                                |                           |        |          |        |        |
| An                                 | <i>Asplenium australasicum</i>                 | Birds Nest Fern           | 5L     | 500mm    | 400mm  | 300mm  |
| Bc                                 | <i>Blechnum cartilagineum</i>                  | Rasp Fern                 | 2.5L   | 300mm    | 200mm  | 200mm  |
| <i>Perennials and Groundcovers</i> |                                                |                           |        |          |        |        |
| Ag                                 | <i>Agave attenuata</i>                         | Blue Agave                | 25L    | 400mm    | 400mm  | 400mm  |
| ArC                                | <i>Ajuga reptans</i> 'Caitlin's Giant'         | Giant Bugle               | 2.5L   | 300mm    | 150mm  | 250mm  |
| Az                                 | <i>Alpinia zerumbet</i>                        | Shell Ginger              | 5L     | 500mm    | 500mm  | 300mm  |
| Ad                                 | <i>Alternanthera dentata</i>                   | Purple Alternanthera      | 2.5L   | 400mm    | 200mm  | 200mm  |
| Bh                                 | <i>Begonia hybrid</i>                          | Begonia                   | 2.5L   | 300mm    | 250mm  | 200mm  |
| Ct                                 | <i>Canna</i> 'Tropicanna'                      | Canna Lily                | 5L     | 400mm    | 500mm  | 200mm  |
| Cg                                 | <i>Carpobrotus glaucescens</i>                 | Native Pig Face           | 2.5L   | 500mm    | 100mm  | 200mm  |
| Dc                                 | <i>Dianella caerulea</i>                       | Paroo Lily                | 2.5L   | 400mm    | 300mm  | 200mm  |
| Dp                                 | <i>Doryanthes palmeri</i>                      | Giant Gynea Lily          | 75L    | 1.8m     | 1.5m   | 1.5m   |
| Ec                                 | <i>Echium fastuosum</i>                        | Pride of Madeira          | 5L     | 500mm    | 500mm  | 300mm  |
| Hv                                 | <i>Hardenbergia violacea</i>                   | Happy Wanderer            | Tube   | 600mm    | 200mm  | 400mm  |
| Hsp                                | <i>Hebe</i> 'Callis sp.'                       | Daylily                   | 5L     | 300mm    | 500mm  | 500mm  |
| Hsc                                | <i>Hibbertia scandens</i>                      | Snake Vine                | 2.5L   | 600mm    | 200mm  | 400mm  |
| Hs                                 | <i>Hymenocallis speciosa</i>                   | Spider Lily               | 5L     | 450mm    | 400mm  | 200mm  |
| Li                                 | <i>Lomandra longifolia</i>                     | Mat Rush                  | 2.5l   | 400mm    | 400mm  | 300mm  |
| Mp                                 | <i>Myoporum parvifolium</i>                    | Creeping Boobialla        | 2.5L   | 500mm    | 200mm  | 300mm  |
| Pc                                 | <i>Phormium cookianum</i>                      | N.Z. Flax                 | 25L    | 500mm    | 700mm  | 700mm  |
| Ph                                 | <i>Phormium tenax</i> 'Maori Maiden'           | Dwarf Red Flax            | 2.5l   | 400mm    | 400mm  | 300mm  |
| St                                 | <i>Sanseveria trifasciata</i> 'Variegata'      | Variegated Tongue Plant   | 5L     | 300mm    | 400mm  | 200mm  |
| Za                                 | <i>Zantedeschia aethiopica</i> 'Green Goddess' | Green Arum Lily           | 5L     | 400mm    | 500mm  | 200mm  |

# COURTYARDS ON STRUCTURE

| Symbol                             | Species                                     | Common Name              | Size      | Spacing | Height | Spread |
|------------------------------------|---------------------------------------------|--------------------------|-----------|---------|--------|--------|
| <i>Trees</i>                       |                                             |                          |           |         |        |        |
| Pk                                 | <i>Lagerstroemia indica</i>                 | Crepe Myrtle             | 200L      | 6m      | 2.5m   | 1.2m   |
| MI                                 | <i>Magnolia 'Little Gem'</i>                | Dwarf Evergreen Magnolia | 200L      | 4m      | 2.5m   | 1.2m   |
| Pr                                 | <i>Plumeria rubra 'acutifolia'</i>          | Frangipanni              | 100L      | 6m      | 2m     | 1.5m   |
| Ps                                 | <i>Pyrus calleryana 'Bradford'</i>          | Callery's Pear           | 200L      | 5m      | 3.5m   | 2.5m   |
| <i>Shrubs</i>                      |                                             |                          |           |         |        |        |
| Cq                                 | <i>Camellia sasanqua 'Jennifer Susan'</i>   | Pink Camellia            | 45L       | 600mm   | 1.5m   | 800mm  |
| FT                                 | <i>Fuschia 'Thalia'</i>                     | Shrub Fuschia            | 5L        | 450mm   | 400mm  | 300mm  |
| Gm                                 | <i>Gardenia augusta 'Magnifica'</i>         | Gardenia                 | 25L       | 600mm   | 600mm  | 500mm  |
| Ma                                 | <i>Murraya paniculata</i>                   | Orange Jessamine         | 25L       | 600mm   | 600mm  | 500mm  |
| Ro                                 | <i>Rosmarinus officinalis</i>               | Rosemary                 | 5L        | 500mm   | 400mm  | 200mm  |
| <i>Perennials and Groundcovers</i> |                                             |                          |           |         |        |        |
| Ac                                 | <i>Arthropodium cirratum</i>                | Renga Renga Lily         | 5L        | 400mm   | 350mm  | 250mm  |
| Ae                                 | <i>Aspidistra elatior</i>                   | Cast Iron Plant          | 5L        | 400mm   | 400mm  | 250mm  |
| Cm                                 | <i>Clivea miniata</i>                       | Kaffir Lily              | 2.5L      | 500mm   | 100mm  | 200mm  |
| Ce                                 | <i>Colocasia esculenta 'Black Magic'</i>    | Black-leafed Taro        | 5L        | 500mm   | 500mm  | 200mm  |
| Cs                                 | <i>Ctenanthe 'Silver Dust'</i>              | Ctenanthe                | 5L        | 500mm   | 500mm  | 300mm  |
| LEG                                | <i>Liriope 'Evergreen Giant'</i>            | Giant Liriope            | 2.5L      | 250mm   | 300mm  | 200mm  |
| Ns                                 | <i>Neoregelia sp.</i>                       | Bomeliad                 | 5L        | 350mm   | 300mm  | 300mm  |
| Nf                                 | <i>Nepeta x faassenii 'Six Hills Giant'</i> | Cat Mint                 | 2.5L      | 300mm   | 200mm  | 200mm  |
| Pcr                                | <i>Polia crispata</i>                       | Polia                    | 2.5L      | 300mm   | 150mm  | 250mm  |
| Vh                                 | <i>Viola hederacea</i>                      | Native Violet            | 2.5L      | 250mm   | 100mm  | 200mm  |
| Vo                                 | <i>Viola odorata</i>                        | Sweet Violet             | 2.5L      | 250mm   | 100mm  | 200mm  |
| Zc                                 | <i>Zephyranthes candida</i>                 | Windflower               | 2.5L      | 250mm   | 250mm  | 250mm  |
| <i>Herbs</i>                       |                                             |                          |           |         |        |        |
| Mp                                 | <i>Mentha x piperita</i>                    | Mint                     | 125mm pot | 200mm   | 100mm  | 100mm  |
| Ov                                 | <i>Origanum vulgare</i>                     | Oregano                  | 125mm pot | 200mm   | 100mm  | 100mm  |
| RBL                                | <i>Rosmarinus 'Blue Lagoon'</i>             | Prostrate Rosemary       | 125mm pot | 200mm   | 100mm  | 100mm  |
| So                                 | <i>Salvia officinalis</i>                   | Sage                     | 125mm pot | 200mm   | 100mm  | 100mm  |
| Tv                                 | <i>Thymus vulgaris</i>                      | Thyme                    | 125mm pot | 200mm   | 100mm  | 100mm  |
| <i>Climbers</i>                    |                                             |                          |           |         |        |        |
| Sf                                 | <i>Stephanotis floribunda</i>               | Wax flower               | 25L       | 750mm   | 1.2m   | 400mm  |
| Tj                                 | <i>Trachelospermum jasminoides</i>          | Chinese Star Jasmine     | 45L       | 750mm   | 1.2m   | 400mm  |

## D2. Indicative Materials Schedule

| Element                      | Material                                                    |
|------------------------------|-------------------------------------------------------------|
| Feature Paving               | Granite unit paving with exfoliated finish                  |
| Footpaths                    | Insitu concrete with broom finish                           |
| Raised Planters              | Insitu concrete with Class 2 finish                         |
| Seating Edges                | Hardwood timber battens on galvanised steel frame           |
| Bench Seats & Table Settings | Hardwood timber battens on galvanised & painted steel frame |
| Perimeter Fencing            | Painted mild steel                                          |

## D3. Drawing Schedule:

| Drawing Number | Drawing Title                                  |
|----------------|------------------------------------------------|
| PA-L-102       | Landscape Plan                                 |
| PA-L-002       | Level 4 & 5 Landscape Plans                    |
| PA-L-103       | Level 6 Landscape Plan                         |
| PA-L-200       | Landscape Sections                             |
| PA-L-300       | Indicative Plant Schedule and Precedent Images |