



Southern Courtyard Looking North

PROJECT & CLIENT

SummitCare - Jamisontown ILUs and RAC

Residential Aged Care Facility and Independent Living Units
366 Jamison Road Jamisontown, N.S.W. 2750

Prepared for :
SummitCare

Landscape Concept Plans

DRAWING INDEX

Drawing No.	Layout Name	Revision
L-SD-00	Cover Sheet	A
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DATE :

25 June 2024

ISSUE :

For SSDA

THE LANDSCAPE NEEDS & PHILOSOPHY

- Create a ‘Cool’, ‘Calm’ and ‘Resilient’ landscape surrounding the proposed development. (eg. greenery, canopy and bird attracting plants).
- Provide a pleasant outlook from every room to maximise the restorative effects and benefits of viewing out onto greenery and nature.
- Main purpose and benefit of the landscape spaces is to ‘provide attractive vistas’ and for visitors and residents to enjoy on a daily basis and when they are visited their loved ones.
- Provide easily negotiated legible spaces that are close to indoor spaces for residents to comfortably access.
- Provide landscape spaces that have both shade in summer and good sunlight in winter.
- Work in with the existing site conditions and microclimate and utilise resilient and urban suitable species.
- Provide path circuits that are easily accessible and are readily travelled.
- Increase the sites tree canopy cover for shading, cooling and mental health benefits.
- Provide versatile multi-use landscape spaces to allow for a variety of different uses (exercise / socialising), and adaptable for change in needs over time.
- Provide wheel chair friendly gathering spaces that are protected and secure.

KEY POINTS TO THE LANDSCAPE DESIGN APPROACH

- Simple pathways offering simple circuits around the courtyards and within the immediate vicinity of the buildings to provide access to residents for gentle exercise.
- Simple and subtly themed courtyards with both sunny and shaded sitting opportunities and talking point sculptural elements.
- Easily negotiated, and accessible pathways wherever possible.
- Direct access to and from the main building access points.
- Main entry driveway off McNaughton St, with the basement parking access and service vehicle access from Harris Street.
- Water features and sculptural elements close to the building and adjacent to the main entry and at the cafe / lounge for interest, calming, cooling and ‘white’ noise.
- Convenient, and slightly elevated outdoor spaces from the primary feature areas around Building D. These terraces will overlook onto the lower and lushly planted gardens which also provide screening and separation to the adjacent neighbouring properties.
- Retain existing important trees being the Jacranda to the south and the Chinese Elm at the north-west corner of the site.

TREE PROTECTION SUMMARY

A total of **109** existing trees were assessed. The following is a summary of the trees existing and proposed to be retained and planted anew on the site:

- Trees proposed to be retained = **14**
- Trees proposed to be removed = **95** (86 of which are noted as Low or Nil Retention Value)
- Number of proposed new trees = **164 new trees**
(being a replacement rate of 1.5 new trees for every 1 tree removed)
- Existing tree canopy coverage = **13%** of the total site area
- Proposed tree canopy coverage = **31%** of total site area (an increase of 18%)

Refer to the separate SSDA Arboricultural Impact Assessment Report and Arboricultural Drawings by Arterra for further accurate depiction of trees to be retained and removed and for further information regarding the existing trees.



View of McNaughton Street Main Entrance



Community Hub Courtyard, View looking South towards Proposed Misting Waterfeature

Disclaimer:
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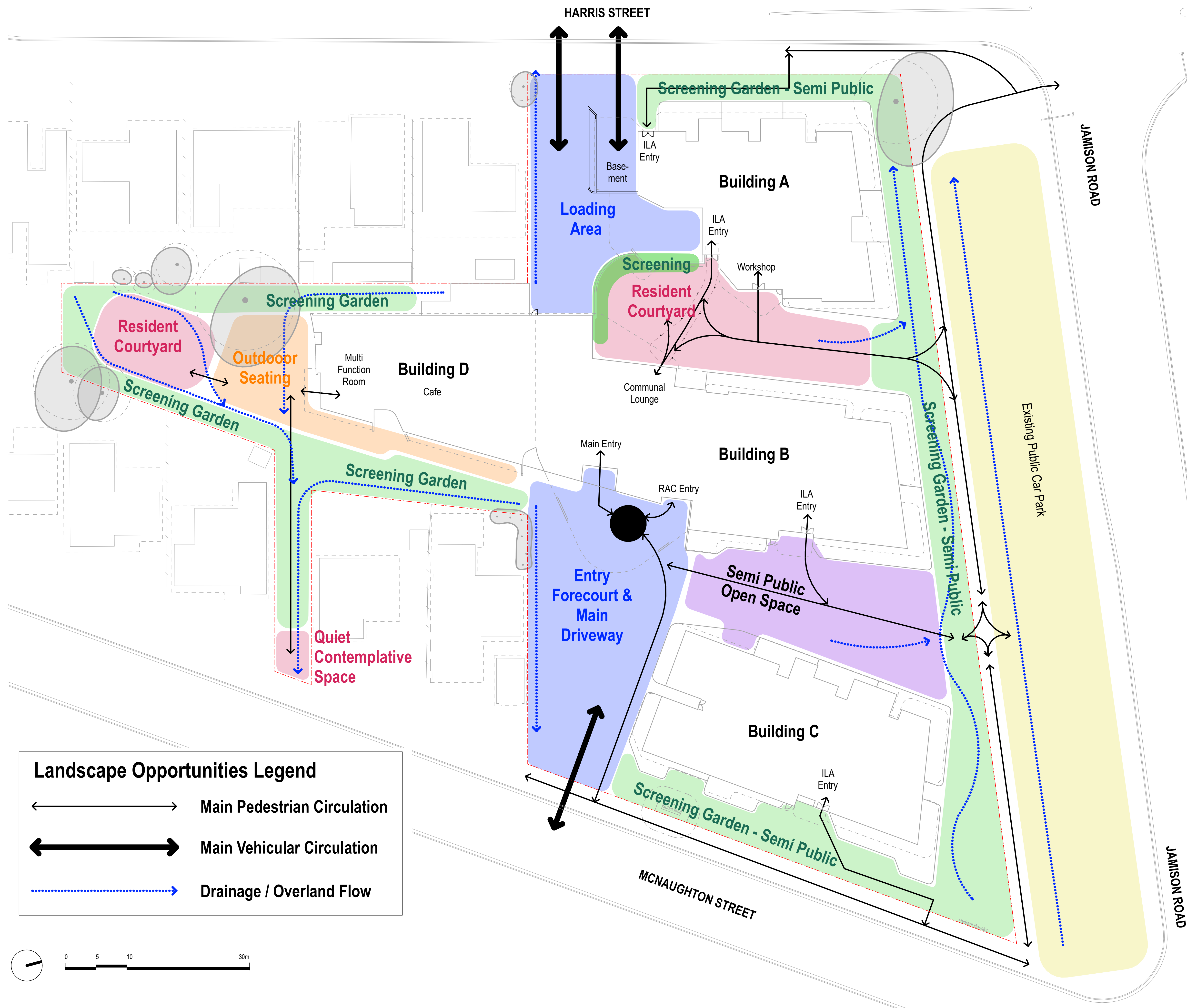
A	For Authority Submission	RWS	25/06/24
REVISION	DESCRIPTION	CHWD	DATE

PROJECT & CLIENT
**SummitCare - Jamisontown
ILUs and RAC**

SummitCare
DRAWING TITLE
Landscape Approach

Project No	: 21.29
Designed	: RWS/CLB
Drawn	: RWS/CLB/BT
Scale	: 1:300@A1/1:600@A3

DRAWING NUMBER	REVISION
L-SD-01	A



Landscape Opportunities Legend

- Main Pedestrian Circulation
- Main Vehicular Circulation
- Drainage / Overland Flow

A	For Authority Submission	RWS	25/06/24
REVISION	DESCRIPTION	CHD	DATE

PROJECT & CLIENT
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DRAWING TITLE
Landscape Analysis

Project No : 21.29
Designed : RWS/CLB
Drawn : RWS/CLB/BT
Scale : 1:300@A1/1:600@A3

DRAWING NUMBER
L-SD-02

REVISION
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LEGEND

- Pedestrian Circulation - Public
- Resident Circulation
- Vehicle Circulation
- Forecourt / Entry
- Garden / Courtyard
- Elevated Deck

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REVISION	DESCRIPTION	CHKD	DATE

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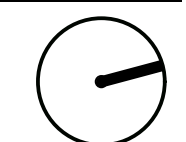
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SummitCare

DRAWING TITLE

Landscape Strategy

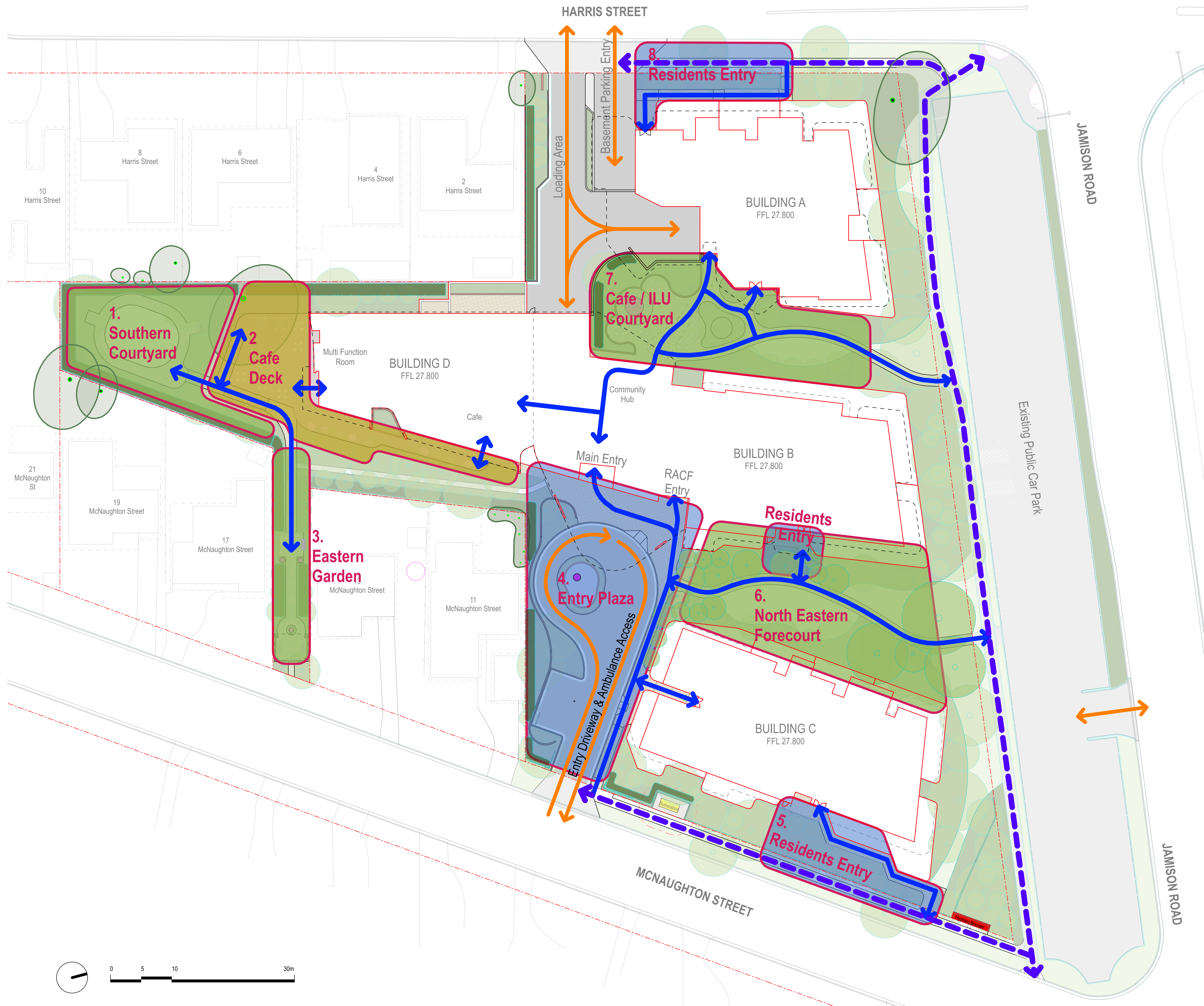
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Designed : RWS/CLB
Drawn : RWS/CLB/BT
Scale : 1:300@A1/1:600@A3



DRAWING NUMBER
L-SD-03

REVISION
A

Plotted at : 11:12 AM 26/6/2024





LEGEND

- Site Boundary
- Proposed Building
- Proposed Roof / Building Over
- Proposed Basement Outline
- Existing Tree to be Retained
- Proposed Tree
- Garden
- Lawn Area
- Concrete Pavement
- Tiled Pavement
- Decking
- River Pebbles
- Asphalt
- Proposed Hedge/ Screen Planting
- Stone Clad Wall
- Indicative Services Location
- Feature Sculptural Element
- Indicative Furniture

Note: Also refer to fencing and access plan

A	For Authority Submission	RWS	25/06/24
REVISION	DESCRIPTION	CHD	DATE

PROJECT & CLIENT
SummitCare - Jamisontown ILUs and RAC

SummitCare
DRAWING TITLE
Landscape Plan

Project No : 21.29
Designed : RWS/CLB
Drawn : RWS/CLB/BT
Scale : 1:300@A1/1:600@A3

DRAWING NUMBER
L-SD-04

REVISION
A



LEGEND

- Site Boundary
- Proposed Building
- Proposed Roof / Building Over
- Proposed Basement Outline
- Existing Tree to be Retained
- Proposed Tree
- Garden
- Lawn Area
- Concrete Pavement
- Tiled Pavement
- Decking
- River Pebbles
- Asphalt
- Proposed Hedge/ Screen Planting
- Stone Clad Wall
- Indicative Services Location
- Feature Sculptural Element
- Indicative Furniture

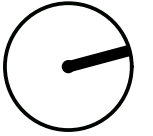
Note: Also refer to fencing and access plan

A	For Authority Submission	RWS	25/06/24
REVISION	DESCRIPTION	CHD	DATE

PROJECT & CLIENT
SummitCare - Jamisontown ILUs and RAC

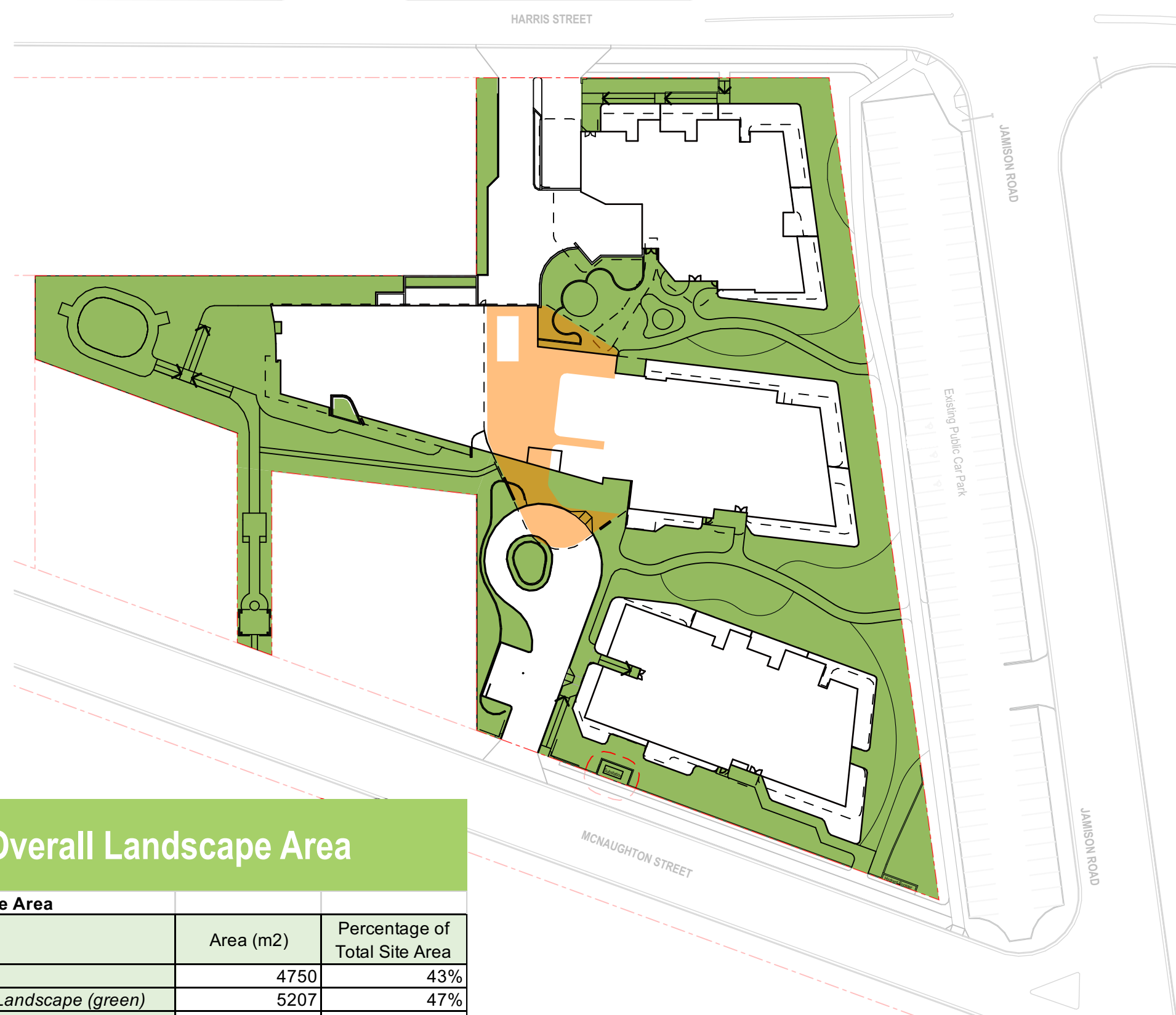
DRAWING TITLE
Landscape Concept - Green Roof Level 2

Project No : 21.29
Designed : RWS/CLB
Drawn : RWS/CLB/BT
Scale : 1:300@A1/1:600@A3



DRAWING NUMBER
L-SD-05

REVISION
A



52% Overall Landscape Area

Total Site and Landscape Area		
	Area (m2)	Percentage of Total Site Area
Proposed Building (grey)	4750	43%
Proposed Ground Level Landscape (green)	5207	47%
Roof Landscape (orange)	519	5%
Driveway & Service Area (white)	1118	10%
Total Site Area	11117	100%

01

Total Site and Landscape Area

1:800@A1, 1:1600@A3

02

Deep Soil Zone Landscape Areas

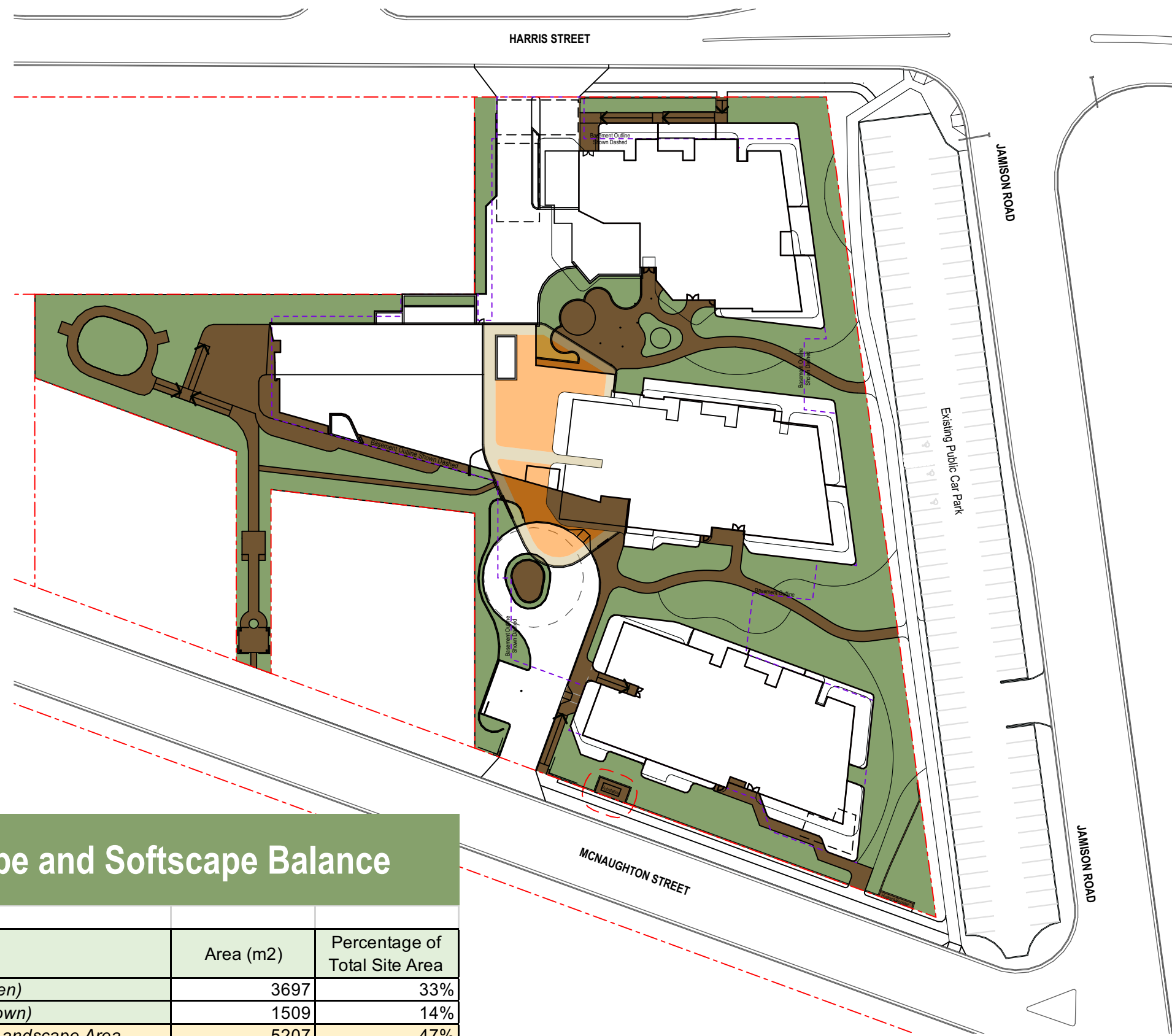
1:800@A1, 1:1600@A3

* Deep soil zone as defined in SEPP Senior Housing 2021 -
"A deep soil zone of at least 15% of the site area where each deep soil zone has a minimum dimension of 3m"



* Deep Soil Zone - 22% (compliant)

Deep Soil Landscape Area		
	Area (m2)	Percentage of Total Site Area
Overall Deep Soil Area regardless of dimension	2828	25%
Deep Soil Zone* defined by SEPP (dark green)	2437	22%
Total Site Area	11117	100%



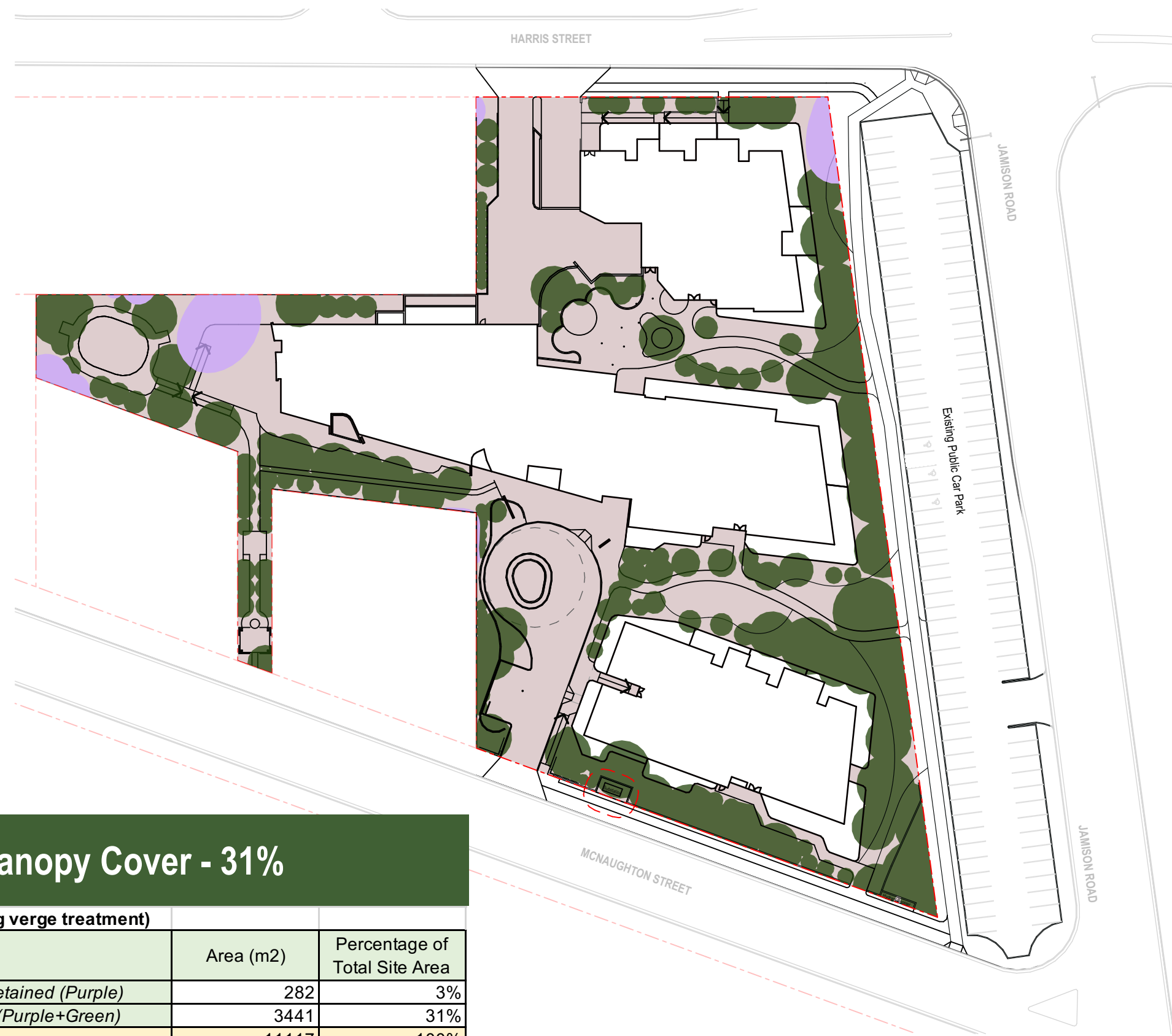
Hardscape and Softscape Balance

Landscape Element	Area (m2)	Percentage of Total Site Area
On-grade Softscape (Green)	3697	33%
On-grade Hardscape (Brown)	1509	14%
Proposed Ground Level Landscape Area	5207	47%
Roof Softscape (Orange)	348	3%
Roof Hardscape (Tan)	171	2%
Proposed Roof Landscape Area	519	5%

03

Landscape Softscape and Hardscape Area

1:800@A1, 1:1600@A3



Canopy Cover - 31%

Canopy Cover (excluding verge treatment)		
	Area (m2)	Percentage of Total Site Area
Existing Canopy Cover Retained (Purple)	282	3%
Proposed Canopy Cover (Purple+Green)	3441	31%
Total Site Area	11117	100%

04

Tree Canopy Area

1:800@A1, 1:1600@A3

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DRAWING TITLE

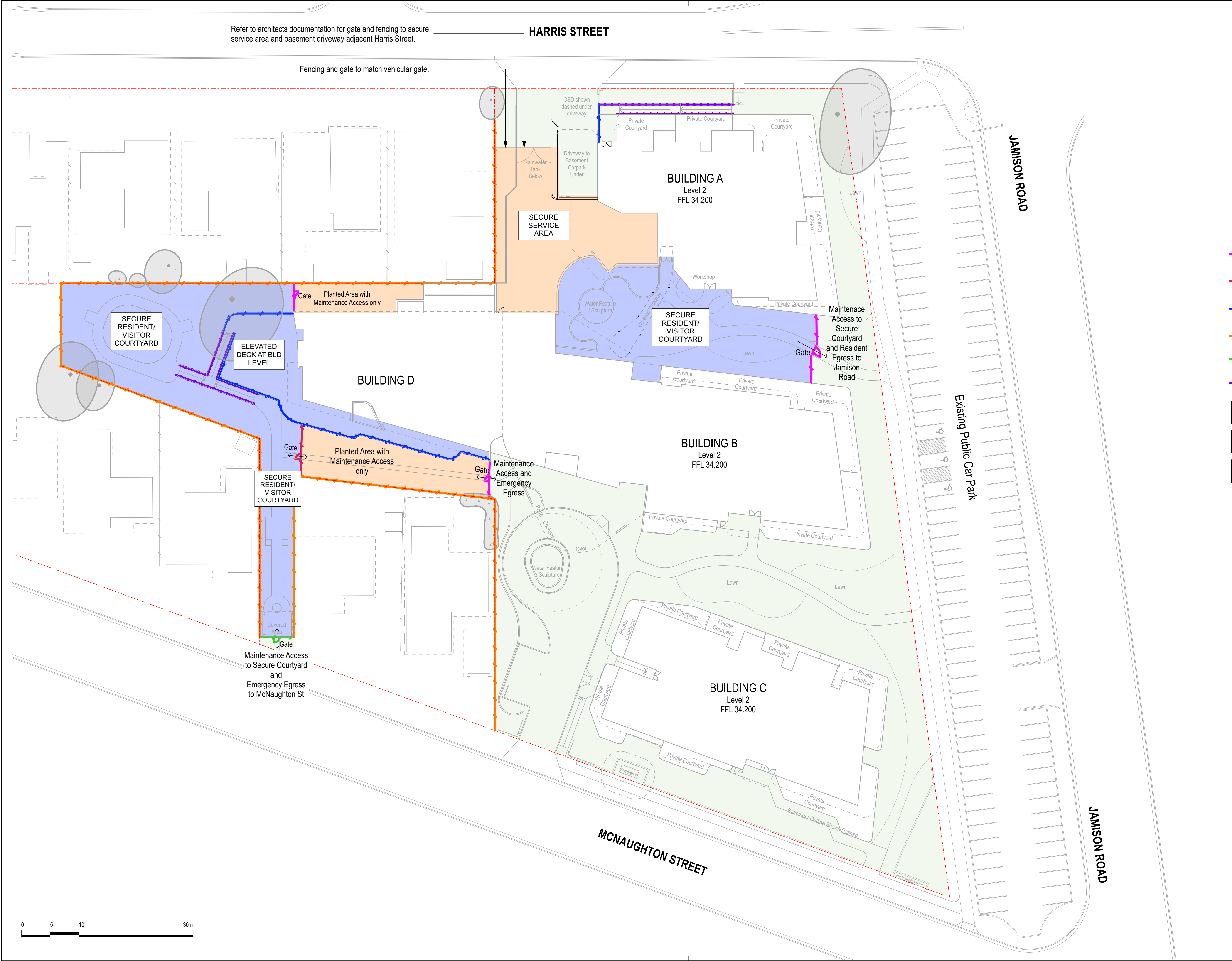
Landscape Area
Calculations

Project No : 21.29
Designed : RWS/CLB
Drawn : RWS/CLB/BT
Scale : 1:800@A1/1:1600@A3

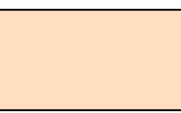
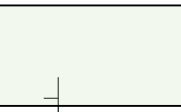
DRAWING NUMBER
L-SD-06

REVISION
A

Plotted at : 11:12 AM 26/6/2024



LEGEND

-  Site Boundary
-  Black Flat Top Palisade Fence - 1.8m high
-  Black Flat Top Palisade Fence - 1.2m high
-  Glass balustrade - 1.0m high
-  Colorbond Fence - 1.8m high
-  Decorative Fencing Panels - 1.8m high
-  Handrail
-  Secure Internal Courtyard
-  Secure Service Area
-  Private Property - Semi-Public Areas

A		For Authority Submission	RWS	25/06/24
REVISION	DESCRIPTION		CHD	DATE

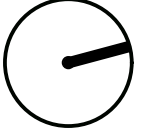
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DRAWING TITLE

Fence and Access Diagram -
Ground Level

Project No : 21.29
Designed : RWS/CLB
Drawn : RWS/CLB/BT
Scale : 1:300@A1/1:600@A3



DRAWING NUMBER

L-SD-07

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LEGEND

- Site Boundary
- Black Flat Top Palisade Fence - 1.8m high
- Black Flat Top Palisade Fence - 1.2m high
- Glass balustrade - 1.0m high
- Colorbond Fence - 1.8m high
- Decorative Fencing Panels - 1.8m high
- Handrail
- Secure Internal Courtyard
- Secure Service Area
- Private Property - Semi-Public Areas

A	For Authority Submission	RWS	25/06/24
REVISION	DESCRIPTION	CHWD	DATE

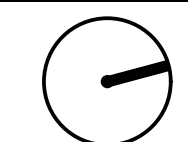
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DRAWING TITLE

Access Diagram- Green
Roof Level 2

Project No : 21_29
Designed : RWS/CLB
Drawn : RWS/CLB/BT
Scale : 1:300@A1/1:600@A3



DRAWING NUMBER
L-SD-08

REVISION
A

Plotted at : 11:13 AM 26/6/2024

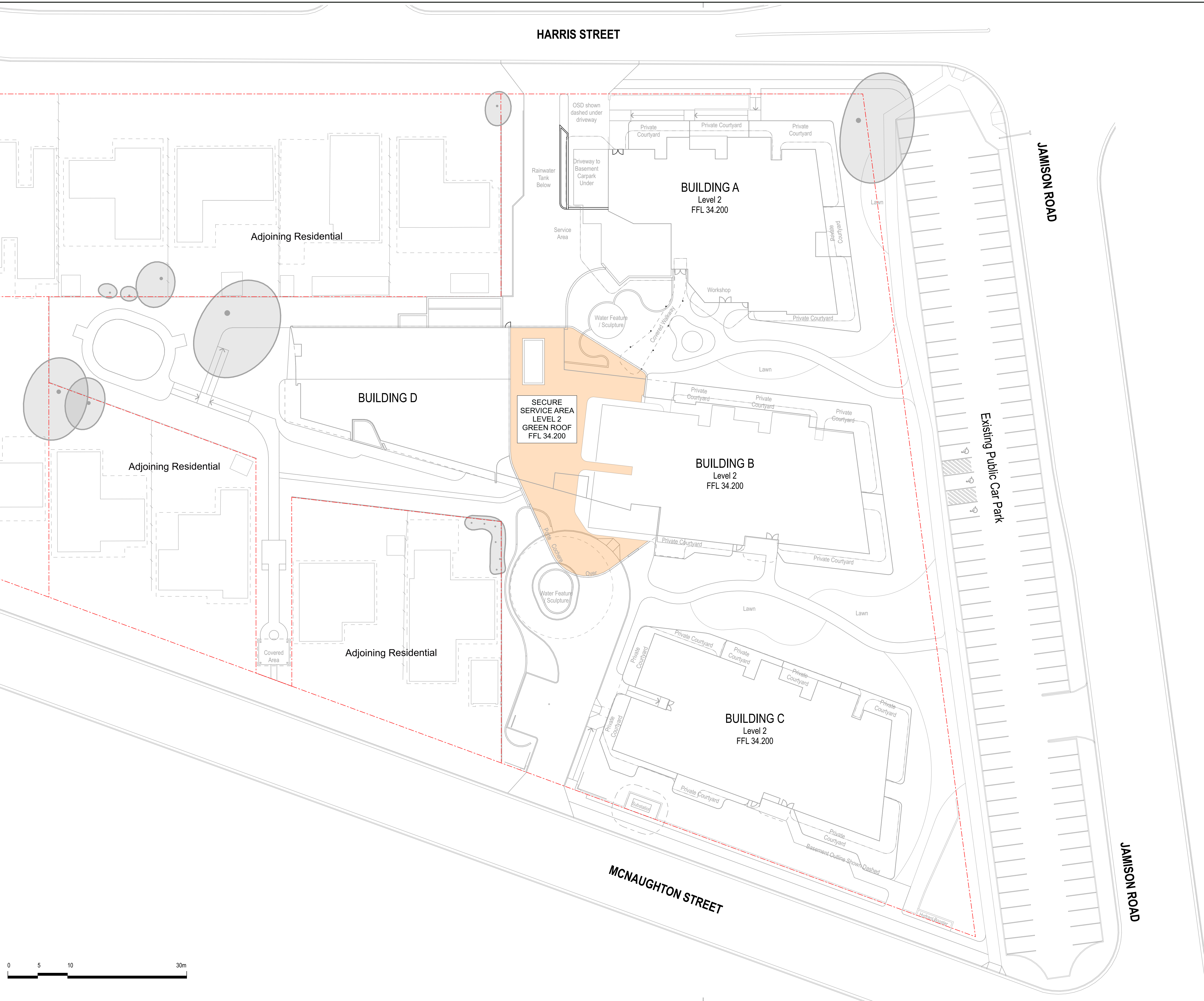
HARRIS STREET

JAMISON ROAD

Existing Public Car Park

JAMISON ROAD

MCNAUGHTON STREET



0 5 10 30m



TREE LEGEND	
	Existing Tree to be Retained
	<i>Carya illinoensis</i> (Hardy Pecan)
	<i>Quercus lusitanica</i> (Lusitanian Oak)
	<i>Eucalyptus tereticornis</i> (Forest Red Gum)
	<i>Syzygium paniculatum</i> (Magenta Cherry)
	<i>Waterhousea floribunda</i> 'Green Avenue' (Green Avenue Lilly Pilly)
	<i>Ulmus parvifolia</i> 'Todd' (Chinese Elm-(sterile variety))
	<i>Angophora floribunda</i> (Rough-barked Apple)
	<i>Lophostemon confertus</i> (Brush Box)
	<i>Corymbia maculata</i> (Spotted Gum)
	<i>Acer rubrum</i> 'October Glory' (Lipstick Maple)
	<i>Fraxinus pennsylvanica</i> 'Cimmzam' (Cimmaron Green Ash)
	<i>Koelreuteria bipinnata</i> (Chinese Golden Rain Tree)
	<i>Zelkova serrata</i> 'Green Vase' (Japanese Zelkova)
	<i>Corymbia eximia</i> (Yellow Bloodwood)
	<i>Magnolia grandiflora</i> 'Exmouth' (Bull Bay Magnolia)
	<i>Pyrus calleryana</i> 'Chanticleer' (Callery Pear)
	<i>Glochidion ferdinandi</i> (Cheese Tree)
	<i>Callistemon viminalis</i> 'Dawson River Weeper' (Bottlebrush)
	<i>Acer buergerianum</i> (Trident Maple)
	<i>Acer palmatum</i> (Japanese Maple)
	<i>Prunus cerasifera</i> 'Nigra' (Cherry Plum)
	<i>Tristanopsis laurina</i> (Water Gum)
	<i>Lagerstroemia indica</i> x <i>L. faurei</i> 'Natchez' (Crepe Myrtle - White Flower)
	<i>Lagerstroemia indica</i> x <i>L. faurei</i> 'Sioux' (Crepe Myrtle - Pink Flower)
	<i>Lagerstroemia indica</i> x <i>L. faurei</i> 'Tuscarora' (Crepe Myrtle - Hot Pink Flower)
	<i>Lagerstroemia indica</i> x <i>L. faurei</i> 'Tonto' (Crepe Myrtle - Red Flower)
	<i>Magnolia grandiflora</i> 'Teddy Bear' (Teddy Bear Magnolia)



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SummitCare
DRAWING TITLE
Tree Planting Plan

Project No : 21.29
Designed : RWS/CLB
Drawn : RWS/CLB/BT
Scale : 1:300@A1/1:600@A3

DRAWING NUMBER
L-SD-09

REVISION
A

LEGEND

- Site Boundary
- Proposed Building
- Proposed Roof / Building Over
- Proposed Basement Outline
- Existing Tree to be Retained
- Courtyard, Feature and Entry Planting
- Periphery Planting
- Hedge / Screen Planting

A	For Authority Submission	RWS	25/06/24
REVISION	DESCRIPTION	CHD	DATE

PROJECT & CLIENT

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DRAWING TITLE

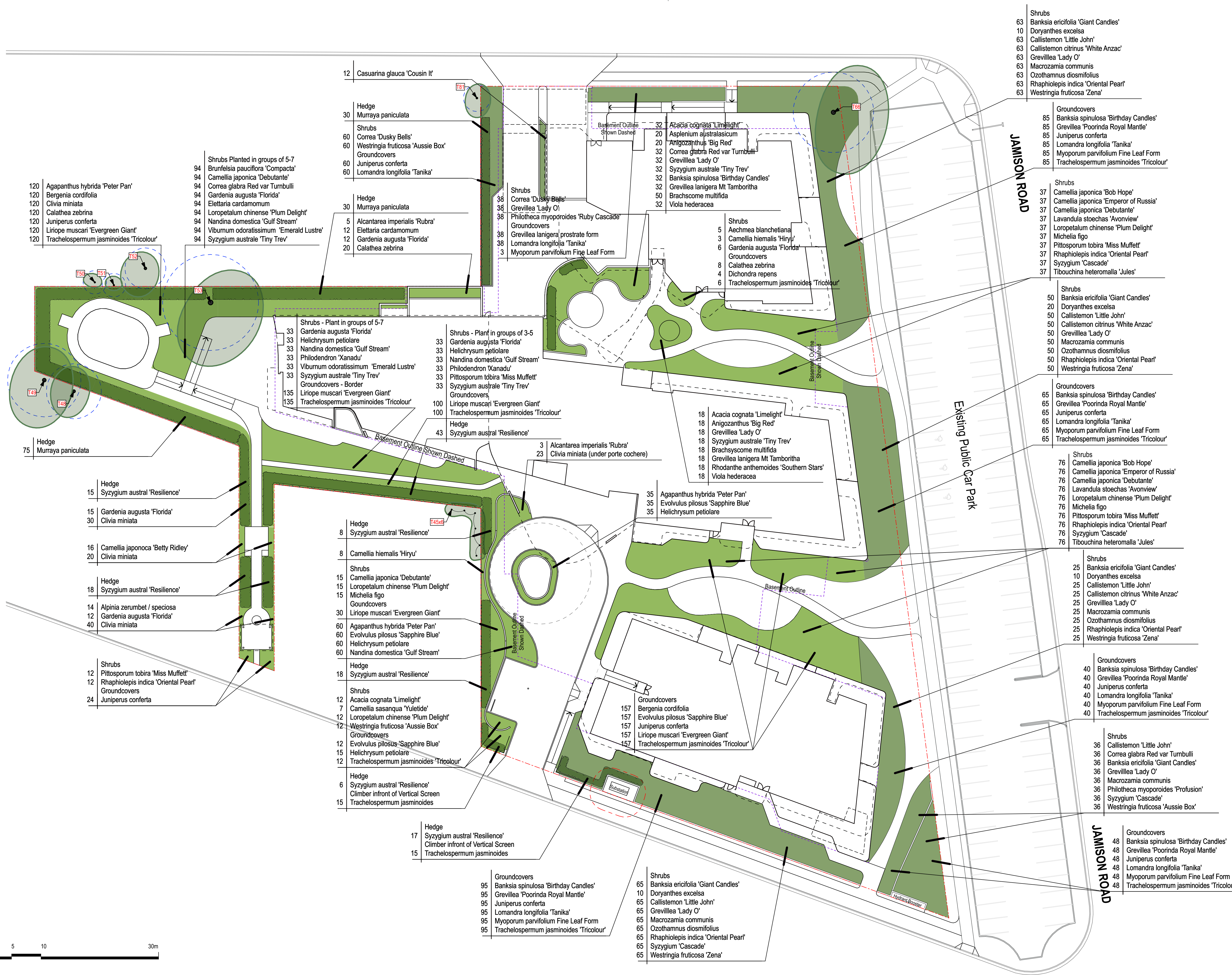
Shrub and Groundcover Planting Plan

Project No : 21.29
Designed : RWS/CLB
Drawn : RWS/CLB/BT
Scale : 1:300@A1/1:600@A3

DRAWING NUMBER
L-SD-10

REVISION
A

Plotted at : 11:13 AM 26/6/2024



	Site Boundary
	Proposed Building
	Proposed Roof / Building Over
	Proposed Basement Outline
	Existing Tree to be Retained
	Courtyard, Feature and Entry Planting
	Periphery Planting
	Hedge / Screen Planting

A	For Authority Submission	RWS	25/06/24
REVISION	DESCRIPTION	CHKD	DATE

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DRAWING TITLE

Planting Plan Level 2 -
Green Roof

Project No : 21.29
 Designed : RWS/CLB
 Drawn : RWS/CLB/BT
 Scale : 1:300@A1/1:600@A3

DRAWING NUMBER	REVISION
L-SD-11	P1

Plotted at : 11:13 AM 26/6/2024



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01 View of Entry Plaza and Water Feature



02 Secure Residential Central Courtyard Looking South Towards the Meeting Hub and Water Misting Feature



03 View From McNaughton Street Looking Towards Building C and The Existing Public Carpark



04 View From Harris Street Looking Towards Building A



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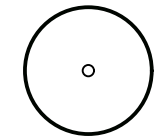


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REVISION	DESCRIPTION	CHWD	DATE

PROJECT & CLIENT
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DRAWING TITLE
Indicative Perspective Views

Project No : 21.29
Designed : RWS/CLB
Drawn : RWS/CLB/BT
Scale :


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L-SD-13
REVISION
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01 ILU Entry Path to Building C from McNaughton Street



02 ILU Entry Path (Accessible) to Building A from Harris Street



03 Northern Eastern Forecourt Between Building B and C



04 Secure Residential Central Courtyard, Looking South between Buildings A and B



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SummitCare
DRAWING TITLE
Indicative Perspective Views

Project No : 21_29
Designed : RWS/CLB
Drawn : RWS/CLB/BT
Scale :
○

DRAWING NUMBER
L-SD-14
REVISION
A

Plotted at : 11:13 AM 26/6/2024

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01

Southern Courtyard, View Looking North towards Low Elevated Deck



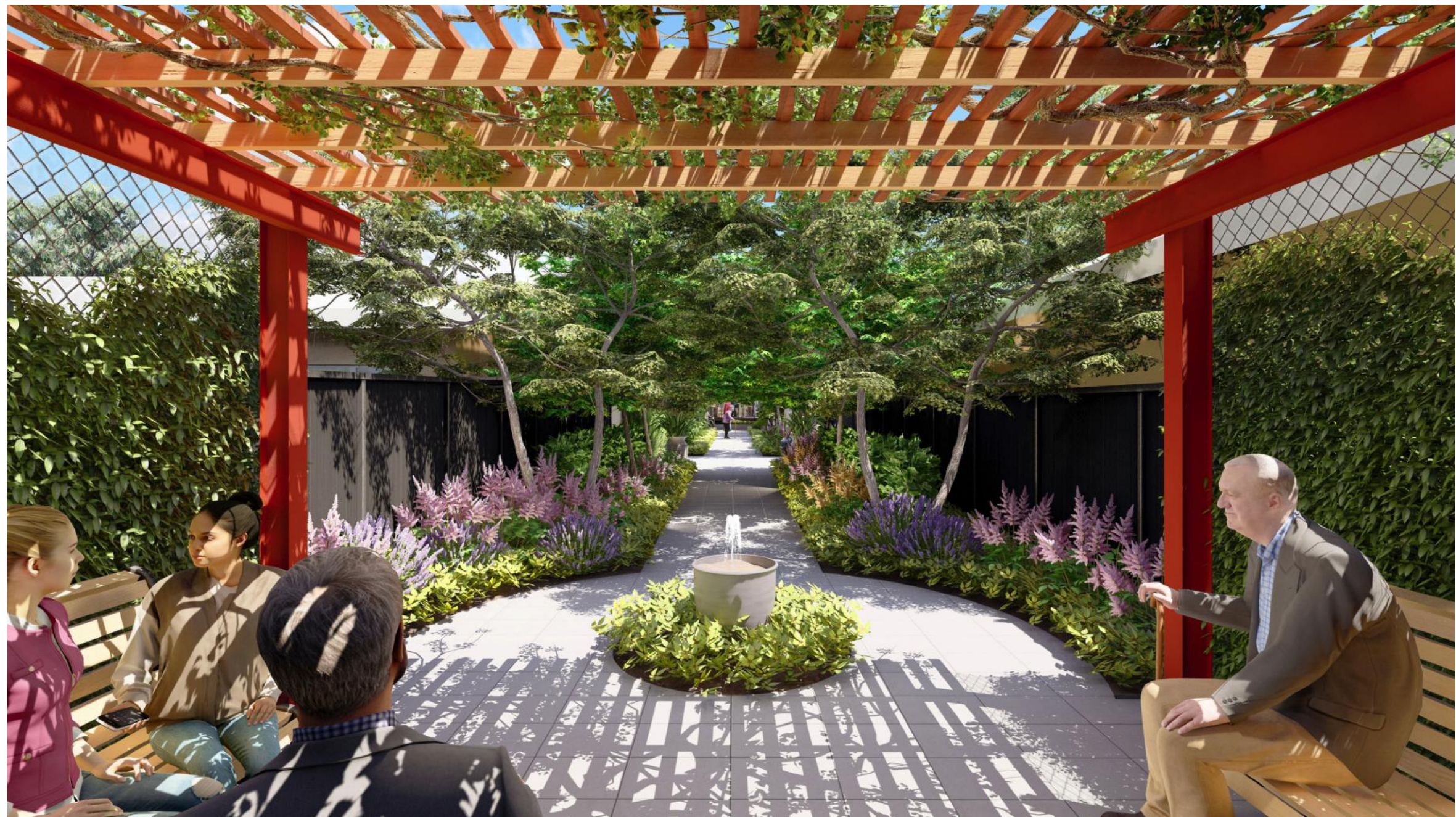
02

Community Hub Elevated Low Deck



03

Eastern Garden with Vista View Looking East Towards Proposed Pergola



04

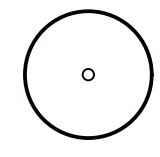
Proposed Pergola and Quiet Contemplative Seating Area Looking to the West

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A		For Authority Submission	RWS	25/06/24
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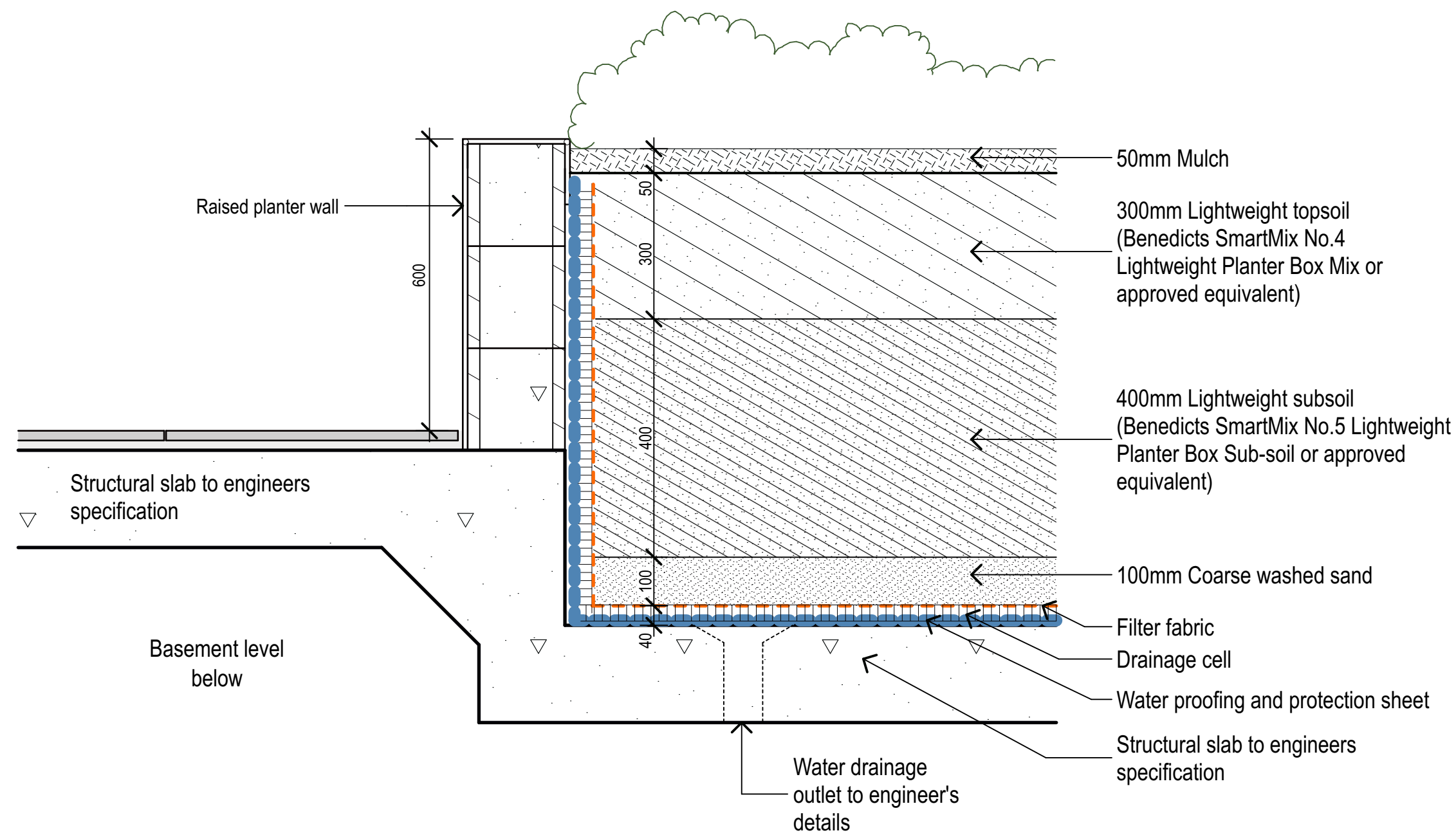
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SummitCare
DRAWING TITLE
Indicative Perspective Views

Project No : 21_29
Designed : RWS/CLB
Drawn : RWS/CLB/BT
Scale :


DRAWING NUMBER
L-SD-15
REVISION
A

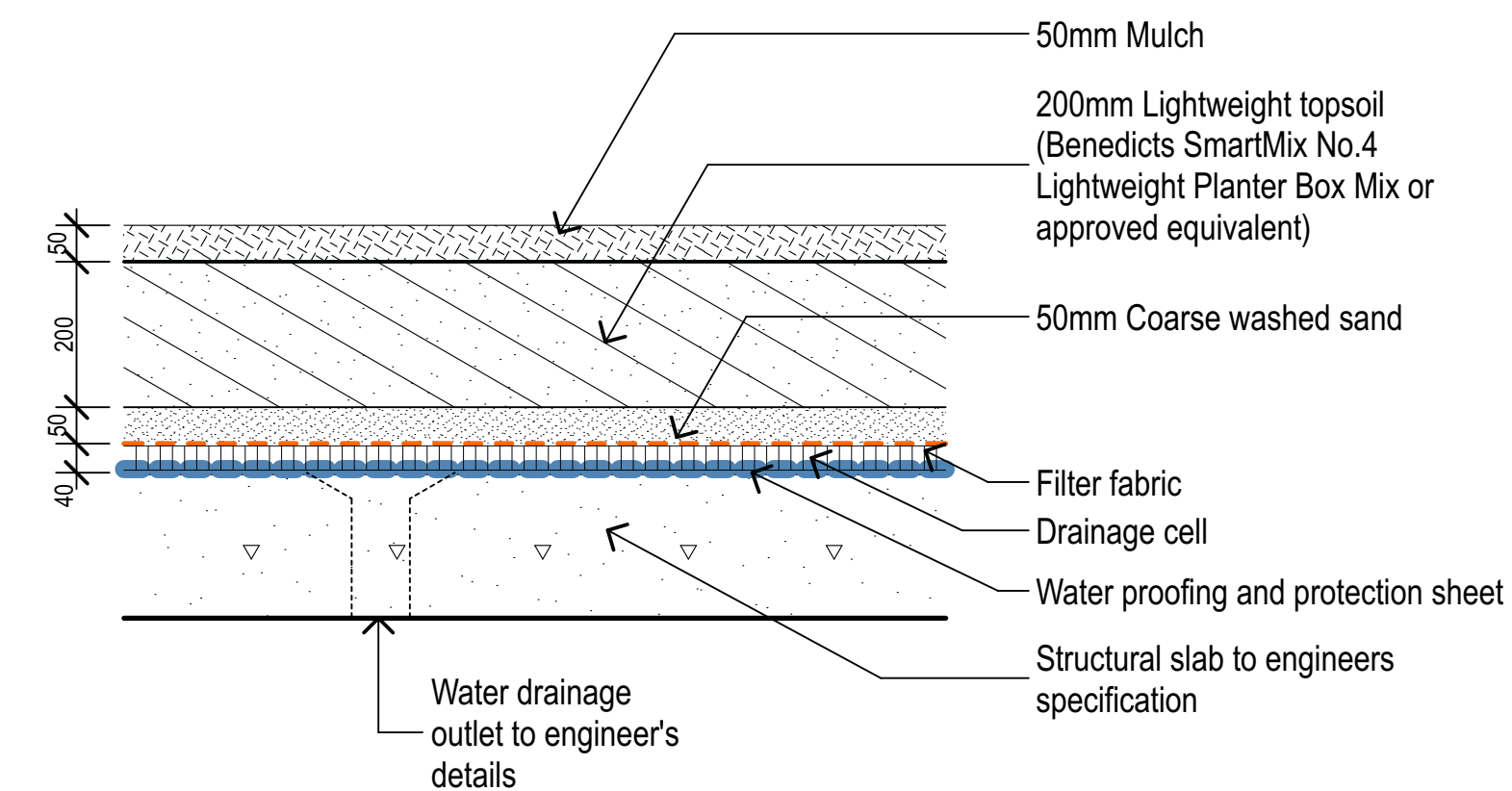
Plotted at : 11:13 AM 26/6/2024



01

On-Structure Planter - Ground Floor Raised Planter with Setdown in Basement Slab
Typical Section

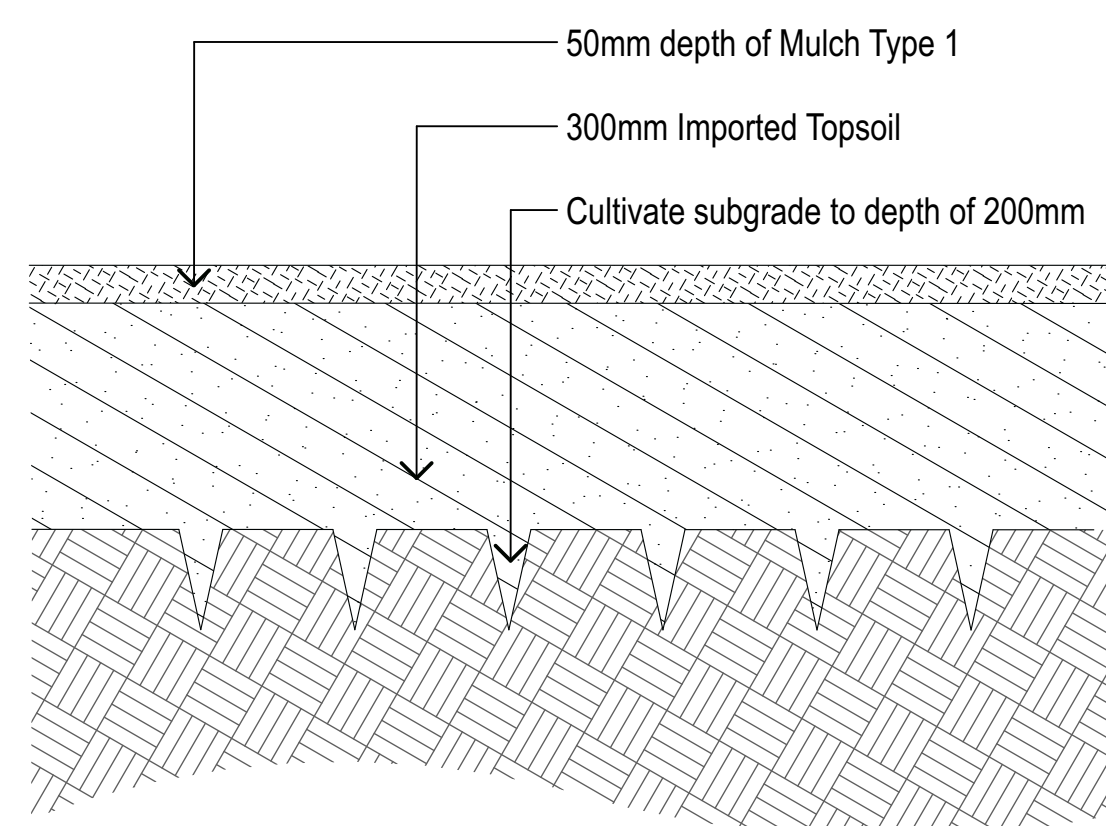
Scale 1:10



02

On-Structure Planter Rooftop Extensive Green Roof Profile
Typical Section

Scale 1:10



03

Garden Profile - At Grade
Typical Section

Scale 1:10

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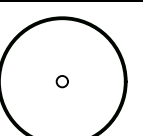
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DRAWING TITLE

Landscape Typical Details

Project No : 21.29
Designed : RWS/CLB
Drawn : RWS/CLB/BT
Scale : As Shown



DRAWING NUMBER REVISION

L-SD-16

A

Plotted at : 11:13 AM 26/6/2024