

LANDSCAPE DESIGN SUMMARY

NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SS0 7545

granted on the 05.04.2017

Signed. BD

Sheet No. 16 of 27



Landscape Schematic Design Summary

The landscape schematic design has developed the concept plan to incorporate and coordinate developed building, carpark and roadway elements with the existing and proposed landscape. The landscape design proposals indicated on the plan have refined and coordinated specific areas and issues including:

- Joseph Street landscape frontage to include landscape vehicle barrier to boundary and secure fencing in lawn and planted landscape setback;
- The southern end of the Joseph Street frontage has retained trees adjacent to existing stormwater swale and adjustment proposed by Civil Engineer, and general interface with adjoining landscape areas;
- Main Street gatehouse and existing sandstone entry wall are indicated generally, with detail design development (DD) required to confirm final treatment;
- Main Street site access roadway, carpark entry and pedestrian setdown / pickup has been shown indicatively, with level change issues to be resolved in DD stage;
- The forecourt landscape and adjoining courtyard landscape treatments extending to viewing rooms has been resolved generally, with specific detailing of seating to be refined, and particular requirements of viewing rooms outlook and functional treatments to be developed to address range of specific requirements relating to different cultural groups;
- Various balconies, terraces and courtyards to different areas of the building are to provide visual outlook and practical amenity / respite / passive recreation for staff and visitors. The detail of these areas requires design development to respond to the specific requirements of each area;
- Visitor and staff carpark / BOH areas have been developed to provide required access, manoeuvring, emergency and maintenance access, and parking and delivery requirements. The detail of final setout, drainage, lighting, security and general detailing of finishes and landscape to be resolved in DD stage.

The design development stage will be completed with the team to develop a fully coordinated landscape, with consideration of budget, construction staging, and long term landscape management and maintenance.

Health
InfrastructurePROJECT NAME: FORENSIC SERVICES PRECINCT PLAN | LIDCOMBE
JOB NUMBER: SS15-3028CLIENT: HEALTH INFRASTRUCTURE
PHASE: Schematic DesignDATE: 15.04.2016
SCALE: NA @ A3

SITE IMAGE



LANDSCAPE CONTEXT



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Local Landscape Identity and Site Landscape

Generally the surrounding Lidcombe area has a diverse land-use and landscape character of residential, industrial, cemetery, institutional, education and recreation. The overall precinct has a visual identity of scattered mature canopy trees, with distinct landscape character of the golf course to the west, new residential estates to the north and east, and the railway to the south. The 'heritage' style entry road to the north has a distinctive formal character with its sandstone gatehouse and entry wall; Canary Island Palms and Norfolk Island Pines along Main Avenue and accompanying regular roadside planting beds. The lush fairways and scattered canopy trees of the adjacent Canarvon golf course creates an expansive landscape outlook, moderated by the allied broad pavement of Joseph Street and commencing level change that defines the western edge of the site.

The site generally slopes from the south-east to the north-west, with rich loamy soils supporting numerous trees on the site and adjacent areas. Existing on the site were predominantly native trees, with large open lawn areas to the western part of the site. An irregular shaped circulation road defines circulation and frontages to various existing buildings, with various remnant small scale buildings and gardens to the north.



LANDSCAPE ANALYSIS

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Landscape Analysis Summary

The open views into the subject site from Joseph Street is an exception along the roadway, with native tree planting as a buffer to the roadway being consistent for almost all the nearby streetfront.

Arborist assessment of trees has guided tree retention and removal, with a balanced approach to allowing siting of the building requiring removal/retention of trees as shown on the plans. On-going consultation and consideration of short term impacts and long term opportunities for installing new trees and creating a well structured landscape that reinforces the existing site trees and identity and responds to the new site functions and layout will be developed in the detail design stage. Analysis of aspect, orientation, wind and microclimate has informed the detailed landscape design. Provision of shade trees will assist in reducing heat build-up in carparks and paved forecourts and courtyards. Feature flowering and foliage trees will provide visual accents and identity to focal locations and gathering areas. The landscape will provide a campus identity, with extension of the strong lawn character of the golf course and creating of formal walkways, visual axis, streetscapes and connective plazas and avenues. Specific architecture of buildings is to be complemented by adjoining landscape design, with specific response to functional aspects of each building.

Some key existing site and adjoining features that are relevant to the design include:

- Connection with existing future road network and boundary conditions to the south and east of the site;
- Main Avenue regular tree, palm and pine tree plantings and regular garden beds to the roadside and their heritage context;
- Existing sandstone wall at the corner of Main Ave and Joseph St currently has signage for the residential estate with further investigation required to incorporate into the project works;
- Road structure & arrangement of connecting roads off Main Avenue, and land relationship to proposed new site access roads;
- Street lighting and general public domain detailing;
- Cycleway / shareway across the Joseph Street frontage, and connective pedestrian path pattern.



PRECINCT LANDSCAPE

Precinct Landscape Considerations

Landscape design considerations include 'public' and secure site entries and boundary treatments as appropriate, closely integrated with landscape setting and treatments; connection with external cycleways and streetscapes; pedestrian access and circulation; and landscape treatments to carpark. Principles of safety in design are to be employed so that a legible and visually accessible environment is provided that creates user comfort and allows for suitable lighting and surveillance. Specific safety and security requirements identified for the project are to be incorporated in the design. The landscape treatment of the FPCC building will provide the streetscape identity and general setting for built form within the site, and the framework for future connection with the precinct and internal streetscapes, walkways and open space.

The schematic design of the FPCC building has been completed in conjunction with planning for progressive future stages of associated buildings and landscape within the overall site, requiring consideration of overall masterplan structure, open space and built form relationship, existing vegetation retention and removal, road arrangement and access, carparking treatments, site-wide landscape issues and treatments. The initial north-west corner precinct will establish an approach to landscape design identity for the overall precinct. The design of a secure boundary treatment that is attractive will likely provide an on-going basis for treatment of the remainder of the site, with each frontage duly responding to adjacent sites and issues. The initial development works will address a range of issues that require masterplan and overall landscape and civic identity consideration. These include planting and materials palette for public domain, 'campus' visual identity, furniture and wayfinding systems, paving, and provide interpretive features in the landscape.



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LANDSCAPE PRINCIPLES



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Landscape Design Principles

The existing landscape of the site and surrounds establishes a parkland type address to the south and east; a civic address to the formal landscape character of Main Avenue to the north; and a significant green outlook across Joseph Street to the golf landscape to the west. The landscape and building design integrate with the precinct masterplan proposals, which propose a contemporary landscape 'campus' identity. The precinct will incorporate the substantial existing trees where suitable, with shared connective open space, walkways, small plaza amenity areas, and tree-lined roads and shade trees to carpark areas. The landscape concept for the Forensic Pathology & Coroners Court (FPCC) building is the first stage for the proposed upgraded precinct, and as such is to provide a precedent for landscape design treatments and character.

The collective precinct public domain, landscape and architecture will create a strong sense of identity appropriate to the building function, identity, and site setting. The aim of the landscape design will be to balance the integration of the site with the setting and surrounds, and creating an internal landscape that expresses the structure, layout and functionality of the precinct. Creating a strong sense of place, ownership and collective identity will benefit the moral and well-being of staff and visitors, and will assist integration with the neighbouring residential, commercial and institutional areas. The residential estate opposite the site across Main Avenue is a large scale site, and it's perimeter was planned and anticipated in the design of that estate, with landscape setback from the roadway. Sharing of the entry from Joseph Street with the community is an important consideration, and the address of the FPCC building has equally provided landscape setback and respected the formal roadway landscape and treatments.

Sustainable design principles that will be considered in the developed landscape design include sustainable transport, solar lighting, water recycling, WSUD detailing of road edges and water collection areas. Detail design and engineering aspects of landscape design include security and safety by design principles including clear visibility and lighting, passive surveillance and secure boundary treatments that integrate with the adjoining boundaries and streetscapes rather than create an imposing visual character. Engineering aspects include WSUD, including permeable paving, bio-retention opportunities and water detention provisions. Streetscape design and suitable landscape to parking areas will have a suitable balance of canopy trees for shade and open visual character for lighting and surveillance.



LANDSCAPE SCHEMATIC DESIGN

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LANDSCAPE & CPTED

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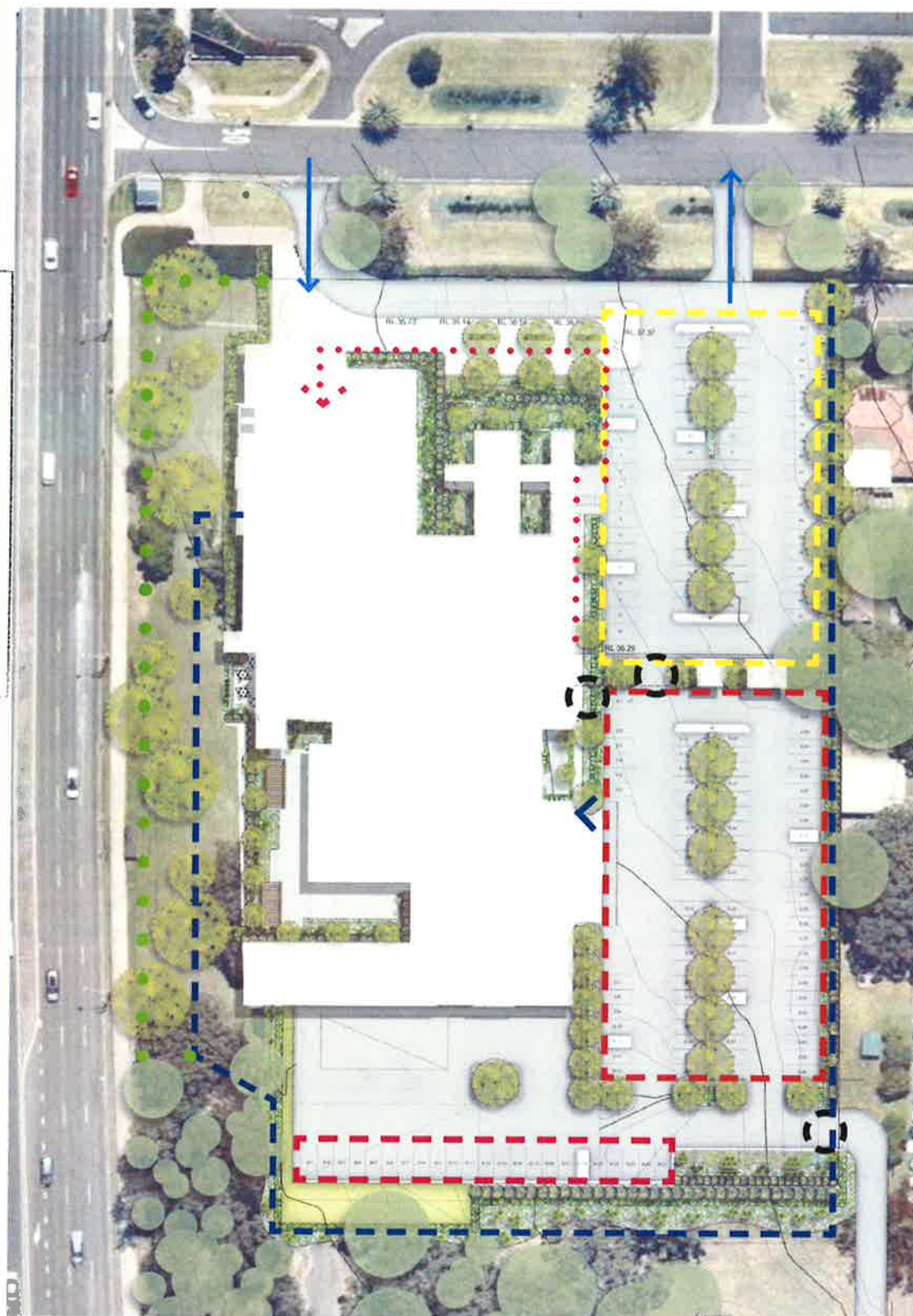
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Note: Concept Plan is superseded by current Architectural / Engineering CAD layouts, but note that concept shows substantially the same arrangement of areas / elements

Security, Safety, Access, Fencing

Detail review has occurred of the site security requirements and specific site considerations and operational requirements. The building setting and landscape design incorporates this input, and detailing will continue to incorporate CPTED principles of safety through design. Security, safety, access and fencing aspects include:

- The principal presentation of the building is to Joseph Street, with 'address' and public access from Main Avenue, and principal staff and operational access from a link road to Weeroona Road.
- The arrival road from Main Avenue is a loop providing setdown direct to the building forecourt, with a turnoff to the public carpark, with secure staff carpark access via the public carpark
- Main public building entry is from the forecourt, with staff access from this entry and from access opposite the staff carpark
- The eastern frontage of the building addressing Joseph Street is a secure frontage requiring no fencing, with 'landscape' as barrier;
- Vertical metal palisade fencing provides secure fencing of a high visual quality around the BOH Yard and Staff Carpark;
- Secure controlled access points and gates are to be provided at staff and service access road and pedestrian access to staff entry;
- Security surveillance to carparks, forecourt & surrounds via CCTV;
- The landscape of tall clean trunked canopy trees, well spaced, will provide clear views around the site, and not obstruct lighting, and that are to be planted and maintained clear from fencing.

Legend:

- Security fencing
- 'Landscape' barriers / bollards
- Visitors parking lot
- Employee parking lot
- Secure access
- Specialist Carpark
- ... Pedestrian entry point
- ↔ Visitor and employee vehicular access
- Operational vehicle access
- Staff entry point



SECURITY FENCING & BARRIERS



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Security Fencing and Barriers

Security fencing for the FPCC secure areas, as indicated on the adjacent plan is to be 2400mm high steel palisade with single spear topping, to Engineers detail. Security controlled sliding and pedestrian gates are to be installed in the locations as indicated. Landscape barriers such as low sandstone walls / edging, and fixed and secure removable bollards are shown to the public street frontages.



Legend:

- Security fencing
- ● ● ● 'Landscape' Barriers / bollards
- Secure Sliding Gate
- Secure Lockable Gate
- Pedestrian Access Gate



LANDSCAPE PLAN

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Landscape, Forecourt, Surrounds and Rooftop Terraces

- A parkland / campus landscape setting will provide scattered tall trees in broad lawns, with limited garden areas
- Garden areas to the façade and carpark perimeter will be low shrubs, groundcovers and grasses to not restrict visual access
- The carpark is terraced into two principal levels through both the public and staff parking areas
- The carpark level change is a sloping garden with dimension to allow shade tree planting
- The various rooftop terraces are to provide significant amenity, providing seating and relaxation / breakout spaces.

Legend:

- Forecourt Planting
- Landscape setback
- Roof terraces and breakout / courtyard areas



LANDSCAPE BALCONIES



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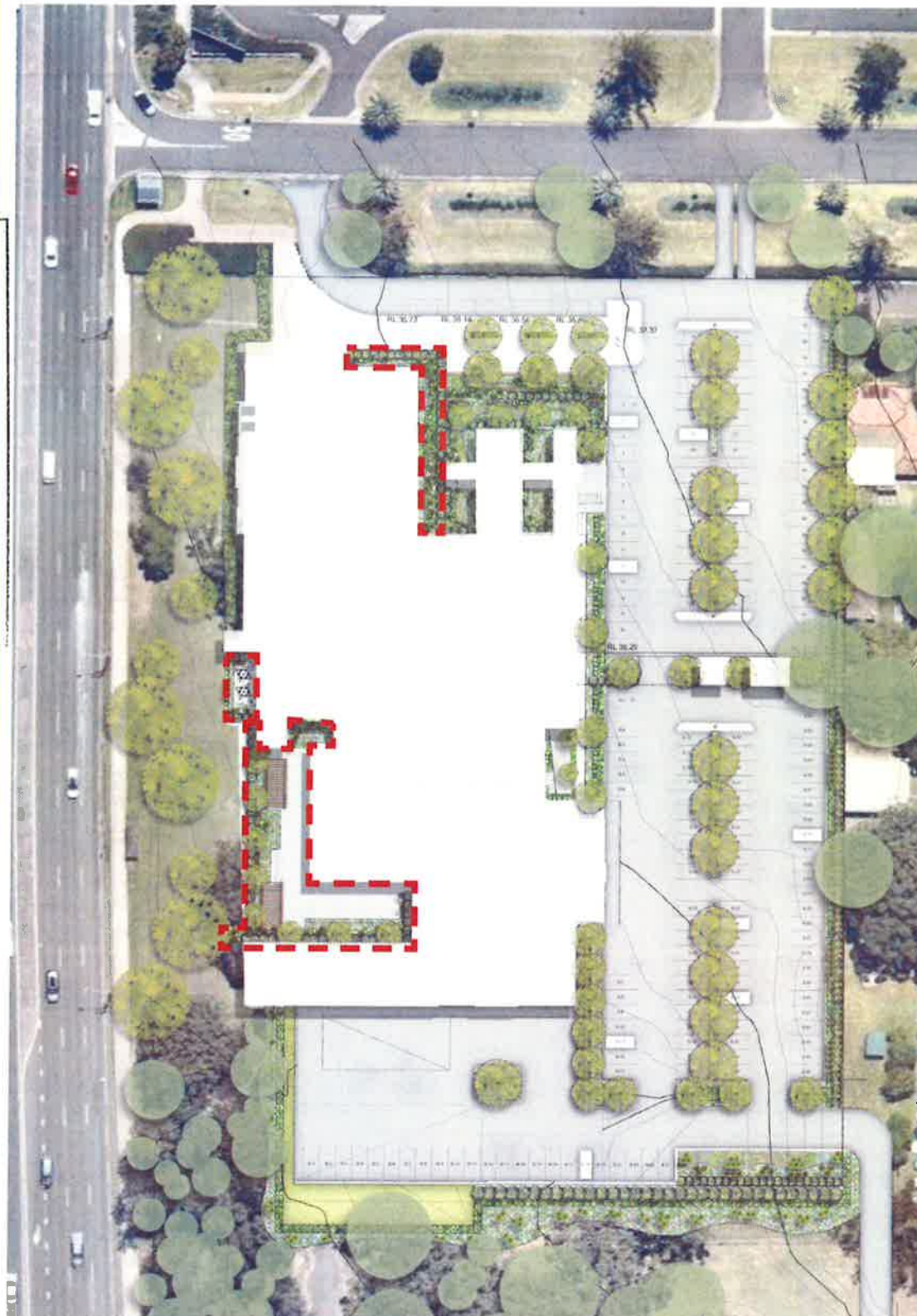
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Legend:

--- Landscape balconies



LANDSCAPE PLAN - CARPARK



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Legend:

- Visitor Carpark
- Employee Carpark
- Specialist Carpark

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LANDSCAPE PLAN
- FORECOURT



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Planning

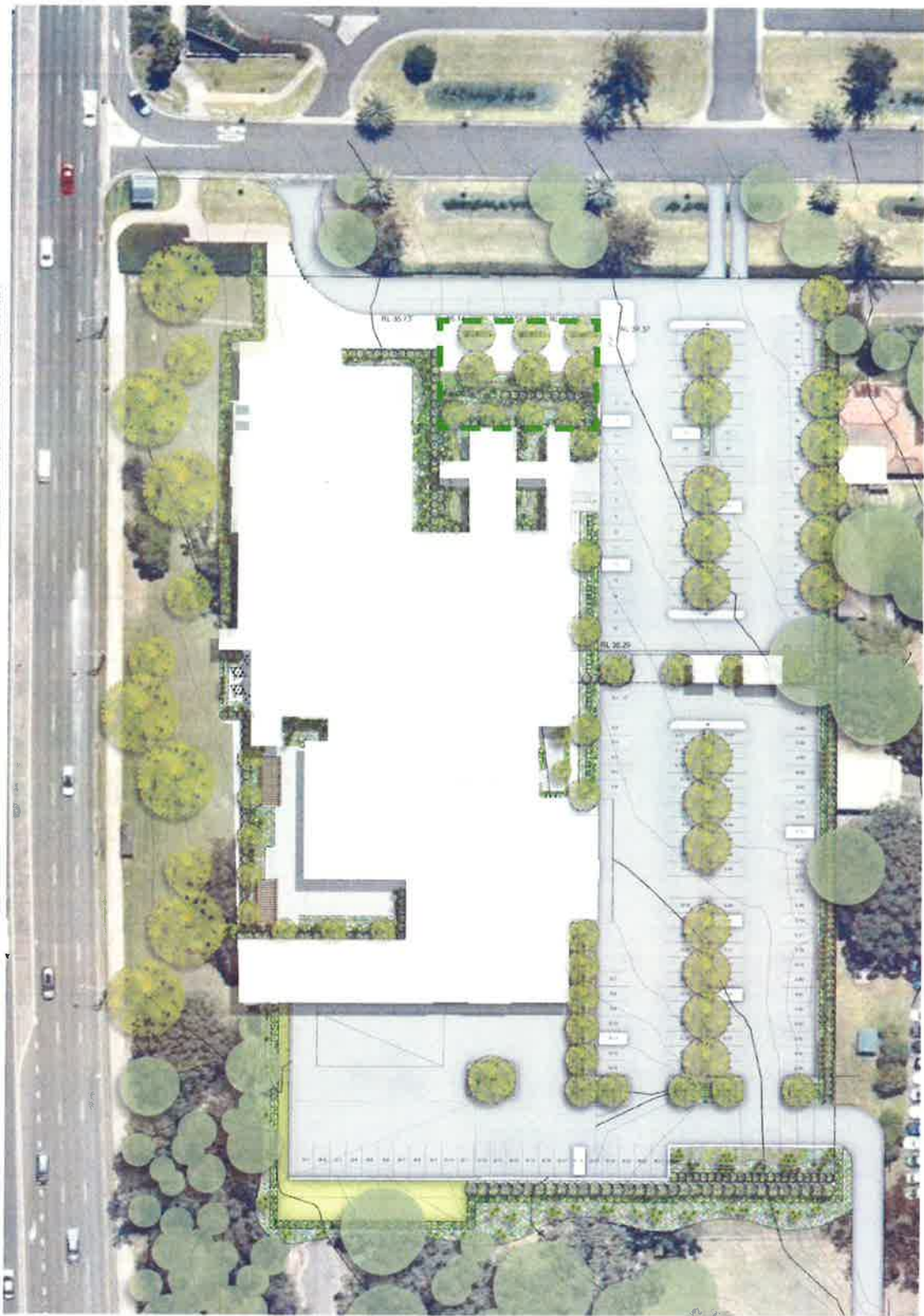
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The schematic landscape design illustrates the provision of a general paved forecourt linking vehicular setdown and parking areas to the main entry, with pedestrian links to the staff entry. The provision of a series of seating alcoves along the front of the building provides a defined edge to the gardens that provide separation from the viewing rooms and building outlook generally along this frontage. Level change issues have been identified as needing to be resolved in the design development stage.



Legend:
 Forecourt