

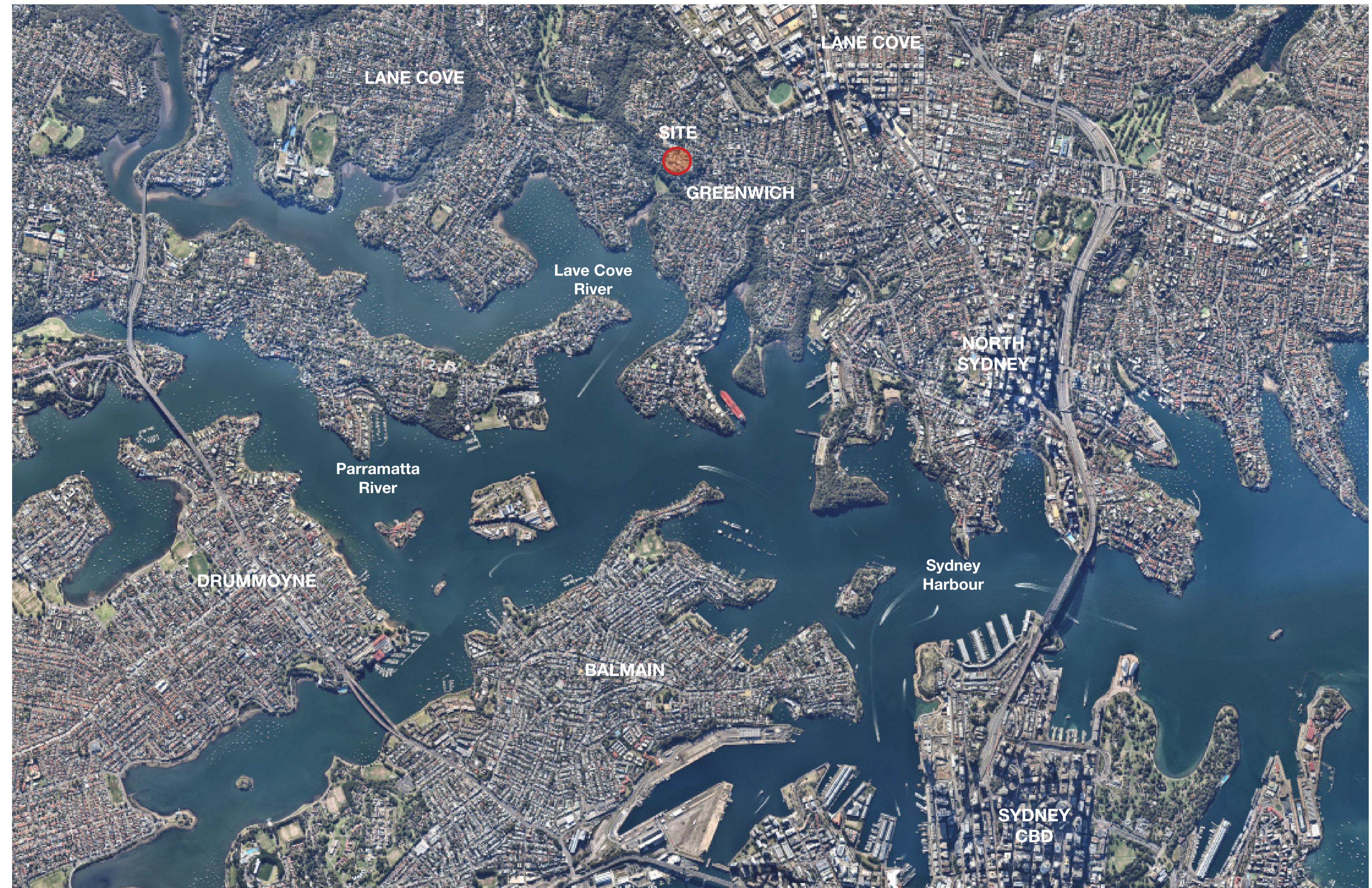


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# Landscape Concept Proposal

13<sup>th</sup> September 2019

## 1.1 Regional Context



Regional Aerial image: Nearmaps 2019

1.2 Site Relationship

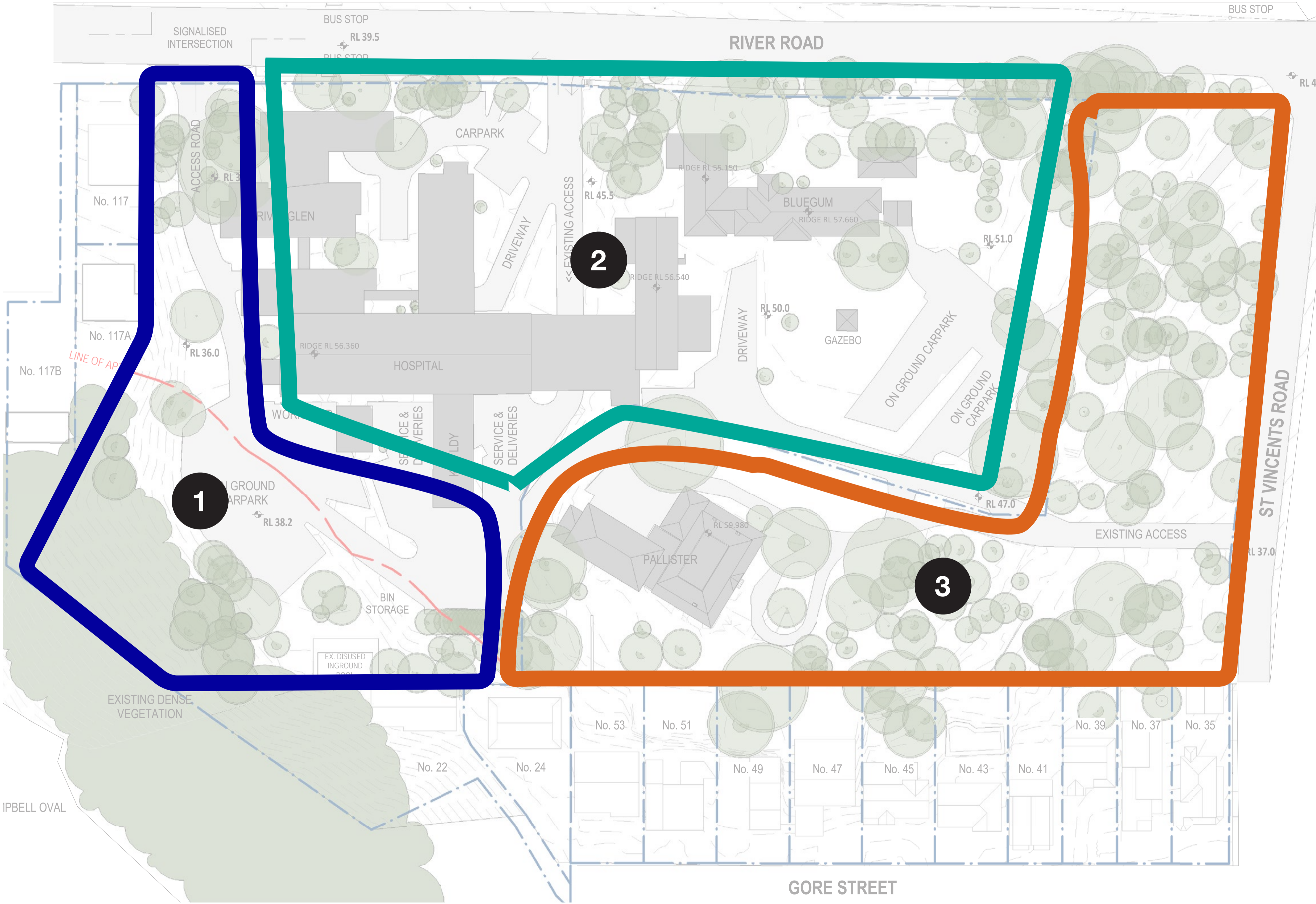


Regional Aerial image: Nearmaps 2019

**Legend**

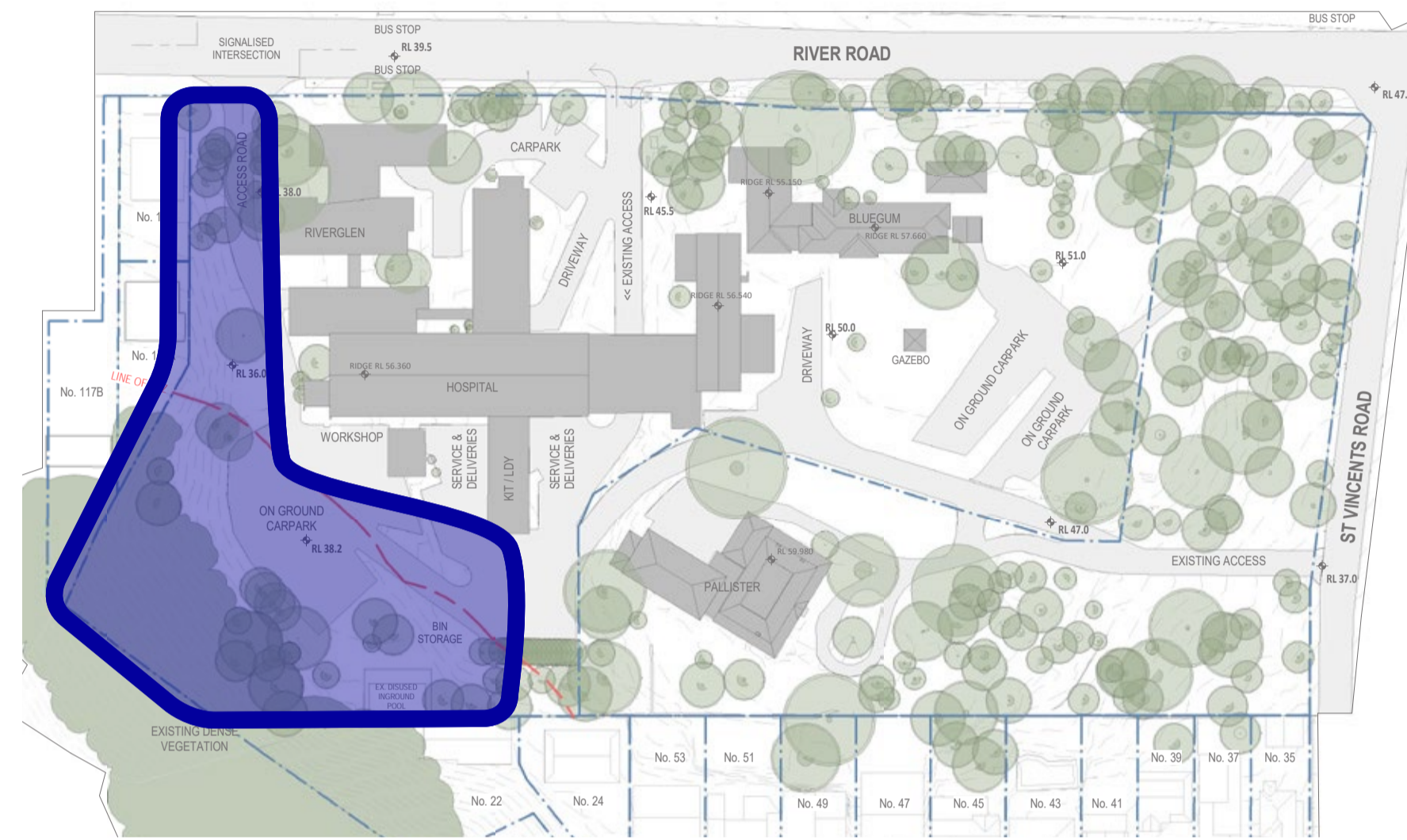
-  Subject development site
-  Major Road
-  Native Vegetation Extent (refined by ELA 2019)
-  Watercourse/ Riparian Corridor (as per Ecological Report)

1.3 Existing Precinct Analysis



## 1.4 Existing Site Photographs

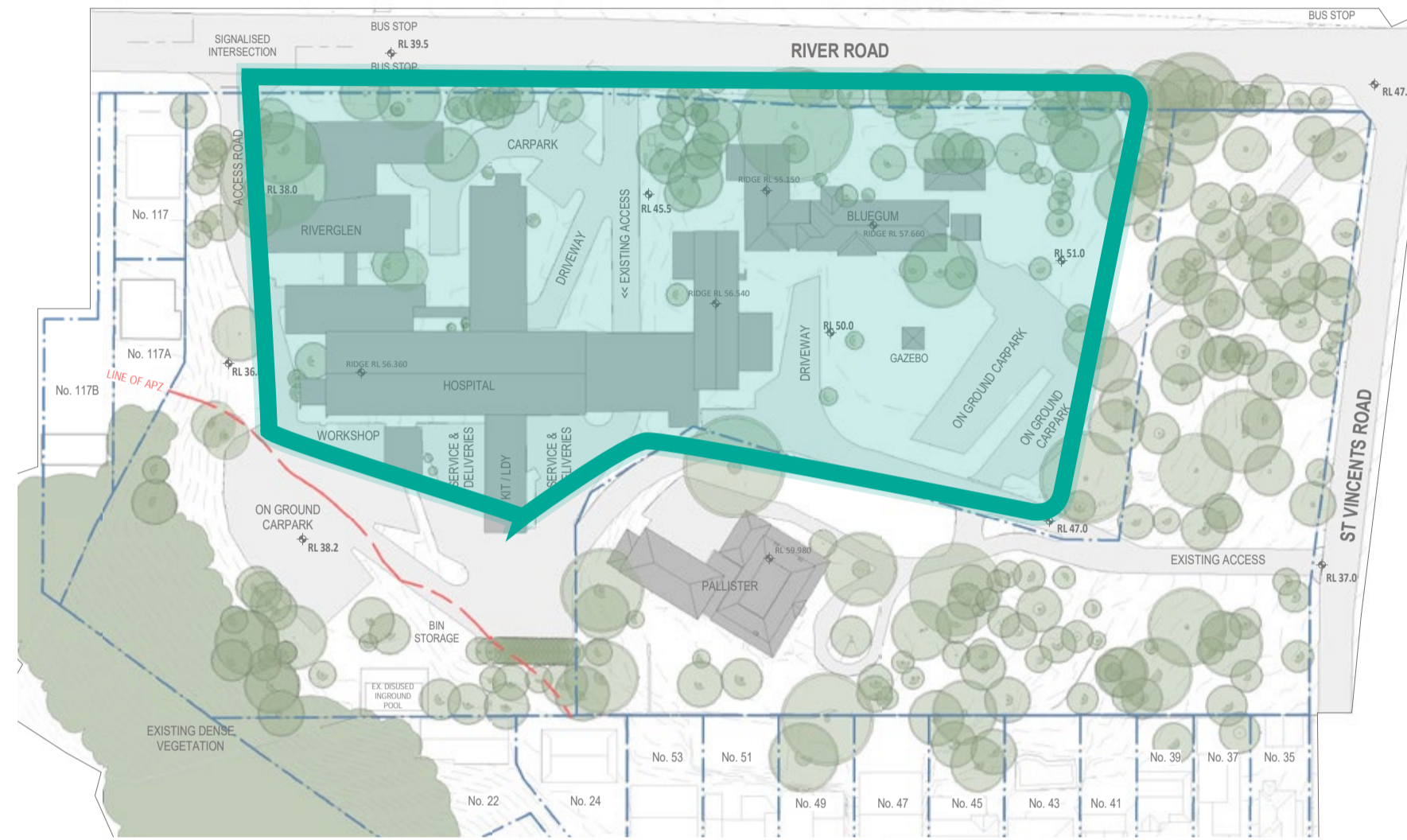
### Precinct 1 - Entry Drive, Riparian and Bushland Zone



Precinct is characterised by a mixture of exotic and native species with some weed infestation to the peripheral areas.

## 1.3 Existing Site Photographs

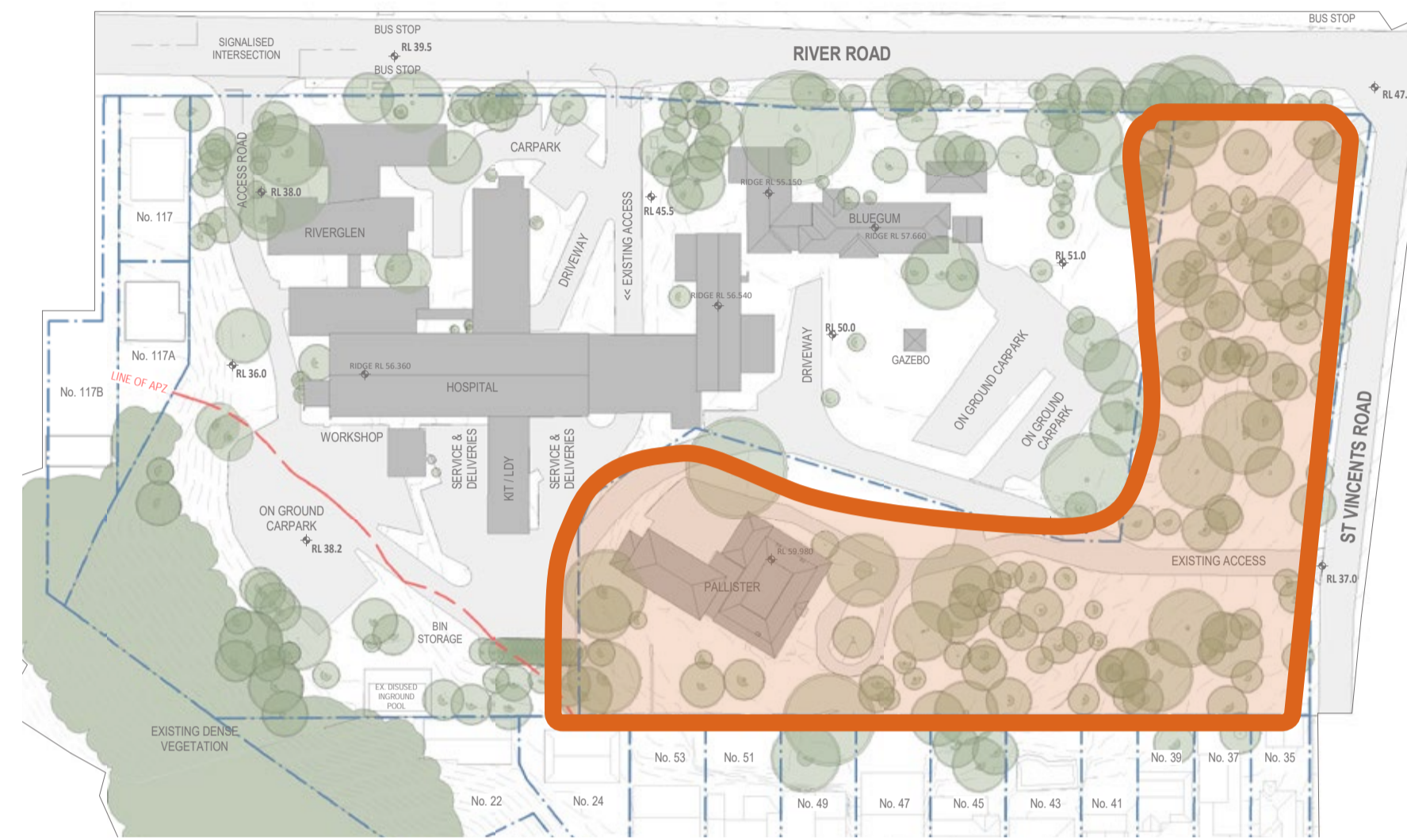
### Precinct 2 - Hospital and River Road Frontage



This precinct is distinguished by substantial built form with peripheral cultural planting from the late 20<sup>th</sup> century.

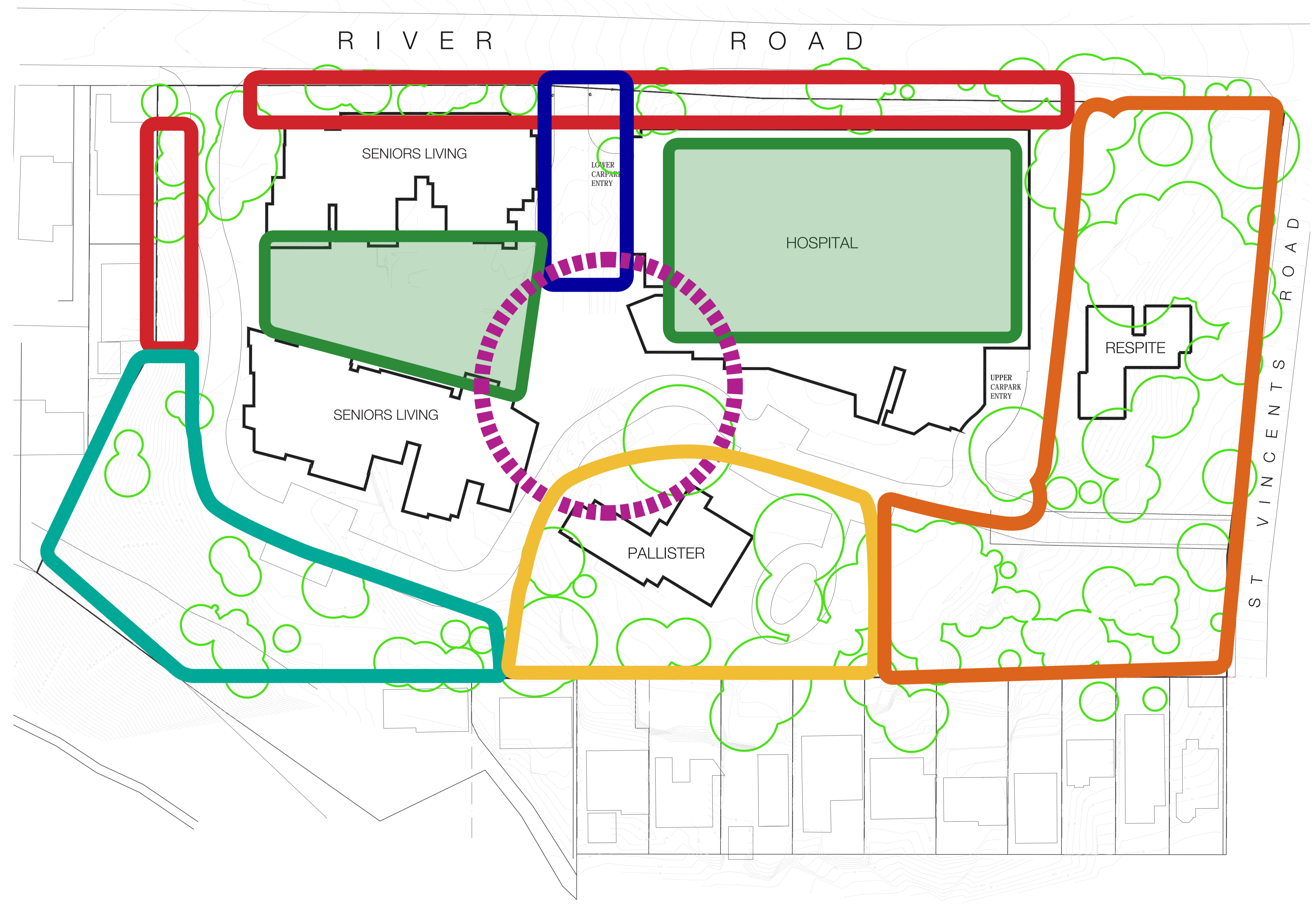
## 1.4 Existing Site Photographs

### Precinct 3 - Heritage Curtilage










Incorporating the heritage listed house “Pallister” the landscape character features indigenous native mature planting to the boundary zones and a range of cultural planting associated with Pallister.

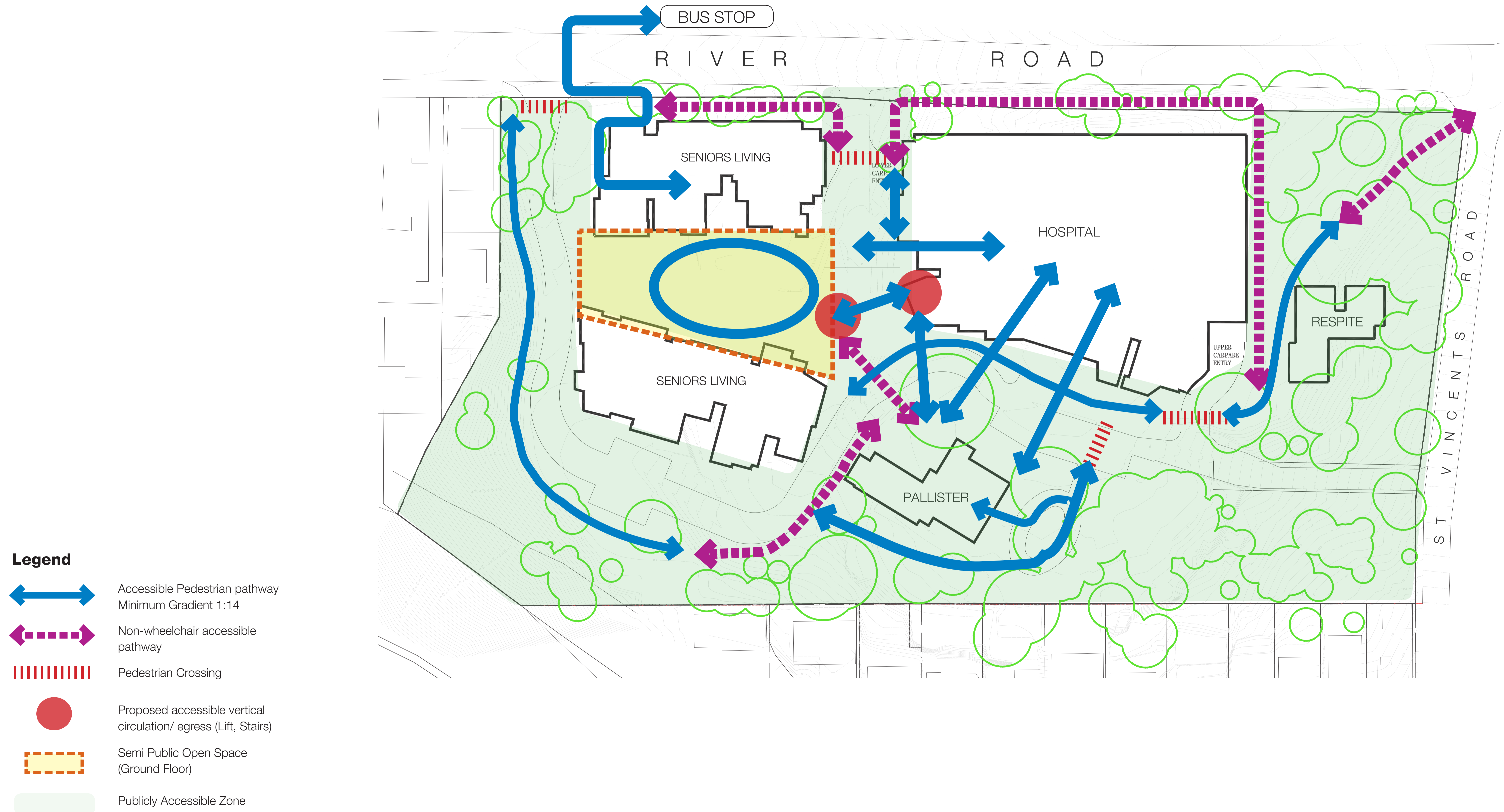
## 2.1 Key Landscape Plan



### Legend

-  Broader Heritage Curtilage
-  Primary Heritage Curtilage
-  Community Hub
-  Green Terraces
-  Set Down Area and Entry to Carpark
-  Riparian and Bushland Zone
-  River Road Frontage and Entry

## 2.2 Circulation Principles



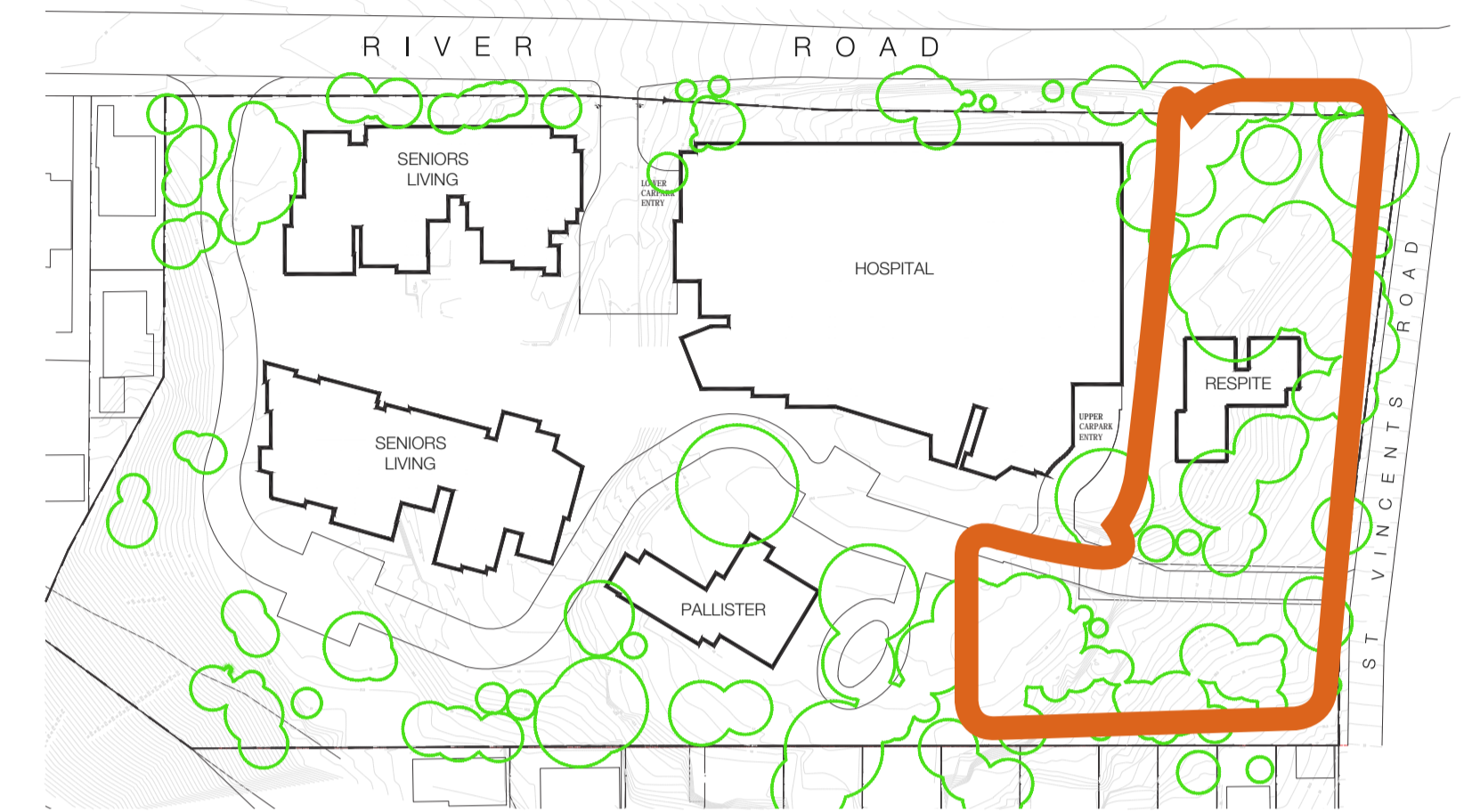
## 2.3 Broader Heritage Curtilage

### Design Principles

- Retain and enhance existing landscape character
- Retain and interpret location of 'Bridle path' between Pallister and the corner of St Vincent Road and River Road
- Opportunities for supplementary tree planting to enhance vegetation canopy
- Opportunities for new pedestrian network to landscape precincts and linking to the rest of the site
- Plant species to reflect the cultural heritage of the building and time period



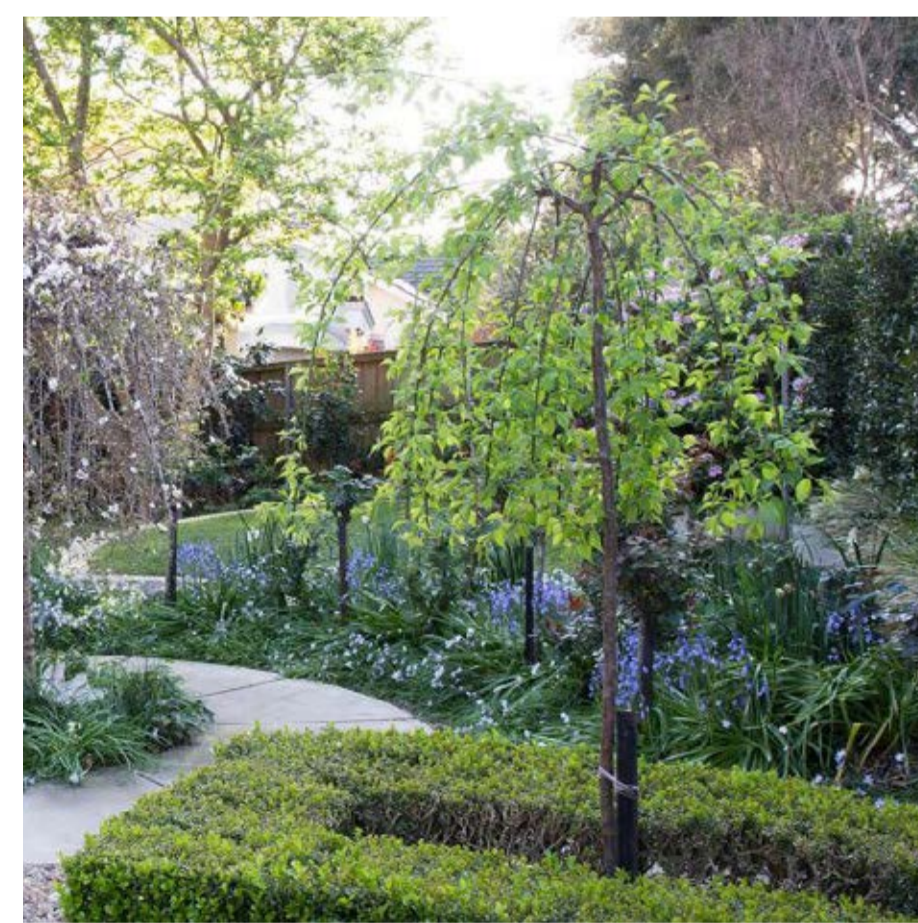
Existing landscape retained and enhanced



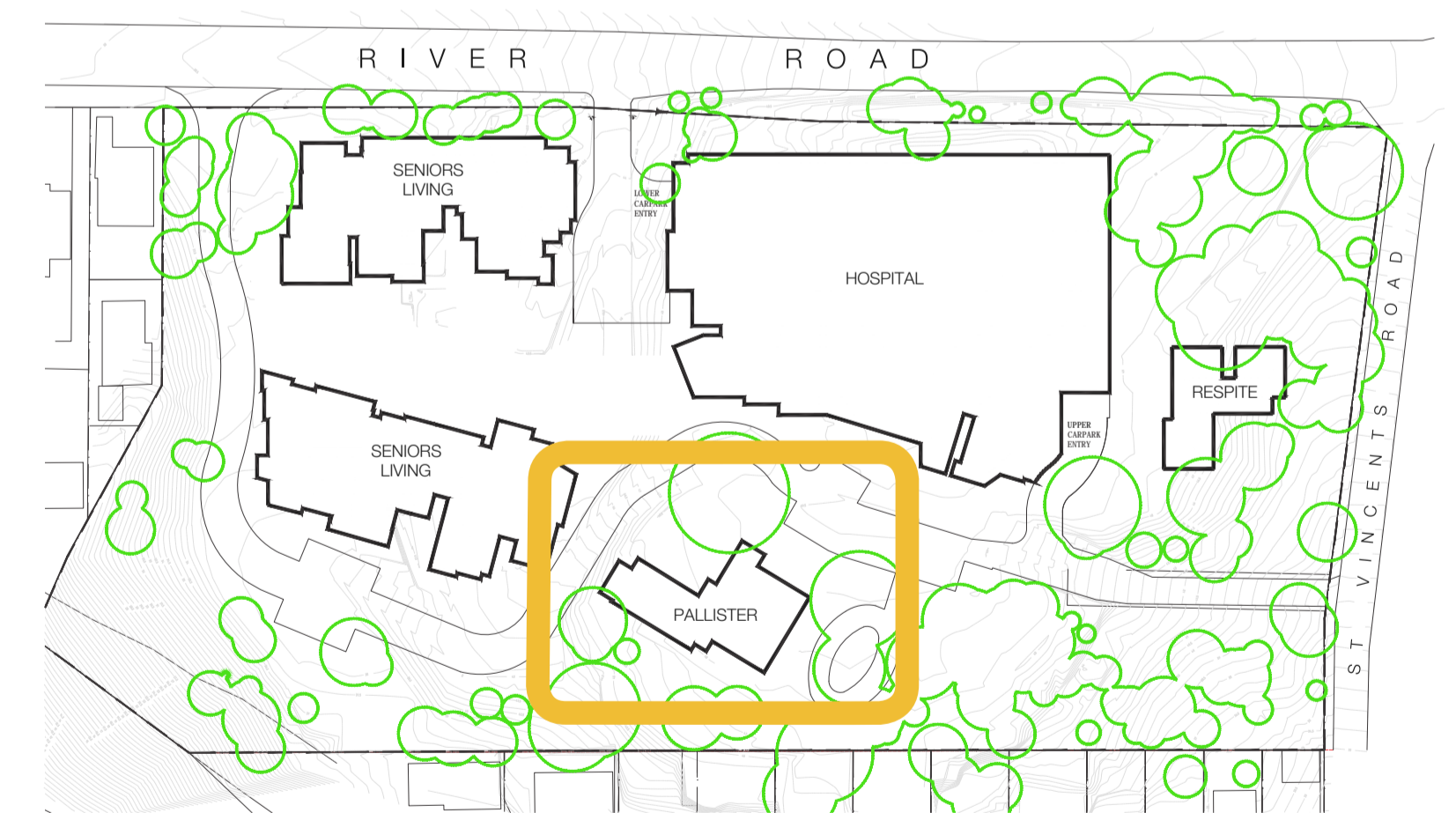
## 2.4 Primary Heritage Curtilage - Pallister House

### Design Principles

- Retain and enhance existing landscape character to create a period garden with plant species respectful to the history and culture of Pallister House
- Create period garden including lawn areas, box hedging, flowering shrubs and small ornate trees to frame Pallister and carriage circle.
- Create feature around existing significant fig tree with planting and seating areas
- New pedestrian pathway behind rear of pallister house with garden surrounding
- Opportunities for new pedestrian network to landscape precincts and linking to the rest of the site



Heritage curtilage to reflect conservation values of place.



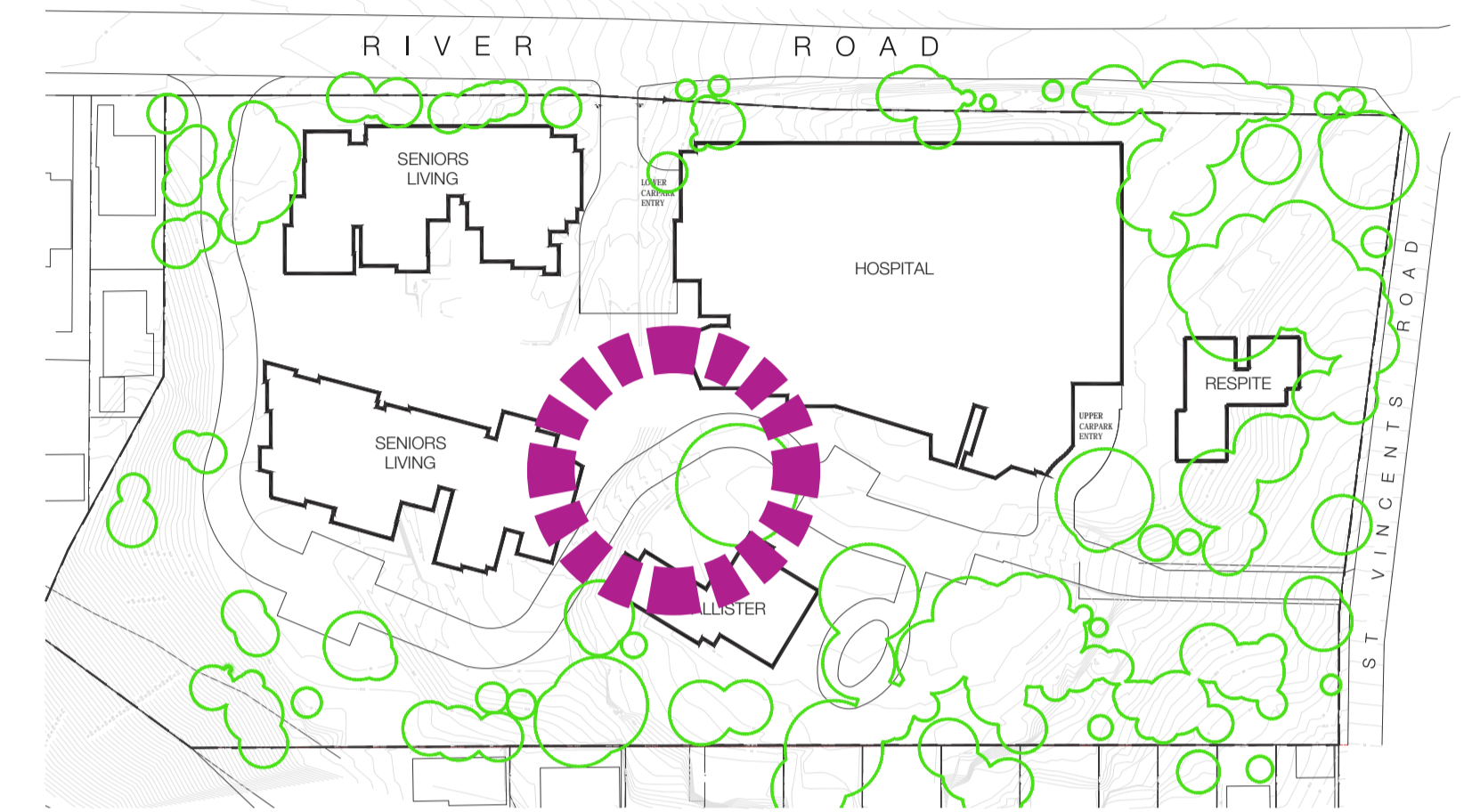
## 2.5 Community Hub

### Design Principles

- Open for public access
- Create a village hub for community with food offering and amenities
- Provide safe and accessible linkage to the hospital.
- BBQ and cafe for community gathering



Existing Fig tree creates a central focus to community hub



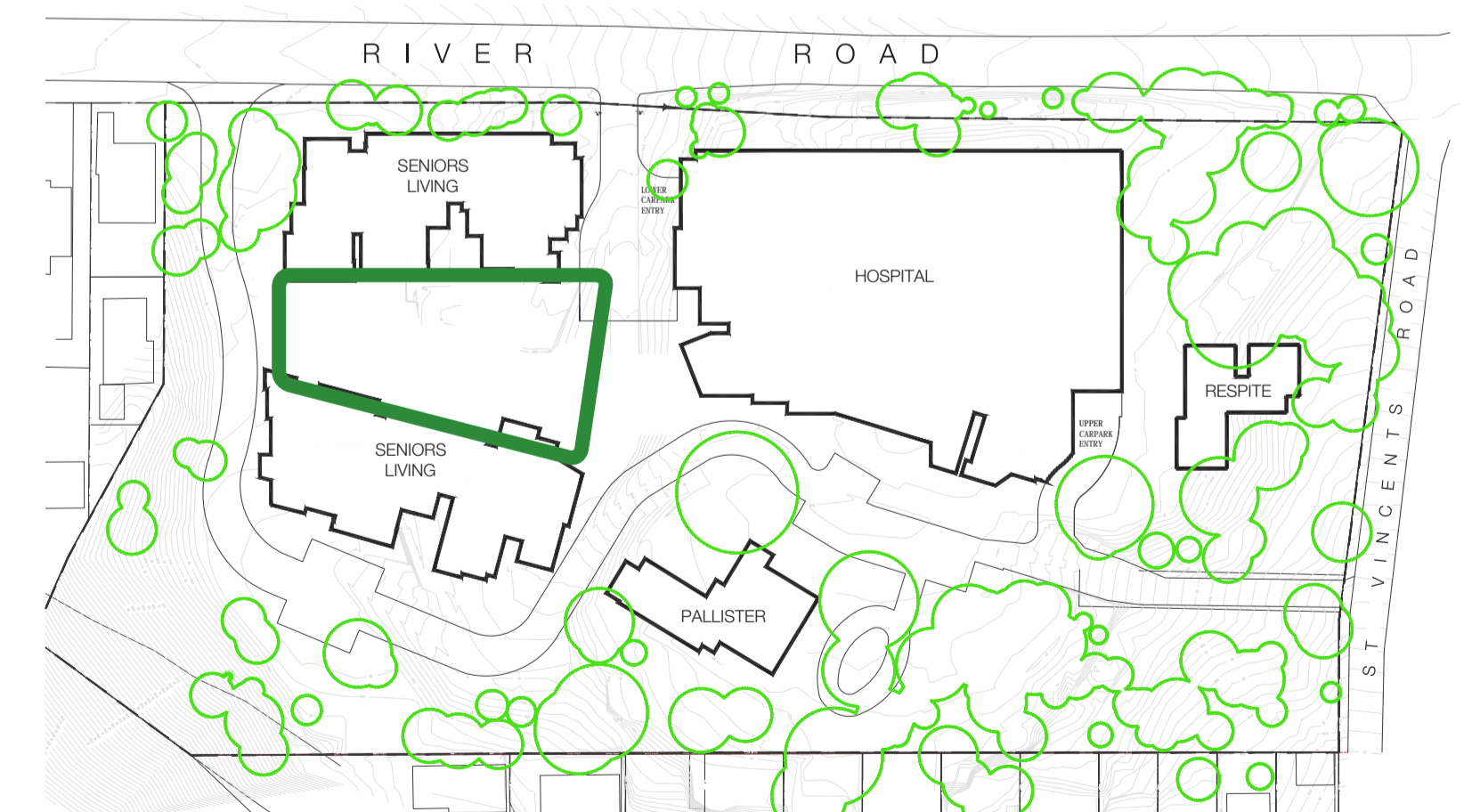
## 2.6 Green Heart - Seniors Living

### Design Principles

- Public accessible space
- Sensory garden provides landscape domestic scale
- Path network with a variety of activities
- Combination of evergreen and deciduous trees to provide seasonal interest while maintaining winter solar access
- Practise green and BBQ and dining spaces.



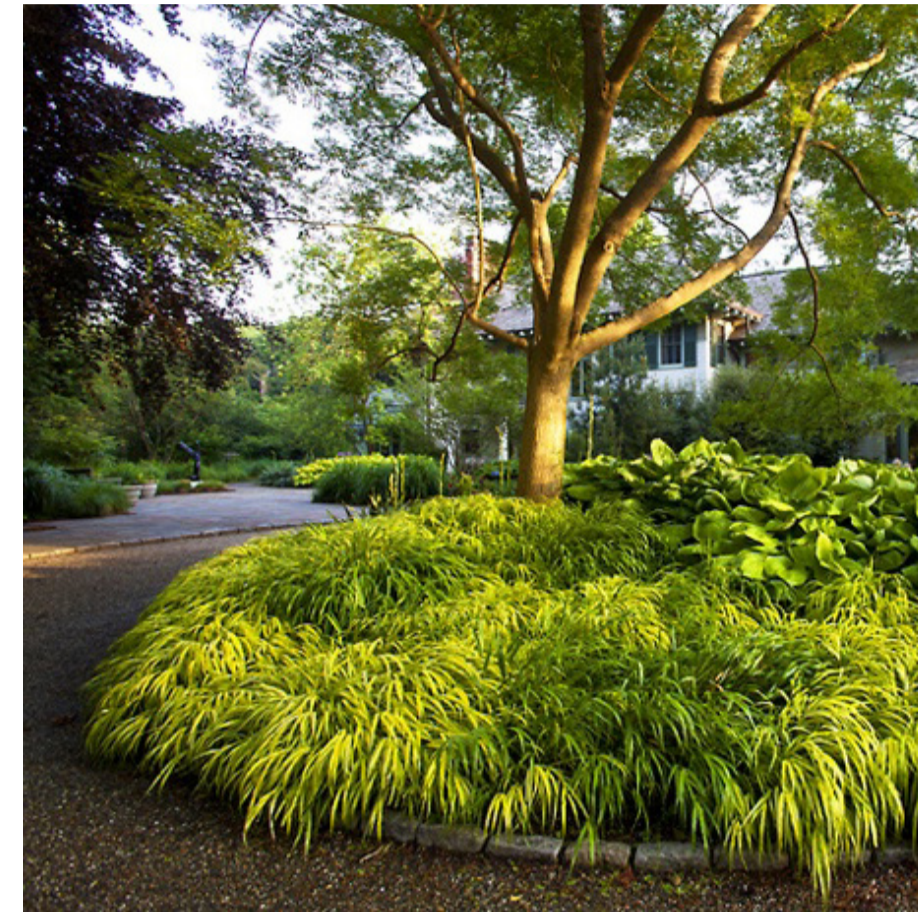
Green heart provides a range of activities from passive and active recreation to incorporate wellness strategies.



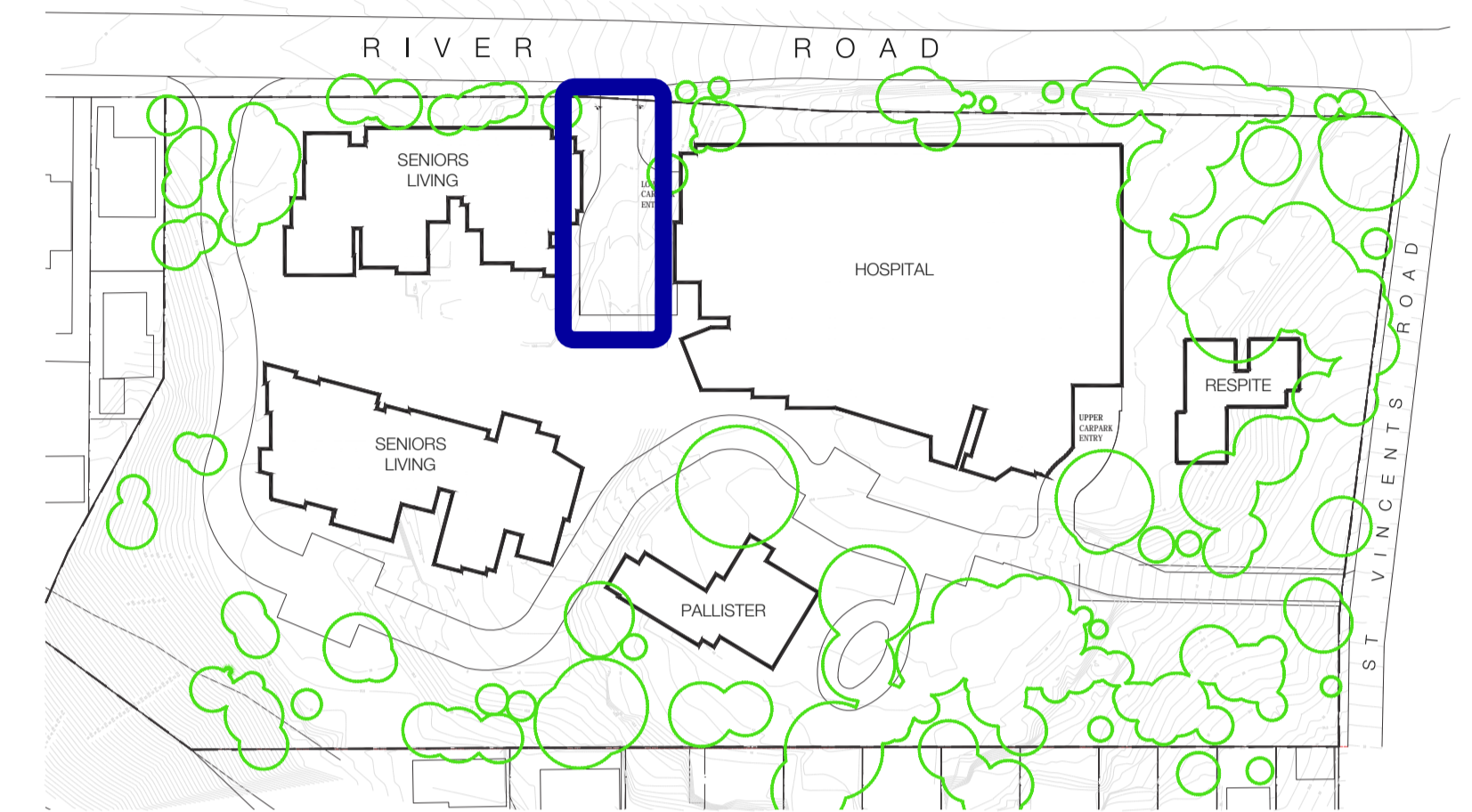
## 2.7 Arrival & Set Down

### Design Principles

- Feature trees to landscape island to address hospital entry
- Feature paving to driveway provides a sense of arrival
- Shared amenity - central lawn, sitting and shaded areas between green heart and hospital
- Garden like, non-institutional environment



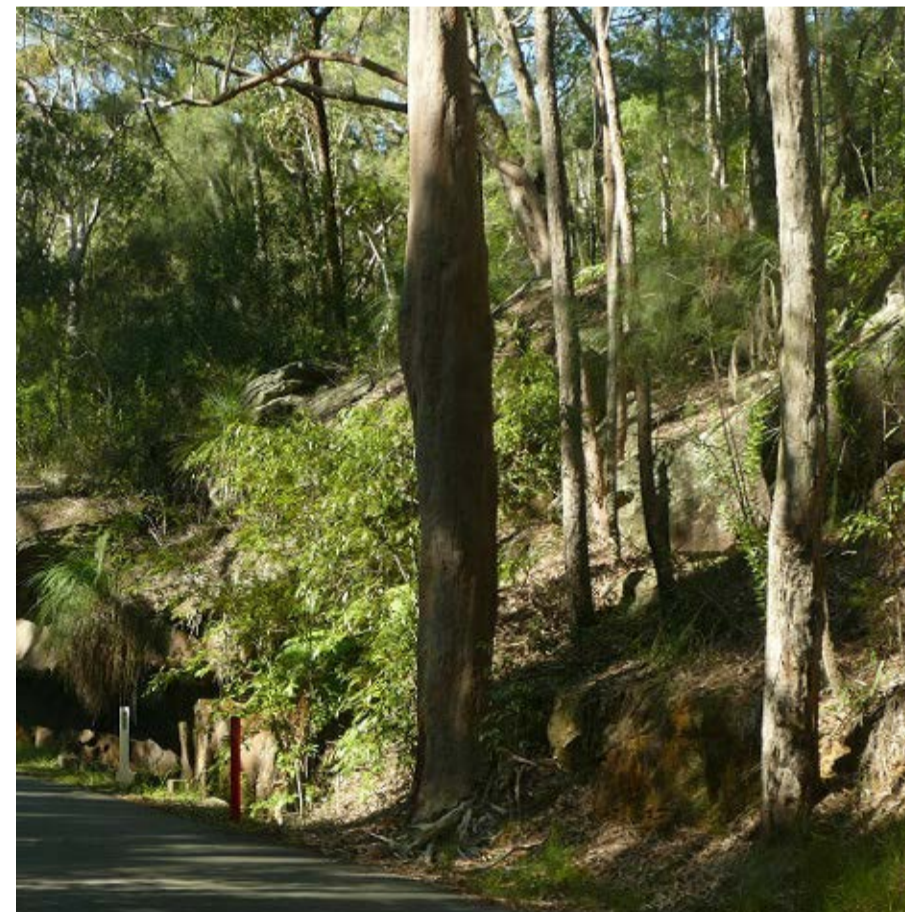
Shared amenity and feature planting to create sense of arrival



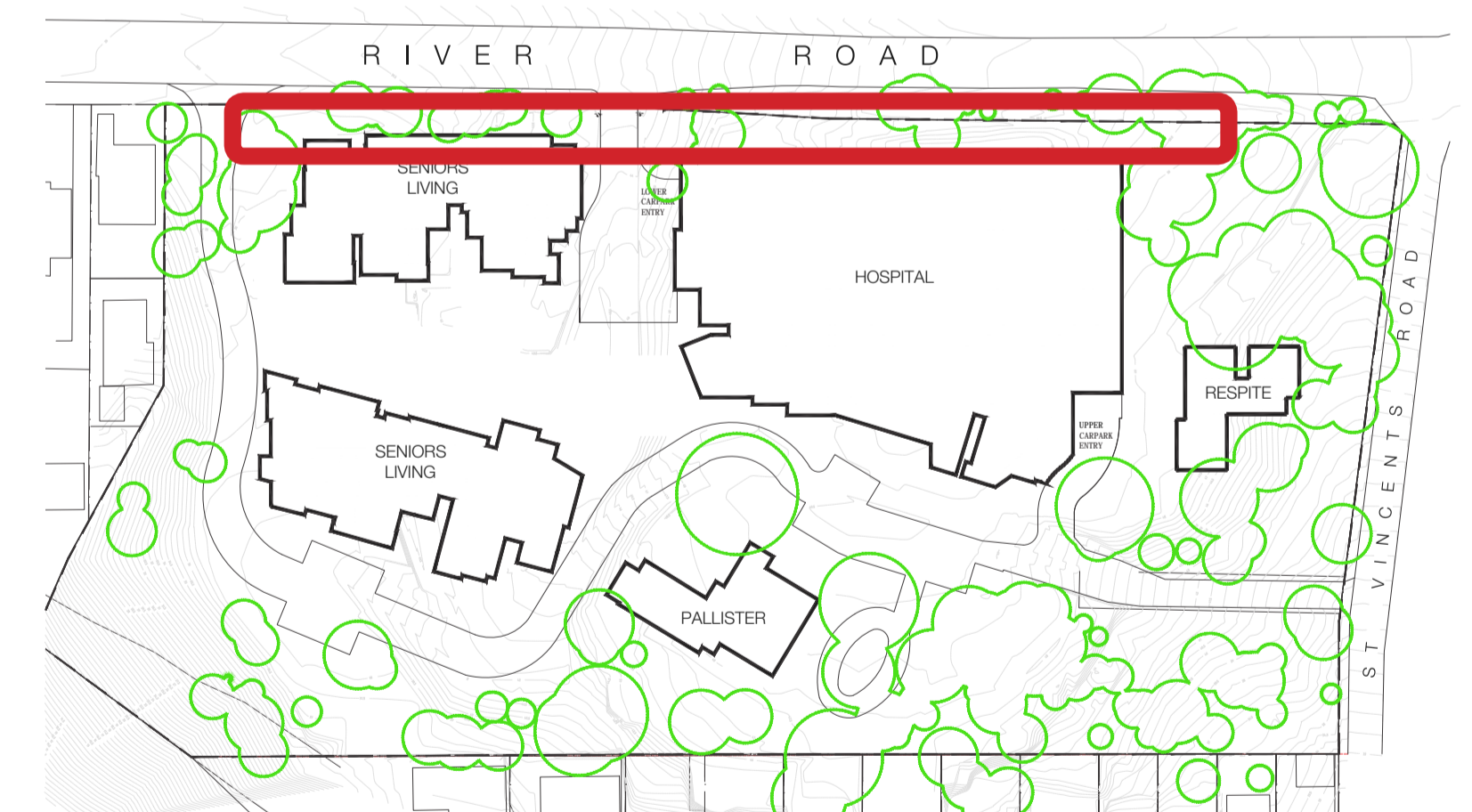
## 2.8 River Road Frontage

### Design Principles

- Opportunities to improve landscape frontage along River Road with informal clusters of native planting under native canopy trees to enhance existing streetscape
- New pedestrian pathway to be connected to existing footpath to provide circuit path network throughout the site
- Planting character to match the existing Turpentine tree planting on opposite side of River Road to beautify streetscape.



Existing vegetation retained and enhanced



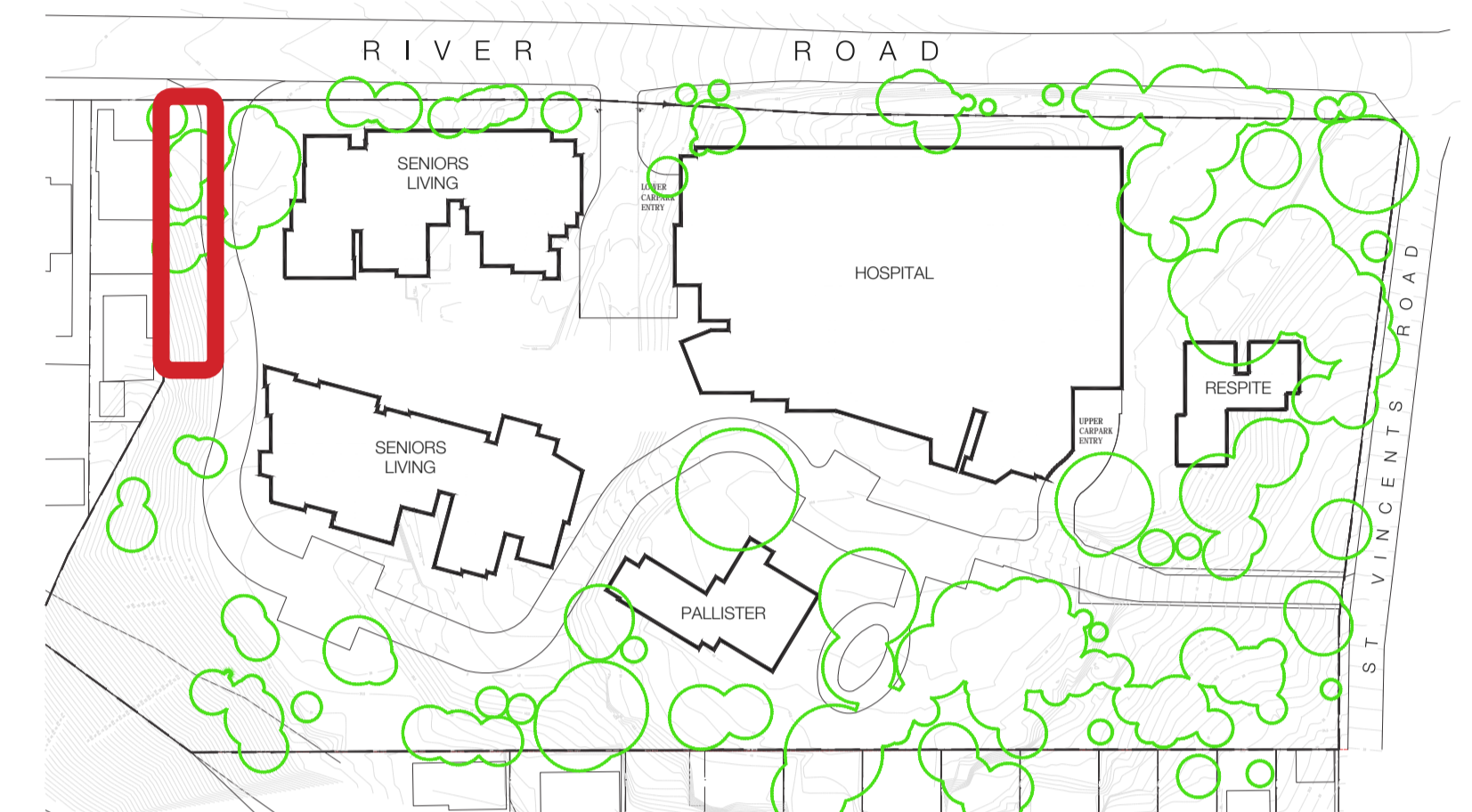
## 2.9 Western Boundary

### Design Principles

- Evergreen trees to provide screening to boundary
- Deciduous planting to be considered to maximise winter solar access
- Screening plants to western boundary and neighbouring properties in consultation with neighbours



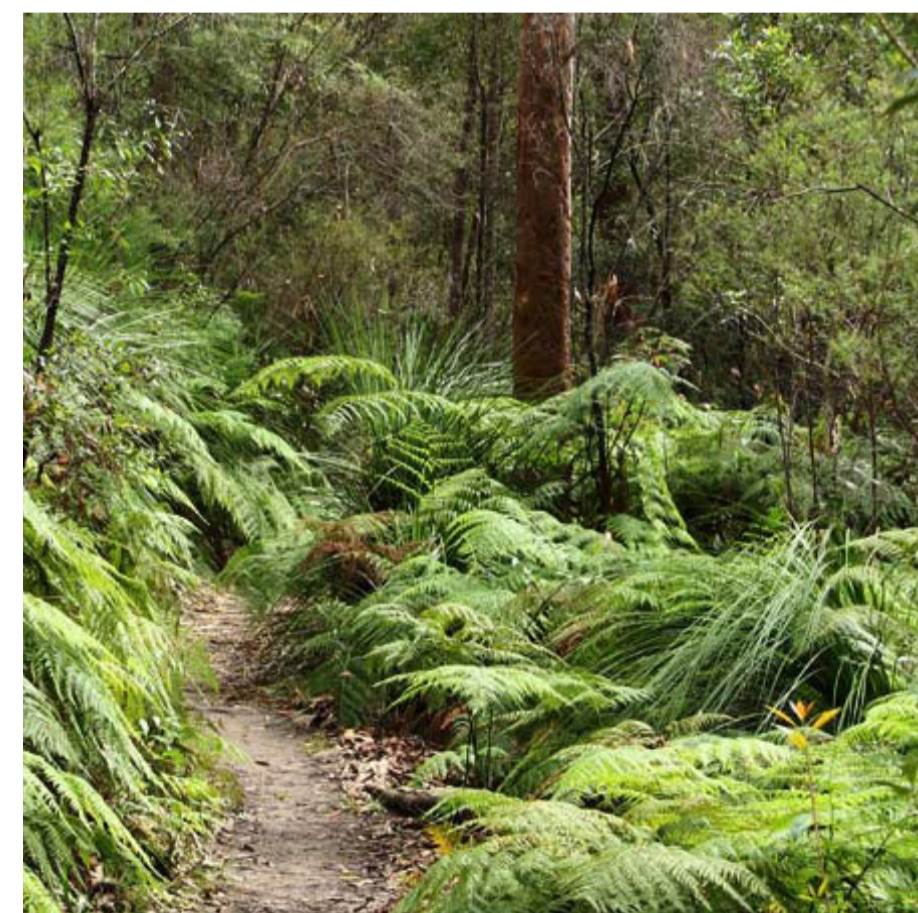
Screening to adjacent properties and environment enhanced



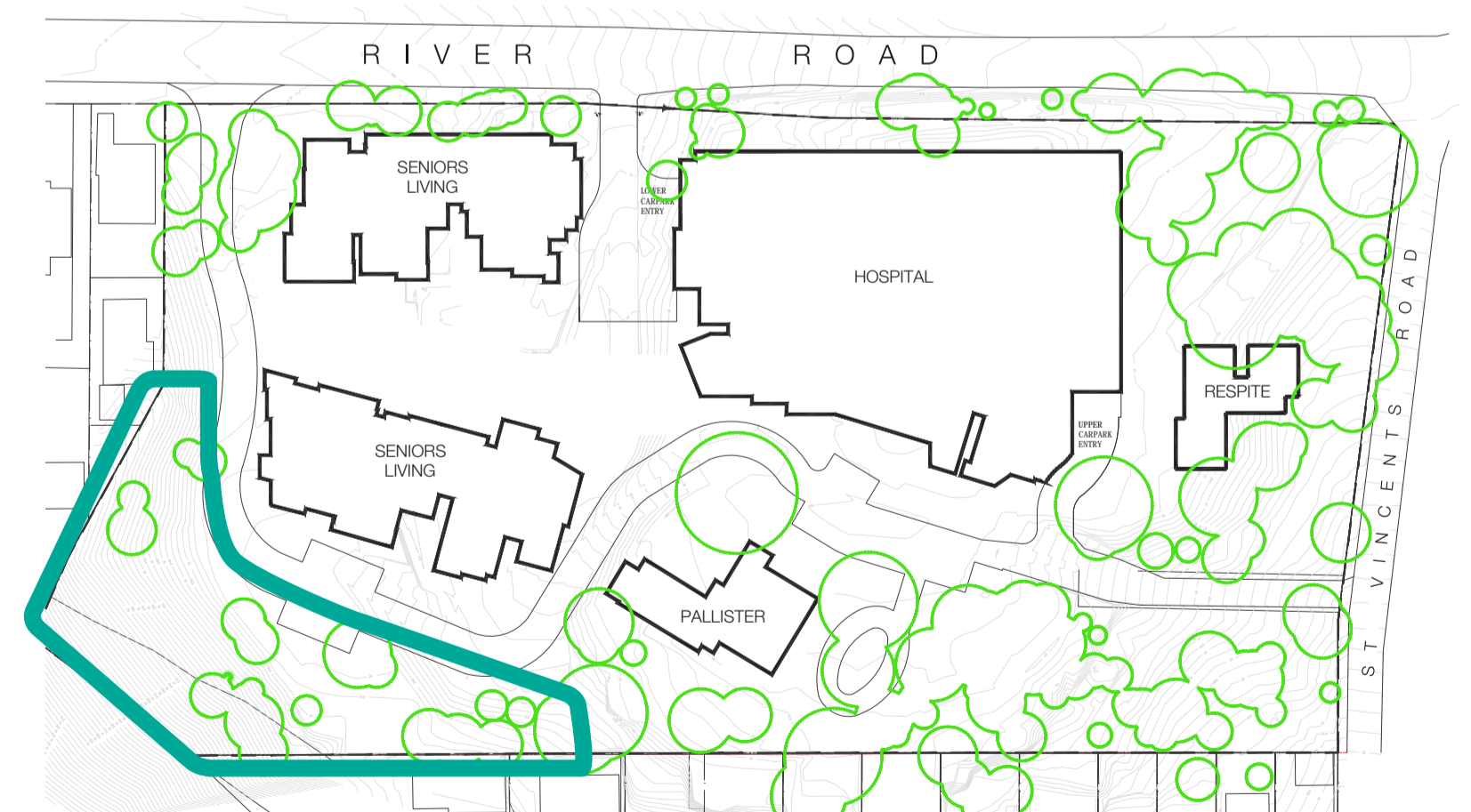
## 2.10 Riparian and Bushland zone

### Design Principles

- New indigenous canopy trees to enhance existing landscape in accordance with bushfire report while framing view to the water and screening of lower levels of Seniors Living when viewed from northwood
- Remove weed and provide new planting to enhance riparian corridor as per Ecological report



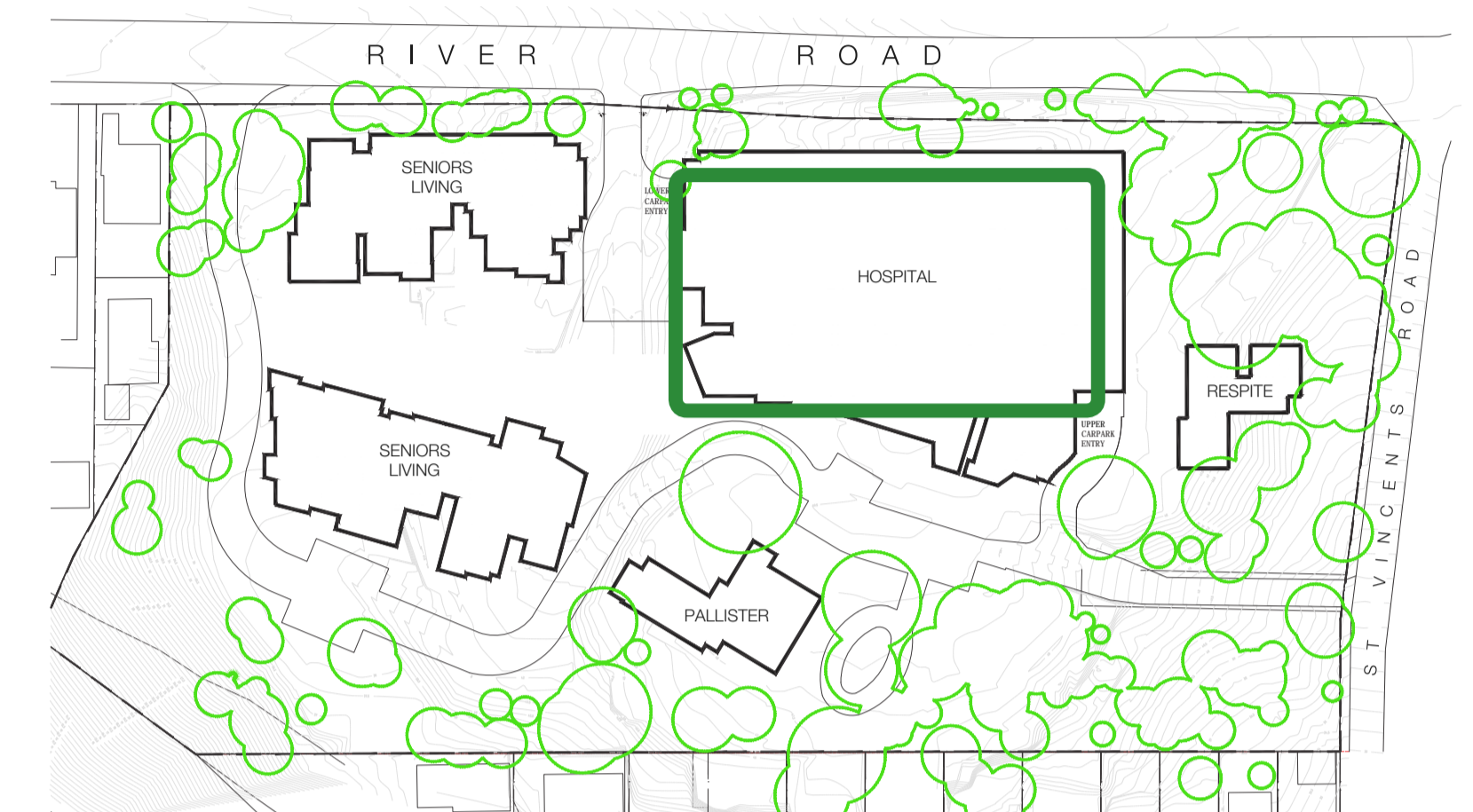
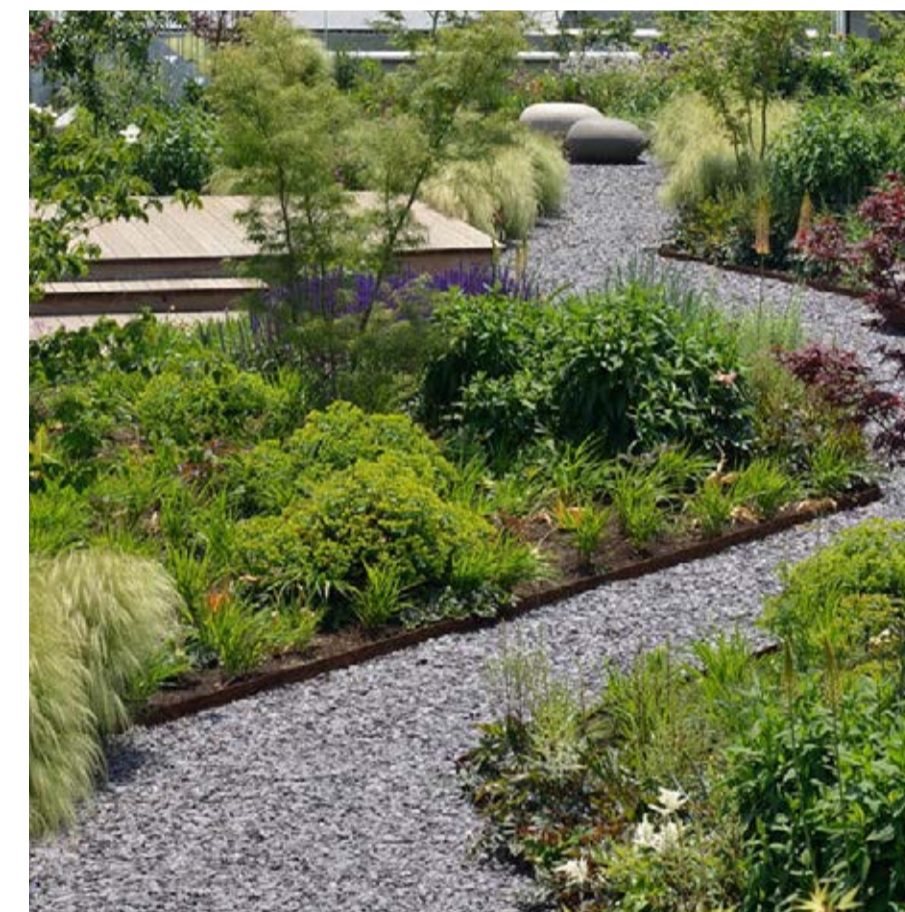
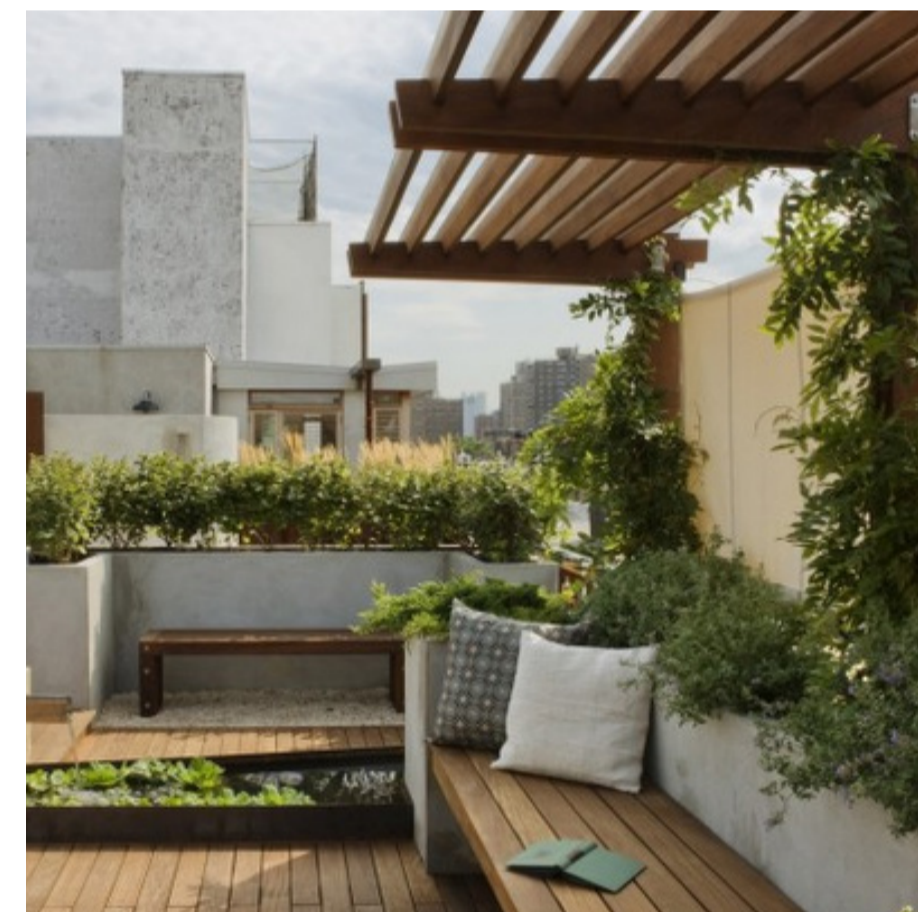
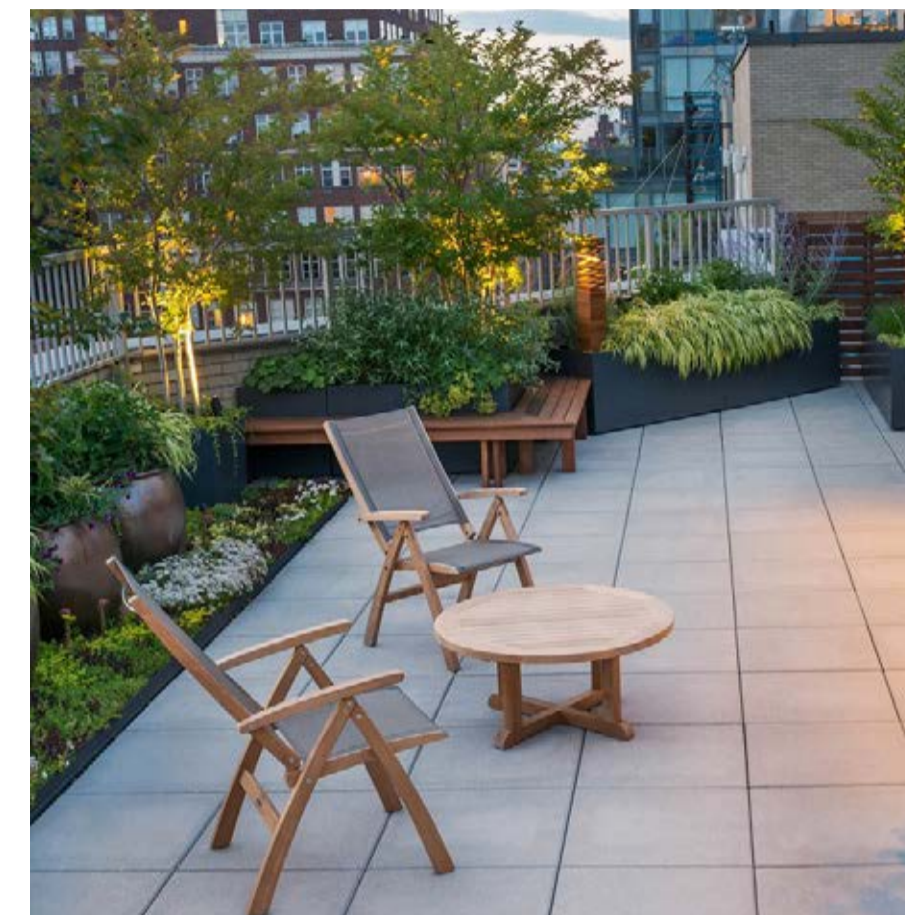
Existing vegetation retained and enhanced



## 2.11 Landscape Terrace - Lv.3, 4 and 5

### Design Principles

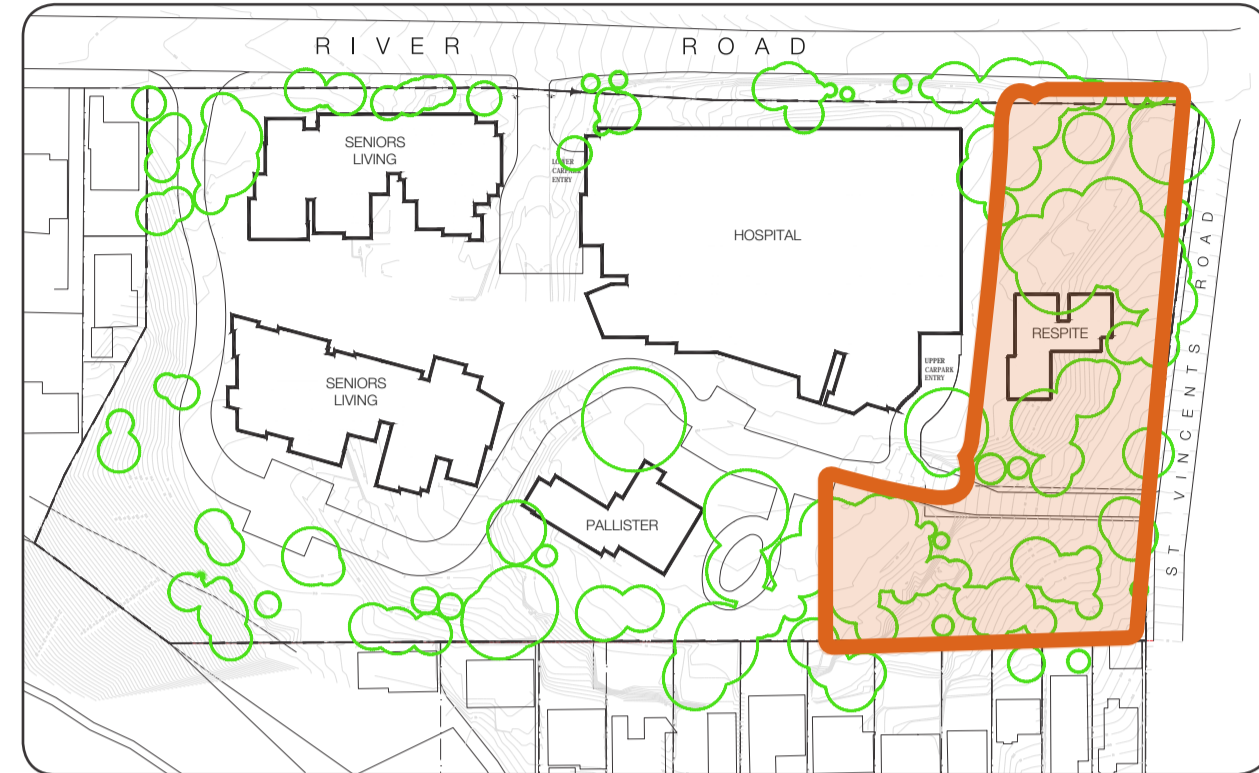
- Combination of deciduous and evergreen planting to provide seasonal interest and protection
- Inclusion of spillover plants to soften environment and create sense of enclosure
- Provide shaded seating area and variety of activities
- Opportunities to provide planted terraces and roof



3.0 Landscape Masterplan



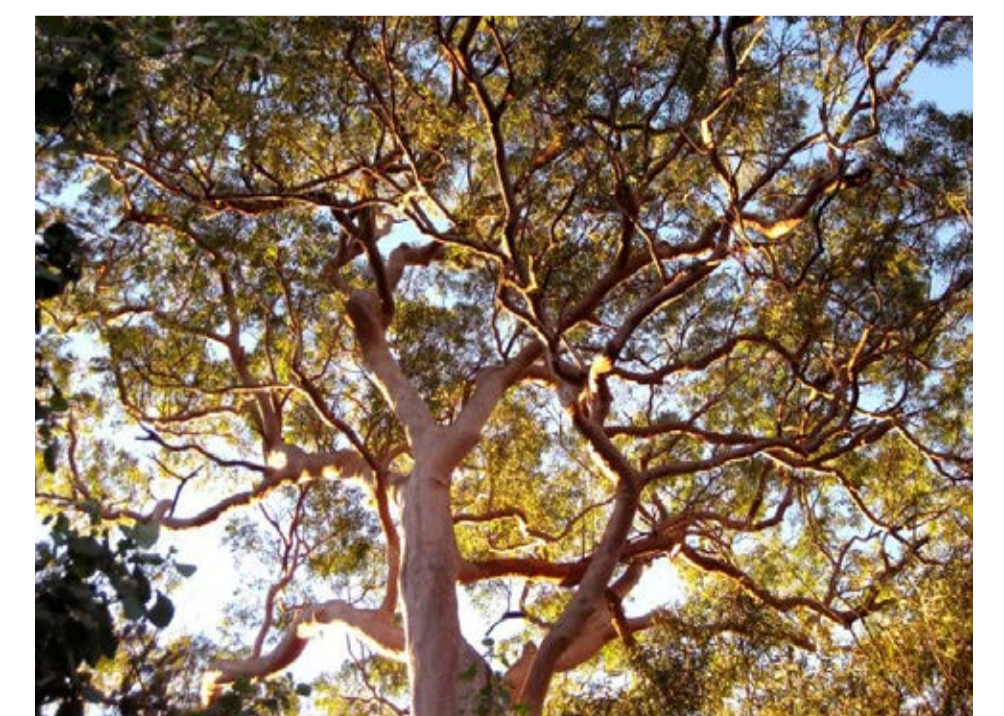
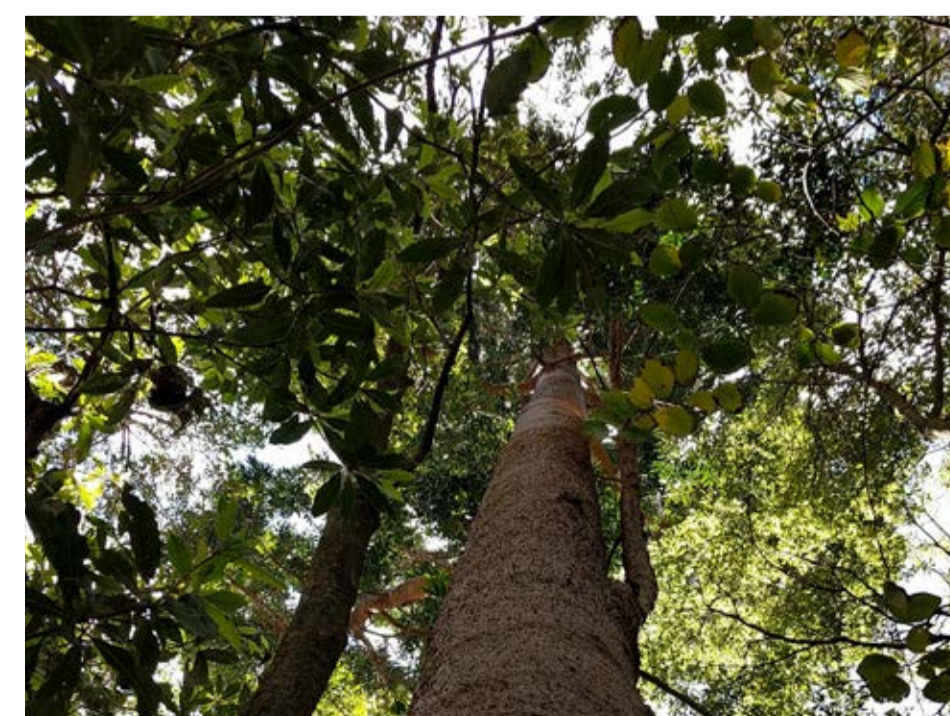
## 3.1 Broader Heritage Curtilage



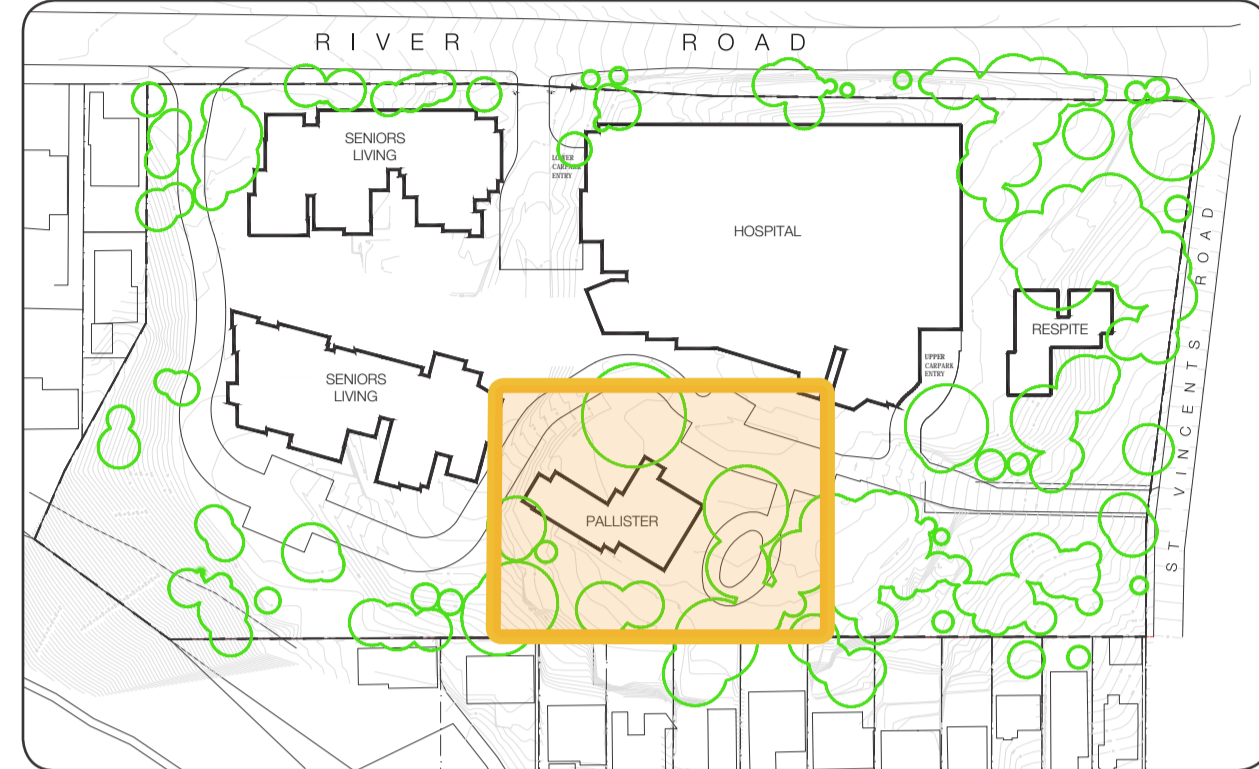
Key Plan

### Design Notes

- Existing character to be retained
- Retain major heritage trees. Selected trees to be removed as per Arborist Report
- Reinstall heritage values
- Look out space from Respite
- Provide an appropriate heritage landscape curtilage around Pallister
- Create a period garden to front garden of Pallister



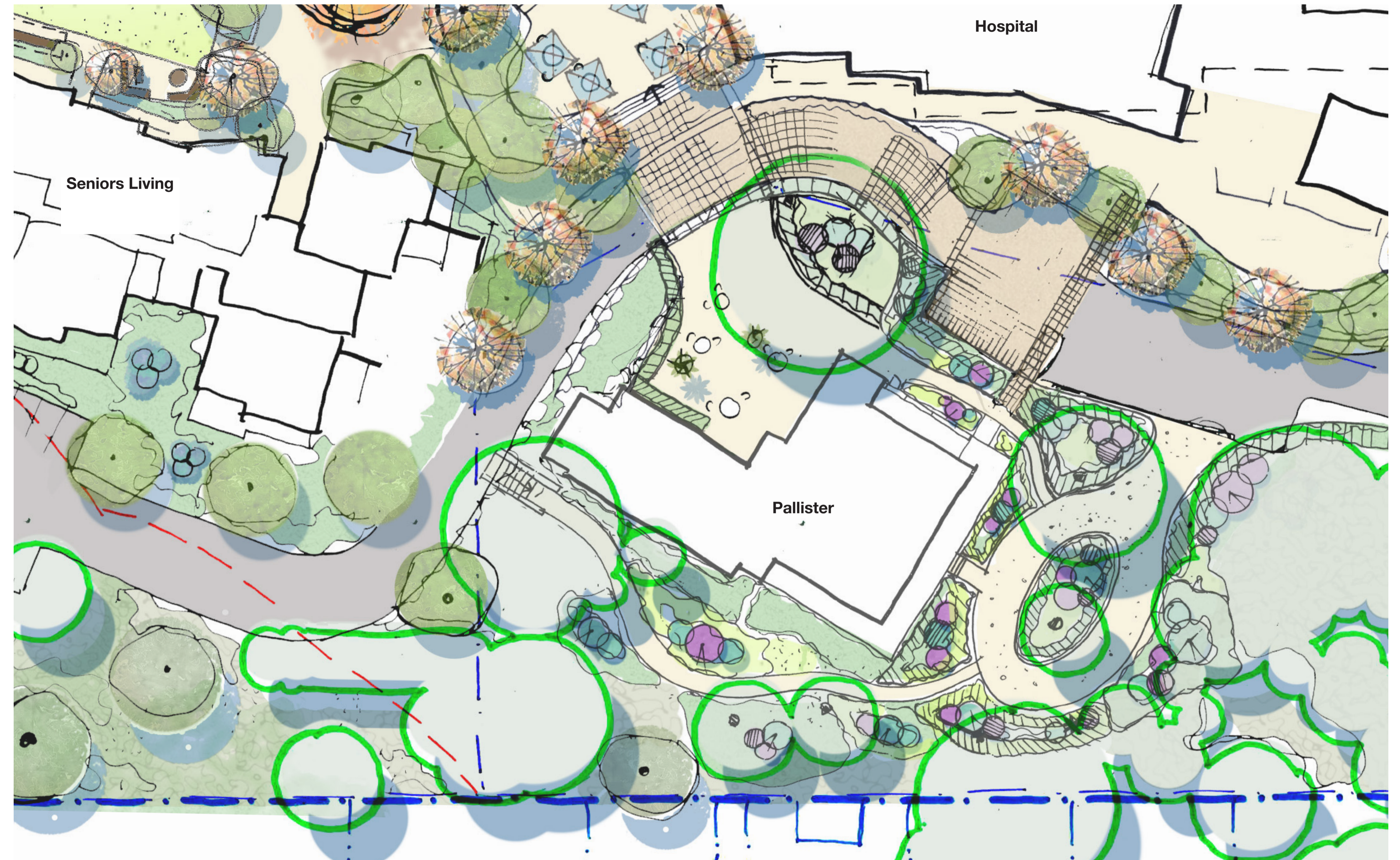
## 3.2 Primary Heritage Curtilage - Pallister House



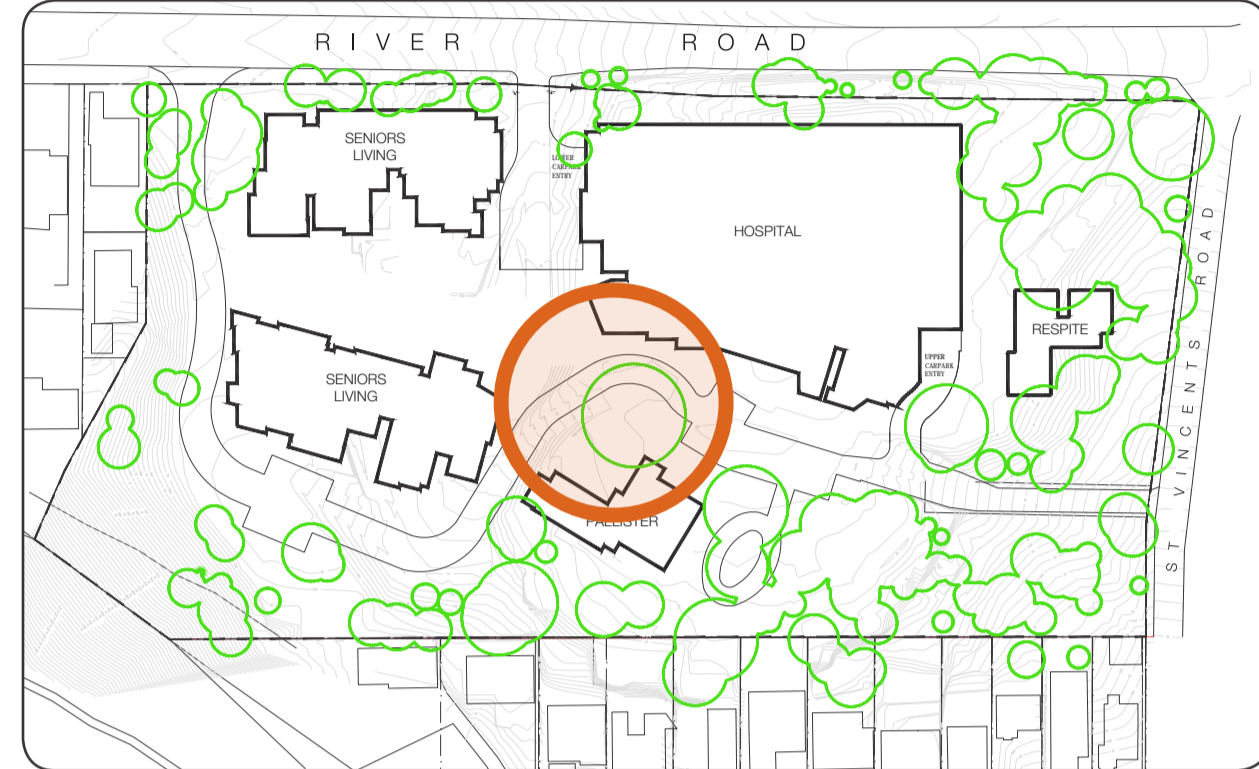
Key Plan

### Design Notes

- Existing character to be retained
- Retain major heritage trees. Selected trees to be removed as per Arborist Report
- Reinstate heritage values
- Provide an appropriate heritage landscape curtilage around Pallister
- Create a period garden to Pallister House with species reflecting its history and culture
- Create feature around existing significant fig tree with planting and seating areas
- New pedestrian pathway behind rear of Pallister house with garden surrounding
- New trees along podium to separate from Pallister



## 3.3 Community Hub



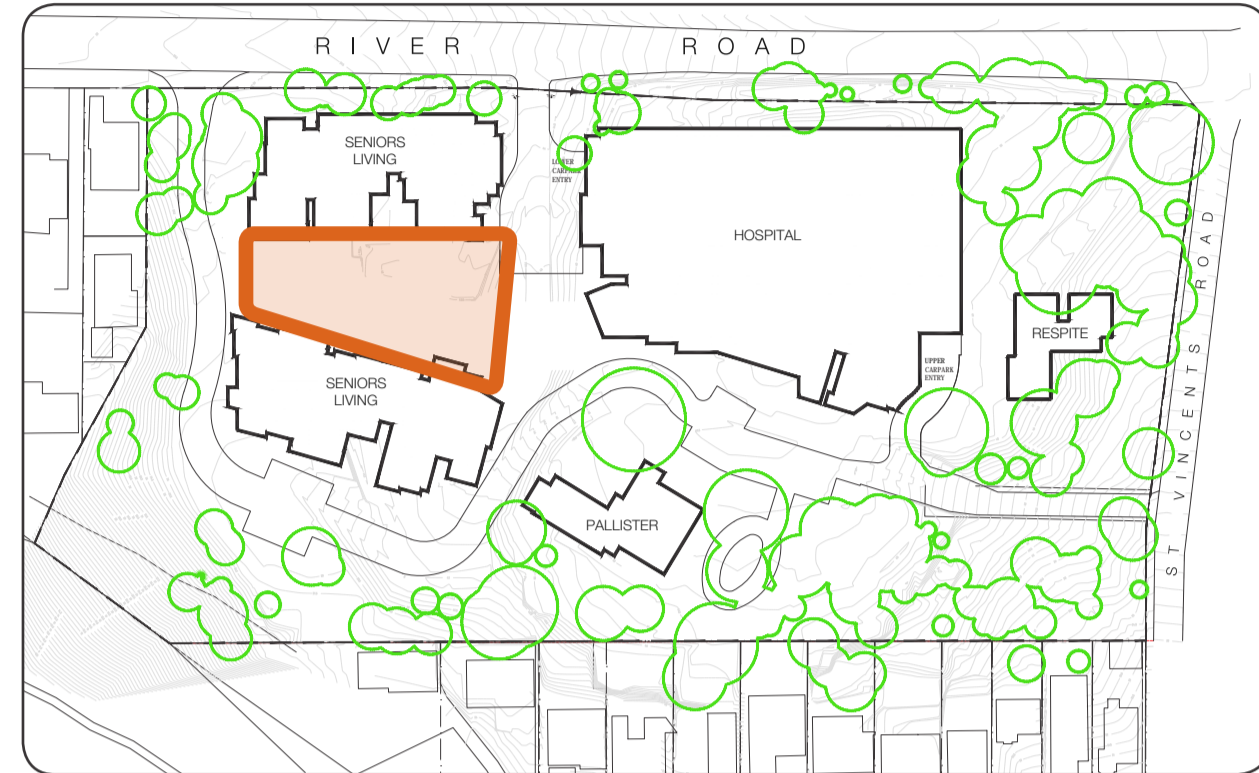
Key Plan

### Design Notes

- Open for public access
- Lift accessible from hospital entry
- Create a village hub for community with food offering and amenities
- Enhance character of existing significant fig tree and create formal seating around tree as feature and to provide shade



## 3.4 Green Heart



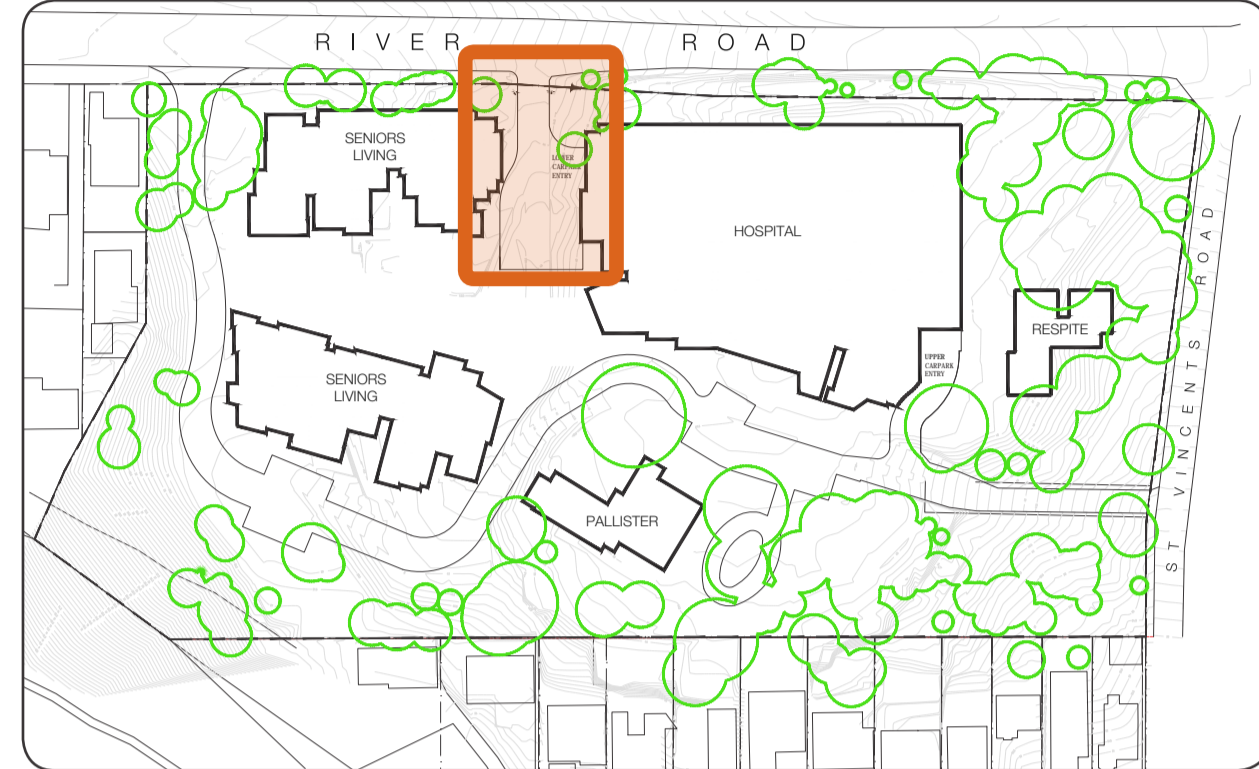
Key Plan

### Design Notes

- Opportunities for lush planting
- Large sheltered sitting area with BBQs and activity areas including kids play
- Opportunities for passive and active recreation of landscape amenities
- Landscape character to be domestic and residential scale
- Bowling green with bench seating for active recreation
- Fixed seating and umbrellas for outdoor dining from cafe



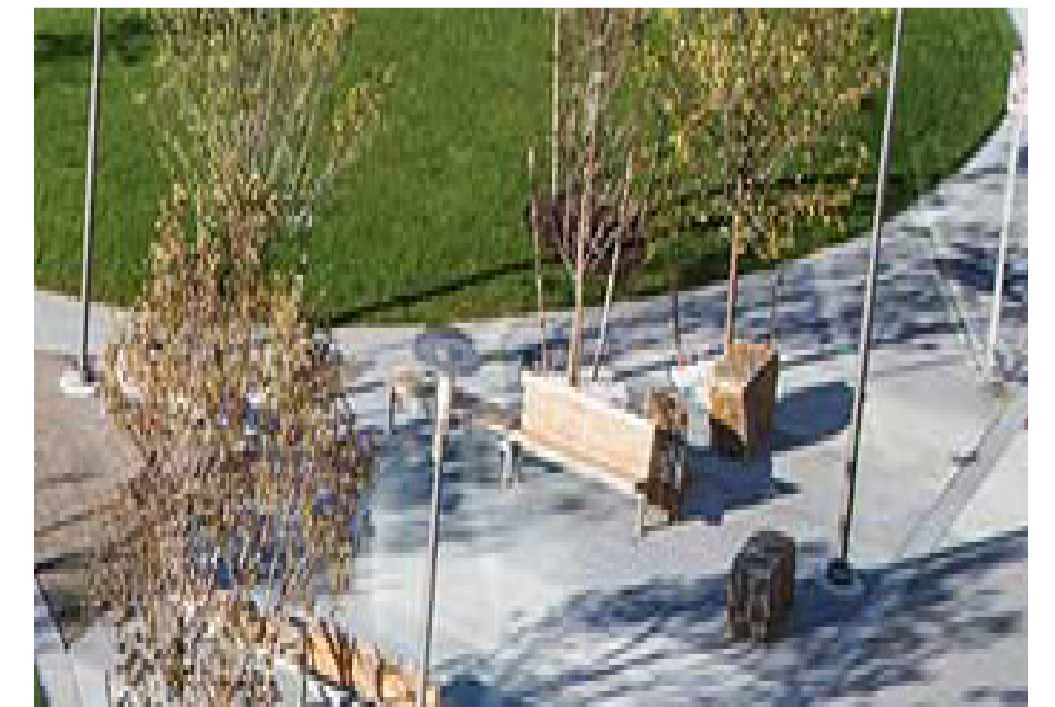
## 3.5 Arrival & Set Down



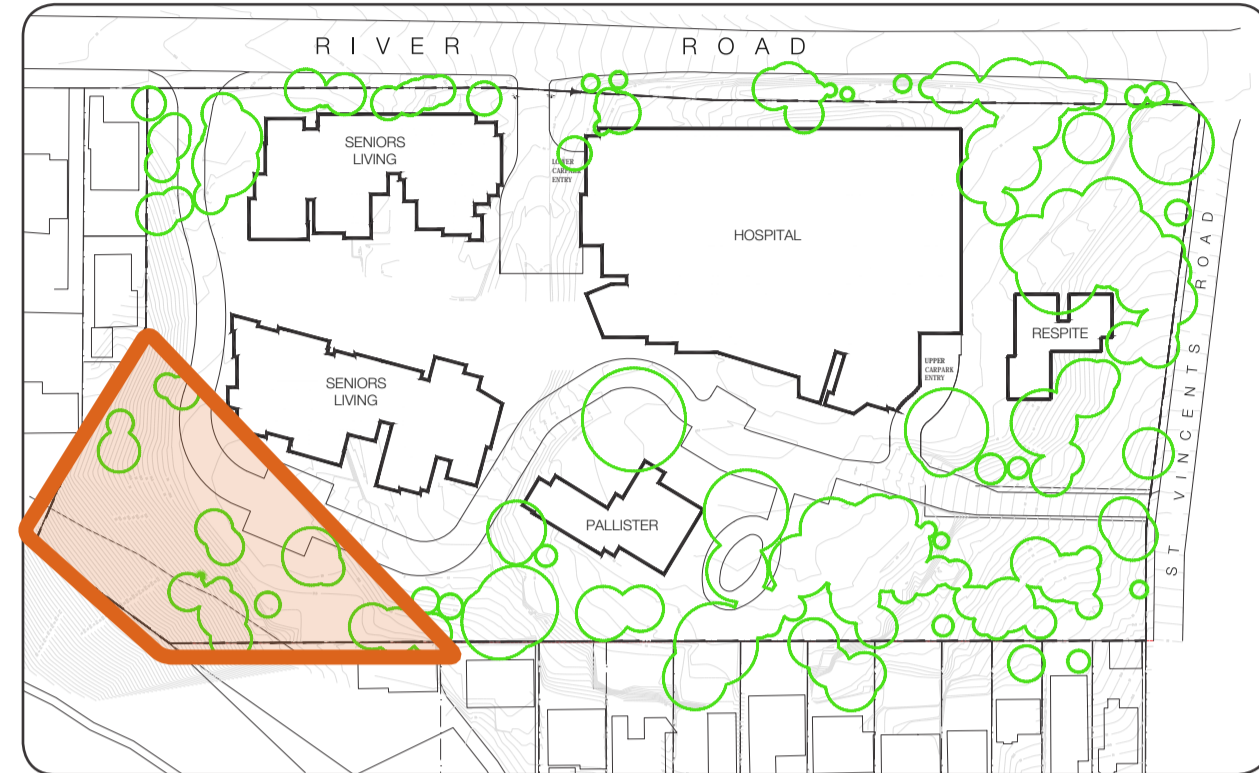
Key Plan

### Design Notes

- Lush planting and feature trees to driveway island
- Row of feature trees and feature paving to set down area to provide sense of arrival
- Shared landscape amenity for hospital's patients and ILU's residents
- Lift access to upper terraces



## 3.6 Riparian and Bushland zone



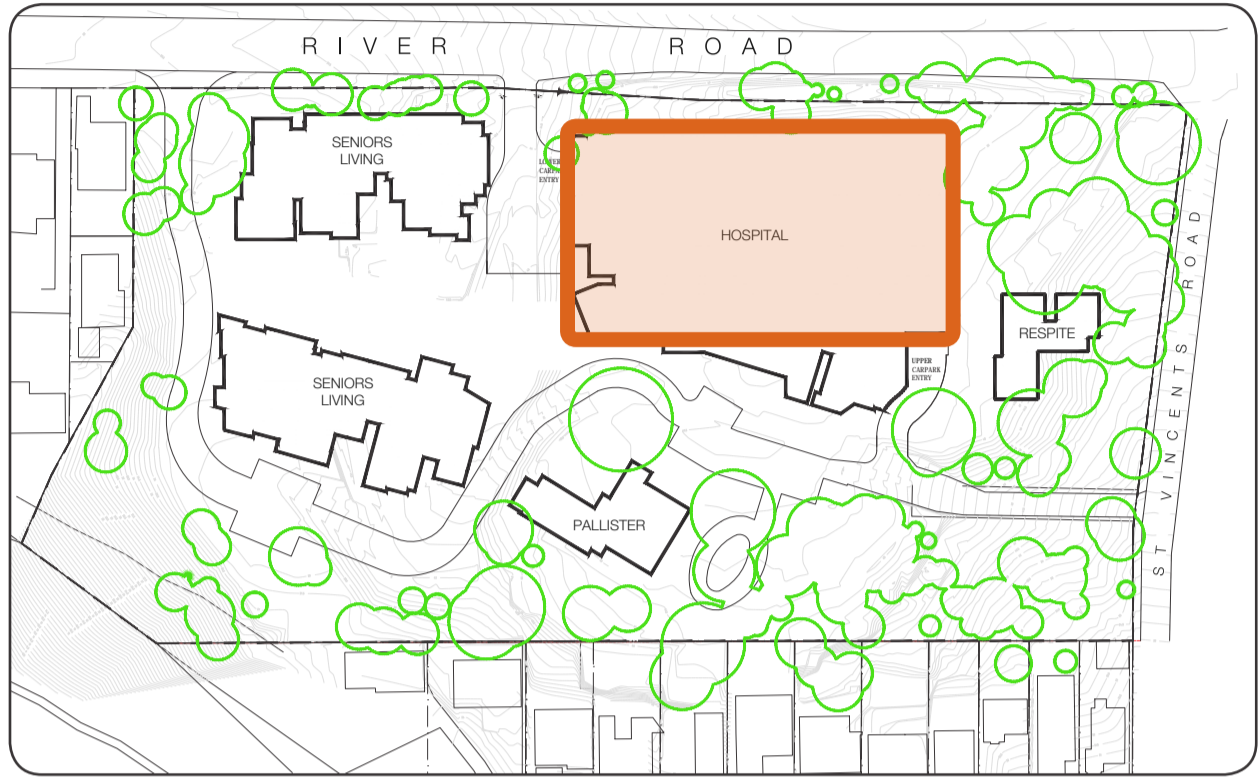
Key Plan

### Design Notes

- Remove weed and provide new indigenous canopy trees in accordance to NSW Bushfire Guideline while framing views to the riparian
- New canopy trees
- New lush under-storey underplanting to enhance existing riparian corridor.
- Opportunities for seating area with view to existing vegetation.



3.7 Level 3 Terrace



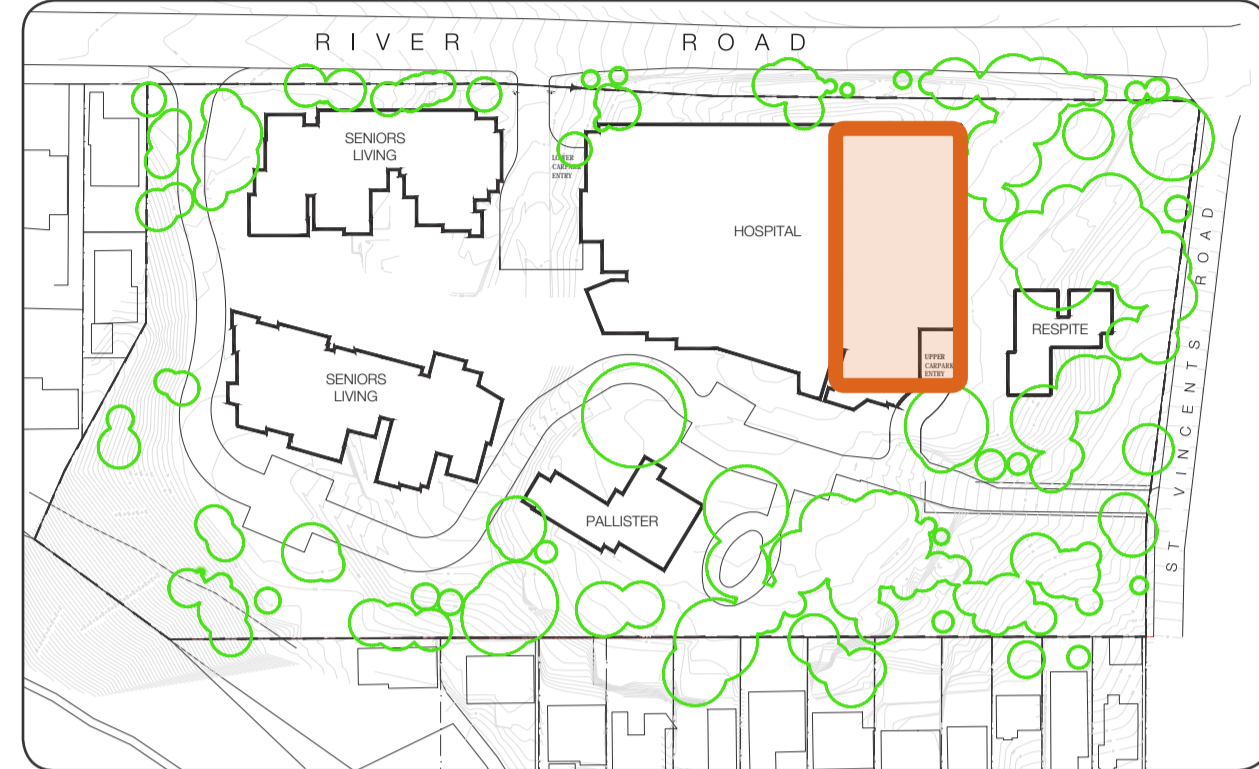
Key Plan

Design Notes

- Combination of evergreen and deciduous trees to provide seasonal interest and windbreak
- Shaded and sunny seating area
- Open turf area
- Sensory garden and activity areas (eg. gardening)



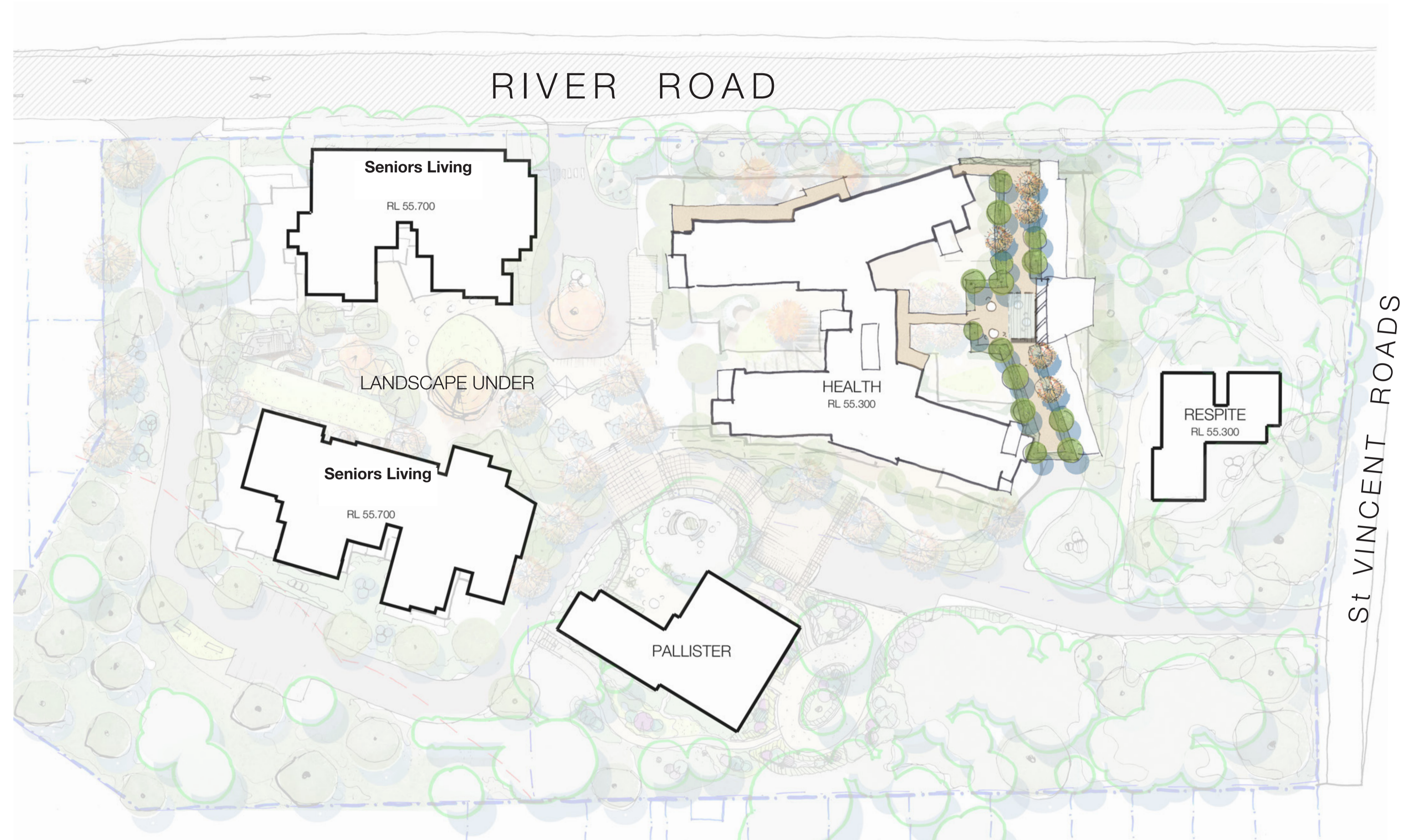
## 3.8 Level 4 Terrace



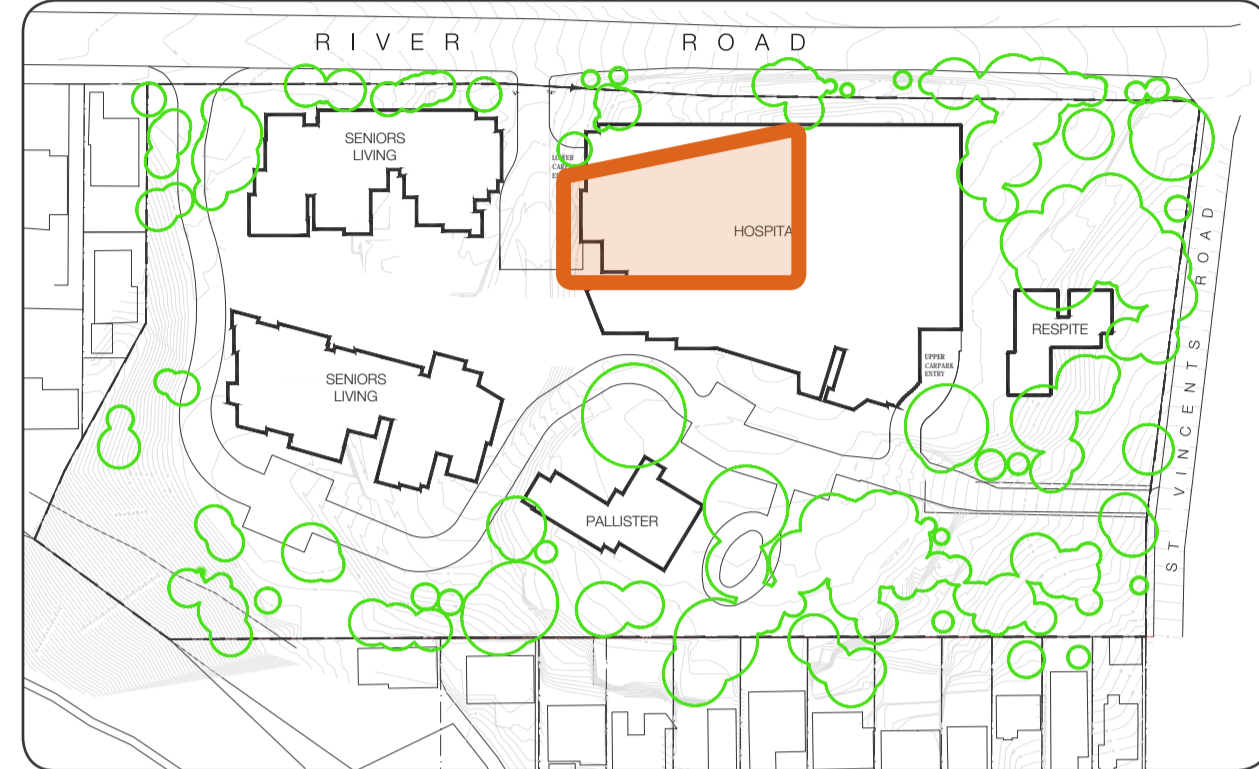
Key Plan

### Design Notes

- Combination of evergreen and deciduous trees to provide seasonal interest and windbreak
- Shaded seating area
- Open turf area
- Sensory garden and activity areas (eg. gardening)



## 3.9 Level 5 Terrace



Key Plan

### Design Notes

- Combination of evergreen and deciduous trees to provide seasonal interest and windbreak
- Shaded seating area
- Opportunities for planted terraces and roof
- Sensory garden and activity areas (eg. gardening)

