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**JUSTINIAN HOUSE REDEVELOPMENT
LANDSCAPE ARCHITECTURE DESIGN STATEMENT**

October 2007

for
ST VINCENTS AND MATER HEALTH SYDNEY



DOCUMENT CONTROL

Revision	Date	Authorised
A	12 October 2007	Geoffrey Rex
B	18 October 2007	Geoffrey Rex
C	19 October 2007	Geoffrey Rex

1.0 Existing Landscape

The existing landscape character of the site is informed by the three distinct streetscapes bordering the site and some existing vegetation within the site. An arboricultural assessment report has been prepared by Urban Forestry Australia that describes the quality and condition of the existing on site vegetation.

- 1.1 **Rocklands Road** has an enclosed streetscape that is created by the linking canopies of mature Camphor laurel street trees occurring between the Mater Hospital site and the Justinian House site. The existing onsite vegetation along Rocklands road reinforces this canopy character and provides a strong understorey. The canopies of the Camphor laurel street trees have been significantly and poorly pruned for overhead cables along the Justinian House side. The corner with Sinclair Street comprises several small native trees, exotic palms and understorey perennials which are considered by the arborist to be 'generally of low vigour and visual amenity'.
- 1.2 **Sinclair Street:** A group of five, young well-pruned, mature brush box trees have been planted as street trees in the road reserve adjacent to the site and well set back from it. Within the site the eastern edge is screened by some existing small natives, self sown exotics, a medium sized Callistemon, two self sown Canary Island Date Palms and a large Eucalyptus nicholli. The eucalyptus is 'a mature tree in fair health' that provides some contribution to the canopy character of the street corner.
- 1.3 **Gillies Street** presents a more open 'residential' landscape character with four street trees of different species adjacent to the site which provide little landscape amenity to the streetscape. Mature Brushbox street trees are planted opposite the site. Camelia species are planted within the site on the corner of Gillies Street and Rocklands Road providing a partial screen to the existing electrical substation.
- 1.4 **Internal Landscape:** several internal courtyard gardens are present in the existing development which are not visible from the surrounding streets and contain mixed exotic species, predominantly shrubs.

2.0 Landscape Design Proposal

2.1 General:

The guiding principle for the landscape design is to create an interface between the building and its urban surroundings that presents a non-institutional and welcoming environment. The proposed building has generous set backs from the boundary and the landscape design scheme seeks to reinforce and upgrade the existing streetscapes adjacent to the building, provide urban design focus points at street intersections and introduce a landscape character derived from moist gully vegetation that is found in the lower North Shore region. The neighbouring properties along the northern boundary are partially screened from the development by continuous planters containing evergreen species. An internal courtyard is proposed for outlook from the building as well as patient and staff amenity. A rainwater collection system is incorporated within the

building that will be connected to an irrigation system for the landscape requirements although the vegetation proposed is generally native with lower water demands. Species selected are all selected from the North Sydney Council list of indigenous Native Plants of North Sydney.

2.2 Rocklands Road – Sinclair Street Corner:

This corner will become the visual focus to the development from both architectural and landscape perspectives. It is intended to preserve the existing Camphor laurel street tree canopy and incorporate a series of corner terraces and sculptural walls that address both the building and the streetscape. This will create a strong urban design accent to the corner and help to reinforce the sense of arrival to the building by integrating with the entrance in Sinclair Street. Mature Livistona palms at varying heights with a varied and layered understorey are proposed in the terraces to create a strong vertical form to the corner that is distinct but complementary to the existing street tree canopy character. It also introduces the notion of planting native gully species at the entrance which continue on through the development as a thematic element. The existing Eucalyptus nicholii is to be removed in this location as it conflicts with the entrance location. The arborist's report notes that it has reached its useful maturity and could become a hazard requiring ongoing maintenance as it declines. The landscape elements proposed for this area will compensate for its removal and upgrade the currently degraded garden planting.

2.3 Sinclair Street

The planting proposal north of the entrance in Sinclair Street is to reinforce the existing native evergreen screening up to 5m with species such as Blueberry Ash and Lillypilly with a low understorey of Lomandra and Dianella. It is currently the intention of the project to retain the existing planting beds in this area (identified as a tree protection zone). However recent geotechnical information suggests that battering for the basement may be required back to the boundary which would require the removal and later reconstruction of this edge planter in the same alignment. At construction stage every endeavour will be made to maintain this planting area however if necessary, an application will be made to seek its removal and reconstruction. It is noted that the arborist has assessed the existing vegetation as having a low landscape value.

2.4 Rocklands Road

The Rocklands Road frontage has four connections to the building including one to the car park. The accessible entrance is via a ramp near the Sinclair Road intersection which is connected to and has a strong relationship with the design forms and terraces at the intersection. The car park entrance from Rocklands Road is in a similar location and level to the vehicle entry in the previous development. It is intended that the design of the new pavement crossing to Rocklands Road will be such that it will have minimum

impact on the root system of a large Camphor laurel street tree outside the site near this entry. The arborist's report provides guidelines for building works in this location. The root system of another large Camphor laurel tree inside the site to the east of this vehicle entrance is being protected during site excavation works with the construction of a piled wall along its northern root line.

The soft landscape proposed for this area is for the massed planting of shade tolerant shrub and ground cover species due to the low light conditions under the existing Camphor laurel street trees and southern orientation. The Gillies and Rocklands Road corner currently contains massed Camelia planting that is providing good screening to the small electrical substation structure. It is intended that this area will be reinforced with additional Camelia planting and dense evergreen screening that will wrap further around the corner on both sides of the substation.

2.5 Gillies Street

This side of the development presents a series of terraces with a landscape that primarily screens the ventilation openings to the car park. It has an open residential character to complement and augment the existing streetscape with the street level terrace being grassed to soften the property edge in this location. A grouping of Livistona palms is proposed to continue the notion of 'gully' vegetation through the development. At the upper level a large grassed terrace opens out from the building.

2.6 Northern Boundary

A in-ground planting bed is proposed along the full length of the northern boundary that will enable the establishment of an evergreen landscape screen to the adjoining property of up to 7m in height. Species may include Blueberry Ash and Lillypilly with an understorey of Lomandra and Dianella spp.. In the centre of the site along this boundary, the planter bed widens to permit the introduction of larger species with the further introduction of Livistona palms that help to visually reduce the vista lines along the delivery access road from Gillies Street. These palms will also complement the outlook from the upper floors of the building when viewing north.

2.7 Central Courtyard and rooftop spaces.

The central courtyard enables a continuation of the landscape into the building and a large deep-soil planter has been incorporated within the space to permit the establishment of large trees. The space will be used by patients, family and staff as a place for reflection, relaxation and outlook. It contains a terraced element that extends from the building for seating and tables and Livistona palms and a textured low understorey will emphasize and contain the space whilst visually linking with the palms on the northern boundary. The courtyard will be visible from the upper levels, and the planting of Livistona palms will provide filtered light to the building. Some lower level rooftops on the northern boundary will be planted with low shrubs and grasses that will

further enhance the outlook from the building as well as the views along the building from Sinclair Street.

3.0 Council Compliance

North Sydney Council has three landscape compliance requirements that are relevant to this project. They have been addressed as follows:

- 3.1 **Site coverage:** this is addressed in the Architectural Statement
- 3.2 **Protection and /or Removal of existing vegetation:** a full arborist's assessment has been conducted for all trees on the site and surrounding street trees and any potential impacts reviewed and mitigation measures proposed and adopted.
- 3.3 **Landscape Plan:** a landscape plan has been prepared describing the proposed treatment of the external areas. This plan is attached to this statement and should be read in conjunction with it. It is noted that all vegetation proposed in the landscape plan is scheduled on the North Sydney Council list of indigenous Native Plants of North Sydney

4.0 Conclusion

The development proposal makes a significant landscape contribution to the existing streetscape. New gardens and screen planting will help to de-institutionalize the development, upgrade and complement the existing streetscape and provide greater amenity for visitors and local pedestrians. It will open up several parts of the site so that the local community can appreciate and enjoy the landscape and have a positive attitude to the work of the unit.

APPENDIX A**SCHEDULE OF PROPOSED PLANT MATERIAL****Trees**

Sydney Red Gum	<i>Angophora costata</i>
Cabbage Palm	<i>Livistonia australis</i>
Coachwood	<i>Ceraropetalum apetalum</i>
Lilypilly	<i>Acemena smithii</i>
Rough treefern	<i>Cyanthea australis</i>
Yellow Pittosporum	<i>Pittosporum revolutum</i>
Black wattle	<i>Callicoma serratafolia</i>
Blueberry Ash	<i>Elaeocarpus reticulatus</i>
Coastal Banksia	<i>Banksia integrifolia</i>
Water Gum	<i>Tristaniopsis laurina</i>

Shrubs

Broadleaf Grass Tree	<i>Xanthorrhoea arborea</i>
Lantern banksias	<i>Banksia ericifolia</i>
Kunzea	<i>Kunzea ambigua</i>
NSW Christmas Bush	<i>Ceratopetalum gummiiferum</i>
Long leafed Wax Flower	<i>Eriostemon myropoides</i>
Camelia	<i>Camelia spp</i>

Ground Covers

Plax Lily	<i>Dianella caerulea</i>
Mat Rush	<i>Lomandra longifolia</i>
Native Violet	<i>Viola hederacea</i>

Ferns

Burrawang, Cycad	<i>Macrozamia communis</i>
Madenhair Fern	<i>Adiantum aethiopicum</i>

Vines and Climbers

Clematis	<i>Clematis aristata</i>
Climbing Guinea Flower	<i>Hibbertia scandens</i>
Wonga Wonga Vine	<i>Pandorea pandorana</i>