

## 7.6 LANDSCAPE

The proposed landscape treatment seeks to provide a co-ordinating vision for the campus that incorporates both endemic and cultural planting layers creating a distinctive sense of place. These layers are responsive to the evolving functions of the site and reflect the language of place through a response to the functions, aspect, identity and ecological concerns of place.

As discussed at Section 3.4.3, the Tree Heritage Study (see Appendix 6) prepared by Taylor Brammer identifies six main groups of significant vegetative elements on the site. Integrating the existing heritage buildings and plantings, a distinctive central landscape spine has been created running approximately north south from the ridge to the southern section of the site. This central zone reflects the present horticultural diversity of place, new trees will be selected to continue that diversity through their form, colour and texture. This spine is contrasted to the formal planting of Hoop Pines to Reserve Road, which will reflect the existing heritage planting.

The selection of street trees consists of two species, one being a continuation of the extensive use of Brushbox across the site and taking the opportunity in the insertion of Turpentine trees as an endemic and evolving landscape layer. The use of the Turpentines integrates the landscape themes in the overall St Leonards landscape strategy, presently in preparation.

Pocket parks are located across the campus to encourage the use of open space, taking advantage of the proposed built form by forming protected environments distinguished by colourful ornamental planting such as Jacarandas and Magnolias, supplemented with native under planting and grassed zones.

The relationship of the heritage precinct to the oval is clarified by clear site lines under and through the Hoop Pines that line Reserve Road from the front of the heritage buildings to the oval.

The overall characteristic of the landscape is to provide a sustainable and visually distinctive environment, reflecting the needs and origins of a landscape integrated with a health facility. The key landscape principles proposed in the Concept Plan are:

- Ensure that the significant existing vegetation associated with the heritage of the RNSH site is retained and recognized in the design of the public domain.
- Reinforce the presence and amenity of the proposed road network by boulevard shade tree planting.
- Enhance the qualities of public open spaces through hard and soft landscaping that contribute visual interest, shade, human scale and amenity.
- Establish a theme for the landscape which complements the architecture and public domain.

- Selection of vegetation species based on:
  - adaptability to site conditions and reinforcement of existing site character.
  - visual amenity to create a welcoming and stimulating environment.
  - low maintenance and lows watering requirements.
  - growth management.
  - canopy density for cooling and shading.
  - screening to:
    - reduce glare and reflection.
    - direct and frame views.
    - provide privacy and control cross viewing.
    - mask or absorb noxious gases
    - act as receptors of airborne pollutants/dust particles.
- Selection of hard landscaping that provides a sense of continuity and cohesion across the site, and responds to hard landscaping themes in the surrounding urban context.
- Selection of street furniture that is contemporary, serviceable, and coordinated with the wider St Leonards precinct.



Figure 36: Deep Soil Planting, prepared by Cox Richardson



Figure 37: Landscape Plan, prepared by Taylor Brammer



Figure 38: Landscape Character, provided by Taylor Brammer

## 7.7 PUBLICLY ACCESSIBLE OPEN SPACE

The Concept Plan involves the creation of the following publicly accessible open spaces:

- *Heritage Precinct 3 – Not Less than 5,200m<sup>2</sup>*  
The central open space within the project is the curtilage of the existing heritage building group forming Precinct 3. This will anchor the landscape character of the site within the rich context of the Royal North Shore Hospital “story”. The cruciform configuration of Red Road and Eileen Street ensure that all precincts have ready access and visual linkages to this open space “heart”, and the principal pedestrian route through the site will pass through the middle of this precinct.
- *Precinct 4 Plaza – Not less than 1,500m<sup>2</sup>*  
The Precinct 4 Plaza will contain ornamental trees and planting beds, but will be a predominantly hard paved urban space forming the open space focus of retail activity concentrated in the southern end of the site. It will provide both a welcoming and activating open space for pedestrians moving between the railway station and Hospital entry, and provide a landscaped southern termination of Red Road.
- *Precinct 5 Pocket Park– Not less than 800m<sup>2</sup>*  
The Precinct 5 Pocket Park will retain existing large fig trees, but will nevertheless be an urban space providing connection between Herbert Street and the central heritage Precinct and Hospital. It will be a quiet, more intimate respite from the more active parts of the site.
- *Precinct 7 Park – Not less than 2,900m<sup>2</sup>*  
The Precinct 7 Park will provide a local amenity for inhabitants of the predominantly residential Precincts 6 and 7 and the surrounding Herbert residential Street community. It will also serve to maintain a degree of permeability and modulated scale along Herbert Street, preventing a canyon-like effect. A crèche and community meeting facility/hall within or adjoining this open space will reinforce its local community function, as will the retained and conserved ‘Rainham’ and ‘North Sydney Brick and Tile’ buildings, which may be used for community purposes.

These open spaces have been strategically positioned so that all proposed roads enjoy vistas toward landscaped space, providing visual amenity and strong linkages between built-up areas and open space. To reinforce the public amenity of these open spaces, the proposed height controls have been developed to ensure generous daylight access and protection from overshadowing. The spaces have also been dispersed throughout the site to maximize their accessibility and enjoyment by all site users.

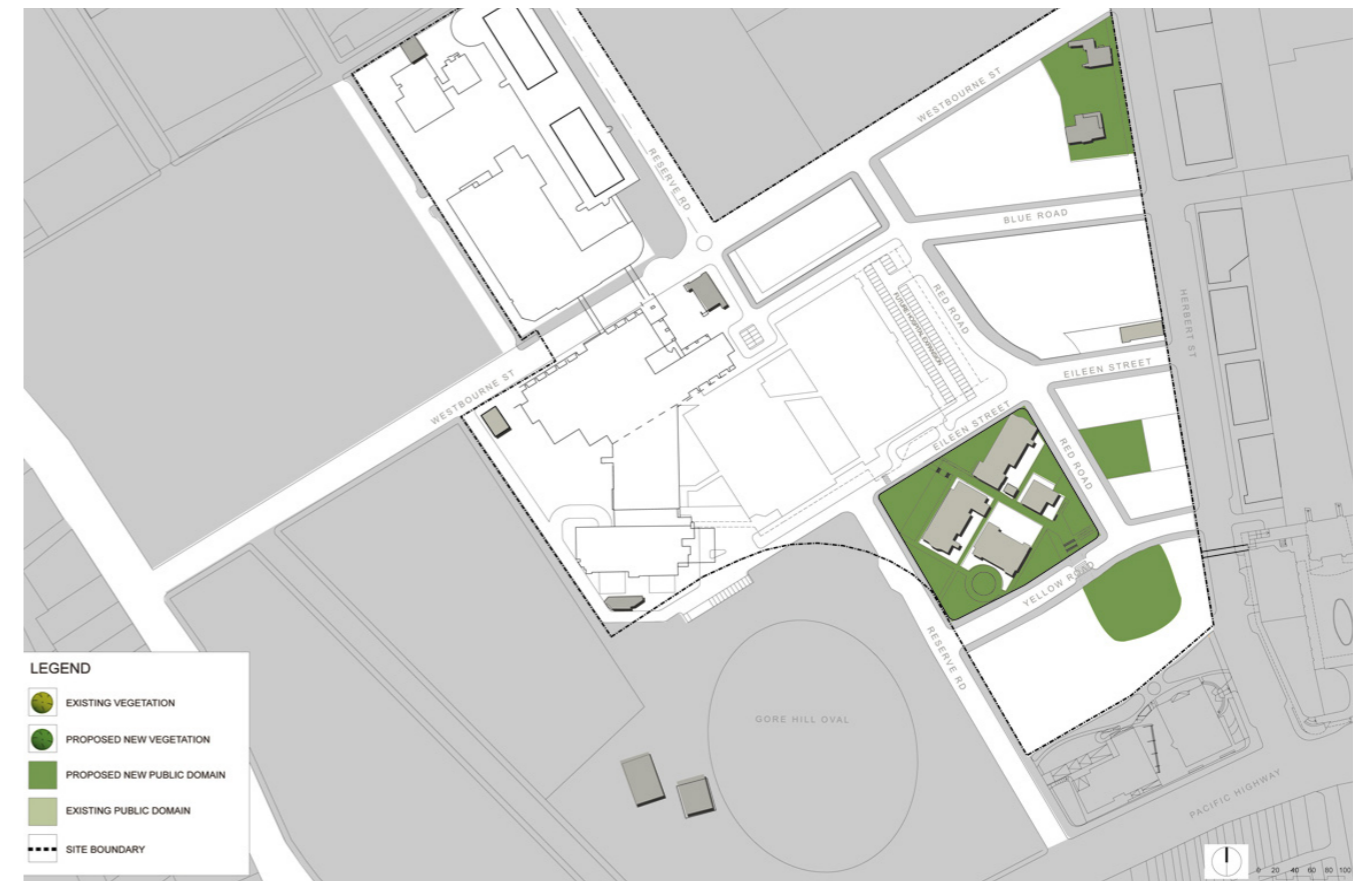


Figure 39: Public Domain Plan, prepared by Cox Richardson

## 7.8 COMMUNITY AND RECREATION FACILITIES

Precinct 7 will include a 100m<sup>2</sup> (approx.) community facility / meeting hall that will be constructed and dedicated to Willoughby City Council to administer on behalf of the local community, subject to the agreement of Council. This facility will be designed in conjunction with Council to house meetings and functions conducted by local community groups. Subject to Council’s requirements, and the heritage constraints of the buildings, it is proposed to refurbish either the existing ‘North Sydney Brick and Tile Co Building’ or ‘Lanceley Cottage’ for this purpose. Being located within the proposed Precinct 7 public open space, this facility will activate the open space and reinforce the civic function and character of this space.

Should Council requirements or the heritage constraints of the ‘North Sydney Brick and Tile Co Building’ or ‘Lanceley Cottage’ preclude such use, the facility will be provided at ground level in a new building fronting the new public open space.

A crèche/s with a capacity of not less than 100 children will also be provided at ground level within or fronting the Precinct 7 public open space.

## 7.9 BUILT FORM

Solar access planes have been determined to preserve appropriate solar access to public open spaces and adjacent residential sites all year round. Proposed heights have been determined principally on the basis of retaining solar access at the following key locations:

- Gore Hill Park  
No additional overshadowing of the playing surface of Gore Hill Oval between 10.00 am and 2.00 pm on any day of the year.
- Major On-Site Public Open Spaces  
Each of the following major on site public open spaces will maintain a minimum area of 40% in direct sun, averaged between the hours of 12.00 pm and 2.00 pm year round.
  - Heritage Precinct 3
  - Precinct 7 Park
  - Precinct 4 Plaza
- Properties on the eastern side of Herbert Street  
Key living spaces within residential developments on the eastern side of Herbert Street will not be overshadowed between 10.00 am and 3.00pm above AHD 92.

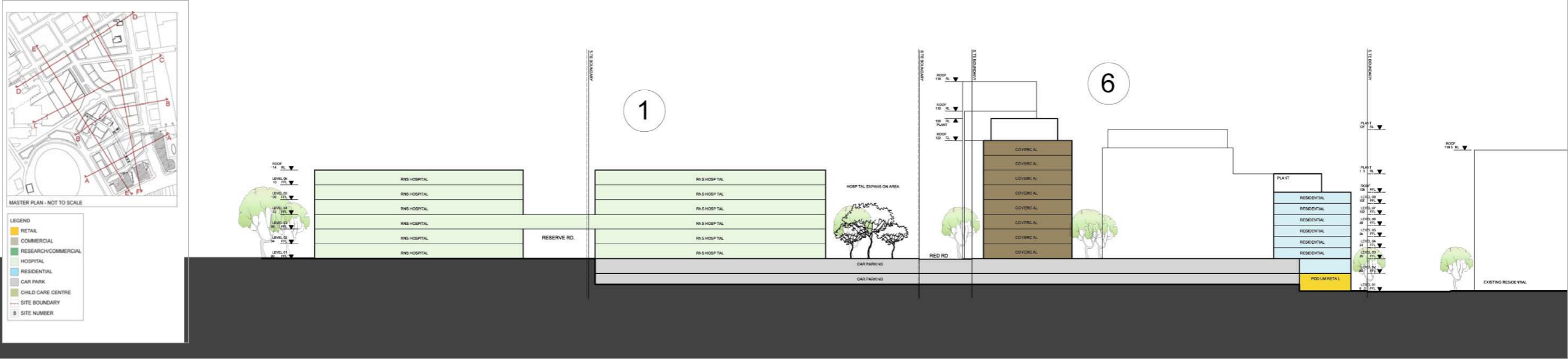
The height of buildings will not exceed those indicated in the following height plan (Figure 40).



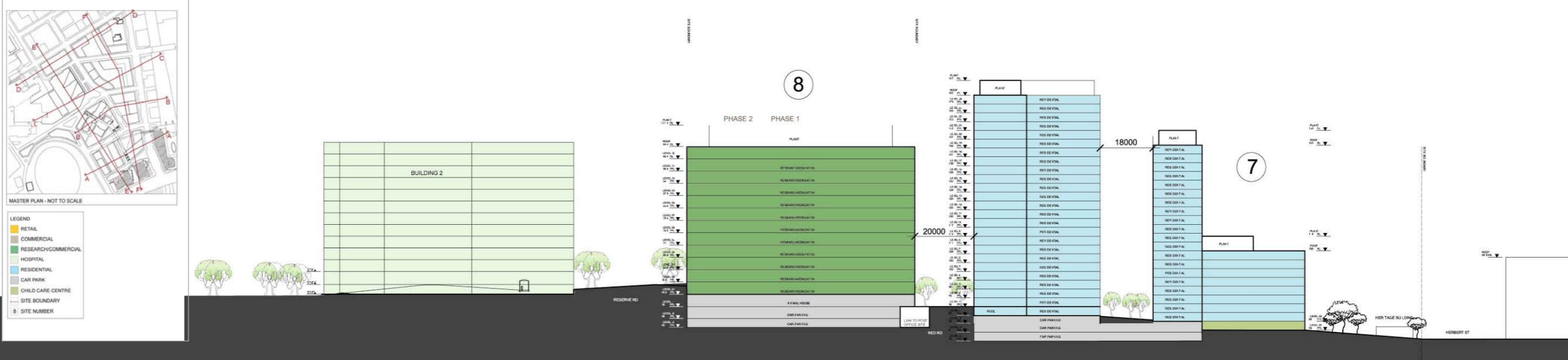
Sections through indicative building envelopes reflecting the illustrative master plan (see Section 7.1) are included below. These indicate the built form outcomes that could arise in response to the combined effect of the above height planes and the GFA allowances for each precinct specified at Section 7.5.



Section CC



Section DD



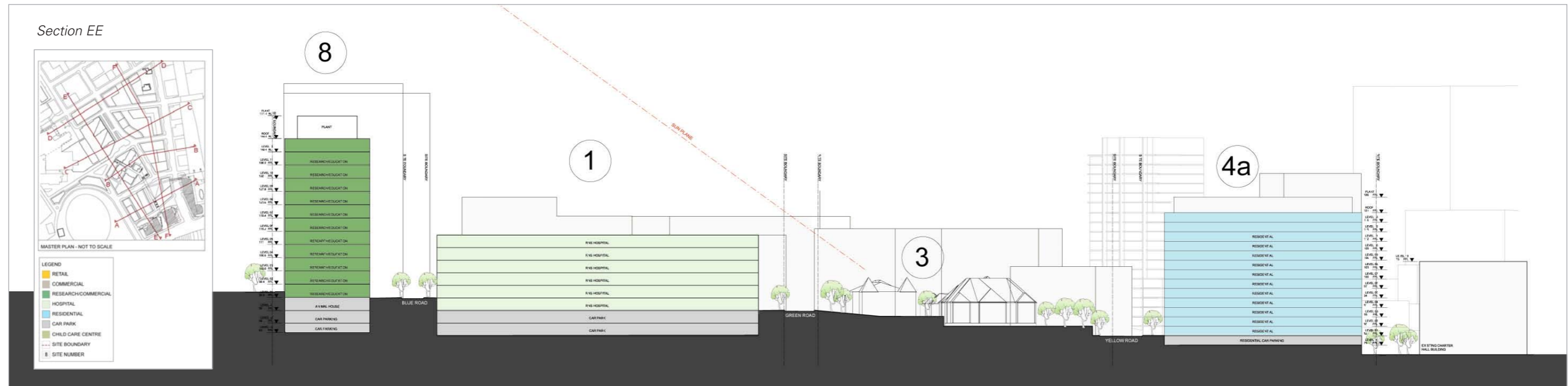


Figure 41: Illustrative site sections AA-FF, prepared by Cox Richardson