

Sir Moses Montefiore Jewish Home, Randwick

Landscape Design Statement: In support of the Concept Plan and Stage 1 Project Application

INTRODUCTION

Montefiore Jewish Home is responding to the national shortfall in aged and dementia care in Australia by extending their facility on the Randwick campus to provide additional aged self-care units, new dementia beds, an extension to the wellness centre and a new childcare centre to replace the existing centre. This design statement is in support of that application.

This design statement is for the Concept Plan that covers the entire site. As there is some staging of the works, the statement makes reference to some temporary landscapes.

OCULUS' BACKGROUND WITH THE PROJECT

OCULUS was engaged in 2002 to provide landscape consultancy services for the first stage of the development of the Home. The engagement consisted of concept design and Development Application; design development, tender and construction drawings; and construction supervision. During the period of that engagement OCULUS gained an understanding of the mission of the Home and the way that the landscape can contribute to the fulfilment of that mission.

The residents of the Montefiore Jewish Home are people who will spend the final stages of their lives being cared for in a dignified and respectful environment. This environment includes access for ambulant and non-ambulant as well as cognitively impaired people to gardens and courtyards. The Home and consultant teams approach to the first stage for the development was to elevate the provision of aged care from an institutional approach to that of an acknowledgment that this place will be the final home for the residents. The design approach was domestic in scale and a rejection of an institutional typology. This approach also fit into the residential streetscapes of Dangar and King Streets.

EXISTING CAMPUS LANDSCAPE AND CONTEXT

The site is located in a residential area that combines medium density developments alongside semi and fully detached dwellings. The site falls from a high point on the corner of King and Dangar Street just over nine metres to the culvert midway along the western boundary of the site. The three streets that bound the site are all significantly higher than the culvert level and this level change allows for additional floor levels, invisible from the surrounding streets, to be nestled into the site.

A small group of shops is located on the corner of King and Church Streets directly across from the south-eastern corner of the site.

CURRENT PROPOSAL AND LANDSCAPE DESIGN INTENT

The broad design philosophy is to build on the positive attributes of the first stage works to further enhance the site. The gardenesque environment of the Home that was created through the placement and design of internal courtyards and external garden spaces with detailed plantings and high quality finishes will again feature in the second stage. Throughout the grounds of the Home accessible walkways and ramps provide the opportunity for residents, staff and visitors to walk safely and securely. These paths will again feature in the next stage of the development.

The concept plan architectural proposal includes the construction of two new wings that extend from the existing hydrotherapy and wellness centre wing and a new childcare centre with self care units above to be located on the western side of the site. The existing open car park and temporary fencing along Dangar Street will be replaced by an aged care building. The demolition of the existing childcare centre will allow for the internal north-south street that egresses onto King Street to be straightened.

A retail area will be located near the corner of Dangar and King Streets across from the King Street shops. The additional shops and associated urban plaza will increase commercial activity in this area helping to improve the commercial viability of the existing shops.

PERIMETER SPACES

The landscape adjacent to the residential units that address Dangar Street will be designed as a soft landscape buffer between the building and boundary and will include two paved terraces that will provide sheltered, sunny outdoor spaces for residents to enjoy the gardens. The existing Dangar Street landscape north of the entry will be complemented by continuing the line of large trees south to King Street with dense understorey plants. The plantings of hedges, trees and understorey will resemble those to the north of the main driveway.

The landscape along the King Street boundary will be a planted space. The fence line will remain in the existing location and as much of the planting along the fence between the existing building and the driveway will be retained.

RETAIL PLAZA

One of Randwick Council's conditions of the previous Master Plan was the inclusion of a small retail area and public open space on the south-eastern corner of the site across from the existing retail on King Street as a terminus for Church Street. This has been included in the proposed Concept Plan and will be part of the Stage 1 development.

The success of the plaza and adjoining retail will be determined by the potential of attracting the surrounding community to the space. The design of the plaza has been carefully considered to ensure that there is a meaningful transition from the Dangar Street residential frontage to the retail plaza; that there is a smooth transition from the streets into the plaza; that the levels between the existing day care entry and the plaza are rationalised; that the plaza proportions allow for the retail within the site to address the street; and that there is sufficient space so that tree planting can occur without reducing solar access.

INTERNAL STREETS

The north-south internal street will be realigned to remove the kink and better address King Street. This will necessitate the relocation of the vehicle crossover but will not result in the removal of any of the street trees. The edge of this street will be landscaped with street trees and street lights. Lighting will comply with AS4282 on The Control of the Obtrusive Effects of Outdoor Lighting.

GARDENS

The garden to the west of the Hydrotherapy pool will be demolished and redesigned as the main entrance to Block E. The existing trees in the garden will be either relocated or replaced.

COURTYARDS

The courtyards on lower ground and ground levels of Blocks D and E will add to the Campus' series of internal courtyards. Like the courtyards in Block A, these courtyards will provide secure passive recreation space for elderly and cognitively impaired residents. The courtyard at lower ground level located between Blocks C and E adjacent to the Wellness and Hydrotherapy Centres will provide a resort-style outdoor space with small water feature, outdoor seating and lounges set amongst planting. The existing terrace to the west of Block C will be retained with a new courtyard provided to the north of this at ground level.

It is not feasible to step the concrete slab to provide soil depth in the courtyards so all planting will be in raised planters. The planter walls will be nominally 450mm high to provide informal seating in the courtyard. The planters will be sized to allow soil to be mounded up to 600mm depth in the areas where tree will be planted.

TERRACES

There will be an outdoor terrace on Level 4 of Block D to provide some respite space and a viewing area. The terrace will incorporate paving, seating and raised planter beds. Balconies are also planned for Blocks E (levels 1-5) and F (levels 1-3) and the latter will also have private courtyards at lower ground level – these will be located on the north, east and west sides of these buildings to maximise the resident's access to sunlight.

CHILDCARE

An outdoor play area with shade structures will form part of the childcare centre in Block F on the western boundary. It will incorporate play equipment for supervised play. This part of the site is sloped in two directions – both grading down along the boundary and grading from the building towards the boundary. To create a useable outdoor play space, the play area will be a terrace with the retaining wall setback from the boundary by at least three metres. The retaining wall will be raised to form both an acoustic barrier and a balustrade.

Fastigate trees (*Elaeocarpus Eumundii*) and a Lily Pilly hedge to match the hedge around the perimeter of the existing development will screen the retaining wall from the neighbouring property.

EXISTING TREES AND LANDSCAPE

Randwick Council's Tree Preservation Order defines a tree as being:

- Height - greater than or equal to 6m;
- Canopy breadth - greater than or equal to 4m;
- Trunk diameter at 1m above ground level - greater than or equal to 1m.

There are a number of *Lophostemon confertus* in the parking lane on King Street that will be retained and protected during the construction phase. Protection will consist of parawebbing to prevent contractors from stockpiling construction or landscape material or debris within the canopy line of the trees. This will also prevent vehicles from parking or travelling over the root zones of existing trees. No other trees that fall under Council's definition are affected by this proposal.

During the first construction phase in 2006 a number of street and garden trees were planted as a part of the development. None of the trees planted at this time have grown to the dimensions specified under the TPO. However, the trees were shown on the approved Development Application and their installation formed part of the Development Consent. The Concept Plan proposal requires that six Magnolia 'Exmouth' on the internal driveway, 12 Plumerias in the Wellness Garden and nine Plumerias in the area west of the Wellness Garden will be removed or re-located as part of the works. There are also five Melias that will need to be removed.

The development will alter the stormwater arrangement for the site – refer to Emerson Associates Design Report for the Stormwater Drainage Concept Plan. With regard to the landscape, the main impact for the stormwater alteration concerns the planted detention basin and the associated circulation system. Although the planted detention basin remains largely intact, the southern edge of it will be moved north cutting off the perimeter path. It should be noted that this path system was established primarily as a security measure and as such would ideally be linked to a new path extension that allows security to monitor the whole of the western boundary. The path will therefore be reconfigured to connect the western boundary with the north-south driveway (from King Street) at both the east-west driveway and the King Street perimeter.

PERIMETER FENCE

The 1.8m high palisade perimeter fence that was designed and installed during the previous stage of development is again proposed as the perimeter fence. Due to the halt to the development of the Synagogue and Function Centre, a temporary black cyclone fence was installed from the Dangar Street driveway south to King Street and west to the Day Care Centre. This fence will be replaced on the Dangar Street frontage by the palisade perimeter fence and setback from the boundary by one metre to match the northern street frontage. Dense plantings will again screen the fence and provide privacy to the residents of the Home. The existing palisade fence on King Street will be re-installed in the existing location.

The semi-public plaza space that is activated by the proposed retail wing will not be fenced.

IRRIGATION

The first stage of the development was fully irrigated by a drip irrigation system that utilised recycled water with a mains backup. The system was based on an irrigation ring main that lies inside the perimeter of the site. All new plantings on deep soil will be irrigated with a combination of recycled and mains water. Plantings in the internal courtyards and the terraces associated with the dementia wings will be irrigated with a mains water drip system.

PLANTING

The following plant schedule is based on the plant schedule for the first stage of the development of the Home. It is the intention to continue the theme only altering plant selection for horticultural reasons. Plant species selections and planting has been designed to create a rich sensory experience through form, texture, colour, sound and scent.

INDICATIVE PLANT SCHEDULE**STREETS**

<i>Species</i>	<i>Common Name</i>	<i>Size</i>	<i>Spacing</i>	<i>Height</i>	<i>Spread</i>
<i>Trees</i>					
<i>Lophostemon confertus</i>	Brushbox	200l	8m	2.5m	1.2m
<i>Pyrus ussuriensis</i>	Manchurian Pear	400L	8m	3.5m	1.5m
<i>Shrubs</i>					
<i>Syzygium 'Select Form'</i>	Dwarf Lilly Pilly	25l	900mm	1.5m	800mm
<i>Perennials and Groundcovers</i>					
<i>Dietes grandiflora</i>	Dietes	5L	400mm	500mm	300mm
<i>Doryanthes excelsa</i>	Gynea Lily	25L	800mm	600mm	500mm
<i>Gazania tomentosum 'Silver Beauty'</i>	Silver Gazania	2.5L	300mm	100mm	250mm
<i>Osteospermum fruticosum</i>	African Daisy	2.5L	400mm	200mm	300mm
<i>Phormium tenax 'Purpurea'</i>	Purple Flax	25L	900mm	1.0m	1.0m

INTERNAL STREETS

<i>Species</i>	<i>Common Name</i>	<i>Size</i>	<i>Spacing</i>	<i>Height</i>	<i>Spread</i>
<i>Trees</i>					
<i>Magnolia 'Exmouth'</i>	Evergreen Magnolia	200l	8m	2.5m	1.2m

COURTYARDS ON STRUCTURE

<i>Species</i>	<i>Common Name</i>	<i>Size</i>	<i>Spacing</i>	<i>Height</i>	<i>Spread</i>
<i>Trees</i>					
<i>Lagerstroemia indica</i>	Crepe Myrtle	200L	6m	2.5m	1.2m
<i>Magnolia 'Little Gem'</i>	Dwarf Evergreen Magnolia	200L	4m	2.5m	1.2m
<i>Plumeria rubra 'acutifolia'</i>	Frangipanni	100L	6m	2m	1.5m
<i>Pyrus calleryana 'Bradford'</i>	Callery's Pear	200L	5m	3.5m	2.5m
<i>Shrubs</i>					
<i>Camellia sasanqua 'Jennifer Susan'</i>	Pink Camellia	45l	600mm	1.5m	800mm
<i>Fuschia 'Thalia'</i>	Shrub Fuschia	5L	450mm	400mm	300mm
<i>Gardenia augusta 'Magnifica'</i>	Gardenia	25L	600mm	600mm	500mm
<i>Murraya paniculata</i>	Orange Jessamine	25L	600mm	600mm	500mm
<i>Rosmarinus officianalis</i>	Rosemary	5l	500mm	400mm	200mm
<i>Perennials and Groundcovers</i>					
<i>Arthropodium cirratum</i>	Renga Renga Lily	5L	400mm	350mm	250mm
<i>Aspidistra elatior</i>	Cast Iron Plant	5L	400mm	400mm	250mm
<i>Clivea miniata</i>	Kaffir Lily	2.5L	500mm	100mm	200mm
<i>Colocasia esculenta 'Black Magic'</i>	Black-leafed Taro	5L	500mm	500mm	200mm
<i>Ctenanthe 'Silver Dust'</i>	Ctenathe	5L	500mm	500mm	300mm
<i>Liriope 'Evergreen Giant'</i>	Giant Liriope	2.5L	250mm	300mm	200mm
<i>Neoregelia sp.</i>	Bomeliad	5L	350mm	300mm	300mm
<i>Nepeta x faassenii 'Six Hills Giant'</i>	Cat Mint	2.5L	300mm	200mm	200mm
<i>Pollia crispata</i>	Pollia	2.5L	300mm	150mm	250mm
<i>Viola hederacea</i>	Native Violet	2.5L	250mm	100mm	200mm
<i>Viola odorata</i>	Sweet Violet	2.5L	250mm	100mm	200mm
<i>Zephyranthes candida</i>	Windflower	2.5L	250mm	250mm	250mm
<i>Herbs</i>					
<i>Mentha x piperita</i>	Mint	125mm	200mm	100mm	100mm

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<i>Origanum vulgare</i>	Oregano	125mm	200mm	100mm	100mm
<i>Rosmarinus 'Blue Lagoon'</i>	Prostrate Rosemary	125mm	200mm	100mm	100mm
<i>Salvia officinalis</i>	Sage	125mm	200mm	100mm	100mm
<i>Thymus vulgaris</i>	Thyme	125mm	200mm	100mm	100mm
<i>Climbers</i>					
<i>Stephanotis floribunda</i>	Wax flower	25L	750mm	1.2m	400mm
<i>Trachelospermum jasminoides</i>	Chinese Star Jasmine	45L	750mm	1.2m	400mm

RETAIL PLAZA

<i>Species</i>	<i>Common Name</i>	<i>Size</i>	<i>Spacing</i>	<i>Height</i>	<i>Spread</i>
<i>Trees</i>					
<i>Olea Europea</i>	Olive	100L	6m	2m	1.2m
<i>Citrus limon 'Meyer'</i>	Meyer Lemon	100L	n/a	2m	1.2m

DEEP SOIL PLANTING

<i>Species</i>	<i>Common Name</i>	<i>Size</i>	<i>Spacing</i>	<i>Height</i>	<i>Spread</i>
<i>Trees</i>					
<i>Agathis robusta</i>	Smooth Bark Kauri	200L	N/A	3.0m	1.0m
<i>Angophora costata</i>	Argyle Apple Gum	600RCP	8m	3.5m	1.5m
<i>Banksia serrata</i>	Old Man Banksia	25l	1.75m	1.5m	600mm
<i>Cupaniopsis anacardioides</i>	Tuckeroo	200L	5m	3.5m	2.5m
<i>Eucalyptus haemostoma</i>	Scribbly Gum	400RCP	7m	1.8m	1.0m
<i>Eucalyptus robusta</i>	Swamp Mahogany	400RCP	7m	1.8m	1.0m
<i>Ficus rubiginosa</i>	Port Jackson Fig	100L	N/A	1.8m	1.0m
<i>Prunus 'Mt Fuji'</i>	White Weeping Cherry	200L	5m	3.0m	1.5m
<i>Robinia pseudoacacia 'Frisia'</i>	Golden Robinia	200L	8m	3.0m	1.0m
<i>Shrubs</i>					
<i>Acacia ulicifolia</i>	Prickly Moses	2.5L	400mm	300mm	200mm
<i>Austromyrtus 'Blushing Beauty'</i>	Red-leafed Austrimyrus	25L	600mm	1.0m	600mm
<i>Banksia ericifolia</i>	Heath Banksia	2.5l	500mm	600mm	400mm
<i>Berberis 'Little Favourite'</i>	Dwarf Purple Berberis	25L	500mm	600mm	500mm
<i>Callistemon 'Firebrand'</i>	Dwarf Bottle Brush	2.5l	400mm	400mm	200mm
<i>Callistemon 'White Anzac'</i>	White Bottle Brush	2.5l	400mm	400mm	200mm
<i>Correa alba</i>	White Correa	5L	500mm	400mm	200mm
<i>Duranta 'Sheena's Gold'</i>	Golden Duranta	25L	600mm	1.0m	600mm
<i>Viburnum 'Emerald Lustre'</i>	Viburnum	25L	900mm	1.0m	600mm
<i>Westringia fruticosa</i>	Coastal Rosemary	5l	600mm	400mm	200mm
<i>Ferns</i>					
<i>Asplenium australasicum</i>	Birds Nest Fern	5L	500mm	400mm	300mm
<i>Blechnum cartilagineum</i>	Rasp Fern	2.5L	300mm	200mm	200mm
<i>Perennials and Groundcovers</i>					
<i>Agave attenuata</i>	Blue Agave	25L	400mm	400mm	400mm
<i>Ajuga reptans 'Caitlin's Giant'</i>	Giant Bugle	2.5L	300mm	150mm	250mm
<i>Alpinia zerumbet</i>	Shell Ginger	5L	500mm	500mm	300mm
<i>Alternanthera dentata</i>	Purple Alternanthera	2.5L	400mm	200mm	200mm
<i>Bergenia hybrid</i>	Begenia	2.5L	300mm	250mm	200mm
<i>Canna 'Tropicanna'</i>	Canna Lily	5L	400mm	500mm	200mm
<i>Carpobrotus glaucescens</i>	Native Pig Face	2.5L	500mm	100mm	200mm
<i>Dianella caerulea</i>	Paroo Lily	2.5L	400mm	300mm	200mm
<i>Doryanthes palmeri</i>	Giant Gynea Lily	75L	1.8m	1.5m	1.5m
<i>Echium fastuosum</i>	Pride of Madeira	5L	500mm	500mm	300mm

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<i>Hardenbergia violacea</i>	Happy Wanderer	Tube	600mm	200mm	400mm
<i>Hemerocallis sp.</i>	Daylily	5L	300mm	500mm	500mm
<i>Hibbertia scandens</i>	Snake Vine	2.5L	600mm	200mm	400mm
<i>Hymenocallis speciosa</i>	Spider Lily	5L	450mm	400mm	200mm
<i>Lomandra longifolia</i>	Mat Rush	2.5l	400mm	400mm	300mm
<i>Myoporum parvifolium</i>	Creeping Boobialla	2.5L	500mm	200mm	300mm
<i>Phormium cookianum</i>	N.Z. Flax	25L	500mm	700mm	700mm
<i>Phormium tenax 'Maori Maiden'</i>	Dwarf Red Flax	2.5l	400mm	400mm	300mm
<i>Sanseveria trifasciata 'Variegata'</i>	Variegated Tongue Plant	5L	300mm	400mm	200mm
<i>Zantedeschia aethiopica 'Green Goddess'</i>	Green Arum Lily	5L	400mm	500mm	200mm

WESTERN PERIMETER PLANTING

<i>Species</i>	<i>Common Name</i>	<i>Size</i>	<i>Spacing</i>	<i>Height</i>	<i>Spread</i>
<i>Trees</i>					
<i>Elaeocarpus 'Eumundii'</i>	Eumundi Ash	200l	n/a	3.0m	1.0m
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	200l	n/a	3.0m	1.25m
<i>Shrubs</i>					
<i>Acacia sophorae</i>	Wattle	5L	800mm	600mm	400mm
<i>Dodonaea viscosa 'Purpurea'</i>	Purple Hop bush	5L	600mm	1.0m	400mm