CARDINAL FREEMAN VILLAGE Supporting Documentation



Landscape Design Statement

Prepared by Jane Irwin Landscape Architecture





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AEVUM CARDINAL FREEMAN VILLAGE, ASHFEILD AGED CARE HOUSING

LANDSCAPE ARCHITECT'S STATEMENT

INTRODUCTION

This report has been prepared by Jane Irwin Landscape Architecture to accompany a development application for redevelopment of the Village Green precinct within Cardinal Freeman Village. The proposed landscape design, described within this document is a result of a detailed analysis of the external environment, including vegetation, levels, pathways and provision of parking and access.

The proposed landscape is the result of a holistic design approach that seeks to balance the requirements for accommodation and circulation with enhancement of the existing landscape character.

We have been working in conjunction with Hill Thalis Architecture and Urban Design coordinating the architecture and landscape design, Whipps Wood Consulting to ensure drainage and overland flow has been coordinated, Earthscapes to establish the health of, and minimise potential risk to existing trees, and Greengate Partnership who have been managing all aspects of the project.

EXISTING SITE

The subject site, Village Green precinct, is within the larger Cardinal Freeman Village site, located on Victoria Street Ashfield. The Village has a framework of mature trees, including Camphor Laurel, Fig, Spotted Gum and Paperbark that define the internal streets, and contribute to the quality and character of the external environment. The landscape design seeks to retain the significant larger trees as a landscape framework. An evaluation of existing trees has been carried out by Earthscapes.

The existing external environment of the precinct is made up of a series of poorly used landscape spaces that are defined by the building layout, and connected by a network of minor paths, most of which do not meet current standards for disability access. There are few spaces that provide a positive contribution to community life, or offer opportunities for recreation and socialisation. The exception to this is the terrace and lawn outside the café, which is a well used social space.

The focus of the precinct is a very large Ficus rubiginosa, which is visible from most parts of the site, and which forms the central visual element for the Victoria Street entrance. Under this tree are crowded a variety of trees, palms and tall shrubs, and discontinuous ground cover planting.

DESIGN OBJECTIVES

Design of the landscape for this precinct areas is based on the following objectives, taken from the Urban Design Study and Concept report:

Urban context

- Retain and reinforce the strong public domain interface of walls, fences, gateways and boundary trees, that define the block of the village within the framework of streets;
- Retain and where possible, highlight the features the significant trees and buildings, that 'mark' the village within it's urban setting;



- Ensure that gateways for vehicles and pedestrians are clearly defined, to encourage physical interaction between the village and the surrounding areas;
- Use landscape to create character within the streetscape context.

Social Context

- Encourage casual socialisation through site design, with activity points along paths, and by creating the potential to meet and greet neighbours;
- Enhance privacy to units without compromising safety or views out;
- Enhance the sense of entry and arrival at communal entrance points;
- Encourage use of outdoor areas by providing a range of use areas and spatial types, catering for diverse activities and group sizes;
- Design for activities specific to Seniors.

Site Character

- Respond to the scale of the buildings and site by creating a framework of larger trees, but include gardens of domestic scale to enhance the residential character;
- Create different experiences, and recognisable territories within the site by using a variety of different planting types, colours, textures, and scents and using seats to identify a place or destination and reinforcing the communal accessibility of the gardens;
- Respect and enhance the defining character of the village, including preservation of mature and significant trees;
- Respond to, and build on, the heritage features, particularly in the curtilage of the Chapel building;
- Recognise the cultural landscape created by the existing village occupants in small scale plantings in the gardens;

Access and circulation

- Rationalise paths and streets to improve circulation and maintenance;
- Create a network of accessible, comfortable and safe pedestrian links that are a pleasure to use;
- Ensure that all social and community facilities and spaces are accessible, and where possible integrate access for disabled within the main paths of travel;
- Legible links, sightlines and landmarks to allow easy orientation and navigation

Environmentally Sensitive Design

- Employ low maintenance, hardy, indigenous species where appropriate to the visual and physical environment;
- Utilise rainwater reticulation for landscape irrigation, and direct runoff to landscape areas to encourage infiltration and cleaning of stormwater;
- Restrict irrigation to contained or rooftop landscapes, and promote the use of sub-soil drip irrigation systems with automated timers and rainwater/soil moisture sensor control override in those areas.
- Retain existing features where possible, recycle or re use materials from site;
- Maintain or improve deep soil planting.

CPTED

• Design of circulation systems and external spaces to conform to the principles of Crime Prevention Through Environmental Design.

THE DESIGN

Landscape design aims to enhance the landscape qualities of the larger site and immediate building surrounds, while creating a network of community and private outdoor spaces connected by generous accessible paths. The major community space will be the village green, which creates a generous landscape curtilage for the

chapel, and retains the Ficus in an enhanced landscape environment. This central green is supplemented by a series of spaces of varying scale and character, described below.

Village green

This is the major community landscape space that forms a visual and social focus for the whole site. The green flows from the terrace of the chapel, opening views to the chapel and giving emphasis to this important heritage feature. The green contains a wide flat lawn area suitable for informal croquet or boules, with an upper viewing edge formed by gentle terraces in the grass, and surrounded by a simple landscape of groundcover planting and trees. A small child's play area is included on the upper edge, in the shade of existing trees. These activity areas are overlooked by the chapel and café terraces, promoting a sense of inclusion and liveliness.

Small Social Spaces

There are a series of courtyards and terraces associated with community buildings that allow for small gatherings and casual socialisation. The café and the chapel include paved terraces with views over village green, allowing outdoor dining and catering for casual socialisation or organised events. These spaces will be hard paved to accommodate constant use, and shaded with planted pergolas. The chapel terrace is part of a wider paved area that also serves the community activity rooms.

A courtyard to the south of the administration building provides a contained and sheltered communal space, which will accommodate small informal groups, and more intimate gatherings. It can be a place to meet or to retreat. In summer it will be a cool shady space away from the more active areas.

Structuring Landscape

Landscape treatments that define entries, pathways and major destinations to create a strong framework and enhance legible movement through the site. This category includes the internal street from Queen Street to Victoria Street, and the main accessible path to the chapel terrace. Other pathways are less defined to emphasise a hierarchy of movement through the site.

There is an existing pathway running between the existing south west precinct and the redeveloped village green precinct that will require minor alteration to levels and layout to make it accessible. The upgrading of this pathway offers opportunities to enhance existing pathside landscape: including communal garden space and that defines small private gardens.

Private Gardens

The design proposes small scale spaces attached to living units that provide opportunities for making gardens, and that articulate the site landscape to create a domestic scale. Where possible, ground floor units are provided with terraces and a small landscape space, sometimes large enough to define territory, but in most cases defining an area of garden and providing privacy.

General

Overall, the design proposes a simple approach to planting. Mature trees which are a part of the larger landscape of the site have been retained to ensure continuity of the site framework. The next level of planting provides screening to terraces and individual units, as well as anchoring the buildings within the landscape. Planting beds around the buildings will contain a detailed mix of species, intended to add colour, interest and fragrance.

Generally, a mixture of native and exotic planting has been proposed. The selection will include many of the species selected for the landscape strategy associated with the redevelopment of Buildings A and B, to ensure a consistency of landscape character through the site, and to continue elements of the existing gardens that may be familiar to residents, into the new landscape. Small gardens associated with particular units, or located close to buildings will provide opportunities for residents to create individual gardens.

Native and locally indigenous species will supplement the planting palette, for hardiness and biodiversity. These plants will be used particularly for broad areas of planting, where low maintenance and water use are primary considerations.

Signage will be tied to an overall site strategy, with wayfinding signage at the street intersection, and individual block signage at the entrances and car park. Signage at block entrances should identify units within each, supplemented with individual unit numbering at unit entrances.

Main access paths and approaches should be well lit, using bollard or pole lighting spaced at adequate distances to allow facial recognition. The access path and terraces on the western side of Building F should be defined with low level lighting, allowing safe passage through without shining into windows. Entrances to buildings and communal gardens to be identified through lighting, preferably with wall mounted light fixtures. Planting in public areas should not create potential hiding spaces or restrict passive surveillance.







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Cardinal Freeman Village Village Precinct 137 Victoria Street, Ashfield

For Aevum Ltd

TITLE LEVELS AND FINISHES ISSUE SCALE DATE DRAWN CHECKED: - 1:250 08,10,09 DH/LC JI DWG NO LO2





TITLE LANDSCAPE PLAN ISSUE SCALE DATE DRAWN: CHECKED: B 1:250 05.03.10 DH/LC JI DWG NO

PLANTING SCHEDULE		
Species	Common Name	Mature Height
Trees		
Acet rubrum 'October Glory'	Japanese Maple	12-15 metres
Bauhinia variegata	Orchid Tree	6-12 metres
Corymbia citriodora	Lemon-scented Gum	50 metres
Jacar anda mimosifolia	Jacaranda	5-15 metres
Lagerstroemia indica	Crepe Myrtle	5-10 metres
Magnolia denudata	Yulan Magnolia	6-10 metres
*Melaleuca quinquenervia *Stenocarpus sinuatus	Broad Leaved Paperbark Fire Wheel Tree	9-12 metres
Tibouchina lepidota 'Alstonville'	Tibouchina	6-10 metres
Planting Type 1 - Central Courtyard Planting (Shade)	11	
Anemone x hybrida	Japanese Anemone	1.2 metres
Arthropodium cirratum	Renga Renga Lily	0.6 metres
Helleborus niger	Black Hellebore	0.38 metres
Heuchera sp.	Coral Bells	0.2 metres
Pectranthus argentatus	Silver Spurflower	0.3 - 0.45 metres
Sir Walter Buffalo	Turf	0.01 metres
Viola høderacea	hy-leaved Violet	0.15 metres
Planting Type 2 - Low Shrub Planting (Shade)		
Acanthus mollis	Bear's Breeches	1.8-2.4 metres
Arthropodium cirratum Archidistra aladia	Renga Renga Lily	0.6 metres 0.6-0.9 metres
Aspidistra elatior Calathea zebrinus	Cast Iron Plant Zebera Rant	0.12 metres
Ctentantha 'Silver-Marcon'	Never-never Plant	0.9 metres
Ctenanthe oppenheimiana	Never-never Plant	0.9 metres
'Cyathea cooperi	Lacey Tree Fern	5 metres
Dicisonia antartica	Soft Tree Fern	5 metres
Eupatorium megalophyllum	Bartlettina sordida	1.2 - 1.8 metres
Banthemum nervosum	Blue Branthemum	1.3 metres
Pectranthus argentatus	Silver Spurflower	0.3 - 0.45 metres
Planting Type 3 - Feature Shrub Planting		
^Acadia cognata	Limelight	1 metre
Camellia sasangua ' Paradise Little Leanne'	Sasangua camellia	1 mete
'Eerrophila nivea	Silly Fernophila	1-1.5 metres
Hydrangea quercifolia	Calleaf Hydrangea	1 metre
bora coccinea	Rame of the Woods	1.2-2 metres
Loropetalum chinense	Chinese Fringe Flower	3.6 metres
Mactaya bella	Forest Bell Bush	1.8 - 2.4 metres
Panting Type 4 - Native Shrub Panting		
Acadia suaveolens	Sweet Scented Wattle	1-3 metres
"Callistemon citrinus ' Reeves Pin I'	Pink Bottlebrush	2 metres
Biostemon australasius	Long Leaf Wax Rower	2 metres
"Grevillea 'Coastal Sunset"	Orange-gold flowers	0
'Grevillea 'Misty Pin I'	Pint Grevillea	3 metres
Westringia mundii Nata aimalalaidan "Dijakribaa"	Coastal Rosemary Hebe	0.4 metres 0.3 metres
"Hebe pimeleloides "Quicksilver" "Leptospermum flavescens "Cardwell"	Hebe Tea tree	U.3 metres
Leptospermum petersonii	Lemon-scented teatree	4 metres
*Lasiopetalum macrophyllum	Shrubby Velvet Bush	1-2 metres
^Persoonia pinifolia	Pine Leaf Geebung	1-1, 2metres
Planting Type 5 - Decorative Mass Planting		
Ajuga reptans	Bugleweed	0.01 metres
Artemisia ' Rowis Castle'	Mounded Artemisia	0.6 metres
Campanula poschars Iyana	Serbian Bellflower	0.15 metres
Ostus x purpureus 'Brilliancy'	Pink Rock Rose	1 metre
'Hardenbergia violacea	Palse Sars aparill	Climber
'Hibber tia riparia	Brect Guinea-flower	0.6 metres
Myoporum parvifolium	Creeping Boobialla	1 metre
Salvia leucantha	Mexican Sage	1-1.2 metres
	Cotton Lavander	0.3 metres
Santolina chamaeoyparissus Teucrium fruticans	Blue Germander	1.2 metres

* Indicates species native to Anstralia

Ctenanthe oppenheimiana

Dicsonia antartica

hill thalis

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FEATURE PAVING - CHAPEL TERRACE

TYPICAL PRIVATE COURTYARD GARDEN

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2	Lawn	PT2 - Low shrub planting (shade)
		PT2 - Low shrub planting (shade)
		PT3 - Feature shrub planting - screening
		Precast Concrete unit pavers on deco granite surrounds 300 × 150
(C)		150 × 150
	Timber Deck	PT3 - Feature shrub planting
-		

P2

— Glazed brick feature wall PT5 - Decorative mass planting	
_ P16 - Decorative mass planting _ Deciduous Feature tree Jacaranda mimosifolia	
Terrace shade structure with olimbers	concrete unit pavers with gravel surrounds in private courtyards.

Sandstone unit paving as feature in courtyard



Glazed brick feature wall

PT2 - Shade planting for _ courtyard PT3 - Shrub planting (screening)

POOL COMPLEX - EXTENSIVE GREEN ROOF

Village Precinct

For Aevum Ltd

137 Victoria Street, Ashfield













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Helleborus niger



sco grant te surround e

+ Proposed Tree



Low Sinade Planting Timber Deck RE Concrete unitpavers set in

. Tree to Retain

· Tree to Remove

Plectranthus argentatus



P2

B

P3

3

1

-

CENTRAL COURTYARD







Viola hederacea

Mackaya bella





ardenbergia violace.

Hydrangea quercifolia

- PT2 - Sunken shade garden

PT3 - Shrub planting to espond to shaded condition

PT1 - Central Courtyard — planting (shade) as understory beneath Magnoli*a*s

Three Magnolia denudata as – seasonal feature trees with distinctive colour and flowering

Precast concrete pavers in two - colour tones and a mixture of sizes

- Timber seat

Conymbia citriodora to provide scale for courtyard

- Carpark access stairs

PT3 - Shrub planting — Brick edging/retaining wal

PT3 - Shrub planting (screening)





Anemone x Hybrida





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