

CARDINAL FREEMAN VILLAGE

Supporting Documentation

Appendix AB

Landscape Design Statement

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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 Thalys 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

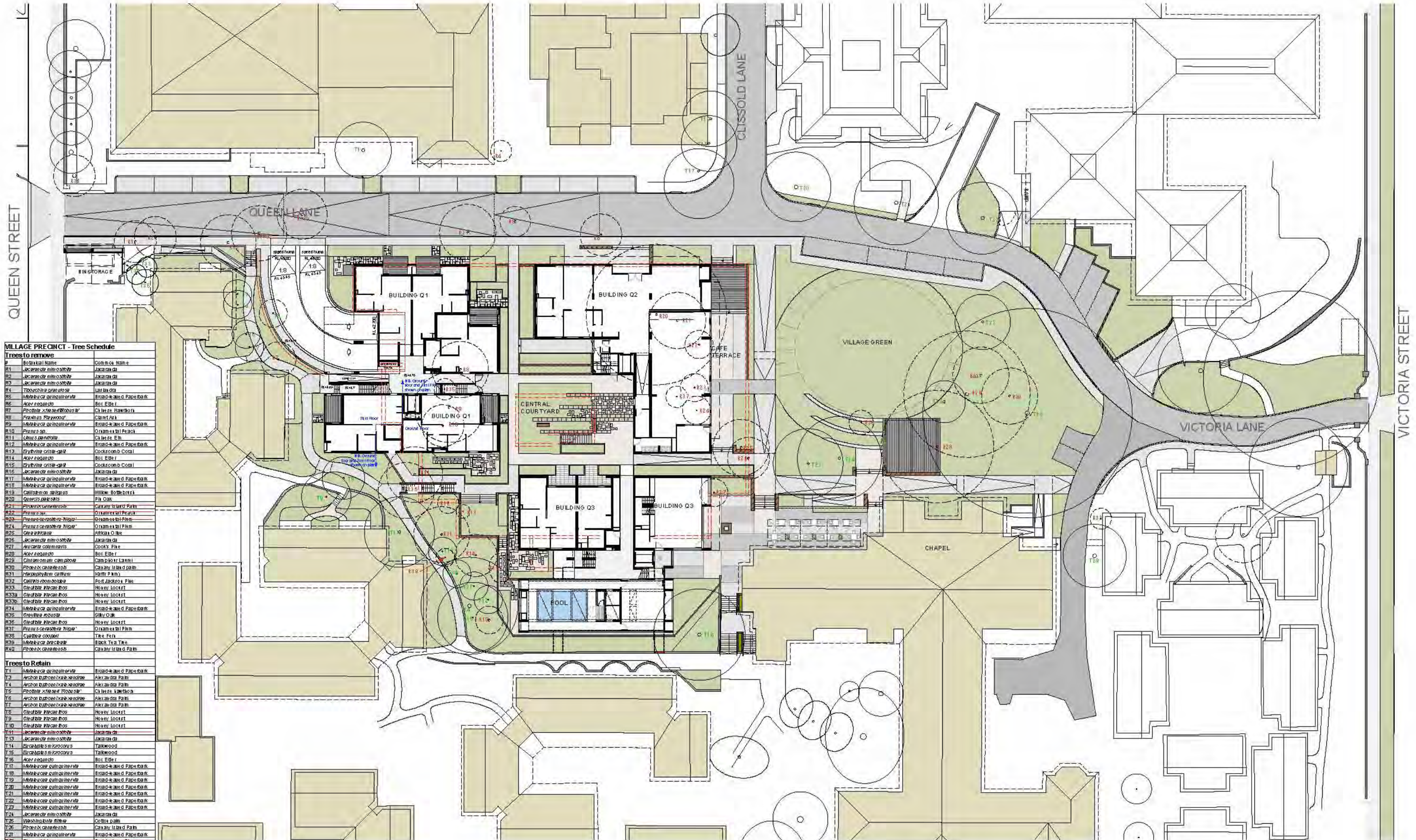
Overall, the design proposes a simple approach to planting. Mature trees which are a part of the larger landscape of the site have been retained to ensure continuity of the site framework. The next level of planting provides screening to terraces and individual units, as well as anchoring the buildings 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.



VILLAGE PRECINCT - Tree Schedule		
Trees to remove		
#	Botanical Name	Common Name
R1	Jacaranda mimosoides	Jacaranda
R2	Jacaranda mimosoides	Jacaranda
R3	Jacaranda mimosoides	Jacaranda
R4	Trochodendron araliifolium	Larrea
R5	Metelaria quinquefolia	Broad-leaved Paperbark
R6	Acer negundo	Box Elder
R7	Photinia x fraseri	Chinese Hawthorn
R8	Fraxinus pauciflora	Claret Ash
R9	Metelaria quinquefolia	Broad-leaved Paperbark
R10	Platanus sp.	Columbia Platanus
R11	Lonicera periclymenum	Claytonia
R12	Metelaria quinquefolia	Broad-leaved Paperbark
R13	Eucalyptus crassa	Cockatoo Coral
R14	Acer negundo	Box Elder
R15	Eucalyptus crassa	Cockatoo Coral
R16	Jacaranda mimosoides	Jacaranda
R17	Metelaria quinquefolia	Broad-leaved Paperbark
R18	Metelaria quinquefolia	Broad-leaved Paperbark
R19	Callistemon salignus	Willow Bottlebrush
R20	Quercus phellos	Pine Oak
R21	Phoenix canariensis	Canary Island Palm
R22	Fraxinus sp.	Claret Ash
R23	Fraxinus excelsior	Claret Ash
R24	Fraxinus excelsior	Claret Ash
R25	Quercus phellos	Pine Oak
R26	Jacaranda mimosoides	Jacaranda
R27	Aucuba cordata	Cook's Pine
R28	Acer negundo	Box Elder
R29	Callistemon salignus	Willow Bottlebrush
R30	Phoenix canariensis	Canary Island Palm
R31	Fraxinus excelsior	Claret Ash
R32	Callistemon salignus	Willow Bottlebrush
R33	Callistemon salignus	Willow Bottlebrush
R34	Callistemon salignus	Willow Bottlebrush
R35	Callistemon salignus	Willow Bottlebrush
R36	Callistemon salignus	Willow Bottlebrush
R37	Callistemon salignus	Willow Bottlebrush
R38	Callistemon salignus	Willow Bottlebrush
R39	Callistemon salignus	Willow Bottlebrush
R40	Callistemon salignus	Willow Bottlebrush
Trees to Retain		
T1	Metelaria quinquefolia	Broad-leaved Paperbark
T2	Metelaria quinquefolia	Broad-leaved Paperbark
T3	Metelaria quinquefolia	Broad-leaved Paperbark
T4	Metelaria quinquefolia	Broad-leaved Paperbark
T5	Metelaria quinquefolia	Broad-leaved Paperbark
T6	Metelaria quinquefolia	Broad-leaved Paperbark
T7	Metelaria quinquefolia	Broad-leaved Paperbark
T8	Metelaria quinquefolia	Broad-leaved Paperbark
T9	Metelaria quinquefolia	Broad-leaved Paperbark
T10	Metelaria quinquefolia	Broad-leaved Paperbark
T11	Jacaranda mimosoides	Jacaranda
T12	Jacaranda mimosoides	Jacaranda
T13	Jacaranda mimosoides	Jacaranda
T14	Jacaranda mimosoides	Jacaranda
T15	Jacaranda mimosoides	Jacaranda
T16	Acer negundo	Box Elder
T17	Metelaria quinquefolia	Broad-leaved Paperbark
T18	Metelaria quinquefolia	Broad-leaved Paperbark
T19	Metelaria quinquefolia	Broad-leaved Paperbark
T20	Metelaria quinquefolia	Broad-leaved Paperbark
T21	Metelaria quinquefolia	Broad-leaved Paperbark
T22	Metelaria quinquefolia	Broad-leaved Paperbark
T23	Metelaria quinquefolia	Broad-leaved Paperbark
T24	Jacaranda mimosoides	Jacaranda
T25	Metelaria quinquefolia	Broad-leaved Paperbark
T26	Metelaria quinquefolia	Broad-leaved Paperbark
T27	Metelaria quinquefolia	Broad-leaved Paperbark
T28	Metelaria quinquefolia	Broad-leaved Paperbark
T29	Metelaria quinquefolia	Broad-leaved Paperbark
T30	Metelaria quinquefolia	Broad-leaved Paperbark
T31	Metelaria quinquefolia	Broad-leaved Paperbark
T32	Metelaria quinquefolia	Broad-leaved Paperbark
T33	Metelaria quinquefolia	Broad-leaved Paperbark
T34	Metelaria quinquefolia	Broad-leaved Paperbark
T35	Metelaria quinquefolia	Broad-leaved Paperbark

