

# CARDINAL FREEMAN VILLAGE

Supporting Documentation

## Appendix AV

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Landscape Design Statement

Prepared by **Terras**



# cardinal freeman village ashfield

## **landscape design statement**

care precinct

PROJECT NO: 8190.5

DATE: Thursday, 03 September 2009

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date: 3/09/2009  
project no: 8190.5  
to: Greengate Property Group  
address: Level 1, 156 Gloucester Street, Sydney, NSW 2000  
attention: Elizabeth Geldres

# cardinal freeman village

## landscape design statement

care precinct - ashfield new south wales

### table of contents

1	introduction.....	3
2	landscape strategy .....	3
3	entry courtyard .....	3
4	southern courtyard .....	4
5	main courtyard .....	4
6	dementia courtyard .....	5
7	other adjoining areas .....	6
8	conclusion .....	6

#### principals:

phillip williams AILA  
steven rushworth AILA

ABN:

67 129 348 842

phone:

+61 2 4929 4926

Fax:

+61 2 4926 3069

address:

412 king st, newcastle,

[www.terras.com.au](http://www.terras.com.au)





## **1 introduction**

The following landscape design statement is an accompanying document for the Cardinal Freeman Village Care Precinct, documenting the intent and design principles for the proposal.

## **2 landscape strategy**

As outlined by the Concept Masterplan Guidelines, the intention for the Care Precinct landscape is to “maximise amenity and enjoyment for residents and visitors; make a positive contribution to quality of life without environmental or social cost, and (be) within the context of the existing landscape and urban structure” (JILA 2009 ‘Concept Masterplan Principles’ p.1).

Terras has worked with these Masterplan Principles to guide the design development of the external public domain. Importance has been placed on creating a cohesive relationship between the individual spaces, whilst at the same time allowing for each area to take on its own unique identity. In most cases this is achieved through the use of a well-defined palette of materials, textures, and plants, appropriately responding to the intended use of each area.

Furthermore, the need to reinforce the nature of this facility as a *place of residence*, was of particular importance when developing the landscape strategy. It is intended that the landscape convey a sense of ‘casual relaxedness’, typical of what you might find at someone’s home. The intent is to avoid a ‘large-scale commercial landscape’ and improve the sense of community.

## **3 entry courtyard**

As the name suggests, the Entry Courtyard is the arrival point for all visitors to the Care Precinct. Accessed off the North-South Road from Clissold Street, it is a critical component to the entire development and establishes the aforementioned ‘language’ of the site-wide landscape strategy.

The space facilitates an entry and drop-off zone for vehicles and thus requires a large portion of hard-paving. Avoiding the appearance of a typical ‘road’, the same exposed aggregate concrete is used for both the vehicle and pedestrian zones. Simple bollards separate the spaces, creating a forecourt to the main building. The paving pattern continues through the building, and helps to unify external and internal spaces.

A loose ‘carpet’ of understorey planting filters out over the paving, and helps to soften the area. Where deep soil is available, these gardens are punctuated with the white vertical trunks of the *Corymbia maculata* (Spotted Gums). These trees provide dappled shade, and help to scale the courtyard to the multi-



storey buildings that surround it. Shrub planting and stone walls provide separation between the courtyard and surrounding ground floor rooms, whilst at the same time aiming not to enclose the occupants and ensure views out are maintained.

#### **4 southern courtyard**

The paving pattern that is established in the Entry Courtyard, extends through the foyer of the building and into the Southern Courtyard, strengthening the connection this space has to the architecture. As an extension to an internal seating area and kiosk, this space will provide a tranquil and relaxing environment in which to sit and enjoy a tea or coffee.

As a shaded south-facing space, bounded by some substantial retaining walls on the southern side, the courtyard has a 'sunken' feel, which will be accentuated by tall palms and lots of shade-loving plants. The sound of water trickling down a stone-faced wall falling to a reflective pool, subtly references the rainforest floor. Palms will be up-lit to provide an interesting and usable space of an evening.

A private, screened-off courtyard is also provided as a break-out space from the adjoining meeting room, once again marrying the building to the surrounding landscape. Corten steel feature screens, help to provide this separation and add interest to the area.

Addressing the neighbouring serviced apartments that will overlook the courtyard is also an important consideration. Significant hedge and screen planting will be provided at the top of the retaining walls, affording privacy to both neighbours. In addition, as the palms mature, these canopies will eventually be visible by the apartment residents, giving them a pleasant outlook.

#### **5 main courtyard**

This courtyard extends out from the main living/dining zone on the ground floor, so it was important to consider this courtyard as a connection to the internal space. Immediately adjacent to the dining room, a large area for additional tables and chairs is provided, maximising flexibility, and giving residents the option to dine outside. A pergola with flowering climbers provides dappled shade to the area while other surrounding plants will provide visual and textural interest for the residents.

Responding to the topography, the rest of the courtyard is sited at a lower level, nestling 700mm below the alfresco area. Accessed via stairs and a ramp, the area contains an open lawn surrounded by seating and deciduous feature trees. These trees maximise solar access in cooler months while

providing sufficient areas of shade in summer. By removing a segment of the existing sandstone boundary wall, views are channelled across the lawn and out to the street. This simple but important intervention, allows residents to visually connect to their surrounding neighbourhood.

An impression of space is created when the courtyard extends along a meandering path, wrapping around the building and through trees and scented gardens, with 'nooks' in which to stop and rest. The path terminates at an open seating area, creating a 'destination' for the journey. The planting palette will provide a sensory experience, containing plants with interesting textures, colours and smells. The plants will also be common to the gardens of elderly people, once again underlining the residential nature of this community.

## **6 dementia courtyard**

Gardens help to provide the sensory stimuli necessary for patients with dementia to cure the disharmony within. The dementia courtyard will therefore be an important component to the ongoing care of the aged residents at this facility. The following list outlines the main symptoms of dementia and presents the ways that this courtyard will address the specific needs of dementia patients:

### ***Memory loss and confusion***

- A clear, clutter free and unambiguous environment

### ***Disorientation***

- Clear visual access
- Continuity from inside to outside. As per the rest of the development, the landscape is considered an extension of the building.
- However separation is required from indoor residents to the courtyard, as seeing other people coming and going agitates dementia patients.
- Screening from the Queen Street has also been considered in this regard.

### ***Impaired judgement***

- Safety and security of the patients is a key consideration to the design of this space.
- Use of non-toxic plants
- Paving is safe and continuous
- Deciduous trees are set back from paths so that fallen leaves do not create slip hazards.
- Fencing is unobtrusive and free of foot holds; Minor exits are camouflaged.

### ***Impaired insight***

- Avoiding the feel of 'imprisonment'
- Safe and secure

### ***Perceptual difficulties***

- Natural materials have been used as much as possible
- 'simple' consistent finishes avoid confusion e.g. No intricate paving patterns



- Edges and walls will contrast to paths to make for a clear and delineated path

#### ***Impaired communication/language***

- Any signage used will have simple, large print words as well as pictures to make the most of retained abilities

#### ***Behavioural changes e.g. wandering***

- Sensor activated night lighting will be installed for those who may wander in the dark and to alert any staff

#### ***Attention difficulties (starting, stopping and staying on track)***

- Simple path arrangements, figure of eight enables continual exercise with prompts and cues along the way to help direct patients
- Sheltered rest stops along the way are important and have also been integrated into the garden design. Other motivating elements such as a garden shed, tools and areas to garden are also included.

#### ***Impaired physical functioning***

- The garden makes use of raised garden beds and the paths are flat surfaces, universally accessible.

## **7 other adjoining areas**

### ***RACF/ILU Interface***

The space between the RACF and ILU buildings provides an additional exterior area to enjoy the benefits of the outdoors. A path extending from the entry courtyard will be carried out into the space, leading visitors to a quiet area to sit. Tree planting will provide a partial screen between the two buildings and provide some dappled shade to the area.

### ***Exterior Fence***

The existing sandstone fence that wraps most of the perimeter to the site will have some sections removed in order to allow palisade fencing to be inserted. This simple intervention will help to break down the monotony of the wall and provide a better address to the street.

## **8 conclusion**

As outlined in the aforementioned strategies, the landscape at Cardinal Freeman Care Precinct is intended to complement the lifestyle of those people who will reside there. Working within the masterplan objectives, a relaxed but well thought-out response to the external public domain has been established.

A unique sense of place will result from the use of an appropriate palette of materials, textures, and plants. These elements will help create a landscape character that is in keeping with the site and allow for development that sits comfortably within the surrounding neighbourhood.

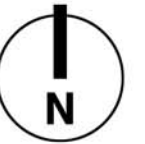


# L01





march 10

## key diagram/tree removal/soil zone

cardinal freeman village care precinct



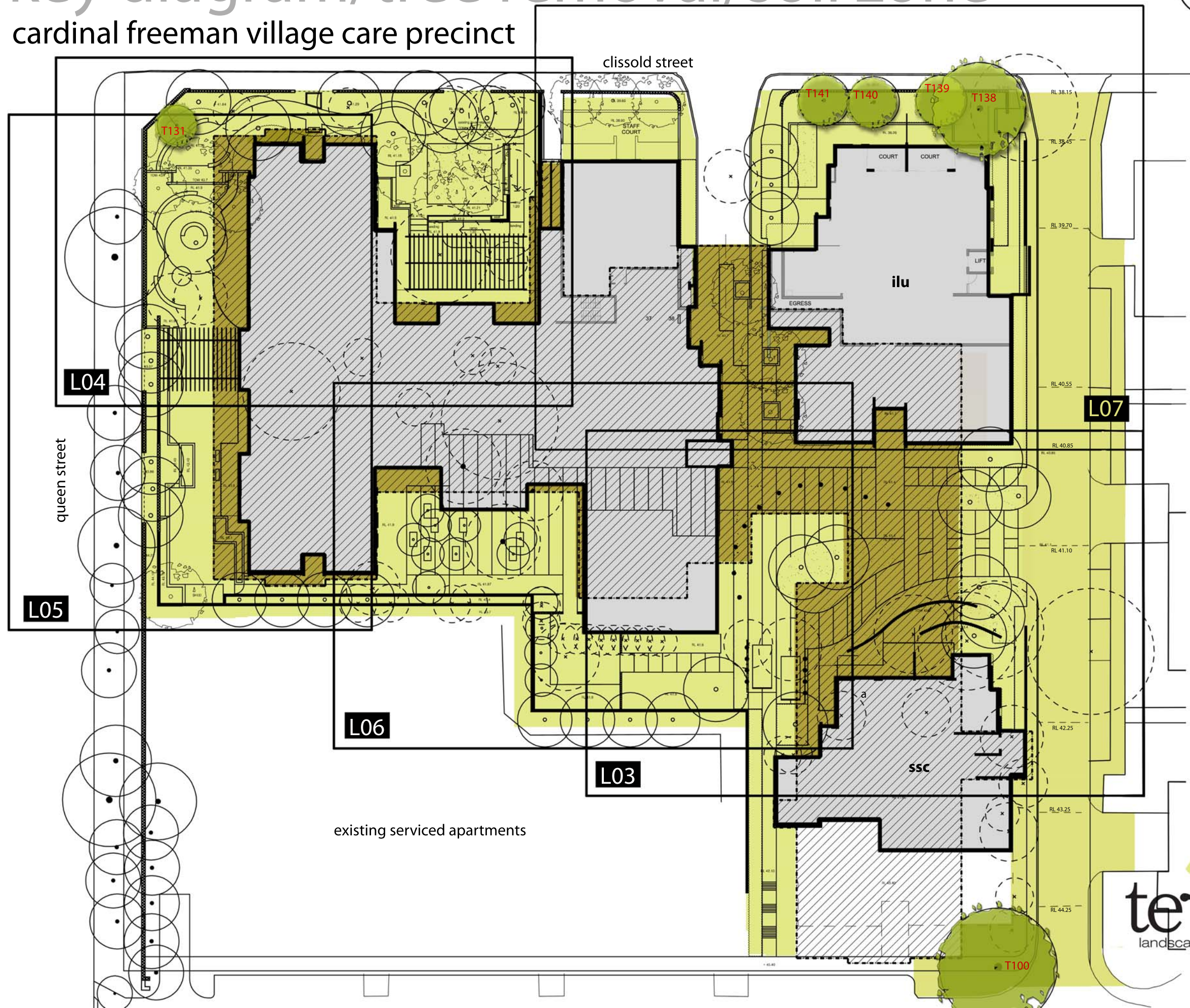
### key

-  existing trees to be removed
-  existing trees to be retained
-  shallow planting zone
-  deep planting zone

### dwg no. title

- L01 - key diagram
- L02 - structural landscape plantings
- L03 - main entry courtyard
- L04 - northern courtyard
- L05 - dementia courtyard
- L06 - southern courtyard
- L07 - ilu building
- L08 - sections
- L09 - sections and plant schedule

note: trees T132 - T141 will need further assessment at cc stage as impact assessment was inconclusive



site details:  
137 victoria street, ashfield  
client:  
aevum  
date:  
march 10  
job number:  
8190.5  
scale:  
1/200  
rev. number:  
g



L02

march 10

structural plantings  
cardinal freeman village care precinct



key

- paved surface
- garden beds
- road
- existing trees to be retained
- Corymbia maculata* (spotted gum)
- Howea forsteriana* (kentia palm)
- deciduous tree (refer to plan and key)
- evergreen tree (refer to plan and key)

X note: all trees planted in deep soil unless noted otherwise

plant schedule

ABV	BOTANICAL NAME	COMMON NAME
FEATURE TREES AND PALMS		
Cm	<i>Corymbia maculata</i>	Spotted Gum
Hf	<i>Howea forsteriana</i>	Kentia palm
Wf	<i>Waterhousea floribunda</i>	Weeping lilly pilli
DECIDUOUS TREES		
Ap	<i>Acer palmatum</i>	Japanese Maple
Jm	<i>Jacaranda mimosifolia</i>	Jacaranda
Ms	<i>Magnolia soulangeana</i>	Magnolia
Pc	<i>Prunus cerasifera "elfins"</i>	Flowering plum

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# L03

march 10

## main entry cardinal freeman village care precinct



-  existing trees to be removed
-  tree planting (refer to L02)
-  hedge screen
-  sensory planting
-  new sandstone feature wall
-  turf
-  mass planting of low grasses and groundcovers
-  mass planting of medium shrubs
-  exposed aggregate concrete
-  coloured concrete type a
-  coloured concrete type b
-  bollard
-  1500mm high timber screen

wheel stops

retaining wall

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mass planting of medium height shrubs provides privacy to rooms from walkway

turfed carpet allows easy access into the site with clear site lines, eucalypts provide vertical interest (ref pic b)

pavement banding allows driveway to read as a multipurpose surface to encourage pedestrian movement

sandstone entry walls provide privacy to units while creating entry feature referencing the existing perimeter wall

scattered corymbia maculata provide vertical accent within main entry rising above a green carpet of native grasses (pic a)



sandstone blade walls provide privacy to units while creating a feature on entry

private gardens, timber screens provide privacy

path continues alongside building (refer L02)

  
terras  
landscape architects

0 2.5m 10m 20m 30m @ A1