

## 2.4 Existing Site Structure

### 2.4.8 Trees and Vegetation

There is a relatively good cover of trees over the site creating a leafy character with some very shaded areas. Some of the larger trees are visible for some distance outside the site. These contribute to the character and quality of the streetscape and mark the site within the locality.

There are no remnant indigenous species.

Two large Port Jackson figs, a Small Leaf fig and a Cotton Palm are associated with the original landscape of Glentworth House.

Several other mature and significant trees in the vicinity of the heritage buildings were probably planted in the 1930s or 40s. The majority of the remaining significant and moderately significant trees appear to have been planted in the 1960s and 70s.

The south-western Precinct contains very few significant trees or other vegetation.

An Arborist Report prepared by Earthscape Horticultural has been carried out which classifies the significance of existing trees according to maturity, size, heritage or other value, and the impact on streetscape.

Figure 2.4.8 assesses the value of trees according to their impact on overall site landscape quality. This takes into account the classification made in the Arborist Report.

- Existing Significant Tree**

Two trees rated "Very High" in the arborist report fall within proposed building footprints and are proposed for removal. The majority of tall, mature feature trees will be retained.
- Existing Infill Tree**

This category includes trees of low to moderate value that have less impact on site quality. Where removal is necessary, trees will be replaced with shade and amenity trees.
- Existing Trees that contribute to streetscape**

These trees occur mainly along the boundaries and generally have a 'Very Low' to 'Moderate' rating. Trees of 'Moderate' value will be retained. 'Very Low' value trees include Camphor Laurel, African Olive and Pittosporum which should be removed or replaced over time.
- Existing tree to be removed**

These trees fall within proposed building/path or road footprints or are recommended for removal due to poor condition or unsuitability.
- Existing street tree**

## 2.4 Existing Site Structure

## 2.4.9 Fences and Boundary Conditions

The large site benefits from four street frontages, which present a variety of frontage conditions.

The most characterful and characteristic site boundary conditions are:

- the open iron palisade on a continuous sandstone plinth along the southern half of the Victoria Street frontage. This fence is associated with Glentworth House, and terminates at its northern end with the matching pedestrian and vehicular gates, which have served continuously as the major access to the estate. A local cut in the palisade was made in the 1980's to create additional pedestrian access.
- the solid sandstone walls, between 1.5 and 1.8 metres in height, dominate the Clissold and Queen Street frontages. The walls are assumed to have been constructed or rebuilt in the 1980's, perhaps using stone salvaged from demolished buildings on the site. These walls have several curving returns that frame and present the internal site landscape to the street. Part of the Clissold Street wall has collapsed, indicating some sections will require restoration.
- the rendered walls planted with climbers exist for stretches along the Seaview Street frontage. In the vicinity of Glentworth House, these walls are likely to be associated with the various phases of construction before World War 2.

The north east corner of the site has replica stone and iron / aluminium palisade fence, which ostensibly relates to the original Glentworth House palisade while lacking in material quality.

Behind all fence types, there is generally a 4 – 6 metre wide landscaped strip, incorporating some trees, shrubs and understorey planting. The exception is to Victoria Street north of the historic gates, where an asphalt driveway is cut in behind the fence, leaving little space for any effective landscaping.

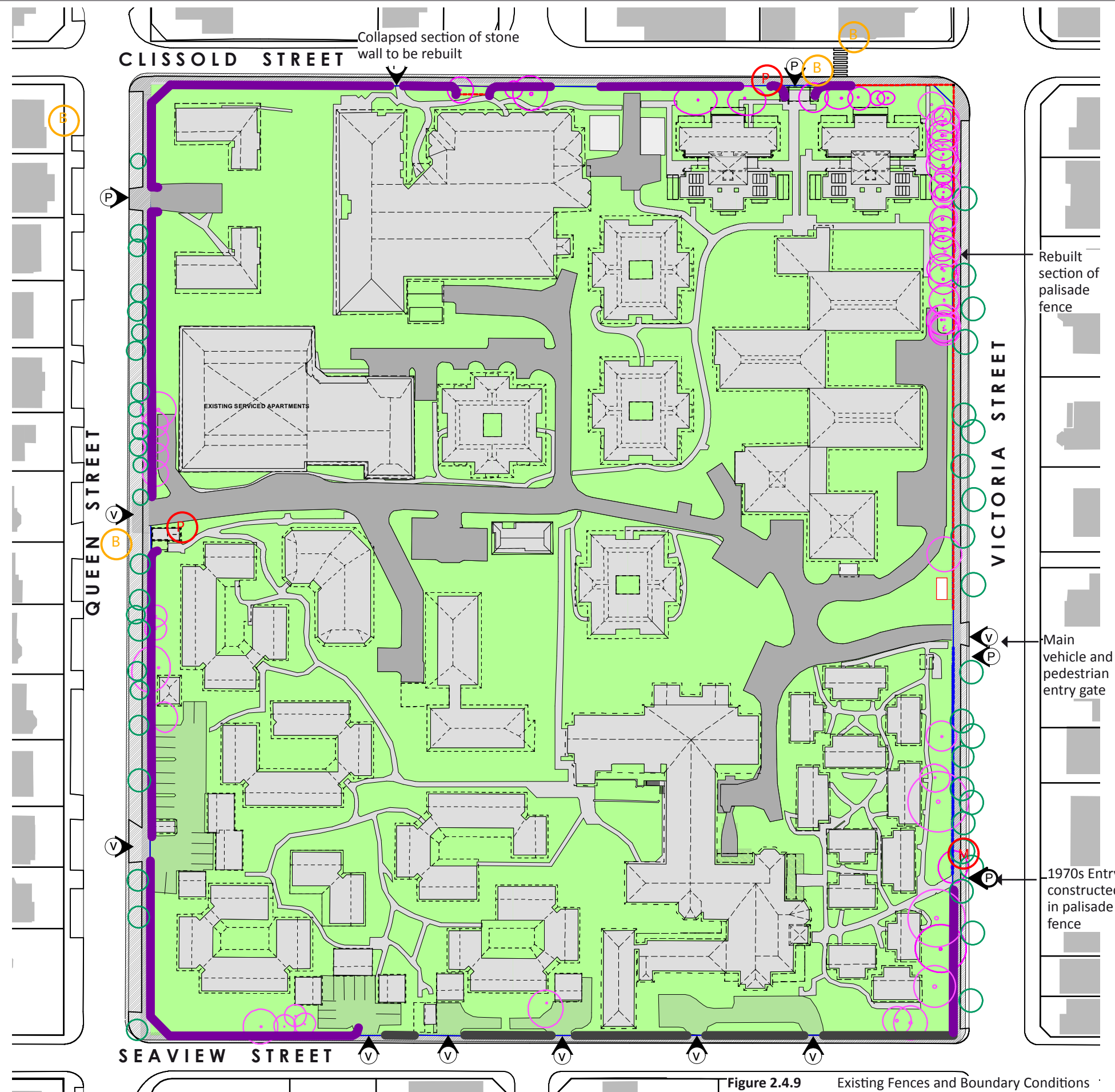
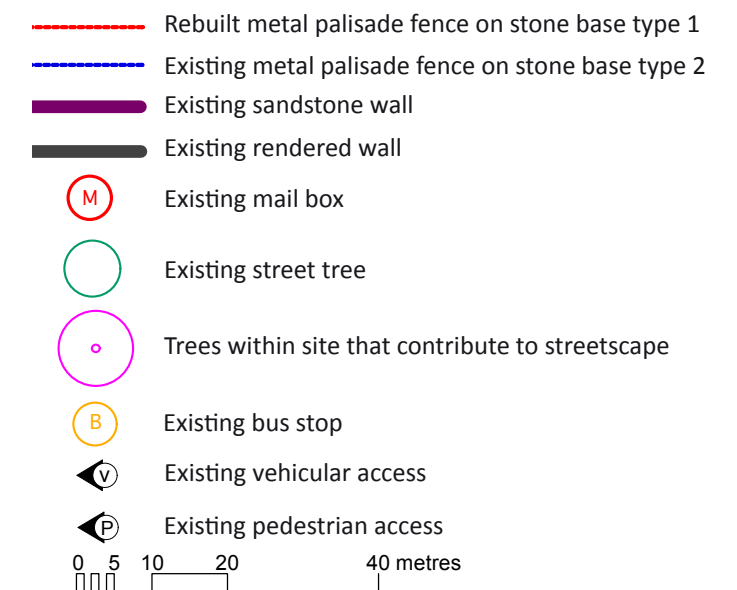


Figure 2.4.9 Existing Fences and Boundary Conditions



## 2.4 Existing Site Structure

## 2.4.10 Existing Building Use

Communal activities generally occur in the centre of the site.

Serviced self care and hostel care occurs in two areas which presents logistical management issues in the day-to-day running of Cardinal Freeman Village.

Independent Living Units are then scattered between these uses and concentrated along the southern side of the site.

There is the opportunity to organise building use to be integrated with landscape spaces consistent with functional requirements.

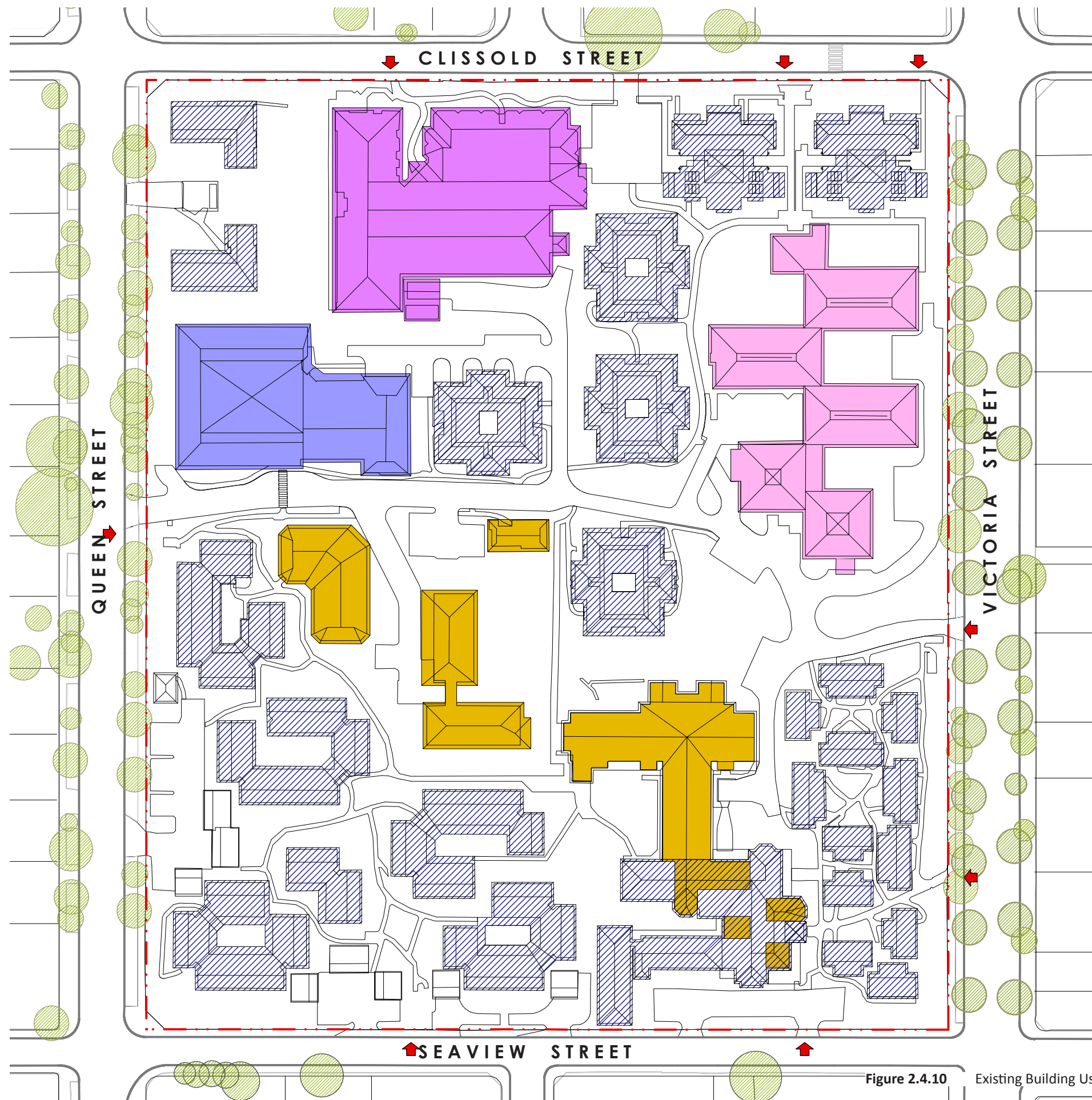


Figure 2.4.10 Existing Building Use