

CARDINAL FREEMAN VILLAGE

Supporting Documentation

Appendix A

Landscape Design Statement

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Landscape Design Statement
Cardinal Freeman Village Concept Plan



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1.0 Introduction

This Landscape Design Statement is a summary document encapsulating the information and research that has been incorporated into the Environmental Assessment (EA) report, prepared by Hill Thalix. It is important to note that landscape has been considered as an integral part of the urban plan for Cardinal Freeman Village, to ensure that the physical environment of the village is a comfortable balance of built and external spaces; that circulation is considered in light of topography and of building use; that the Village provides opportunities for recreation and socialisation in both buildings and landscape; and ensuring that the relationship between internal and external spaces is considered for all rooms.

The report should thus be read in conjunction with the EA document.

Landscape design for the Masterplan has been based on an analytical process, starting with a review of the existing site and elements to identify the potential of the Village as a whole, and to ensure that design principles are place based. The application of design principles to the proposed Masterplan is illustrated in a set of diagrams that are appended to this document.

2.0 Design Principles

2.1 Statement of Design Principles

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 its urban setting;
- Ensure that gateways for vehicles and pedestrians are clearly defined, to encourage physical interaction between the village and the surrounding areas;
- Reinforce the relationship between Glentworth House and key surrounding heritage items down Victoria Street, through landscape design;
- 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;
- Design for inclusion of a children's area within sight of community facilities

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 historic curtilage of Glentworth House;
- 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.

2.2 Site Analysis

2.2.1 Existing Circulation and Landscape Spaces

The existing landscape is comprised of many small spaces that are essentially left over spaces between buildings. These spaces are fairly consistent in size and character, and the distinction between private and communal space is generally blurred. There are few definable communal spaces or opportunities for recreation or social gathering.

The existing pathway system across the site is convoluted. The path system seems to have grown as separate parts, related to the various building campaigns. There appears to have been no attempt at an overall structure. Like the internal roadways, it does not aid site legibility or address. Indeed there is no recognisable relationship to the internal roads, some of which seem to function as de facto shareways.

The path system is also limited in terms of universal access. The site has a noticeable fall from south to north, and the paths are frequently interrupted by stairs and retaining walls. Some internal street pedestrian crossings are well delineated, while others appear more as retrofitted.

The path system is not well integrated with building and unit wayfinding and address, nor is it well designed in terms of transition with landscape spaces.

The redevelopment of Buildings A and B has led to a renewal of paths in the north-east corner, including incorporation of a new bus stop and shelter to Clissold Street.

In the absence of a consistent architectural style, site character is defined largely by the existing trees within the site, and by the dominance of Glentworth House and the chapel. The landscape curtilage of Glentworth House has, however, been mostly built out, leaving fragments only of the preexisting landscape podium, gardens and courtyards. The chapel and house are also quite hidden from view, both within the site and from the street.

See Figure 1 in Appendix

2.2.2 Existing Public Domain Interface

The Village is a wholly enclosed site occupying an entire suburban block. The large site benefits from four street frontages, which present a variety of frontage conditions.

The most characterful and characteristic fences 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.
- 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. This walls has several curving returns that frame and present the internal site landscape to the street.
- The rendered walls planted with climbers exist for stretches along the Sea View 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.

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. South of the gates on Victoria Street, dense and sometimes weedy growth obscures views from the street of Glentworth House and the chapel.

See Figure 2 in Appendix

2.2.3 Existing 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 and are a significant part of the heritage curtilage. 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 Concept Plan shows removal of many trees from the site, for a variety of reasons, including the impact of proposed buildings. The site does, however, contain many trees that are self seeded, sometimes in inappropriate locations; considered to be weeds or environmental nuisance plants; or are plants past their safe useful life expectancy. There has never been management of site trees, and in some places trees have become overcrowded, with self seeded or inappropriately planted trees struggling to grow under the canopy of other trees. The preparation of this Concept Plan has triggered an arborist report, and a review of the overall tree structure of the site.

The proposal recommends the removal of:

- Thirteen trees of very low retention value, and sixty eight trees of low retention value. Of these, twenty are not covered by Council's Tree Preservation Order, being weedy species, or environmental nuisance plants – likely to self seed and create future problems within and outside the site. These trees should be removed regardless of development.

Three of these trees are growing under the canopy of the most significant fig, and are proposed for removal to protect the canopy of the Fig in the future. Good management practice, regardless of development, would recommend removal of these trees.

- Forty three trees of moderate retention value are proposed for removal. Generally, these trees are within building footprints or the influence of proposed buildings or level changes. Trees 202, 203 and 213 are proposed for removal from the proposed gardens in front of Glentworth House, as they are considered inappropriate to the desired character of the heritage curtilage. These trees are not considered significant.
- Two trees of high retention value are proposed for removal. These trees are difficult to retain given their location within the proposed building footprint. Neither of these trees has any heritage or ecological significance.
- No trees with heritage significance will be removed. Tree 42 appears to be one of the earlier plantings on site, but its poor condition renders it beyond remedial work, and it thus has a short expected lifespan.

The removal of trees will occur gradually, as the development proposed in the concept plan will be staged. Each stage will plant new trees – with the structuring trees such as streetside planting being planted at a relatively mature size. This will mitigate the impact of tree removal in the subsequent stage – so that the site will never have the appearance of being cleared.

An Arborist's report has been prepared and has been used as a reference for this analysis (*Arboricultural Assessment Report – March 2010*). Reference should be made to this for detail.

See Figure 3 in Appendix

2.3 Site Potential

2.3.1 Landscape Spaces

A range of landscape spaces should be provided across the site, varying in scale and character to accommodate activities for residents and visitors, and to create an interesting and engaging outdoor environment. Site design should encourage casual socialisation with activity points along paths, and by creating the potential to meet and greet neighbours. Community facilities should have associated outdoor areas, to extend their potential use and provide diversity in social spaces.

Recreation spaces must allow for activities specific to Seniors, but have the flexibility to accommodate change of use over time. A children's play area should be provided within sight of community facilities, to cater for family visits.

A strategy has been in place to create an appropriate streetscape rhythm to reflect the local neighbourhood.

The types of landscape spaces are outlined briefly below and are illustrated in Figure 4 of the Appendix.

Private Gardens

Small scale spaces attached to living units that provide opportunities for making gardens, and that articulate the site landscape to create a domestic scale.

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 grassed banks around Glentworth House, and the Chapel that help define a landscape curtilage for the heritage area.

Small Social Spaces

Courtyards and gardens associated with community buildings, and shared community spaces attached to living units that allow for small gatherings and casual socialisation.

Major Community Spaces

Destination landscape spaces that are focal points for activity, publicly accessible and allow for events and larger gatherings. This category includes the Heritage Gardens associated with Glentworth House, that will be designed to reflect the heritage values of the house.

See Figure 4 in Appendix

2.3.2 Access and Circulation

The pedestrian circulation system must be convenient, comfortable and safe for all users; it must also be a pleasure to use, to encourage movement through the site and opportunities for socialising. The path network provides a rational and legible network connecting residents to community facilities, outdoor recreation spaces, bus stops, services such as post boxes and bins, and to each other. Many openings to the street allow public access through the site, and to the major community open spaces. Encouraging public access keeps the village lively, and provides an additional level of surveillance for safety.

Design of the path network has aimed to integrate access for disabled into the main path of travel, minimising the reliance on 1:14 gradient ramps and convoluted switchbacks. Most paths are at a gradient of about 1:20 or flatter, making where possible a generous and comfortable path. The occasional ramp and switchback is utilised to make this system work. All buildings have an accessible entrance at ground floor. In places, the proposal includes a link through communal foyers in buildings to make use of a lift as a means of providing access within the constraint of relatively steep topographic conditions.

A strategy has also been developed to connect the existing South West precinct, not otherwise part of the Masterplan, to the wider site, making the entire site accessible.

See Figure 5 in Appendix

2.3.3 Public Domain Interface

The proposal retains and reinforces the strong public domain interface of walls, fences, gateways and boundary trees that define the block of the village within its framework of streets. Significant buildings and trees that 'mark' the village within its urban setting are retained and highlighted. The character of the existing sandstone walls, and iron palisade fence and plinth should be reflected in the design of new openings.

The proposal includes the following initiatives:

- Retain major pedestrian and vehicular gateways on all streets;
- Relocate gateway on Clissold Street to align with main site link;
- Form new gateway on Clissold Street to the care precinct;
- Make new pedestrian gates in the fence along Victoria Street to encourage activation of the street and improve pedestrian convenience;
- Ensure that there is a clearly defined mail collection area for each sector;
- Relocate pedestrian entry in the Glentworth House precinct, to give public access to heritage gardens and reveal views of the house;
- Retain and reinforce the boundary plantings, replace the existing *Camphor Laurel* over time with more suitable species, and thin tree planting to reveal public views of heritage items.
- Supports orientation and navigation within the site.

See Figure 6 in Appendix

2.3.4 Tree Strategy

The planting strategy aims to respect and enhance the character of the site, including the existing heritage values; to respond to the scale of proposed buildings and site by reinforcing the framework of larger trees; and include gardens of domestic scale to enhance the residential character. Landscape design should 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. Tree planting should also recognise that the site makes a contribution to the quality and character of the streetscape and neighbourhood.

The strategy is detailed briefly below, and illustrated in Figure 7 of the Appendix.

- Respect and enhance the defining character of the village by retaining mature and significant trees where possible.
- Reinforce the framework of trees by including large growing, long life trees that will be visible from outside the site. These trees act as markers in the locality, and should also relate to the heritage values of the site. Suitable trees include: Australian rainforest trees such as *Ficus sp.*, *Syzygium sp.*, *Waterhousea sp.*, *Stenocarpus sp.*, Australian conifers such as *Agathis sp.*, and *Aruacaria sp.*, and palms such as *Washingtonia filifera* and *Jubaea chilensis*. The existing row of *Melaleuca quinquinervia* should be supplemented with the same species.
- Retain existing trees with lesser significance but providing amenity and contributing to the overall site character.
- Supplement the retained trees with smaller scale flowering trees that will provide shade and shelter, and contribute to the domestic scale of gardens. Suitable trees include *Lagerstroemia indica*; *Tibouchina sp.*, small flowering gums; *Tristanopsis laurina*, *Callistemon sp.*, *Jacaranda mimosifolia*.
- Remove all Environmental Nuisance plants over time, and replace with more suitable species. Retain significant and moderately significant trees at the edge of Glentworth House and the chapel, but remove undergrowth and weedy species to reveal views of the buildings and garden to the street.
- Plant trees along the boundary at Queen Street, particularly in the Care Precinct.

A total of one hundred new trees are illustrated on the Concept Plan. This number should be considered preliminary, as work at a more detailed scale will allow a careful assessment of available space for planting. The number to be planted is less than the number removed – this is not a product of reduced landscape space, but a deliberate design aim to promote long term plant health. Many existing trees are close planted, or have self sown under existing trees (probably the result of bird droppings) - in many places there are three or four canopies where one would be sufficient or expected. Trees well planted with enough room to grow will make considerably more amenity and visual delight.

See Figure 7 in Appendix

3.0 Concept Plan

The analysis and principles outlined above have been used to prepare a landscape concept plan that will form a framework for design development site wide. The plan illustrates the distribution of private, communal and public spaces across the site. Small private spaces are associated with living units, giving some garden and break out spaces to ground floor units, and enhancing the domestic character of the site. A range of communal spaces are planned to create social spaces in each precinct. These spaces may be the courtyards of living units or terraces and gardens associated with community facilities. Communal spaces offer a place for small gatherings of residents, a place to meet with family and visitors, or a place for walking and passive recreation. They also supplement private and public spaces to form a green setting for the Village.

The major landscape spaces are described briefly below.

3.1 Village Green

The Village Green is the major public landscape space of Cardinal Freeman Village. The green occupies a prominent position in the Village, slightly elevated and backed by the Chapel building. It provides a curtilage to the Chapel, revealing views to the façade; and allows retention of important mature trees.

The Village Green should provide for flexibility of use, accommodating residential use, and use by visitors. A Boule court and children's playground may be included, as well as gardens and seating areas.

3.2 Care Precinct

A range of communal spaces are to be provided in the Care Precinct, catering primarily for residents and staff. The Care Precinct will include specific gardens, outdoor areas and walking paths designed to contribute to the well being of dementia patients. These gardens will offer safety and security, shade and protection from the elements, as well as sensory stimuli provided through scent, colour and texture. Many of the plants used in the scented and flowering beds will be familiar to patients, potentially contributing to a sense of security.

An interesting, safe and stimulating walking path will also be included as part of the landscape

3.3 Heritage Gardens

Rationalisation and relocation of living units allows the major part of the landscape curtilage of Glentworth House to be revealed and reinstated as gardens. The gardens will allow views to Glentworth House and the Chapel from Victoria Street, accommodated in part by removal of weedy growth along the Victoria Street boundary. The freeing up of this curtilage also allows reinstatement of the landscape banks on the eastern and northern sides of Glentworth House, forming a green podium to the building.

Design of the gardens should be kept simple, to interpret the former gardens of lawns and planted beds.

The Heritage Gardens will be accessible to residents and the public, with a new access gate formed on Victoria Street to give direct access.

See Figure 8 in Appendix

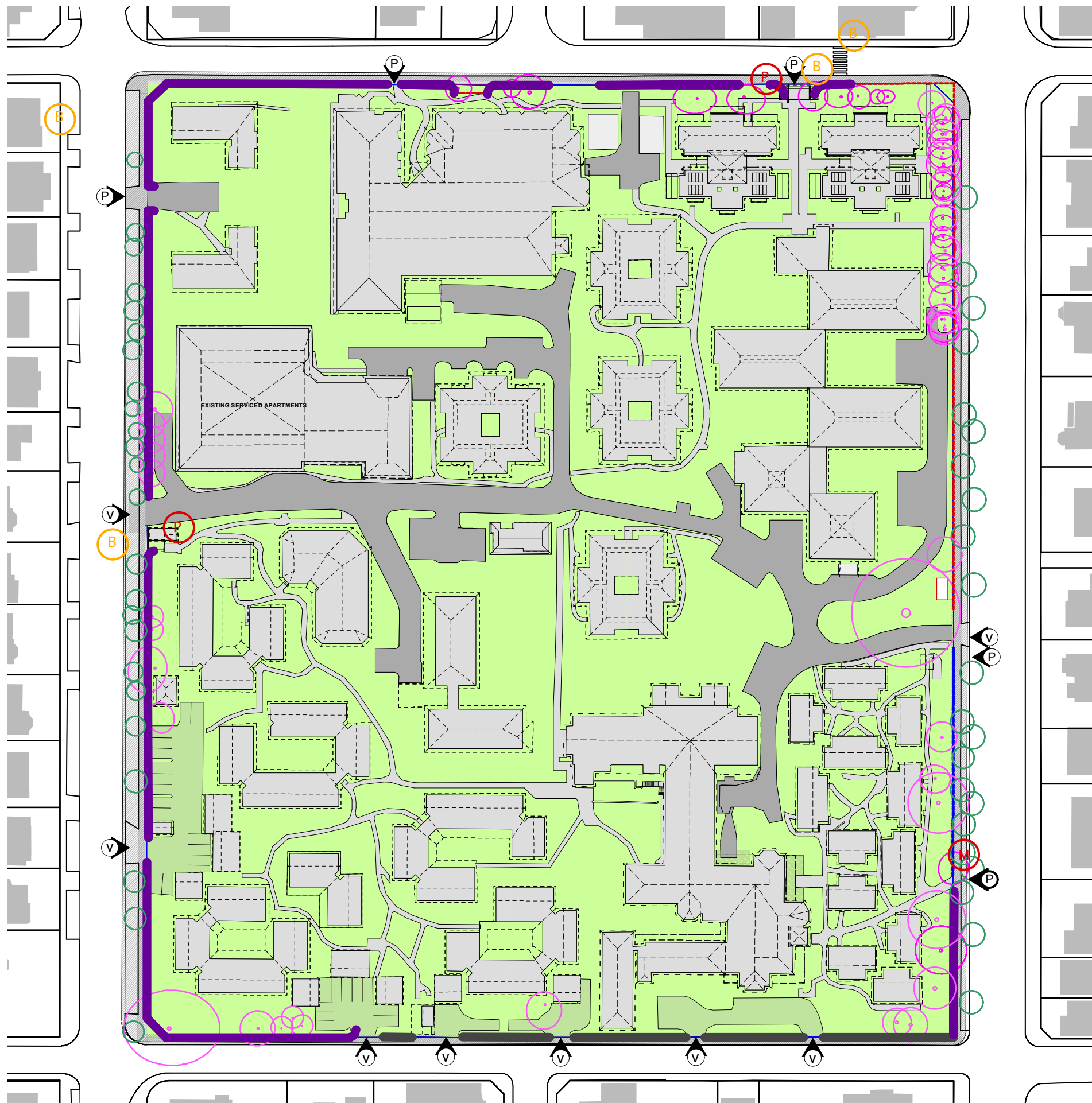


FIG. 1
EXISTING CIRCULATION

SCALE 1:1000

FIGURE 2

SCALE 1:1000



LEGEND

- existing metal palisade fence on stone base type 1
- existing metal palisade fence on stone base type 2
- Existing Sandstone wall
- Existing Rendered wall
- Existing Mail box
- Existing street tree
- Trees within site that contribute to streetscape
- Existing Bus stop
- Existing vehicular access
- Existing pedestrian access

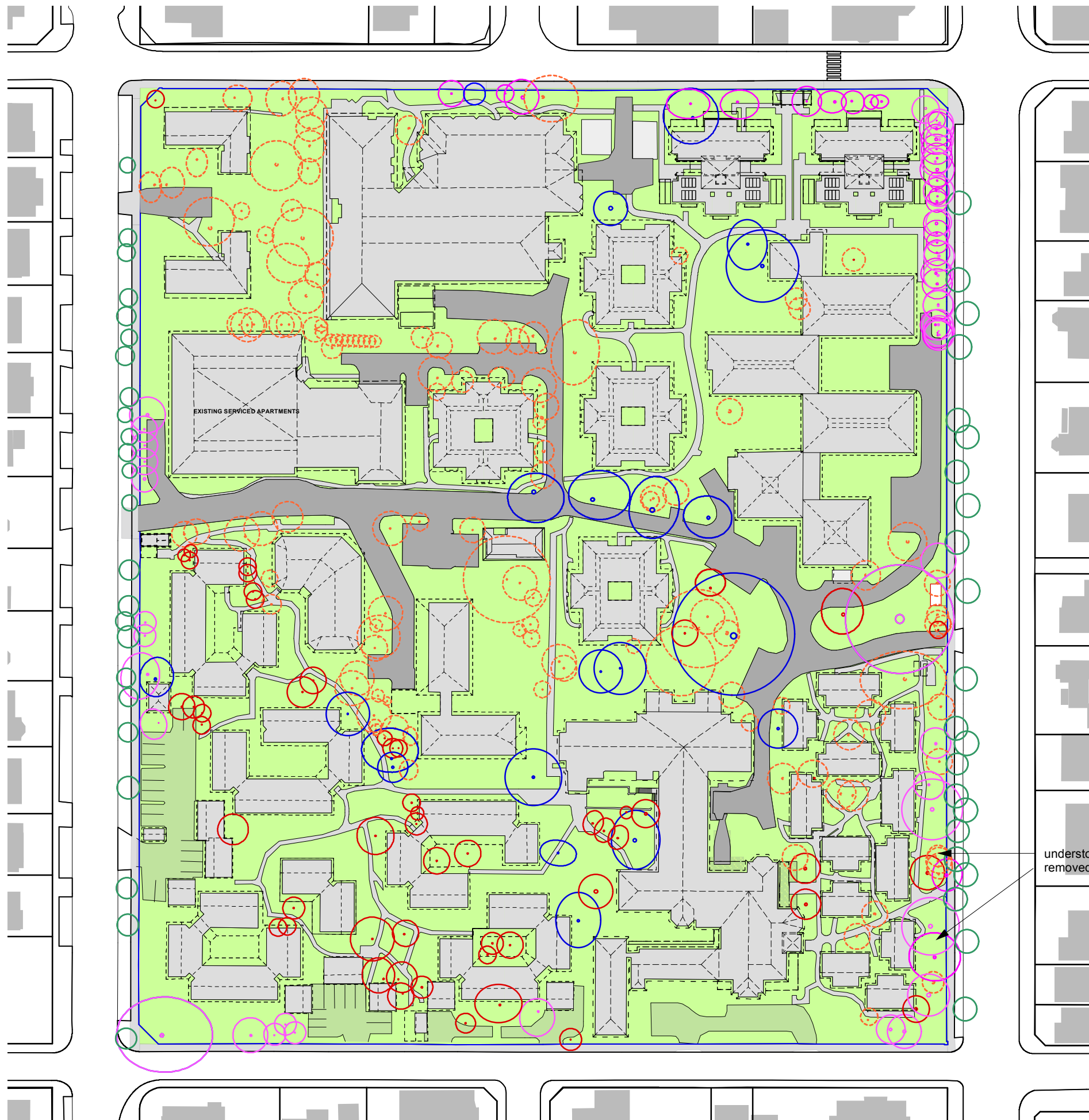


FIGURE 3

SCALE 1:1000

An arborist report has been carried out which classifies the significance of existing trees according to maturity, size, heritage or other value, and impact on streetscape. The assessment in this diagram values trees according to their impact on overall site landscape quality. This takes into account the classifications made in the arborists report.

LEGEND

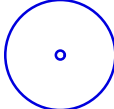
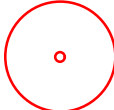



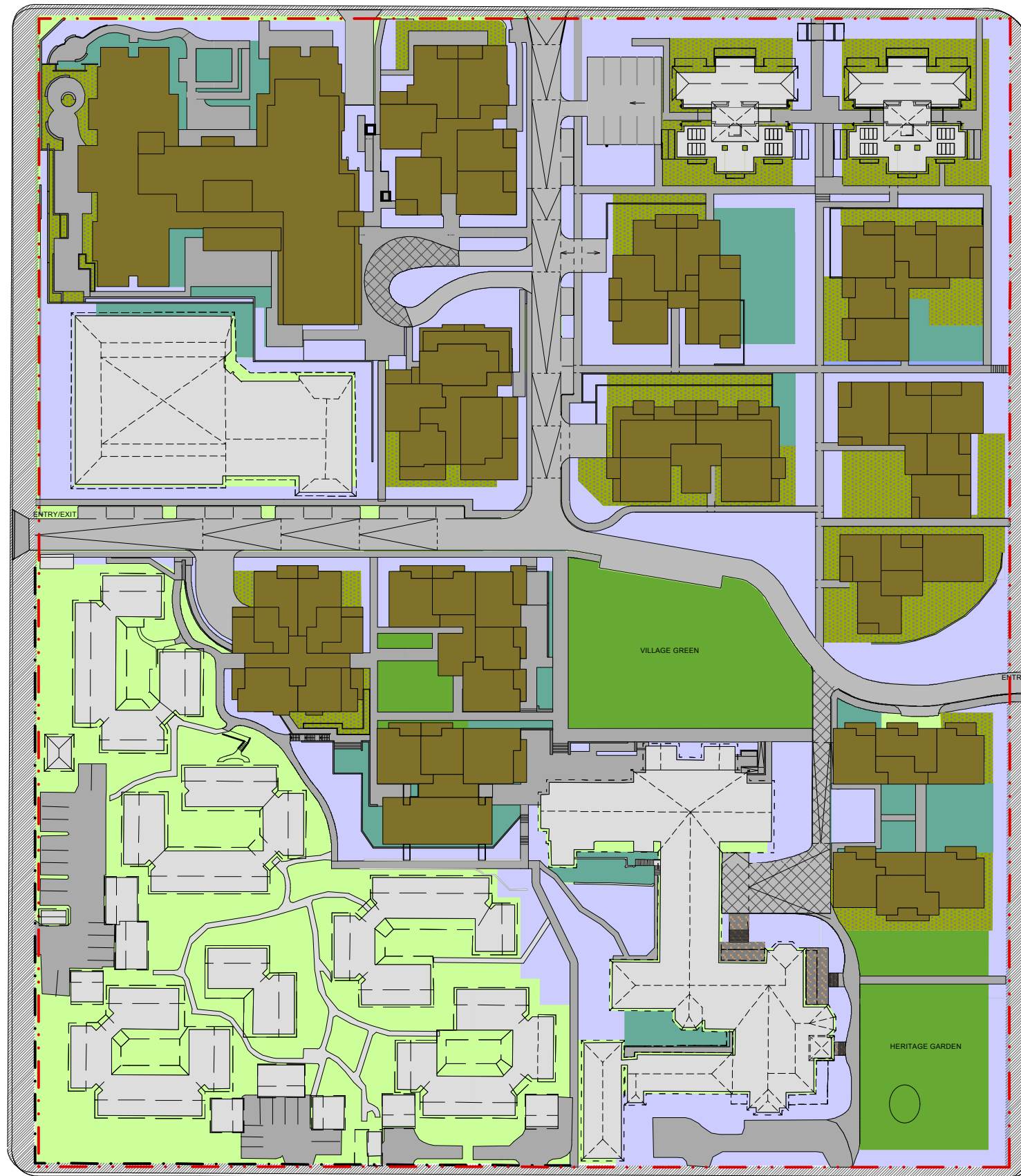
- 
Existing Feature Tree
 Two trees rated 'Very High' in the arborist report fall within proposed building footprints and are proposed for removal. The majority of tall, mature feature trees will be retained.
- 
Existing Infill Tree
 This category includes trees of low to moderate value, but have less impact on site quality. Where removal is necessary, trees will be replaced with shade and amenity trees.
- 
Trees within site 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/replaced over time.
- 
Existing Tree to be removed
 These trees fall within proposed building/path/road footprint or are recommended for removal due to poor condition or unsuitability
- 
Existing Street Tree

FIGURE 4

SCALE 1:1000

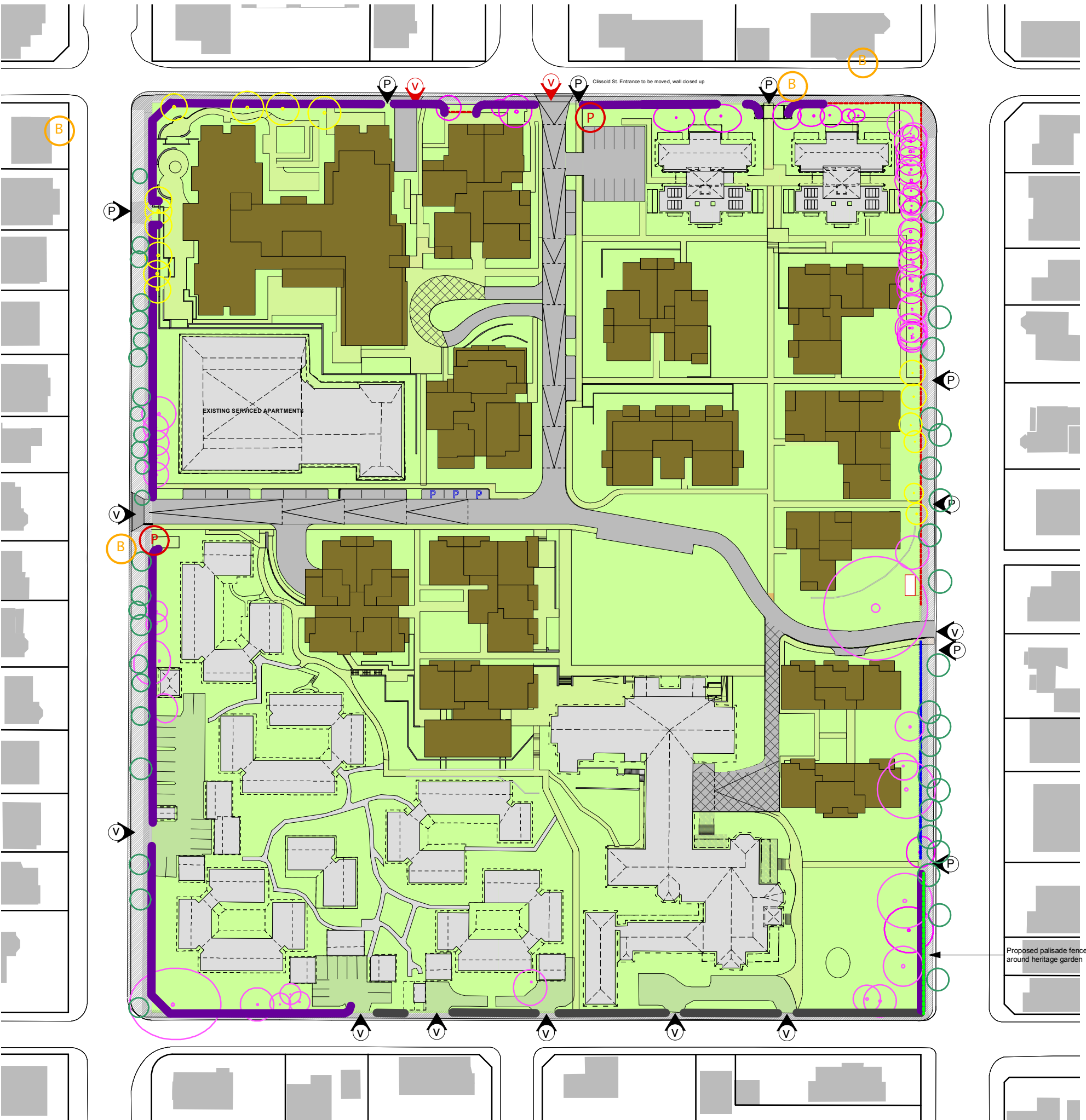


LEGEND

-  **PRIVATE GARDENS**
Small scale spaces attached to living units that provide opportunities for making gardens, and that articulate the site landscape to create a domestic scale.
-  **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 grassed banks around Glenworth House, and the chapel that help define a landscape curtilage for the area.
-  **SMALL SOCIAL SPACES**
Courtyards and gardens associated with community buildings, and shared community spaces attached to units that allow for small gatherings and casual socialisation.
-  **MAJOR COMMUNITY SPACES**
Destination landscape spaces that are focal points for activity, publicly accessible and allow for events and larger gatherings. This category includes the heritage gardens associated with Glenworth House, that will be designed to reflect the heritage values of the house.

FIGURE 6

SCALE 1:1000

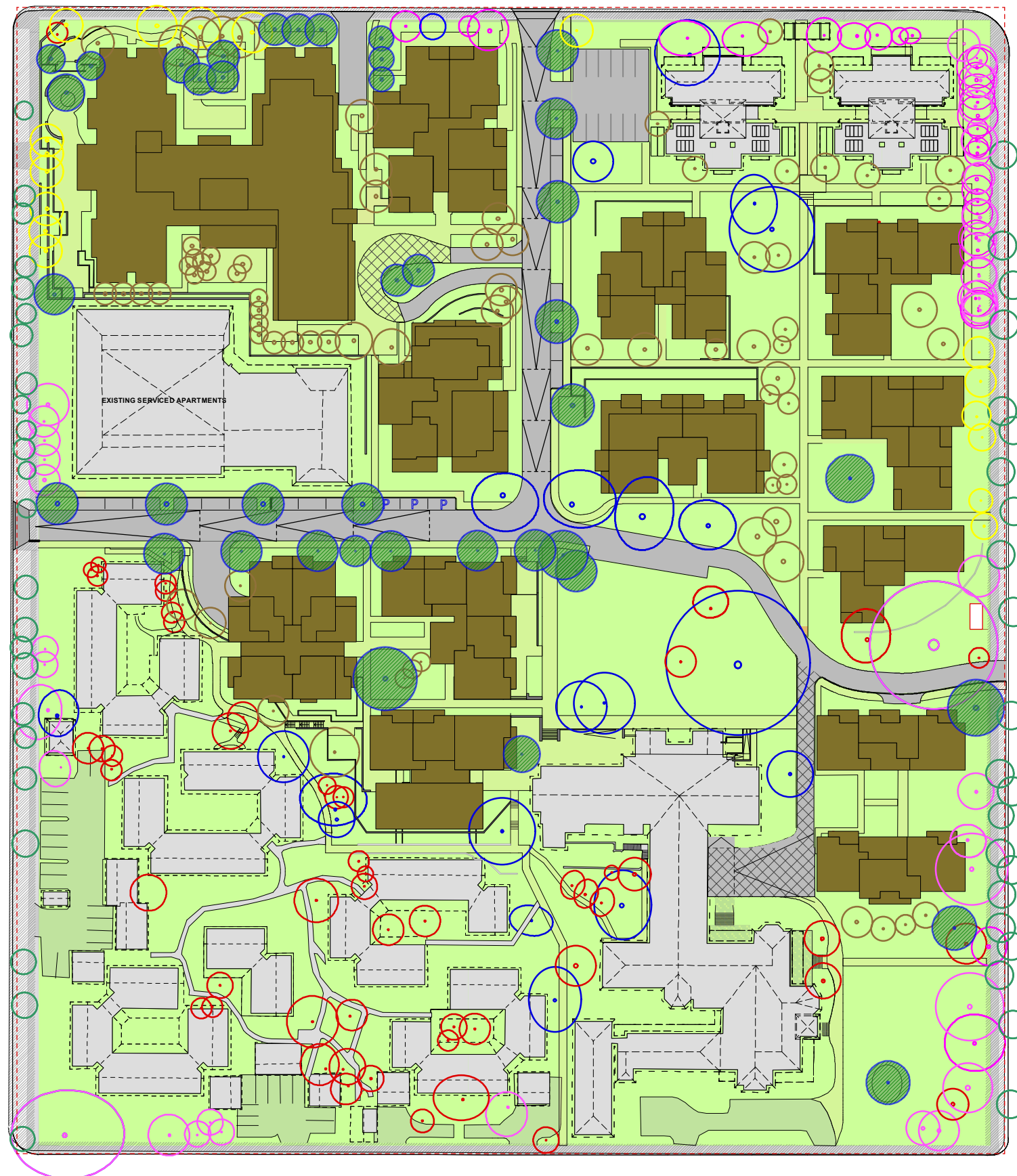


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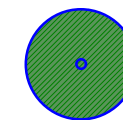
- existing metal palisade fence on stone base type 1
- existing metal palisade fence on stone base type 2
- Proposed metal palisade fence
- Existing Sandstone wall
- Existing Rendered wall
- Mail box
- Street tree
- Trees within site that contribute to streetscape
- Proposed tree within site to contribute to streetscape
- Existing Bus stop
- Vehicular access
- Proposed vehicular access
- Pedestrian only access

FIGURE 7

SCALE 1:1000

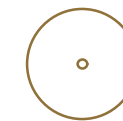


LEGEND



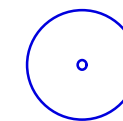
Proposed Feature Tree

Reinforce the framework of trees by including large growing, long life trees that will be visible from outside the site. These trees act as markers in the locality, and should also relate to the heritage values of the site. Suitable trees include: Australian rainforest trees such as *Ficus sp.*, *Syzygium sp.*, *Waterhousia sp.*, *Stenocarpus sp.*, Australian conifers such as *Agathis sp.*, and *Aruacaria sp.*, Australian hardwood trees such as *Corymbia maculata*, and palms such as *Washingtonia filifera* and *Jubaea chilensis*. The existing row of *Melaleuca quinquinervia* should be supplemented with the same species.



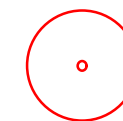
Proposed Infill Tree

Supplement the retained trees with smaller scale flowering trees that will provide shade and shelter, and contribute to the domestic scale of gardens. Suitable trees include *Lagerstroemia indica.*, *Tibouchina sp.*, small flowering gums; *Tristaniopsis laurina*, *callistemon sp.*, *Jacaranda mimosifolia*.



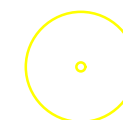
Retained Feature Tree

Respect and enhance the defining character of the village by retaining mature and significant trees where possible.



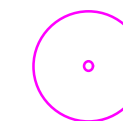
Retained Infill Tree

Existing trees with lesser significance but providing amenity and contributing to the overall site character.



Proposed on-site trees to reinforce streetscape

Retain, replace as outlined in the plan. Remove all Environmental Nuisance plants over time, and replace with more suitable species. Retain significant and moderately significant trees at the edge of Glentworth House and chapel, but remove undergrowth and weedy species to reveal views of the buildings and garden to the street.



Existing trees within site that contribute to streetscape

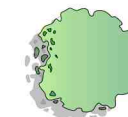
Two of these trees are also considered as retained feature trees



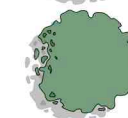
Existing Street Tree



LEGEND



FEATURE/LARGE SCALE TREE
Species include - *Corymbia maculata*, *Syzygium* sp.,
Waterhousia floribunda, *Agathis* sp., *Arucaria* sp.,
Washingtonia filifera, *Stenocarpus* sp., *Jubaea chilensis*,
Glochidion ferdinandii, *Melaleuca quinquinervia*.



EXISTING FEATURE/LARGE SCALE TREE (RETAINED)



INFILL / SMALL SCALE TREE
Species include - *Lagerstroemia indica*, *Tibouchina* sp.,
Tristanopsis laurina, *Callistemon* sp., *Jacaranda*
mimosifolia, *Acer palmatum*, grafted flowering gums.



EXISTING INFILL TREE (RETAINED)



EXISTING STREET TREE (RETAINED)



GARDEN



GARDEN BED OVER STRUCTURE



GRASSED OPEN AREA



PAVED TERRACE



PEDESTRIAN ACCESS



VEHICULAR ACCESS



ROAD/STREET



SHAREWAY



CARPARK UNDER



MASONRY WALL



METAL PALISADE FENCE



RETAINING WALL



BUS STOP

FIGURE 8

SCALE 1:1000