

# Existing Landscape Character

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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

A	FOR REVIEW AND COMMENT	DB	RS	12.07.10
sue	Revision Description	Drawn	Check	Date

7. Two tennis courts and a swimming pool are feature landscape amenities in this part of the site, along with feature landscape to the Bethel Building and Jacaranda Lodge. Memorials to Nurses and to a past patient / benefactor occur in these gardens. Despite these accents, much of this part of the site has low quality landscape of irregular, un-used land. Various lawn areas provide open space amenity and visually unify the area. Stands of trees are located around the pool, north of Jacaranda Lodge, along the roadway towards the north.

8. North and East of Jacaranda Lodge, a linear on-grade carpark follows the edge of the access roadway around the perimeter of the site. Some regular lines of tree planting occur, clearly cultural plantings associated with the carpark. Some remnant trees to the edge of the roadway may be assessed as being beyond their useful life and be proposed for removal. In the context of the new trees emerging, selective removal of older trees through this area is considered acceptable.

A photograph of a lush green golf course. In the foreground, there is a well-maintained green lawn. In the background, a dense line of tall, leafy trees stretches across the horizon under a clear sky. The image is framed by a black border.

9. The north-west part of the site beyond the Beattie Complex and Stores building is presently very much a peripheral site area of scattered trees in undulating and sloping lawn, and informal open lawn areas against the bushland. A detention basin in this area links to a dry gully that leads into the adjacent bushland. 'Overflow' parking occurs across the lawn areas at peak times.

10. A broad open grassy embankment with scattered remnant Turpentine trees leads down to a small group of residences fronting onto Fox Valley Road. These trees appear as remnants of cleared forest, being uniformly tall and having a high visual quality. This generally open, sloping area overlooks the open lawns and playgrounds of the adjacent Primary School, as well as the adjacent residences.

11. A range of different trees occur singly and in groups in the open spaces between buildings in the western part of the site, along with some feature gardens to the Child Care and Nurses Residence. These various trees provide some visual relief from the roadways and built forms, but are disjointed and isolated and provide limited amenity as they are not generally associated with seating areas or paths.

A photograph of a golf course green. In the foreground, there is a well-maintained green lawn. In the middle ground, there is a small, light-colored building, likely a clubhouse or maintenance building, surrounded by trees. The background shows a line of trees under a clear sky.

A photograph of a parking lot with several cars parked, surrounded by trees and a building in the background. The scene is captured from a low angle, showing the asphalt of the parking lot and the green grass in the foreground. The background features a line of trees and a building, possibly a school or office building, under a clear sky.

6. A broad open lawn provides the edge transition from the carpark to the bushland that slopes steeply away from the site. A water detention area exists in the the lawn area with distinctive grading. Vegetation management currently occurs to the forest edge as part of APZ / bushfire management requirements. There are some erosion and stability issues in the adjacent Bushland area.

5. The Fox Valley Centre multi-purpose community building has formal landscape to the main entry, and a lawn surround and trees, and the bushland to it's rear. Some large trees planted as part of carpark plantings occur to the north.

A photograph showing a large parking lot filled with various cars, mostly parked in rows. The lot is bordered by tall, mature trees on the left and right sides, creating a shaded area. In the background, a large, light-colored building with a flat roof is visible under a clear sky. The overall scene suggests a well-maintained outdoor parking facility.

4. A stand of large trees exist from the carpark layout and plantings of the 1970's. The eastern portion of the northern carpark area has higher quality trees (apparently in deeper soil), along with a large proportion of poorly formed and aging / failing trees. Despite these being cultural plantings, there is a strong visual correlation with the adjacent bushland to the north.

3. Adjacent the SAH is the Seventh Day Adventist Church and it's associated on-grade carpark. The landscape margin to the carpark adjoins the SAH main entry road, and includes an awkward access point at the northern end. Numerous trees in the grassy landscape margin to the carpark range in quality, and include some remnant trees from the original Sanitarium grounds planting.

A photograph of a modern, multi-story building with a mix of white and reddish-brown facade, surrounded by trees and a paved area. The building has a distinctive architectural style with a mix of materials. In the foreground, there is a paved area with white markings and a small white vehicle. The background is filled with lush green trees and a clear sky.

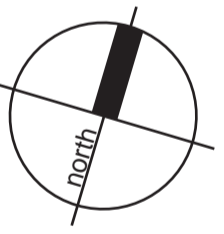
2. The main entry has evolved from the elegant arrival roadway to now principally align to the north, and have an 'engineered' visual character, with wide traffic carriageway, offshoot roadways, and an expansive adjacent Church parking. Flanking a focal trees groupings provide important screening and visual character elements, with many remnant of the original site plantings.

1. The Village Green open lawn area, circular driveway to the existing main entry, with informal tree planting across the lawn and denser tree planting to the edges of the roadway and against Fox Valley Road, with many remnant of the original site plantings.



A photograph of a residential property. In the foreground, there is a large, mature tree on the left and a smaller tree on the right. A white sign and a red sign are placed on the lawn. In the background, a house with a brown roof is visible. The scene is captured from a street-level perspective.

12. A stand of very tall remnant canopy trees remain in this part of the site alongside the southern site entry and boundary area. There is a sense of visual connectivity to bushland across Fox Valley Road to the south, as well as to the vegetated road edge further north (with transition to more exotic species in that area).



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## SITE IMAGE



PART 3A APPLICATION

Drawing Name:

EXISTING LANDSCAPE  
CHARACTER

Scale: NTS @ A1

Date: 12.07.2010

Drawn:	DB	Approved:	RS
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Job Number:	Drawing Number:	Issue:
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