boundary screen planting

FAST GROWING EVERGEEN SCREEN TREES + SHRUB SPECIES DESIGNED TO PROVIDE LEAFY OUTLOOKS FROM EASTERN ROOMS.

ACMENA SMITHII (Lillypilly)
TRISTANIOPSIS LAURINA 'LUSCIOUS' (Water Gum)
SYZYGIUM AUSTRALE 'RESILIENCE' (Dwarf Lillypilly)

lower ground floor courtyards

RAISED PLANTER BEDS VISIBLE FROM PRIVATE ROOMS WITH SHADE TOLERANT FOLIAGE PLANTS. INFORMAL SEATING IN AREAS BENEFITTING FROM WINTER SUNLIGHT. COURTYARDS 1 + 2 TO INCLUDE GARDEN FEATURES TO ENCOURAGE RESIDENT + VISITOR USE

driveway planters

STONE PLANTING BEDS ON BOTH SIDES OF DRIVEWAY DESIGNED TO SUPPORT A RANGE OF FOLIAGE PLANTS TO SOFTEN AND VISUALLY ENHANCE DRIVEWAY RAMP

deep soil planting

IN DRIVEWAY PLANTERS AND NATURAL GROUND LEVEL WITH MINIMUM 12m3 SOIL VOLUME FOR EACH CANOPY SCREEN TREE.

bird corridor / deep soil planting

DEEP SOIL AREA INCLUDING A RANGE OF BIRD ATTRACTING FLOWERING SHRUBS AND QUIET SUNNY SITTING AREAS.

ground floor outdoor terraces

OUTDOOR SITTING AREA WITH EXTENDED VIEWS. PLANTERS WITH FLOWERING SHRUBS AND GROUNDCOVERS

garden seating

INFORMAL SEATING SCATTERED THROUGHOUT LANDSCAPE AREA

basement garage entrance

CARPARK DRIVEWAY EDGED WITH LOCALLY INDIGENOUS TREES, NATIVE SHRUBS + CASCADING GROUNDCOVERS IN STONE PLANTERS

ACMENA SMITHII (Lillypilly)
SYZYGIUM AUSTRALE 'RESILIENCE' (Dwarf Lillypilly)
MANDEVILLEA sp. + PYROSTEGIA VENUSTA (Mandevillea) (Orange Trumpet Vine)

lounge terrace + garden

SOUTHERN TERRACE OVERLOOKING GARDEN OF FOLIAGE PLANTS INCLUDING MATURE *PHOENIX CANARIENSIS* TRANPLANTED FROM GARDEN OF No 69 BURDETT ST

streetscape

LANDSCAPE WITHIN THE FRONT SETBACK HAS BEEN DESIGNED TO REDUCE THE IMPACT OF THE NEW DEVELOPMENT BY PUNCTUATING THE FRONT BOUNDARY WITH A MIXTURE OF TREE AND SHRUB PLANTINGS IN THREE SECTIONS REFLECTING EXISTING RESIDENTIAL LOT PATTERNS. PROPOSED TREES TO INCLUDE:

PHOENIX CANARIENSIS (Canary Is Palm transplanted from site)
EUCALYPTUS RACEMOSA (Snappy Gum)
KOELREUTERIA PANICULATA (Golden Rain Tree)

deep soil planting

CANOPY TREES IN DEEP SOIL AREAS ALONG SOUTHERN BOUNDARY

pedestrian entrance

PEDESTRIAN PATH THROUGH FEATURE LOCALLY INDIGENOUS TREES

EUCALYPTUS RACEMOSA (Snappy Gum)

ground floor feature garden

GARDEN VISIBLE FROM INTERNAL PASSAGEWAY. TO INCLUDE FEATURE TREES AND STONG ARCHITECTURAL PLANTS. INFORMAL STEPPING SQUARE PATH PROVIDES ACCESS FOR ABLE RESIDENTS

BETULA NIGRA (Tropical / River Birch)
ACER PALMATUM 'DISSECTUM' (Weeping Maple)
CYCAS REVOLUTA (Cycad, Sago Palm)

secondary entrance

PEDESTRIAN GATE LEADING TO TREE LINED PATH TO ENTRANCE

KOELREUTERIA PANICULATA (Golden Rain Tree)

street trees

TO COMPENSATE FOR STREET TREE (T17) REMOVED

SAPIUM SEBIFERUM (Chinese Tallowood)

informal seating

INFORMAL SEATING TO BE LOCATED THROUGHOUT THE LANDSCAPE AREAS

ground floor courtyard

DEEP SOIL INTERNAL COURTYARD 5 VISIBLE FROM INTERNAL ROOMS AND PASSAGEWAYS. INCLUDES FEATURE TREES + OUTDOOR SEATING..

BETULA NIGRA (River Birch

therapeutic garden

EASTERN AREA ADJOINING RESIDENT ROOMS TO BE DEVELOPED AS A SENSORY / NOSTALGIC GARDEN FEATURING ORNAMENTAL + CITRUS TREES AND FLOWERING + SCENTED SHRUBS DESIGNED FOR ADDED STIMULATION. GATED AREA SUITABLE FOR SUPERVISED STROLLING FOR LESS ABLE RESIDENTS / DEMENTIA PATIENTS. BOUNDARY PLANTING MAINTAINED TO OPTIMISE WESTERLY SUN.

deep soil planting

DEEP SOIL PLANTING PROVIDED ON ALL BOUNDARIES

deciduous trees

TO FACILITATE MAXIMUM WINTER SOLAR ACCESS TO UPPER FLOOR ROOMS

LAGERSTROEMIA INDICA (Crepe Myrtle)

existing screen trees retained for privacy

SELECTED EXISTING TREES RETAINED TO PROVIDE SCREENING AND NEIGHBOUR PRIVACY. FLOWERING UNDERSTOREY PLANTING PROVIDE SEASONAL VIEWS FROM PRIVATE ROOMS.

SCHEFFLERA ACTINOPHYLLA (Australian Umbrella Tree)
JACARANDA MIMOSIFOLIA (Jacaranda)

emergency exit

EASTERN PAVED PATHWAYS DESIGNED TO PROVIDE SAFE PASSAGE TO BURDETT STREET THROUGH TO DEMENTIA GARDEN FOR FIRE EXIT FROM REAR OF FACILITY

communal bbq terrace

BARBEQUE AREA FOR THE USE OF ALL RESIDENTS + FAMILIES. PROVIDED TO ENGENDER CASUAL SOCIAL INTERACTION.

landscaped outdoor dining terrace

OPEN-AIR DINING TERRACE BORDERED WITH STONE WALLS AND SMALL FLOWERING DECIDUOUS TREES TO FACILITATE SEASONAL VARIATION AND MAXIMUM WINTER SOLAR ACCESS.

deep soil / existing mature canopy trees

EXISTING MATURE CANOPY NATIVE TREES ALONG NORTHERN BOUNDARY SHALL BE RETAINED AND PROTECTED IN ACCORDANCE WITH ARBORICULTURAL RECOMMENDATIONS. SELECTED TREES THAT ARE ADVERSELY IMPACTED BY PROPOSED WORKS OR THAT HAVE A LOW USEFUL LIFE EXPECTANCY ARE PROPOSED FOR REMOVAL.
NEW UNDERSTOREY PLANTING SHALL INCLUDE SPECIES FROM :
- BLUE GUM HIGH FOREST
- SYDNEY TURPENTINE - IRONBARK FOREST

SYNCARPIA GLOMULIFERA	(Turpentine)
FICUS CORONATA	(Sandpaper Fig)
BACKHOUSIA MYRTIFOLIA	(Grey Myrtle)
TRISTANIOPSIS LAURINA	(Water Gum)
INDIGOPHERA AUSTRALIS	(Australian Indigo)
BURSARIA SPINOSA	(Sweet Bursaria)
HARDENBERGIA VIOLACEAE	(Native Sarsaparilla)
CYATHEA AUSTRALIS	(Black Tree Fern)

lawn + native garden

GENEROUS LAWN FOR USE OF ABLE RESIDENTS AND VISITORS. LAWN WILL BE BORDERED BY AN ACCESSIBLE PATHWAY AND EXISTING TREES UNDERPLANTED WITH A VARIETY OF SHADE TOLERANT SHRUBS AND SMALL TREES INCLUDING LOCALLY INDIGENOUS B.G.H.F. AND S.T.I.F. SPECIES.
INFORMAL SEATING SHALL BE PROVIDED.

accessible pathway

1500mm WIDE ACCESSIBLE PATHWAY SHALL BE PROVIDED THROUGHOUT NORTHERN + NORTH-EASTERN GARDEN TO PROVIDE OPPORTUNITES FOR INFORMAL RECREATION WITHIN BUSHLAND GARDEN

lower ground level courtyard

NORTHERN COURTYARD 3 WITH DEEP SOIL PLANTERS CAPABLE OF SUPPORTING FEATURE TREES. COURTYARD TO INCORPORATE SEATING TO ENCOURAGE RESIDENTS' USE WHILE AFFORDING VIEWS OUT INTO THE LANDSCAPE.

KOELREUTERIA PANICULATA (Golden Rain Tree)

lounge /dining area addressing native garden

NORTHERN LOUNGE WITH GLASS DOORS + WINDOWS OFFERING VIEWS INTO THE LANDSCAPE. GARDEN TO INCLUDE A STIMULATING RANGE OF FOLIAGE PLANTS INCLUDING SUITABLE NATIVE SPECIES AND A WATER FEATURE

AMENDMENTS
Rev A 22.10.20
Building Footprint amended
Driveway + Planters amended
Driveway Green Roof Garden enlarged
Bird Corridor added
Communal BBQ Area added
LGF Courtyard widened + revised
Additional Deep Soil Areas
GF Level Outdoor Terraces added

Rev B 18.3.21
Driveway shortened, Planters Amended
Western garden extended
Steps (eastern side path) relocated
Trees 57, 58, 59, 60, 63 Retained
Planting Schedule Revised to match

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© TRISH DOBSON LANDSCAPE ARCHITECTURE
BUILDER TO CHECK ALL DIMENSIONS PRIOR TO CONSTRUCTION
WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL

CLIENT
Thompsons Health Care

PROJECT
AGED CARE FACILITY
65-71 BURDETT STREET
HORNSBY

DRAWING
LANDSCAPE SITE PLAN

SCALE	1:200@A1
DATE	5.3.20
ISSUE	DA
SHEET	1 of 6
REVISION	B revised 18.3.21
JOB	1919
DWG NO	DA-L01B

LANDSCAPE SITE PLAN

SCALE 1:200 @ A1
REFER TO L02B TREE RETENTION PLAN FOR EXISTING TREE SCHEDULE
REFER TO L03B PLANTING PLAN FOR PLANTING DETAILS

NOTE
PLAN TO BE READ IN CONJUNCTION WITH:
ARCHITECTURAL PLANS BY GARTNER TROVATO ARCHITECTS
ARBORICULTURAL IMPACT ASSESSMENT BY RAINTREE CONSULTING

0m 2m 4m 6m 8m 10m

LEGEND

- RL 11.97 — PROPOSED LEVELS
- 21.34 — EXISTING SPOT LEVELS
- (10) — EXISTING TREES TO BE REMOVED
- (11) — EXISTING TREES TO BE RETAINED ON SITE
- (11) — EXISTING TREES TO BE RETAINED OFF SITE
- OPEN METAL PALLSADE FRONT FENCE
- MASONRY RETAINING WALLS / PLANTERS
- STONE GARDEN EDGES
- STONE FEATURE WALLS
- BOUNDARY
- TILED COURTYARDS + GARDEN PATHS
- SELECTED GRAVEL MULCH
- LAWN AREAS (SYNTHETIC TURF IN THERAPY GARDEN)
- CONCRETE DRIVEWAY
- SELECTED WATER FEATURES
- SELECTED GARDEN SCULPTURES
- BIRD BATH OR SIMILAR GARDEN FEATURE
- INFORMAL GARDEN SEATING
- RAISED PLANTERS (DEPTHS SHOWN ON L03)
- WATER FEATURES

landscape elements

LANDSCAPE DESIGN PRINCIPLES

TO COMPLEMENT AND ENHANCE THE EXISTING STREETSCAPE
- PROPOSAL DESIGNED TO PROVIDE LANDSCAPE SURROUNDS WHICH REFLECT AND HARMONISE WITH EXISTING STREETSCAPE AND TO CREATE A DISTINCT LANDSCAPE CHARACTER.
- CANOPY TREES WITHIN FRONT BUILDING SETBACK (*EUCALYPTUS RACEMOSA, ACMENA SMITHII, KOELREUTERIA PANICULATA, PHOENIX CANARIENSIS*) SELECTED TO SCREEN + SOFTEN THE BUILT FORM AND PROVIDE CONSISTENCY WITH THE LOCALITY.
- THE STREETFRONT PLANTING OFFERS VARIED FORM TO CREATE A RHYTHM REFLECTING TYPICAL SUBURBAN FRONTAGE SIZES FOR THE STREET.
- A COMBINATION OF FOLIAGE AND FLOWERING SPECIES ARE DESIGNED TO ENHANCE THE PEDESTRIAN EXPERIENCE IN BURDETT STREET.
- NEW STREET TREES (*SAPIUM SEBIFERUM*) PROPOSED TO MATCH EXISTING STREET TREES IN BURDETT STREET.

TO REDUCE THE IMPACT OF THE BUILT FORM
- CANOPY TREES AND UNDERSTOREY PLANTING PROPOSED TO PROVIDE SCALE AND SOFTEN THE BUILT FORM, PRESENTING THE DEVELOPMENT WITHIN A VEGETATED SETTING AND MINIMISING THE VISUAL IMPACT.
- ALL CARPARKING IS PROPOSED TO BE PROVIDED UNDERGROUND TO REDUCE THE VISUAL IMPACT OF DEVELOPMENT AND REDUCE IMPACT ON STREET AND ADJOINING PROPERTIES.

TO PROTECT EXISTING TREES
- ALL TREES IDENTIFIED AS SUITABLE FOR RETENTION IN ARBORICULTURAL ASSESSMENT SHALL BE RETAINED AND PROTECTED TO PROVIDE FUTURE AMENITY.
- SUITABLE MATURE PALMS HAVE BEEN IDENTIFIED TO BE TRANSPLANTED DIRECTLY INTO THE FUTURE LANDSCAPE

TO PROVIDE DEEP SOIL PLANTING
- AREAS OF DEEP SOIL PLANTING HAVE BEEN PROVIDED ON ALL BOUNDARIES, PROVIDING A MINIMUM OF 12M3 ROOT AREA PER TREE INTO NATURAL GROUND.

TO REPLENISH INDIGENOUS TREE CANOPY + COMPENSATE FOR TREE REMOVAL
- IN ADDITION TO EXOTIC TREES PROPOSED, THE FOLLOWING LOCALLY INDIGENOUS TREES FROM THE BLUE GUM HIGH FOREST / SYDNEY TURPENTINE-IRONBARK FOREST HAVE BEEN PROPOSED TO COMPENSATE FOR TREES TO BE REMOVED AND TO REPLENISH NEIGHBORHOOD TREE CANOPY:

ACMENA SMITHII	LILLYPILLY	(8)	*FICUS CORONATA*	SANDPAPER FIG	(2)
EUCALYPTUS RACEMOSA	SNAPPY GUM	(3)	*BACKHOUSIA MYRTIFOLIA*	GREY MYRTLE	(2)
TRISTANIOPSIS LAURINA	WATER GUM	(15)			

TO CREATE A LANDSCAPE AS AN EXTENSION OF INTERNAL SPACES
- PERIMETER LAWNS + GARDENS ARE DESIGNED TO ENCOURAGE GENTLE EXERCISE AND FACILITATE FLEXIBLE OUTDOOR RECREATION WITH VISITORS.
- EXTENDED VIEWS INTO THE GARDEN HAVE BEEN CONSIDERED TO ENHANCE DAILY LIFE FOR LESS ACTIVE RESIDENTS.
- INTERNAL COURTYARDS OFFER LEAFY OUTLOOKS FROM PRIVATE RESIDENTIAL ROOMS AND EASILY ACCESSIBLE OUTDOOR SEATING AREAS
- OUTDOOR DINING AREAS AND TERRACES PROVIDE EXTENDED VIEWS INTO THE GARDENS

TO ENCOURAGE CASUAL COMMUNAL + VISITOR ACTIVITIES
- COMMUNAL / FAMILY ACTIVITIES ENCOURAGED BY THE PROVISION OF OUTDOOR DINING TERRACES, COMMUNAL BBQ FACILITIES, GARDEN SEATING IN SUN AND SHADE, BIRD ATTRACTING NATIVE GARDEN AREA, EASILY ACCESSIBLE INTERNAL COURTYARDS, WATER FEATURES

TO PROVIDE SAFE, STIMULATING GARDEN AREA FOR DEMENTIA + LESS MOBILE RESIDENTS
- FENCED THERAPEUTIC GARDEN DESIGNED WITH A VARIETY OF SPECIES FORM, COLOUR + SCENT TO PROVIDE STIMULATING SETTING FOR DEMENTIA RESIDENTS. EASILY ACCESSIBLE AREA HAS BEEN DESIGNED TO BE FLEXIBLE FOR STROLLING, QUIET SITTING + SUPERVISED ACTIVITIES.

TO MAXIMISE SOLAR ACCESS TO ROOMS + GARDEN AREAS
- MAINTAINED BOUNDARY GARDENS AND DECIDUOUS TREES HAVE BEEN DESIGNED TO PROVIDE SCREENING WHITE FACILITATING MAXIMUM WINTER SOLAR ACCESS, PARTICULARLY TO PRIVATE ROOMS AND GARDEN SITTING AREAS (e.g. THERAPEUTIC GARDEN, BIRD CORRIDOR). INTERNAL COURTYARD 1, 2, + 3 HAVE BEEN WIDENED TO PROVIDE ADDITIONAL OPPORTUNITIES FOR SEATING IN SEASONAL SUNNY AREAS.

TO MAINTAIN NEIGHBOUR PRIVACY + AMENITY
- SCREEN PLANTING CONSISTING OF PRINCIPALLY FAST GROWING NATIVE SPECIES IS PROPOSED TO PROVIDE BOUNDARY PRIVACY SCREENING AS REQUIRED.

TO INCLUDE SHADE TREE AND FEATURE TREES FOR SEASONAL INTEREST
- A VARIETY OF EVERGREEN + DECIDUOUS TREES PROPOSED TO PROVIDE SEASONAL FLOWERS, SUMMER SHADE AND MAXIMISE ON WINTER SOLAR ACCESS.

TO ENHANCE THE GARDEN EXPERIENCE FOR ALL RESIDENTS
- SPECIES SELECTION HAVE BEEN MADE WITH CONSIDERATION OF SITE CONDITIONS AND TO PROVIDE A STIMULATING RANGE OF FLOWER AND FOLIAGE TEXTURES AND COLOURS TO ENCOURAGE RESIDENTS' USE OF LANDSCAPE SPACE. NATIVE AND EXOTIC SPECIES HAVE BEEN INCLUDED. FEATURES INCLUDE:

- EXTENDED LAWNS + GARDENS	- NOSTALGIC / THERAPEUTIC GARDEN	- NATIVE GARDEN	- ACCESSIBLE PATHS
- OUTDOOR SEATING IN SUN + SHADE	- WATER FEATURES	- GARDEN SCULPTURES	- PERGOLAS
- YEAR ROUND COLOUR	- FLOWERING TREES + SHRUBS	- CASCADING CLIMBERS OVER WALLS	- BARBEQUE

TO PROVIDE FOR ACCESSIBLE USE OF GARDEN
- ACCESSIBLE PATHWAYS HAVE BEEN PROVIDED AS REQUIRED BY RELEVANT GUIDELINES TO ENSURE MAXIMUM POTENTIAL FOR OUTDOOR RESIDENT USE
- SAFETY MEASURES INCLUDING SURFACE SELECTION, GENTLE GRADIENTS, APPROPRIATE SEATING, HANDRAILS AND FENCING SHALL BE INCORPORATED

TO COMPLY WITH DESIGN PRINCIPLES OF SEPP
- THE PROPOSED LANDSCAPE APPS TO MEET THE DESIGN PRINCIPLES OF THE RELEVANT SEPP (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004.
- REFER TO ARCHITECTURAL PLANS FOR DEEP SOIL AND SITE CALCULATIONS.