

4) Appendix D

Indicative Concept Landscape Plan
prepared by
John Chetham & Associates



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Healing ONR Pty Limited
679-685 Old Northern Road
Dural NSW 2158

02 February 2022

Attention: To Whom It May Concern

**RE: 679-685 Old Northern Road, Dural
Planning Proposal for Health Services Facility
Landscape Design: Deep Soil & Sustainability Criteria**

Reference is made to the above Planning Proposal to establish a Health Services Facility on a consolidated site in the Round Corner Town Centre. It is acknowledged that the Old Northern Road separates The Hills Shire Council from Hornsby Shire Council and the site lies within the latter Council and thus subject to the applicable codes and policies.

1.0 Landscape Design Considerations

The site is bounded to the north by a two-storey veterinary clinic with an at-grade car park to the front. A new well sized residential aged care facility, 'Dural House' to the east of the site and a two-storey residential dwelling to the south.

1.1 Round Corner Town Centre Environs

Round Corner shopping precinct is approximately 50 metres away on the north-west side of the Old Northern Road and within The Hills Shire Council jurisdiction. Current plans are to expand the Round Corner Town Centre for additional retail, commercial and residential development to the south of Stonlea Court at 488-494 Old Northern Road, Dural. This will transform the Round Corner Town Centre to a substantially more urban environment with commensurate needs for health care and associated facilities, most particularly for the surrounding residential aged care homes and proposed residential development.

Whilst the site is currently zoned RU2, its juxtaposition to the Round Corner Town Centre and its future character within the next 3 to 5 years will inevitably change the local character surrounding the proposed new development. The external treatment for this Planning Proposal should therefore be viewed within this context.

1.2 Endemic Vegetation

Old Northern Road and adjacent private lands are mapped as 'Sydney Turpentine Ironbark Forest' (STIF) which is listed as a Critically Endangered Ecological Community under the NSW Biodiversity Conservation Act 2016. However only a few remnant trees of this vegetative community remain in close proximity to the site due to extensive land clearing over the years and continuing urbanisation.

The site contains selected native trees including Spotted Gum (*Corymbia maculata*) and Southern Blue Gum (*Eucalyptus bicostata*), but these are screened from view from the road frontage. There is a large Smooth-barked Apple (*Angophora costata*) within the road reserve of the Old Northern Road. There are also a number of exotic species within the site as listed in the Arboricultural Impact Assessment report prepared by Eco-logical Eco Logical Australia dated 20 January 2022. No other environmentally listed or protected items have been identified within the site.

The large Smooth-barked Apple/Sydney Red Gum (*Angophora costata*) within the nature strip which makes an important visual contribution to Old Northern Road will be retained and comprehensively protected as part of this Planning Proposal.

2.0 Landscape Planting Areas

The Landscape plans and associated drawings to which this report refers have been prepared on the basis that this is a 'Planning Proposal' rather than a DA, and as such they should be read and



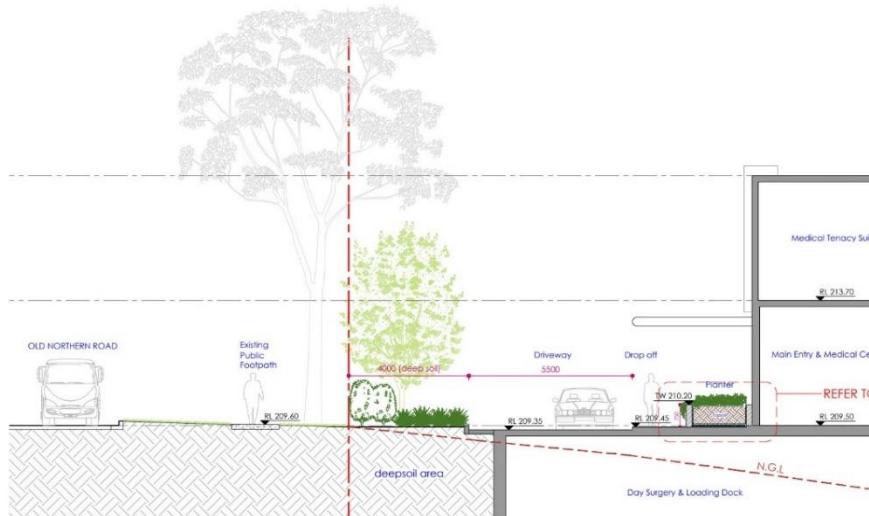
reviewed as being conceptual in content and detail, notwithstanding that Indicative Plant Species have been specified and Indicative Cross Sections have been prepared. These details have been provided to demonstrate that where practicable the site has been remedied and compensated with the use of native trees and shrubs, some endemic to the locality.

Particular attention has been paid to augment street tree planting and present a verdant property frontage to the Old Northern Road. Additionally, to provide dense screen planting along the side and rear boundaries to protect privacy to neighbouring properties.

2.1 Street Frontage

The majority of trees within the site are proposed for removal to accommodate this health services facility, but with replacement planting of native trees with understorey shrubs selected for their suitability to screen and to provide 'green corridors' along the side and rear boundaries for wildlife movement.

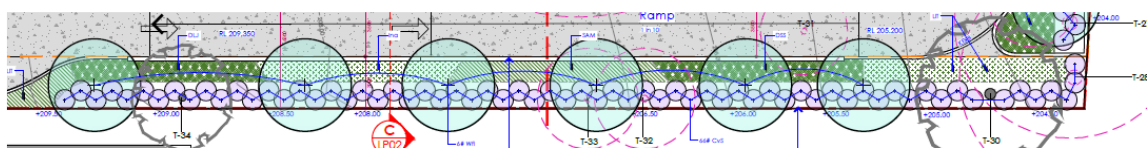
The large Sydney Red Gum (*Angophora costata*) within the nature strip to the front of the site has been retained and protected, and has been augmented with two additional large native street trees (Rough Barked Apple - *Angophora floribunda*) within the nature strip. Additionally, four medium sized trees (Watergum - *Tristaniaopsis laurina* 'Lucious') with understorey low shrub/hedge planting immediately within the property frontage have been provided. The landscape presentation to the street and screening to the proposed health services facility will therefore be a substantial improvement on the existing bare open frontage.



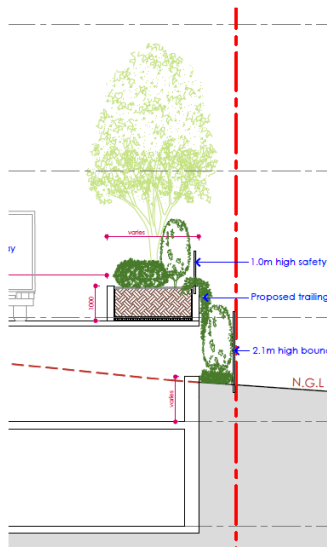
Indicative profile of native trees and shrub planting onto the Old Northern Road frontage

2.2 Indicative Side Boundary Planting

The northern and southern boundaries have been planted with rows of medium sized native trees which will grow to provide a continuous row of overlapping canopies. Understorey Lilly Pilly screen hedge shrubs and native ground cover plants are also specified. This tiered planting structure is to ensure visual separation and screening is provided to the neighbouring properties.



Indicative Side Boundary Planting and Screening to achieve a continuous canopy and wildlife corridor



2.3 Indicative Rear Boundary Planting

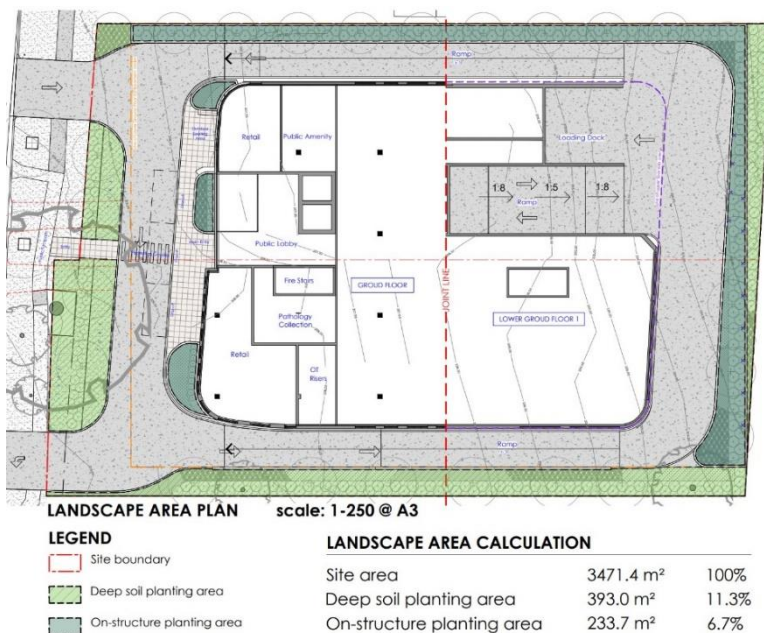
This comprises both 'at-grade' and 'on-structure' planting. The basement car parking is partially open to the rear eastern boundary and particular attention has been paid to ensure the lower elevation is screened to the neighbouring property. The upper 'on-structure' planting will support small and medium sized trees and understorey shrubs to help screen Levels 2 and 3 of the proposed Health Services Facility.

Indicative Rear Boundary Planting for tiered and elevational screening

2.4 Indicative Deep Soil Planting & On-Structure Planting

The bulk of the planting to the southern and eastern boundaries will be in 'Deep Soil Planters'. These are shown in pale green in the 'Landscape Area Plan' below. Plants and drainage in these beds will be able to develop their root structures through to the sub-grade. Deep soil planters will be able to sustain larger tree species and will require less irrigation.

On-structure planting comprises site specific designed planters which will have sufficient depth to and volume of soil to sustain and nurture small to medium sized trees and understorey shrubs and ground covers, for screening to neighbours. They will be irrigated from harvested and recycled rain water and managed carefully to ensure that their collective bio-mass is the equivalent of neighbouring properties with low level and scattered landscape plantings.



Indicative Planting Areas – Deep Soil & On-Structure Planting



2.5 Woodland Species

Growing conditions within the site of the proposed health care facility will not be fully compatible with the native STIF woodland species. The site is already heavily disturbed from its original STIF woodland status and rather than replicate this vegetative community, alternative native species have been selected, some of which have been selected from 'Sydney Sandstone Gully Forest' vegetative communities which are to be found in the nearby valleys. These woodland species, and cultivars of the same, will tolerate the part shaded conditions from the proposed building and richer soil conditions in the new planter beds. The plants selected include: -

Rough Barked Apple	<i>Angophora floribunda</i>
NSW Christmas Bush	<i>Ceratopetalum gummiferum</i>
Blueberry Ash	<i>Elaeocarpus reticulatus</i>
Riberry	<i>Syzygium luehmannii</i>
Quandong Tree	<i>Elaeocarpus eumundii</i>
Lucious Watergum	<i>Tristanopsis laurina</i> 'Luscious'
Weeping Lilly Pilly	<i>Waterhousia floribunda</i>
Old Man Banksia	<i>Banksia serrata</i>

2.6 WSUD & Landscape Sustainability

'Water Sensitive Urban Design' and the proposed landscape design have been brought together in this project. The architecture, hydraulic engineering and landscape will integrate stormwater, groundwater and wastewater and management and designed for cleaning, and recycling to sustain the proposed planting and to minimise environmental impact within the site.

The overall outcomes will lead to excellence in water management and also utilise this water resource towards achieving an aesthetic and sustainable landscape for the site.

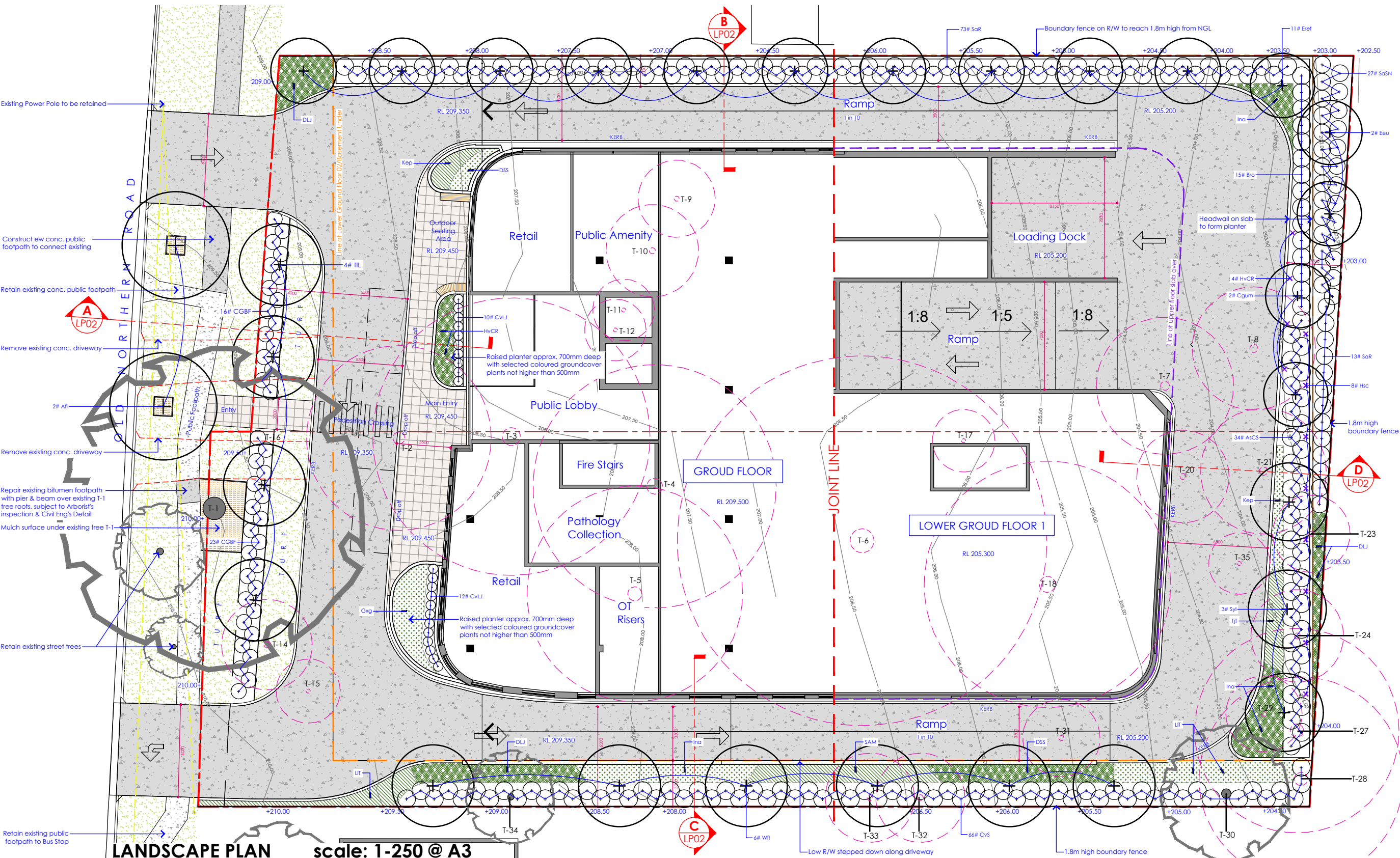
If you have any questions regarding the above, please do not hesitate to contact the undersigned on 0419 629 987.

Yours Faithfully,



Urban Designers
Landscape Architects
John Chetham & Associates

John Chetham
MRTPI AAILA ASILA



LEGEND

Site boundary

Retaining wall (proposed)

Design levels

Joint line

Existing tree to be retained
(refer to ARBORICULTURAL
IMPACT ASSESSMENT)

Proposed new tree

Existing tree/shrub to be removed
(refer to ARBORICULTURAL
IMPACT ASSESSMENT)

Proposed new shrubs

Proposed trailing plant

Natural turf area

Existing concrete paving
to be retained

Proposed new concrete paving

Tile paving

PROPOSED PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	POTS SIZE	MATURE HEIGHT	PO	WR	Nos.
TREES							
Alf	Angophora floribunda	Rough Barked Apple	100 Litre	12.0m-15.0m	N	-	2
Cgum	Ceratopetalum gummiferum	NSW Christmas Bush	75 Litre	4.0-6.0m	N	-	2
Eeu	Elaeagnus eumundii	Guandong Tree	200 Litre	8.0m-14.0m	N	-	2
Bet	Elaeagnus reticulatus	Bushberry Ash	75 Litre	5.0m-12.0m	N	-	11
Syl	Syzygium luehmannii	Riberry	100 Litre	10.0m-12.0m	N	-	3
Til	Tristania laurina	Lucious Watergum	100 Litre	7.0m-12.0m	N	-	4
WVf	Waterhousea floribunda	Weeping Lilly Pilly	100 Litre	8.0m-14.0m	N	-	6

CODE	BOTANICAL NAME	COMMON NAME	POTS SIZE	MATURE HEIGHT	PO	WR	Nos.
SCREEN & BARRIER SHRUBS							
AgCS	Asplenium smithii	Cherry Surprise Low Hedge	200mm	2.0m-2.5m	N	-	34
Br	Bryonia albuginosa	Coffee Bush	200mm	3.0m	N	-	18
CGSF	Callistemon Great Balls of Fire	Great Balls of Fire Bottlebrush	200mm	1.0-1.3m	N	-	39
CvS	Callistemon viminalis	Slim Bottlebrush	150mm	2.5m-3.0m	N	-	66
SoR	Syzygium australe Resilience	Resilience Lilly Pilly (Hedge)	200mm	2.5m-3.0m	E	-	86
SoSN	Syzygium australe Straight & Narrow	Straight & Narrow Lilly Pilly	200mm	3.0-4.0m	N	-	27

CODE	BOTANICAL NAME	COMMON NAME	POTS SIZE	MATURE HEIGHT	PO	WR
GROUND COVER PLANTS						
CvLJ	Callistemon viminalis Little John	Little John Bottlebrush	150mm	600-700mm	N	-
DJ	Dianella Little Jazz	Little Jazz Flax Lilly	150mm	500mm	N	-
DSS	Dianella Silver Streak	Silver Streak Flax Lilly	150mm	450mm	E	-
Gig	Grevillea X gaudichaudii	Prostrate Grevillea	200mm	250mm	N	-
HvCR	Hardy Grevillea violacea 'Carpet Royale'	Carpet Royale False Sarsaparilla	100mm	150mm	N	-
Ke	Kenilworthia prostrata	Running Postman	100mm	150mm	N	-
Lit	Lamprolaima repens Tankia	Tankia Mallet Bush	150mm	600mm	N	-
Ind	Indigofera australis	Australian Indigo	150mm	1.0m-2.0m	N	-
SAM	Syzygium smithii Alyn Magic	Alyn Magic Lilly Pilly	200mm	600mm	N	-
TJ	Trachelospermum jasminoides Triolar	Variegated Star Jasmine	150mm	600mm	E	-

CODE	BOTANICAL NAME	COMMON NAME	POTS SIZE	MATURE HEIGHT	PO	WR	Nos.
TRAILING PLANT							
Hsc	Habenaria scandens	Golden Guinea Vine	150mm	5m	N	-	8
HvCR	Hardy Grevillea violacea 'Carpet Royale'	Carpet Royale Sarsaparilla Vine	150mm	5m	N	-	4
TURF Within Property							
BP	Stenotaphrum secundatum Palmetto	Palmetto Buffalo Grass	64	Tuff Rolls	E	-	-
TURF on Nature Strip							
PaS	Pennisetum clandestinum Eureka (Nature Strip)	Eureka Kikuyu	180	Tuff Rolls	E	-	-

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1:250 @ A3 or 1:125 @ A1

METRES

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NORTH POINT:

ARCHITECTS:

HEALTH PROJECTS INTERNATIONAL
Suite 1 Ground Floor, 68 Alfred Street, Milsom Point, NSW 2061
NCL 060 850 550 FBN 13 080 850 585 www.hpi.net.au info@hpi.net.au Tel: +612 9460 0199

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Landscape Architects
John Chetham & Associates
P.O. Box 287, Gladesville, NSW 2111
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Rev.

Description

Date

H

Planning Proposal

02-02-2022

G

Planning Proposal

22-12-2021

F

Planning Proposal

21-12-2021

E

Planning Proposal

26-11-2021

D

Planning Proposal

22-11-2021

C

Planning Proposal

19-11-2021

JOB NUMBER:

679ONR/LP

CLIENT:

Image Property Developments Pty Ltd

PROJECT:

Dural Health Hub
679 & 685 Old Northern Road, Dural

SHEET TITLE:

Concept Landscape Plan

SHEET NO.

LP01

Drawn:

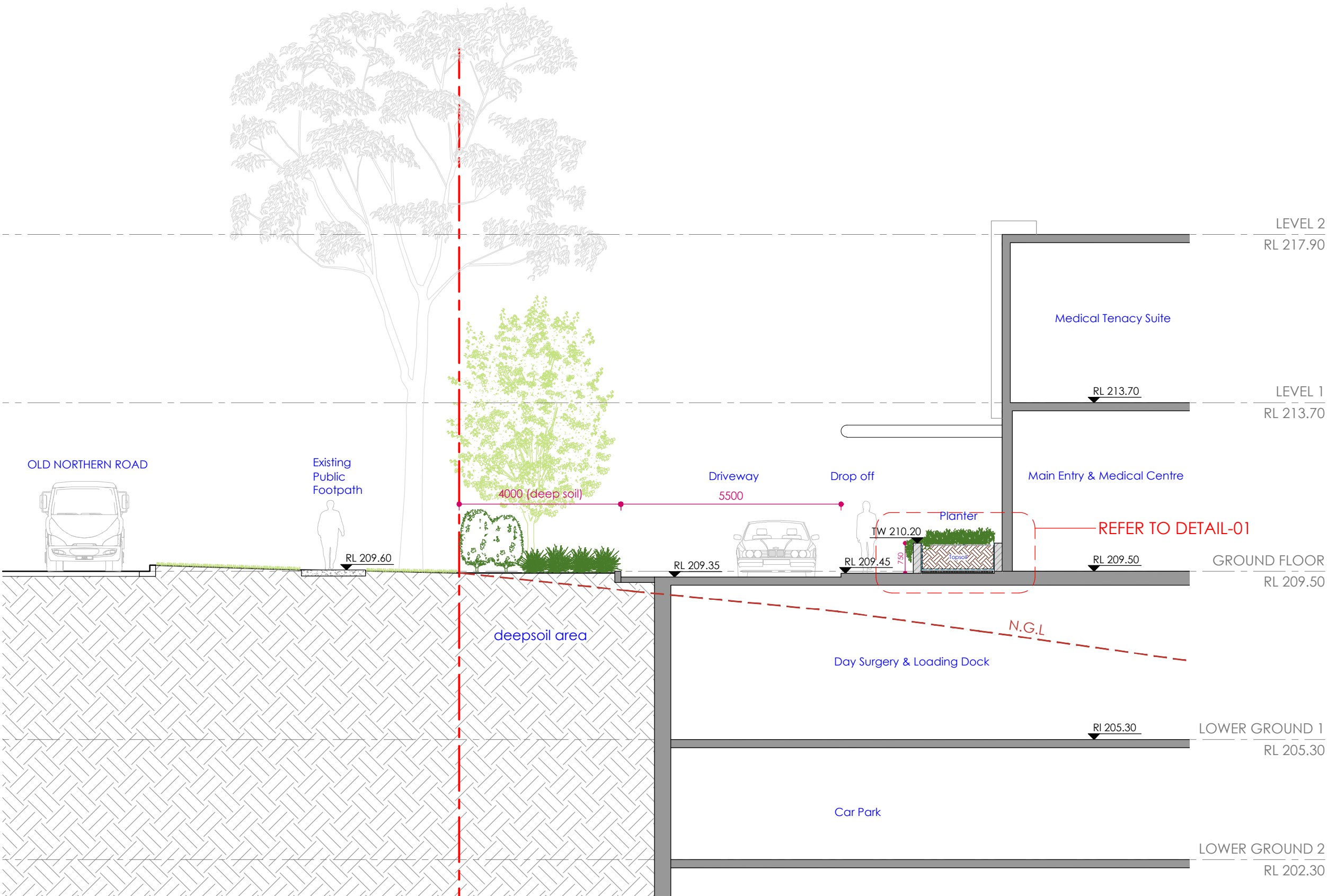
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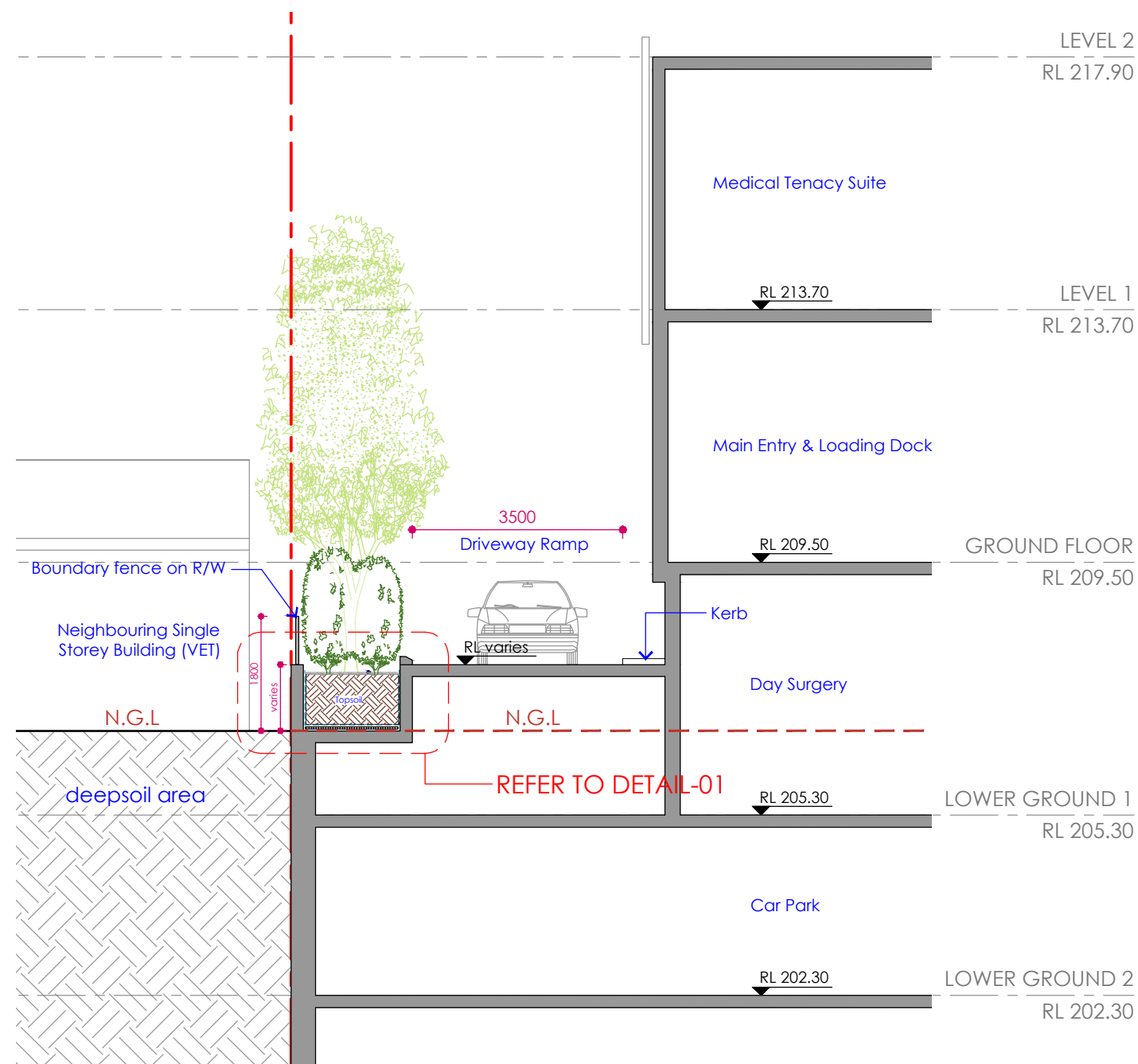
Issue Date:

02-02-2022

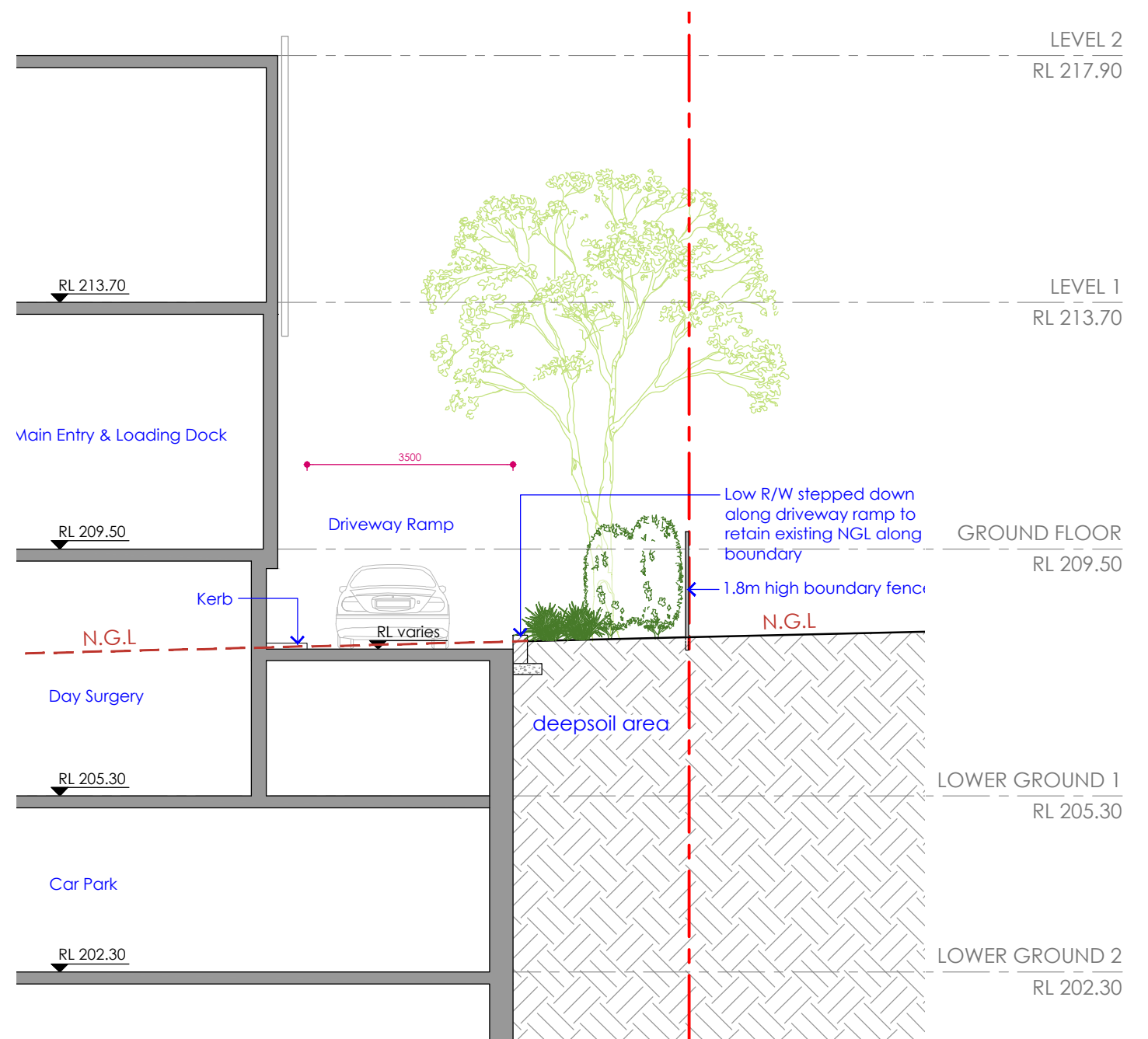


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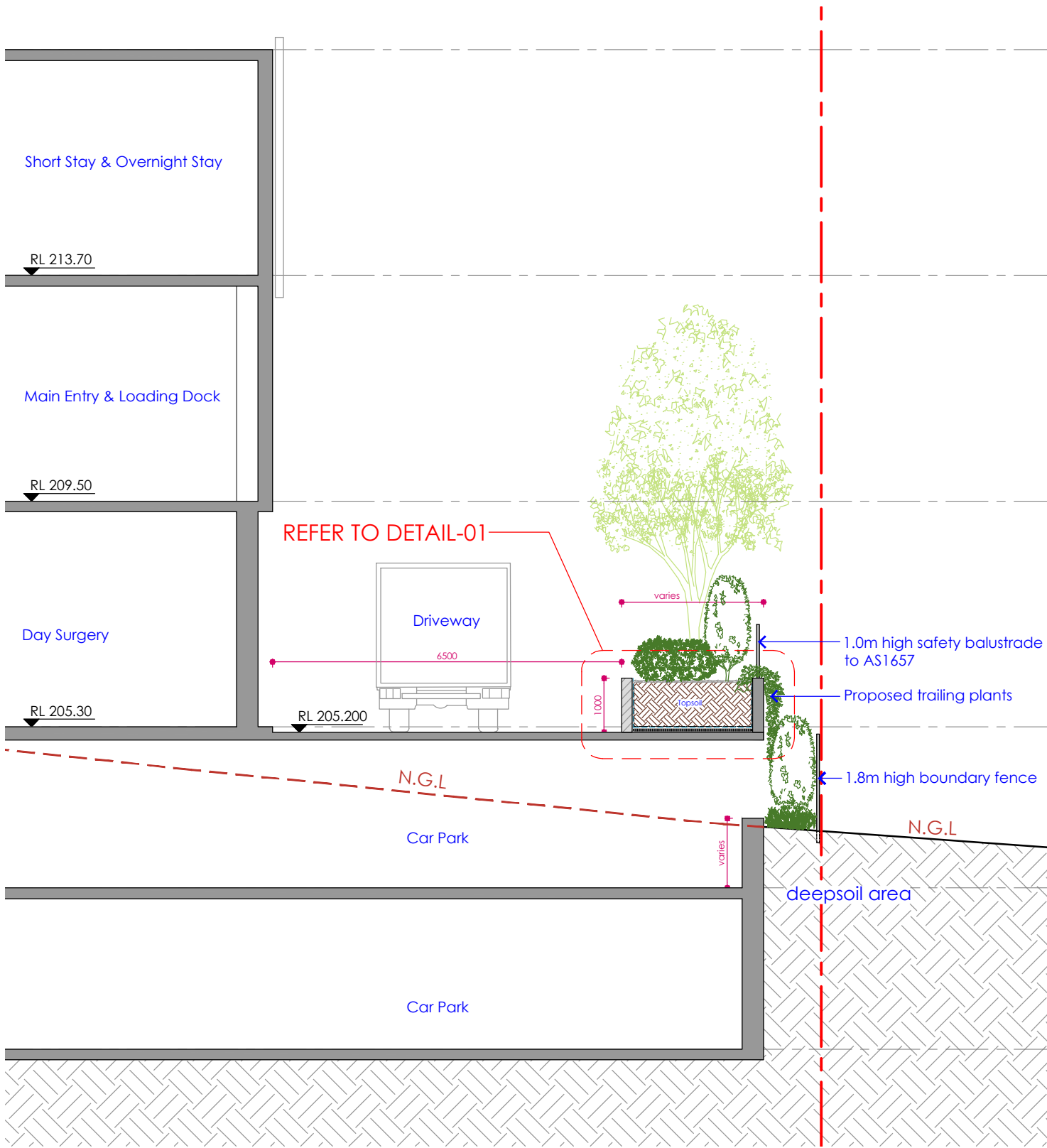
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					F	Planning Proposal	02-02-2022	CLIENT:	Image Property Developments Pty Ltd		SHEET NO. LP02	Drawn:	YW	
					E	Planning Proposal	22-12-2021					Checked:	JC	
					D	Planning Proposal	21-12-2021					Issue Date:	02-02-2022	
					C	Planning Proposal	26-11-2021							
					B	Planning Proposal	22-11-2021	PROJECT:	Dural Health Hub 679 & 685 Old Northern Road, Dural					
					A	Planning Proposal	19-11-2021							



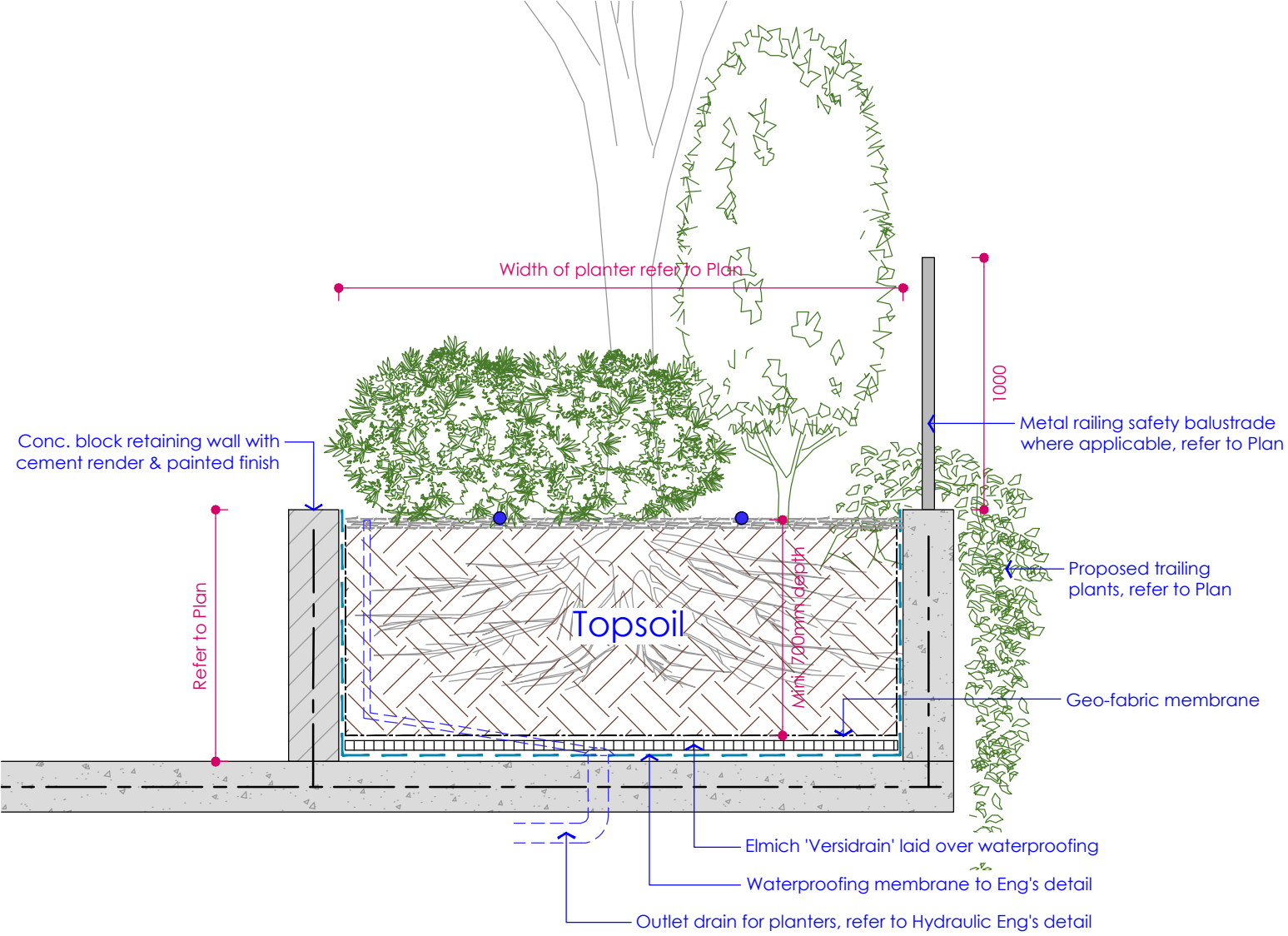
SECTION - B scale: 1-100 @ A3



SECTION - C scale: 1-100 @ A3

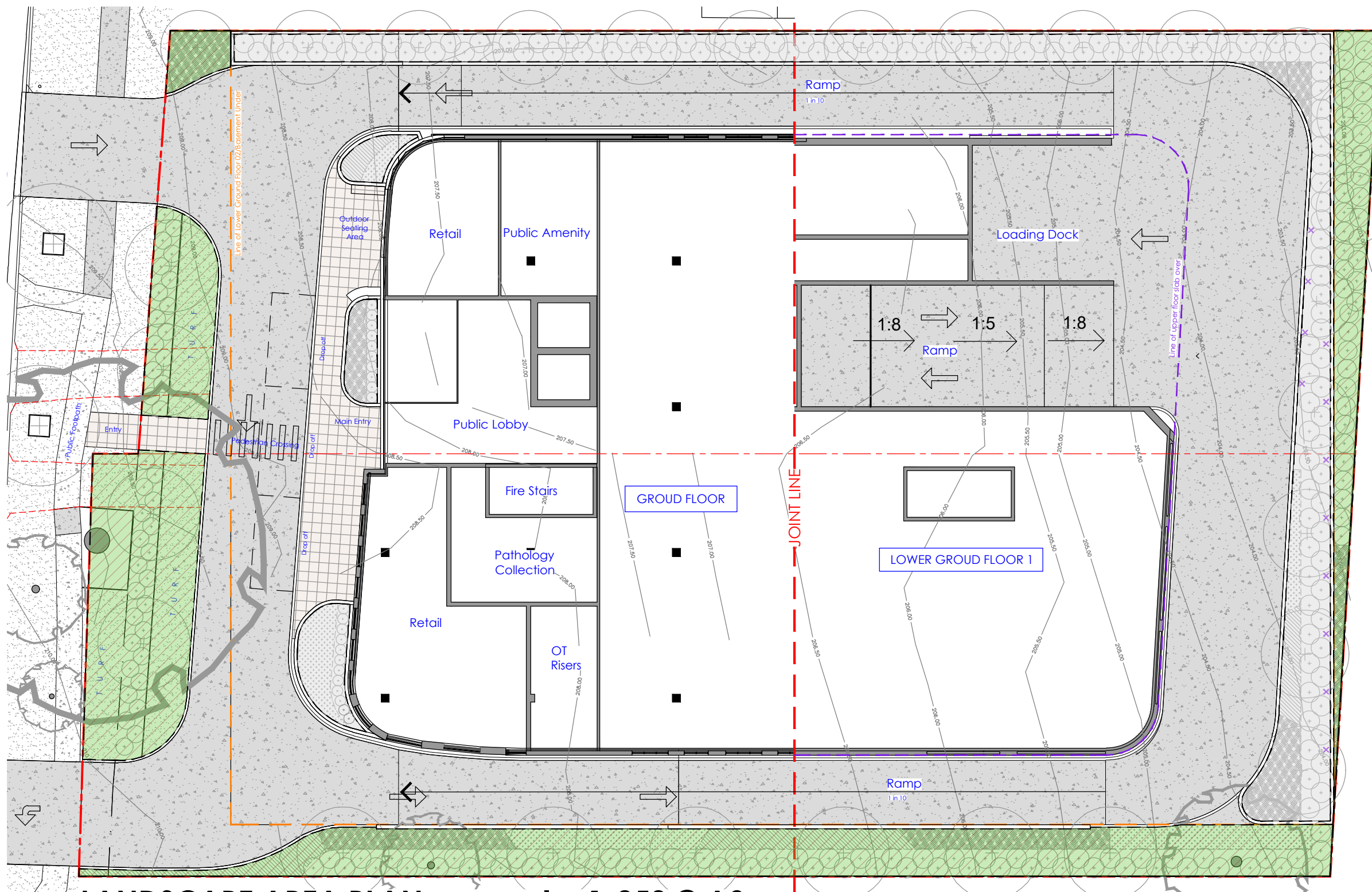


SECTION - D scale: 1-100 @ A3



DETAIL-01: On-structure Planter Typical Detail scale: 1-25 @ A3

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					F	Planning Proposal	02-02-2022				
					E	Planning Proposal	22-12-2021	CLIENT: Image Property Developments Pty Ltd	SHEET NO. LP04	Drawn: YW	
					D	Planning Proposal	21-12-2021				Checked: JC
					C	Planning Proposal	26-11-2021				
					B	Planning Proposal	22-11-2021				
A	Planning Proposal	19-11-2021									



LANDSCAPE AREA PLAN scale: 1-250 @ A3

LEGEND

- Site boundary
- Deep soil planting area
- On-structure planting area

LANDSCAPE AREA CALCULATION

Site area	3471.4 m ²	100%
Deep soil planting area	393.0 m ²	11.3%
On-structure planting area	233.7 m ²	6.7%

TREES



Rough Barked Apple - *Angophora floribunda*



NSW Christmas Bush - *Ceratopetalum gummiferum*



Quandong Tree - *Elaeocarpus eumundii*



Blueberry Ash - *Elaeocarpus reticulatus*



Riberry - *Syzygium luehmannii*



Lucious Watergum - *Tristaniopsis laurina* 'Luscious'



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								CLIENT: Image Property Developments Pty Ltd	SHEET NO. LP06	Drawn: NK Checked: JC Issue Date: 02-02-2022
					B	Planning Proposal	02-02-2022	PROJECT: Dural Health Hub 679 & 685 Old Northern Road, Dural		
A	Planning Proposal	30-11-2021								

TREES



Weeping Lilly Pilly - *Waterhousia floribunda*

SCREEN & BARRIER SHRUBS



Cherry Surprise Lilly Pilly - *Acmena smithii* 'Cherry Surprise'



Coffee Bush - *Breyntia oblongifolia*



Great Balls of Fire Bottlebrush - *Callistemon Great Balls of Fire*

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								SHEET NO. LP07	Drawn:	NK
							CLIENT: Image Property Developments Pty Ltd		Checked:	JC
					B	Planning Proposal	02-02-2022		Issue Date:	02-02-2022
					A	Planning Proposal	30-11-2021	PROJECT: Dural Health Hub 679 & 685 Old Northern Road, Dural		

SCREEN & BARRIER SHRUBS



Slim Bottlebrush - *Callistemon viminalis* 'Slim'



Straight & Narrow Lilly Pilly - *Syzygium australe* 'Straight & Narrow'



Resilience Lilly Pilly - *Syzygium australe* Resilience



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					B	Planning Proposal	02-02-2022	PROJECT: Dural Health Hub 679 & 685 Old Northern Road, Dural		
A	Planning Proposal	30-11-2021								

GROUNDCOVERS



Little John Bottlebrush - *Callistemon viminalis* 'Little John'



Little Jess Flax Lilly - *Dianella Little Jess*



Silver Streak Flax Lilly - *Dianella Silver Streak*



Prostrate Grevillea - *Grevillea X gaudichaudii*

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								SHEET NO. LP09	Drawn:	NK
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					B	Planning Proposal	02-02-2022		Issue Date:	02-02-2022
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GROUNDCOVERS



'Carpet Royale' False Sasarilla - *Hardenbergia violacrea* 'Carpet Royale'



Running Postman - *Kenedia prostrata*



Tanika Matt Rush - *Lomandra longifolia* 'Tanika'



Australian Indigo - *Indigofera australis*

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								SHEET NO. LP10	Drawn:	NK
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					A	Planning Proposal	30-11-2021	PROJECT: Dural Health Hub 679 & 685 Old Northern Road, Dural		

GROUNDCOVERS



Allyn Magic Lily Pilly - *Syzygium smithii* 'Allyn Magic'



Variegated Star Jasmin - *Trachelospermum jasminoides* 'Tricolor'

TRAILING PLANT



Golden Guinea Vine - *Hibberia scandens*



'Carpet Royale' False Sasarailla - *Hardenbergia violacrea* 'Carpet Royale'

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								SHEET NO. LP11	Drawn:	NK
							CLIENT: Image Property Developments Pty Ltd		Checked:	JC
					B	Planning Proposal	02-02-2022		Issue Date:	02-02-2022
					A	Planning Proposal	30-11-2021	PROJECT: Dural Health Hub 679 & 685 Old Northern Road, Dural		

Dural Health Hub - Plant Species Schedule

CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE HEIGHT	PO	WR	Nos.
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TREES

Afl	<i>Angophora floribunda</i>	Rough Barked Apple	100 Litre	12.0m -15.0m	N	*	2
Cgum	<i>Ceratopetalum gummiferum</i>	NSW Christmas Bush	75 Litre	4.0-6.0m	N	*	2
Eeu	<i>Elaeocarpus eumundii</i>	Quandong Tree	200 Litre	8.0m-14.0m	N	**	2
Eret	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	75 Litre	6.0m-12.0m	N	*	11
Syl	<i>Syzygium luehmannii</i>	Riberry	100 Litre	10.0m-12.0m	N	**	3
TIL	<i>Tristanopsis laurina</i> 'Luscious'	Lucious Watergum	100 Litre	7.0m-12.0m	N	**	4
Wfl	<i>Waterhousia floribunda</i>	Weeping Lilly Pilly	100 Litre	8.0m-14.0m	N	*	6

SCREEN & BARRIER SHRUBS

AsCS	<i>Acmena smithii</i> 'Cherry Surprise' (Low Hedge)	Cherry Surprise Lilly Pilly	200mm	2.0m-2.5m	N	*	34
Bro	<i>Breynia oblongifolia</i>	Coffee Bush	TubeStock	3.0m	N	**	15
CGBF	<i>Callistemon Great Balls of Fire</i>	Great Balls of Fire Bottlebrush	200mm	1.0-1.3m	N	*	39
CvS	<i>Callistemon viminalis</i> 'Slim'	Slim Bottlebrush	150mm	2.5m-3.0m	N	*	66
SaR	<i>Syzygium australe</i> Resilience	Resilience Lilly Pilly (Hedge)	200mm	2.5m-3.0m	E	*	86
SaSN	<i>Syzygium australe</i> 'Straight & Narrow' (Tall Hedge)	Straight & Narrow Lilly Pilly	200mm	3.0-4.0m	N	**	27

GROUND COVER PLANTS

CvLJ	<i>Callistemon viminalis</i> Little John	Little John Bottlebrush	150mm	500-700mm	N	*	
DLJ	<i>Dianella</i> Little Jess	Little Jess Flax Lilly	150mm	500mm	N	**	
DSS	<i>Dianella</i> Silver Streak	Silver Streak Flax Lilly	150mm	450mm	E	**	
Gxg	<i>Grevillea X gaudichaudii</i>	Prostrate Grevillea	200mm	250mm	N	*	
HvCR	<i>Hardengergia violacea</i> 'Carpet Royale'	Carpet Royale' False Sasarailla	100mm	150mm	N	*	
Kep	<i>Kenedia prostrata</i>	Running Postman	100mm	150mm	N	*	
LIT	<i>Lomandra longifolia</i> 'Tanika'	Tanika Matt Rush	TubeStock	600mm	N	*	
Ina	<i>Indigofera australis</i>	Australian Indigo	150mm	1.0m-2.0m	N	**	
SAM	<i>Syzygium smithii</i> 'Alyn Magic'	Alyn Magic Lily Pilly	200mm	600mm	N	*	
TJT	<i>Trachelospermum jasminoides</i> Tricolor	Variegated Star Jasmin	150mm	300mm	E	**	

TRAILING PLANT

Length

Hsc	<i>Hibberia scandens</i>	Golden Guinea Vine	150mm	5m	N	*	8
HvCR	<i>Hardenbergia violacea</i> Carpet Royale	Carpet Royale Sarsaparilla Vine	150mm	5m	N	*	4

TURF Within Property

Sq. Metres

SsP	<i>Stenotaphrum secundatum</i> 'Palmeto'	Palmeto Buffalo Grass	64	Tuf Rolls	E	**	
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TURF on Nature Strip

PcE	<i>Pennisetum clandestinum</i> 'Eureka' (Nature Strip)	Eureka Kikuyu	180	Turf Rolls	E	*	
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NOTE

WR *	Sydney Water Drop Ratings
PO/ Plant Origin:	N = Native; E = Exotic