



# Montefiore Hunters Hill

## Landscape Concept Report

Prepared for

Prepared by

Date



O C U L U S

February 2023



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We acknowledge the Traditional Owners of the lands on which we work, and of this project.

We recognise the deep continuing connections of First Nations people to land, waters, and sky.

We honour Elders past and present, whose profound knowledge systems can teach us much about how we design for, and inhabit, this Country.

## Montefiore, Hunters Hill

Landscape Concept Design Report

Cover image: Site Photo of Memorial Garden

**Project Number: S22-019**

**Project Address:** 120 High St, Hunters Hill NSW 2110

Rev	Issue	Date	By	Checked
A	Draft	15.09.22	AW	AK
B	Final	11.10.22	AK	KS
C	Final RevA	19.10.22	AW	AK
D	Final RevB	02.02.23	AW	KS



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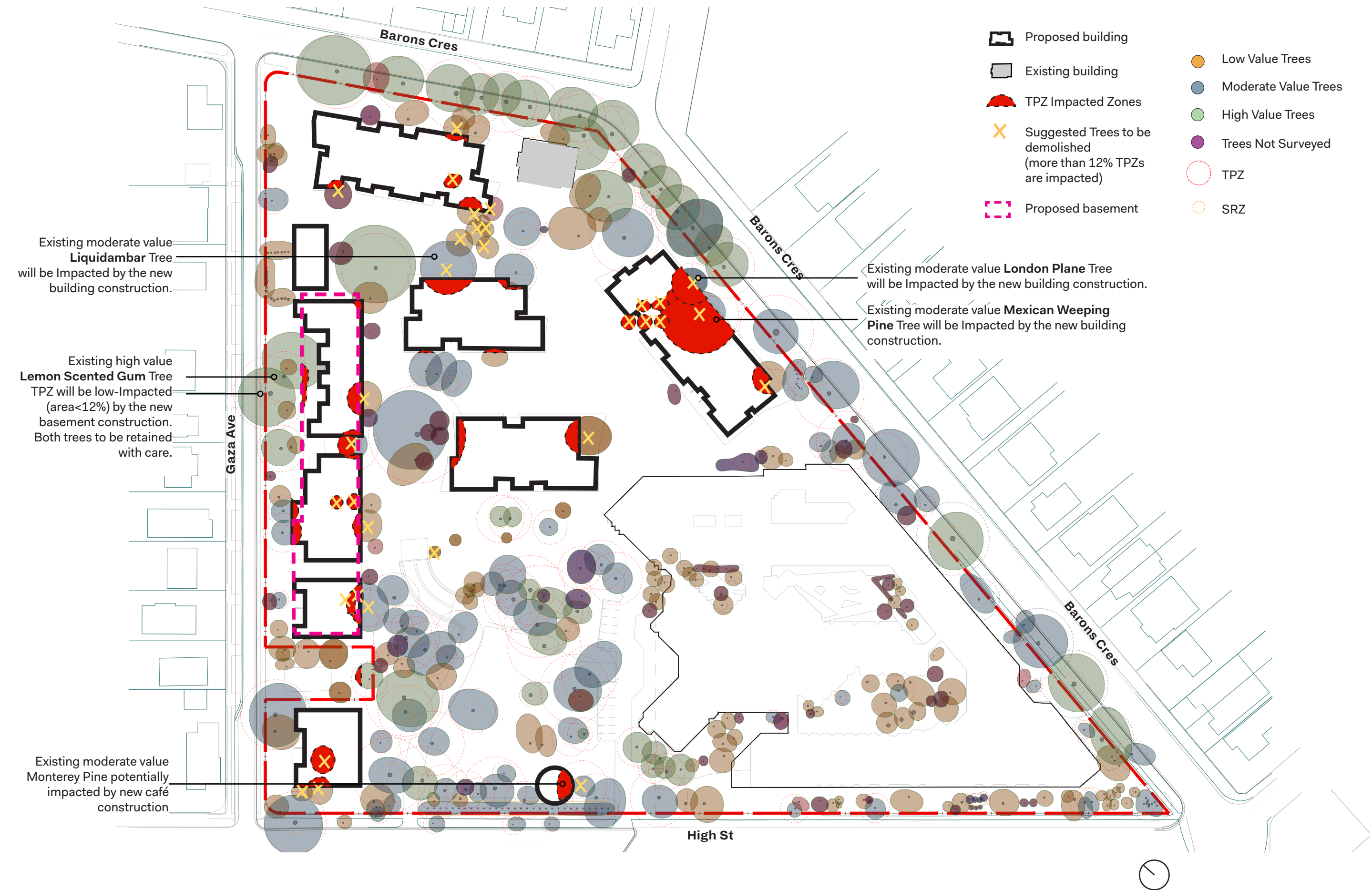
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# 1.0 Site Analysis

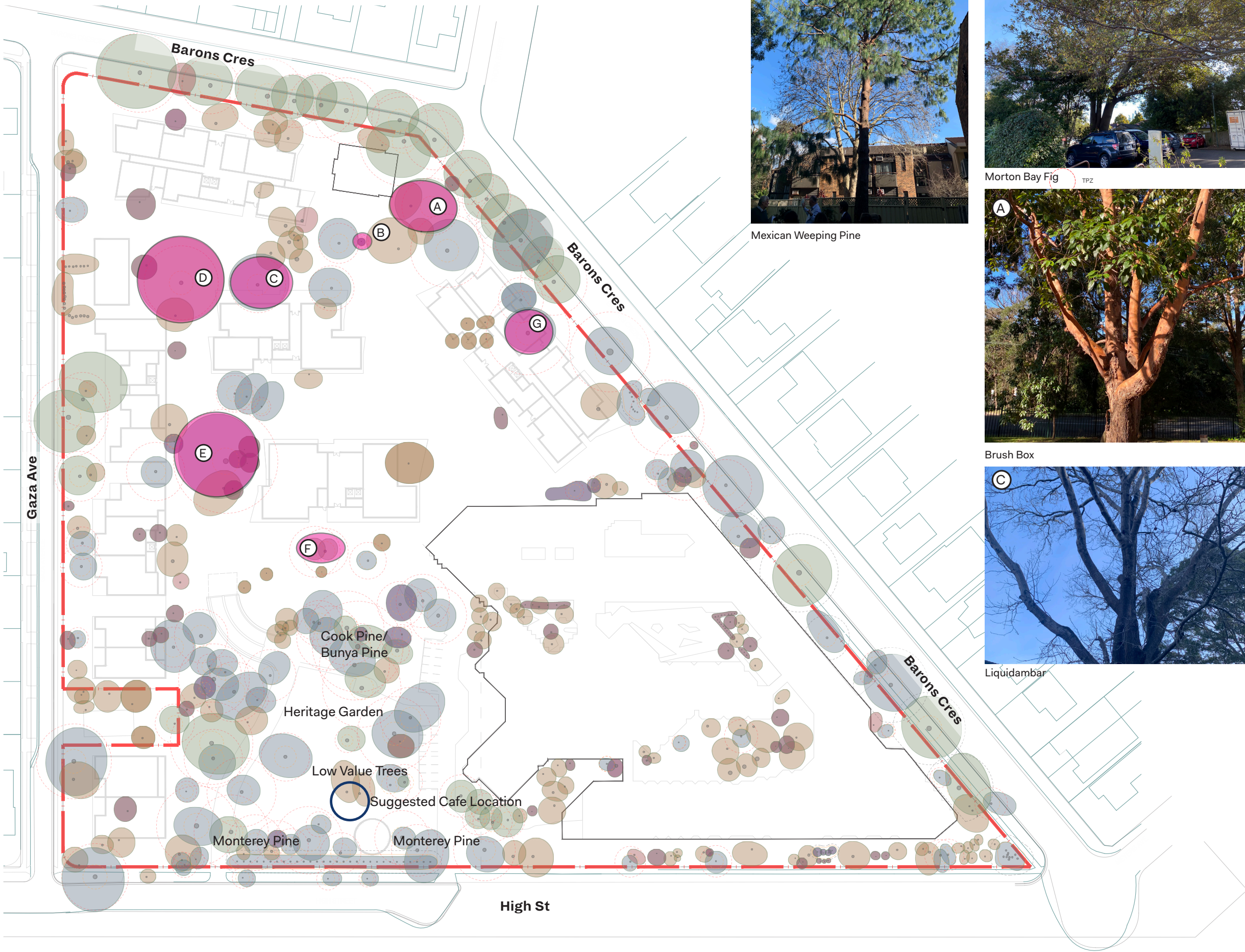


# 1.1 Impacted Tree Protection Zone Analysis





# 1.2 Significant Tree Locations



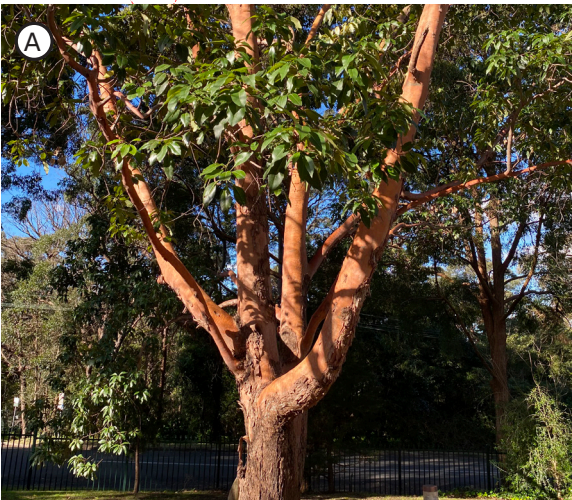
Mexican Weeping Pine



Morton Bay Fig



Wollemi pine



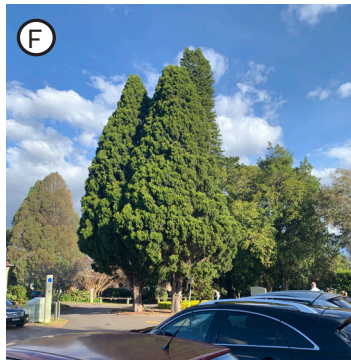
Brush Box



Large Spotted Gum



Liquidambar



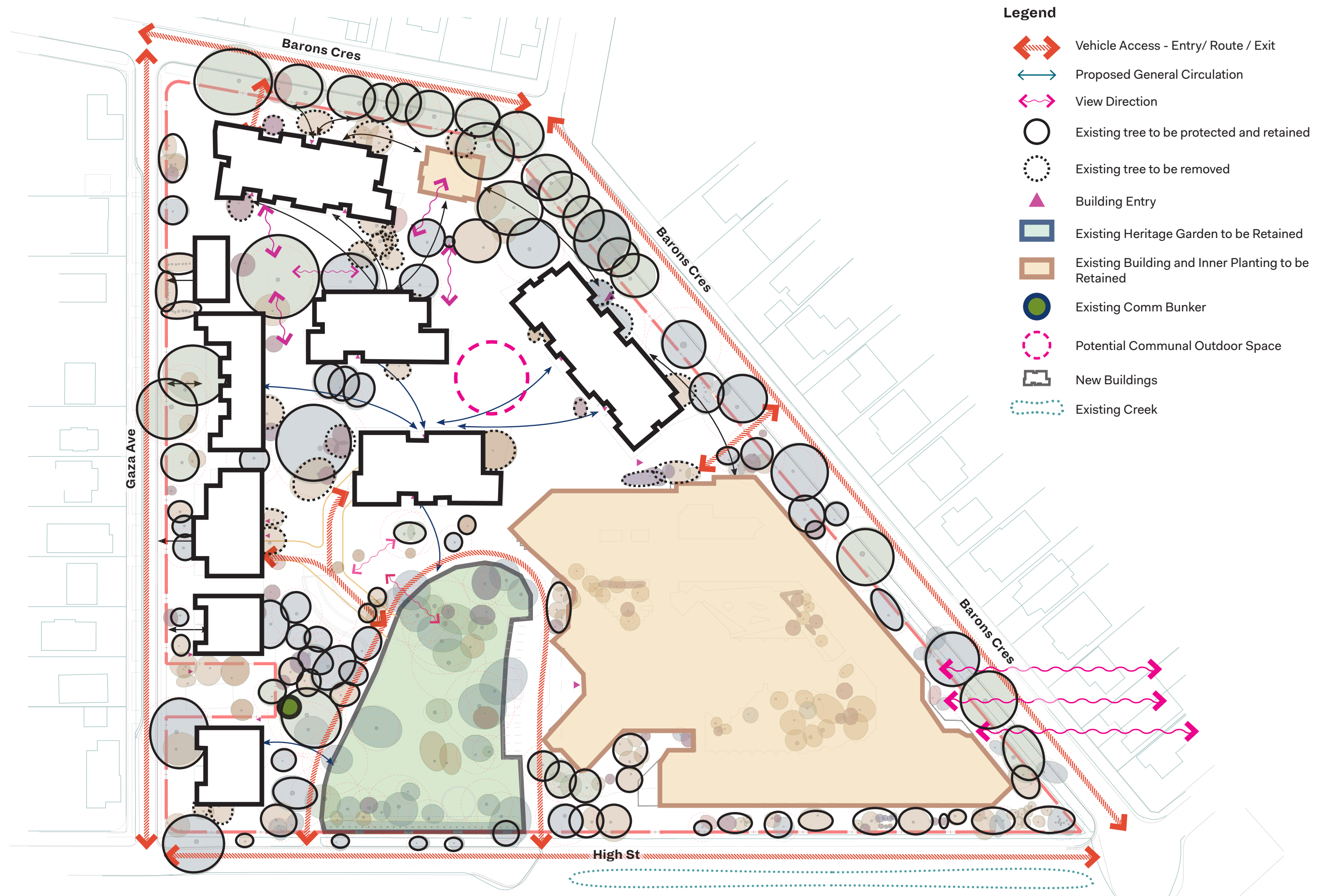
Italian Cypress



Monterey Pine

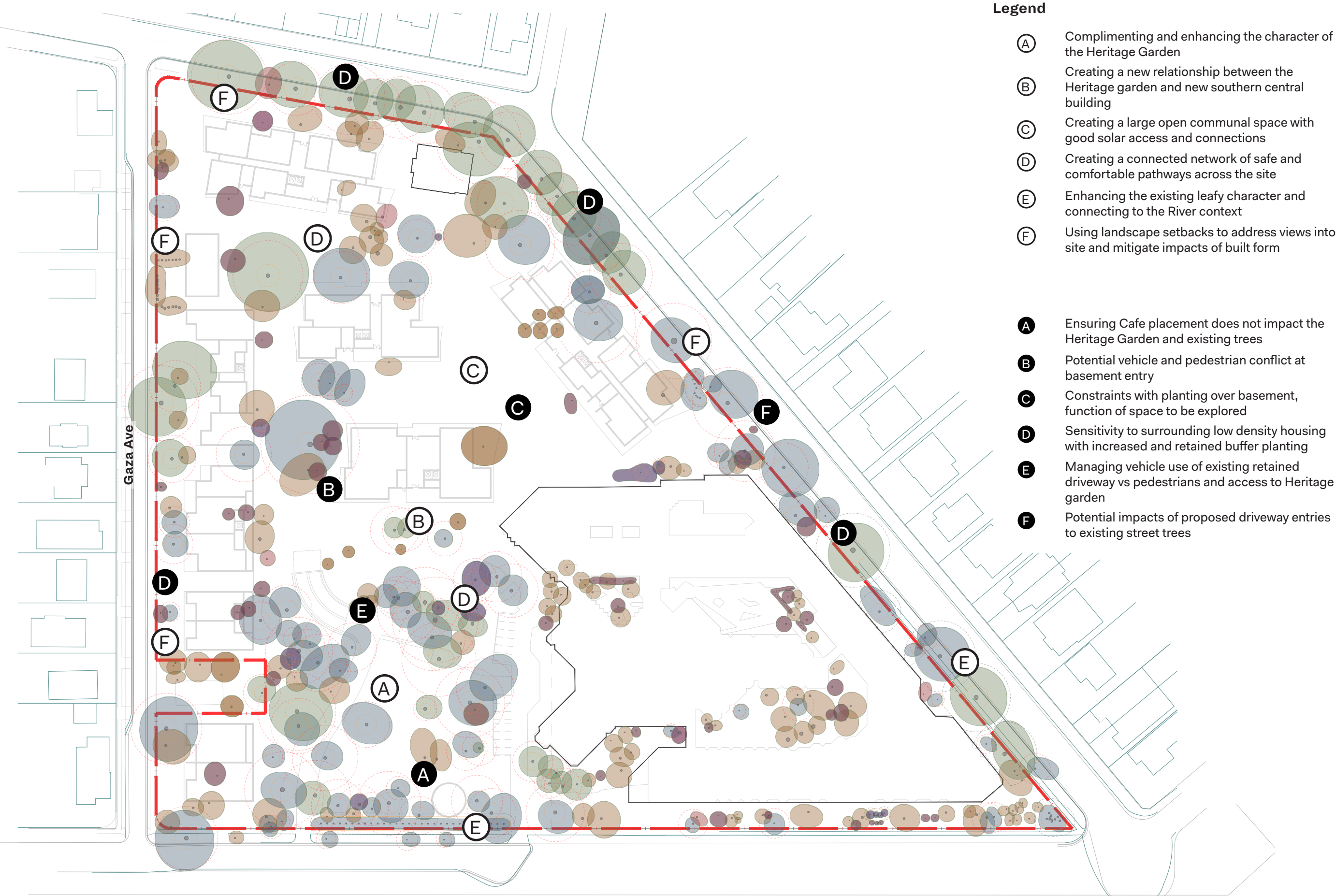


### 1.3 Site Analysis





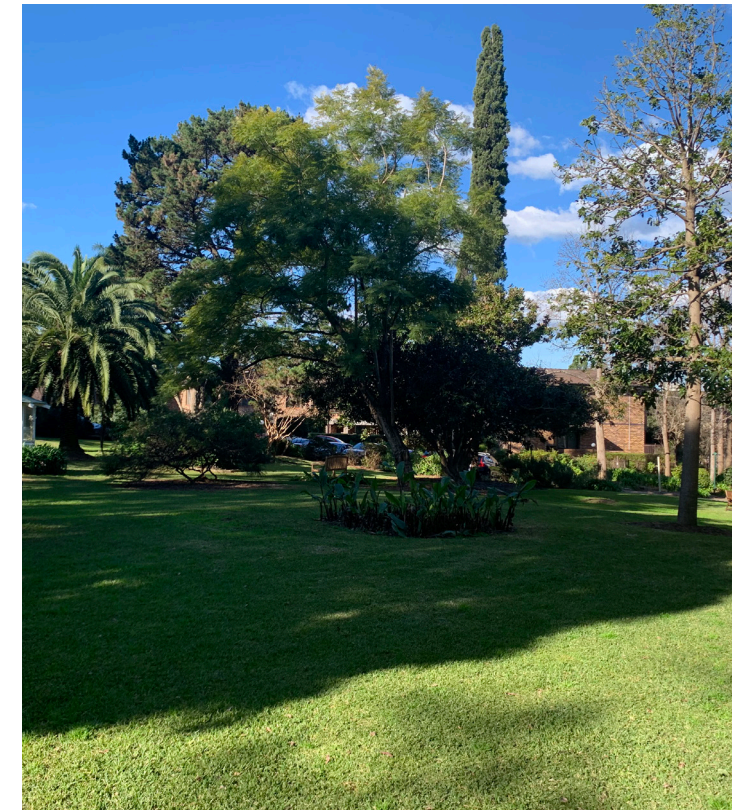
# 1.4 Opportunities & Constraints





## 1.5 Existing Photos

### Heritage Gardens





## **2.0 Design Principles**



# 2.1 Design Principles



## Preserve and Protect

Preserving the existing heritage garden by identifying and analysing key elements. Enhancing the garden through sensitive design interventions to improve accessibility and amenity. Protect and retain as many existing trees as possible with a focus on high retention value trees. Ensuring that a landscape buffer is retained and increased.



## Pedestrian Priority

Pedestrianising the ground plane by expanding the existing network of pedestrian paths to improve connectivity and access to the site amenities. Reducing the above ground parking with the introduction of basement parking. Providing communal open spaces with flush transitions from building entries.



## Public Benefit

Providing publicly accessible landscape areas that tie into the proposed facilities within the development. Creating an enhanced connection to the heritage garden by positioning the proposed new building to face out to the open space.



## Care, Well-being and Community

Integrated landscape planting and spaces to capture the positive health benefits of nature. Creating areas for gathering and social connections to bring residents together. Providing activities that promote health and wellbeing such as outdoor exercise and gardening.



## 2.2 Benchmarks



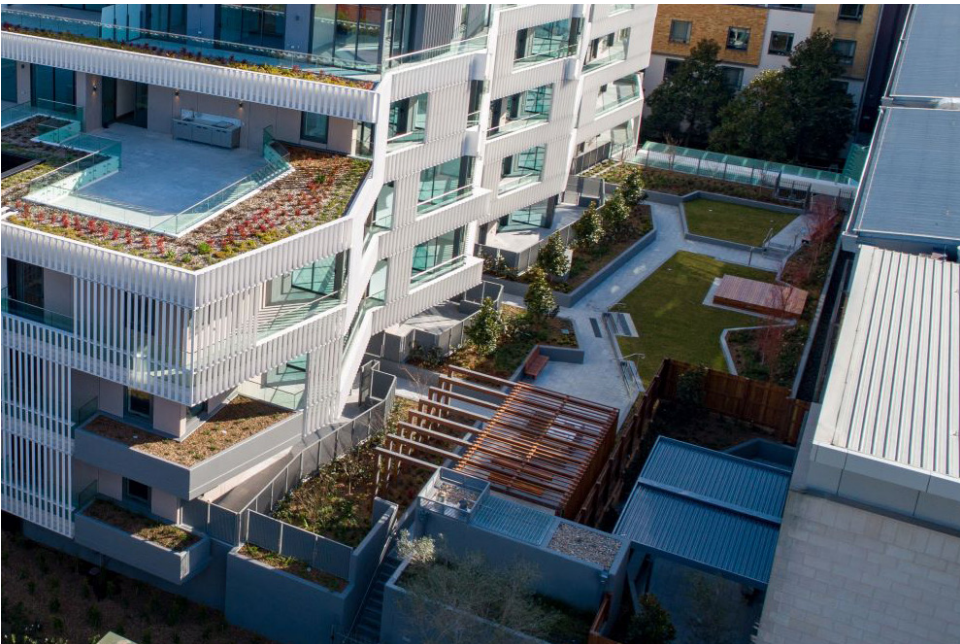
### Cardinal Freeman Village

**Organisation/Developer:** OCULUS  
**Partners:** Allen Jack + Cottier  
**Year(s):** 2012-2019  
**Location:** Ashfield, NSW/ Eora Nation

**Overview:** Cardinal Freeman Village is a retirement living development located in the inner west suburb of Ashfield set on 10 acres. The redevelopment has been undertaken in three stages: the care precinct comprising the new aged care facility and 101 apartments; the village green precinct includes 40 apartments and new community facilities; and the Victoria precinct will comprise 99 new apartments as well as the restored heritage gardens adjacent to Glentworth House.

The landscaped gardens are punctuated by a series of public spaces including the Village Green; Garden Forecourt; podium gardens and heritage garden. take into account the history and geography of the site, and its social environment.

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. It is proposed that the detailed landscape design will create different experiences and recognisable spaces within the site by using a variety of different planting types, colours, textures, and scents; and using landscape elements such as furniture or statues to identify a place or destination and reinforce the communal accessibility of the gardens.



### Sir Moses Montefiore Jewish Home

**Organisation/Developer:** OCULUS  
**Year(s):** 2002–2006, 2017  
**Location:** Randwick, NSW/ Eora Nation

**Overview:** Sir Moses Montefiore Jewish Home is a provider of quality aged care facilities for the Jewish community in Sydney. The range of services includes: aged care; dementia care; and respite care. The home has been operating for 120 years with campus' in Woollahra and Hunters Hill and Randwick.

OCULUS was engaged from 2002 to 2006 to prepare the landscape design, documentation and administration of construction for the Randwick facility. The project comprises a variety of spaces including internal courtyards, private terrace gardens, a large detention basin, communal gardens, custom designed furniture and boundary treatments.

The landscape provides a garden setting for the home that has rejected a traditional institutional paradigm in favour of a domestic style garden. It recognises that this place is a home for many people and not merely a health care facility.



### The Village

**Organisation/Developer:** Stockland  
**Partners:** AJ+C ARCHITECTS  
**Year(s):** 2006 TO 2010  
**Location:** BALGOWLAH, NSW/ / Eora Nation

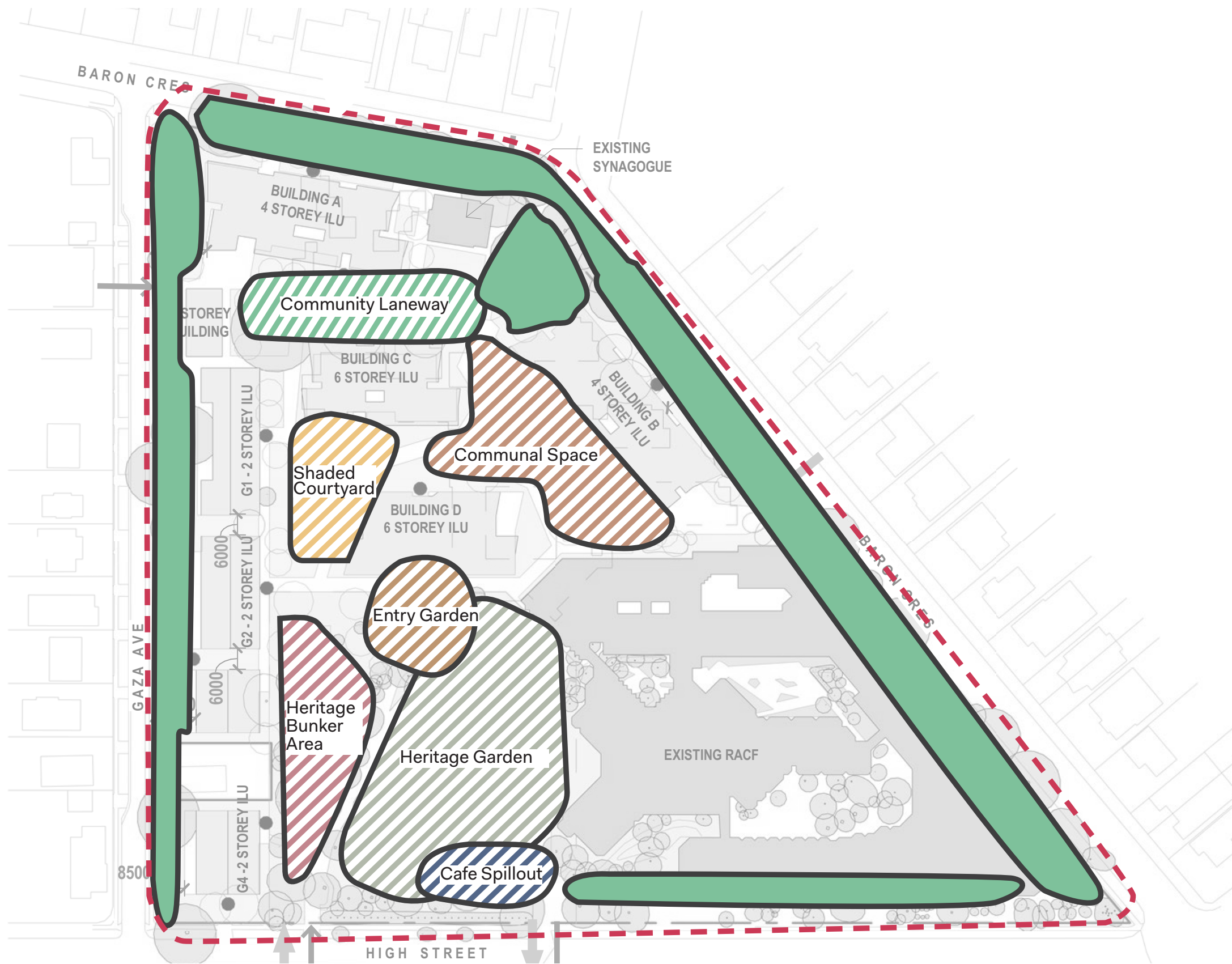
**Overview:** Located on the northern beaches of Sydney, 'The Village' at Balgowlah comprises an area of approximately 20,000m2 and is a mixed use development consisting of residential apartments, retail and commercial uses. The landscape has been designed to create a series of spaces that are engaging, usable and have a sense of anticipation about 'a surprise' being just around the corner. In order to achieve this, OCULUS worked closely with public art consultant, Pamille Berg, to identify and site a number of artworks for the public and private spaces.

The public plaza features a stage for events and custom designed floating timber and steel seat/planters. Planting design in the private residential spaces is contemporary and utilises a native planting palette that is familiar and domestic in scale. Low walls provide opportunities to sit and mingle with neighbours.

All furniture and structures are custom designed for The Village and help to create a unique identity for the place.



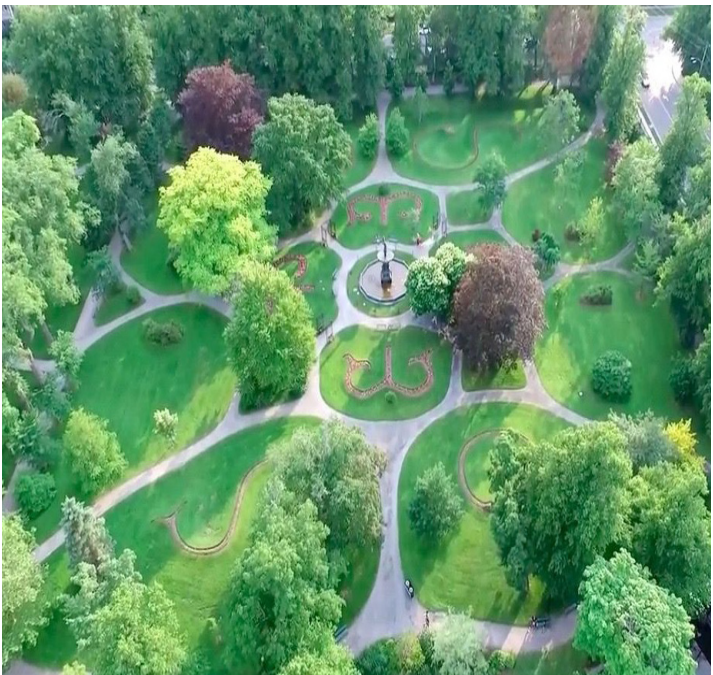
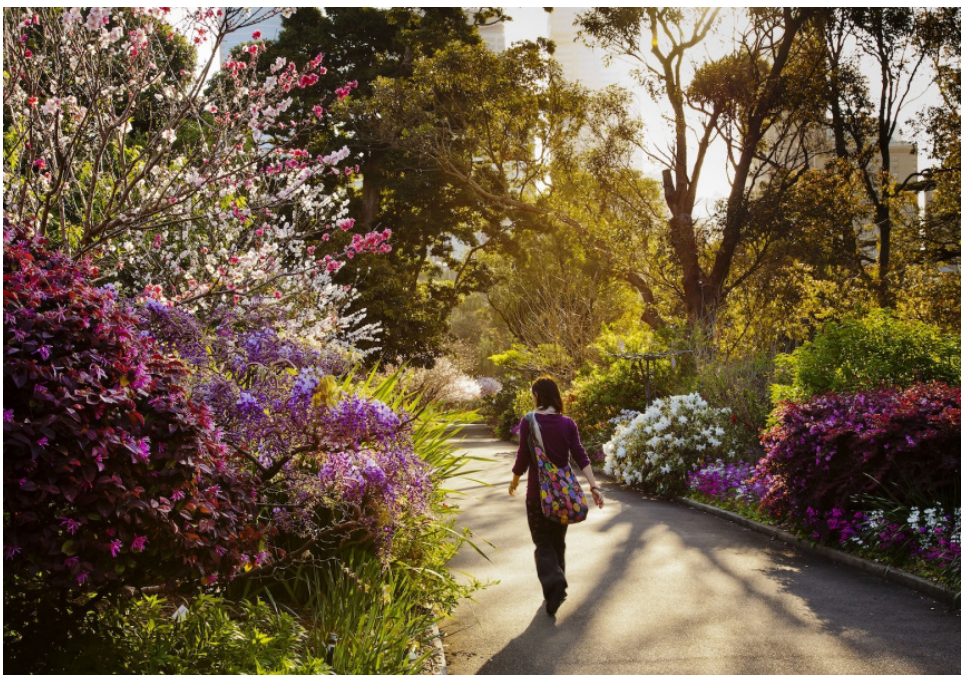
2.3 Zoning Diagram





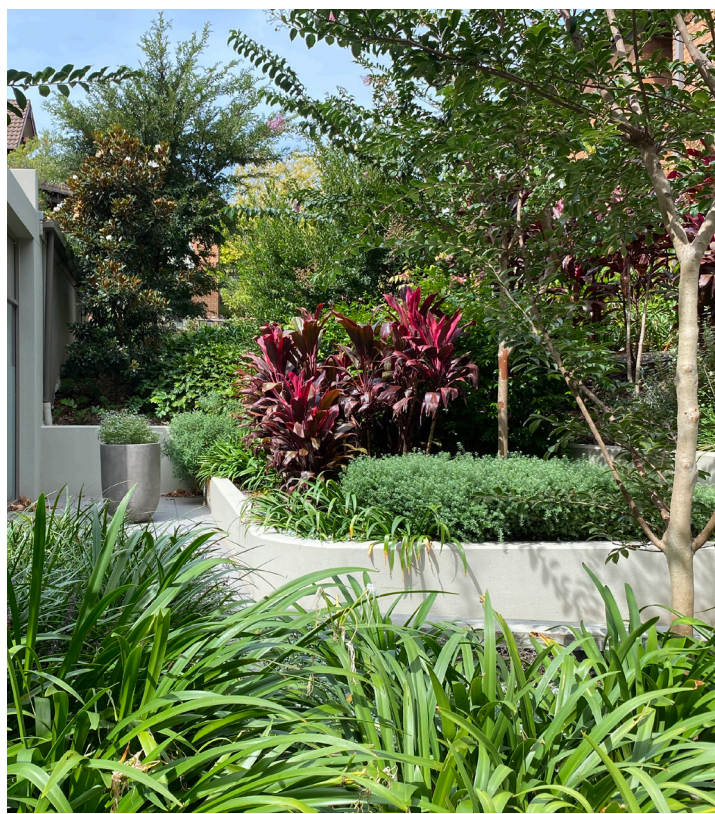
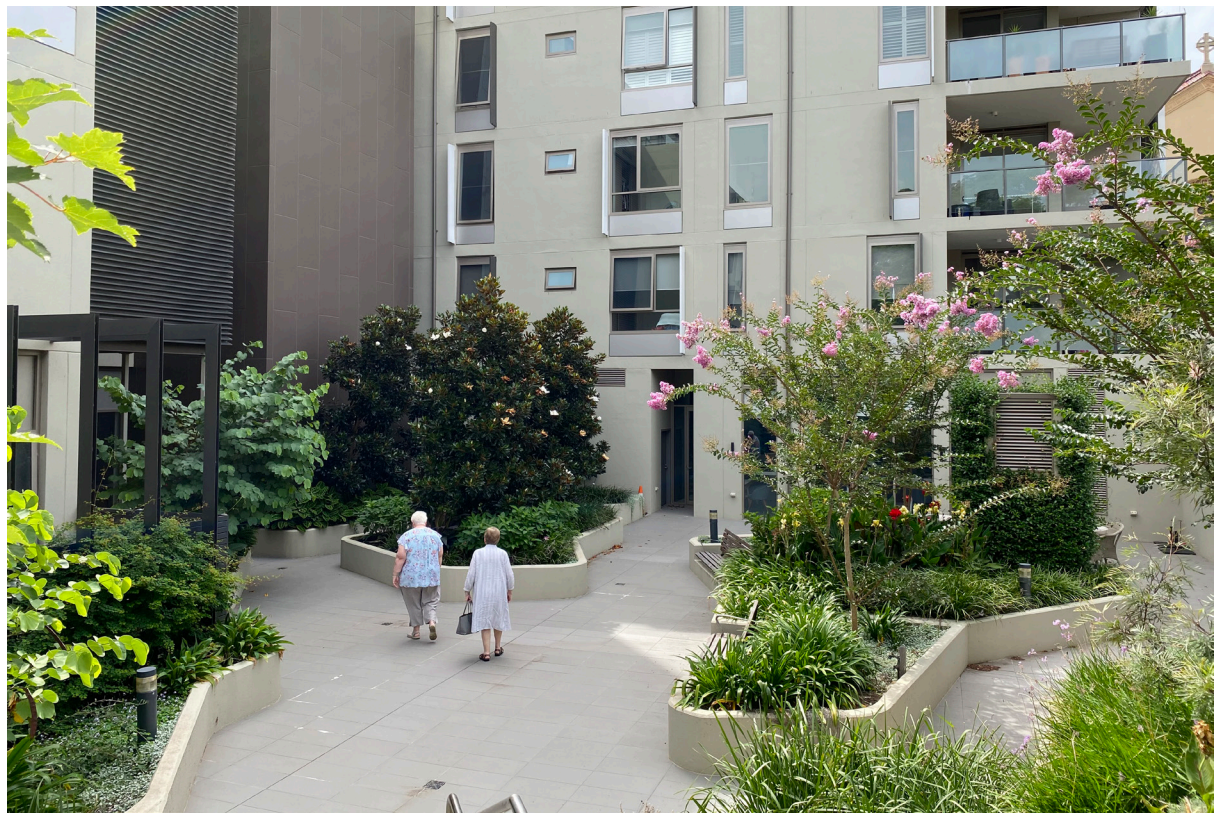
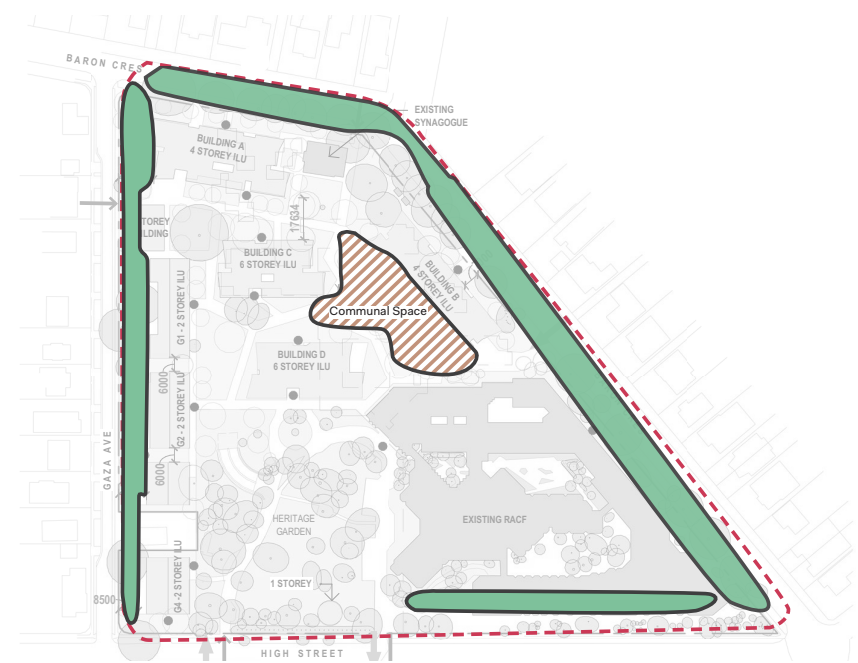
# 2.4 Precedent Images

## Heritage Garden



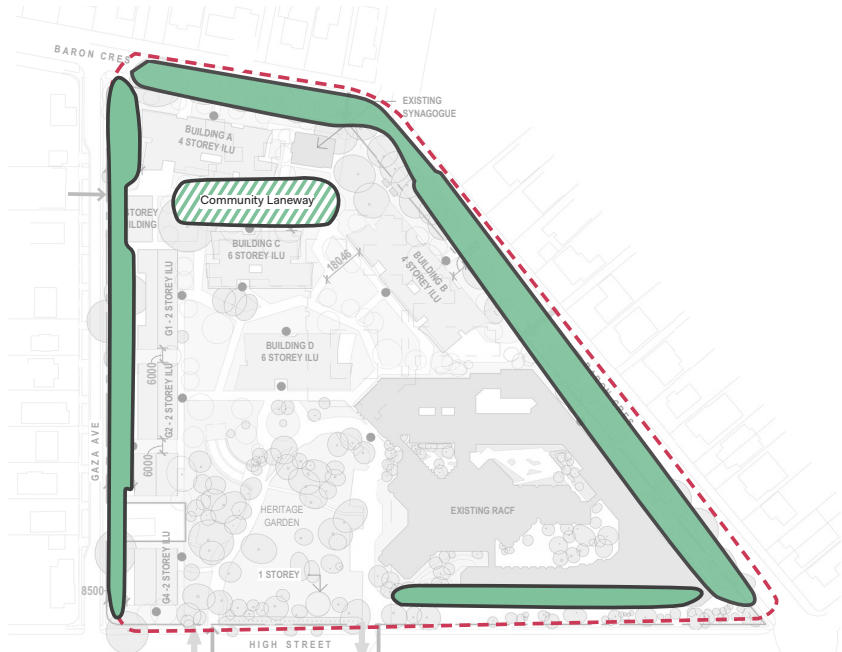


Communal Space/ Village Square



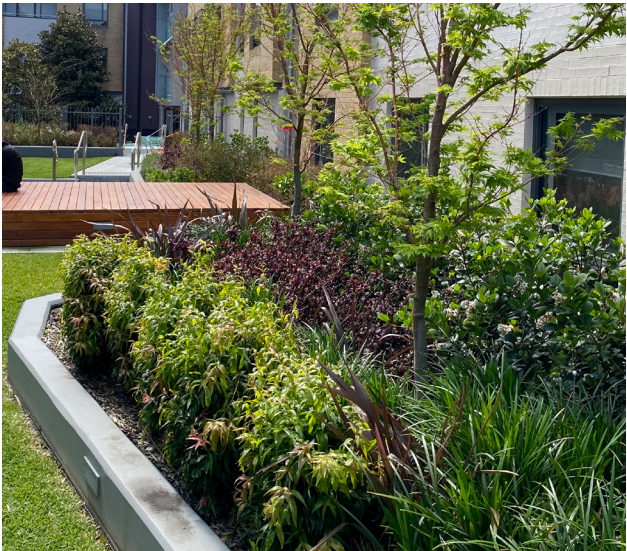


Community Laneway



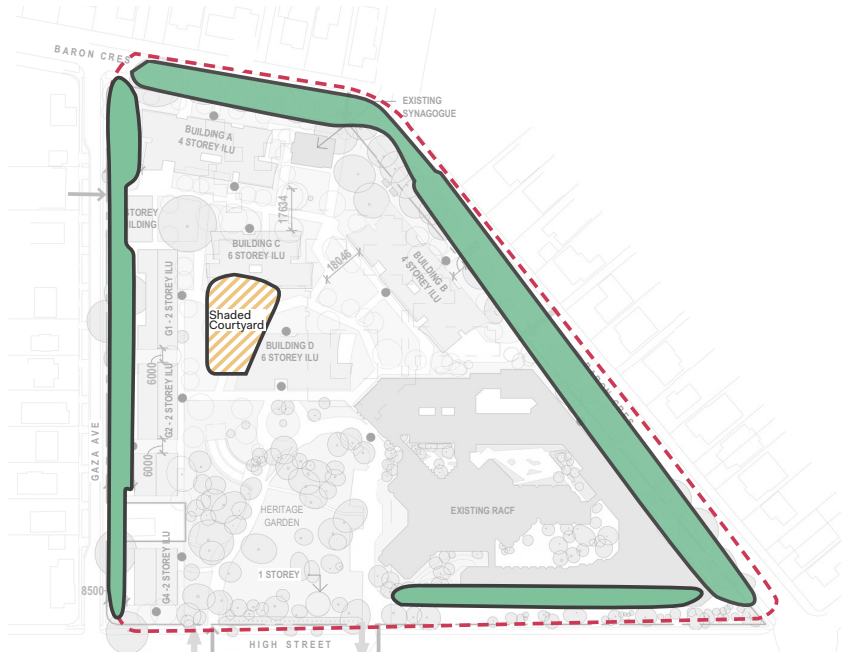


Entry Garden





Shaded Courtyard





## **3.0 Concept Design**



3.1 Master Plan





# 3.2 Landscape Plan

## Legend

- 1 Native Bush Garden
- 2 Existing Wollemi Pine to be retained
- 3 Central 'Piazza' with BBQ area and seating
- 4 Village Green
- 5 Al Fresco Dining
- 6 Community Garden
- 7 Deciduous tree planting
- 8 Community Laneway with sheltered seating areas
- 9 Fig Tree Courtyard
- 10 Outdoor Chessboard
- 11 Driveway reinterpreted through paved pathways connecting to the Heritage Garden
- 12 Driveway to Underground Parking
- 13 Heritage Garden retained with new connected pathways
- 14 Widened Existing Footpath
- 15 Existing Trees to be retained and complemented with layered planting
- 16 Existing Fountain to be retained
- 17 Existing Gazebo to be retained
- 18 Outdoor Dining Area for New Cafe





3.3 Render View



Dianella caerulea 'Cassa Blue'



Patersonia occidentalis



Deco Granite Garden Paths



Hibbertia scandens



Gyneria lily



Blechnum cartilagineum



## **4.0 Planting & Materials Palettes**



# 4.1 History Planting Characters

## Site History (Extract From Arborist Report)

Hunters Hill was named after Captain John Hunter who charted Sydney Harbour in January and February 1788. A high, rugged peninsula, at that time thickly covered with Turpentine trees, Grey Ironbark and other native Eucalypt species.

Review of the aerial imagery of the site shows that most of the site was substantially cleared of native vegetation.

The Montefiore organisation first took possession of the site in March 1939. The site was subsequently occupied by the army in 1940-1946, during the Second World War.

In the period between 1946 and 1996 the Montefiore facilities have undergone a series of expansions and upgrades resulting in its current configuration with low-care hostel style accommodation, high-care nursing home and dementia specific accommodation for over 330 residents.

## Brief Information (Extract From Environment.nsw.gov.au)

Sydney Turpentine - Ironbark Forest in the Sydney Basin Bioregion is classified as Critically Endangered Ecological Community in NSW.

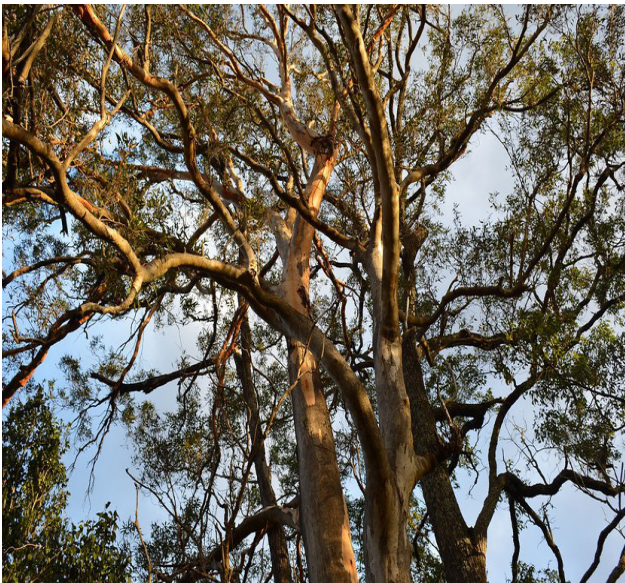
Mostly consist of these species:

Turpentine - Syncarpia glomulifera

Grey Gum - Eucalyptus punctata

Grey Ironbark - E. paniculata

Thin-leaved Stringybark - E. eugenoides.





## 4.2 Planting Narrative

### Gardenesque Landscape Style Approach

- + The heritage garden is an example of 'Gardenesque' Landscape style which involves the display of the art of the garden with an emphasis on the unique quality of each plant – planting them as specimens.
- + This style is often used for botanical gardens
- + Introduction of more native specimen species laid out in the fashion of a botanical garden.

### Therapeutic Garden:

- + The garden is also in keeping with the principles of a therapeutic and curative garden for the residents.
- + Addition of plants tied to therapeutic attributes
- + Winding pathways
- + Seating areas surrounded by planting
- + Integration of another water fountain/feature

### Heritage report recommendations:

- + Addition of new planting layered to assist in providing a well landscaped setting
- + Circular drive to be retained – perhaps paving it so not just an asphalt driveway





# 4.3 Endemic Plant Images

These lower shrub species can be found in original Sydney Turpentine-ironbark Forest in the Hunters hill area.

- 1. *Acacia parramattensis* (Parramatta Wattle)
- 2. *Syncarpia glomulifera* (Turpentine)
- 3. *Trema aspera* (Native Peach)
- 4. *Breynia oblongifolia* (Coffee Bush)
- 5. *Notelaea longifolia* f. *longifolia* (Mock Olive)
- 6. *Polyscias sambucifolia* subsp. A (Elderberry Panax)
- 7. *Maytenus sylvestris* (Narrow-leafed Orangebark)
- 8. *Pittosporum revolutum* (Rough-fruited Pittosporum)
- 9. *Ozothamnus diosmifolius* (White Dogwood)
- 10. *Indigofera australis* (Australian Indigo)
- 11. *Leucopogon juniperinus* (Prickly Bearded Heath)
- 12. *Acacia paradoxa* (Kangaroo Thorn)
- 13. *Acacia longifolia* (Sydney Golden Wattle)
- 14. *Bursaria spinosa* (Blackthorn)





# 4.4 Specimen Plant Images



Clivia miniata



Anigazanthos flavidus



Agapanthus africanus



Camellia japonica 'Anemoniflora'



Lavandula dentata



Aloe arborescens



Pennisetum alopecuroides



Lomandra longifolia Breeze





Blechnum cartilagineum



Dianella caerulea 'Cassa



Strelitzia reginae



Trachelospermum jasminoides



Lavandula dentata



Callistemon Little John



Hibbertia scandens



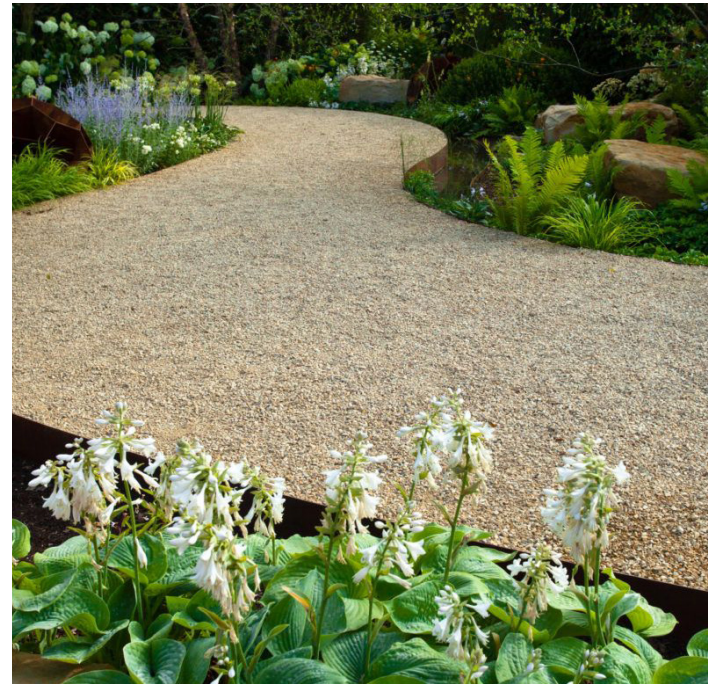
Patersonia occidentals



## 4.5 Indicative Materials Palette



Concrete Footpath



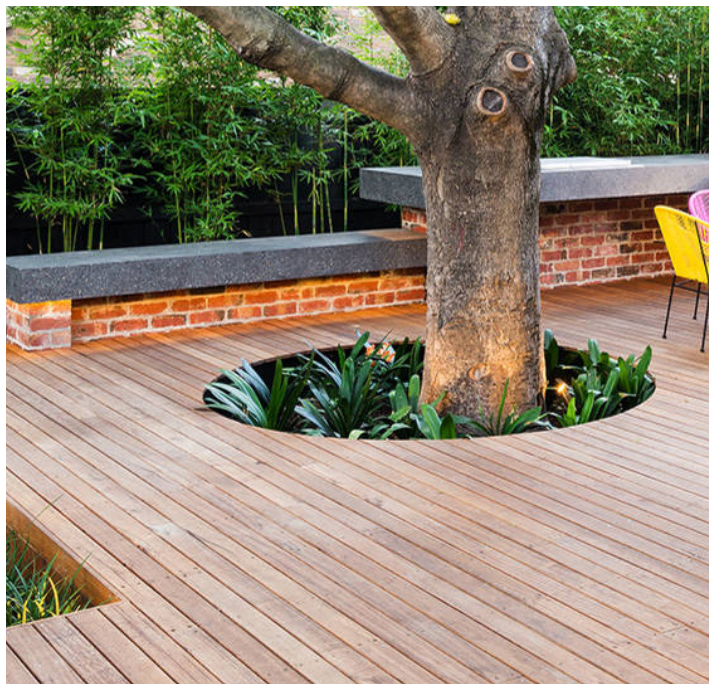
Deco Granite Pathway



Outdoor chessboard



Paved Plaza and Seating Benches



Hardwood Timber Deck



Natural Turf



Picnic & BBQ Furniture



Steel and Timber Pergola



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