

Appendix H

**Landscape Concept
&
Landscape Drawing Schedule**



ANGLICARE ROHINI VILLAGE 51-53 Rohini Street Turramurra

Planning Proposal Landscape Concept

Prepared for: Anglicare / EG Property Advisory

By: Site Image Landscape Architects

Date: 19 December 2024

Note: Illustration of PP Masterplan, & public domain upgrade (subject to agreement)



SITE IMAGE
Landscape Architects

Introduction

Turramurra is an established residential suburb in the Ku-ring-gai Council LGA, whose name was taken from the railway station built in 1890. The station became the centre of growth transforming the forested undulating landform into leafy residential suburb centred around the station. To the east of the station, Rohini Street became the focus of the local centre with retail shops and services buildings, and over time increased residential density with apartment buildings radiating from the station. The northern part of Rohini Street has significant street trees interspersed with palms, with buses and parking along the railway edge and apartments to the east. Rohini Village terminates the northern end of the road, being seniors living apartments, with established garden and tree setting, with apartments to the south, east and north-east, and houses to the north across a narrow, tree-lined pedestrian access lane. This lane is a continuation of a lane along the railway edge, which dog-legs around this site and continues to King Street to the north. The Turramurra Local Centre is growing into a vibrant focus of activity, with Rohini Village on the northern edge having strong potential to contribute to the precinct with a suitable focal identity to resolve the northern end of Rohini Street, and potentially provide an activated through-site link that will complete an important pedestrian connection to and from the station and Village Centre. The role of seniors living as an active and respected role in the local community is also considered a significant opportunity in the formation of a well rounded local centre, resolving the otherwise undefined northern edge of the local centre.



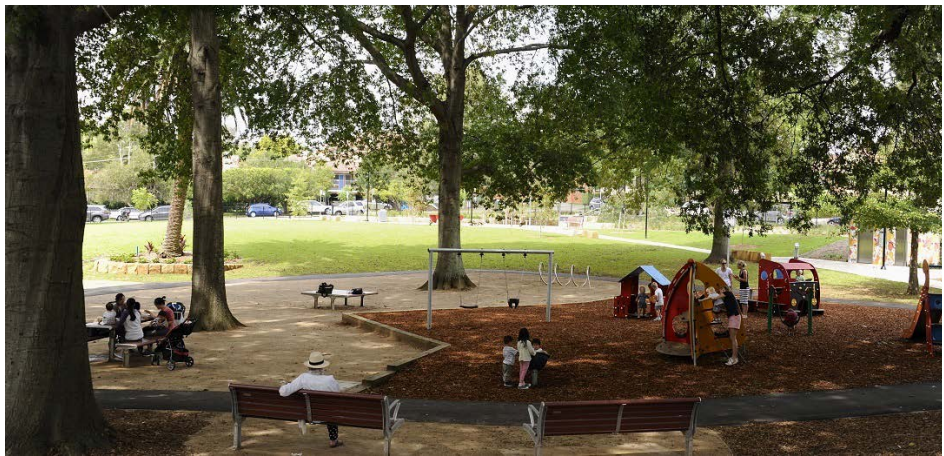
Six maps of the aerial of Turramurra today and in 1943 aerial



Council upgrading Halfpenny Park to be a small urban park



St James Church a significant destination / through site link



Cameron Park high amenity open space within 100m of the site

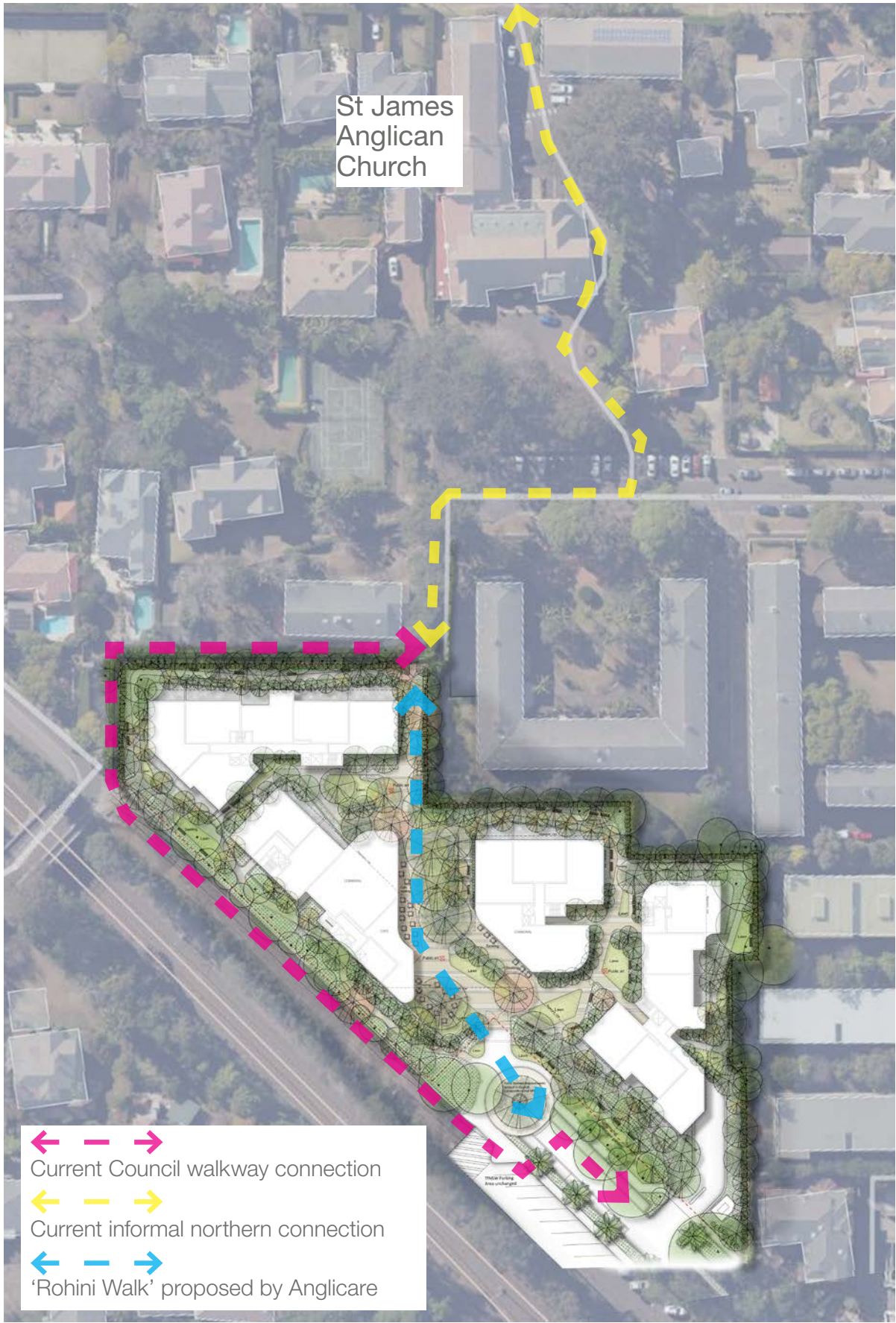
Local Context and Connections

The location plan and render below shows Rohini Village is a large seniors living site in close proximity with the Turrumurra local centre. The site has a strong garden setting that bounded by a vegetated perimeter landscape of trees and tall massed shrubs. Rohini Village currently provides a visual focus at the abrupt northern dead-end of Rohini Street. Footpath links to the north awkwardly divert along the railway lands path, with a narrow lane sharply turning east along the northern boundary of this site, before continuing north to connect to King Street, to and informally across St James Church lands.

The proposed seniors living redevelopment of the site has potential to provide significant benefits and contribution to the local community and village centre identity. Rohini Walk is an Anglicare public access walkway initiative of this proposal, flanked by seniors living residential apartments. The perimeter landscape to the site is retained, and existing garden setting reinstated to provide common garden open space for residents. The publicly accessible cross-site walkway has a high quality civic identity, activated by a cafe and outdoor seating, and various communal facilities (pool / health) that engage with the inviting ‘civic’ style walkway. Proposals will contribute an active seniors living component to the village centre, with a safe and engaging walkway link through the site to greatly improve connectivity of residential areas to and from the north to the station and Village Centre retail areas.



Rohini Village is in a focal location at the northern end of the Village Centre main street axis



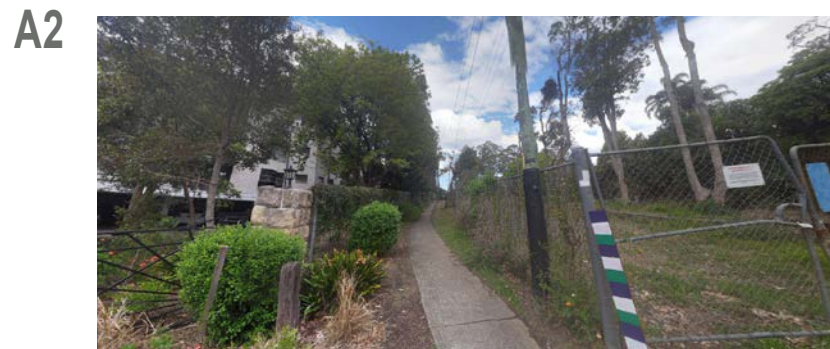
Rohini Village and walkway link to St James Anglican Church to north

Streetscape and Landscape Context

The streetview images show views along Cherry Street, King Street and Rohini Street. The King Street cul-de-sac has a link/ connection to St James Turramurra Anglican Church. Turramurra Station is located a close 2-3 minute walk South of Rohini Village, and an equal walk to Cameron Park located to the south-east of the site.



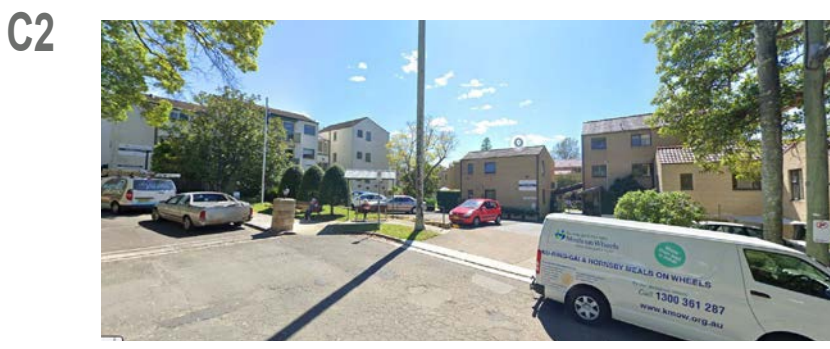
A) Approach to the site from the north-west from Cherry Street, with path along railway edge to the west.



B) Approach along Project Site via King street (North East) and its link to St James Anglican Church



C) Approach along Project Site via Rohini St (South East) and Cameron Park along Eastern and Gilroy Road



Existing Site Photographs

Site photographs are provided to demonstrate landscape setting and context, including:

- leafy streetscape approach, aged trees, and road termination;
- substantial shrubs and trees provide eastern boundary screening;
- existing garden courtyards & setting around buildings;
- large trees along western boundary provide green edge to railway.



A) Rohini Streetscape

A1



B) Eastern boundary

B1



C) Existing building surrounds

C1



D) Western & northern boundary

D1



A2



B2



C2



D2



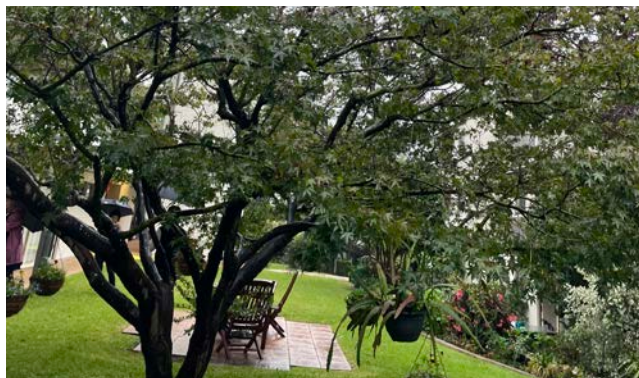
A3



B3



C3



D3



Landscape Concept Masterplan



The Masterplan and proposed buildings on the site have been located and designed with strong regard for retaining valued trees and creating a positive relationship with neighbouring sites. The perimeter landscape proposals reinforce existing buffer trees and tall shrub planting, all located in relation to creating a series of feature seating and amenity nodes to loop walkways.

The landscape common open space will provide a lush green garden setting for the buildings, with canopy and accent trees to integrate amenity areas as a series of inviting destination / amenity areas. Various indicative areas are highlighted in the following pages, with key areas being:

- Arrival plaza and active communal spaces with lawns, water features and breakout terraces;
- Cafe and Community Room terrace, with outdoor seating, lawn and trees, feature gardens;
- Common Open Space garden areas, with seating and gathering amenity, barbecues, exercise areas, community gardens;
- Loop walkway node areas, with points of interest such as seats, water features, urns and feature planting, and a matrix of fine art sculptures through the gardens.

The Rohini Village proposals retain and reinforce the substantial existing landscaped and tree-lined edges to the north, east, south and west of the site. Site landscape treatments are to provide a significant residential garden and canopy tree setting for proposed buildings. The central north-south public access spine across the site is to provide significant contribution to local amenity, and provide an active identity space extending the Rohini Street access corridor. The proposals have appropriate scale buildings that are well integrated with neighbouring sites with significant green edges. Rohini Village will provide a positive contribution to the local centre that resolves the northern edge with seniors living identity as an active part of the local community.

Public Benefits, and Public Domain Improvement Summary



The ‘open site’ accessible walkway initiative proposed by Anglicare to genuinely integrate with, and provide amenity to the community is a generous proposal to provide publicly accessible pedestrian link across the site. The commitment to offering a cross-site link was initiated by Anglicare. Public Domain discussion includes VPA contributions towards Council upgrades to Rohini Street footpath link to improve Village connectivity, as well as improvements to the public access path to the north towards King Street. Further to these initiatives of Anglicare, Council has requested and Anglicare is to provide contribution to upgrading of the ‘King Street to Cherry Street’ walkway around the north-west of the site.

In addition to these initiatives, Anglicare has expressed concern at the abrupt dead-end finish to Rohini Street, with limited public turning provision. The concept proposals are removing the existing driveway at the end of Rohini Street, and relocating the basement access drive to the SE corner of the site. This removal of vehicle site access requirement from the end of the roadway has potential to provide significant benefit to the community. That benefit is through the design team investigation and proposals for consideration by Council to create a turning head at the end of Rohini Street. Proposals in the following pages are informal and preliminary, but hopefully demonstrate the significant benefits to vehicles using the road, as well as providing connective link opportunities to the walkway along the railways lands. The new turning head to the top of Rohini Street is considered to provide significant improved resolution of the road end, and functionality to the road and walkway connections.

- Legend
- North-South Pedestrian Link, including Rohini Walk, and upgraded Council footpath from site to King Street
 - Inviting threshold gateway elements
 - Wayfinding ‘public art’ elements
 - Streetscape improvement including footpath upgrading and turning head creation, subject to collaboration with Council
 - Public domain / pathway improvements to upgrade the north link to King Street
 - Cherry Street to King Street link path improvements

Public Domain Improvements VPA Contributions Scope:

The project has shown initiative through unilaterally offering ‘Rohini Walk’ as an activated cross-site pedestrian walkway link, but also contributions to Council improvements, but also public domain improvements to the footpath connections to King Street, down Rohini Street and down to Olive Lane. Council have asked for improvements to the public walkway link along the northern boundary from Cherry Street. The following pages provide some clarification of the reasonable extent of these works.



LEGEND:

- — — Footpath Link - upgrade of connection to King Street,
- — — Footpath link improvements to the public walkway link along the northern boundary from Cherry Street.
- — — Rohini Street Footpath - making good and upgrade from site frontage down to Olive Lane.

Public Benefits, and Public Domain Improvement Proposals



Public Domain improvement opportunities include:

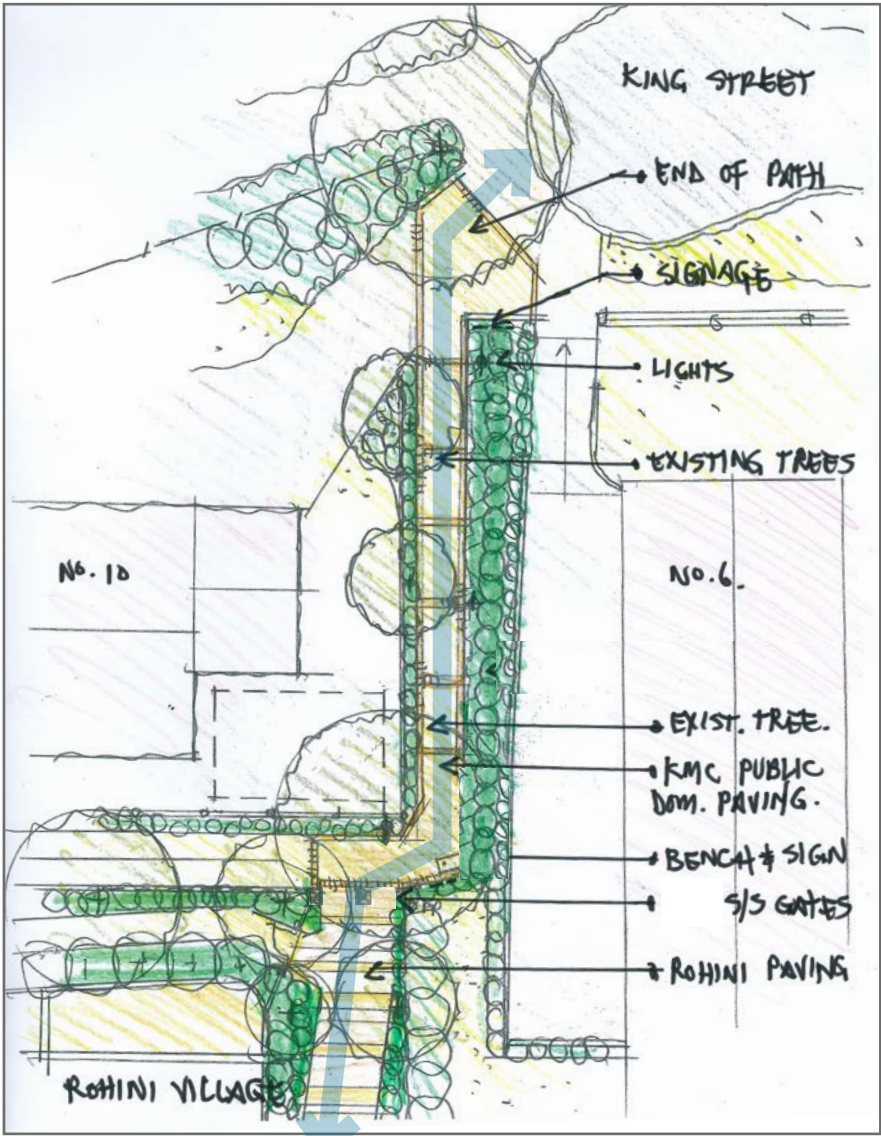
1. 'Rohini Walk' will greatly improve the town centre access through improving pedestrian connectivity to the north, and providing an interesting, activated 'public access' destination space at the north end of Rohini Street;
2. Upgrade dead-end to the road with new turning head, eliminating dangerous public vehicle 3-point turns onto a private driveway / pedestrian space. The turning head road verge also provides more legible and safe pedestrian pathway connection to the railway lands pathway;
3. Communal landscape garden to roadside with private land contribution to create 25 x 7m public lawn with allied public seating;
4. Upgrade of Rohini Street footpath for the length of 150m, being from the project frontage down to Eastern Road;
5. King Street pedestrian pathway link upgrades to public domain paving / furniture and landscape upgrade, improving the current 'shared driveway' appearance to achieve a more defined public path;

Public Benefits from proposal:

6. A significant increase in public amenity and safety with Rohini Walk as shorter higher quality activated walkway as alternative to the narrow, Cherry Street to King Street public path, accessed via the railway lands path. Rohini Walk will permanently provide an enhanced north-south access to King Street and St James Church, and all residents in the precinct.
7. Retaining and reinforcing a strong seniors living residential community identity to the streetscape;
8. The direct north route of Rohini Walk (across private land) will provide a premium quality uplifting journey, with activating features including café & outdoor seating; pool and community accessible facilities; feature civic paving, landscape and public art; safe lighting and surveillance;
9. Entrance will announce arrival into this safe destination civic walkway space, with strong activated edges and inter-generational social engagement;
10. Views into flanking private residential gardens, reinforcing local residential landscape character;
11. The existing north-west corner site access gates are retained / upgraded, consistent with Council request, activating the railway lands path & access to the Cherry Street railway bridge to the west

Public pathway: Landscape concept

The sketch plan below was tabled with Council and positively received. The potential to upgrade what is currently presenting as a shared driveway into a paved link that is consistent with Council’s Public Domain paving and furniture systems was discussed, and noted that a VPA would need to be agreed during the DA dialogue.

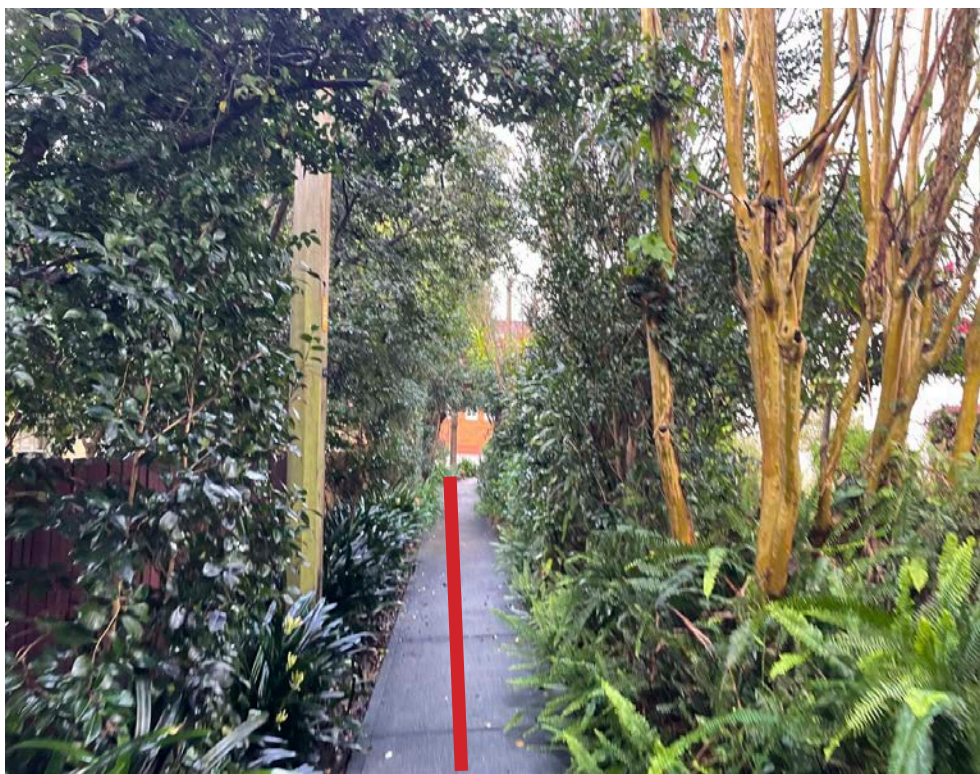
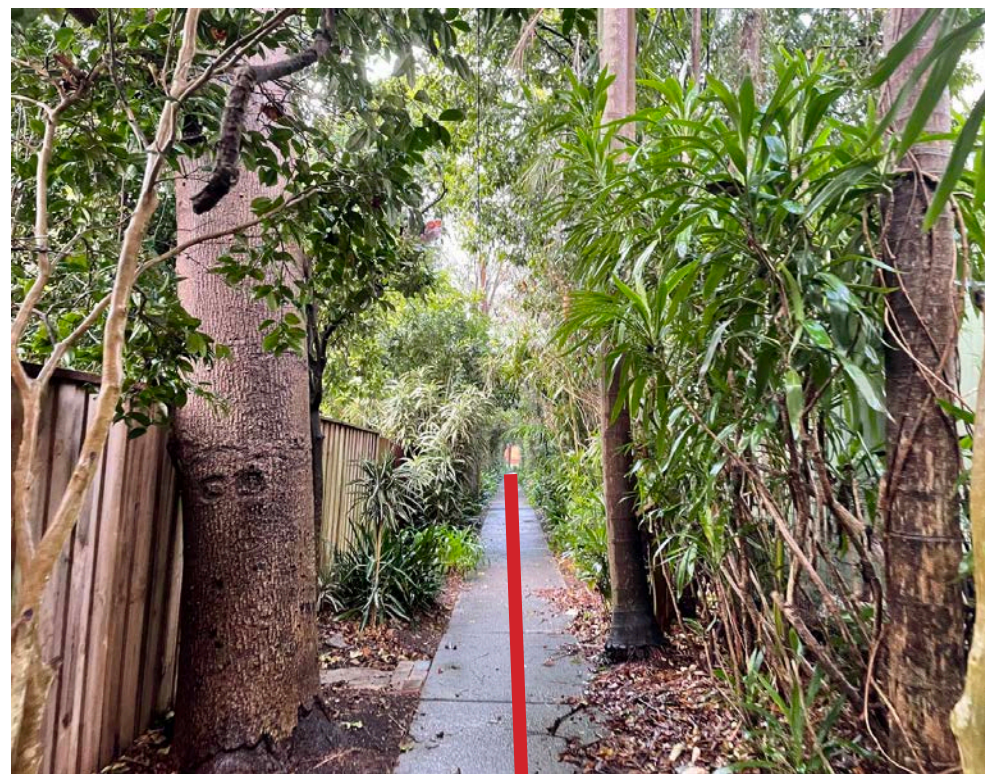
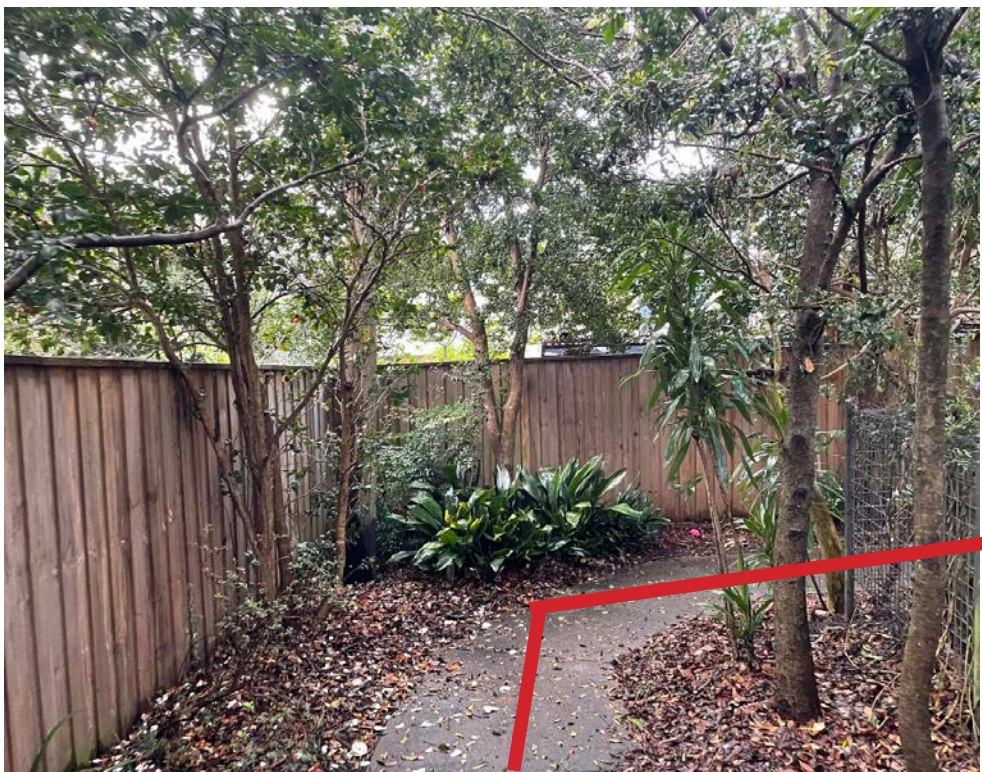


The church and gates are the end points of the walk upgrade, with driveways / walkway images below.



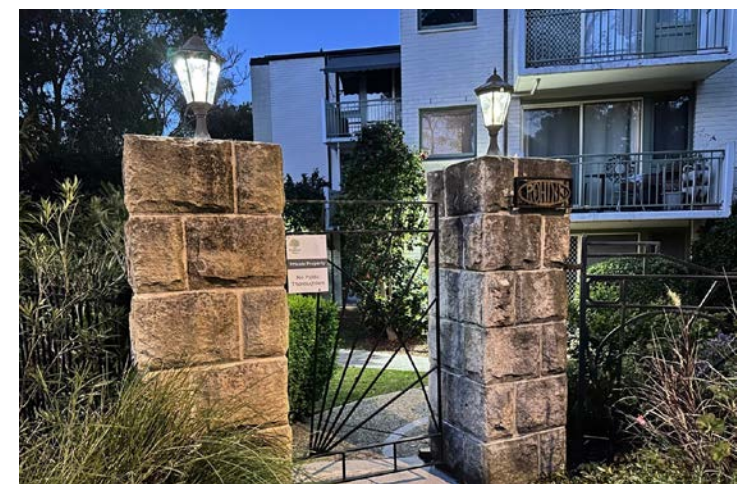
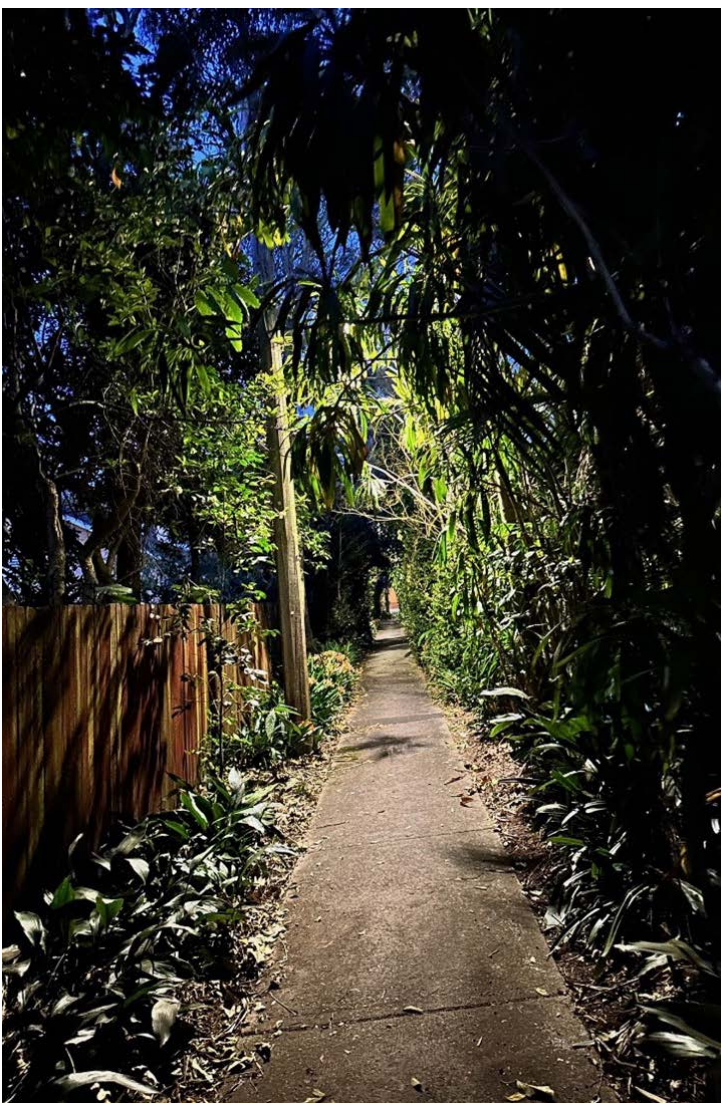
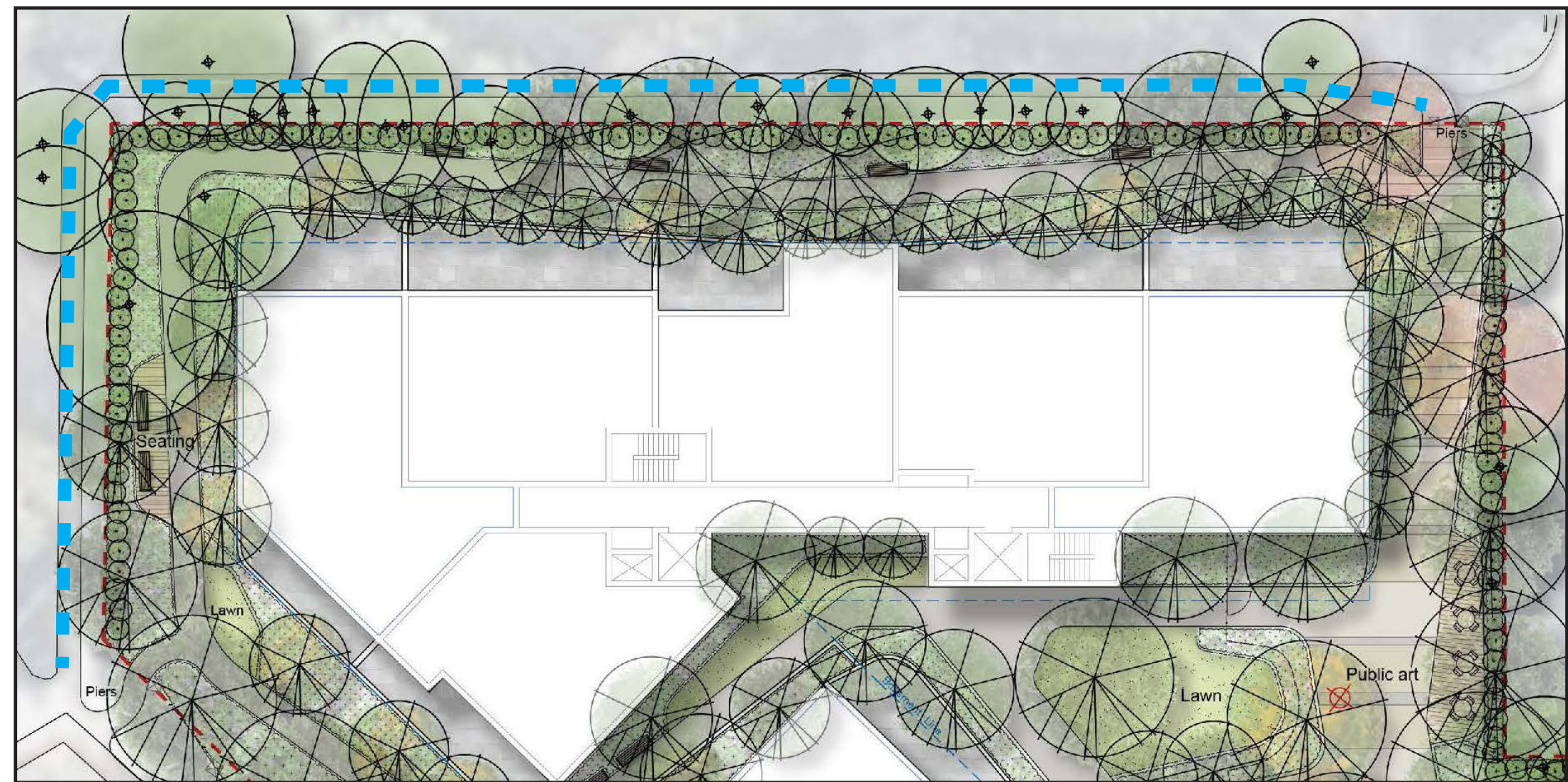
Northern Boundary 'King Street to Cherry Street path' Upgrade

The images below demonstrate that the existing concrete footpath is in generally good condition. A discrete signage overlay will be provided to indicate the journey commencement at each end, interim locations, and at the corner turning. Landscaping along the path edges will be upgraded with infill planting, and with some upgrades to complete gaps planting. This will include an allowance for say 6 (six) trees to be planted at suitable Council agreed locations.



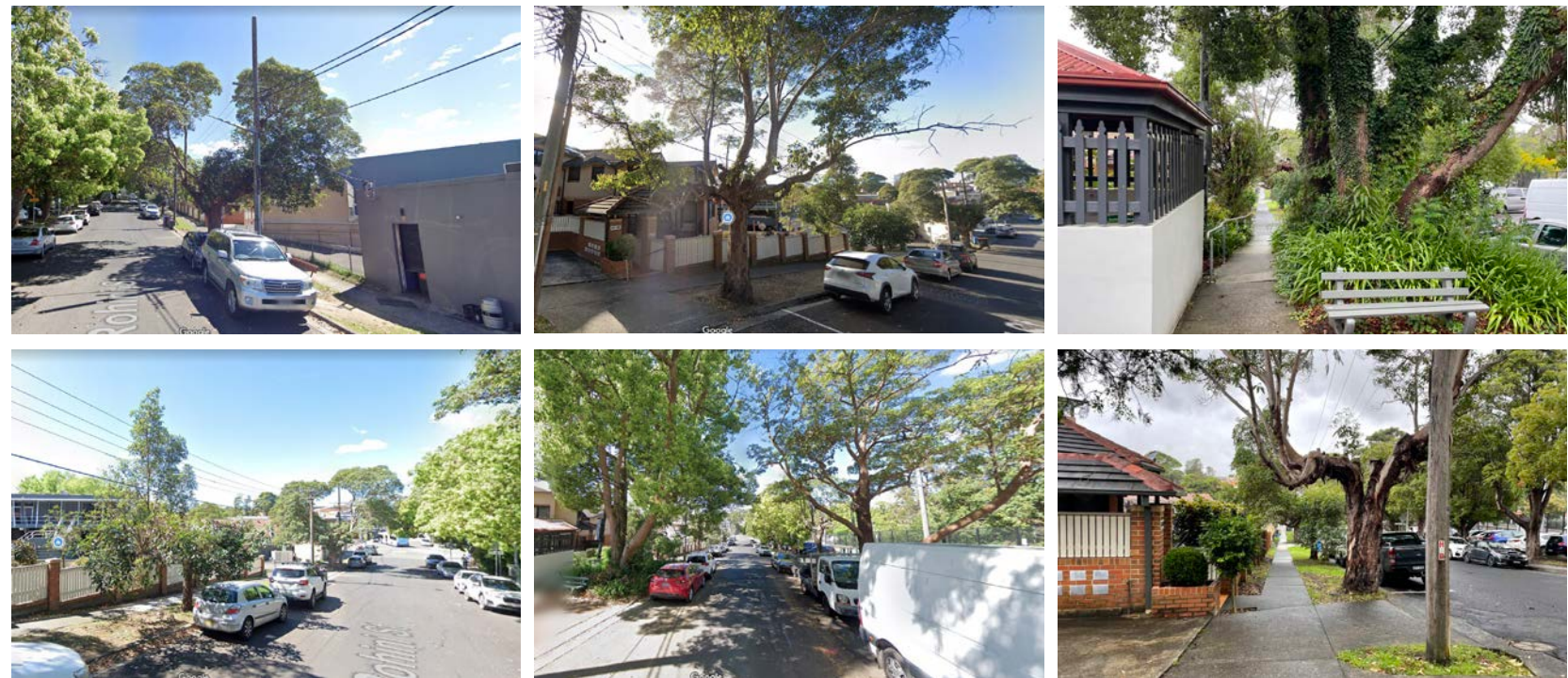
Cherry Street to King Street upgrades:

Further to the images and scope discussion on the previous page, this plan indicates the general extent of path ‘making good’ and landscape improvements. The accompanying images demonstrate existing post mounted lighting to be effective, in conjunction with gate pier lighting and internal site lighting to Rohini Village. Bollard lighting at say 8m centres along the length of the path is offered as part of the upgrade.

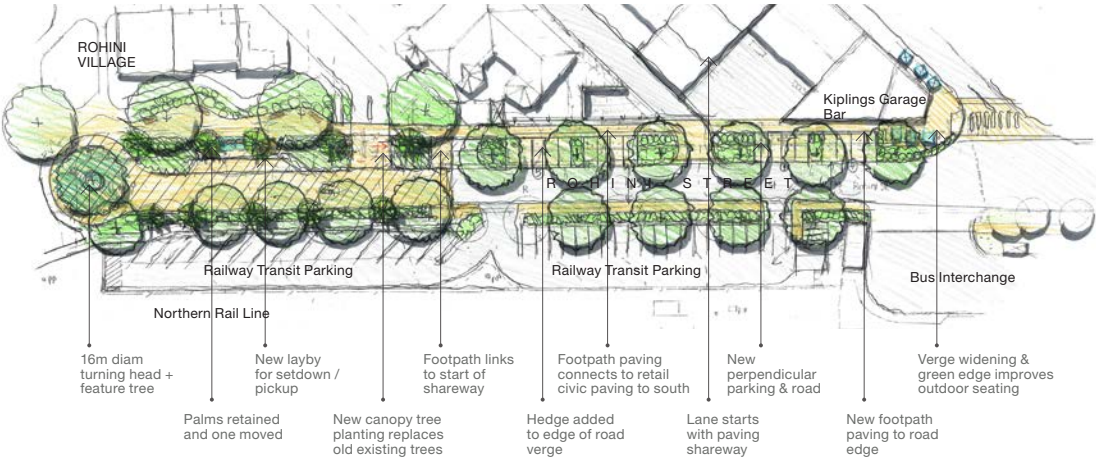
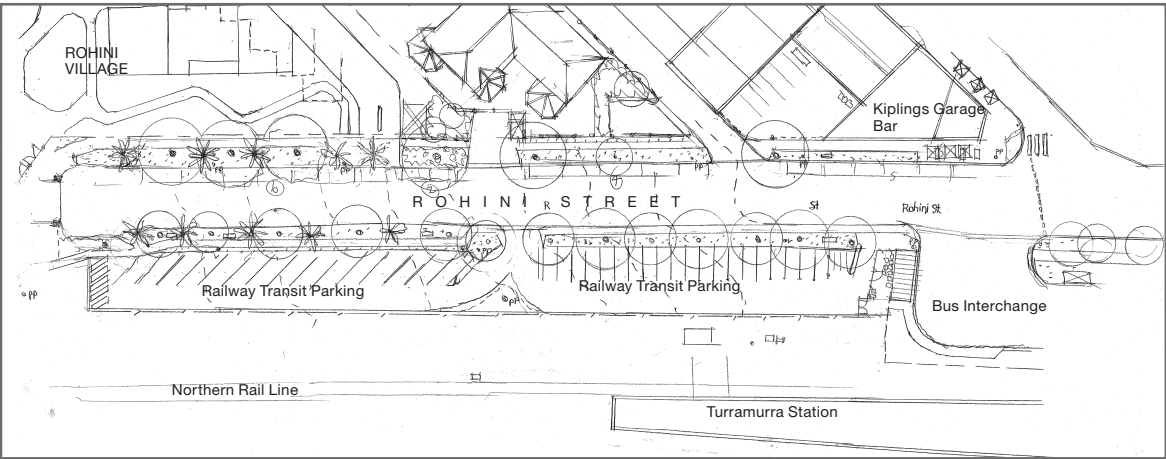


Rohini Street Improvements to Village Centre - Council Public Domain Discussion

The streetview images below show views along Rohini Street, with concrete footpaths. We note Council’s Public Domain Manual for the precinct illustrates new unit paved footpath for much of this portion of Rohini Street. The sketch plans below demonstrate the detailed consideration given to potentially contributing to further enhancements over and above Council’s current proposals. The final plans in the following pages demonstrate potential pocket park, and also turning head to the top of the street, and related adjustments. Consideration of further enhancements to Council’s approved Public Domain improvements program would be subject to VPA agreement.



Public Domain upgrade will complete the pedestrian link to the station, and contribute to a new turning head & pocket park.



Examples only of a series of drawings presented to Council Public Domain / Urban Design team. Councils approved public domain documentation for Rohini Street was reviewed against potential additional improvements that could be suggested based on the increased destination status of Rohini Village, and importance of the proposed activated cross site link, and connectivity to the north.

Rohini Village - Proposed Streetscape Character

The images below have been prepared in collaboration with Virtual Ideas (computer visualisation firm) to required standards to reflect Surveyor verified photo locations as basis for the computer modelled 3D renders of building proposals and landscape massing. The pencil sketches over the 'wireframe' type modelling indicatively demonstrate proposals, with supportive photos and 3D modelling demonstrating the verified framework for the images.

Please note street improvements are subject to Council collaboration, and Anglicare commitment of 'VPA' contribution to benefit the local civic / community improvements. Anglicare have consulted Council who were informally receptive to public domain improvement opportunities.



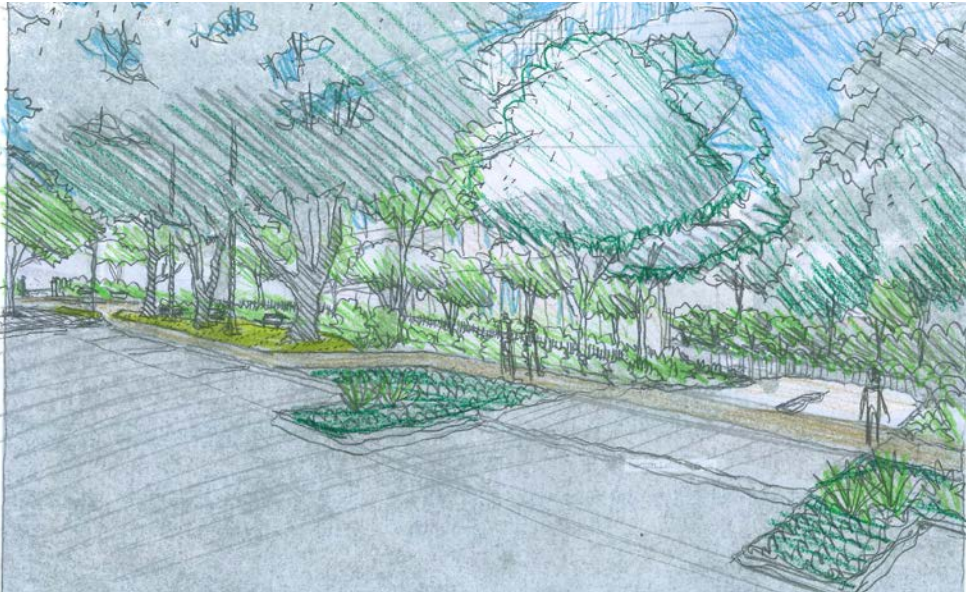
01 Rohini Street driveway and building frontage. (Upgraded footpath, adjusted driveway, & landscape to street and frontage).



Surveyor verified photo location, providing setup for 3D render



Accurate computer generated 3D 'basic render' of proposals.



Pencil sketch over of computer modelling over photo montage.

02 Rohini Street 'Pocket Park' and Rohini Walk Entry. (New pocket park, road turning head, Rohini Walk entry, and landscaped frontage).



Surveyor verified photo location, providing setup for 3D render



Accurate computer generated 3D 'basic render' of proposals.

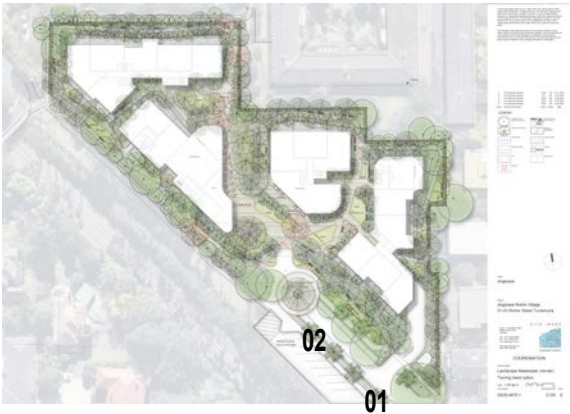


Pencil sketch over of computer modelling over photo montage.

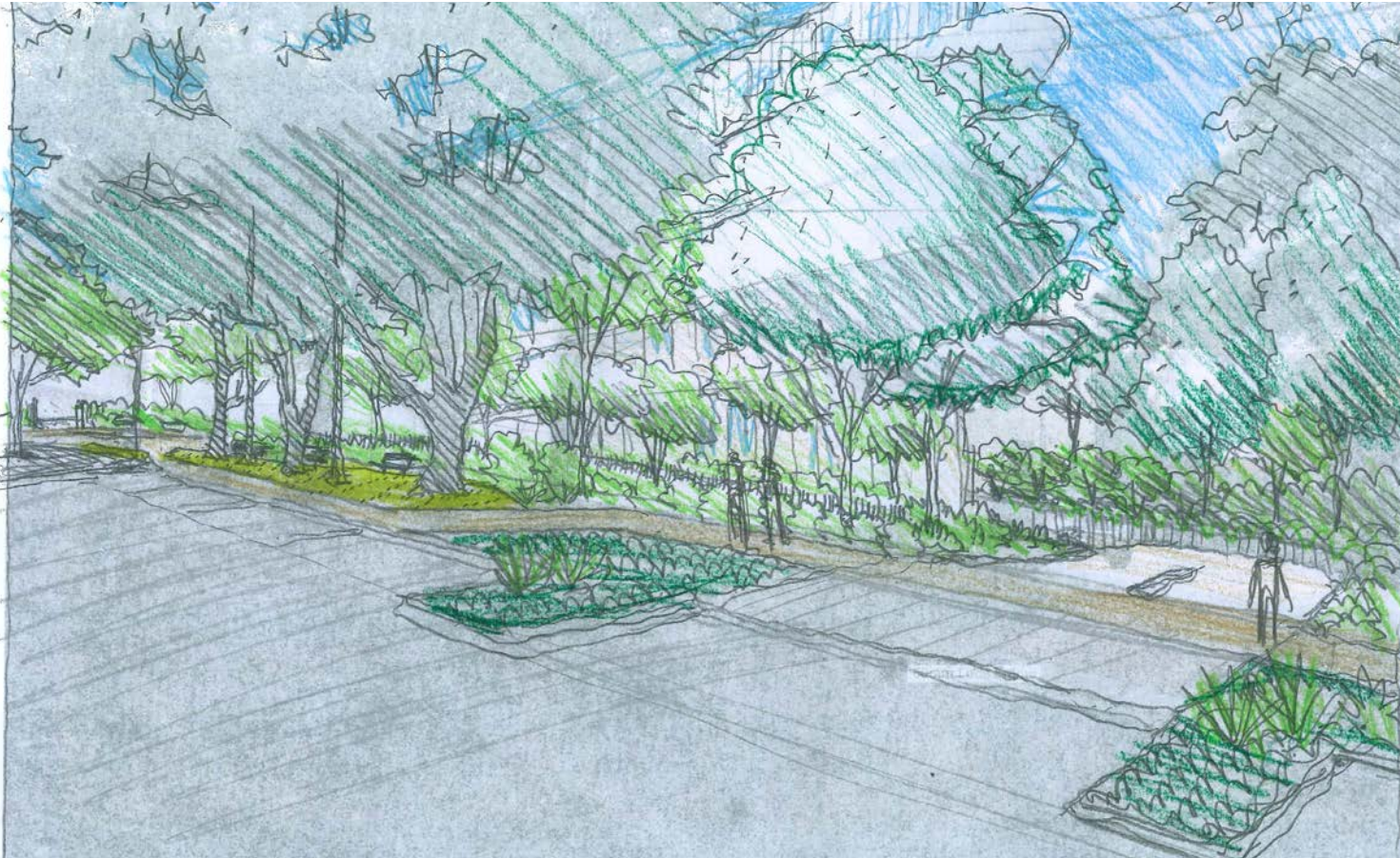
Rohini Village - Proposed Streetscape Character

The images below are sketch overlays over CGI renders of built form proposals prepared to required standards to reflect Surveyor verified photo locations as basis for the computer modelled 3D renders of building proposals and landscape massing. The pencil sketches over the 'wireframe' type modelling indicatively demonstrate proposals, with supportive photos and 3D modelling demonstrating the verified framework for the images.

Please note these are subject to Council collaboration, and Anglicare commitment of funding 'VPA' contribution to benefit the local infrastructure and civic / community improvements. Anglicare have consulted Council who were informally receptive to public domain improvement opportunities.



01 Rohini Street driveway and building frontage.



02 Rohini Street 'Pocket Park' and Rohini Walk Entry.



Rohini Village - Proposed Landscape Character

The strong landscaped streetscape and established perimeter screening trees and gardens are to be retained and enhanced. New common garden areas will provide quality landscape amenity for residents, featuring lawns, seating areas, loop walkways, and a connection to Rohini Walk site-through pedestrian link. Rohini Walk provides a logical visual point of arrival at the end of the streetside footpaths and will have a strong flanking landscape, with active building frontages and garden entries providing interest and visual engagement for its full length.



Precinct Plan

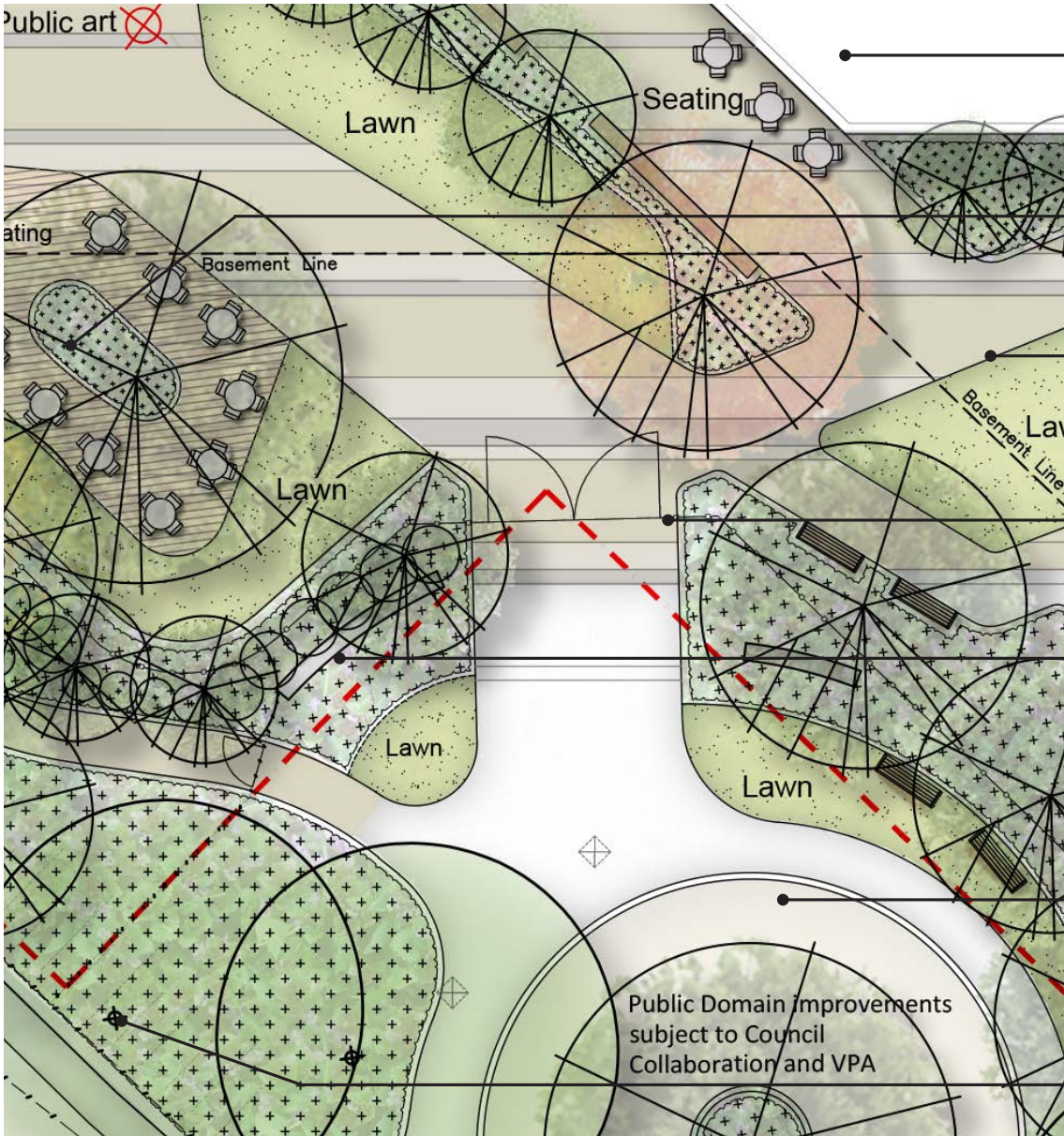


Indicative Design Imagery

Landscape Character - Loop Walkways & Feature Garden Nodes

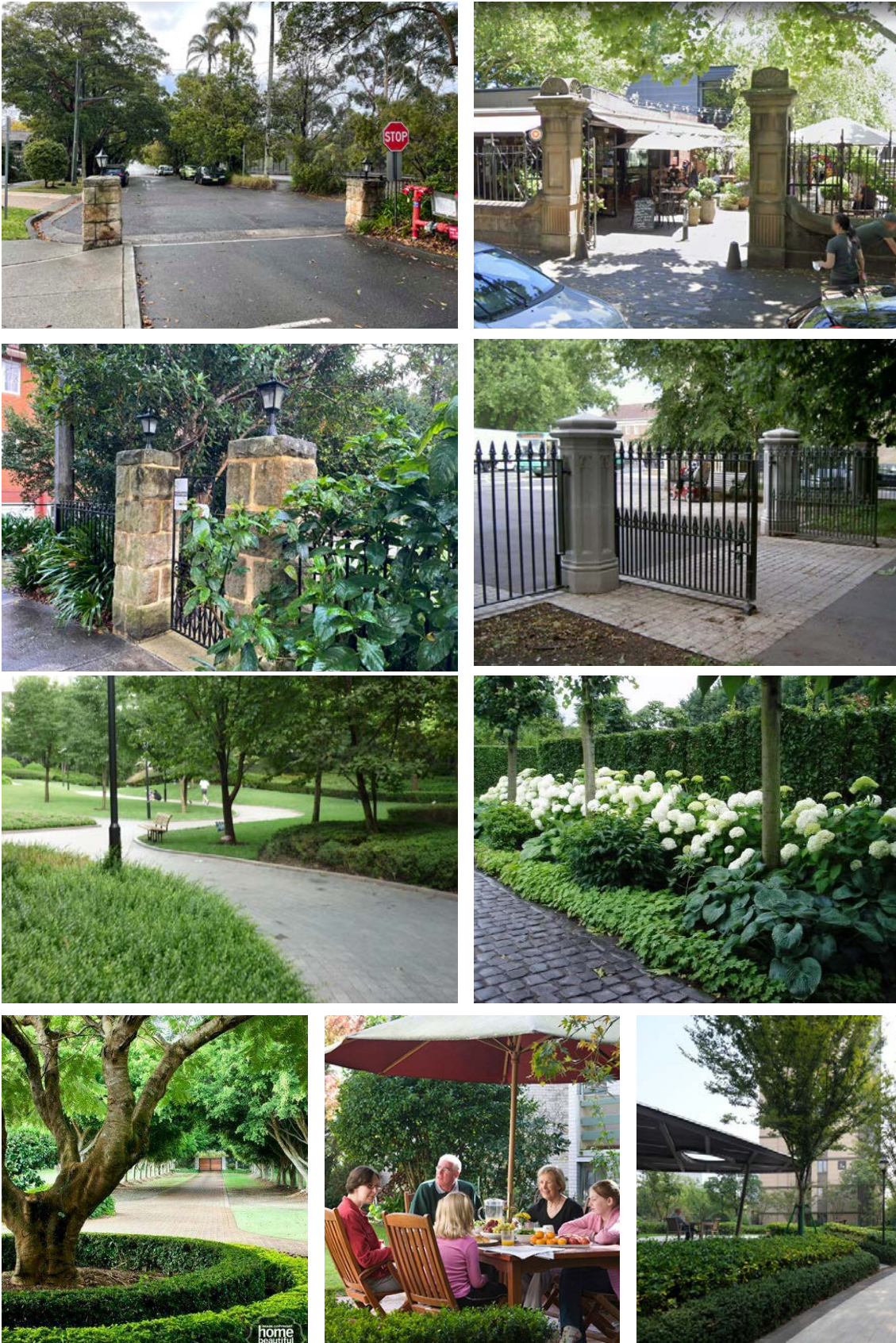


The entry landscape treatment provides an appropriate significant arrival. These and flanking gardens and broad walkway mark entry to a feature ‘civic’ space with engaging active cafe terraces and feature gardens and lawns. The continuation of north-south pedestrian link is clear, with sightlines of the continuing walkway assisting wayfinding. There is an inviting open character welcoming the local community.



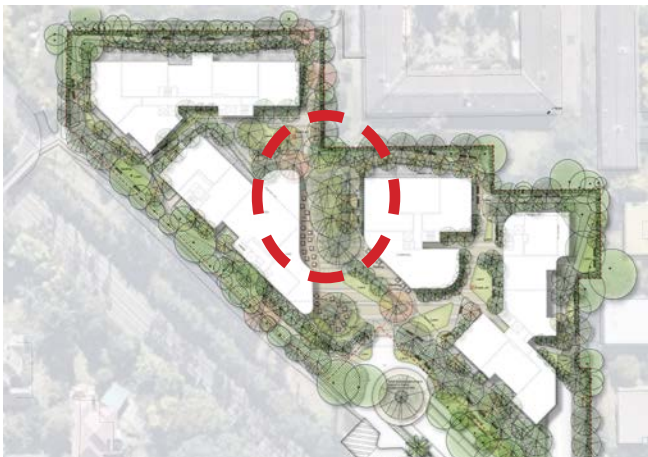
- Community spaces as active engaging feature opposite entry
- Cafe outdoor timber decking with colourful umbrellas
- Residential Common Open Space garden walks extend directly from entry
- Open wrought iron gates
- Rohini Village sandstone signage wall & manicured garden
- Rohini Street public domain improvements subject to Council collaboration and VPA agreement
- No impacts to T10 (Blackbutt - Eucalyptus pilularis)

Precinct Plan

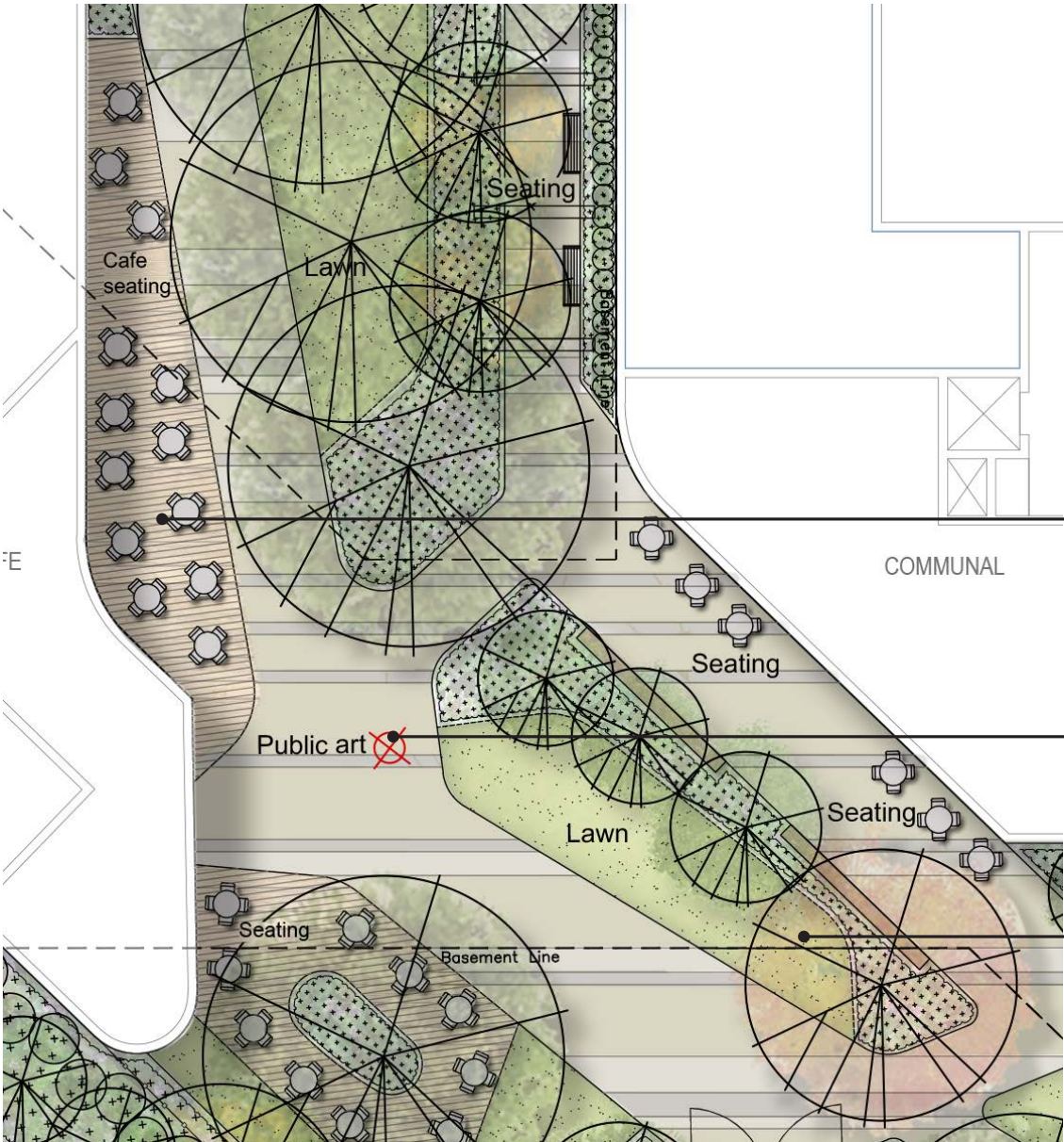


Design Imagery

Landscape Character - Cafe and Community Room Terrace



The main central garden axis through the site features a proposed large Magnolia grandiflora tree, which along with other trees will become a centrepiece for views along the open space. From the entry area there is a transition to more intimate community room breakout terrace, that overlaps with the edge of the cafe. The walkway and interim 'public artworks' leads pedestrians along the space, and provides a premium / engaging outlook from the adjoining community spaces.

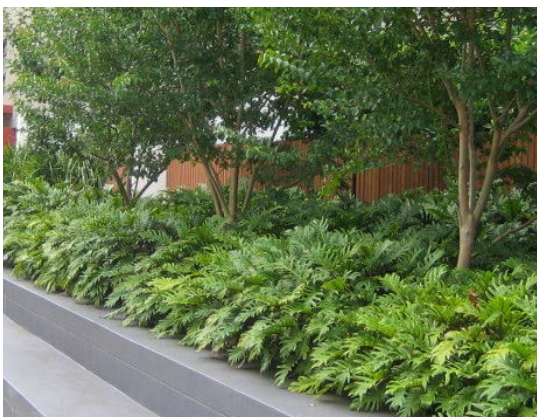
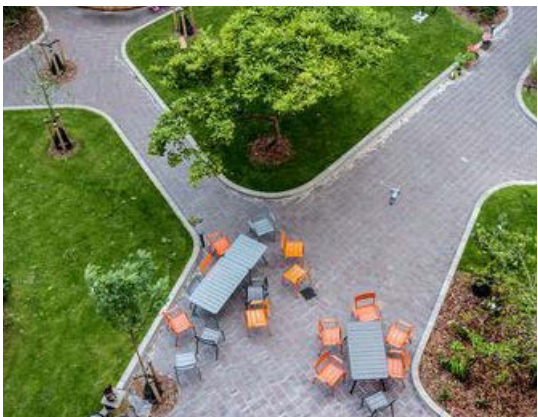


Precinct Plan

The flush 'timber' decks flank the stone paved cafe entry, defining the two different active frontages

'Public Art' type sculptures provide clear destinations leading pedestrians down the cross site link.

Mounded lawns provide variation and interest, and feature seasonal trees such as Maple and Cherry trees provide interest.

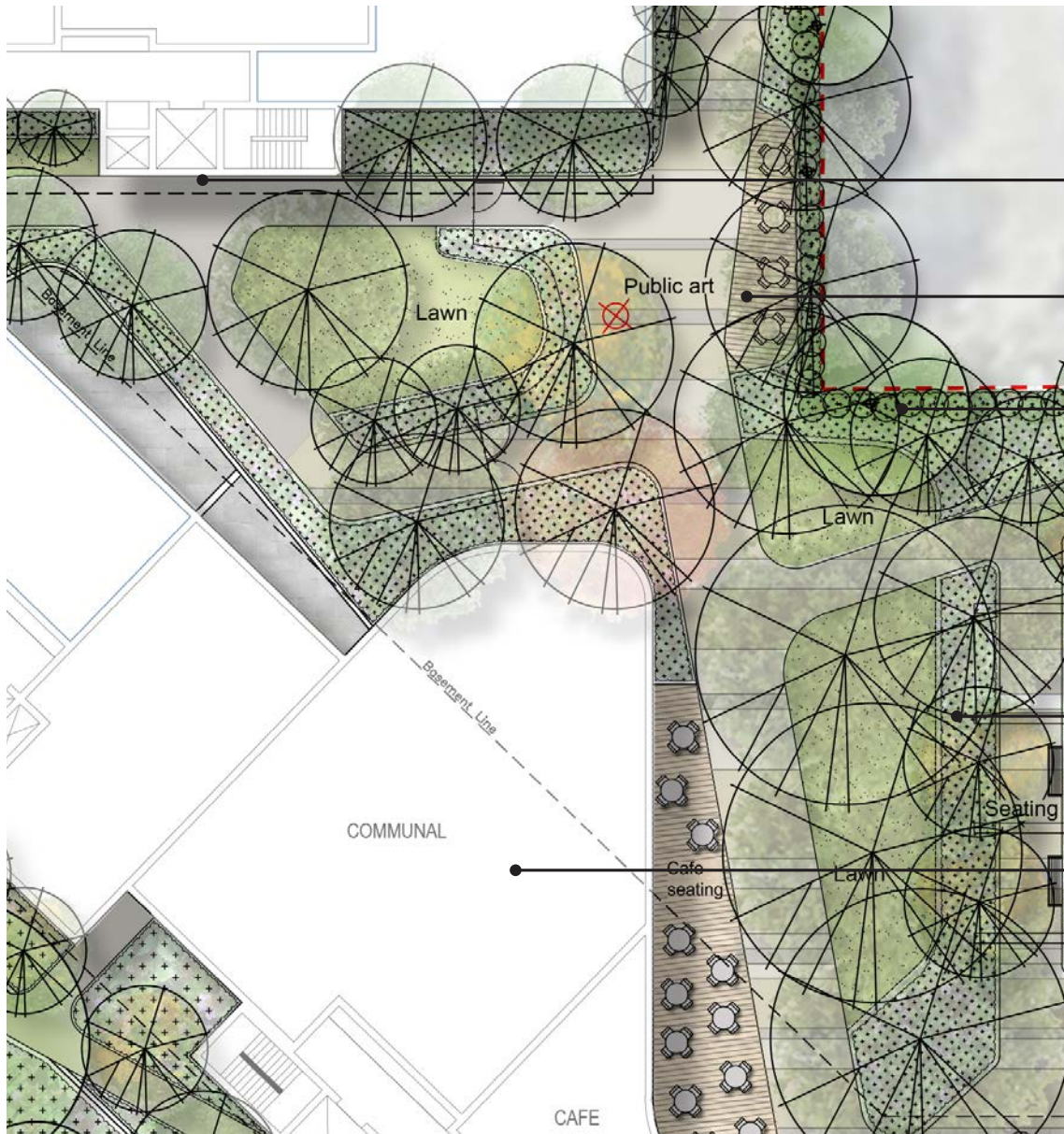


Design Imagery

Landscape Character - Active Terrace and COS Gardens



Moving into the northern part of the central gardens, a similar broad lawn space accentuates the grand scale of the spaces and provides informal passive amenity. The water feature edge gives way to a garden edge, giving increased garden character as residents move into the more private areas of the site. The community spaces provide an active edge, and a culminating water feature will have refined public art as a terrace feature to the arrival into the northern garden space.



Precinct Plan

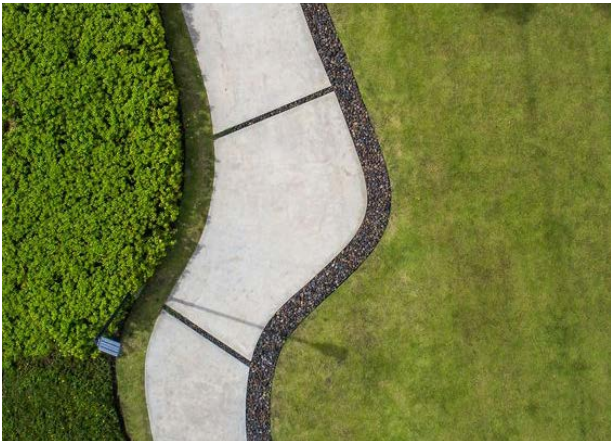
Entry walkways, and loop walkways around the buildings link back to main axis

Seating nodes at regular intervals

Boundary trees and shrub planting to create greening

Focal lawns, gardens and seating

Community room provides active edge with suitable breakout terraces into the adjacent garden areas



Design Imagery

Preliminary Plant Schedule

The planting design and indicative species below have been selected to keep to be generally consistent with the locality and neighbouring sites and streetscape landscape character. The ‘Special Landscape Character of Ku-ring-gai’ as a blend of native and exotic species is reflected in the proposals.

Rohini Village

Indicative Plant Schedule 27.09.2024

	BOTANIC NAME	COMMON NAME	HEIGHT x SPREAD	HEIGHT x SPREAD	Indicat.
			ON GRADE *	ON SLAB #	Pot Size
TREES					
Ace pal	Acer palmatum	Japanese Maple	5m x 4m	3.5m x 2.5m	200L
Ace neg	Acer negundo	Box Elder Maple	15m x 8m	9m x 6m	200L
Acm smi	Acmena smithii	Lily Pilly	12m x 5m	6m x 3m	200L
Ago fle	Agonis flexuosa	Willow Myrtle	7m x 4m		200L
Ang cos	Angophora costata	Smooth Barked Apple Myrtle	20m x 12m		200L
Bac cit	Backhousia citrodora	Lemon Myrtle	7m x 4m		200L
Bac myr	Backhousia myrtifolia	Grey Myrtle	6m x 5m		200L
Ban int	Banksia integrifolia	Coast Banksia	10m x 5m	7m x 3,5m	200L
Bet Tro	Betula nigra Tropical	Tropical Birch	9m x 4.5m	7m x 4m	200L
Bra ace	Brachychiton acerifolius	Illawarra Flame Tree	12m x 7m		200L
Cal KPS	Callistemon 'Kings Park Special'	Bottlebrush	4m x 3m	3.5m x 2.5m	45L
Cal sal	Callistemon salignus	Willow Bottlebrush	10m x 5m	6m x 3m	200L
Cer can	Cercis canadensis	Forest Pansy	5m x 5m	5m x 4m	200L
Cup ana	Cupaniopsis anacardioides	Tuckeroo	10m x 5m	6m x 3.5m	200L
Cor exi	Corymbia eximia	Yellow Bloodwood	10m x 7m		75L
Cor mac	Corymbia gummifera	Red Bloodwood	20m x 10m		75L
Cya coo	Cyathea cooperi	Scaley Tree Fern	6m x 4m	5m x 3-4m	Ex Gnd
Ela eum	Elaeocarpus eumundi	Eumundi quandong	10m x 5m	6m x 3m	200L
Ela ret	Elaeocarpus reticulatus	Blueberry Ash	10m x 4m	6m x 2.5m	200L
Euc pip	Eucalyptus piperita	Sydney Peppermint	20m x 10m		200L
Euc sal	Eucalyptus saligna	Sydney Blue Gum	25m x 10m		200L
Fic hil	Ficus hillii	Hills Weeping Fig	15m x 15m		
Fra Ray	Fraxinus augustifolia 'Raywood'	Claret Ash	15m x 4m	10m x 3.5m	200L
Gre rob	Grevillea robusta	Silky Oak	15m x 9m		200L
Glo fer	Glochidion fernandi	Cheese Tree	15m x 8m		200L
Gor axi	Gordonia axillaris	Fried Egg Plant	4m x 3m	3m x 2.5m	200L
Hib rub	Hibiscus tiliaceus Rubra	Red Cottonwood Hibiscus	7m x 5m	6m x 4m	200L
How for	Howea forsteriana	Kentia Palm	9m x 5m	7m x 5m	Ex Gnd
Jac mim	Jacaranda mimosifolia	Jacaranda	9m x 9m	7m x 7m	200L
Lag Nat	Lagerstroemia indica 'Natchez'	Crepe Myrtle - White	8m x 3m	5m x 3m	200L
Lau nob	Laurus nobilis	Bay Tree	7m x 3m	5m x 3m	200L
Liv aus	Livistona australis	Cabbage Tree Palm	15m x 4m	12m x 4m	Ex Gnd
Mag Exm	Magnolia grandiflora 'Exmouth'	Magnolia Exmouth	10m x 6m	6m x 4.5m	200L
Mag gra	Magnolia grandiflora	Southern Magnolia	15m x 12m		200L
Mag LG	Magnolia grandiflora 'Little Gem'	Dwarf Magnolia	5m x 4m	4m x 3m	200L
Mag Ale	Magnolia x soulangiana 'Alexandrina'	Magnolia	6m x 3m	4m x 3m	200L
Mal Ple	Malus ioensis 'Plena'	Crab Apple	6m x 5m	4m x 3m	200L
Mic SC	Michelia doltsopa 'Silver Cloud'	Michaelia Silver Cloud	5m x 4m	4m x 3m	200L
Nys syl	Nyssa sylvatica	Black Tupelo	11m x 6m	6m x 4.5m	200L
Ole eur	Olea europaea	Olive Tree	6m x 6m	4m x 4m	200L
Plu rub	Plumeria rubra	Frangipani	4m x 4m	5m x 4m	100L
Pyr CAP	Pyrus calleryana 'Capital'	Ornamental Pear	8m x 3m	7m x 3m	200L
Pyr CHA	Pyrus calleryana 'Chanticleer'	Chanticleer Callery Pear	9m x 4m	6m x 4m	200L
Pyr uss	Pyrus ussuriensis	Manchurian Pear	10m x 6m	6m x 4.5m	200L
Sch mol	Schinus molle	Peppercorn Tree	15m x 8m	6m x 5m	200L
Syz aus	Syzygium australe	Brush Cherry	5m x 3m	3.5m x 2.5m	200L
Tri lau	Tristaniopsis laurina	Water Gum	10m x 5m	7m x 4m	200L
Ulm par	Ulmus parvifolia	Weeping Elm	15m x 12m	8m x 6m	200L
Wat flo	Waterhousea floribunda	Weeping Lily Pily	10m x 8m	8m x 5m	200L

	SHRUBS - Large/Medium/Small				
Aca mol	Acanthus mollis	Oyster Plant	to 1.8m x 1.5m		300mm
Acm Sub	Acmena smithii 'Sublime'	Acmena Sublime	5m x 3m		300mm
Aga att	Agave attenuata	Agave	to 1.5m x 0.5m		300mm
Alc imp	Alcantarea imperialis	Giant Bromeliad	1.5m x 1.5m		300mm
Alp cae	Alpinia caerulea	Ginger Lily	to 2m x 1m		300mm
Alp nut	Alpinia nutans	Dwarf Cardamom	1m x 1.5m		300mm
Alp zer	Alpinia zerumbet	Shell Ginger	1.5m x 5m		300mm
Asp ela	Aspidistra elatior	Cast Iron Plant	0.6m x 1m		300mm
Asp aus	Asplenium australasicum	Birds Nest Fern	0.6m x 1m		300mm
Ble SL	Blechnum 'Silver Lady'	Dwarf Tree Fern	0.8 x 0.8		300mm
Bux mic	Buxus microphylla japonica	Japanese Box	to 3m x 1m		300mm
Cal End	Callistemon citrinus 'Endeavour'	Lemon Scented Bottlebrush	to 3m x 2m		300mm
Cal BJ	Callistemon viminalis 'Better John'	Bottlebrush	to 1.5m x 1m		300mm
Cam EB	Camellia sasanqua 'Edna Butler'	Camellia - Pink	3m x 1.5m		300mm
Cam PS	Camellia sasanqua 'Pure Silk'	Sasanqua camellia 'Pure Silk'	4m x 2m		300mm

Col pul	Coleonema pulchrum	Diosma	1.5m x 1.5m		300mm
Cte GS	Ctenanthe setosa 'Grey Star'	Ctenanthe Grey Star	0.5m x 0.5m		300mm
Cya aus	Cyathea australis	Rough Tree Fern	6m x 5m		45L
Cya coo	Cyathea cooperi	Coin Spot Fern	5m x 2m		45L
Cyc rev	Cycas revoluta	Sago Palm	1.5m x 1.5m		300mm
Dic ant	Dicksonia antarctica	Soft Tree Fern	4.5-7m x 3m		45L
Doo asp	Doodia aspera	Prickly Rasp Fern	0.4m x 0.6m		300mm
Dor exc	Doryanthes excelsa	Gymea Lily	4m x 1.5m		300mm
Gar Flo	Gardenia augusta 'Florida'	Gardenia Florida	1m x 1m		300mm
Gre PP	Grevillea 'Pink Pearl'	Pink Pearl Grevillea	1-2m x 1-2m		300mm
Gre RG	Grevillea 'Robyn Gordon'	Robyn Gordon Grevillea	1-1.5m x 1.5-2m		300mm
Har Mee	Hardenbergia violacea 'Meema'	False Sasparilla	0.15m x 1m		300mm
Hyd mac	Hydrangea macrophylla	French Hydrangea	1.5m x 0.7m		300mm
Lor CP	Loropetalum 'China Pink'	Pink Fringe Flower	1.5m x 1.5m		300mm
Mac com	Macrozamia communis	Burrawang	2m x 3m		300mm
Mel CT	Melaleuca linariifolia 'Claret Tops'	Honey Myrtle	1m x 0.8m		300mm
Mol cap	Molineria capitulata	Palm Grass	1-1.5m x 0.6m		300mm
Mur pan	Murraya paniculata	Mock Orange	3m x 3m		300mm
Nan dom	Nandina domestica 'Obsession'	Sacred Bamboo	0.5m x 0.3m		300mm
Phi xan	Philodendron xanadu	Xanadu	1m x 1m		300mm
Pho BB	Phormium tenax 'Bronze Baby'	Dwarf Flax	0.6m x 1.8m		300mm
Pho Rub	Photinia glabra 'Rubens'	Photinia	4.5m x 2m		300mm
Pit MM	Pittosporum tobira 'Miss Muffet'	Miss Muffet Pittosporum	1m x 1.5m		300mm
Rap OP	Raphiolepis indica 'Oriental Pearl'	Oriental Pearl	1.5m x 1m		300mm
Rap SM	Raphiolepis indica 'Snow Maiden'	Raphiolepis 'Snow Maiden'	0.7m x 0.5m		300mm
Rap exc	Rhapis excelsa	Broad Leaf Lady Palm	4m x 2m		300mm
Rho MR	Rhododendron hybrid 'Magnifica Rosea'	Pink Azalea	1-1.5m x 2m		300mm
Rho AM	Rhododendron indica 'Alba Magna'	White Azalea	1-1.5m x 2m		300mm
Rho RW	Rhododendron indica 'Red Wings'	Red Azalea	1-1.5m x 2m		300mm
Rho AA	Rhododendron indica 'Alphonse Anderson'	Salmon Azalea	1-1.5m x 2m		300mm
Rus equ	Russelia equisitiformis	Coral Plant	1m x 2m		300mm
Str reg	Strelitzia reginae	Bird Of Paradise	1.2m x 1.5m		300mm
Syz Cas	Syzygium luehmannii 'Cascade'	Pink Flowering Lilly Pilly	2.5m x 1.5m		300mm
Tod bar	Todea barbara	King Fern	1m x 2m		300mm
Wes Nar	Westringia 'Naringa'	Coastal Rosemary	1.0m x 1.0m		300mm
Zam fur	Zamia furfuracea	Cardboard Cycad	1.0m x 1.5m		300mm

GROUNDCOVERS / TRAILERS					
Aga SB	Agapanthus 'Summertime Blue'	Summertime Blue Agapanthus	0.35m x 0.5m		200mm
Aga SP	Agapanthus 'Summertime Pearl'	Summertime Pearl Agapanthus	0.35m x 0.5m		200mm
Bra mul	Brachycombe multifida	Rock Daisy	0.45m x 0.45m		200mm
Cis ant	Cissus antarctica	Kangaroo Vine	4.5m x 1m		200mm
Cli min	Clivia miniata	Kaffir Lily	0.45m x 0.45m		200mm
Dia LJ	Dianella caerulea 'Little Jess'	Blue Flax Lily	0.4m x 0.4m		200mm
Dic rep	Dichondra repens	Kidneyweed	0.1m x 0.7m		200mm
Fic nod	Ficinia nodosa	Knobby Club Rush	0.8m x 0.6m		200mm
Gar Rad	Gardenia augusta 'Radicans'	Radicans Gardenia	0.3m x 0.5m		300mm
Hib ped	Hibbertia pedunculata	Stalked Guinea Flower	0.3m x 0.5m		200mm
Jun usi	Juncus usitatus	Common Rush	to 1.2m x 0.5m		200mm
Lir RP	Liriope muscari 'Royal Purple'	Royal Purple	0.45m x 0.45m		200mm
Lom Tan	Lomandra longifolia 'Tanika'	Mat Rush	1.0m x 1.0m		200mm
Myo par	Myoporum parvifolium	Creeping Boobiala	0.15m x 0.75m		200mm
Myo Yar	Myoporum parvifolium 'Yareena'	Yareena Myoporum	0.15 x 1m		300mm
Oph jap	Ophiopogon japonicus	Mondo Grass	0.2m x 0.2m		200mm
Pen Naf	Pennisetum 'Nafray'	Swamp Foxtail	0.6m x 0.6m		200mm
Tra jas	Trachelospermum jasminoides	Star Jasmine	to 7m x 0.5m		200mm
Vio hed	Viola hederacea	Native Violet	0.1m x 0.5m		200mm
Wes FF	Westringia fruticosa 'Flat'n'Fruity'	Prostrate Coastal Rosemary	0.2m x 1.2m		200

Planning Proposal Landscape Masterplan



Anglicare Rohini Village

51-53 Rohini Street, Turrumurra NSW 2074

Planning Proposal

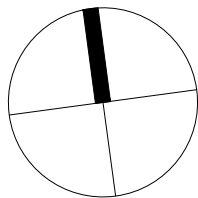
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Drawing Schedule

Drawing Number	Drawing Title	Scale
000	Coversheet	N/A
C100	Colour render - Turning head (proposed)	1:250
C100.1	Colour render - Turning head (existing)	1:250
003	Tree Canopy Coverage - existing	1:250
004	Tree Canopy Coverage	1:250
100	Landscape Masterplan: Turning head (proposed)	1:250
100.1	Landscape Masterplan: Turning head (existing)	1:250
201	Planting Plan 1	1:150
202	Planting Plan 2	1:150
203	Planting Plan 3	1:150

F	For Approval	MJW	RS	28.11.2024
E	For Approval	MJW	RS	02.10.2024
D	For Planning Proposal	BS	RS	16.04.2024
C	For Planning Proposal	MJW	RS	10.06.2023
B	For Planning Proposal	MJW	RS	12.07.2023
A	For Planning Proposal	MJW	RS	23.06.2023
Issue	Revision Description	Drawn	Check	Date



Client
Anglicare

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S I T E I M A G E

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COORDINATION

Drawing Name
Coversheet

Scale	Drawing Number	Issue
Job Number	SS20-4976.1	000 F

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D	For Planning Proposal	BS	RS	16.04.2024
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A	For Planning Proposal	MJW	RS	23.06.2023
Issue	Revision Description	Drawn	Check	Date

LEGEND

Existing tree to be retained & protected

Proposed tree planting

Site boundary

Basement outline

Turf

Public art

Proposed Accent / Shrub Planting

Proposed Groundcover

Timber Decking

Seating

Existing piers

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COORDINATION

Drawing Name

Landscape Masterplan (render)

Turning head option

Scale 1:250 @ A1

Job Number

SS20-4976.1

0 1 2 4 6 8 10m

Drawing Number

C100

Issue

E

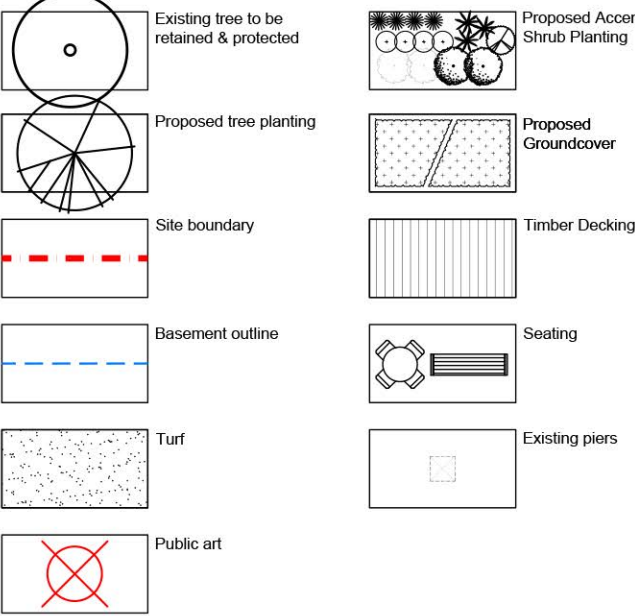


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A	For Planning Proposal	MJW	RS	23.06.2023
Issue	Revision Description	Drawn	Check	Date

LEGEND



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COORDINATION

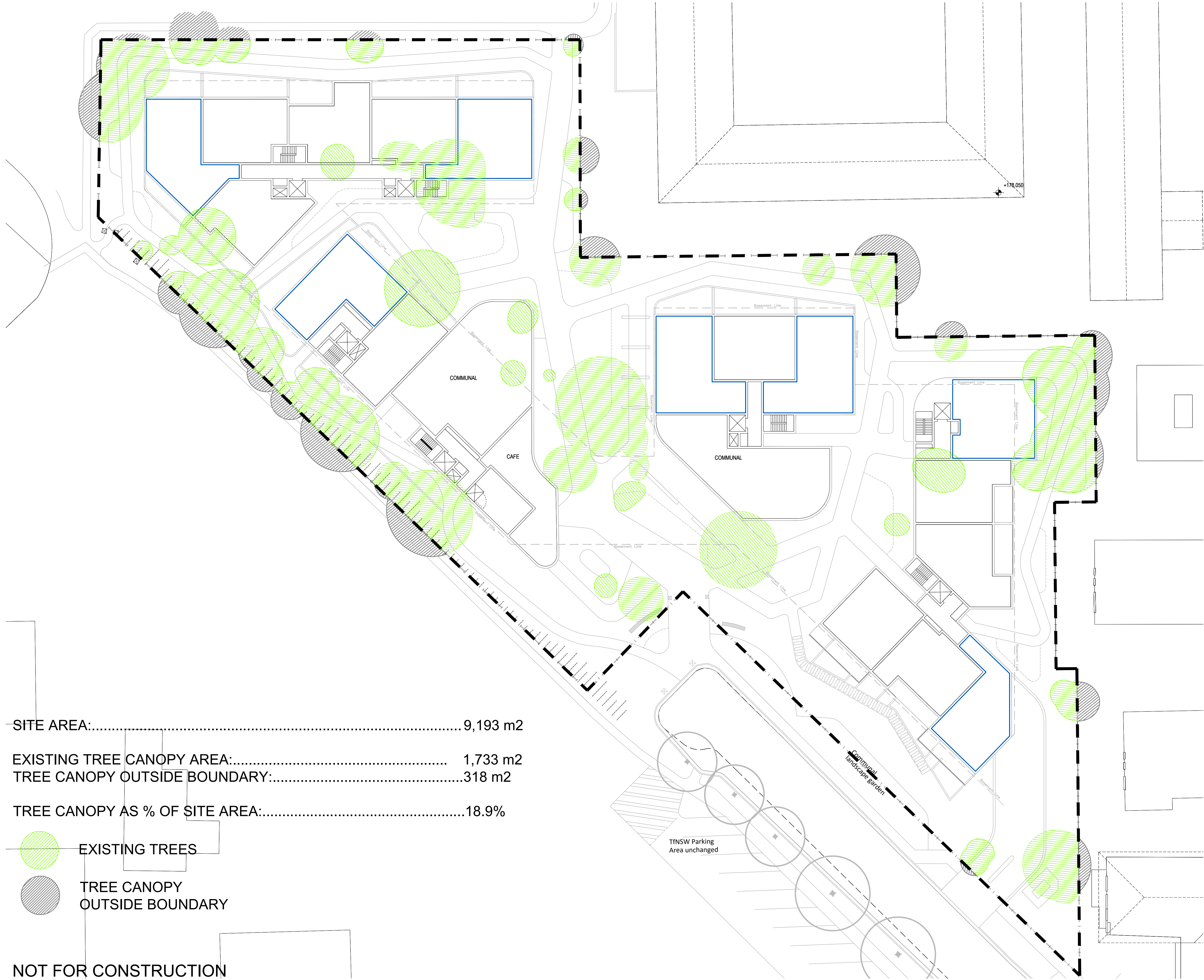
Drawing Name
Landscape Masterplan (render)
Existing streetscape retained

Scale 1:250 @ A1
Job Number

0 1 2 4 8 10m
Drawing Number Issue

SS20-4976.1

C100.1 E



SITE AREA:.....9,193 m2

EXISTING TREE CANOPY AREA:..... 1,733 m2

TREE CANOPY OUTSIDE BOUNDARY:.....318 m2

TREE CANOPY AS % OF SITE AREA:.....18.9%

- EXISTING TREES
- TREE CANOPY OUTSIDE BOUNDARY

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Issue	Revision Description	Drawn	Check	Date

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PLANNING PROPOSAL

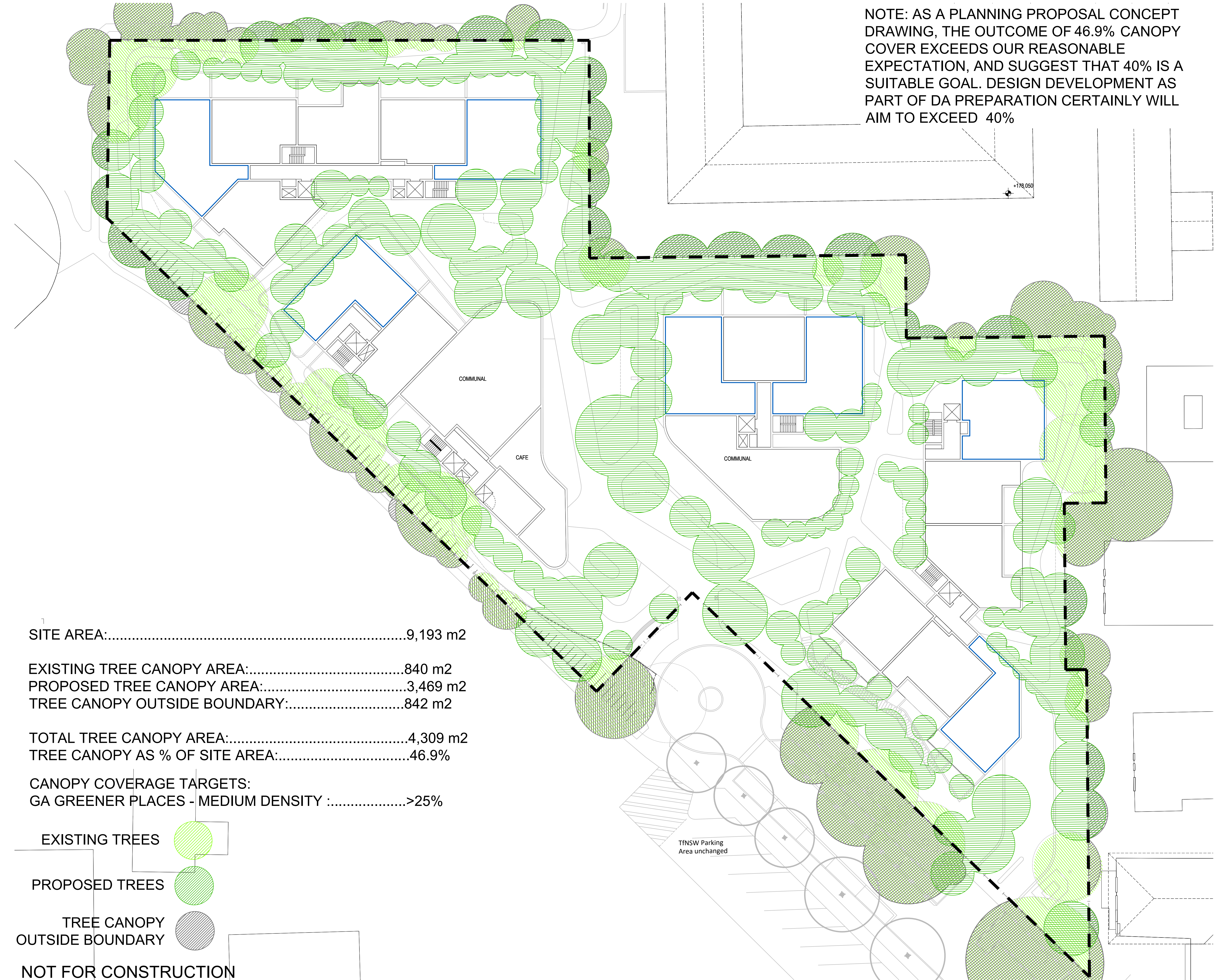
Drawing Name
Tree canopy coverage
Existing

Scale 1:250 @ A1

Job Number
SS20-4976

Drawing Number
003

Issue
E



NOTE: AS A PLANNING PROPOSAL CONCEPT DRAWING, THE OUTCOME OF 46.9% CANOPY COVER EXCEEDS OUR REASONABLE EXPECTATION, AND SUGGEST THAT 40% IS A SUITABLE GOAL. DESIGN DEVELOPMENT AS PART OF DA PREPARATION CERTAINLY WILL AIM TO EXCEED 40%

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B	For Planning Proposal	MJW	RS	12.07.2023
A	For Planning Proposal	MJW	RS	23.06.2023
Issue	Revision Description	Drawn	Check	Date

SITE AREA:.....9,193 m2

EXISTING TREE CANOPY AREA:.....840 m2

PROPOSED TREE CANOPY AREA:.....3,469 m2

TREE CANOPY OUTSIDE BOUNDARY:.....842 m2

TOTAL TREE CANOPY AREA:.....4,309 m2

TREE CANOPY AS % OF SITE AREA:.....46.9%

CANOPY COVERAGE TARGETS:

GA GREENER PLACES - MEDIUM DENSITY :.....>25%

- EXISTING TREES
- PROPOSED TREES
- TREE CANOPY OUTSIDE BOUNDARY

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PLANNING PROPOSAL

Drawing Name

Tree canopy coverage

Proposed

Scale 1:250 @ A1

Job Number

SS20-4976

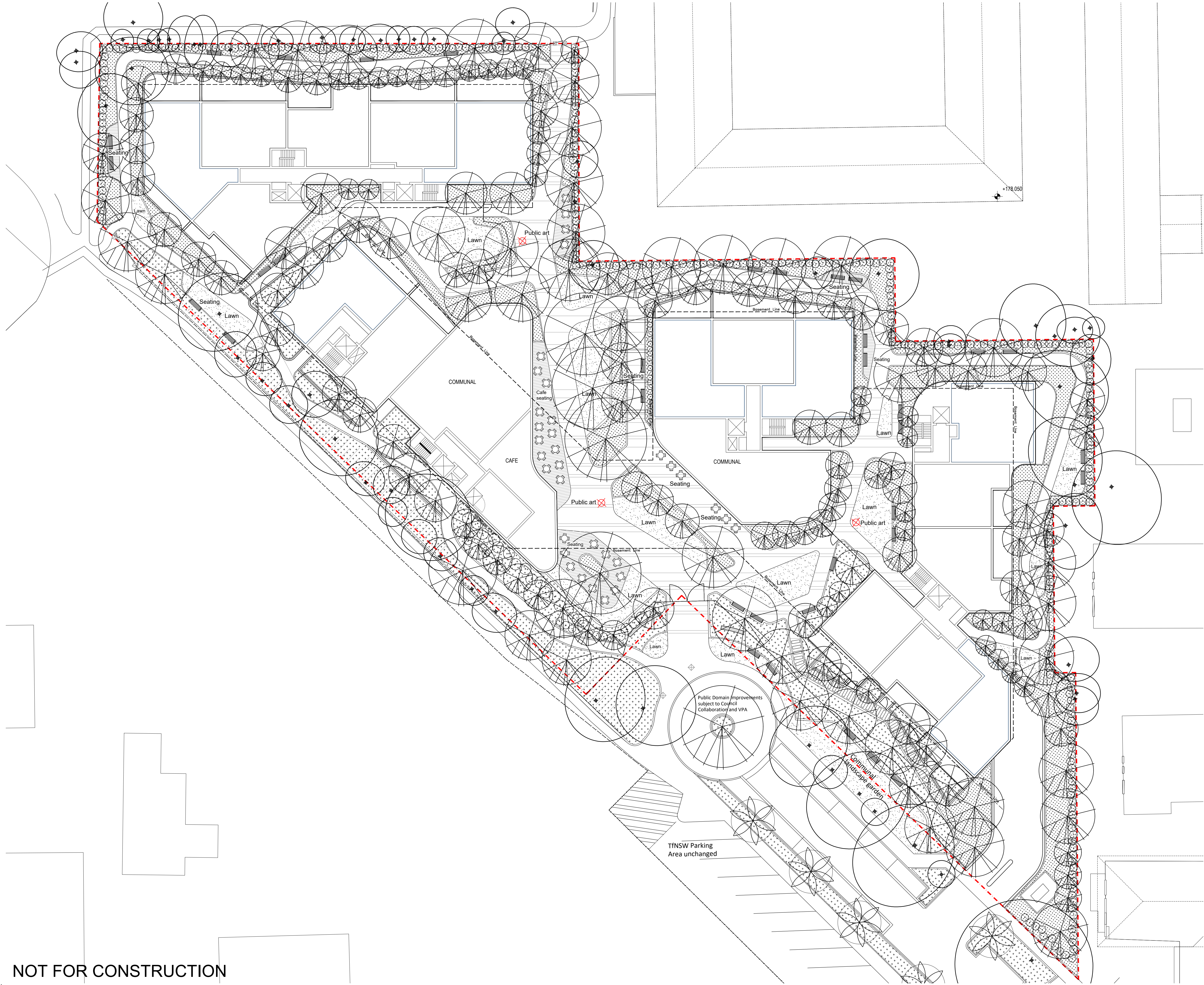
0 1 2 4 6 10m

Drawing Number

004

Issue

C

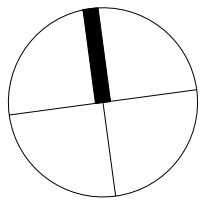


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C	For Approval	MJW	RS	26.11.2024
B	For Approval	MJW	RS	02.10.2024
A	For Council shareway coordination	MJW	RS	11.06.2024
Issue	Revision Description	Drawn	Check	Date

LEGEND	
	Existing tree to be retained & protected
	Proposed tree planting
	Site boundary
	Basement outline
	Turf
	Public art
	Proposed Accent / Shrub Planting
	Proposed Groundcover
	Timber Decking
	Seating
	Existing piers



Client
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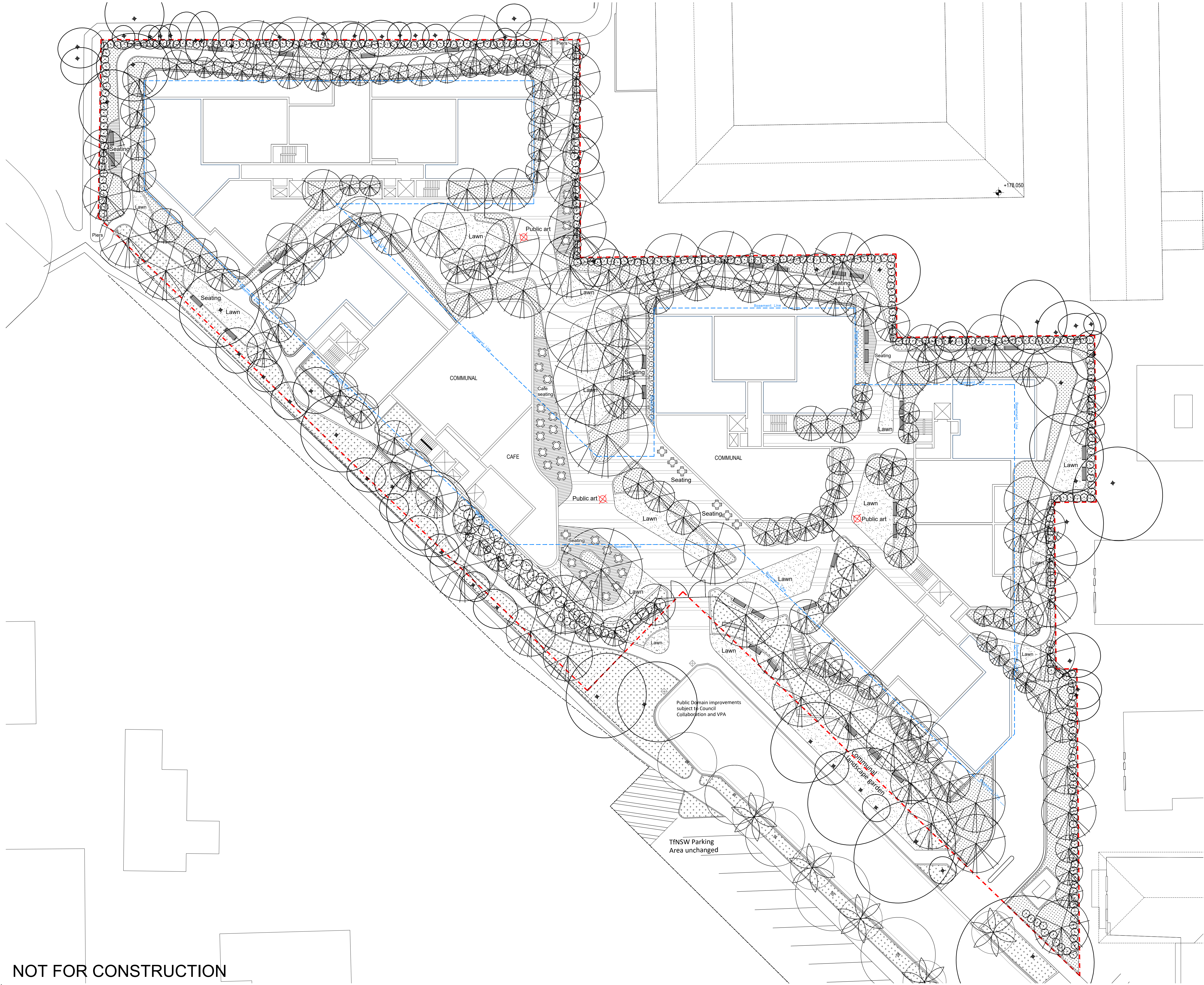
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COORDINATION
Drawing Name
Landscape Masterplan
Turning head (proposed)
Scale 1:250 @ A1
Job Number
SS20-4976.1
Drawing Number
100
Issue
C

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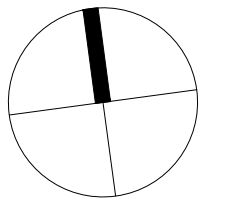
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Issue	Revision Description	Drawn	Check	Date

LEGEND			
	Existing tree to be retained & protected		Proposed Accent / Shrub Planting
	Proposed tree planting		Proposed Groundcover
	Site boundary		Timber Decking
	Basement outline		Seating
	Turf		Existing piers
	Public art		



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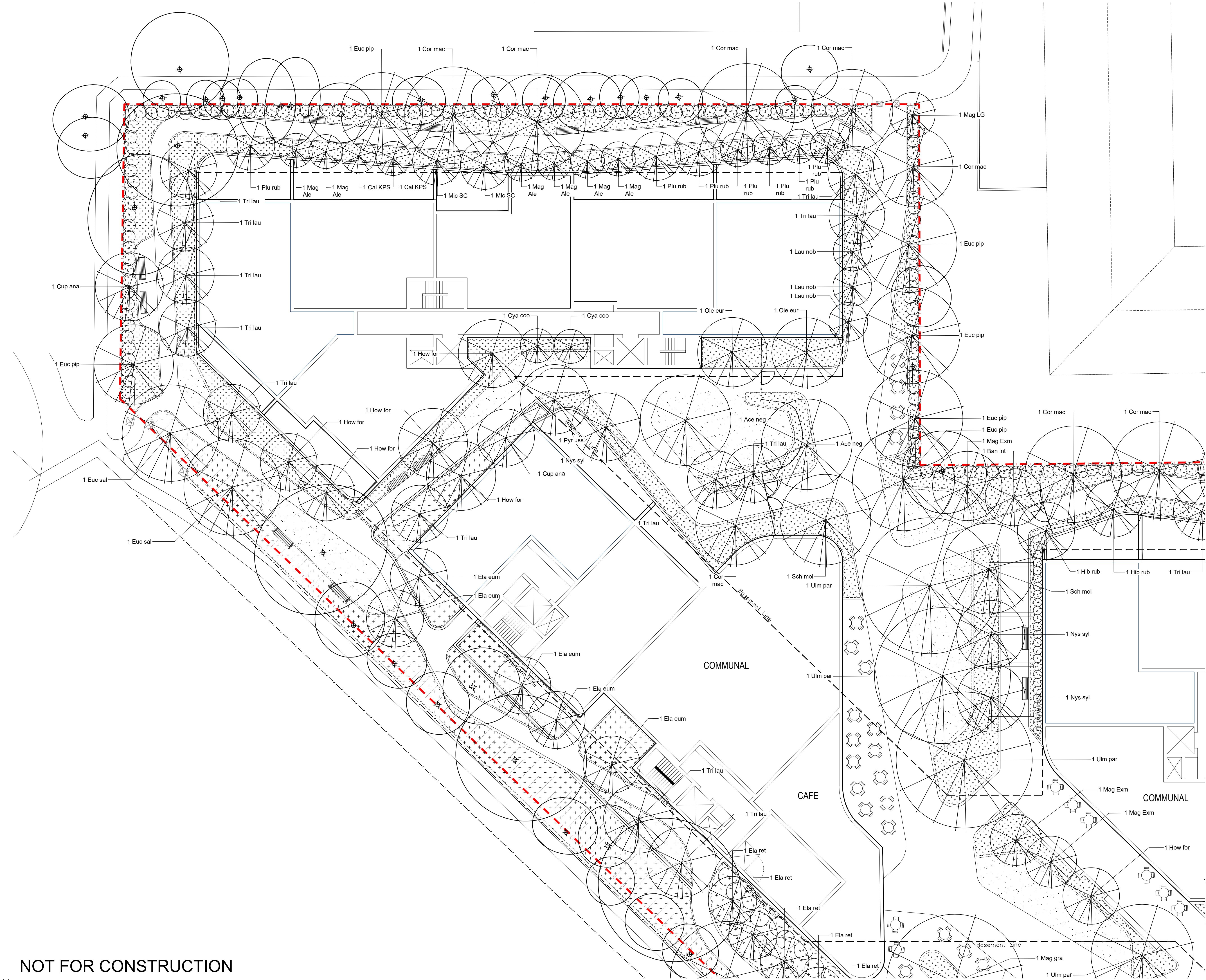
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COORDINATION

Drawing Name
Landscape Masterplan
Turning head (existing)

Scale: 1:250 @ A1
Job Number
SS20-4976.1

10m
0 1 2 4 6 8 10m
Drawing Number
100.1 Issue
C



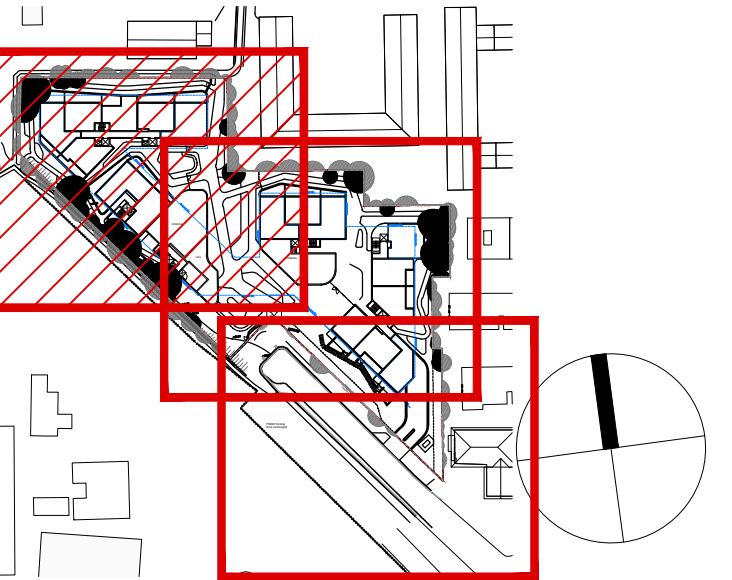
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Issue	Revision Description	Drawn	Check	Date

LEGEND

	Existing tree to be retained & protected		Proposed Accent / Shrub Planting
	Proposed tree planting		Proposed Groundcover
	Site boundary		Timber Decking
	Basement outline		Sealing
	Turf		Existing plants



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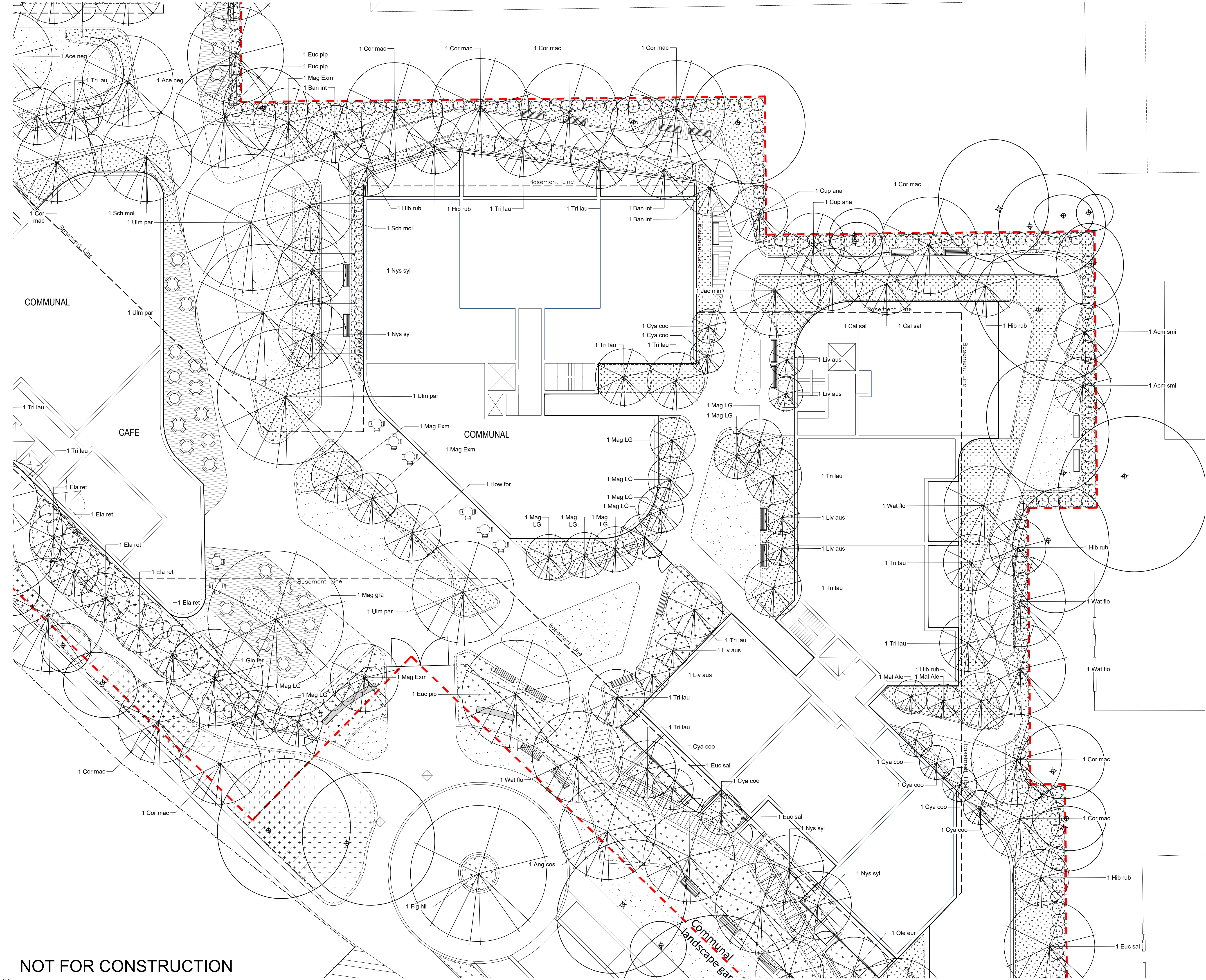
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COORDINATION

Drawing Name
Planting plan 1

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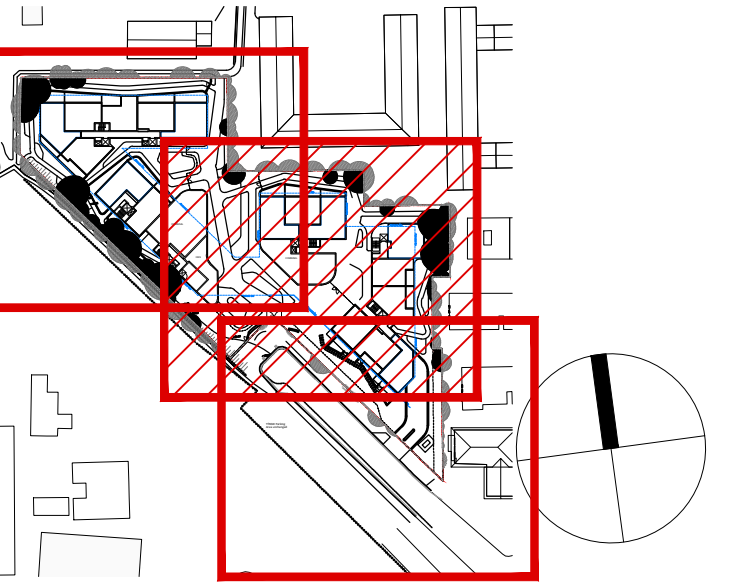
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Issue	Revision Description	Drawn	Check	Date

LEGEND

	Existing tree to be retained & protected		Proposed Accent / Shrub Planting
	Proposed tree planting		Proposed Groundcover
	Site boundary		Timber Decking
	Basement outline		Seating
	Turf		Existing piers



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Landscape Architects

COORDINATION

Drawing Name
Planting plan 2

Scale 1:150 @ A1

Job Number
SS20-4976.1

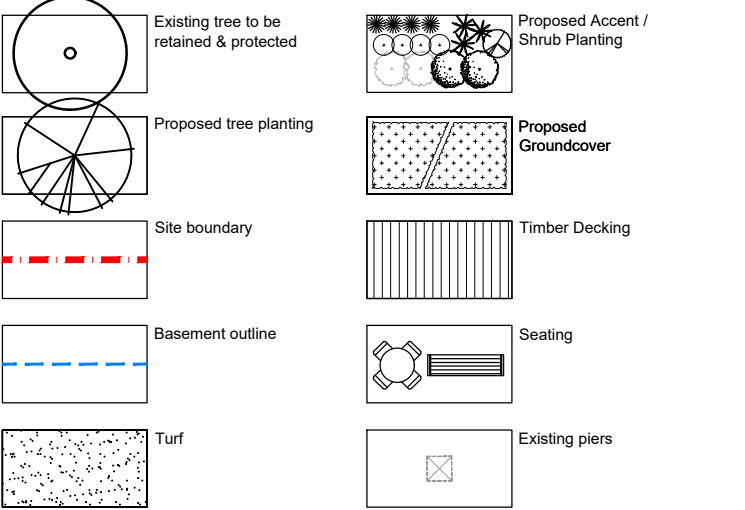
Drawing Number
202

Issue
B

NOT FOR CONSTRUCTION

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.

LEGEND



Project
Anglicare Rohini Village
51-53 Rohini Street Turramurra



Landscape Architects

SS20-4976.1 203 B

A1