

Lot 2 McGETTIGANS LANE

EWINGSDALE MEDICAL PRECINCT



EWINGSDALE NEW SOUTH WALES

NOVEMBER 2017 RFI RESPONSE

CONTEXTAL INFLUENCE
COASTAL FARMING

In order to strengthen the architectural intent; the landscape design has drawn on the surrounding local coastal beauty as both the South Pacific Ocean and Byron lighthouse are visible from the site's eastern boundary.

Accordingly the plant palette will incorporate iconic or local endemic coastal plant species such as Norfolks or Agathis robusta to provide scale, screen & shade the site.

The sites boundaries shall include mounding to reference the iconic dune / beaches of Byron & the rolling grasslands of the farmlands between the site & Byron. Additional natural, organic planting arrangement & fencing options shall mitigate any visual impact from the public road.



CONTEXTAL INFLUENCE
HINTERLAND

To enhance the legibility & ambience of the short term accommodation; the architect has provided a vertical timber screen to separate the carpark, public & private landscape spaces. This private landscape space (accommodation entries) will incorporate a Palm Grove with dry riverbed to reference the distance hinterland while creating a shaded, tranquil landscape space to symbolise the beginning of the relaxation, rest & recovery journey.

The vegetative timber screen planting shall also provide privacy, mitigation of acoustic / weather impacts while providing green amenity to bridge the gap between the human / built scale.

Landscape planting works within this zone shall utilise local & endemic plant species.



CONTEXTUAL INFLUENCE
LOCAL B&B

In order to further strengthen the architectural intent; the landscape design has drawn on the surrounding local residential / B&B landscape character (Parkway Drive & McGettigans Lane).

The lush, evergreen planting found within the local residential & creek zones shall influence the proposed screening / amenity plant species and planting arrangements along McGettigans Lane; thus transitioning from the coastal Farming character along Ewingsdale Road to create a sense of enclosure around the short term accommodation while allowing local views out of the site.

In keeping with the architectural intent; the landscape design intends to provide mounded landscape & fencing options to the boundary to mitigate any visual impact from the public road.



LOCAL MATERIALS &
FINISHES

The hardscape treatment colour scheme shall match the architectural palette to ensure continuity in form & colour between the landscape and building form.

The landscape open space will incorporate weathered timbers, corten steel, galvanised metal & corrugated iron to create fencing, signage, vegetative screens & paving zones.

The private landscape spaces shall incorporate weathered rock salt finished concrete and decomposed granites paving zones along with a tranquil, shaded palm grove.

FIGURE 2.0 STATEMENT OF LANDSCAPE INTENT - DESIGN ELEMENTS

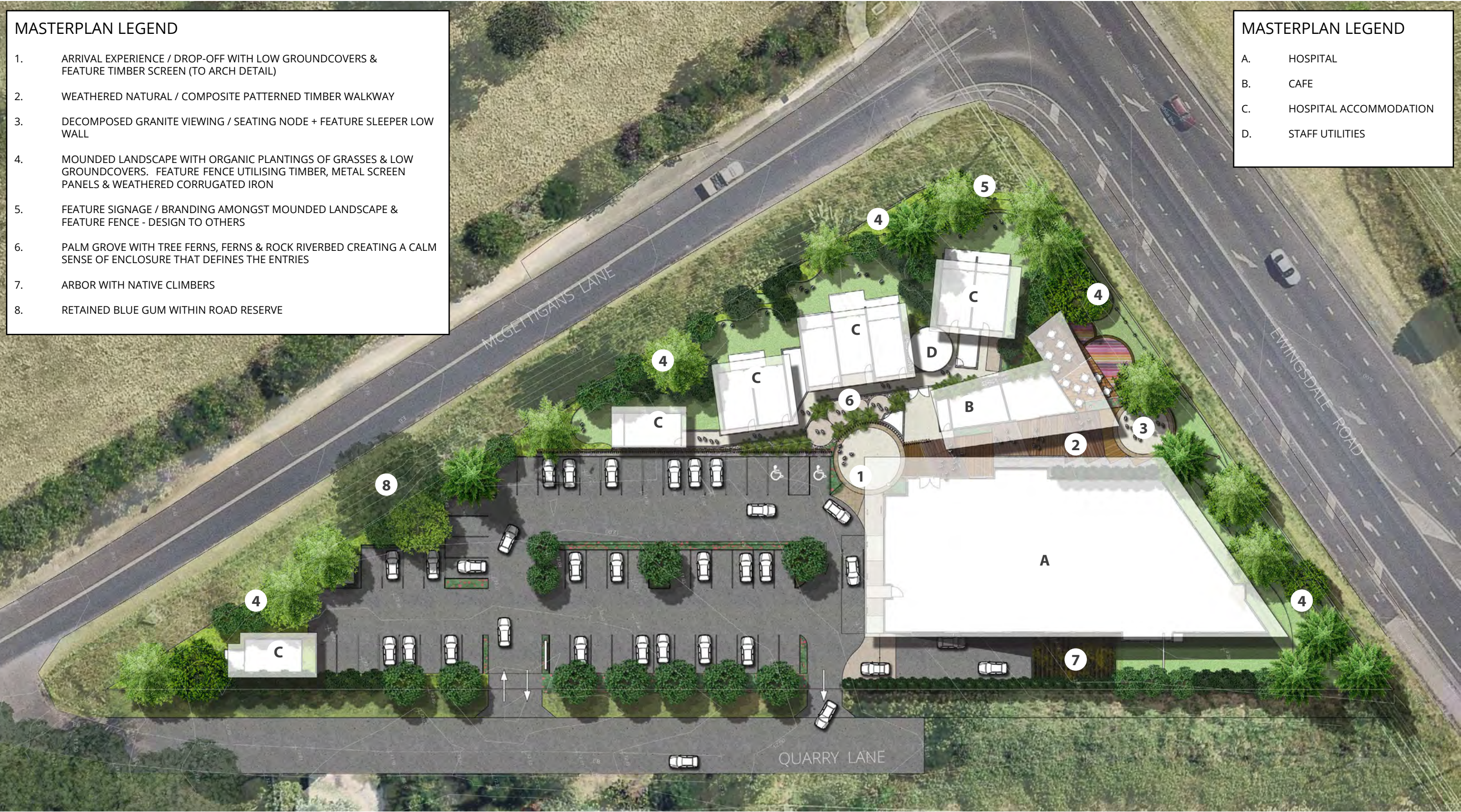


FIGURE 2.1 STATEMENT OF LANDSCAPE INTENT - GROUND LEVEL PLAN

DETAIL MASTERPLAN LEGEND

PUBLIC STREETSCAPE / FRONTAGE

- 1. NATIVE GRASSES & GROUNDCOVERS TO ROAD RESERVE EMBANKMENT

VEHICULAR ACCESS & DROP-OFF

- 2. ARRIVAL DROP-OFF WITH LOW GROUNDCOVER PLANTING
- 3. HIGH FEATURE TIMBER SCREEN TO ARCHITECTS DETAIL
- 4. COLOURED CONCRETE WITH WEATHERED ROCK SALT FINISH TO VEHICULAR DROP-OFF
- 5. ACCESS TO LOWER GROUND LEVEL VISITOR / GUEST CAR PARKING.

COMMUNAL OPEN SPACE

- 6. WEATHERED NATURAL / COMPOSITE PATCHWORK TIMBER WALKWAY
- 7. DECOMPOSED GRANITE VIEWING / SEATING NODE + FEATURE VERTICAL SLEEPER LOW WALL
- 8. LOW RAILWAY SLEEPER 'PRODUCTIVE LANDSCAPE' FOR CAFE (WHERE REQUIRED)
- 9. FEATURE SIGNAGE / BRANDING AMONGST MOUNDED LANDSCAPE & FEATURE FENCE
- 10. MOUNDED LANDSCAPE WITH ORGANIC PLANTINGS OF GRASSES & LOW GROUND COVERS.
- 11. FEATURE FENCE UTILISING TIMBER, METAL SCREEN PANELS & WEATHERED CORRUGATED IRON
- 12.. ARBOR WITH NATIVE CLIMBERS

PRIVATE OPEN SPACE

- 13. PALM GROVE WITH TREE FERNS, FERNS & ROCK RIVERBED CREATING A CALM SENSE OF ENCLOSURE THAT DEFINES THE ENTRIES TO THE SHORT TERM ACCOMMODATION.
- 14. NATIVE PINE TREES - INFLUENCED BY BYRON'S COASTAL LANDSCAPE (VISIBLE FROM SITE)
- 15. RAINFOREST TREE SPECIES - INFLUENCED BY LOCAL EWINGSDALE WELL VEGETATED BED & BREAKFAST PRECINCT.

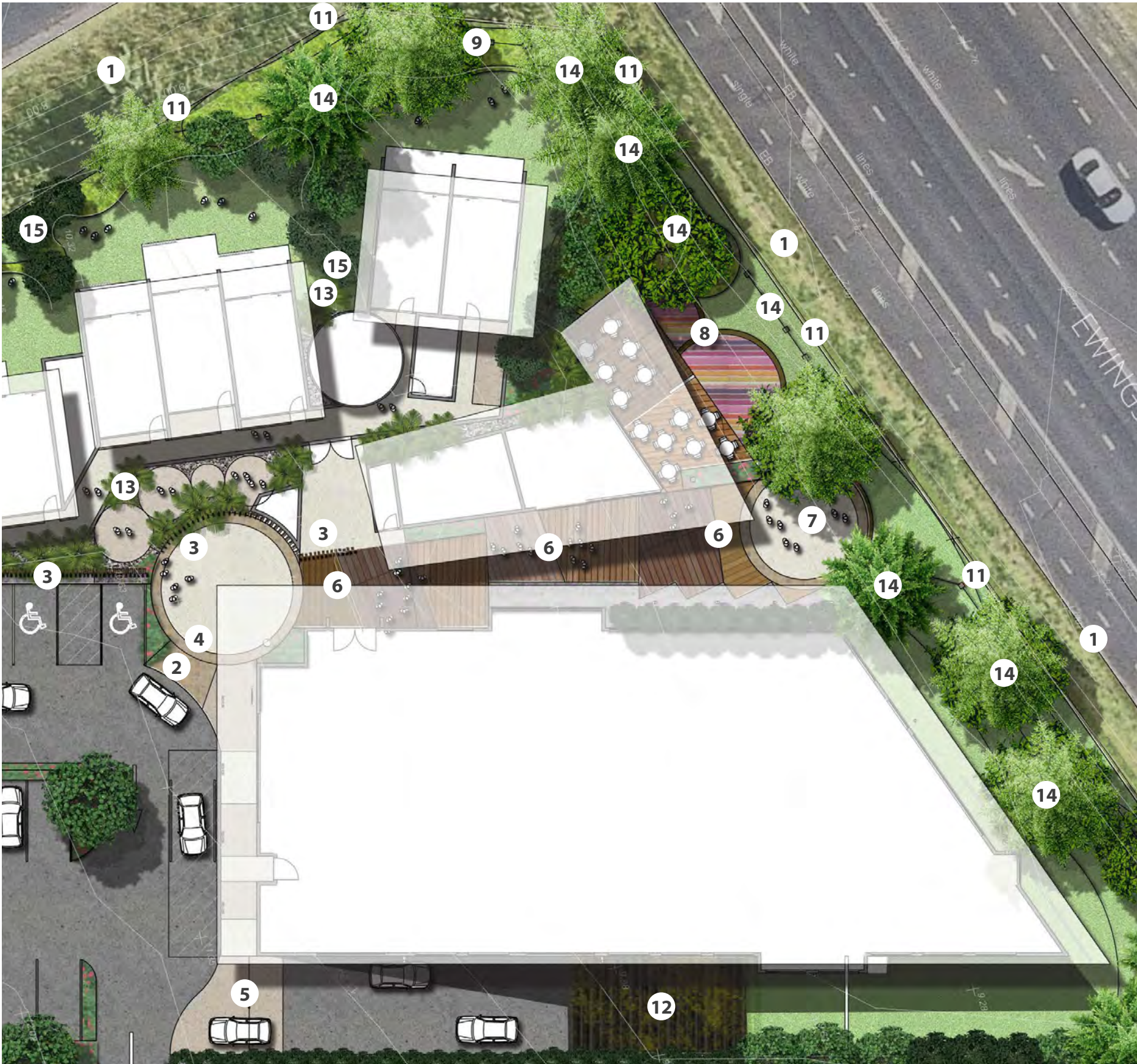


FIGURE 2.2 STATEMENT OF LANDSCAPE INTENT - GROUND LEVEL DETAIL PLAN

SCALE AS SHOWN



Lot 2 McGITTIGANS EWINGSDALE NEW SOUTH WALES

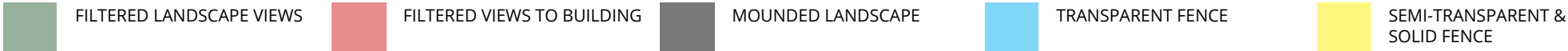
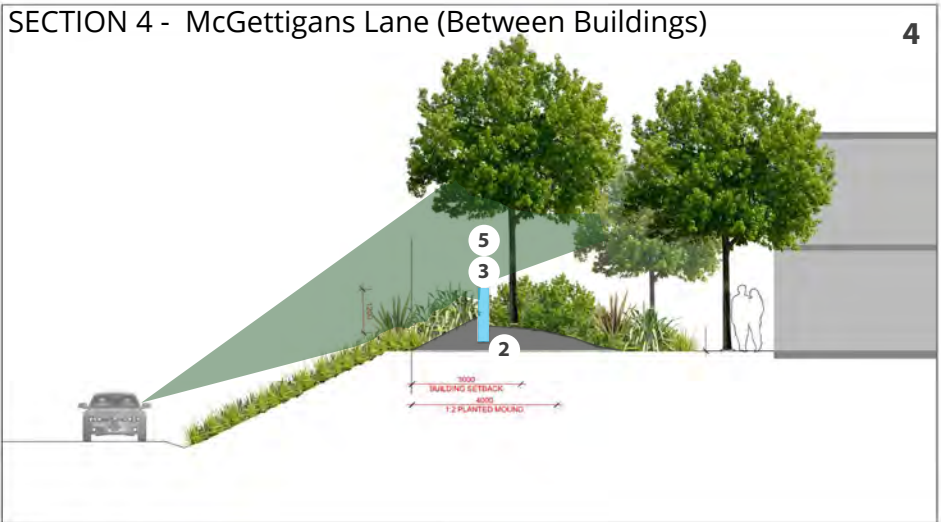
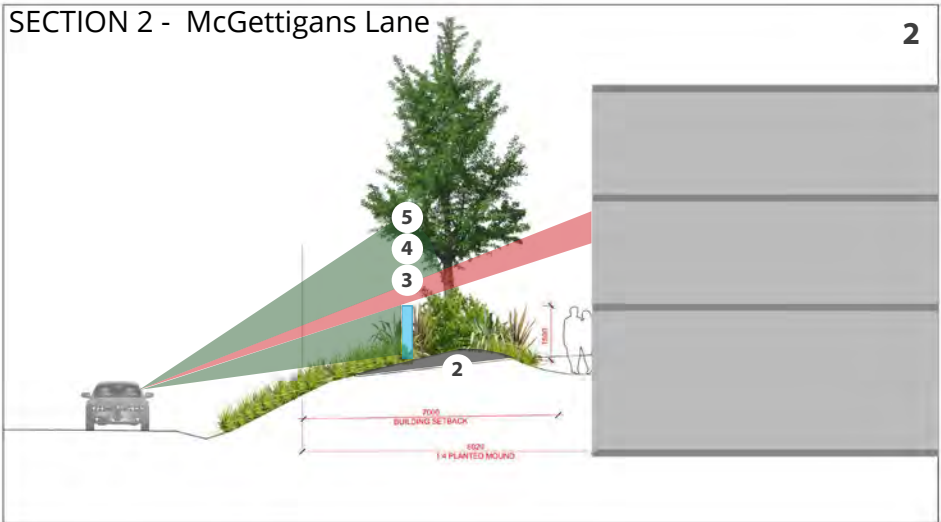
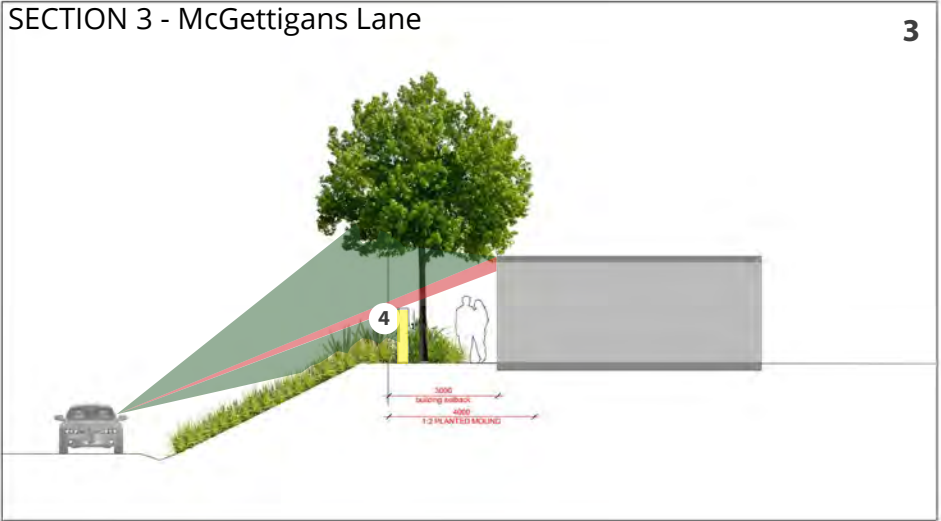
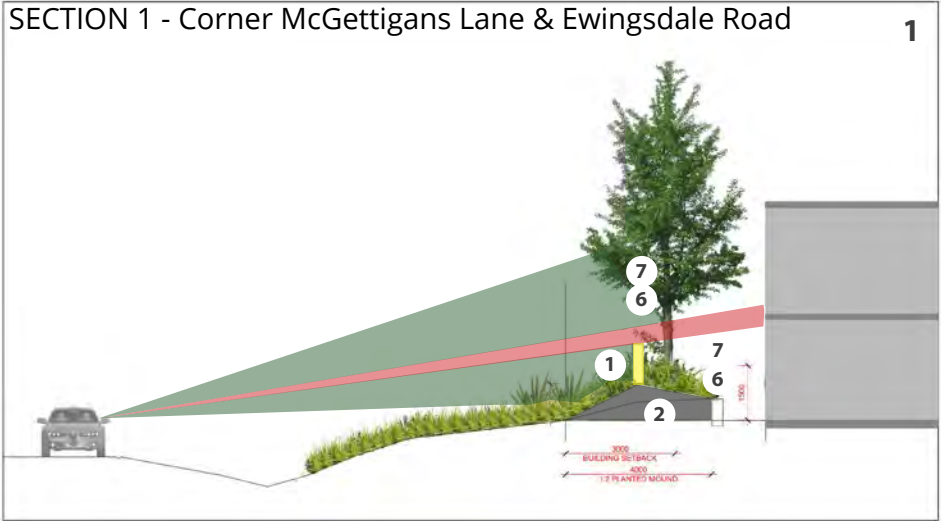
NORTH





- PALM GROVE **A**
- RIVER BED **B**
- VARIED HEIGHT RAILWAY SLEEPER LOW WALL **C**
- RAILWAY SLEEPER LOW WALL **D**
- RAILWAY SLEEPER DECK **E**
- WEATHERED CORRUGATED IRON **F**
- ARTIFICAL COMPOSITE TIMBER **G**
- RAILWAY SLEEPER RAISED GARDEN BED **H**

FIGURE 2.3 STATEMENT OF LANDSCAPE INTENT - CONCEPT IMAGERY



LANDSCAPE VISUAL MITIGATION TECHNIQUES:

SITE CONSTRAINTS:

SITE IS ELEVATED FROM ROAD & SURROUNDING LAND USES.

SITE OPPORTUNITIES:

ELEVATED SITE ALLOW DEVELOPE TO MAINTAIN VIEW WHILE SCREENING TO ADJACENT LAND USES & ROAD.

OBJECTIVES:

PROVIDE MOUNDED LANDSCAPE UP TO 1.0M + NATIVE GRASSES TO MAINTAIN LOCAL CHARACTER WHILE BUFFERING / MITIGATING ANY DEVELOPMENT VISUAL IMPACTSWHILE ENHANCING THE LOCAL CHARACTER.

PROVIDE SUFFICIENT TREE, SHRUBS, GRASSES, EARTH MOUNDING & A MIXTURE OF TRANSPARENT, SEMI TRANSPARENT & SOLID FENCE TYPES TO MITIGATING ANY DEVELOPMENT VISUAL IMPACTS WHILE ENHANCING THE LOCAL CHARACTER.

LOCATE SOLID FENCES WHERE LANDSCAPE BUFFERS ARE AT A MINIMUM & MOUNDATED LANDSCAPE OR LAYERED PLANTING IS NOT ACHIEVABLE. NOTE: VEGETATIVE WALLS CAN BE USED IN THIS SCENARIO.

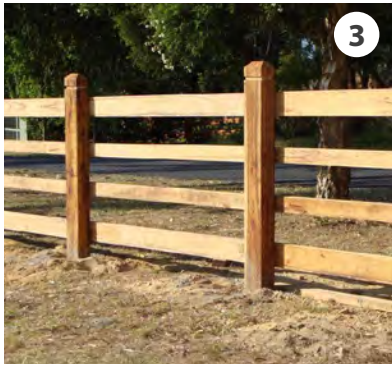
LOCATE SEMI-TRANSPARENT / TRANSPARENT FENCING WHERE SUFFICIENT PLANTING WIDTH ALLOWS LAYERED PLANTING TO MITIGATE VISUAL IMPACT.



SIGNAGE



MOUNDED PLANTING



TIMBER POST & RAIL FENCE



VEGETATIVE MESH FENCE



FEATURETIMBER POST



CORRUGATED WALL



STONE WALL

FIGURE 2.4 STATEMENT OF LANDSCAPE INTENT -VISUAL MITIGATION TECHNIQUES

PLANTING PHILOSOPHY

THE PLANTING PHILOSOPHY AIMS TO ACHIEVE A LOW-MAINTENANCE SCULPTED / MOUNDED LANDSCAPE THAT MERGES FARM & COASTAL PLANTING PALLETES. THE SPECIES SHALL FILL NICHE ROLES IN THE LANDSCAPE; ENHANCING THE ARCHITECTURAL INTENT, WHILE SCREENING, PROVIDING SHELTER OR STABILISING THE MOUNDED FORMS AS NEEDED .

THE PLANTING PALETTE WAS DEVELOPED THROUGH EXPERIENCE, LOCAL KNOWLEDGE & REVIEW OF THE TWEED SHIRE COUNCIL / BYRON SHIRE COUNCIL NATIVE SPECIES PLANTING GUIDE SPECIES LIST.

OTHER PLANT SPECIES FOR CONSIDERATION INCLUDE:

- CORDYLINE congesta
- CORDYLINE stricta
- ELAEOCARPUS obovatus
- FLINDERSIA australis
- FLINDERSIA schottiana
- GAHNIA aspera
- GAHNIA clarkei
- GAHNIA sieberian
- HOVEA acutifolia
- KENNEDIA rubicunda
- LEPTOSPERMUM petersonii
- LEPTOSPERMUM polygalifolium
- LOPHOSTEMON confertus
- MYOPORUM acuminatum
- PANDOREA pandorana
- SYZYGIUM australis
- SYZYGIUM leuhmanni
- SYZYGIUM moorei
- SYZYGIUM paniculatum
- VIOLA hederacea
- XANTHORRHOEA johnsonii

NOTE:

PLANT SPECIES ARE INDICATIVE & SUBJECTO TO DESIGN DEVELOPMENT & PREPARATION OF OPERATIONAL WORKS (OPW) LANDSCAPE DOCUMENTATION.

OPW PLANTING DESIGN TO ENSURE DOCUMENTATION SPECIFIES A MIN. 80% NATIVE PLANTS (BY QUANTITY).



Hardenbergia violacea 'Meema'



Dianella congesta



Lomandra longifolia



Liriope 'Amethyst'



Carpobrotus glaucescens



Ficus rotundifolia 'Green Island'



Philodendron 'Little Phil'



Metrosideros thomasi



Dianella caerulea 'Little Jess'



Crinum pedunculatum



Myoporum parvifolium



Hibbertia scandens

FIGURE 3.0 STATEMENT OF LANDSCAPE INTENT - PLANTING PALETTE





Alpinia japonica



Doodia australis



Tristaniopsis laurina



Araucaria cunninghamii



Araucaria heterophylla



Asplenium australasicum



Archontophoenix cunninghamii



Acronychia imperforata



Syzygium Oleosum



Elaeocarpus reticulatus



Cupaniopsis anacardioides



Acmena Smithii



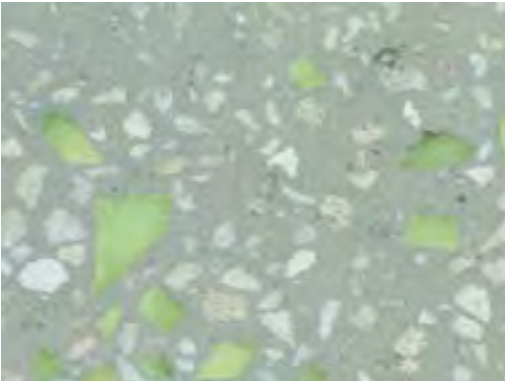
Agathis Robusta



MATERIAL: EcoOutdoor 'Cobb & Co' Cobbles
COLOUR: Tan, Light Grey & Cream
FINISH: Split Face
Treated to Achieve AS 1428.1-2009
SIZE: 90 (W) X 90 (L) X 20 (D)mm



MATERIAL: Decomposed Granite
COLOUR: Tan / Brown
FINISH: Decomposed
SIZE: 1-3 (ODI)mm



MATERIAL: Boral Coloured Concrete + Luminesque
COLOUR: During Day Savannah + Jade Luminesque
FINISH: Light Hone / Sandblast To Achieve AS 1428.1-2009
SIZE: To Detail Design



MATERIAL: Rock Salt Colour Concrete
COLOUR: Grey / White - To Future
FINISH: Sandblast To Achieve
SIZE: Refer Concept Design



MATERIAL: Stone Clad Wall To Match Architecture
COLOUR: Tan / Brown
FINISH: Natural
SIZE: Varies



MATERIAL: Timber Fence + Mesh (vegetative screen)
COLOUR: Weathered
FINISH: Weathered
SIZE: 1200mm high To Future Design Detail



MATERIAL: Corrugated & Timber Fence
COLOUR: Weathered
FINISH: Weathered
SIZE: 1200mm high To Future Design Detail



MATERIAL: Timber Fence Post
COLOUR: Weathered
FINISH: Weathered
SIZE: Varied Spacing 1200mm high To Future Design Detail



MATERIAL: Metal (Corten Steel), Corrugated Iron & Timber Signage
COLOUR: Natural
FINISH: Weathered
SIZE: To Future Design Detail



MATERIAL: Urbanline 'Millboard' Composite Timber
COLOUR: TBC
FINISH: Vintage (Weathered)
SIZE: 200 (L) x 3600 (W) x 32(D)mm