

MCAULEY PLACE WAHROONGA - MCQUOIN PARK

ADDITIONAL INFORMATION REQUESTED FROM HORNSBY SHIRE COUNCIL



This document is approved subject to the notes, advice and conditions listed in Development

Consent No. **DA/394/2015**

Dated. **2 Dec 2015**

GENERAL MANAGER

Per *Dickerson*

McQUOIN PARK AGED CARE COMMUNITY

32 McAuley Place Wahroonga

Prepared by: Site Image Landscape Architects

Prepared For: Catholic Healthcare Limited

Architects: Morrison Design Partnership

Date / Issue: 18 August, 2015 - Issue B

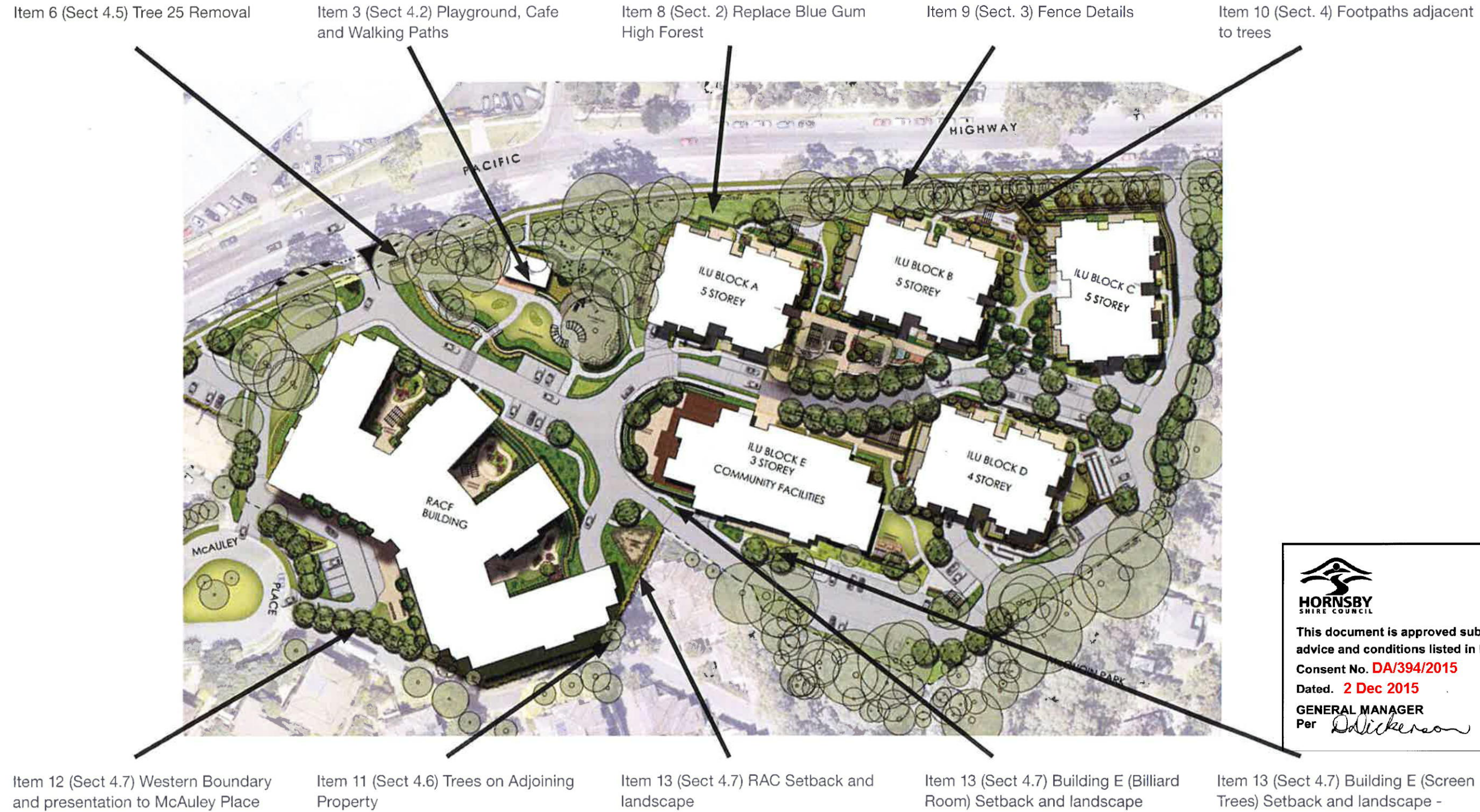


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INTRODUCTION

This report has been prepare in response to the GLN Planning letter of 10 July 2015 (Council's consultant) with additional information request for a range of items, with this report providing responses to relevant landscape related items. This report is to be read in conjunction with respective responses from the Architect, Planner, Arborist and other members of the McQuoin Park project team. The response are itemised and also cross-referenced to the GLN Planning letter numbered sections. The responses have been provided in the context of the DA submission developed concept design stage of the project, and of course further design development, detailing and team coordination will in due course be able to provide additional and more resolved information to confirm the additional concept information provided in this report.



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Note: Illustrated landscape plan is version as submitted for DA. Right-hand version of plan areas on following pages shows plan with revisions to show additional requested information.



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32 McAuley Place Wahroonga | Landscape DA Additional Information

Client	Catholic Healthcare Limited	Drawing Number	002
Architect	Morrison Design Partnership	Issue	B
Site Image Job Number	SS14-2924	Date	August 2015

Site Image (NSW) Pty Ltd ABN 44 801 262 380 as agent for Site Image NSW Partnership
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Item 9 (Sect. 3) Fence Details - Overview of Pacific Highway Frontage

Item 9 (Sect. 3) Fence Details

“Details of the proposed fence along the Pacific Highway should be submitted and an assessment of the impact of any fence on the trees to be retained should be provided.”

The aerial below and ‘streetview’ images from Google illustrate the existing boundary, with further detail site photographs and discussion of detail provided in the following pages.



The boundary is noteworthy as a significant treed highway frontage with many mature BGHF and understory introduced screen trees. The fencing treatment is monotonous timber fence for much of the boundary with a harsh junction to a plain concrete footpath. A gated entry is flanked by brick walls (proposed removed and new entry further north). Hedged palisade fence to the north end provides a green frontage to the footpath.



A. Alumin. 1800 open palisade fence with hedge junctions with 1800 timber fence to apartments. Level grade - trees not on fence alignment



B. Hedge and palisade fencing finishes, 1800 timber fencing - minor fall to site behind fence, with scattered canopy trees behind fence



C. 1800 timber fence continues; steeper slope into site; more canopy and screen (Casuarina) trees along rear of fence



D. 1800 timber fence continues to flanking brick walls & gates; steeper slope into site; more canopy & screen trees; gap in trees to south.



E. 1800 timber fence continues; minor falls into site; more canopy and screen trees along rear of fence



F. 1800 timber fence continues to end of site / public path; minor level rise into site; continuing canopy and screen trees along rear of fence



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32 McAuley Place Wahroonga | Landscape DA Additional Information

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Dated. 2 Dec 2015

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Item 9 (Sect. 3) Fence Details - Detail of Pacific Highway Frontage

The images below show typical treatments of the fence at each of the locations, with views of both the inside and outside of the boundary. There is clearly strong opportunity for improvement of the boundary presentation through moving portions of the fence (where practical) behind boundary trees to present the feature trees to the streetscape. Timber fencing is still proposed for the southern portion in order to provide accoustic benefit to residents, but will be better presented behind trees and with additional landscape treatment to the base of the trees as is acceptable to the project Arborist. Two site entries are to be marked by flanking treatments with suitable identity signage (to Council approval). The existing extent of aluminium palisade treatment to the north is to be extended, so as to increase this higher quality treatment that provides a 'greener' boundary treatment and a degree of transparency allowing some viewing opportunities into the site close to cafe area and associated open space to this boundary.



S96 proposals provide additional detail for boundary fence and boundary landscape proposals (refer also to detail full-scale plans)



A.



B.



C.



D.



E.



F.



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32 McAuley Place Wahroonga | Landscape DA Additional Information

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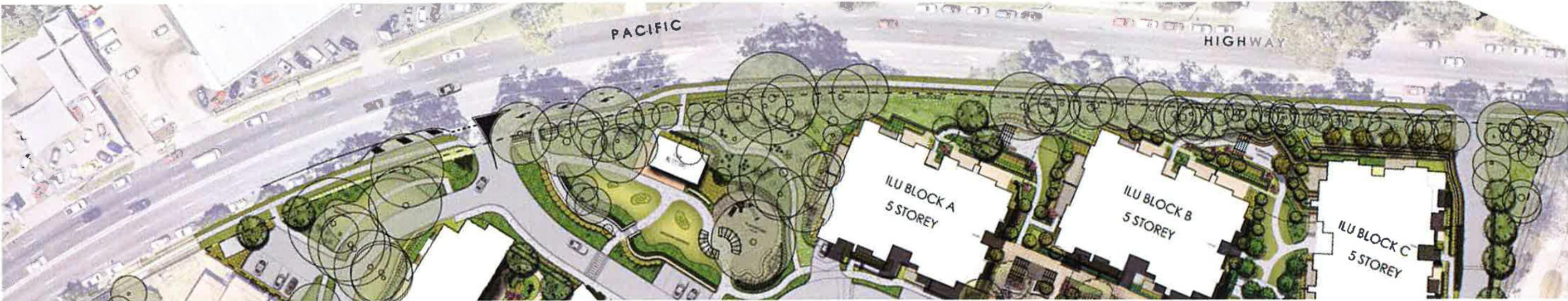
Consent No DA/394/2015

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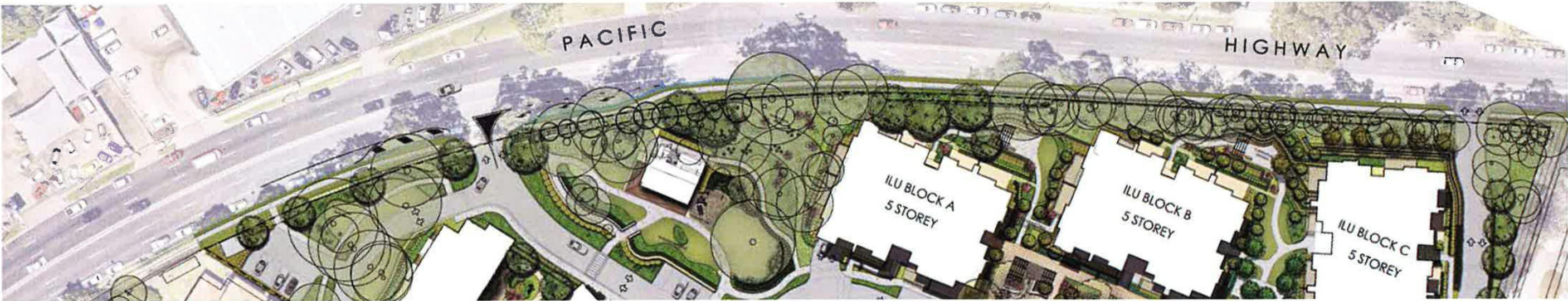
GENERAL MANAGER

Per *Dickerson*

Item 9 (Sect. 3) Fence Details - DA request for additional information



Landscape plan version as submitted for DA.



S96 proposals provide additional detail for boundary fence and boundary landscape proposals (refer also to detail full-scale plans)

This page and the following page demonstrate how concept development has been completed to develop the fence detailing in terms of fence location to respect trees, and different setbacks and finishes to different portions of the boundary to respond to the site conditions, and also to respond to site entries, level changes at the boundary, tree proximity to the boundary, and other specific factors. Photographs (following page) illustrate the existing streetscape and tree and boundary conditions, and also provide some design images relating to indicative proposed fence and boundary landscape detail and character.



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32 McAuley Place Wahroonga | Landscape DA Additional Information

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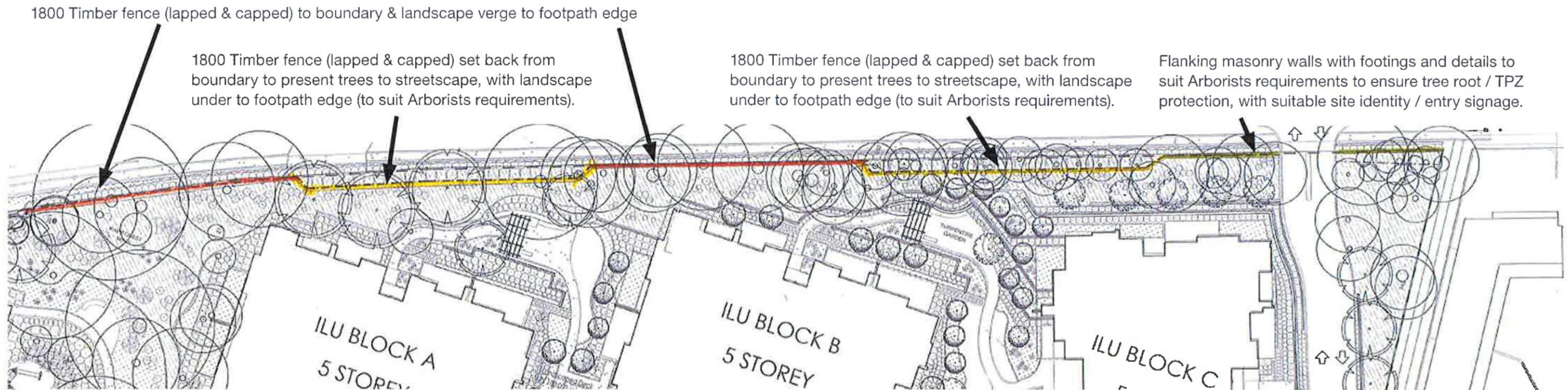
Consent No. DA/394/2015 August 2015

Dated 2 Dec 2015

GENERAL MANAGER

Per *Dickerson*

Item 9 (Sect. 3) Fence Details - Southern Frontage Detail

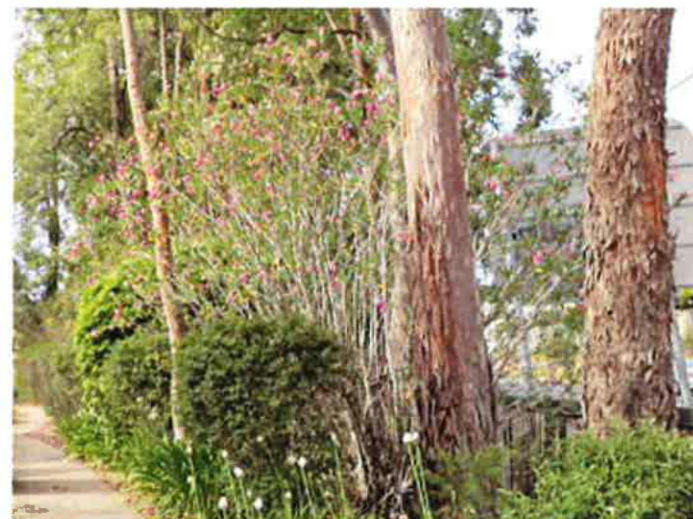


Design Discussion

The intention is to significantly improve the presentation of the site to the Pacific Highway, with change of the monotonous timber fence direct to the harsh road verge, providing a greener edge to the footpath and setting back portions of the fence behind the mature boundary trees (many being significant BGHF trees). Tree protection is a primary consideration, with detailed design development to be completed in close cooperation with the project arborist to ensure all details meet with their approval. Flanking walls are proposed to the site entries, which may potentially be high quality precast elements in order to ensure root protection through supporting on piers with hand-dug footings in locations determined by the Arborist so that tree protection requirements are met.



1800 Timber fence (lapped & capped) to boundary & landscape verge to footpath edge



1800 Timber fence (lapped & capped) set back from boundary to present trees to streetscape, with landscape under to footpath edge (to suit Arborists requirements).



Flanking masonry walls with footings and details to suit Arborists requirements to ensure tree root / TPZ protection, with suitable site identity / entry signage.



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32 McAuley Place Wahroonga | Landscape DA Additional Information

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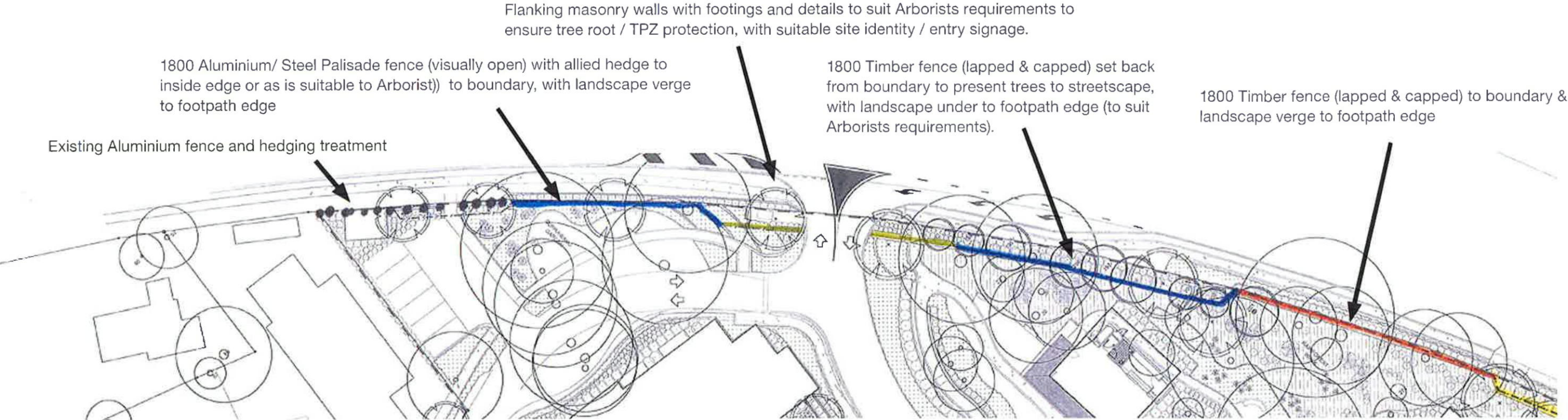
Dated. **2 Dec 2015**

Client: Catholic Healthcare Limited
Architect: **GENERAL MANAGER**
Site Image Job Number: **Per [Signature]**
Site Image Job Number: **Per [Signature]**

Drawing Number: 006
Issue: B
Date: August 2015

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Item 9 (Sect. 3) Fence Details - Northern Frontage Detail



Design Discussion

The intention is to significantly improve the presentation of the site to the Pacific Highway, with change of the monotonous timber fence direct to the harsh road verge, providing a greener edge to the footpath and setting back portions of the fence behind the mature boundary trees (many being significant BGHF trees). Tree protection is a primary consideration, with detailed design development to be completed in close cooperation with the project arborist to ensure all details meet with their approval. Flanking walls are proposed to the site entries, which may potentially be high quality precast elements in order to ensure root protection through supporting on piers with hand-dug footings in locations determined by the Arborist so that tree protection requirements are met.



1800 Timber fence (lapped & capped) to boundary & landscape verge to footpath edge



1800 Timber fence (lapped & capped) set back from boundary to present trees to streetscape, with landscape under to footpath edge (to suit Arborists requirements).



Flanking masonry walls with footings and details to suit Arborists requirements to ensure tree root / TPZ protection, with suitable site identity / entry signage.



1800 Timber fence (lapped & capped) to boundary & landscape verge to footpath edge

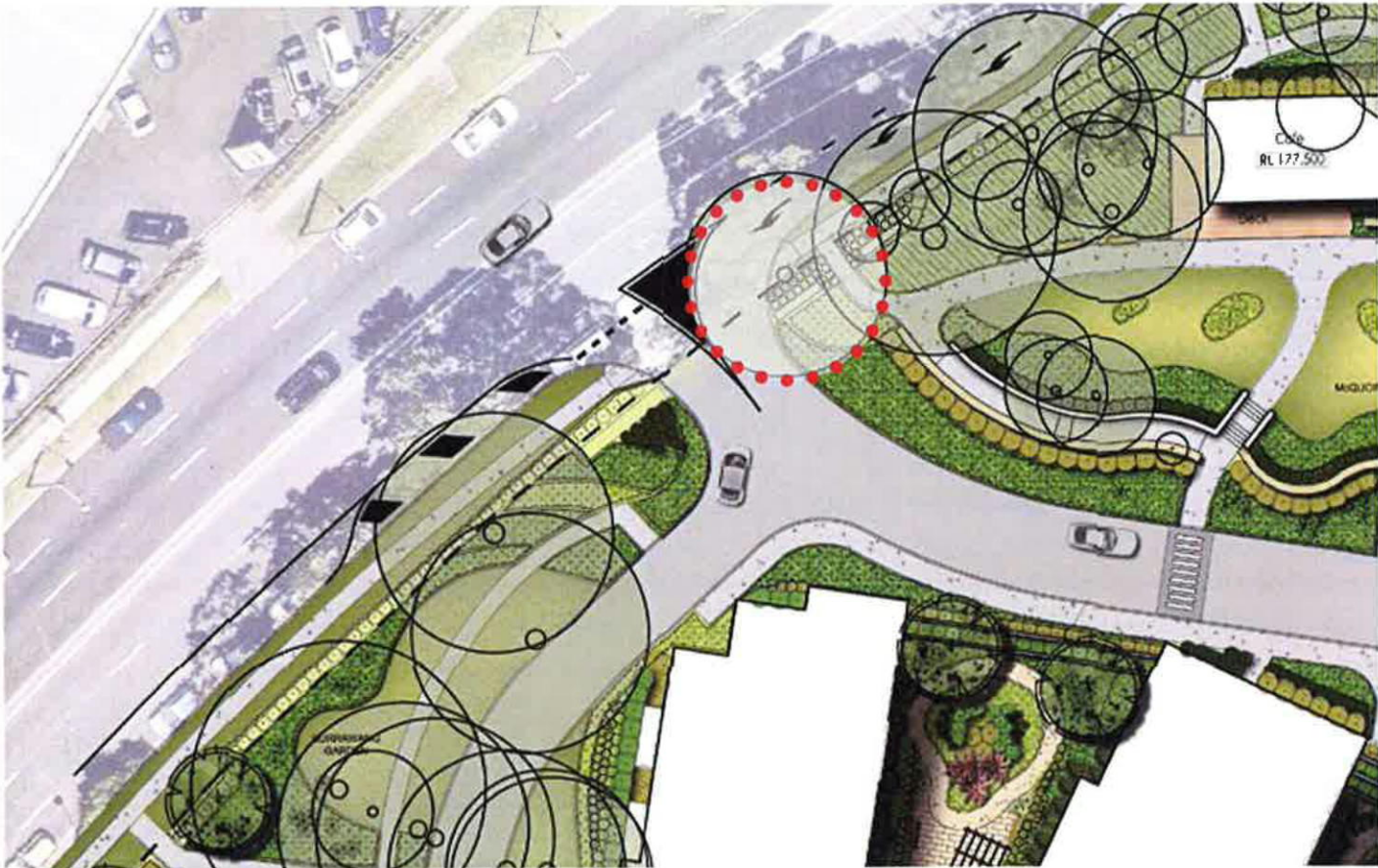


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32 McAuley Place Wahroonga | Landscape DA Additional Information

Client: **SHIRE OF HORNSBY**
Architect: **GENERAL MANAGER**
Site Image Job Number: **SS14-2924**
Dated: **2 Dec 2015**
Per: **[Signature]**
Drawing Number: **007**
Issue: **B**
Date: **August 2015**
Site Image (NSW) Pty Ltd ABN 44 801 262 380 as agent for Site Image NSW Partnership
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Item 6 (Sect 4.5) Tree 25 Removal



Landscape plan version as submitted for DA.
Detail area shows Tree 25



Landscape plan version shows plan with revisions to show additional requested information.
Detail area shows Tree 25 removed and 2 x replacement BGHF trees

Item No. 6 (Sect. 4.5) - Tree 25 Removal

"All trees removed as a result of the development should be replaced by BGHF species and planted to ensure that gaps in the canopy are filled to maintain connectivity to the existing BGHF trees. Details are to be provided on the landscape plan, including the total number of trees removed and replaced. As a result of the entry construction there will be significant impacts on the existing nearby trees. Therefore trees have been removed they will be replaced by planting of thge Blue Gum High Forest species. "

Response:

Tree 25 at the entry of the site will be removed as a result of the impacts of the entry development. As a result supplementary 2 x Blue Gum High Forest trees to the approval of Council will be planted in this area (as shown), and replacement planting is equally shown in other areas of the the site to conform with this approach.

Note that total number of trees proposed removed is indicated in the accompanying Arborist report. We note that at least 6 new BGHF trees are proposed to be planted along the front boundary portion of the site. Tree locations are to be determined to fill gaps along the boundary, but to be cognisant of bushfire management guidelines and requirements.



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Dated. 2 Dec 2015

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Per 



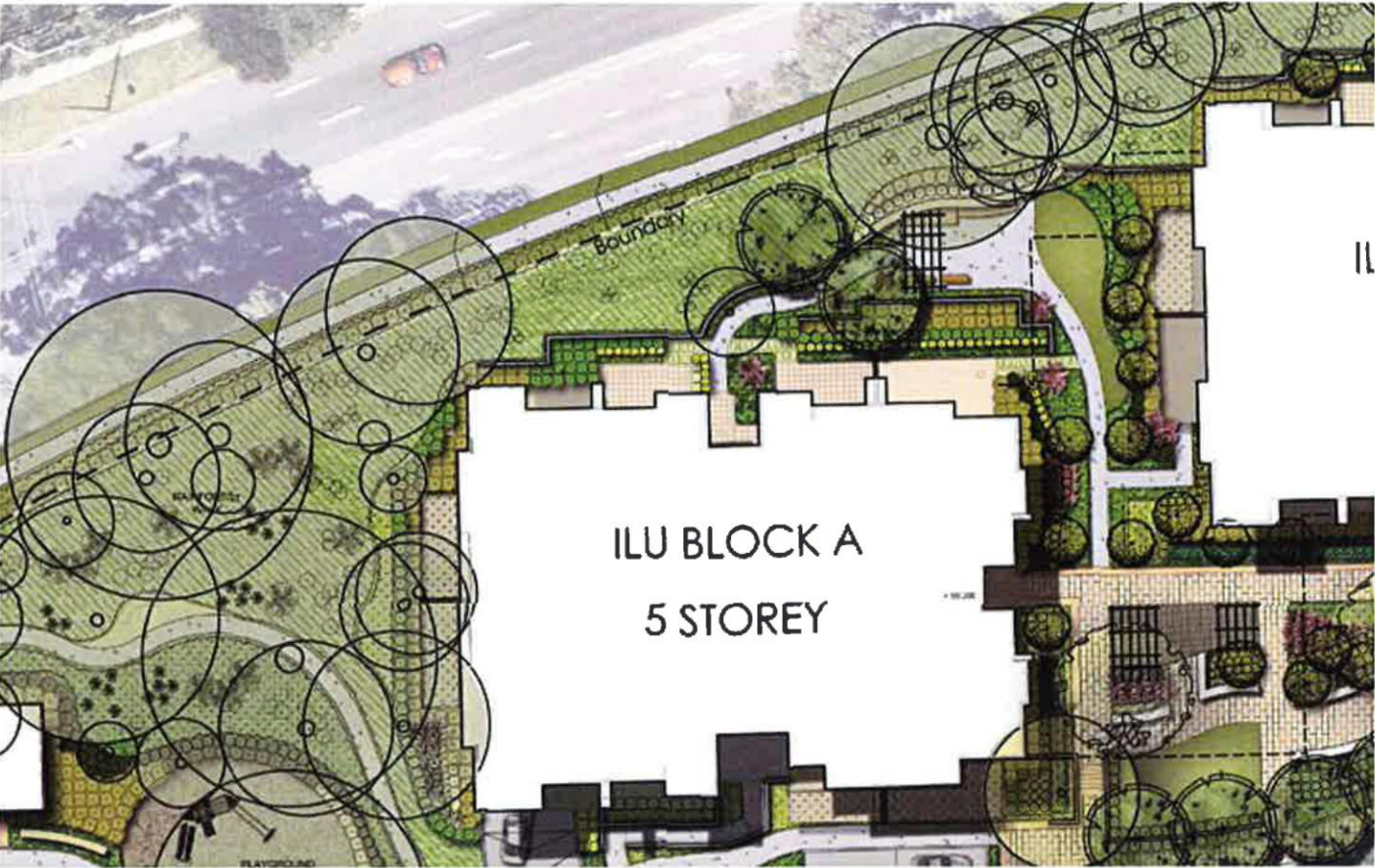
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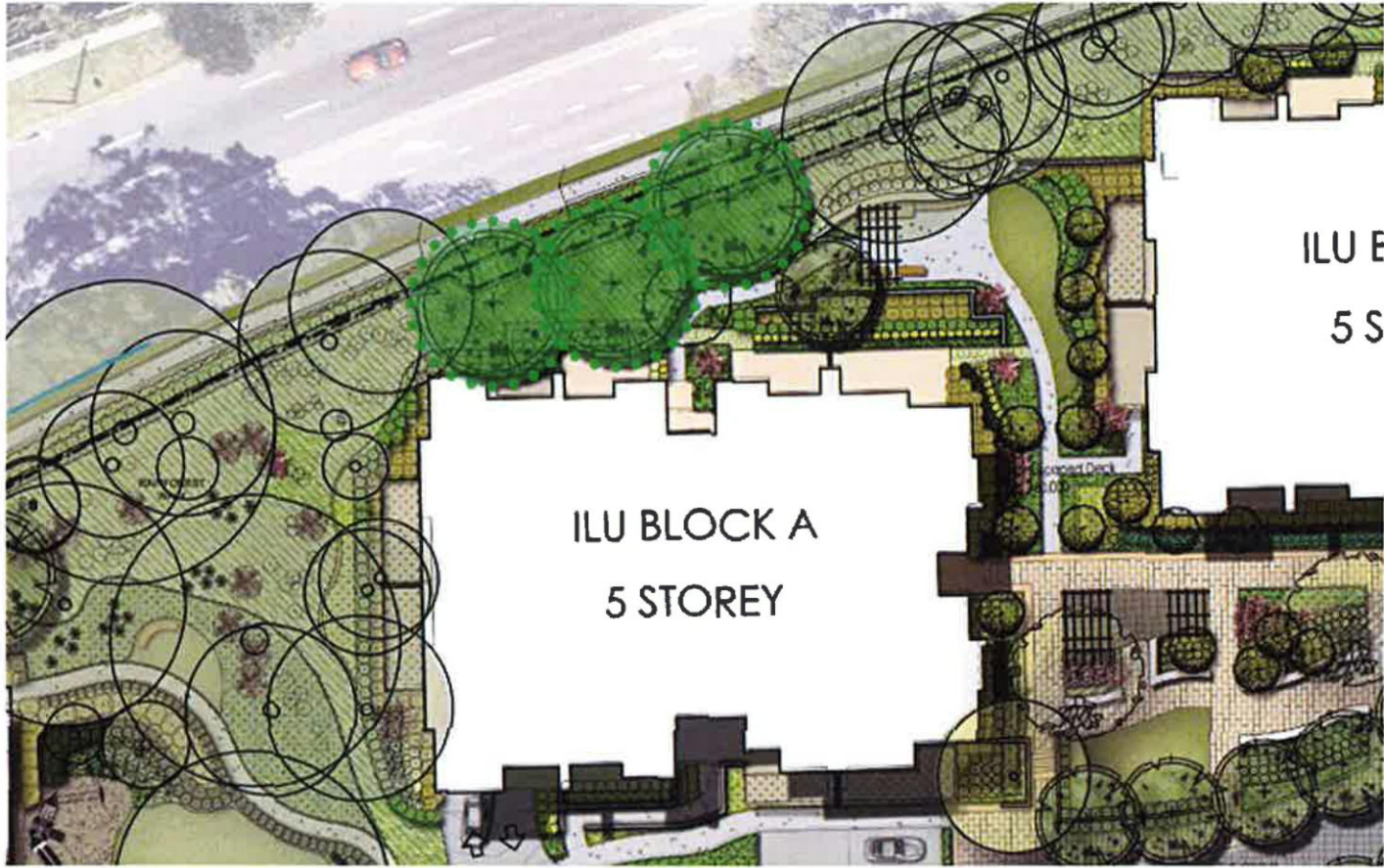
Client	Catholic Healthcare Limited	Drawing Number	008
Architect	Morrison Design Partnership	Issue	B
Site Image Job Number	SS14-2924	Date	August 2015

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Item 8 (Sect. 2) Replace Blue Gum High Forest



Landscape plan version as submitted for DA.
Detail area shows gap in tree planting where access roadway has been removed



Landscape plan version shows plan with revisions to show additional requested information.
Detail area shows proposed new BGHF tree planting

Item 8 (Sect. 2) Replace Blue Gum High Forest

“All trees removed as a result of the development should be replaced by BGHF species and planted to ensure that gaps in the canopy are filled to maintain connectivity to the existing BGHF trees. Details are to be provided on the landscape plan, including the total number of trees removed and replaced. As a result of the entry construction there will be significant impacts on the existing nearby trees. Therefore trees have been removed they will be replaced by planting of the Blue Gum High Forest species.”

Response:

This comment relates to new tree planting to offset tree removal that is proposed to accommodate new buildings and roads, and note that new planting will be included to equal or increase the volume of nett trees BGHF trees on the site. In addition, as with the diagram above, there are opportunities for new BGHF tree planting, such as this location where an existing driveway is proposed to be removed and new boundary landscape be provided. CC documentation will be developed to ensure that the strategy for tree replacement is achieved in full.

Note that total number of trees proposed removed is indicated in the accompanying Arborist report. We note that at least 6 new BGHF trees are proposed to be planted along the front boundary portion of the site. Tree locations are to be determined to fill gaps along the boundary, but to be congrisant of bushfire management guidelines and requirements.



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Client	Catholic Healthcare Limited	Drawing Number	009
Architect	Morrison Design Partnership	Issue	B
Site Image Job Number	SS14-2924	Date	August 2015

Site Image (NSW) Pty Ltd ABN 44 801 262 380 as agent for Site Image NSW Partnership
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Items relating to NW Corner Boundary Screening

The boundary condition with adjoining houses, trees and properties along the north-western boundary are illustrated below, with areas and indicative photos of the existing landscape in these areas. Consideration of the impact of proposals has been given in the locating, levels, and scale and relationship of buildings and landscape to these locations. Boundary screen planting has been proposed as an integrated part of design proposals, with spatial and suitable soil and setback allowances made in the building sitings so that significant massing trees can be provided that will provide suitable dense foliage to key locations where potential new impacts have been identified. The illustrations below and on following pages show the existing site, the DA proposals, and additional planting proposed in response to Council's request for further information. Illustration images are also provided for the range of indicative species of proposed planting. Response to potential impacts on trees on neighbouring properties has been provided in the accompanying Arborist's response.



Plan shows existing site aerial, indicative footprints of proposed buildings, and letters indicate the general locations of site photographs below



A.



B.



B.



D.



A.



A.



C.



C.



D.



D.



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32 McAuley Place Wahroonga | Landscape DA Additional Information



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Dated 2 Dec 2015

GENERAL MANAGER

Per *Odickerson*

Client

Architect

Site Image Job Number

Catholic Healthcare Limited

Morrison Design Partnership

SS14-2924

Drawing Number

Issue

Date

0010

B

August 2015

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Items relating to NW Corner Boundary Screening

The boundary condition with adjoining houses, trees and properties along the north-western boundary is noted in numerous places in Council’s request for further information. The responses are provided in the Architectural, Arborist and Planner reports, with the information provided below and in the accompanying landscape plans responding to : Item 12 (Sect 4.7) Western Boundary and presentation to McAuley Place; Item 11 (Sect 4.6) Trees on Adjoining Property; Item 13 (Sect 4.7) RAC and Building E (Billiard Room) Setback and landscape treatments.

The plans below illustrate the additional information provided in the current documents to respond to Council; and locations and proposed species. The detailed plans demonstrate the building setbacks and provisions for deep soil planting to facilitate the successful growth of the trees as shown.



Landscape plan version as submitted for DA.



S96 proposals provide additional detail for boundary fence and boundary landscape proposals (refer also to detail full-scale plans)



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Client
Architect
Site Image Job Number

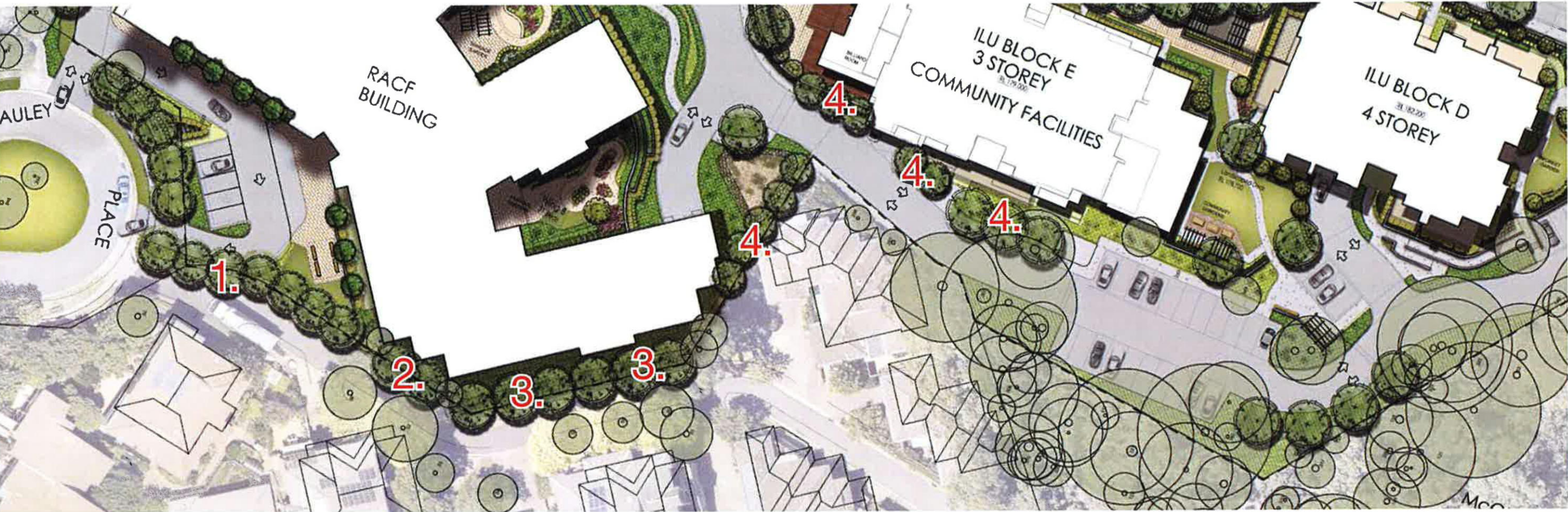
Catholic Healthcare Limited
Morrison Design Partnership
SS14-2924

Drawing Number
Issue
Date

0011
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August 2015

Site Image (NSW) Pty Ltd ABN 44 901 262 380 as agent for Site Image NSW Partnership
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Screen Planting and Noise Amelioration



Images of proposed screen tree species along boundary



1, Eliocarpus reticulatus - Blueberry Ash




2. Acmena smithii - Lily Pilly



3. Waterhousia floribunda



Sapium glomulifera - Turpentine Tree



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Item 3 (Sect 4.2) Playground, Cafe and Walking Paths and
Item 10 (Section 4) Footpaths adjacent to trees



Landscape plan version as submitted for DA. Detail area shows proposed cafe and surrounds



Landscape plan version shows plan with revisions to show amended locations as requested

Item 3 (Sect 4.2) Playground, Cafe and Walking Paths

“The proposed Cafe is located in close proximity to a number of trees, Including Blue Gum High Forest (BGHF) trees, and the playground is proposed under a significant Blue Gum. The requirment is that the cafe be relocated further to the south to reduce the impact on the nearby trees. Additionally the playground is to be reloacted adjacent to the cafe removing it from the large Blue Gum canopy drip zone. “

Footpaths adjacent to BGHF trees have been noted as being required to be located at heights and in layouts to protect the trees to the requirements of the project Arborist, including providing soft / porous pavement treatments as appropriate.

Response

The cafe and playgrounds have been relocated to the specified locations and the surrounding proposed landscape, playground and paths has been adjusted where necessary. Additionally the proposed path to the eastern side of the cafe providing access to the Pacific Highway has been replaced with additional gardens. The relocation of the Cafe and Playground have allowed for the increase in area and plant densities of the adjacent gardens and including species consistent with BGHF understorey planting.

Note that total number of trees proposed removed is indicated in the accompanying Arborist report. We note that at least 6 new BGHF trees are proposed to be planted along the front boundary portion of the site. Tree locations are to be determined to fill gaps along the boundary, but to be congnisant of bushfire management guidelines and requirements.

Footpaths adjacent to BGHF trees are to be located at heights and in layouts to protect the trees to the requirements of the project Arborist, including providing soft / porous pavement treatments as appropriate. Adjacent images are indicative of such treatments.



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GENERAL MANAGER

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Client
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Site Image Job Number

Catholic Healthcare Limited
Morrison Design Partnership
SS14-2924

Drawing Number 0013
Issue B
Date August 2015

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