

DEVELOPMENT OF SENIORS LIVING & AGED CARE FACILITIES

24 CORONATION ROAD, CONGARINNI NORTH, NSW



LANDSCAPE MASTERPLAN REPORT

PREPARED FOR : CONGARINNI NORTH PTY LTD

ARCHITECT: TONY OWEN PARTNERS

DATE: 13 JULY 2021

ISSUE B: FOR DA

tony owen **ptnrs**



LANDSCAPE CONCEPT MASTERPLAN



SITE IMAGE
Landscape Architects



Macksville- 24 Coronation Drive,
Landscape Masterplan Report

Client	Carrington Centennial Care	Date	13.07.2021
Architect	Tony Owen Partners	Issue:	B - For DA
Landscape Architect	Site Image		
Site Image Job No.	SS20 - 4489		

INTRODUCTION

This Landscape Concept Masterplan report has been prepared by Site Image Landscape Architects on behalf of Congarinni Pty Ltd in association with Tony Owen Partners in support of the Development Application masterplan proposal for seniors living residential subdivision. The current 60 hectare rural lands currently have a 3 bedroom house and barn. The proposed development will consist of 282 lots for independent living, a nursing home and facilities including; pool, bowls lawn, walking tracks, dining and lounge area. A Helipad is also proposed to be constructed for emergency flood evacuation requirements.

In July 2017 the Nambucca Local Environmental Plan 2010 (the LEP) was amended to permit senior housing as an additional permitted use on the subject land. The proponent is now seeking to lodge a development application (DA) with Council to establish the proposed development. The directly adjoining land to the south is zoned as RU1: Primary Production and is utilised for grazing. Under the Nambucca Development Control Plan (DCP) there is a minimum setback requirement of 80m between grazing and non-agriculture development, or 60m with a 20m vegetation buffer. The development is proposed to be closer than 80m to the southern boundary where grazing occurs.

The proposal sets out a concept masterplan for redevelopment of the seniors living community, with open space, recreation and community facilities, and a minor component of service facilities. A comprehensive landscape setting that will provide an open space network and landscaped streetscape across the site is proposed. It will provide a suitable interface with the APZ, and retained vegetation areas, and with adjoining sites.

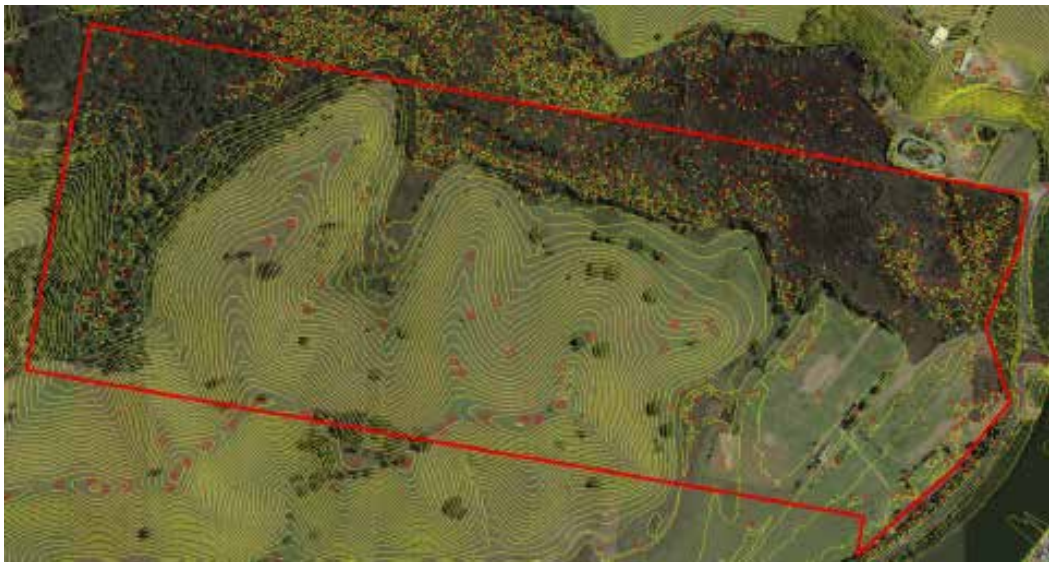
This report is to be read in conjunction with the reports and documentation of the consultant team.

The Landscape Masterplan proposals are illustrated with an overview of the landscape design principles, including:

- philosophy of primary circulation links and open space provision;
- accessible paths and seniors living / aged care access provisions;
- APZ perimeter open space and allied fire trails, walking and running track circuits;

The report then provides sequential illustration of precincts of the site, moving from east to west, providing discussion of specific design issues and proposed outcomes.

This report, together with consultant team documents, has been prepared to provide required landscape masterplan information for Development Application purposes, describing the proposed development and landscape including the range of amenity across the site and landscape features. The concept masterplan sets out the design intent and the likely impacts of the proposals, and is supported by relevant consultant expert analysis and assessment.



EXISTING SITE AND STREETSCAPE CONTEXT PHOTOGRAPHS

24 Coronation Road is located in the Nambucca Shire approximately within 1 kilometre of the centre of Macksville. Macksville is nominated as a district centre in the Mid North Coast Regional Strategy and is the main administrative centre for the Shire. The subject site is comprised of two allotments (Lots 155 & 188 DP 755537) known as 24 Coronation Road, Congarinni North. The subject site is zoned ‘R2: Low Density Residential’ and located within Nambucca Valley Council’s local government area. The subject site has street frontage to Coronation Road and Wilson Road to the east and abuts neighbouring private rural allotments to the north, south and west.

The topography can be said to be rolling hills, with a small section (approximately 10% of the site) of river flats at the eastern end of the site. The soils on the site transition from the ridgelines having shallow loam topsoil overlying clay , stone and gravel, transitioning to well structured deep loam sols in the lower slopes and river flats. Taylors Arm waterway occurs to the east of the site, being a perennial river of the Nambucca River catchment and within the Mid North Water Management Area. Areas to the north of the subject site are subject site are various wetlands landscapes and small amount of mangroves. Approximately 75% of the land has been cleared for farming and is currently used as grazing land for horses and beef cattle. Along the northern and western boundaries of the property there is a large area of native vegetation. This includes Swamp Mahogany Woodland, Swamp Oak Woodland, and scattered mangrove communities along the northern edge of the site. In the western part of the site there is an area of rainforest vegetation community. The surrounding rural areas are predominantly used for beef production on lifestyle properties. One dairy farm and two macadamia orchards are located in the vicinity.



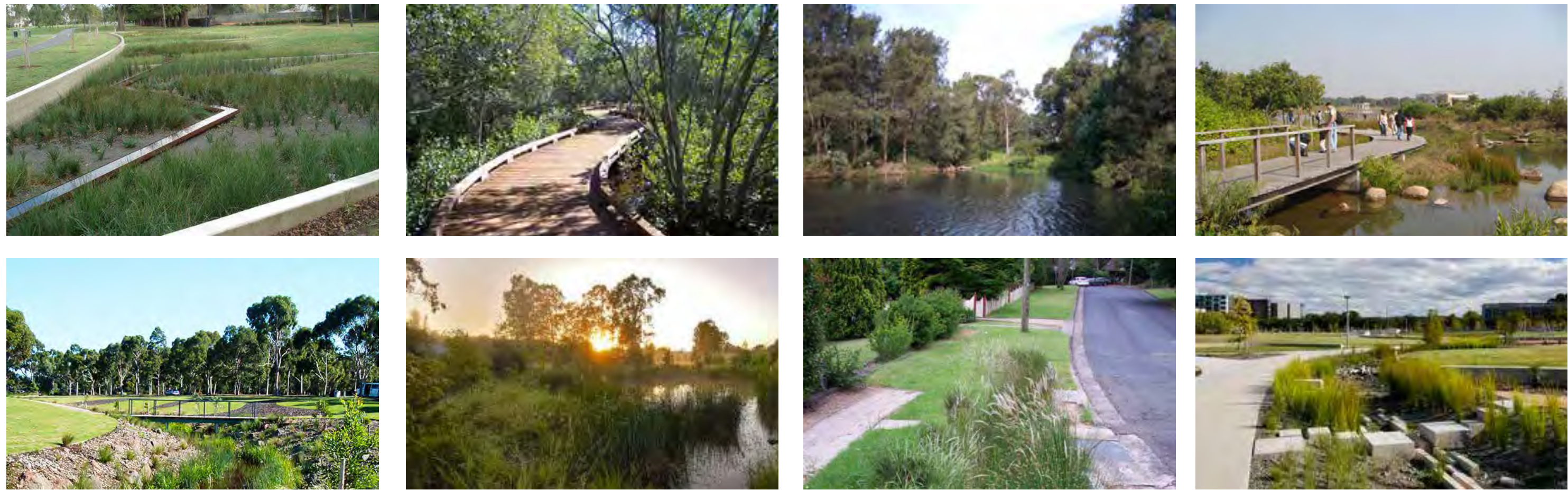
WATER SENSITIVE DESIGN AND SUSTAINABILITY

For the 24 Coronation Drive project, WSUD is integral to site planning and connectivity of open space leading down to the creek running east-west across the north part of the site. The array of WSUD strategies and treatments includes all aspects of water cycle management, including rainwater collection, water recycling and water conservation, stormwater collection and treatment with rain-gardens and filtering, groundwater recharge, low water consuming landscapes and efficient irrigation. Open space WSUD initial design initiatives have been prepared, with water detention basins and dams located, sized and shown on the plan. Outlining of detail WSUD treatments and initiatives would appropriately be set out in future detailed approval stages stages.

A key consideration is to achieve significant improvement and long term management of water runoff to the adjacent creek watercourse. WSUD includes erosion, sediment and pollution control.

- Landscape related sustainability outcomes shown in the proposal include:
- Urban greening strategies to reduce urban heat / provide parkland setting;
 - Using local endemic seed to reinforce native vegetation genetic diversity;
 - Enhance site soils and natural biomes using recycled additives;
 - Sustainable landscape design (WSUD, endemic tree species to select areas;
 - Open space network completing ecology / landscape links;
 - Deep-soil provision and their benefits with large scale trees and groundwater recharge;
 - Transport links. Water and waste recycling, solar street lights & matrix of sustainability initiatives.

These sustainability examples are demonstrated and discussed in both the design principles diagrams and the detailed precinct discussion pages of this report.



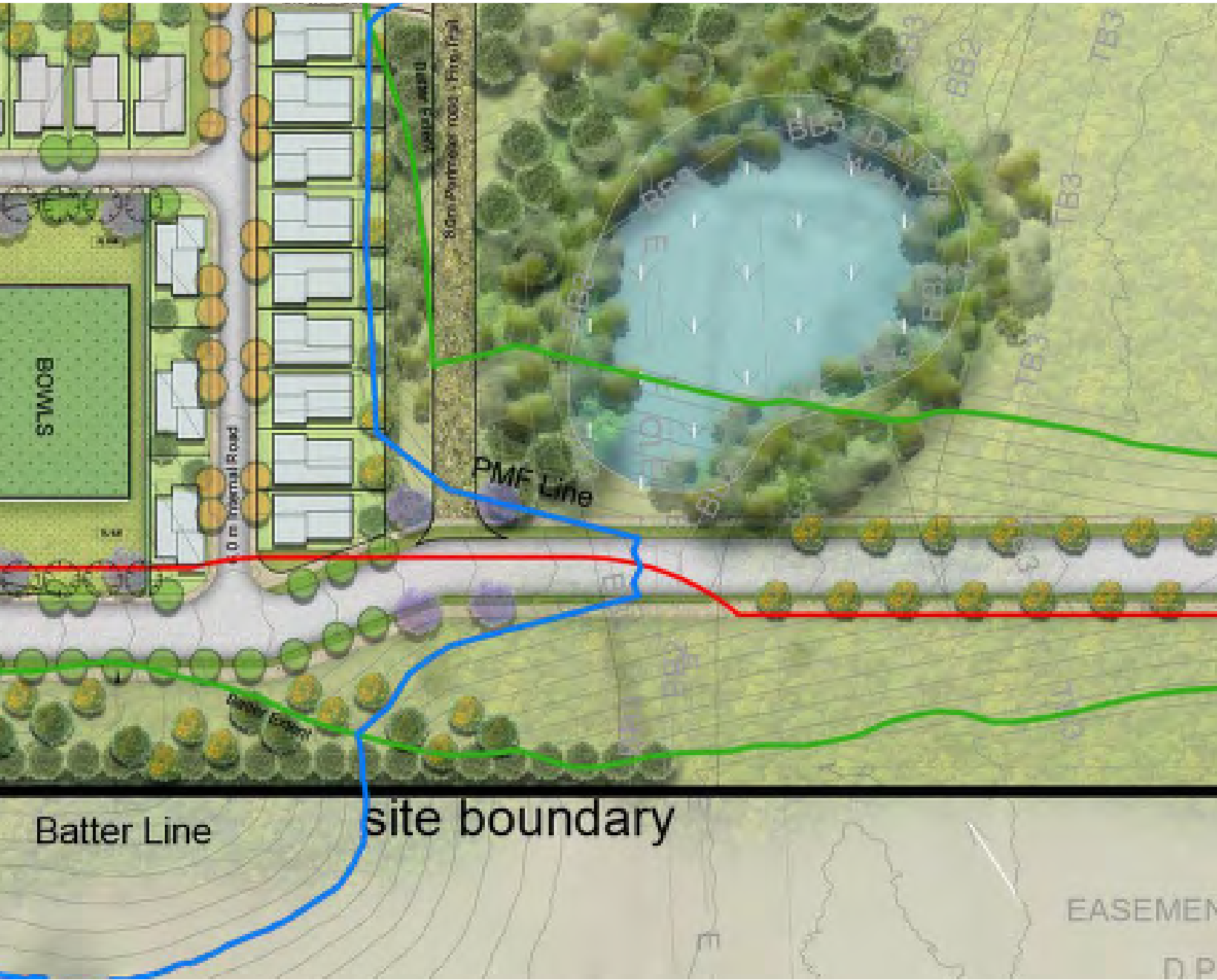
PRECINCT DISCUSSIONS AND ILLUSTRATIONS

The plan below serves to introduce a series of precinct pages, each providing illustration and discussion of key features and issues addressed in the concept design proposals. A 'journey' is informally taken from the eastern end of the site moving through the site entry avenue; Sports Centre precinct; Aged Care Centre; typical pocket park; APZ buffer open space and access trail / walkway; lawn area providing helipad capability; typical 'circulation road' and 'minor road' residential streetscapes; WSUD dam and surrounds; and buffer planting to southern boundary. The discussion notes in these precinct pages demonstrate the range of issues and considerations addressed in the formulation of the masterplan and concept design.



1. ENTRY ROADWAY AND LANDSCAPE SETTING

Low key arrival with entry signage and native trees flanking the roadway, with rural fencing to reinforce the local landscape. Water sensitive runoff treatments will have low key road edging and swales directing water to the arrival dam.



Precinct Plan



Design Imagery



2. SPORTS CENTRE

The roadway transitions from a rural type visual character to more formal community streetscape, with the Sports Centre providing a high quality built form that displays this key communal facility. Bowling Greens and flanking landscape and shade trees present towards the entry road to provide a broad landscape setting towards the building.



Design Imagery

3. AGED CARE CENTRE

The aged care centre has a comprehensive landscape setting, with open space bounding the building on three sides, and a lush forecourt space providing for a generous porte cochere and central shaded parking area. Terraces from the building provide seating and activity areas, including specialist dementia and therapy courtyards.



Design Imagery

4. INTERFACE BETWEEN AGED CARE AND RESIDENTIAL

The level change across the site creates landscaped level change treatments, with terraced planters allowing tiered screen planting of shrubs and trees. The section below demonstrates the interface of retaining wall between Aged Care Centre and road and dwelling. Retaining wall along road edge is screened with dense tree and shrub planting to create visual separation from residential streetscape.



Section through Aged Care Centre and residential streetscape / terraced screening below

5. RESIDENTIAL POCKET PARKS

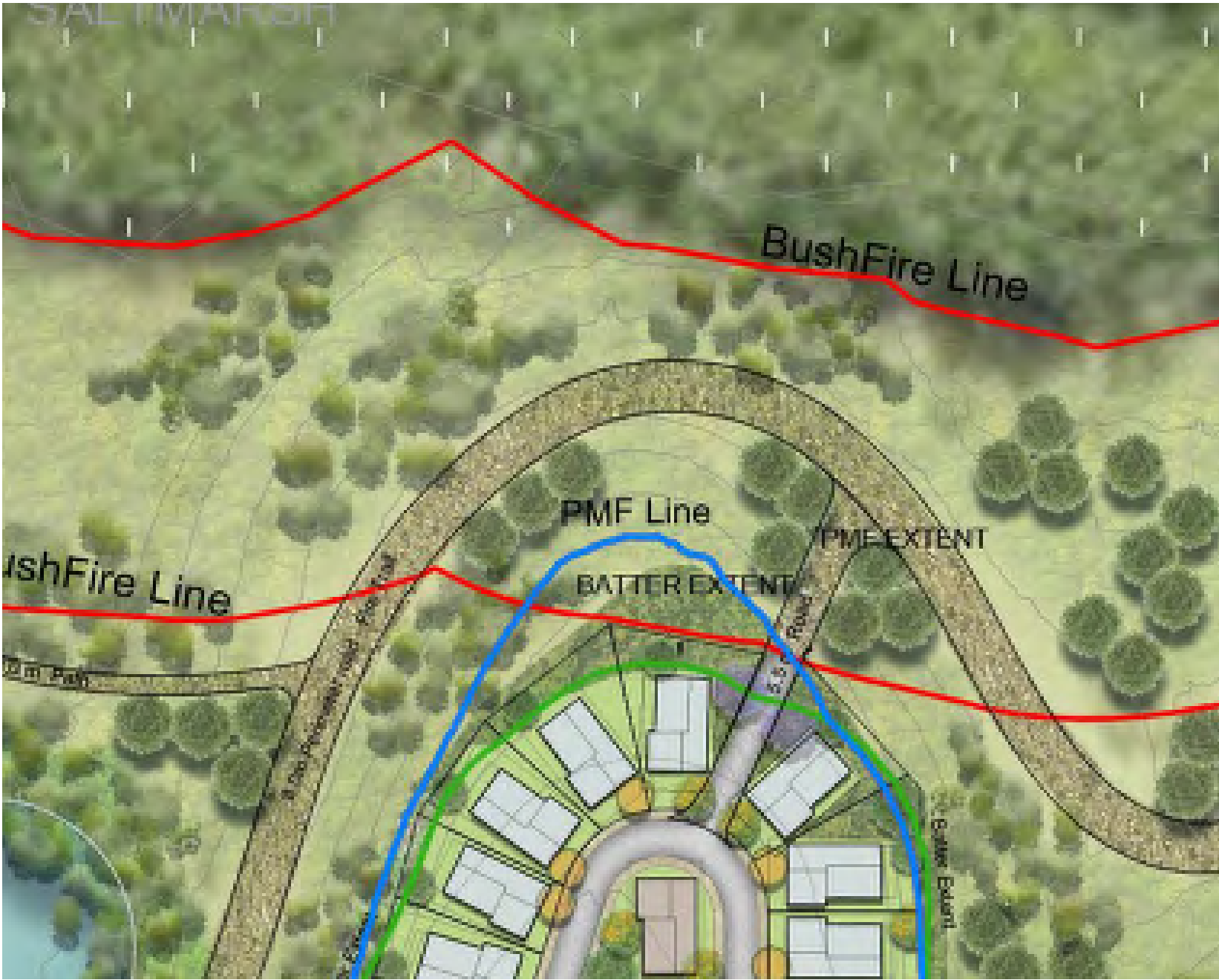
A series of pocket parks are located at corners and mid-block locations across the site to provide greening and amenity residential streets. A mix of amenity elements will include shelters, barbecues, play, community gardens, lawn and seating areas. Evergreen and exotic trees will provide a mix of flowering colour and year round greening.



Design Imagery

6. APZ NATURAL PARKLAND PRECINCT

Existing and new tree planting is to be located and managed to ensure principles and requirements for bushfire management are achieved. This includes canopy separation and ensuring clear separation of ground level planting and tree canopies. The grassy open space is to be managed as an informal parkland, with strong environmental qualities. Endemic plant species and non-invasive grass species are to ensure the area provides a suitable buffer to the adjacent natural vegetation areas.



Precinct Plan



Design Imagery



7. GRASSY LOCAL PARK / HELIPAD

The central large expanse of lawn provides a generous local park for dog walking and general passive recreation. The area is provided a rural character with post and rail fencing, and perimeter walkway with regular seating. The helipad functionality is an occasional use only and is compatible with the local park identity.



Precinct Plan



Design Imagery

8. RESIDENTIAL STREETSCAPES

Refined streetscape detailing and elements include street trees and lighting, identity letter boxes and services covers, and front lawns and gardens and fences. These elements are to be controlled by a finishes manual to guide development and ongoing management to ensure high quality residential streetscapes.



Precinct Plan



Design Imagery

9. RESIDENTIAL OVERLOOKING DAM

The perimeter housing areas that overlook the broad open space have the benefit of enjoying a level change that provides a landscape outlook. Trees are important to frame and screen elevated housing above the ‘parkland’ areas below. The dam provides a significant visual feature along the meandering walkways through the open space.



Precinct Plan



Design Imagery

10. TYPICAL RESIDENTIAL AND ROAD INTERFACE

Typical plan below shows the typical dwelling type demonstrating it's character and landscape detail between individual dwelling and road. The collection bins located at corner frontage of each dwellings along with bins at the corner midpoints of units. Street trees and trees in front and rear gardens are coordinated to contribute to general greening and outlook from properties. The pathway network links to open space access paths the provide loop walkways.



Precinct Plan



Design Imagery

11. APZ TRANSITION TO RIPARIAN FOREST

The APZ principles of non-connective canopies and broad lawns gives way to grasslands and managed edge of the adjoining forest. Meandering paths through the ‘parkland’ link to boardwalks through the wetland lower portions of the site. The Vegetation Management Plan for the site will guide the ongoing management of the open space and interface with the natural vegetation.



Precinct Plan



Design Imagery

12. 'PARKLAND' LANDSCAPE BUFFER

The residential community is bounded by a broad grass parkland, with scattered canopy trees. The parkland is accessed by meandering paths that in turn link back into the many access points into the streetscape network. Where appropriate to the south, buffer landscape screening species will be used to restrict views to the site from adjoining areas.



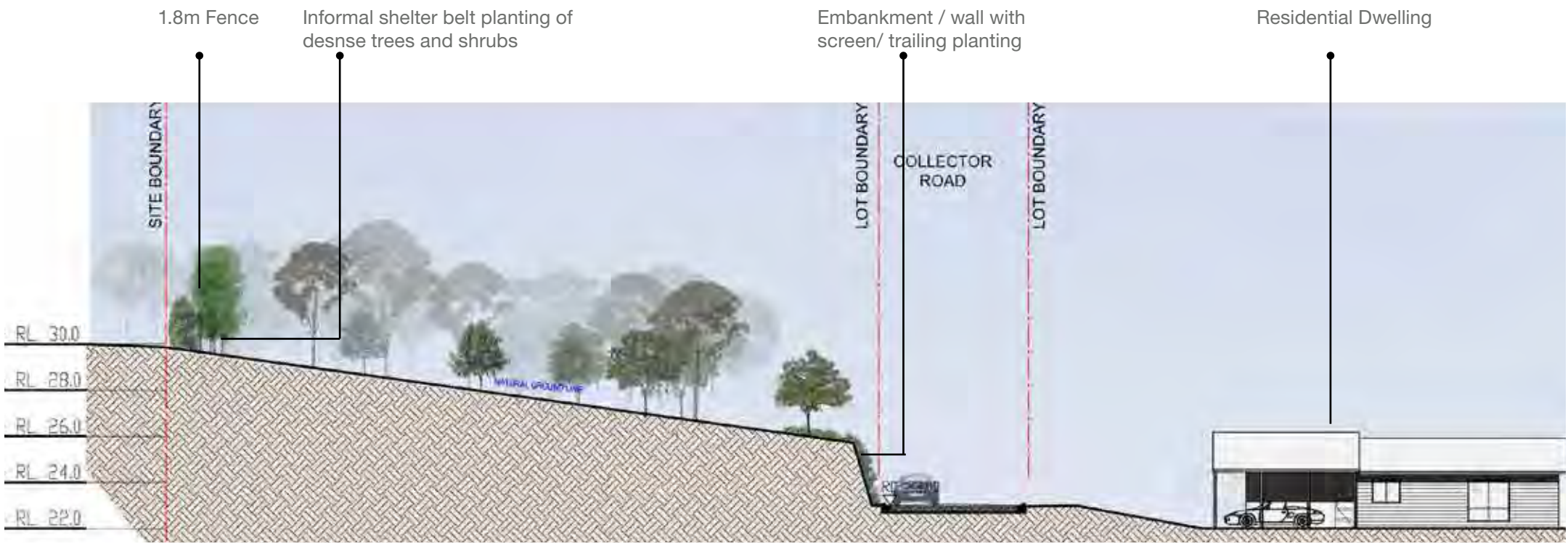
Precinct Plan



Design Imagery

13. VEGETATION BUFFER ON SOUTHERN BOUNDARY

The southern boundary is to have an informal landscape buffer of tree planting selected for screening and tall canopy tree qualities, set in broad lawns that transition into adjoining rural lands. Screening shrubs and mass planting will be used selectively for additional buffer planting in select locations where specific views identified. A 1800 high boundary fence will be discretely set in the landscape to secure the site.



Typical section through vegetation buffer on southern boundary



Design Imagery

14. SCREEN PLANTING TO STP

Screen planting to the Sewage Treatment Plant (STP) is created in layers, from open spaced dense canopy trees in the foreground, to more densley planted foliage species against the STP.

Screen planting proposals account for the height of the equipment and housings, and for the relative levels with residential being slightly more elevated to the east. Native species screen plant species as shown in adjoining images will provide screening to 7-10 metres in height.



Precinct Plan

Design Imagery