

# EDINGLASSIE VILLAGE, EMU PLAINS

## LANDSCAPE ARCHITECTURE DESIGN REPORT

TaylorBrammer





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## Amendment register

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Site aerial image, Source Nearmap, 2022



# INTRODUCTION

## Project Background

Uniting is responsible for the Uniting Church's ministry for older people, particularly those who are disadvantaged, vulnerable and isolated.

Uniting operates more than 200 aged care services, with more than 14,000 clients in residential and community care programs and employs over 3,500 full time equivalent staff across NSW/ACT. Uniting is the single largest provider of aged care services in NSW and the ACT.

The Edinglassie Village site has been identified by Uniting as in need of redevelopment.

A 73-bed nursing home and a 53 bed hostel have made way for the recently constructed 100 bed residential aged care facility and car parking, whilst existing 45 independent living units (ILUs) remain.

A local heritage listed sandstone chapel is located mid-way along the Emerald Street boundary.

Nos 6 and 8 Troy Street are single storey residences located on the Western side of the site, to be incorporated into the redevelopment.

The site is relatively flat but does fall gently towards the south and west and is listed as flood affected on Council's maps, effected mainly by flood waters from the north and east.

There are several substantial and highly valued trees scattered across the site, primarily along the highway frontage.

## Project Proposal

The existing 45 ILUs are in the south eastern and north western portions of the site and were constructed in the 1970's as villa style developments. Their design and features are out of step with contemporary demand and requiring increasing levels of maintenance to keep them to a serviceable condition. For these reasons, the proposal is to demolish and replace them with a more contemporary design and greater product mix that make greater use of the valuable site and provides Uniting an opportunity to accommodate and assist more residents in the Emu Plains area.

The proposed redevelopment will provide 146 ILU's with a unique identity and character that not only underpins all aspects of design and reflects the Uniting values, but also reflects upon Emu Plains as an established suburb in the west of Sydney.



Existing Site drone image showing RACF as constructed; Source Uniting 2021





# DESIGN APPROACH



# I DESIGN PRINCIPLES

## Create a well connected community

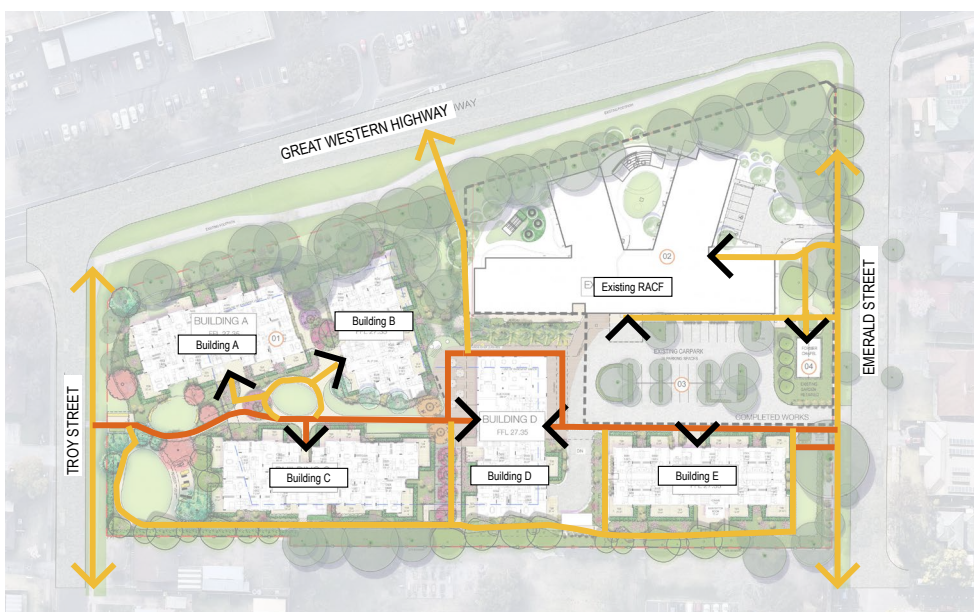


- Legend**
- Existing vegetation
  - Residential
  - Residential Aged Care
  - Village Heart
  - Communal Gathering Space
  - Major pedestrian spine

### Key Outcomes

1. Create a meeting place central to the village that provides a range of functions for residents and families
2. Create residential sub precincts connected to the heart
3. Connect and differentiate these spaces through wayfinding strategies

## Create a hierarchy of open spaces



- Legend**
- Resident building entries
  - Major pedestrian link
  - Minor pedestrian link

### Key Outcomes

1. Prioritise pedestrian movements throughout village
2. Provide connections to existing public domain at boundaries
3. Complement the network of paths with shaded seating areas and activities
4. Connect the path network with exercise stations to promote use

## Create a resilient and diverse horticultural environment



- Legend**
- Existing vegetation
  - Existing RACF Gardens
  - Active recreation and social Opportunities
  - Exercise stations
  - Passive recreation and social Opportunities

### Key Outcomes

1. Instill the warmth of nature to the site by increasing vegetation
2. Create a ring of native vegetation to the edge of the site
3. Utilise cultural planting species within the development to aid in wayfinding and solar access in winter (deciduous trees)



# MASTERPLAN

## Masterplan

As noted, the design principles for the project are to Create a hierarchy of open spaces, Create a well connected community and to Create a resilient and diverse horticultural environment. These design principles focus on the creation of memorable and distinctive outcomes for the future residents and the environment of Emu Plains and Sydney more broadly.

The proposed Independent Living Unit (ILU) designs builds upon the successful design themes and outcomes following the recent completion of the RACF and associated landscaping and car parking areas. The language and typology of the landscape in the RACF setting retains existing trees to boundaries, creates people focuses places and creates diverse horticultural outcomes suitable for the Emu Plains environment. The RACF was the winner of the Aged Care category at the 2022 Urban Development Institute of Australia (UDIA) NSW Awards for Excellence.

The proposed design focuses on the retention of numerous trees on the site, many of which are located on the sites boundaries with two focal and established trees retained in the centre of the proposal. The creation of a new residential green heart that is shared between Buildings A, B and C creates a sense of identity to the western portion of the site aiding in wayfinding.

Extensive deep soil areas are located both to the periphery of the site and to the central areas of the ILU development. These deep soil areas are located to retain existing trees and to provide opportunity for the establishment of the extensive tree planting strategy contained within this proposal.

The site planning strategy provides generous setbacks to the north, west and south of the property for meaningful screen planting and to enable the retention of existing trees. Moreover a generous active and passive park is proposed to the Troy Street frontage for the use of village residents creating a substantial landscape presentation to the street on this frontage.



Proposed site plan; Sourced Taylor Brammer Landscape Architects Pty Ltd



# VILLAGE HEART

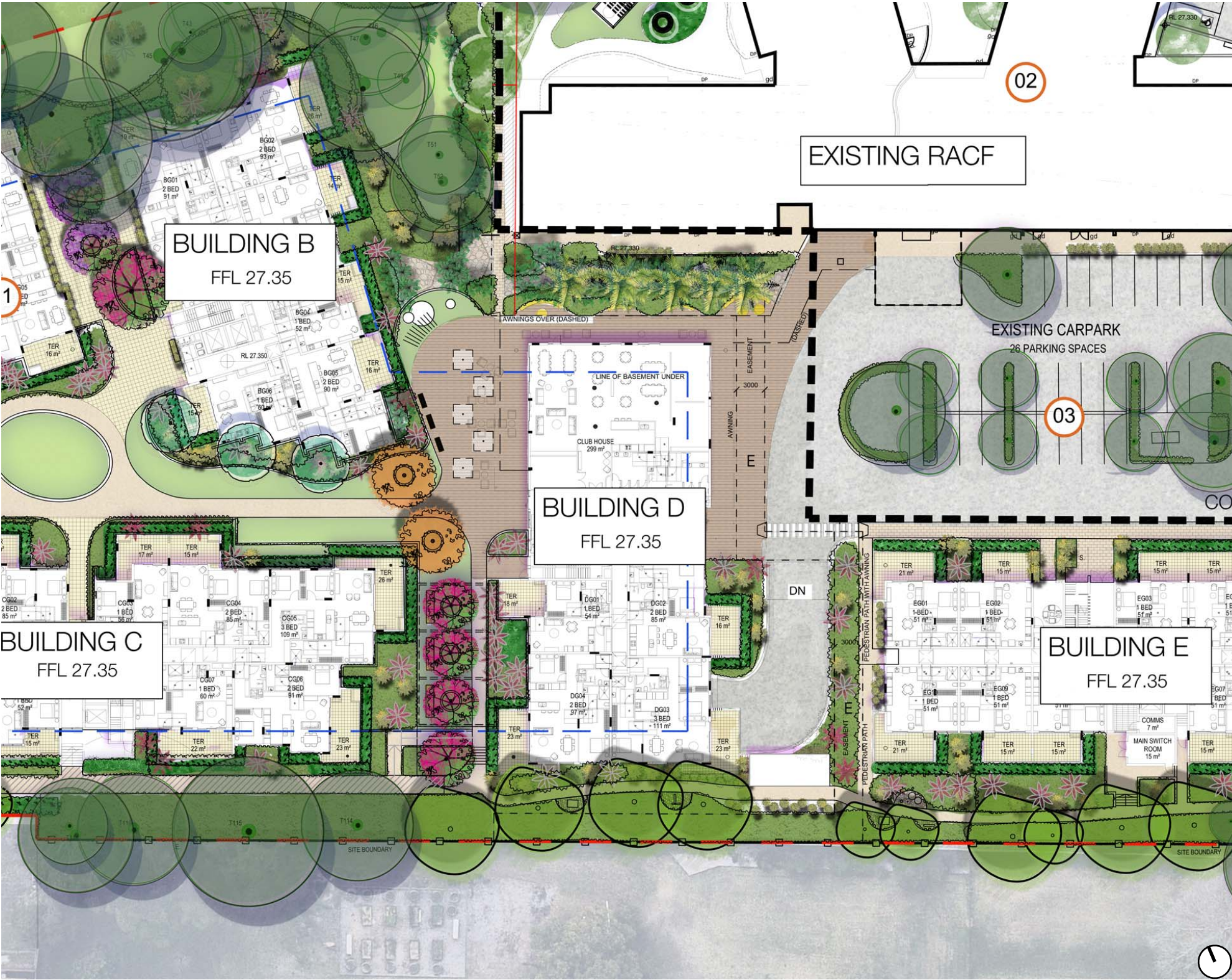
## The Village Heart

The village heart is the centre of the village physically and the location where the majority of community based facilities are provided.

The ground floor of Building D provides a range of internal community facilities and rooms for the use of the residents. This function is complemented by the Landscape Architectural proposal which provides various breakout spaces to the north, west and south of Building D. A resident drop off and pickup area is located to the east which adjoins the existing car park area.

Resident amenities to this area include a small childrens playground with adjacent outdoor dining and seating nooks, orchard with outdoor dining and access to the pedestrian network with exercise stations on the eastern boundary.

Existing trees are located to the boundary along with substantial and diverse planting areas throughout the Heart. New planting complements the existing character with horticulturally diverse planting areas.



Proposed site plan; Sourced Taylor Brammer Landscape Architects Pty Ltd



# I RESIDENTIAL SETTING

## Residential gardens

The design proposal maximises existing vegetation and complements this with new trees and materiality to assist in wayfinding across the village. This approach aids in the resident experience and maximises the natural patterns of the sun. North facing aspects of proposed buildings are provided with deciduous trees to maximise shade in summer and sun in winter. The selection of planting varies between buildings and is distinctly individual to each.

Centrally located to the garden setting of the proposal is the creation of a new residential green heart that is shared between Buildings A, B and C. This green heart provides a sense of identity to the western portion of the site aiding in wayfinding and providing a congregation point and point of activity for residents.

This space is complemented by a secondary and larger parkland to the Troy Street frontage. This expansive open space is complemented with a range of communal structures which encourage a sense of community, belonging and sense of place. This communal open space includes BBQ facilities in association with shade, shelter, seating, a circuit path, all of which is contained within a ring of flowering native and cultural planting.



Proposed site plan; Sourced Taylor Brammer Landscape Architects Pty Ltd



# I LOOK AND FEEL



North facing terraces



Circuit pathways activated by exercise areas



Outdoor dining and communal garden areas



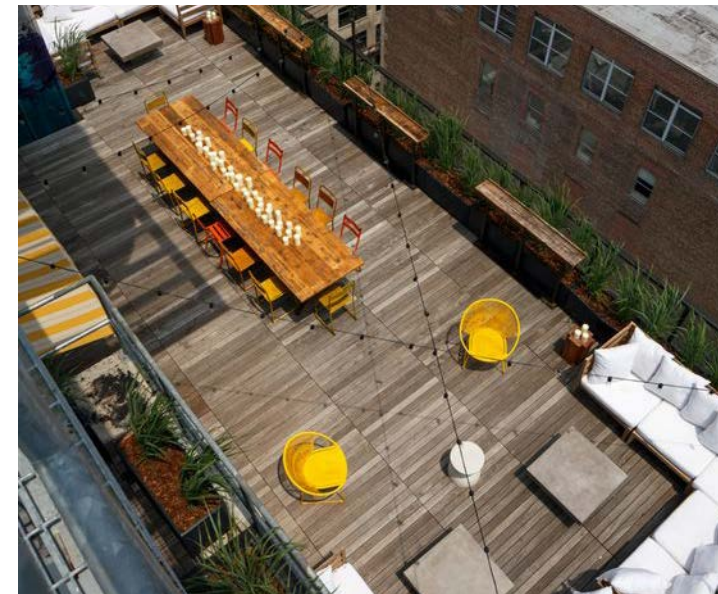
Integration of natural water and features



House garden style



Multi purpose lawn areas



Banquette and seating corners



Shaded garden settings throughout  
(Existing Edinglassie RACF designed by Taylor Brammer Landscape Architects)



# I PLANTING STRATEGY

## Native ring

The proposed planting strategy for the site includes the retention of numerous existing trees throughout the site. The majority of the existing trees to the site are of a native character and as such, the planting to the periphery of the site is of a native character to complement this typology.

## Marker trees

Within the central spaces of the ILU development an extensive tree planting strategy is proposed. This strategy uses both planting of a native and cultural character to aid in wayfinding and identity within the development. This also provides a visual and distinct change in seasons and maximises solar access through the appropriate location of deciduous trees.

A selection of the major tree species is illustrated on this page.

## Water use

Irrespective of native or cultural character, the planting contained within the proposal is of a low water use character. This ensures the longevity of the proposed planting and enables the establishment of planting to its fullest maturity.

## Irrigation

A low water use drip irrigation system is proposed to all new garden beds within the ILU development. This low water use system ensures the establishment of the specified planting and levels the temperature and or rainfall fluctuations to ensure an appropriate amenity is both established in the short term and maintained in perpetuity.



*Melaleuca quinquenervia* Paperbark



*Corymbia maculata* Spotted gum



*Ginkgo 'Princeton Sentry'* Princeton sentry ginkgo



*Cercis 'Forest Pansy'* Forest red bud



*Lagerstroemia indica* Crepe myrtle



*Acer 'Fairview flame'* Fairview flame