



58 Laitoki Road, Terrey Hills

Retirement Aged Care Facility & ILUs

Prepared for: Mr. Tony Harris

Architect: Calder Flower Architects

By: Site Image Landscape Architects

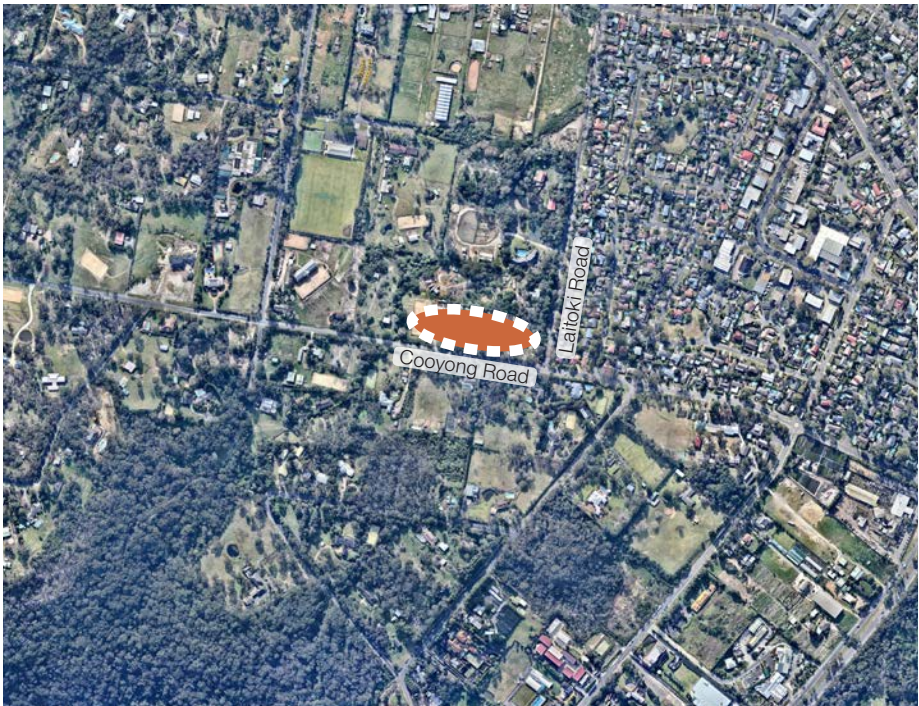
Date / Issue : 01 September 2016 - A



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Introduction

Site Image have been engaged to work with the design consultant team to prepare Seniors Living masterplan proposals. This work has investigated the potential for built form and suitable landscape setting and amenity that integrates successfully with the site, it's setting, and the adjoining landscape and land uses. The subject site is set on the western edge of the established residential area of Terrey Hills, being part of a significant precinct of semi-rural / equestrian and scattered remnant bushland. The site is rectangular in shape, and slopes up from a minor riparian watercourse (Neverfail Gulley) to the west, rising to the east.



Aerial - Terrey Hills Region

Source: Nearmaps 2016



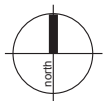
Aerial - Nearmap

Source: Nearmap 2016



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58 Laitoki Road, Terrey Hills | Landscape DA Masterplan



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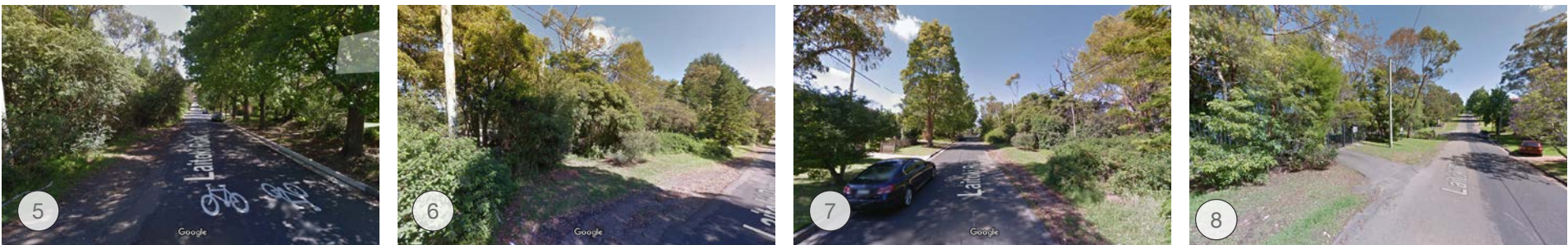
Site Landscape and Analysis



The existing site is semi-rural in character with a residence, equestrian land use and associated buildings. Scattered native canopy trees and some exotic tree planting occur across a mainly open site. There are scattered trees, weed vegetation and riparian species along Neverfail Gully to the south, being a degraded landscape that will potentially benefit from upgrading of the margins with suitable replanting and management to a site specific VMP. Cooyong Road runs along the southern boundary of the site, with scattered native trees and intermittent openings. Native tree and understorey vegetation continues along Laitoki Road eastern boundary, with an established residential streetscape to the east with large Liquidambar trees, kerb and gutter, lawn verge and exotic gardens. The property on the northern boundary shows large clumps of native vegetation along of the boundary line to the site, with a large opening in canopy to the western end of the northern boundary.



Google Streetview images - Cooyong Rd

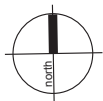


Google Streetview images - Laitoki Rd



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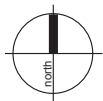
Landscape Masterplan



Proposals for a Seniors Housing development on the site have been prepared, with the masterplan prepared with close consultation between the Architect, Planner and Landscape Architect. The arrangement of buildings down the site on a series of benched levels, with perimeter access roads and a central spine of landscape was formulated. The proposed RAC Facility is located to the west with suitable setback from Neverfail Gulley, and revegetation of the lower slopes. The plan provides for a significant landscape setting to the north and southern sides of all buildings, integrating with the access road landscape of canopy trees that integrate with the perimeter scattered trees. Trees will be planted and managed to ensure suitable APZ character with separated vertical stratification of understorey and canopy. The central landscape spine provides a series of significant courtyard spaces with pergolas and seating areas, barbeque and amenity spaces and gardens. The length of the site provide suitable accessible grade with some ramp provisions in limited locations. The pedestrian pathway network focusses on the central area, with a series of link paths to a perimeter walkway.

The perimeter path meanders through the boundary canopy trees, with seating at regular intervals, providing a significant series of loop walkways and alternative routes around the site for passive recreation.

The landscape will provide a significant landscape setting for the buildings and integrate with, and reinforce the existing perimeter scattered trees. A site specific Vegetation Management Plan will be prepared to ensure suitable proportion and species mix of endemic species to the perimeter, and that managed internal landscape areas have exotic species that are non-invasive. The masterplan demonstrates a well-balanced massing of built form relative to landscape setting and generous amenity open spaces around the buildings. We believe the site can be seen to be well suited to Seniors Living development, and look forward to the prospect of developing detailed design proposals.

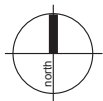


Landscape Design Discussion



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