

ROCKHAMPTON REGIONAL COUNCIL
 These plans are approved subject to the current
 conditions of approval associated with
 Development Permit No. D/2014-2014
 Dated 09.06.2015

rev.	date	details	pa.init

- EXISTING BUILDINGS TO BE DEMOLISHED
- EXISTING ROADS / PATHS TO BE DEMOLISHED
- EXISTING BUILDINGS TO REMAIN
- EXISTING ROADS TO REMAIN
- EXISTING PATHS TO REMAIN

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PROPOSED SITE DEVELOPMENT
PRESCARE
ALEXANDRA GARDENS
NORTH ROCKHAMPTON
WOOLLAM CONSTRUCTIONS
 project
EXISTING SITE PLAN

sheet

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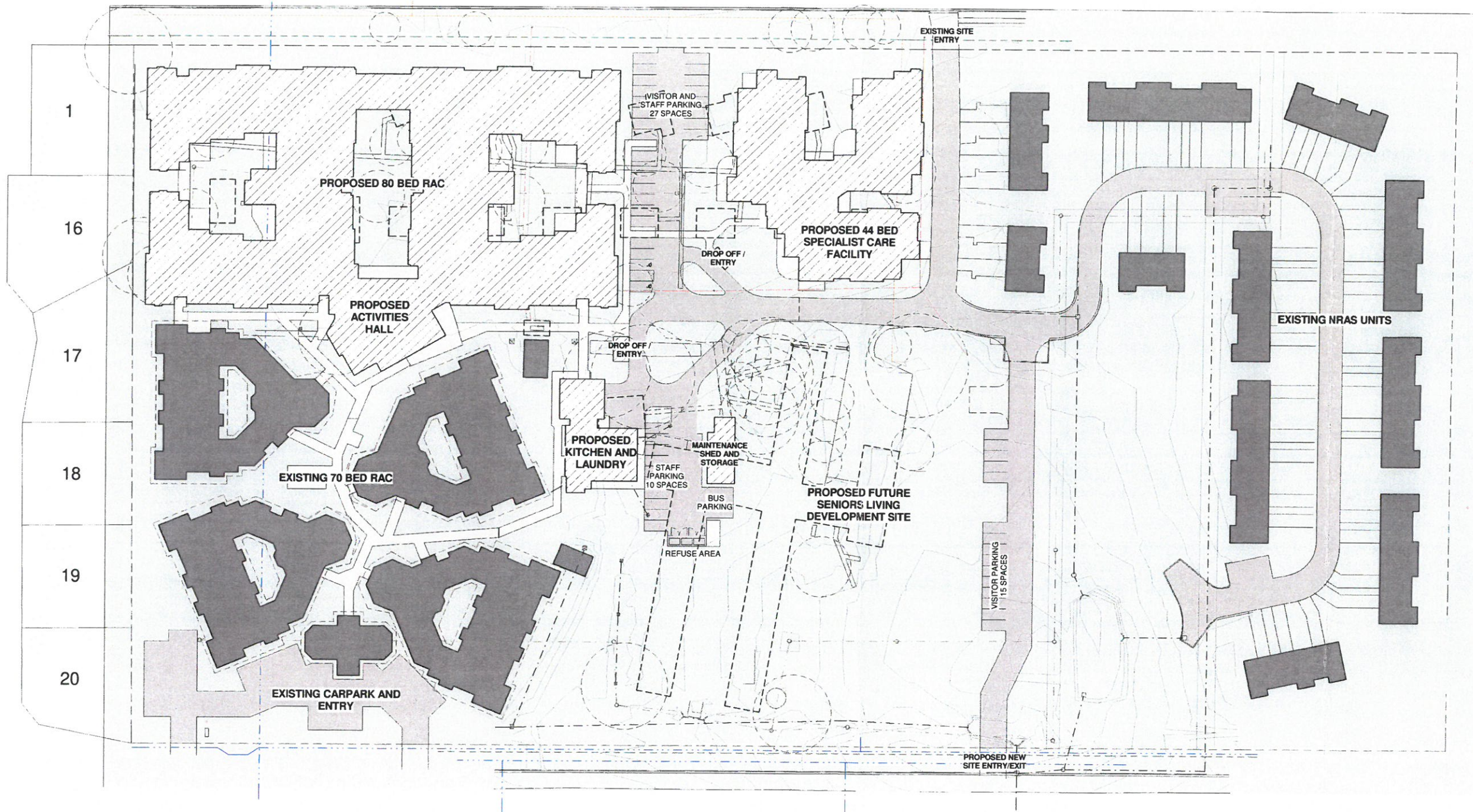
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ALEXANDRA STREET

WITHERS STREET

FARM STREET



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DEVELOPMENT SUMMARY	
TOTAL SITE AREA	48,845sqm
EXISTING BUILDINGS	
COTTAGES (TO BE DEMOLISHED)	1,297sqm
JASMINE COURT (TO BE DEMOLISHED)	1,600sqm
NRAS UNITS	2,414sqm
70 BED RAC FACILITY	3,610sqm
TOTAL	8,941sqm
PROPOSED BUILDINGS	
80 BED RAC FACILITY	4,251sqm
ENCLOSED COVERED OUTDOOR	244sqm
ACTIVITIES HALL	440sqm
44 BED SPECIAL CARE FACILITY	1,518sqm
GROUND FLOOR ENCLOSED	137sqm
GF COVERED OUTDOOR	1,071sqm
FIRST FLOOR ENCLOSED	43sqm
FF COVERED OUTDOOR	322sqm
KITCHEN & LAUNDRY	90sqm
TOTAL	8,117sqm
TOTAL NO NEW CARPARKS	52
124 x 0.25 (STAFF) + 124 / 6 (VISITOR) = 52	
TOTAL BUILDING AREA (AFTER DEMOLITION OF EXISTING)	14,141sqm

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PROPOSED SITE DEVELOPMENT

PRESCARE ALEXANDRA GARDENS NORTH ROCKHAMPTON

WOOLLAM CONSTRUCTIONS

project
PROPOSED SITE PLAN

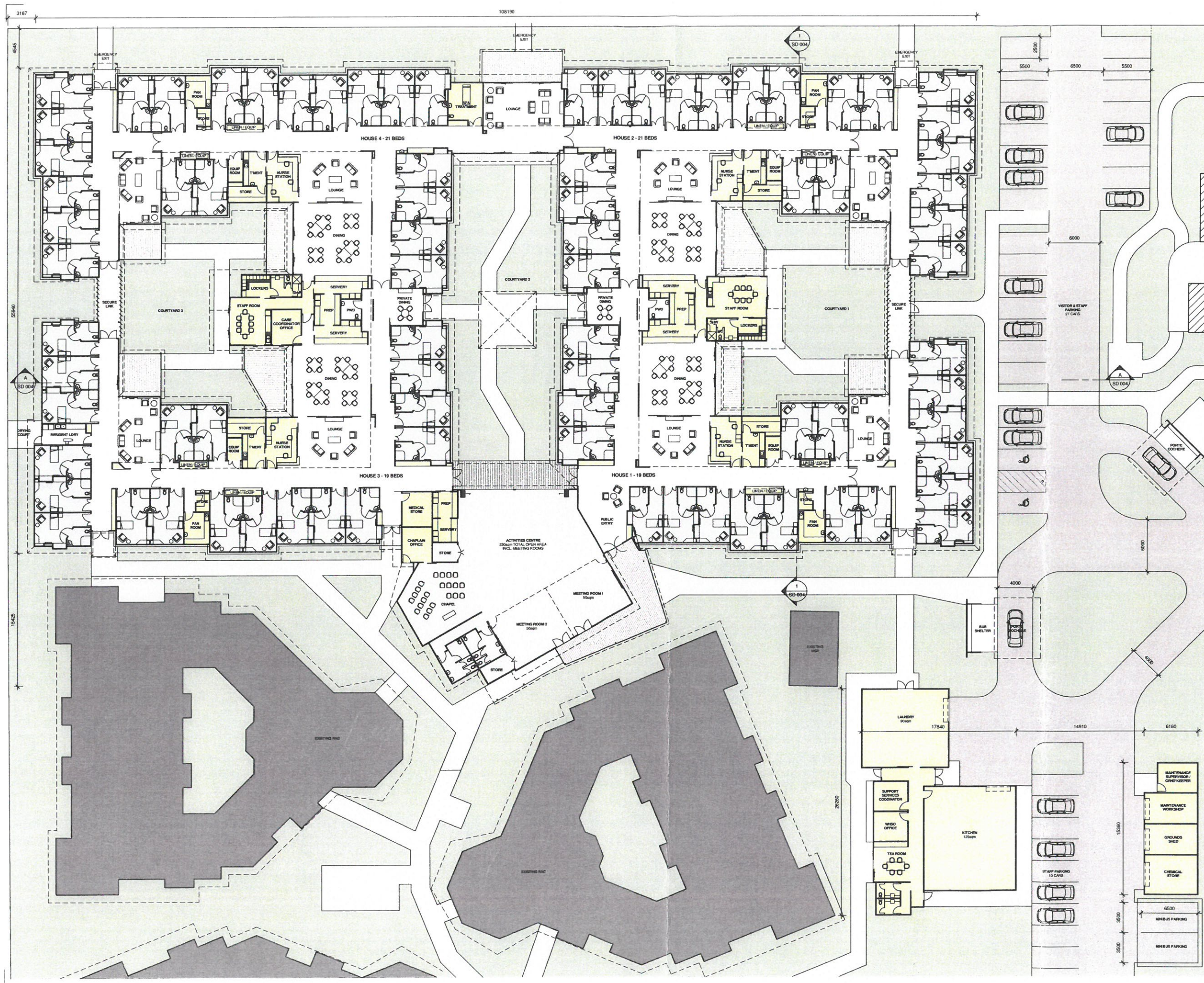
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P114.0234.14 - WOOLLAM PRESCARE 80 BED RAC/400dwg/Phase 44 Bed Demolish MCL/1

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**PROPOSED SITE
 DEVELOPMENT**

**PRESCARE
 ALEXANDRA GARDENS
 NORTH ROCKHAMPTON**

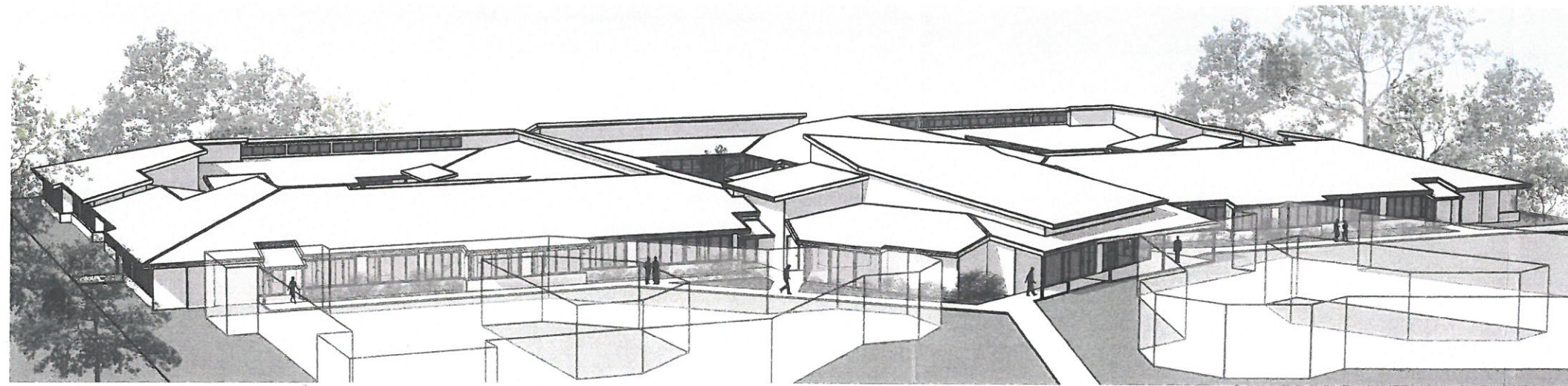
WOOLLAM CONSTRUCTIONS

project
**80 BED RAC FACILITY
 PROPOSED FLOOR PLAN**

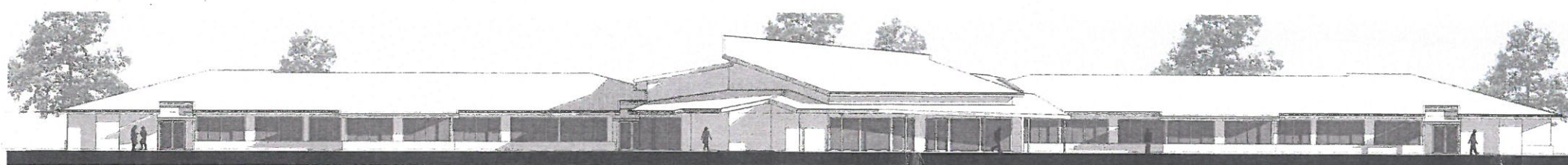
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P114.0234.14 - WOOLLAM PRESCARE 80 BED RAC FACILITY Drawings/Prescare 80 Bed RAC MCULY

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VIEW FROM NORTH WEST



80 BED WEST ELEVATION
1 : 200

Ceiling Height
2700
Ground Floor
0

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PROPOSED SITE DEVELOPMENT

PRESCARE
ALEXANDRA GARDENS
NORTH ROCKHAMPTON

WOOLLAM CONSTRUCTIONS
project

80 BED RAC FACILITY
3D VIEWS, WEST ELEVATION

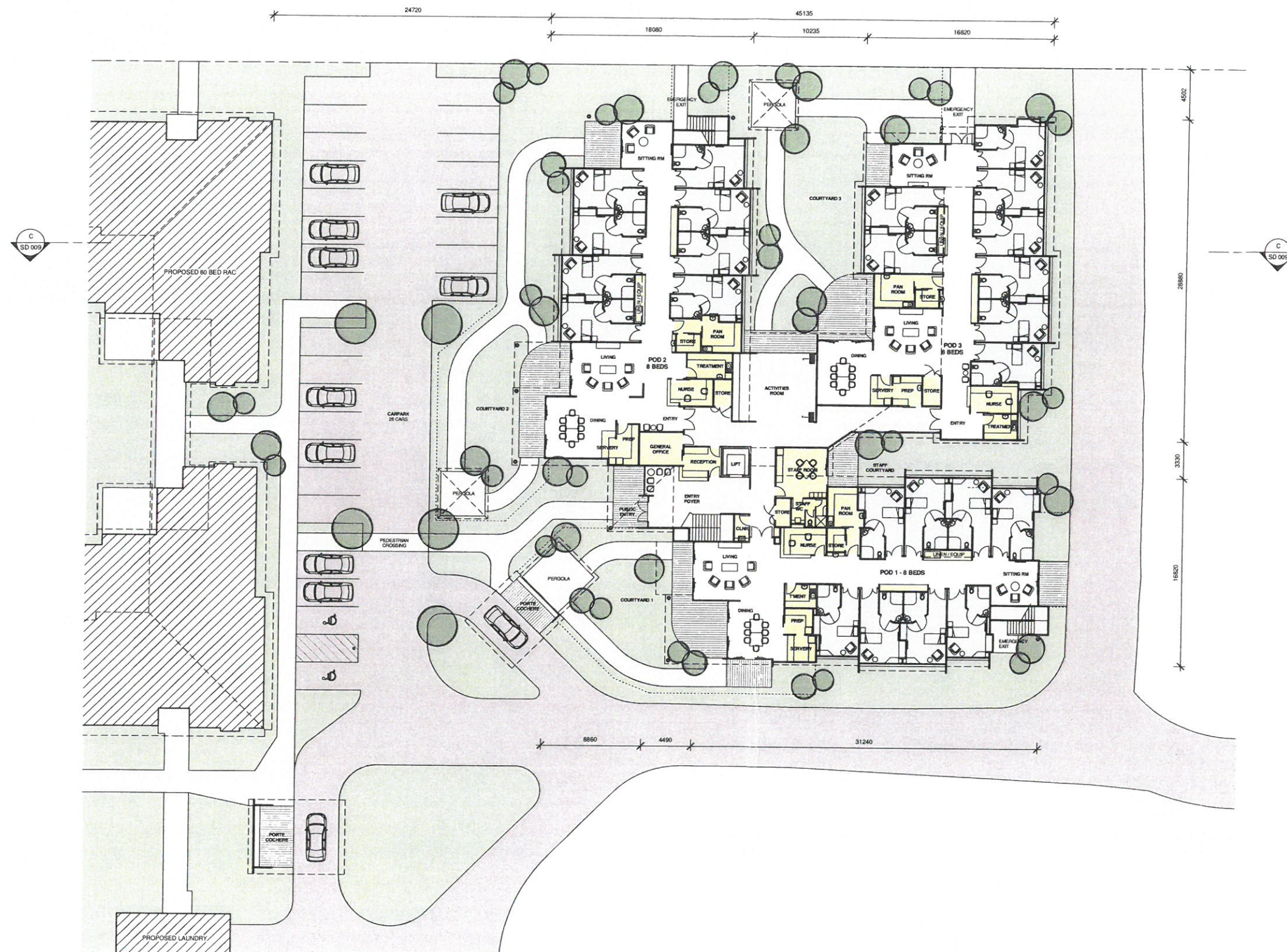
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PROPOSED SITE DEVELOPMENT

PRESCARE ALEXANDRA GARDENS NORTH ROCKHAMPTON

WOOLLAM CONSTRUCTIONS

project

44 BED SPECIAL CARE FACILITY GROUND FLOOR PLAN

sheet

date:	03.12.2014
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PROPOSED SITE DEVELOPMENT

**PRESCARE
 ALEXANDRA GARDENS
 NORTH ROCKHAMPTON**

WOOLLAM CONSTRUCTIONS

project

**44 BED SPECIAL CARE FACILITY
 UPPER FLOOR PLAN**

sheet

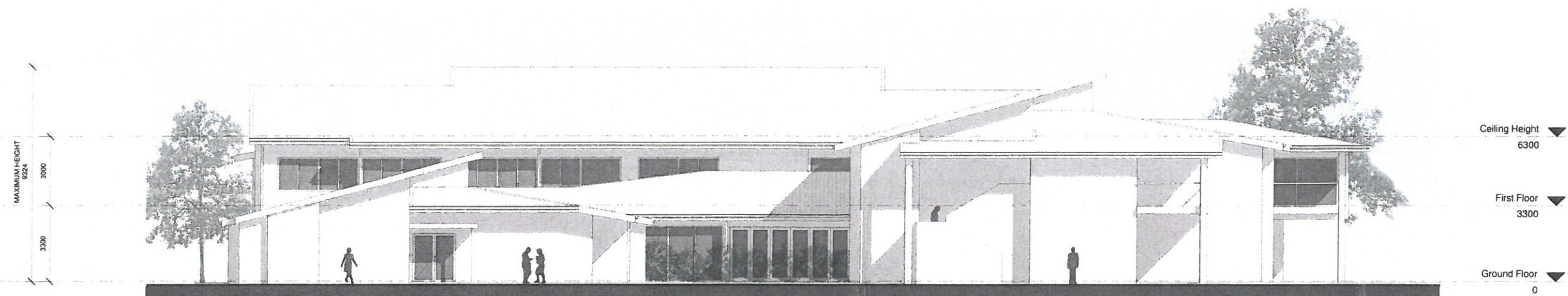
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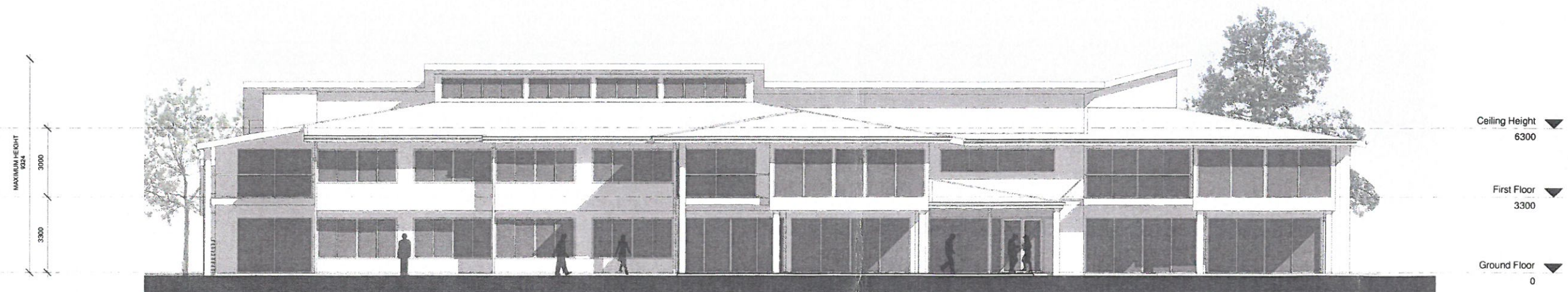
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44 BED EAST ELEVATION
1 : 100



44 BED NORTH ELEVATION
1 : 100

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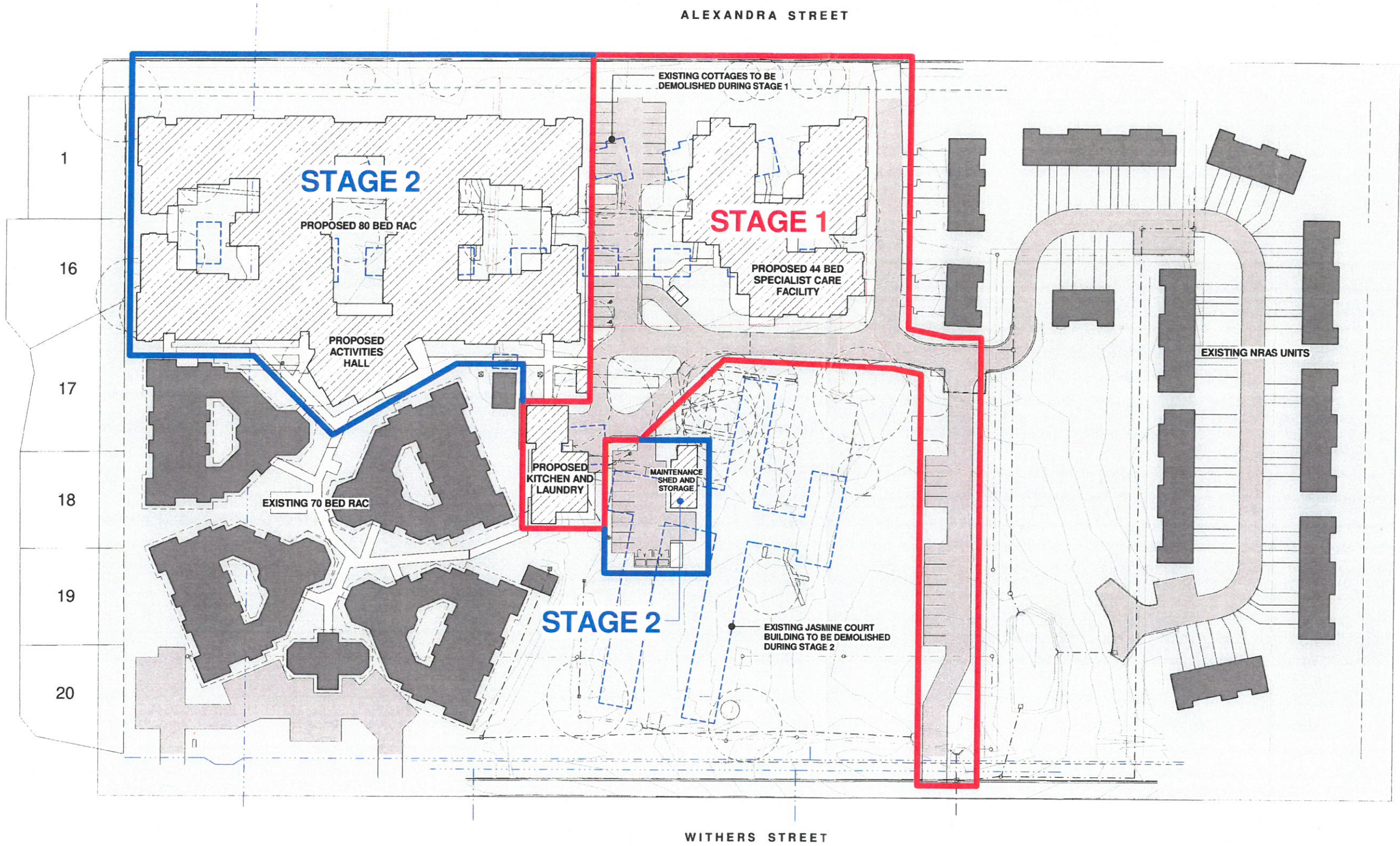
PROPOSED SITE DEVELOPMENT

**PRESCARE
ALEXANDRA GARDENS
NORTH ROCKHAMPTON**

WOOLLAM CONSTRUCTIONS

project
**44 BED SPECIAL CARE FACILITY
ELEVATIONS**

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PROPOSED SITE DEVELOPMENT

PRESCARE
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 NORTH ROCKHAMPTON

WOOLLAM CONSTRUCTIONS

project
STAGING PLAN

sheet

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PRESCARE - ALEXANDRA GARDENS - NORTH ROCKHAMPTON

LANDSCAPE ARCHITECTURE INTENT ■ 27 NOVEMBER 2014 ■ [A]



CONTENTS

1. Cover Page
2. Site Plan
3. Landscape Concept Plan - Sheet 1
4. Landscape Concept Plan - Sheet 2
5. Landscape Concept Plan - Sheet 3
6. Landscape Sections AA BB
7. Plant Palette - Trees
8. Plant Palette - Shrubs & Feature Species
9. Plant Palette - Groundcovers

LANDSCAPE INTENT

This design package has been prepared to illustrate the landscape strategy for the for the proposed Aged Care Residential development at Alexandra Street, North Rockhampton.

All details are intended to be fully resolved at a detailed design phase in conjunction with the client, consultant architects, engineers and Council officers through the Operational Works Approval process.

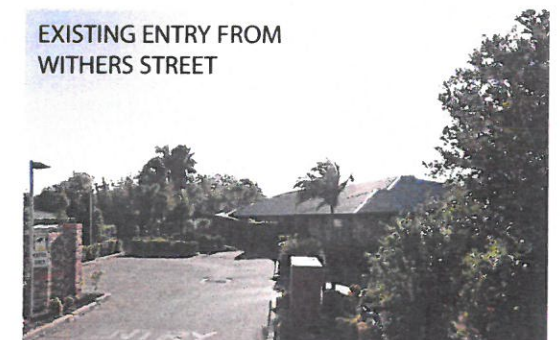
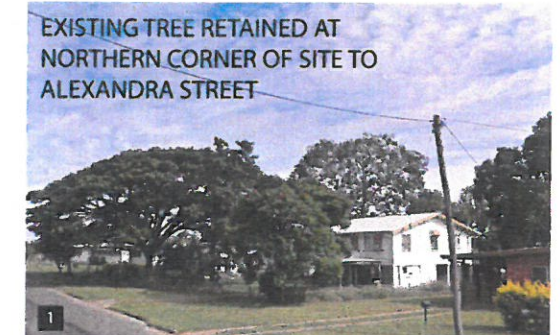
Key Landscape Objectives for the development include:

- Resident security and privacy.
- Maintaining safe pathways and CPTED sightlines throughout.
- Low maintenance gardens and lawn areas with reduced pruning and irrigation requirements and access for maintenance staff.
- Tree species selections in keeping with available space for mature growth.
- Focus on sensory stimulation with colourful and fragrant plants
- Encourage community interaction and involvement by establishing welcoming and shaded common landscape areas.
- Provide connections to external pathway networks outside of site boundary.



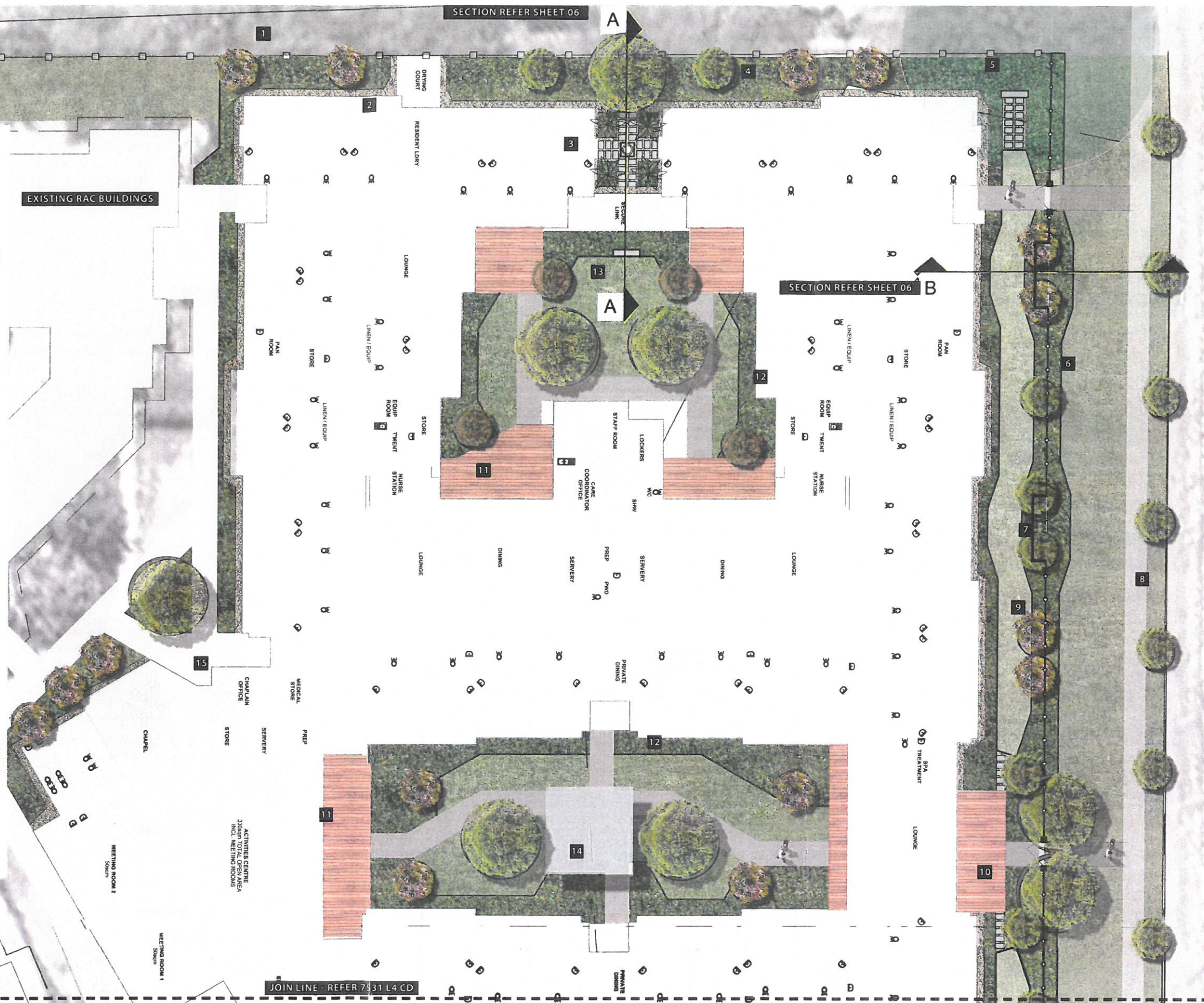
LANDSCAPE ZONES
The following broad landscape zones describe the proposed functions and character of external works areas:

1. Entry and Arrival Spaces
 - Shade tree plantings along entry roads and appropriate signage at street address and internal road network.
 - Feature planting along main entry pathways with buffer planting to private living area windows.
 - Clear points of entry for visitors through low level signage & planting cues.
2. Open Space Areas adjacent to Private Residences
 - Views from windows onto feature planting & open turfed areas.
 - Predominantly low shrubs and groundcovers for maintained light and partial screening.
 - Screen planting along boundary fences
3. Common Area Courtyards
 - Seating under shade trees and fixed shade elements.
 - Flexible open turfed areas alongside pathways.
 - Spaces for small groups and interactions.
 - Quiet reflective outdoor rooms.
 - Possible raised vegetable gardens locations.
 - In Specialist Care Courtyards taller vegetation to be located at edges to maintain open central vistas and clear pathway desire lines. Fencing to be suitably scaled for resident security.
4. Northern Buffer
 - Tiered planted screen between existing houses fence line and private residential building.
5. Alexandra Street Frontage
 - Low semi-permeable fencing to 1200 high typical along boundary.
 - Articulated fence with full screen sections at key locations.
 - Gated pathway connections to future concrete footpath in road reserve.



KEY LANDSCAPE NUMBERED POINTS

1. Boundary fencing – existing and new to match timber screen fence typical.
2. Drying Court – low planting adjacent to maintain light.
3. Water feature / sculptural element and ground patterning view from Secure Link.
4. Tiered, planting screen between private living areas and fence line. Decorative gravel between buildings and planting for maintenance access and separation.
5. Bench seat under neighbouring existing tree canopy.
6. Semi-permeable fence, 1200 high typical to boundary.
7. Recessed full height screen fence sections allow for additional tree planting at street.
8. Future new concrete footpath indicative location shown. Construction by Council in conjunction with their future proposed roadworks upgrade.
9. Turfed break for maintained light and informal walkway.
10. Gated connection path from Lounge to street.
11. Timber decks with overhead cover connect to broom finished concrete paths at grade – refer architects.
12. Low groundcovers and shrubs between resident windows and common areas.
13. Bench seats in shaded locations.
14. Covered outdoor shade structures with furniture under.
15. Secondary access point – planting to encourage access at main entry.

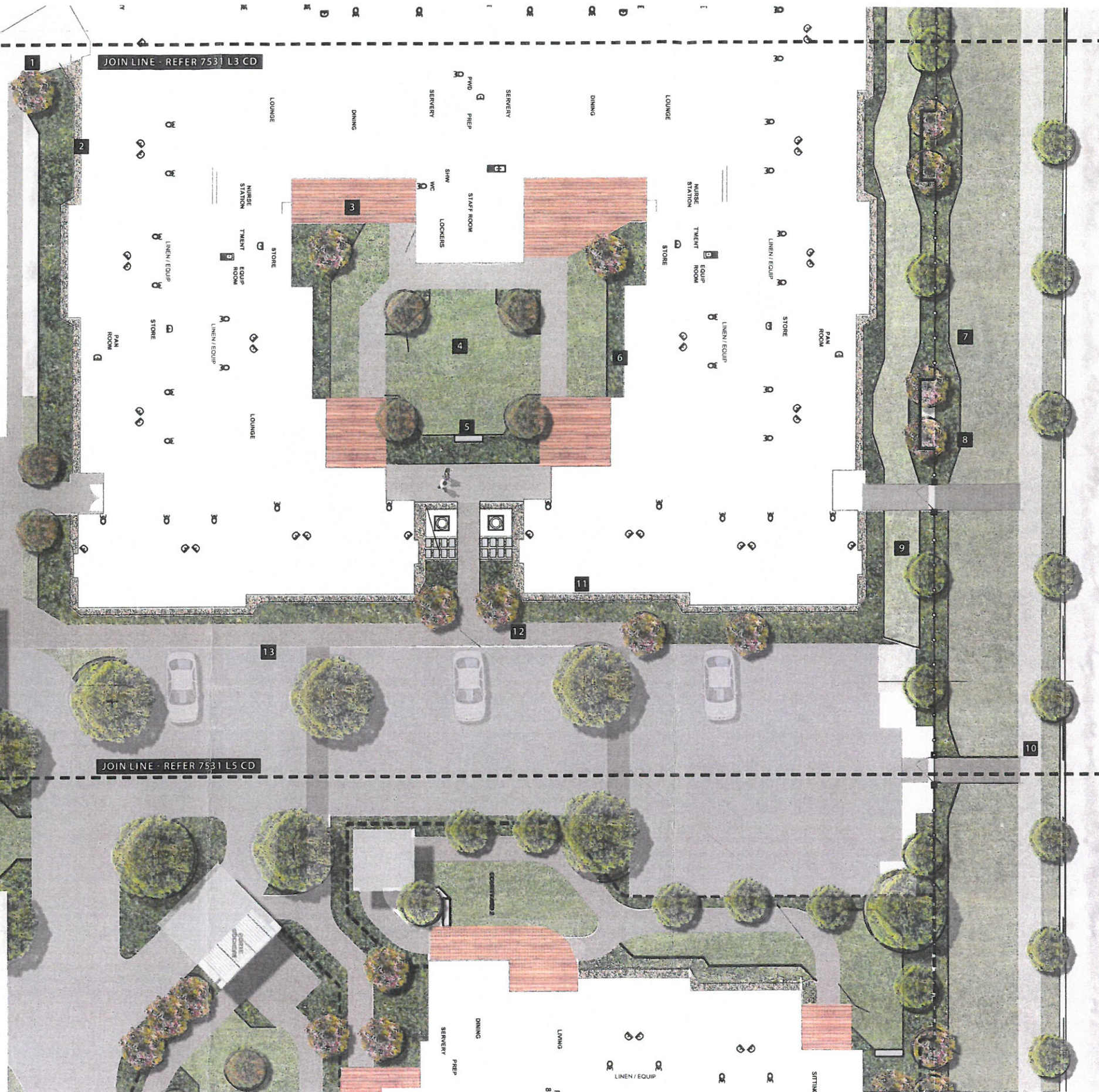


KEY LANDSCAPE NUMBERED POINTS

1. Main visitor entry point – feature planting and signage.
2. Groundcovers and shrubs screen planting between resident windows and main entry path.
3. Timber decks with overhead cover connect to broom finished concrete paths at grade – refer architects.
4. Possible raised planter and vegetable beds in common area.
5. Bench seats in shaded locations.
6. Low groundcovers and shrubs between resident windows and common areas.
7. Semi-permeable fence, 1200 high typical to boundary.
8. Recessed full height screen fence sections allow for additional tree planting at street.

KEY LANDSCAPE NUMBERED POINTS (continued)

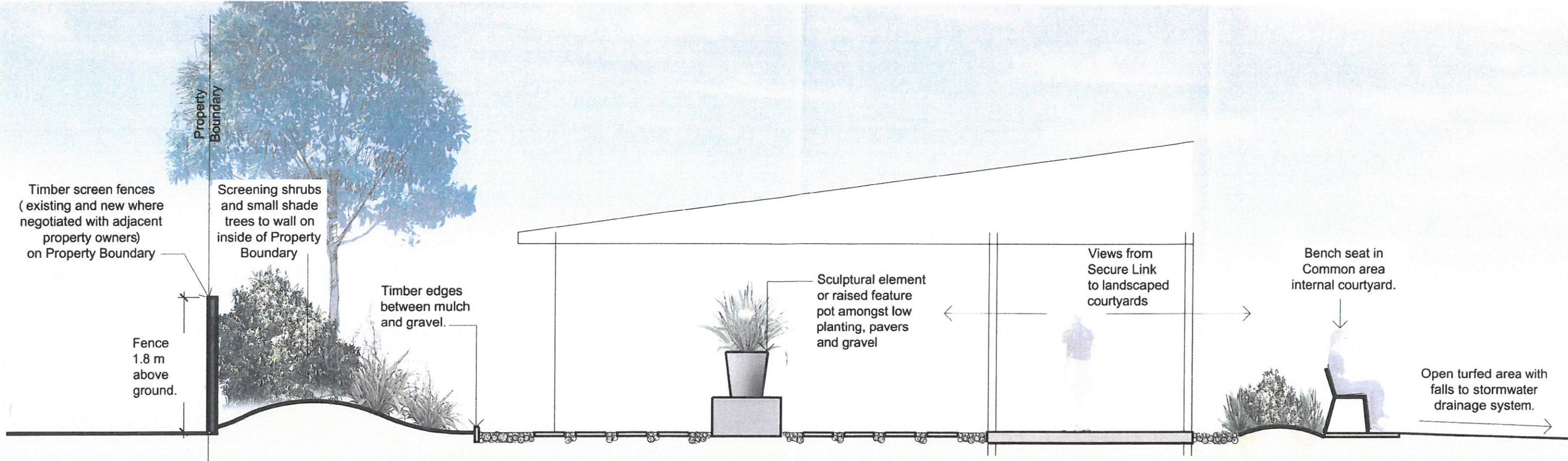
9. Turfed break for maintained light and informal walkway.
10. Future new concrete footpath indicative location shown. Construction by Council in conjunction with their future proposed roadworks upgrade.
11. Water feature / sculptural element and ground patterning view from Secure Link.
12. Secondary access point – planting to encourage access at main entry.
13. Connection Path from visitor car park
14. Screen planting to Laundry and Kitchen from entries and existing buildings.
15. Open level turfed area for group gatherings and visitor play.



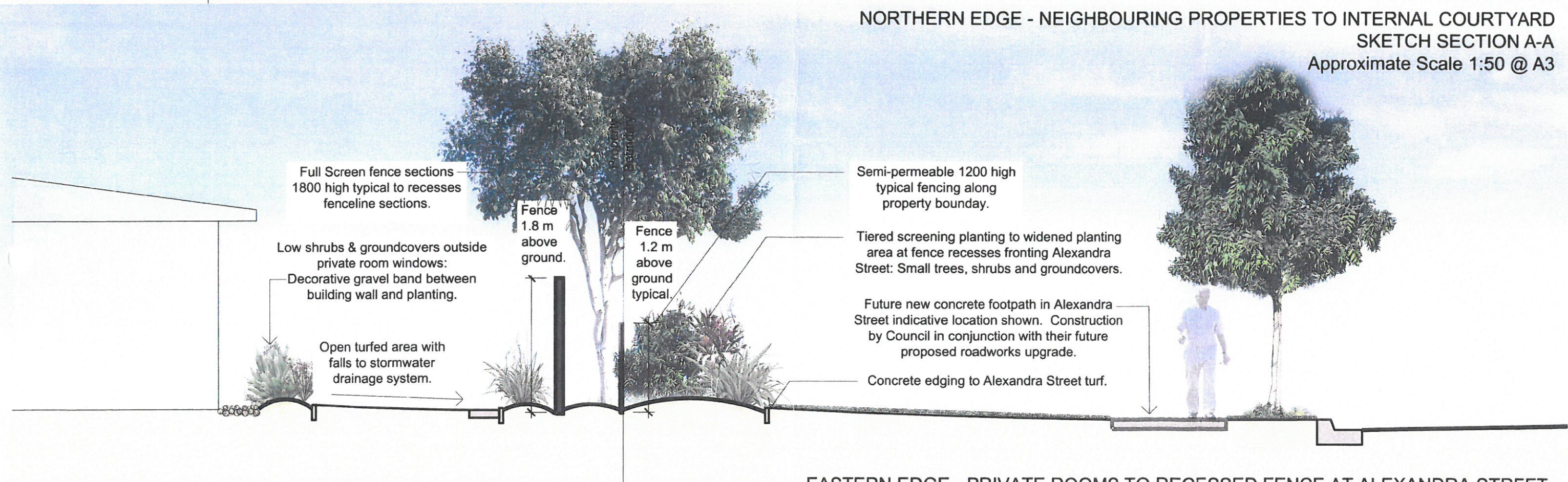
KEY LANDSCAPE NUMBERED POINTS

1. New Entry Road – shade tree planting.
2. Groundcovers and shrubs screen planting between resident windows and entry roads.
3. Secure fencing to Specialist Care courtyards, 1500 – 1800 high, semi-permeable design.
4. Main vehicle entry point – feature planting, earth mounding and signage.
5. Main pedestrian entry point – feature planting and low level signage.
6. Shade trees in car park breaks.
7. Gated connection path from visitor car park to street.
8. Recessed full height screen fence sections allow for additional tree planting at street.
9. Semi-permeable fence, 1200 high typical to boundary.
10. Timber decks with overhead cover connect to broom finished concrete paths at grade – refer architects.
11. Staff Courtyard – pavers to bench seating and sculptural element.
12. Covered outdoor shade structures with furniture under.
13. Broom finished concrete circuit paths.
14. Taller vegetation at perimeter to maintain open central vistas and clear pathway desire lines. Bench seats and Possible raised planter and vegetable beds in common area.
15. Alexandra Street - Entry wall, signage and shade trees.
16. Secondary access point – planting to encourage access at main entry.





NORTHERN EDGE - NEIGHBOURING PROPERTIES TO INTERNAL COURTYARD
SKETCH SECTION A-A
Approximate Scale 1:50 @ A3

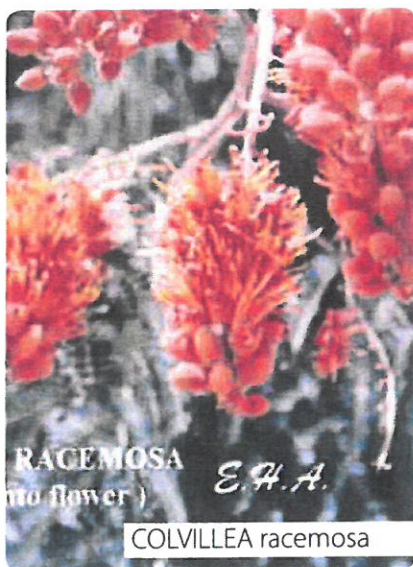


EASTERN EDGE - PRIVATE ROOMS TO RECESSED FENCE AT ALEXANDRA STREET
SKETCH SECTION B-B
Approximate Scale 1:50 @ A3

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RACEMOSA
(no flower) E.H.A.
COLVILLEA racemosa



GREVILLEA baileyana



CUPANIOPSIS anacardioides



DELONIX regia

PLANTING INTENT

A broad planting palette is proposed with the intent of including many plants that are often seen in residential gardens in Queensland.

Irrigation is proposed to be installed to the majority of planting areas within the development site to enable establishment and ongoing maintenance.

For areas to the perimeter of the building (particularly to the north) and on street frontages, more hardy species will be selected with reduced maintenance requirements. Smaller trees will be located in locations closer to building walls.

For entry spaces and communal areas a more diverse mix will be selected. These areas are anticipated to be maintained by on site staff to a higher level of presentation. Planting to high use areas will be selected for all year round colour, fragrance and variety.

In general planting areas will be specified to ensure a tiered mix of ground covers, shrubs and suitable size shade trees to create lush gardens that out-compete weeds.



BUCKINGHAMIA celissima



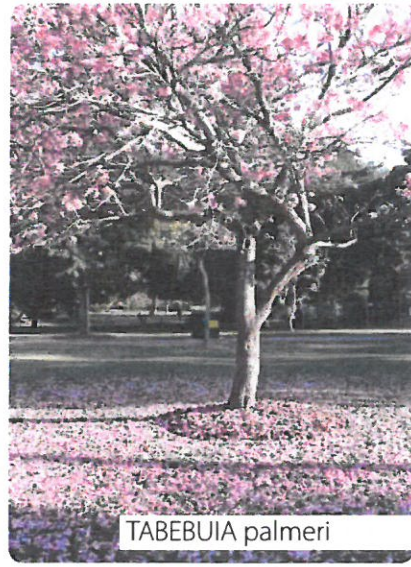
HARPULLIA pendula



BRACHYCHITON rupestris



ELAEOCARPUS eumundii



TABEBUIA palmeri



XANTHOSTEMON chrysanthus



ELAEOCARPUS reticulatus



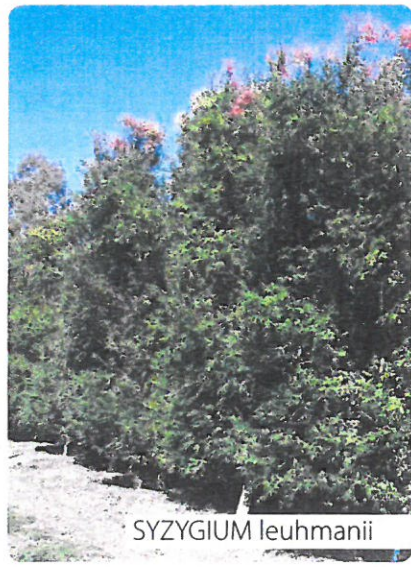
BACKHOUSIA citriodora



FRANGIPANI sp



RANDIA fitzalanii



SYZYGium leuhmanii

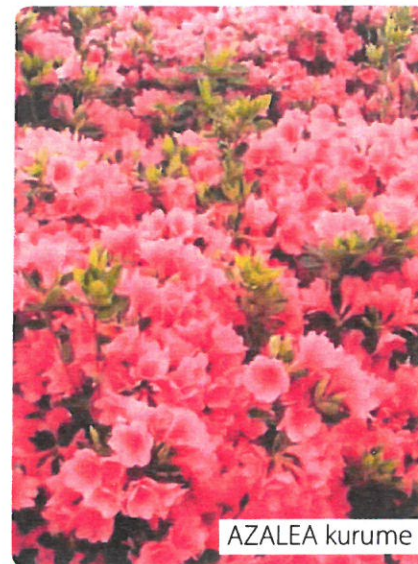
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ALLAMANDA neriifolia



ALPINIA zerumbet



AZALEA kurume



CALLISTEMON Little John



CALLISTEMON viminalis



CAMELLIA sasanqua



CODIAEUM variegatum



ALLARDI Lavendar



MELALEUCA linariifolia



METROSIDEROS Fiji Fire



PHOTINIA glabra Rubra



ROSMARINUS officinalis



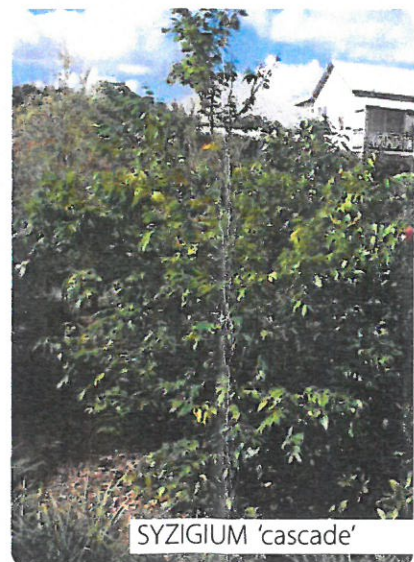
ZAMIA furfuracea



BRUNFELSIA latifolia



SYZYGIIUM Elite



SYZYGIIUM 'cascade'



CORDYLINE rubra



GARDENIA magnifica



RHAPIS excelsa

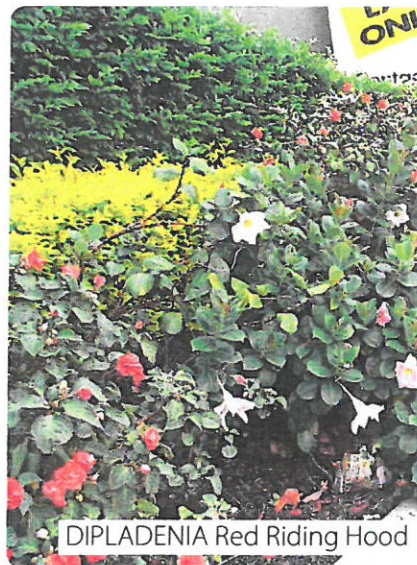
ROCKHAMPTON REGIONAL COUNCIL
These plans are approved subject to the current
conditions of approval associated with
Development Permit No. 01299-2014
Dated 09.06.2015



AGAPANTHUS praecox



ANIGOZANTHOS (kangaroo paw)



DIPLADENIA Red Riding Hood



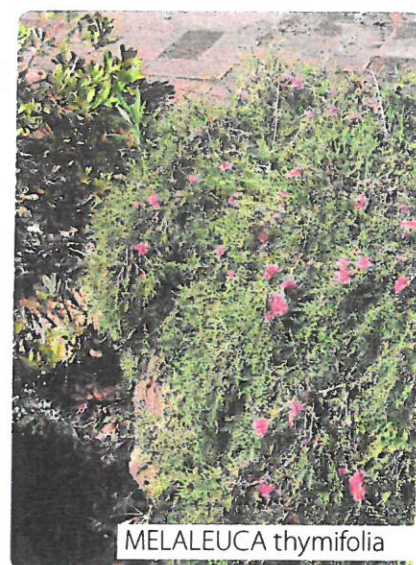
GREVILLEA Bronze Rambler



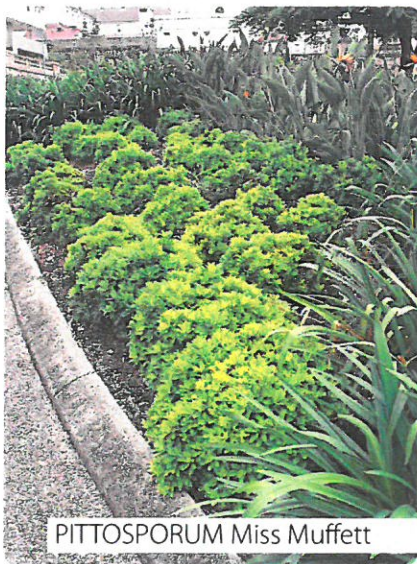
HYMENOCALLIS littoralis



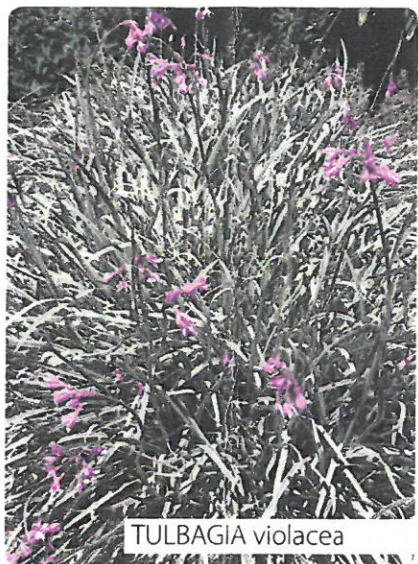
LIRIOPE Evergreen Giant



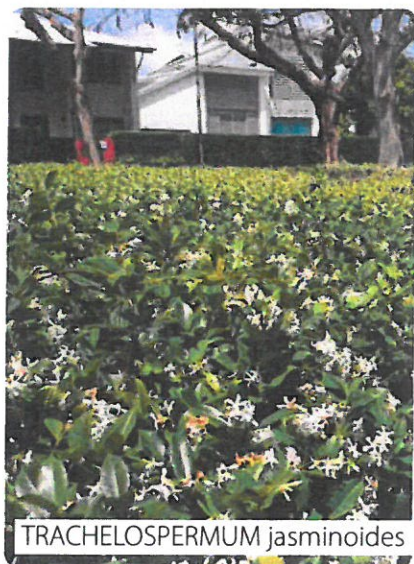
MELALEUCA thymifolia



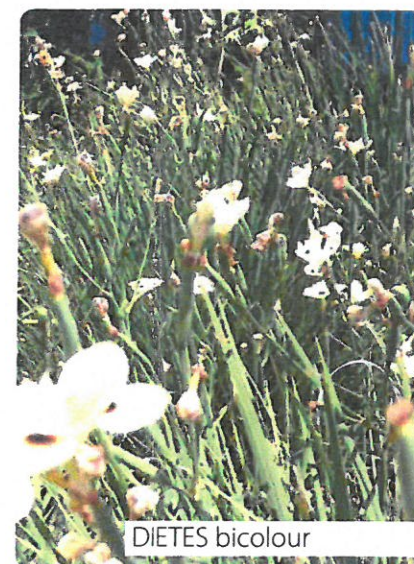
PITTOSPORUM Miss Muffett



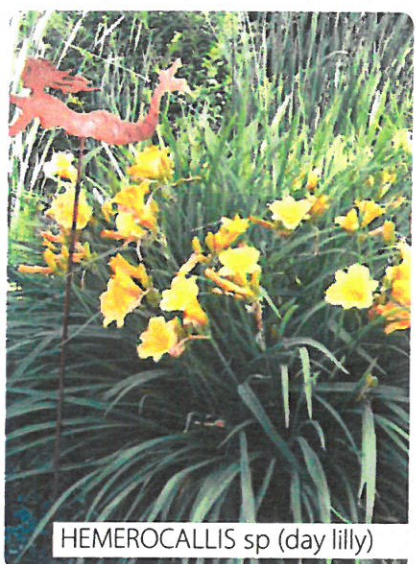
TULBAGIA violacea



TRACHELOSPERMUM jasminoides



DIETES bicolor



HEMEROCALLIS sp (day lily)



PHILODENDRON Xanadu



NANDINA domestica



MYOPORUM ellipticum