

NOTE: EDGE OF R.V. MEDIUM DENSITY ZONE TO ROBINSON HOUSE UPDATED TO REFLECT APPROVAL CONDITION 36(24.1) AND CONDITION 43 OF D.A.08-2335 AND AS PER HERITAGE AGREEMENT.

BUILT FORM:			
	FARMLETS	21	
	RESIDENTIAL	14	
	SENIORS LIVING RETIREMENT VILLAGE (RV) VILLAS	216	
	MEDIUM DENSITY	48	
	ROBINSON HOUSE ADAPTIVE REDEVELOPMENT	10	
	MORPETH HOUSE ADAPTIVE REDEVELOPMENT	0	
	OVAL PRECINCT	14	
	OTHERS	15	
	<b>TOTAL</b>	<b>338</b>	

	HIGH CARE NURSING HOME		
	RESPITE CENTRE		
	OPEN SPACE:		
	VILLAGE OPEN SPACE	11,200m <sup>2</sup>	
	RED GUM GROVE	2,250m <sup>2</sup>	
	LANDSCAPED FRINGE	1,550m <sup>2</sup>	
	CURTILAGE OPEN SPACE	237,760m <sup>2</sup>	
	<b>TOTAL OPEN SPACE</b>	<b>252,760m<sup>2</sup></b>	



ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
J	18/08/2021	UPDATE PLAN - REMOVE TEXT	RC	TC	DATUM: N/A CONTOUR INTERVAL: N/A	SCALE: 1:1500 (FULL)	

drawing title:  
**AMENDED CONCEPT PLAN**

location:  
Heritage Estate, Morpeth House  
Morpeth Road, Morpeth NSW

council: Maitland

dwg ref: MP-001

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# LANDSCAPE MASTER PLAN | L001

## CLOSEBOURNE VILLAGE

### CRITICAL SIGHTLINES & VIEW CORRIDORS

1. IMPROVE, REINFORCE AND MAINTAIN SIGNIFICANT VIEWS BETWEEN MORPETH HOUSE, MORPETH ROAD AND HUNTER RIVER
2. MAINTAIN VIEWS TO AND FROM CLOSEBOURNE HOUSE BY AVOIDING FUTURE PLANTINGS AND STRUCTURES WHICH MIGHT SCREEN THE BUILDING FROM MORPETH ROAD
3. MAINTAIN VISUAL CONNECTION BETWEEN MORPETH AND CLOSEBOURNE HOUSES. NO FUTHER DEVELOPMENT OR TREE PLANTING WITHIN VISUAL CORRIDOR
4. RETAIN A VISIBLE CONNECTION BETWEEN THE FRONT OF MORPETH HOUSE AND THE ST JAMES CHURCH TOWER
5. IMPROVE AND MAINTAIN VISUAL CONNECTION BETWEEN CLOSEBOURNE HOUSE AND ST JAMES CHURCH
6. MAINTAIN SIGNIFICANT VISUAL LINKS TO RURAL LANDSCAPE TO THE EAST
7. REINFORCE VISUAL LINK ALONG MAIN ENTRY TO MORPETH HOUSE
8. MAINTAIN SIGNIFICANT VISUAL LINKS FROM MORPETH ROAD TO CLOSEBOURNE HOUSE
9. MAINTAIN SIGNIFICANT VISUAL LINKS FROM MORPETH TOWNSHIP TO CLOSEBOURNE VILLAGE
10. MAINTAIN SIGNIFICANT VISUAL LINK FROM THE CEMETERY TO THE CLOSEBOURNE HOUSE GROUP

NOTE:  
WHEREVER POSSIBLE RETAIN ARCHAEOLOGICAL REMAINS AND EVIDENCE OF EARLIER STRUCTURES IN SITU AND IF NOT RECORD AND REMOVE IN ACCORDANCE WITH POLICIES IN CMP AND HERITAGE NSW

SEE TREE MANAGEMENT PLAN FOR GUIDELINES REGARDING THE SPECIFIC MANAGEMENT OF SIGNIFICANT TREES AND A TREE REPLACEMENT POLICY

- EXISTING MASONRY ENTRY WALLS AND SIGNAGE
- RETAIN SENSE OF OPENSACE BETWEEN MORPETH ROAD AND MORPETH HOUSE.
- EXISTING STORMWATER DETENTION FACILITY WITH PERIPHERY PLANTING TO BE MAINTAINED
- FOOTPATH CONNECTION ADJACENT ENTRY ROAD
- ENTRY AVENUE TREES TO BE SELECTED AND LOCATED TO PRESERVE VIEWS OF MORPETH HOUSE
- DEVELOPMENT FOOTPRINT OF PROPOSED RL VILLAS
- CENTRAL MEDIAN TO BE TURFED WITH HEDGING TO EDGE WITH EXTENSION OF MORPETH HOUSE TO BE PICKED UP IN BREAK IN PLANTING TO PROVIDE CONNECTION BACK TO MORPETH HOUSE
- EXISTING "FOREST REDGUMS" TO BE RETAINED AND PROTECTED
- MAINTAIN ALL SIGNIFICANT PLANTING WITHIN AND AROUND THE MORPETH HOUSE GROUP.
- STAGE 8 DA TO INCLUDE CARPARKING AND LANDSCAPING INCLUDING PEDESTRIAN PATHS AND TREE PLANTING
- WARDENS RESIDENCE  
HOBBY SHED
- VILLAGE GREEN WITH OPEN TURF AREA TO PROVIDE SPACE FOR ACTIVITIES AND MARKETS. RETAIN EXISTING BRICK AND CONCRETE COLLEGE PATHS AS ITEMS OF HISTORICAL INTERPRETATION



- SIGNAGE TO CORNER TO BE MAINTAINED
- MAINTAIN RURAL FENCE
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- EXISTING CASUARINAS THINNED TO MAINTAIN VIEWS TO CLOSEBOURNE HOUSE
- NO FURTHER DEVELOPMENT TO OCCUR IN FRONT PADDOCK WITH EXITING OPENSACE AND LANDSCAPE ELEMENTS TO BE RETAINED.
- HERITAGE INTERPRETATION WALK TO BE MAINTAINED
- CHURCH STEPS TO BE PROTECTED AND RETAINED
- BRUSHBOX AVENUE RETAINED WITH FORMAL PEDESTRIAN CONNECTION BETWEEN CHURCH AND CLOSEBOURNE HOUSE. SUCCESSION PLANTING TO BE ESTABLISHED NOW TO ENSURE AVENUE IS A PERMANENT FEATURE ON THE RIDGE IN THE FUTURE
- BUFFER PLANTING OUTSIDE LOT ALONG SOUTHERN AND EASTERN BOUNDARY OF AGED CARE TO PROVIDE SCREENING TO DEVELOPMENT FROM TANK STREET
- OVAL CAN BE USED FOR COMMUNITY EVENTS AND MARKETS. PROVIDE PLANTED NORTHERN AND WESTERN BUFFER TO DEVELOPMENT AREA TO REDUCE IMPACT. RETAIN KEY VIEWS TO THE EAST AND NORTH FROM WITHIN AND AROUND THE PRECINCT
- EXISTING DAM RETAINED AND PLANTING ASSOCIATED WITH DRAINAGE WORKS TO BE MAINTAINED
- NO FURTHER DEVELOPMENT TO TANKS STREET PADDOCK WITH EXISTING OPENSACE AND LANDSCAPE ELEMENTS TO BE RETAINED. VIEWS INTO AND OUT OF THE SITE TO BE RETAINED. MAINTAIN VEGETATED SWALES TO ENSURE SCREENING OF DEVELOPMENT FROM TANK STREET
- FARMLETS TO MAINTAIN AN OPEN RURAL CHARACTER

### LEGEND

	EXISTING BUILDINGS		EXISTING TREES TO BE REMOVED
	PROPOSED BUILDINGS		LOT BOUNDARY
	PROPOSED BUFFER PLANTING		HERITAGE INTERPRETATION WALK
	DECO GRANITE PATH		VIEWS FROM THE SITE
	EXISTING FOOTPATH		VIEWS INTO THE SITE
	EXISTING TREES TO BE RETAINED		
	PROPOSED TREE PLANTINGS AS SPECIFIED		

1 MASTER PLAN  
Scale: 1:3250

D 22/7/21 FOR ISSUE  
C 22/7/21 FOR ISSUE  
B 10/5/21 FOR ISSUE  
A 15/1/21 FINAL ISSUE

SITE:  
**MORPETH ROAD, MORPETH**

CLIENT:  
**LEND LEASE RETIREMENT LIVING PTY LTD**