

Precinct	Type of use	Existing development	Proposed development
Fox Valley	Commercial	8,000m ² housing Pacific Regional Headquarters of the SDA Church, Media Network Centre and other administrative functions	10,000m ² to maintain existing functions and allow for limited expansion of existing and/or additional functions Allowance for some new commercial up to 6,000m ² (eg. professional consulting rooms) in proposed village centre – Central Precinct.
	Residential	<p>Dwelling houses</p> <p>11</p> <p>Dual Occupancy</p> <p>1</p> <p>High density (residential flat buildings)</p> <p>6 (ladies hostel)</p>	<p>Dwelling houses</p> <p>10 in total 7 to be retained, refurbished or replaced 3 new dwelling houses proposed</p> <p>High density (residential flat building apartments)</p> <p>88 in total 22 x 1 bedroom 44 x 2 bedroom 22 x 3 bedroom</p>
Mount Pleasant	Retirement living	<p>Hostel 69 rooms</p> <p>Nursing home 27 beds</p> <p>50 aged units</p>	<p>104 bed hostel</p> <p>41 bed nursing home</p> <p>50 aged units</p>
	Residential	<p>Dwelling houses</p> <p>28</p> <p>Medium density (town houses)</p> <p>nil</p> <p>High density (residential flat buildings)</p> <p>Nil</p>	<p>Dwelling houses</p> <p>15 in total 15 to be retained, refurbished or replaced</p> <p>Medium density (town houses)</p> <p>20 in total</p> <p>High density (residential flat buildings)</p> <p>69 in total 17 x 1 bedroom 35 x 2 bedroom 17 x 3 bedroom</p>

8.4 Built Form

The built form of the proposal has been sensitively designed to reflect the constraints of the site, the existing form and surrounding context. The contemporary form has been designed to create a transition between the main hospital development and adjacent buildings in terms of scale, form and material. Great importance has been placed on allowing careful articulation and detailing of facades to create a visually impressive building form of the highest standard particularly in locations of visual prominence.

The building envelopes provide an appropriate scale when viewed from the streetscape, with a series of forms creating spaces and connectivity through legibility. Changes in level further assists in creating an interesting built form. Large landscaped areas provide a good backdrop for the building and a green outlook, further softening of the built form. Envelopes are well setback from the front and rear boundaries, providing benefits of the strong vegetation setting. The separation allows for good solar access for envelopes, and cross ventilation to habitable rooms in the development.

The maximum wall length varies from the Medium Density Residential Development DCP 48 for a number of reasons, these include:

- Size of the site and ability to provide adequate deep soil zones surrounding the building envelopes.
- The building envelopes satisfy the building form objectives specified in the DCP including creating an interface in building form between the SAN Hospital and low density residential.
- Unbroken walls of over 24m in length are common in existing buildings and are not out of character due to the campus style of development.
- To ensure building construction efficiency.
- Limitation of long walls along visually prominent locations such as along Fox Valley Road has been avoided.

An assessment of the built form, including analysis of the height, bulk, scale, density of buildings proposed and an assessment of any impacts is included in **Section 9.3** of this report .

Typical building profiles are outlined in the following images.



Figure 34 – Typology



Figure 35 – Typology



Figure 36 – Typology



Figure 37 – Typology: Villa

8.5 Building retention / demolition (heritage)

The Concept Plan involves the demolition of many buildings on site. Those to be retained or refurbished are those that are in good condition, those that are of functional use to the hospital and those of heritage significance. In relation to heritage, only one building is listed as heritage significant (the ACA Administration building on Fox Valley Road). This building is proposed to be retained. Any other building that is found to have some heritage merit is proposed to be recorded for archival storage in accordance with the heritage impact assessment at **Appendix H**.

The buildings generally intended to be retained are indicated in **Figure 38** below.

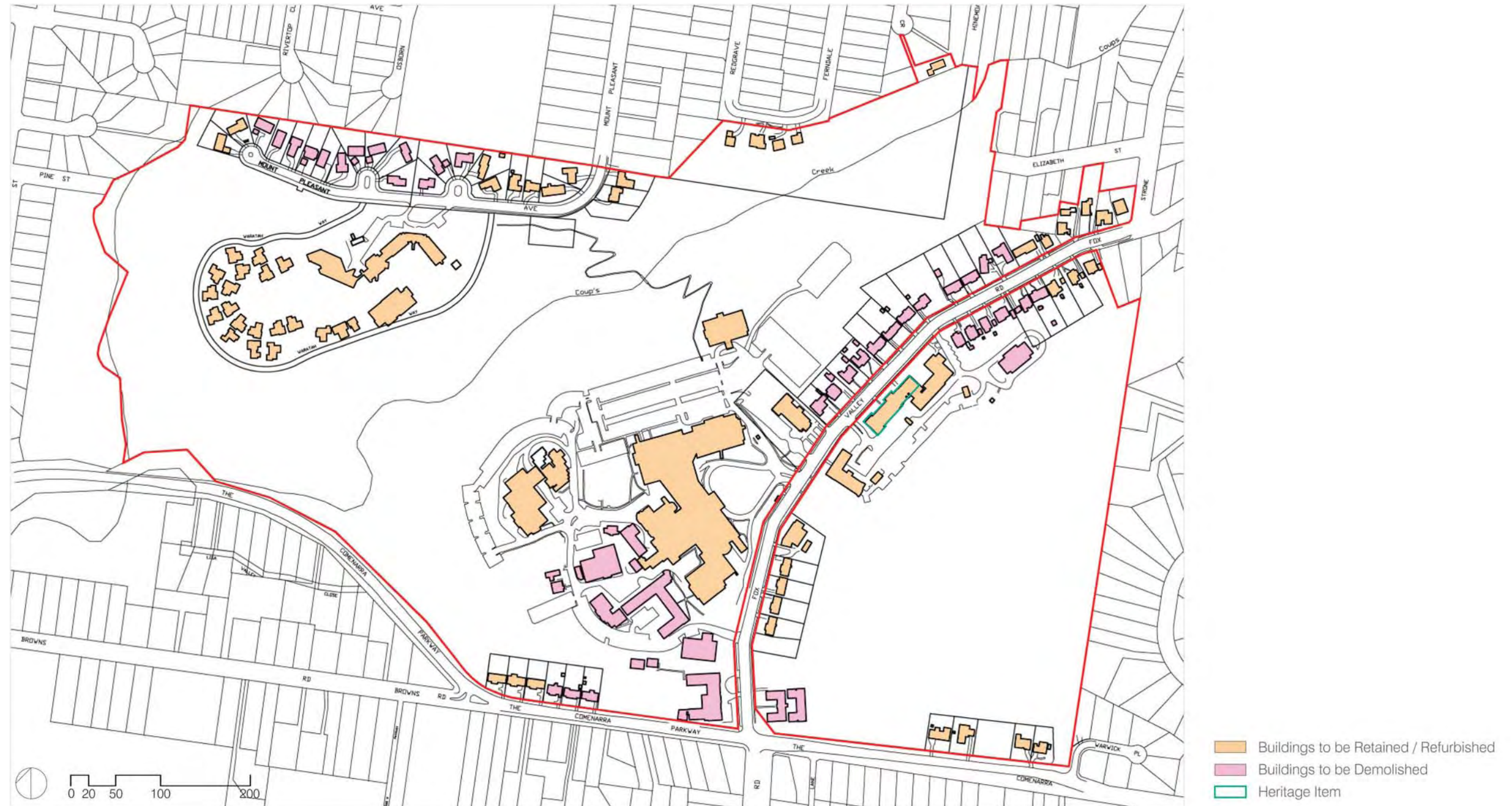


Figure 38 – Building Retention/Demolition

8.6 Landscape

The proposal features the conservation and improved management of approximately 18ha of land proposed to be zoned E2 Environmental Conservation and subject of a Vegetation Management Plan. In addition to these large tracts of land, the proposal includes the designation of a number of active and passive recreation areas that will be available to serve the living and working community of the Estate. A plan of the proposed landscaping is included in **Figure 39** below.

Further details of landscaping will accompany the proposal for development of each precinct.

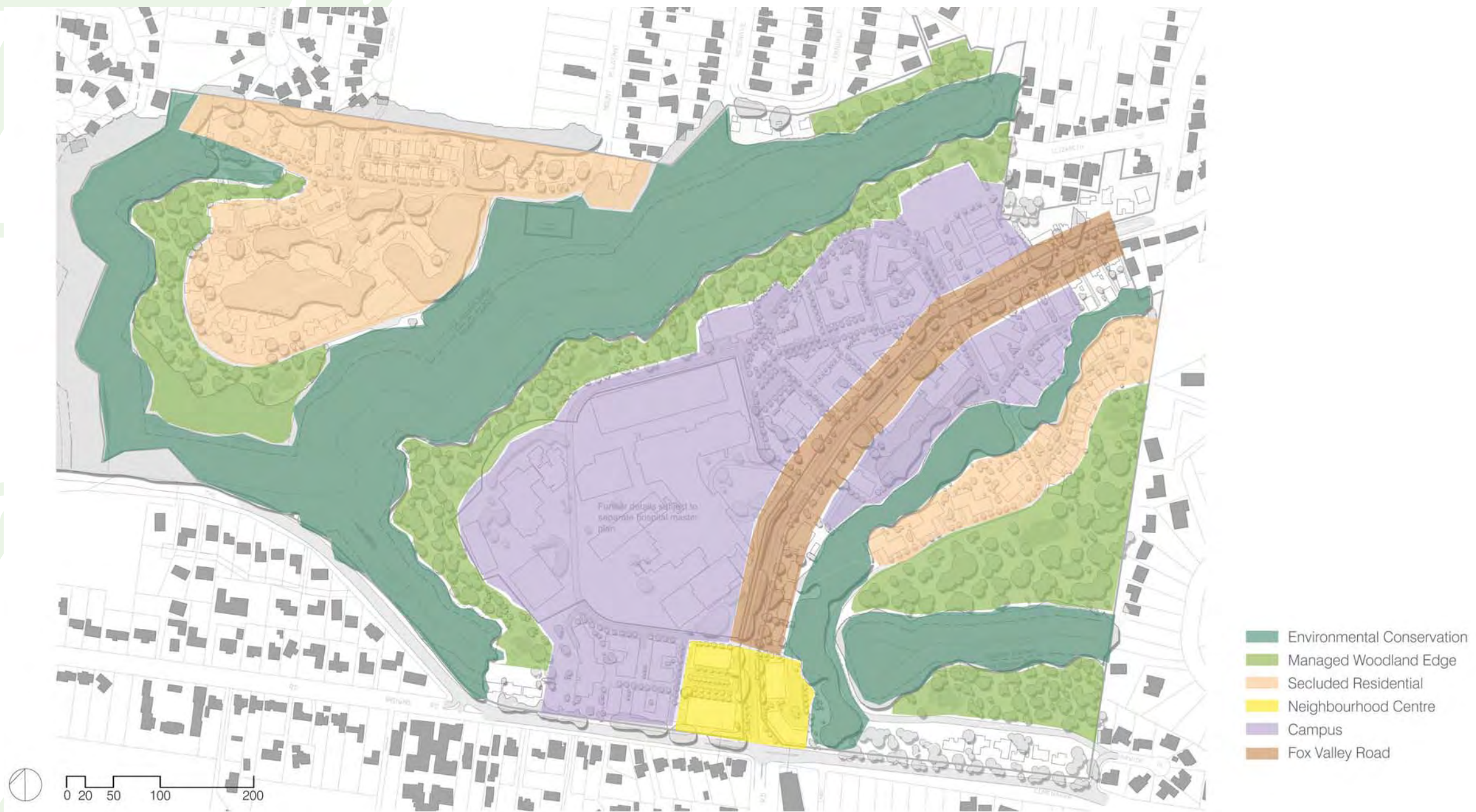
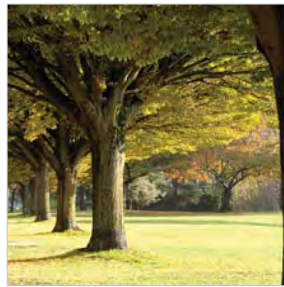


Figure 39 – Landscape Plan



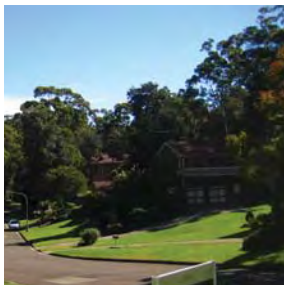
Environmental Conservation

The existing natural vegetation is to be retained to ensure the protection of an riparian buffer and provide valuable ecological corridors running through the site.



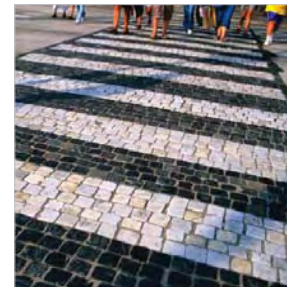
Managed Woodland Edge

Existing vegetation is managed in accordance with APZ guidelines and to create a 'parkland' edge setting to the development. Stands of retained native vegetation within open grassed areas will provide opportunity for passive recreation adjacent to the woodland areas.



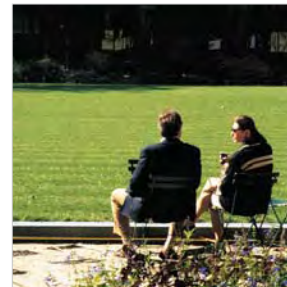
Secluded Residential

Low rise residential units within woodland and parkland settings. These areas are to be characterised by predominately soft landscape treatments, additional native street tree planting and an informal approach to pedestrian circulation.



Neighbourhood Centre

Landscape and public realm is to have an emphasis on high legibility and circulation. Bold and simple use of hard and soft landscape elements to be combined to provide a clear hierarchy of movement for pedestrian and vehicle access. Street tree planting will create shaded areas in front of shops and cafes whilst carefully selected hard landscape materials and street furniture will create a robust but attractive environment.



Campus

The landscape treatment across the this areas will help to create a 'campus' feel with high levels of pedestrian accessibility. Retention of exiting vegetation together with avenue tree planting and larger areas of open lawn will provide a strong green structure within the wider forest setting. A number of key focal spaces related to the hospital, church and residential communities will be inter-linked by a strong network of paths and cycleways placing an emphasis on pedestrian movement.



Fox Valley Road

The existing leafy character of Fox Valley Road is to be maintained with much of the existing trees retained. Where appropriate additional street tree planting will add to this. Proposed buildings will be set back from the existing road and build on the existing trend of formally landscaped frontages including hedgerow and specimen tree planting.

8.7 Precincts
 Precinct A: Mount Pleasant



Figure 40 – Precinct A: Mount Pleasant

Mount Pleasant Precinct

Existing residential and seniors living is to be retained and complemented with additional residential apartments and an expanded aged care facility.

In keeping with the more secluded feel in this location, development will be sensitively placed within the landscape, taking care to retain existing vegetation where possible and to work with the landform.

Landscaped frontages and street tree planting will ensure a 'leafy' character for the precinct with car parking to the rear or in covered garages.

Existing vegetation along the northern boundary of the site is to be retained within a landscape setback to ensure minimal disturbance to residential properties adjacent to the site.

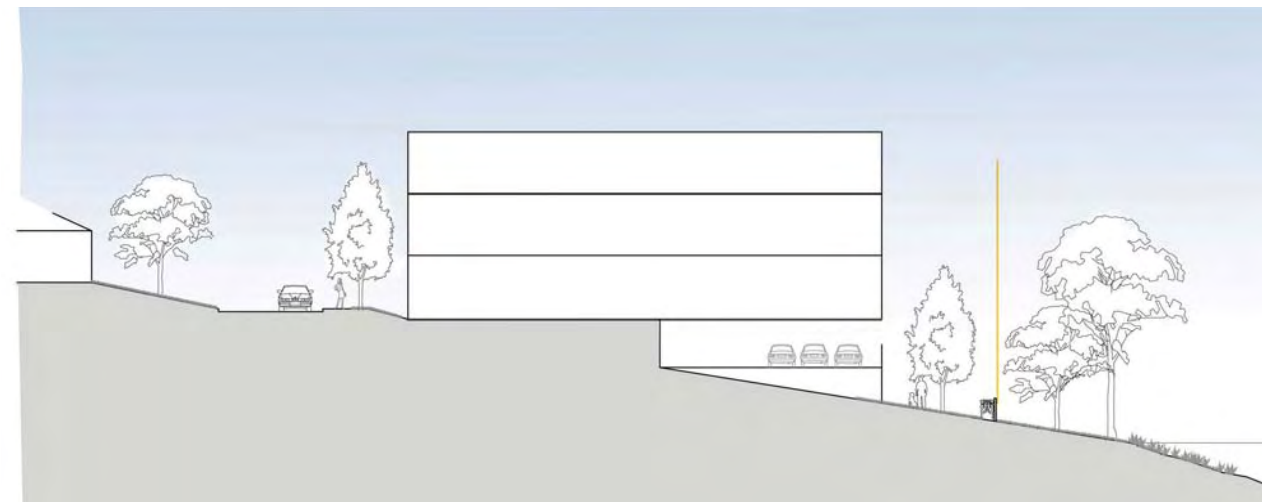


Figure 42 – Section A1



Figure 41 – Precinct A: Mount Pleasant Detail (Scale: 1:2000 @ A3)

- Landscape setback with existing vegetation retained
- Residential APZ
- Residential Villas with garage parking
- One-way access
- Potential future access to Osborne Road
- Street tree planting
- Stormwater detention basin
- Expanded aged care facility
- Woodland managed in accordance with APZ management plan

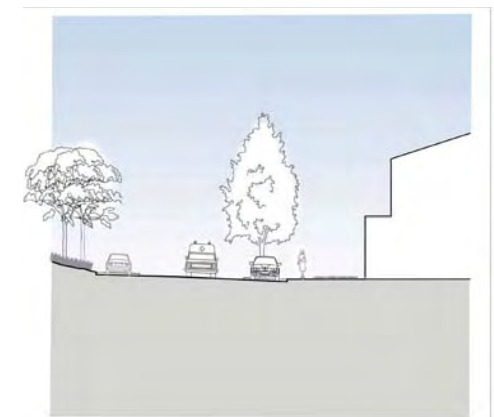


Figure 43 – Section A2

Precinct B: Central Church



Figure 44 – Precinct B: Central Church

Central Residential Precinct

A cluster of residential apartments will take advantage of close links with the hospital, church, surrounding natural landscape and good access to Fox Valley Road.

This precinct has been laid out to achieve high levels of solar access and minimal overshadowing by buildings. A central square gives an address to all the buildings and provides a focal point for the community.

Strong pedestrian linkages to surrounding streets, open space, the church and hospital precinct will help to create an active public realm whilst encourage walking within the campus.

Vehicle parking will primarily be provided underground beneath buildings. Some additional at-grade visitor parking and drop off space will be provided.

The character and treatment of the street edge along Fox Valley Road is important as it contributes to the approach to the Hospital. Additionally the relationship between the proposed residential flat buildings and the heritage ACA building is also important.

The building envelopes of the buildings along Fox Valley Road have been designed to create spaces between building mass to enable plantings and to break up the built form so to not be as dominating along Fox Valley Road. Height limits allow a stepping down of the proposed residential buildings towards the road. The buildings also form an edge to the pedestrian pathway and courtyard in the centre of the residential buildings shown in the detail below.



- Woodland managed in accordance with APZ management plan
- Open lawn areas for passive recreation
- Vehicular access to subterranean parking
- One-way access
- At grade car parking
- Central pedestrian avenue link
- Central square as focal point for the residential community
- Existing tree planting along Fox Valley Road retained
- Residential courtyard breaking up built form along Fox Valley Road
- New tree planting to Fox Valley Road
- At grade car parking
- Potential location for play area

Figure 45 – Precinct B: Central Church Detail (Scale: 1:2000 @ A3)



Figure 46 – Artists impression looking south west from Fox Valley Road



Figure 47 –Artists impression of the central square