Precinct CSB Expansion







Part Part 3A Landscape Design Proposals Scale 1:250 @ A1

Stage 1 Works

Scope and Existing Site

The Stage 1A building precinct includes the New CSB Expansion, and the initial New Carpark Structure (but not the adjacent new podium arrival structure). The area of influence for these buildings is the tennis court area, and surrounds. There are 3 young Jacaranda trees (Jacaranda mimosifolia), and 5 Cocus Palms (ARECASTRUM romanzoffianum) required to be removed to allow the work.

There are three on-grade parking areas included in the Stage 1A works, that are widely distributed across the site, a large part of which is temporary carparking provision to offset parking areas to be lost in the vicinity of the construction of the New Carpark Structure noted above. The Stage 1A on-grade Carparks are:

- Approx. 258 cars in the large open space to the east of the main site, in open lawn, with impact limited to minor grading, surfacing and security lighting;
- Separate 46, and 40 car (approx) carpark areas in two bays in the far western part of the site, adjoining existing on-grade parking areas. Impact in this area is removal of approximately 6 existing trees, with offset tree planting in adjacent areas;
- Rearrangement of the existing northern carpark and the associated roadway, being on the area north of the proposed multi-deck carpark.

The Brief

For the New CSB, there is two phases, being Stage 1A and 1B. Stage 1A occupies approximately one third of the total new CSB building area, and Stage 1B completes the remaining area of this proposed building, including providing a courtyard space on the NW corner. For Stage 1A, the courtyard area is larger, including almost all of the NSW CSB Stage 1B building area, requiring a temporary landscape treatment that includes the Stage 1B final courtyard. Stage 1B then involves removal of the temporary landscape area, and final configuration of the courtyard, and other minor landscape to the perimeter of the CSB building.

Landscape Design Proposals

The Stage 1B final courtyard configuration is to create a paved and landscaped space for recuperation, relaxation and respite for patients, staff and visitors. The north facing space will receive afternoon sunshine, with a pergola being provided to provide shade for part of the space. The design provides for bench seating, and allows a location for relocation of a memorial element from the Jacaranda Lodge gardens adjacent at a future time. Pathway connectivity is required in three directions, into the building; to Jacaranda Lodge and further west; and to the north to both the Loggia along the northern façade of the CSB, as well to north towards the open space along the edge of the bushland. Most significantly the design introduces a pedestrian pathway directly linking the new courtyard gardens of the CSB Expansion with the newly relocated Historical Museum and existing memorial fountain.

Design considerations for the Stage 1 courtyard have included access; function and amenity; safety and comfort; soil and other provision for landscape; lighting and drainage; and interpretive opportunities to reflect the history of the site. The climbers and pergola design, and the 'temporary' grid planting of small trees, reflect the vineyard and orchard that existed in this part of the site.

The Stage 1A on-grade carpark areas to the east are to simply include lawn to adjacent areas. The carpark area to the north will include massed native shrubs in the available planting zones, and in the area below the adjacent access road so that the road is suitably visually integrated into the general bushland setting. Where the existing detention basin is reformed, then lawn will be reinstated to match the existing finish. For the western Stage 1A on-grade parking areas there will be offset tree planting for trees proposed removed, and areas of lawn and minor mass planting to integrate the carpark into the setting to match the treatment of adjacent carpark areas.

Landscaping to the northern side of the new carpark structure is limited in terms of bushfire safety requirement to minimize tree planting. Small to medium shrubs in mass planting areas will integrate the structure with adjacent carpark areas. Future adjoining works will in time provide opportunity on the southern and eastern ends of the carpark structure. This will include planters for large trees and massed shrubs, and climbers to create a 'green wall' effect for a significant portion of the southern façade.

Landscape Design Considerations

The design proposals for Stage 1 have been prepared in conjunction with this Part 3A Approval Application, including extensive consideration has been given to the normal Development Application requirements and codes of Council and other authorities, but also to the DG Requirements and associated comments and input from Stakeholders. We believe that the landscape design proposals, read in conjunction with the project team submissions, suitably address the approvals requirements and lodgement content as required for Part 3A approval consideration. Further, we hold that Stage 1 proposals suitably integrate with the overall scheme, and consider the interim circumstances of staging.

Landscape Impacts

The new CSB Building extension is relatively discrete in terms of it's siting on the overall site. The built form will generally extend the existing building fabric in a westerly direction. There is also relatively little impact on the landscape, with a few small to medium trees and palms to be removed, and offset planting generally to be

The new carpark structure will have substantial impact on the existing landscape, requiring removal of a considerable number of low, medium and relatively high quality trees in the existing on-grade carpark (refer to Arborist Report of Treescan P/L for documentation and assessment of this vegetation). The new built form is large but relatively discrete in terms of limited views from population areas external to the site. The carpark structure will provide an essential new functional element for the hospital, and for this reason it is considered that it's functional value to the hospital justifies it's presence on this part of the site. Future stages will allow for landscaping to the eastern and southern facades that will significantly 'beautify' the building, and integrate it as an integral component of the new hospital entry precinct.

Conclusion

The landscape proposals provide an appropriate setting and treatment to the carpark areas, and an appropriate high quality courtyard and setting for the CSB Buildings. The Specification Notes and indicative details provided on the plan suitably define the design proposals, extent of works and methods for approval consideration. We believe the proposals and documents are suitable for consideration and approval by the Department.







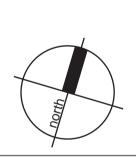




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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

Α	FOR REVIEW AND COMMENT	DB	RS	12.07.10
sue	Revision Description	Drawn	Check	Date



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SITE IMAGE

PART 3A APPLICATION

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Scale: 1:250 @ A1 Date: 12.07.2010

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