

GOVERNMENT ARCHITECT NEW SOUTH WALES

10 March 2020

Christine Kelly
Suite 2.14, 55 Miller Street
Pyrmont NSW 2009

President Private Hospital
State Design Review Panel – Session 3
REV: Additional Landscape Advice

Dear Christine,

Thank you for the opportunity to review the above project. Please find below a summary of advice and recommendations arising from the design review session held on Wednesday 26 February 2020.

Please note that this letter of advice relating to the SDRP will be distributed to the meeting attendees.

The panel was encouraged by the design development of the proposal which responded to many of the issues raised in SDRP 02.

Please note the following comments and recommendations:

Circulation

The main entry and secondary entries into the hospital have greatly improved over the 3 SDRP sessions. The introduction of the café to the main entry off Hotham Road, the proposed park and open space amenity adjacent to this entry and the secondary entries off President Ave will all assist with site navigation and clarifying public access into the campus.

Wayfinding through the proposed buildings has improved significantly and could be further strengthened by capitalising on the potential for internal courtyards to become place indicators. Distinctive colour, finish, furniture and plant selection can support this approach.

Wayfinding must be clear for everyone: staff, visitors, and patients – bearing in mind many visitors will come under duress and will be unfamiliar with the facility.

Vehicle access to the site has improved through re distribution of parking and rationalisation of driveways; relocation of the loading dock to the northern car park and away from patient rooms, as discussed at the end of the meeting, is supported.

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Landscape

The landscape design for the site has also developed since the first SDRP. The introduction of internal and external courtyards will greatly benefit the hospital's amenity and atmosphere. The diversity of landscaped with a variety of scales and treatments areas is commended. Large canopy trees proposed near boundaries are encouraged, particularly in the Mental Health Courtyard and along President Ave to assist with screening and creating a landscape identity for the development when viewed from President Avenue.

The internal courtyards should be made accessible for staff and patients with appropriate amenity provided. The opportunity for all courtyards to have their own unique character will help with wayfinding as noted above. Include a variety of pot sizes in initial plantings to ensure some established shade trees are present at occupation. Providing conditions for one significant tree per courtyard to thrive is essential to the success of these spaces.

All planting and surface treatments must consider WSUD principles.

The latest landscape plans show removal of the tall Hoop Pine in Hotham House Park.

Retention of existing trees appears in SDRP 01 and 02 advice letters and specific discussion around retention of the Araucaria took place in those sessions. The landscape plans at SDRP 02 showed the tree as retained with seating around the base of the trunk providing a focus in the Hotham House Park space. This approach was supported.

Although we neglected to discuss it in SDRP 03, I am writing to request that you provide reasoning behind proposing the tree's removal now.

While we acknowledge the tree post-dates Hotham House it's the panel's position, assuming the tree is healthy, that it is significant and has landmark qualities and must be retained.

Heritage

Integrating heritage interpretation elements into Hotham House Park is supported - the re-use of sandstone foundations and recycled materials from the house within this space should be further explored in detail design. Engaging with a heritage design consultant may be beneficial at this stage.

Built form

The reduction in bulk of the building adjacent to neighbouring properties on Bidural Ave is positive. There is an opportunity to further break up the bulk of the building with minimal change to its proposed form, using available façade treatments within your proposed system's palette. Different colours and

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reflectivity options will help demarcate programmed spaces and reduce the overall appearance of volume.

The voids to the carpark envelope visible from President Ave should be screened to mitigate headlight and lighting glare. A permeable treatment such as hit and miss brickwork may achieve this while remaining consistent with the proposed façade design.

The treatment of roof surfaces in areas seen from patient room windows and neighbouring properties must be considered for glare as well as appearance.

ESD

Water harvesting, renewable energy sources, passive design strategies such as solar protection of openings must be addressed in the detailed design.

We trust this information is helpful and look forward to seeing the proposal as it develops. There is no need for further SDRP meetings; GANSW will have an opportunity to comment at EIS and RTS stages.

Sincerely



Rory Toomey
Principal Design Excellence

Meeting Attendees:

Stephen Phillips	Imagescape Design Studios
Christine Kelly	Imagescape Design Studios
David Vago	Habit8
Rowanne O'Mullane	President Private Hospital
John Simpson	President Private Hospital
Caleb Ball	DPIE

Panel:

Ingrid Mather
Richard Nugent

Chair:

Rory Toomey

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