

ALEXANDRIA HEALTH CENTRE

28-32 BOURKE ROAD, ALEXANDRIA, NSW

Landscape SSDA Report

OCTOBER 2022



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INTRODUCTION

Landscape Strategy

This package has been developed to provide a landscape concept envelope and reference scheme for 28-32 Bourke Road. The detailed design is subject to further refinement as part of a design competition. The landscape design is currently high level and indicative, this seeks to only guide the strategy for future development.

The site is characterised by an existing one storey industrial buildings and large established trees along Bourke Road. As Alexandria develops it is becoming a precinct that incorporates a varied range of uses, including health, technology and education.

Two mature Broad-leaved Paperbarks (*Melaleuca quinquenervia*) and a young Brush Box (*Lophostemon confertus*) are located within the existing verge in front of the site. The tree to the south (Paperbark) is proposed to be removed to facilitate the access road into the new development, in accordance with Council’s laneway design. To mitigate the loss of this tree 4 x new trees will be proposed along the site frontage within the deep soil zone (for example native quandongs *Elaeocarpus eumundi*). This strategy will help increase shade along the street, improving comfort levels on site and softening the front facade of the building. The tree selection should provide habitat for and attract nectar and seed-eating birds. Should the demolition/construction work result in any further loss of existing trees on site (for example Tree 2 - refer to landscape concept plan) these should be replaced with a mature tree planting of the same species in the same location. Lower level planting should also be utilised to soften the building frontage as well as benefit the urban ecology through selecting natives and providing habitat for small birds, insects and other animals. The softscape areas should also assist with onsite infiltration of stormwater. Seating space should be provided adjacent the arrival space, to provide a shaded, green retreat for visitors to rest.

Through design, the landscape to the street frontage and upper levels should look to promote the connection between nature and people. By creating healing gardens and therapeutic landscapes we can address the mental, physical, emotional and spiritual needs of those using the facility. Utilising aspects of nature throughout the design will help visitors, patients and staff connect with the healing and stress reducing qualities of nature. This should be explored through the use of materials and views to nature and the outdoors (such as the gardens on site and landscape and sky beyond).

The local active transport infrastructure of the separated cycleway along Bourke Street extends into this site with end of trip facilities provided within the building, promoting healthy and active living in line with Greener Places design framework.

As part of this report the following documents were reviewed:

- City of Sydney’s Public Domain Manual,
- Sydney Streets Code 2021
- Sydney Street Tree Masterplan
- Sydney Streets Technical Specification
- Inclusive and Accessible Public Domain Policy and Guidelines
- Sydney Lights: Public Domain Design Code.
- Greener Place

Development Description

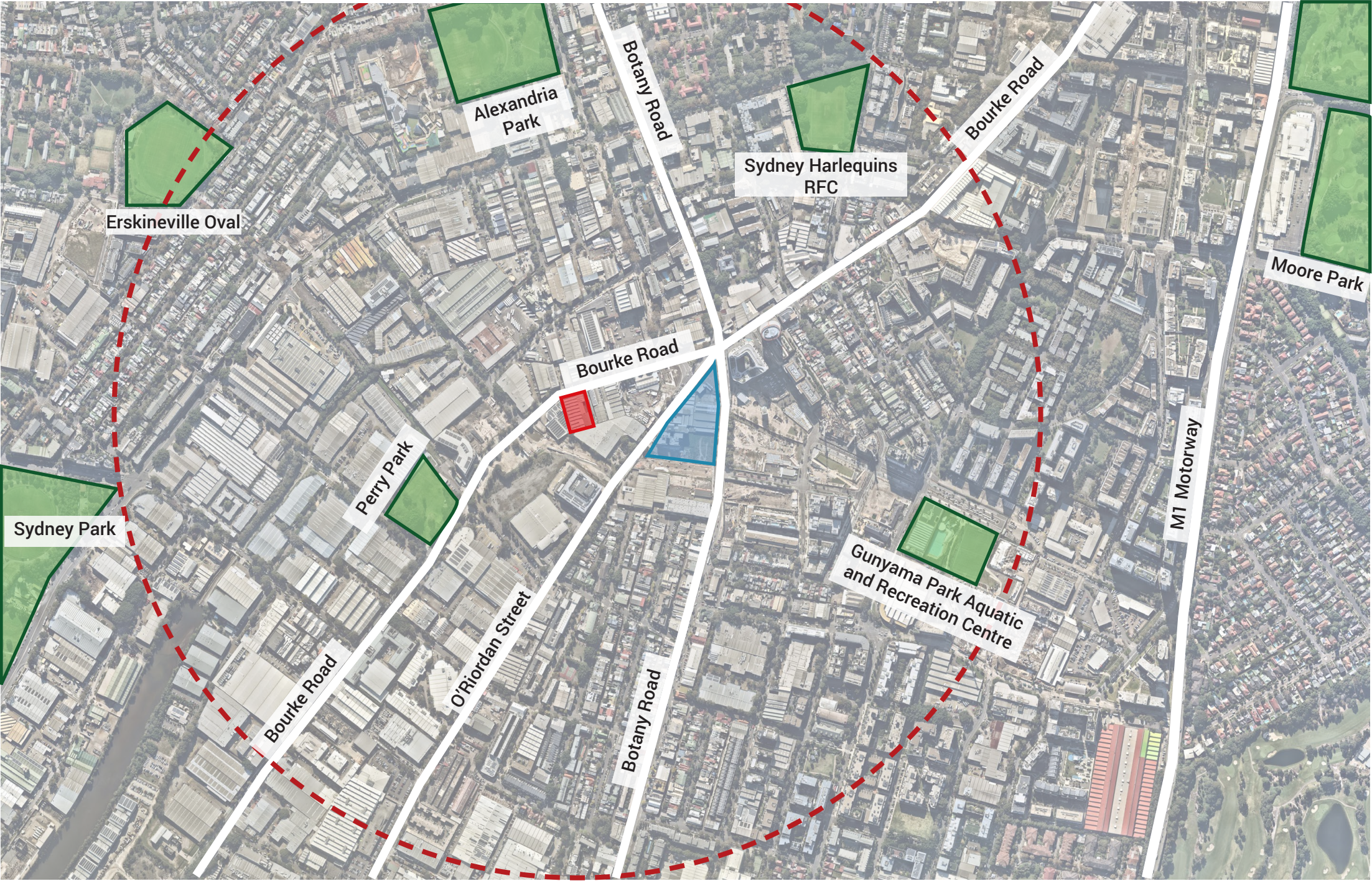
Development consent is sought for a concept proposal for the ‘Alexandria Health Centre’ comprising medical centre uses and anchored by a mental health hospital. Specifically, the application seeks concept approval for:

- In principle arrangements for the demolition of existing structures on the site and excavation to accommodate a single level of basement car parking (partially below ground level).
- A building envelope to a maximum height of 45 m (RL 53.41) (including architectural roof features and building plant). The podium will have a maximum height of RL 28.41.
- A maximum gross floor area of 11,442.20 sqm, which equates to a maximum FSR of 3.85:1. The total FSR will comprise a base FSR of 2:1, a community infrastructure bonus FSR of 1.5:1 and a 10% design excellence bonus FSR (subject to a competitive design alternatives process).
- Indicative use of the building as follows:
 - Mental health hospital at levels 5-7.
 - Medical centre uses at levels 1-4; and
 - Ground level reception/lobby and pharmacy.
- Principles for future vehicular ingress and egress from Bourke Road along the site’s western frontage.
- Subject to agreement on a public benefit offer submitted with this application, the proposal includes the indicative dedication of the following land to Council as envisaged by the Draft Sydney Development Control Plan 2012 – Southern Enterprise Area Amendment (Draft DCP):
 - A 2.4m wide strip of land along the site’s frontage to Bourke Road for the purpose of footpath widening
 - A 3m wide lane along the site’s western boundary contributing towards a 6m wide lane (it is noted that the concept proposal will allocate an additional 3 m strip of land within the site along the western boundary to enable two-way vehicle movement into and out of the site).
 - 3m wide lane along the site’s southern boundary, contributing towards a 9m wide lane.

Existing Site Images

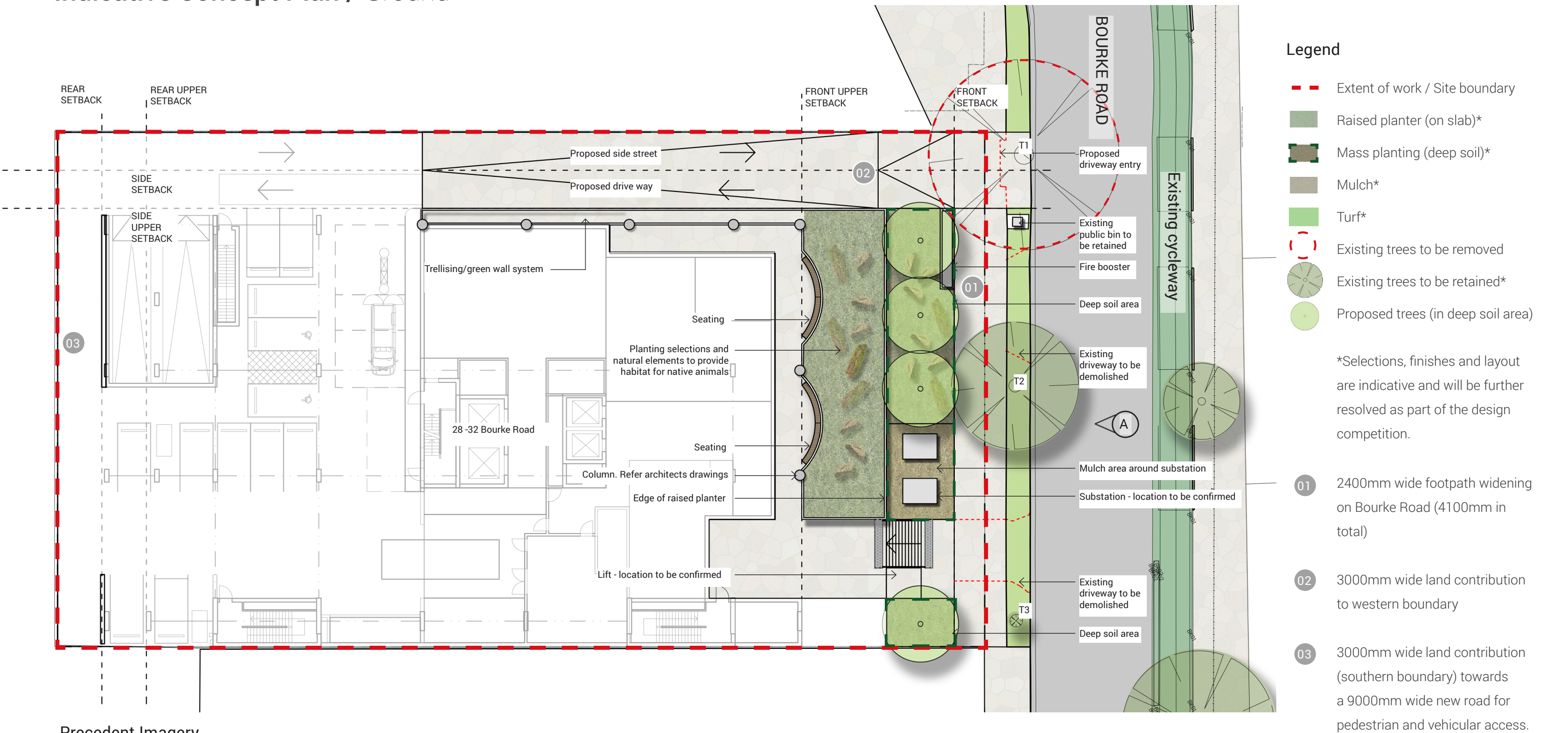


CONTEXT PLAN

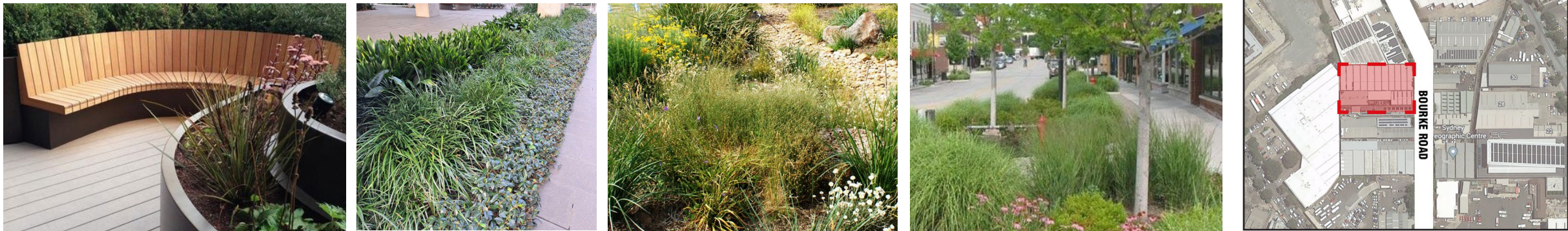


- Legend
- Site location
 - 1km radius distance from site
 - Green Square Station
 - Public green space
 - Main roads

Indicative Concept Plan / Ground

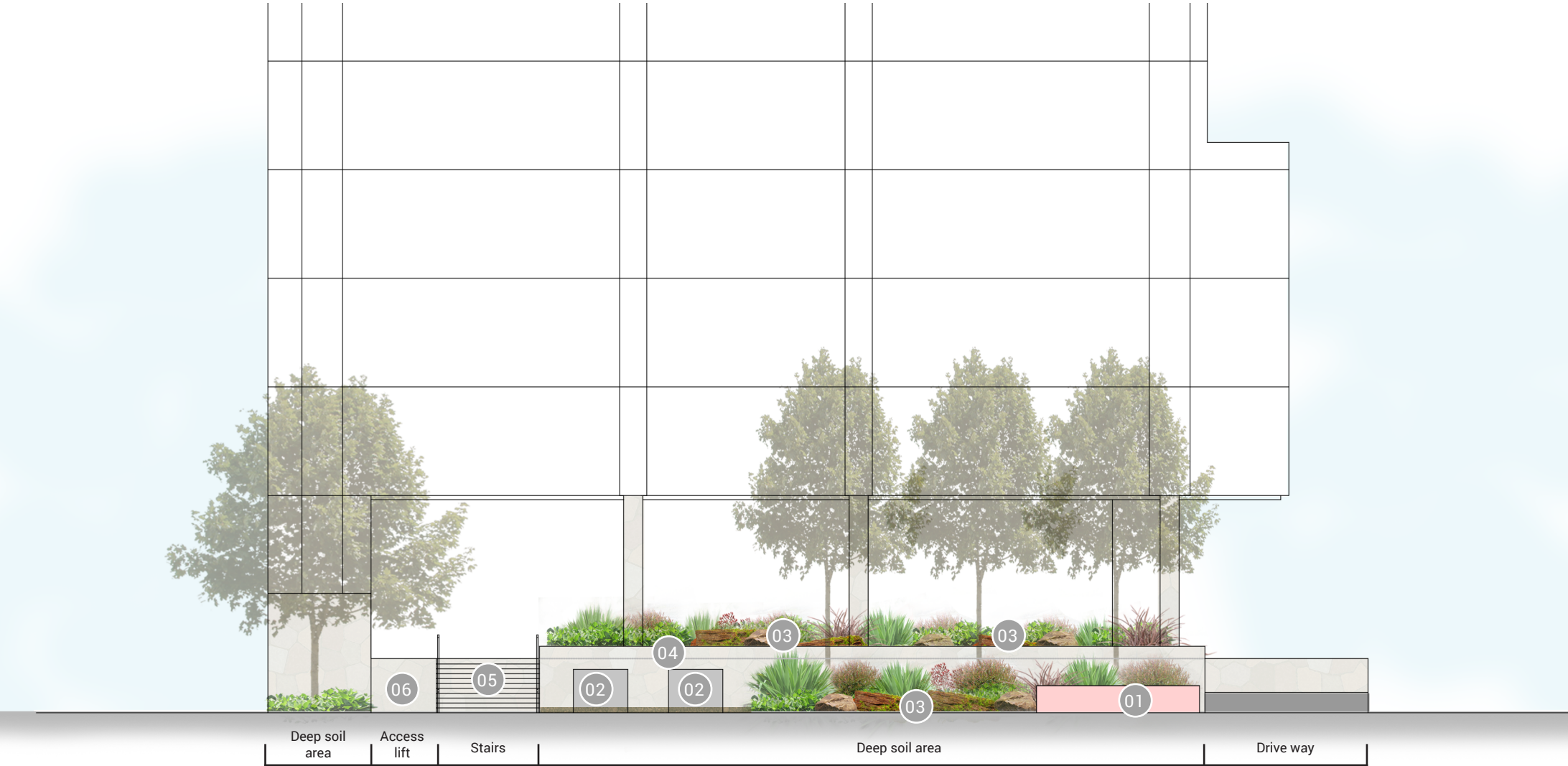


Precedent Imagery



KEY PLAN

Indicative Elevation A / Ground



Legend

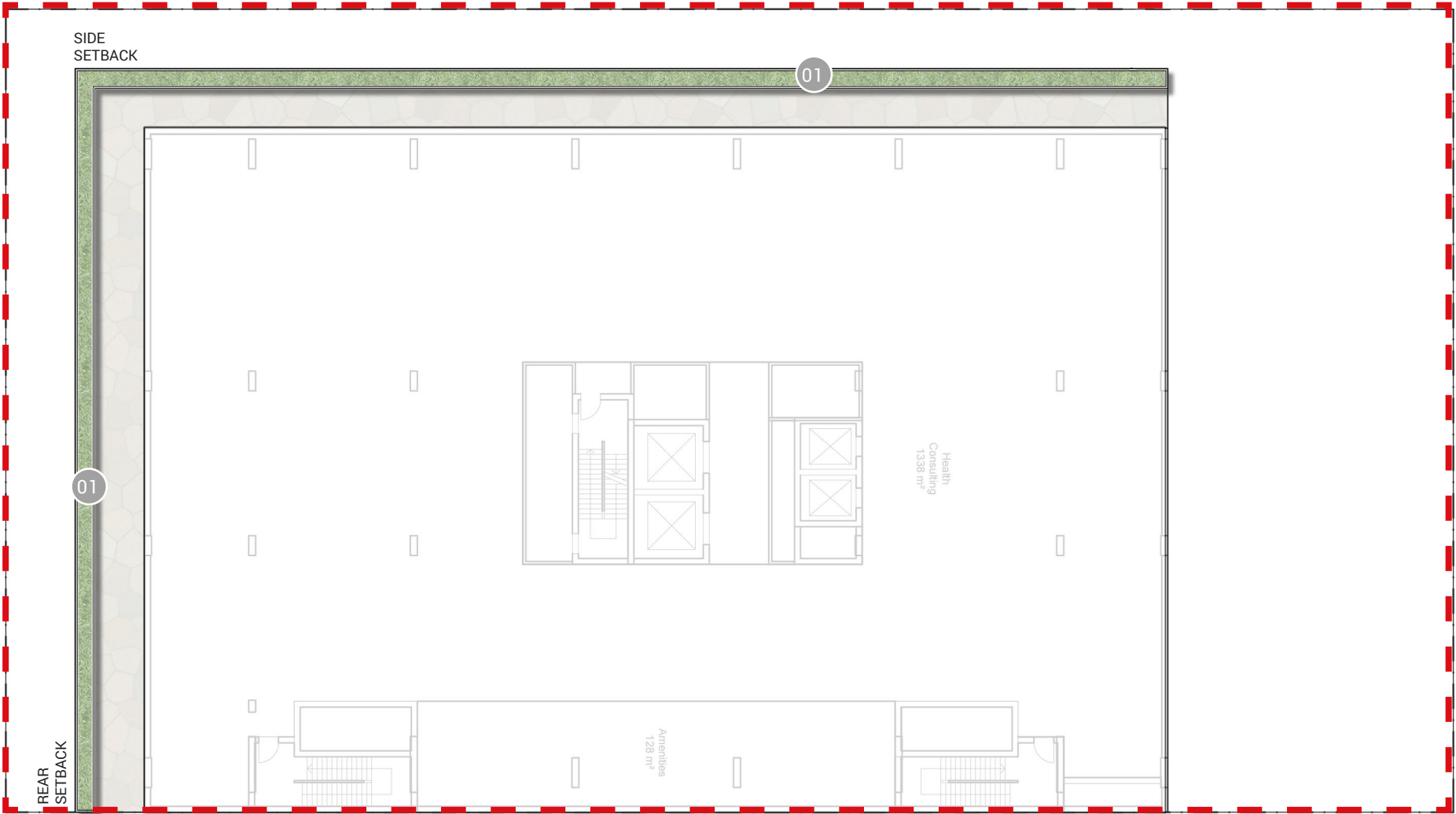
- 01 Fire Booster (location to be confirmed)*
- 02 Substation (location to be confirmed)*
- 03 Natural materials and planting selections to provide habitat for native animals
- 04 Planter (on slab)*
- 05 Access stairs (location to be confirmed)*
- 06 Access lift (location to be confirmed)*

*Selections, finishes and layout are indicative and will be further resolved as part of the design competition.

Indicative Concept Plan / Level 04

- Legend
- Extent of work / Site boundary
- 01

Planters (min.1000mm high)

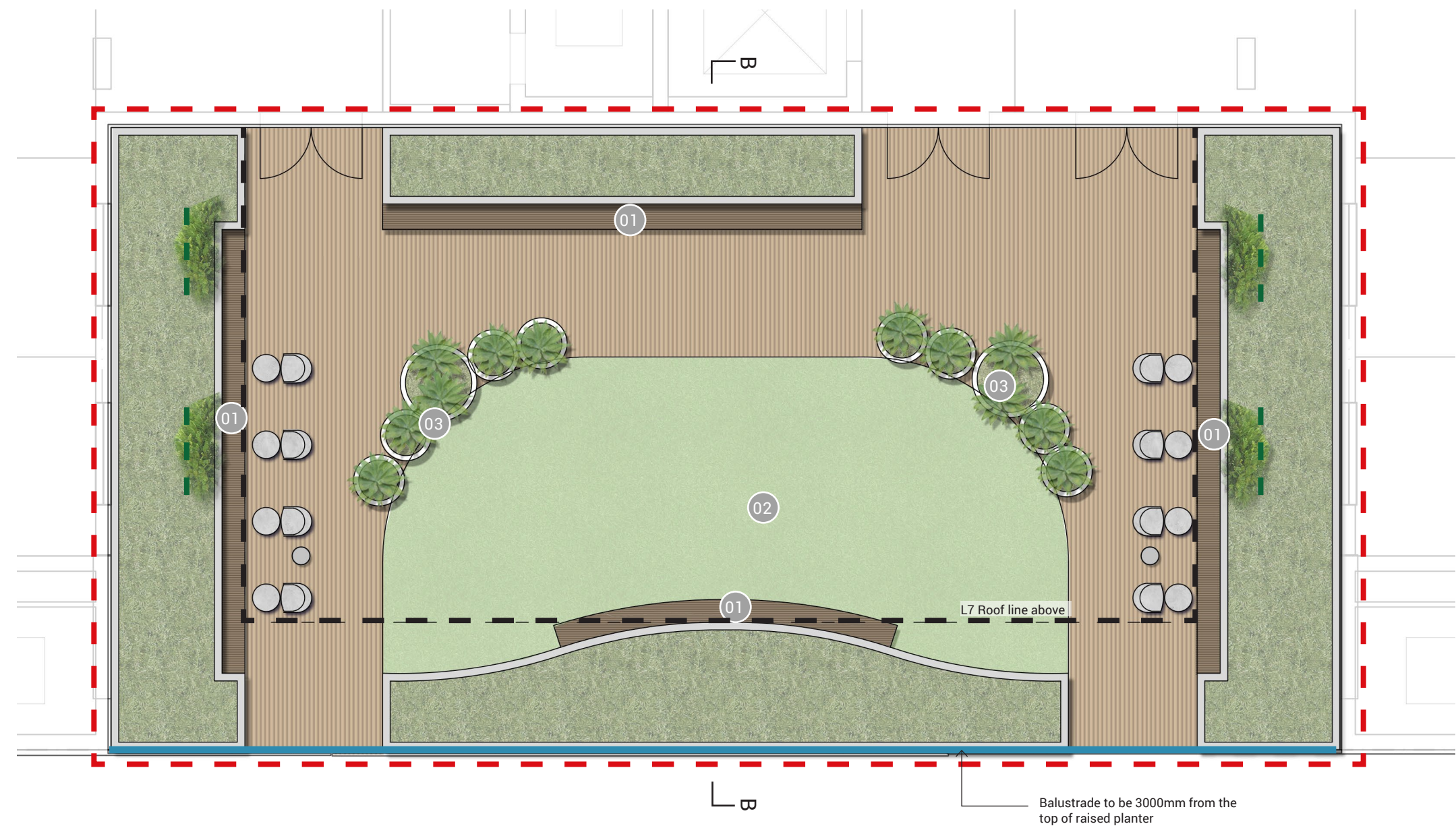


Precedent Imagery

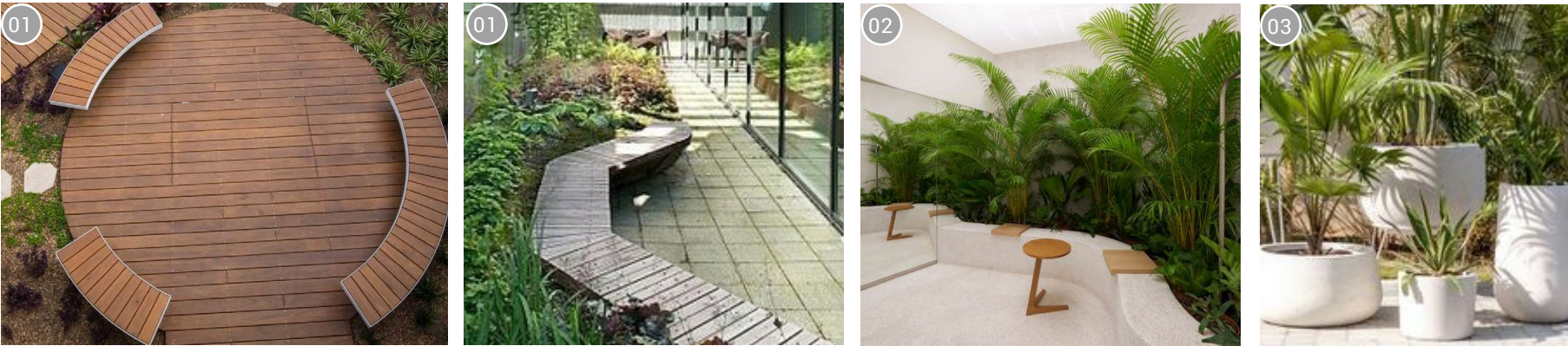


Note: Selections, finishes and layout are indicative and will be further resolved as part of the design competition.

Indicative Concept Plan / Level 06 - Courtyard



Precedent Imagery



Indicative Section B / Level 06 - Courtyard



- Legend**
- 01 3m Balustrade (Refer architect drawings)*
 - 02 Exercise area/ flexible space*
 - 03 Pot planters*
 - 04 Seating*
 - 05 Vertical trellis/green wall to screen adjacent rooms*

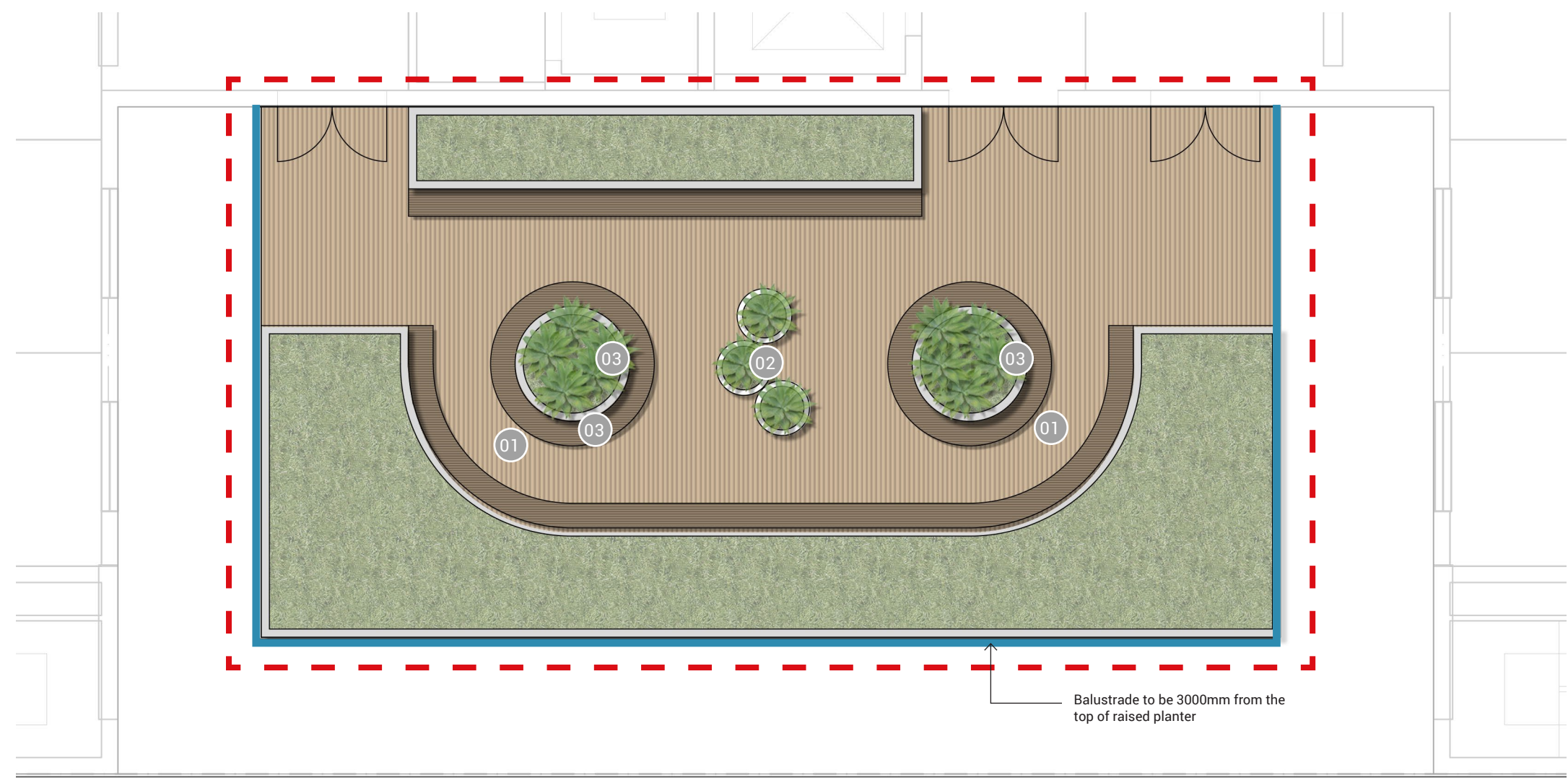
*Selections, finishes and layout are indicative and will be further resolved as part of the design competition.

Note: Natural material will be specified. Synthetic surface materials to be avoided.

Precedent Imagery



Indicative Concept Plan / Level 07 - Courtyard



- Legend**
- Extent of works
 - Level 7 roof line
 - 3m Balustrade (Refer architect drawings)*
 - Mass planting in raised planter*
 - Decking*
 - Seating*
 - 01 Dining / rest area*
 - 02 Pot plants*
 - 03 Large planter with integrated seating*

*Selections, finishes and layout are indicative and will be further resolved as part of the design competition.

Note: Natural material will be specified. Synthetic surface materials to be avoided.

Precedent Imagery



Planting Look and Feel

The below selection of planting including mixed native plants (90% of selection), The plants will provide shade, screening, also habitat for small birds, insects and other animals. The softscape areas will assist with on-site infiltration of stormwater. The planting selection to meet City of Sydney requirements.

STREET FRONT PLANTING



PLANTERS ON UPPER LEVELS



POT PLANTERS



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