

# ALEXANDRIA HEALTH CENTRE

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State Significant Development Application

June 2024

# Contents

## Acknowledgment of Country

In the spirit of reconciliation Place Design Group acknowledges the Traditional Custodians of this area, the Gadigal people, who have cared for this land since time immemorial. We pay our respect to their elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today.



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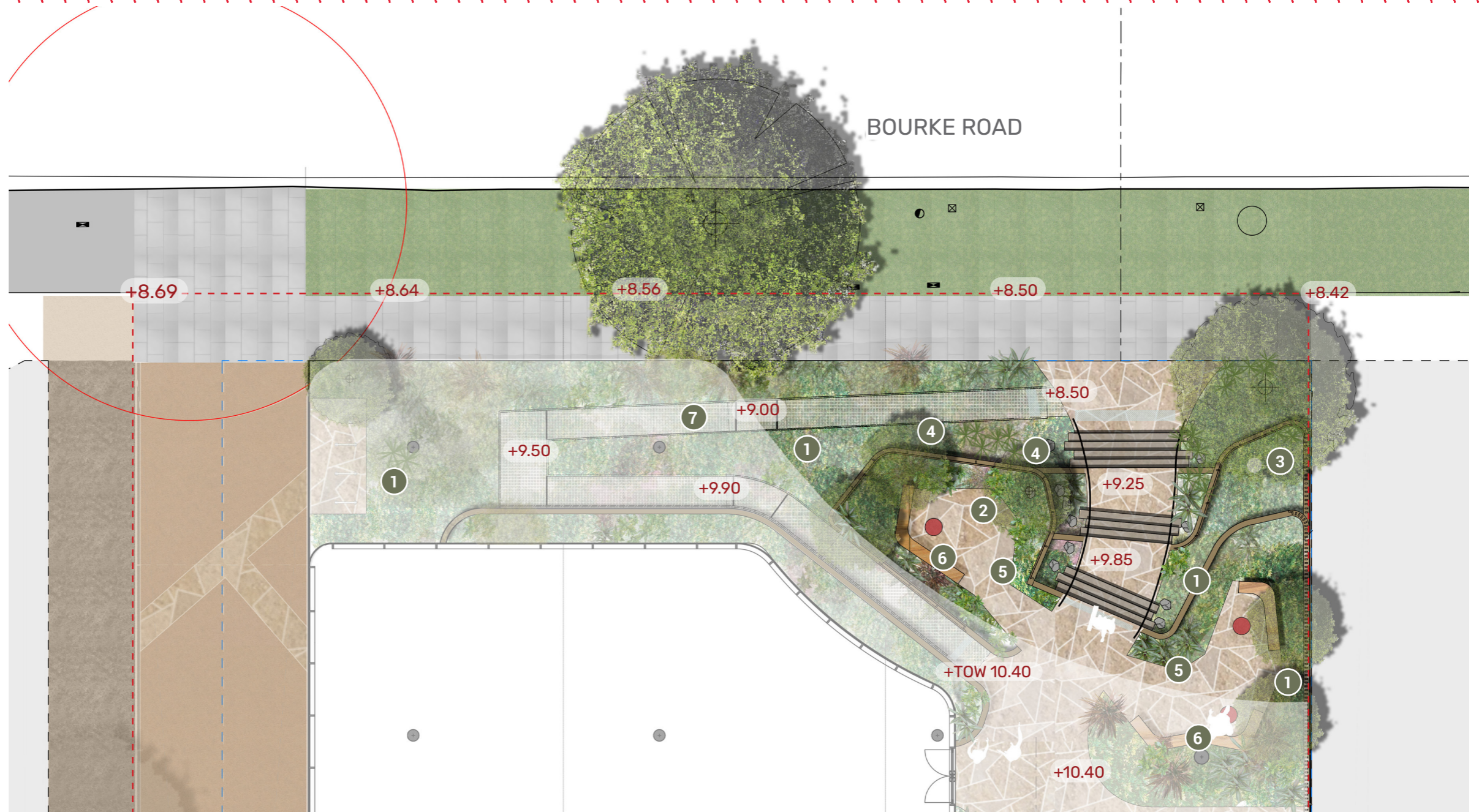
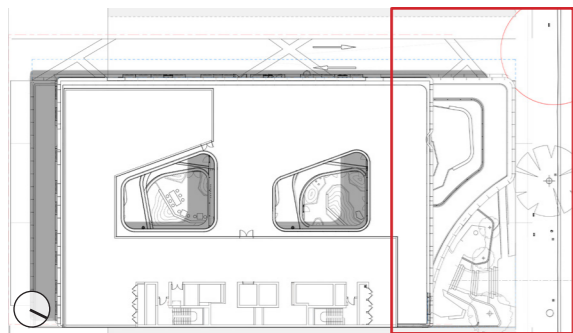
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# Ground Floor / ENTRY

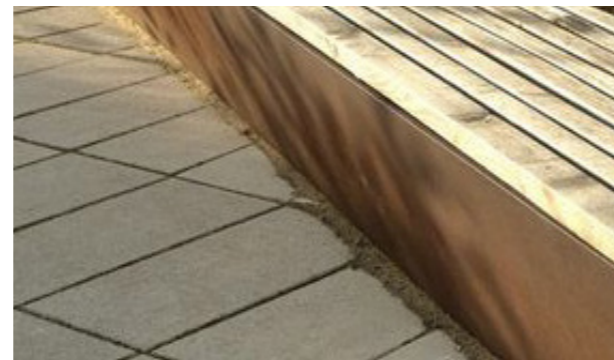
## Legend

- 1 Deep soil planting
- 2 Sandstone permeable crazy paving
- 3 Proposed *corymbia maculata* to provide shade to main entry
- 4 Proposed *waterhousea floribunda* to provide shade to seating areas
- 5 Corten steel retaining walls to reflect ephemeral nature of Country.
- 6 Integrated bench seating for day patients to wait
- 7 Elevated ramp to provide equitable access and allow water infiltration to deep soil

## Location Plan



## Look and Feel

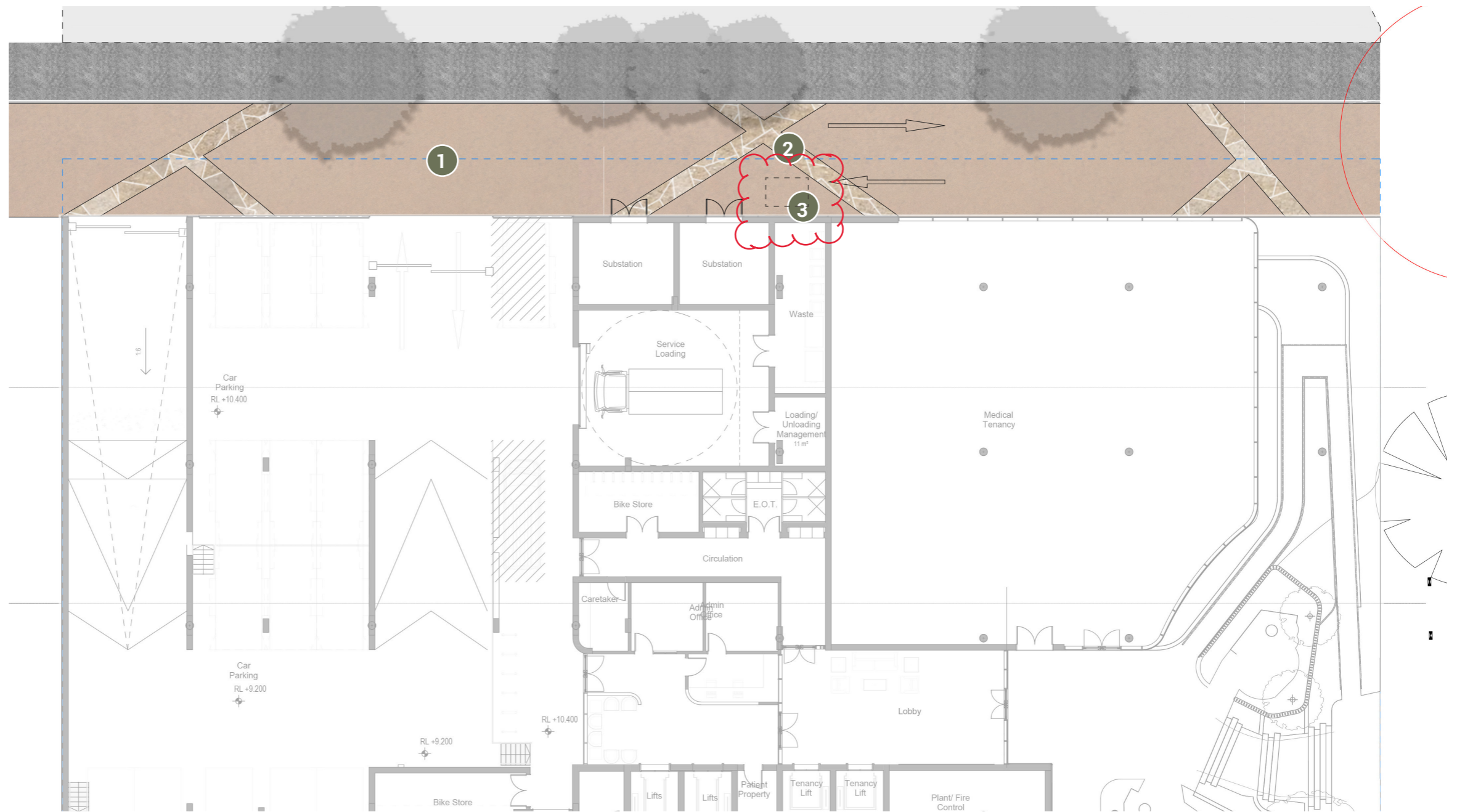
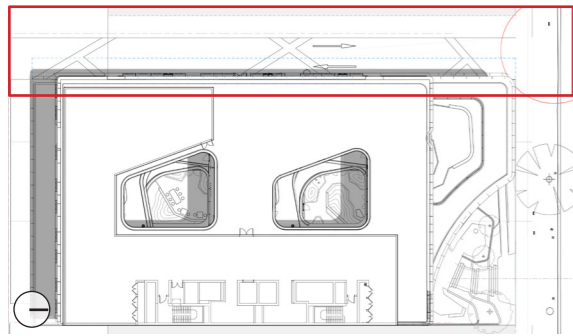


# Ground Floor / LANEWAY

## Legend

- 1 Coloured concrete laneway as per CoS Guidelines
- 2 Sandstone paving inlays
- 3 Grease arrestor

## Location Plan



## Look and Feel



Project North

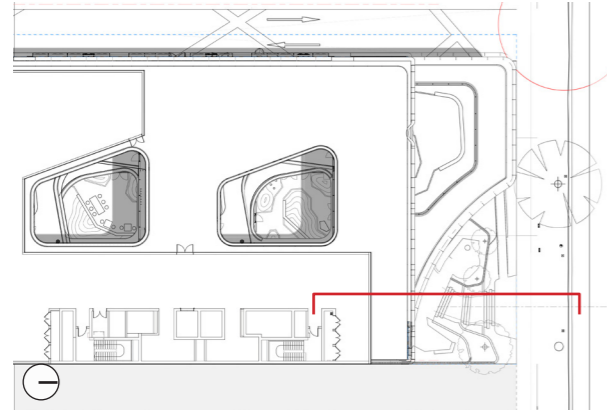


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# Ground Floor / SECTION AA

Location Plan



▼ Potential habitat for local fauna species

LVL 3  
LVL 2  
LVL 1  
GF

8.50

9.25

9.85

10.40

10.40

Bourke Road

Public domain to  
CoS standards

Native planting  
to entry

Stepped access and terraced  
deep soil planting

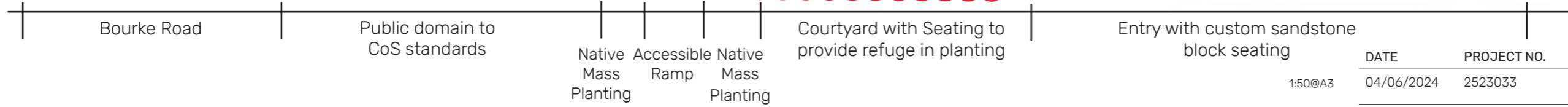
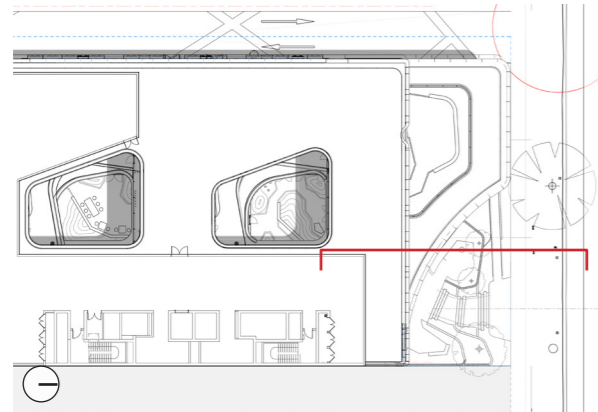
Entry with custom sandstone  
block seating

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# Ground Floor / SECTION BB

Location Plan

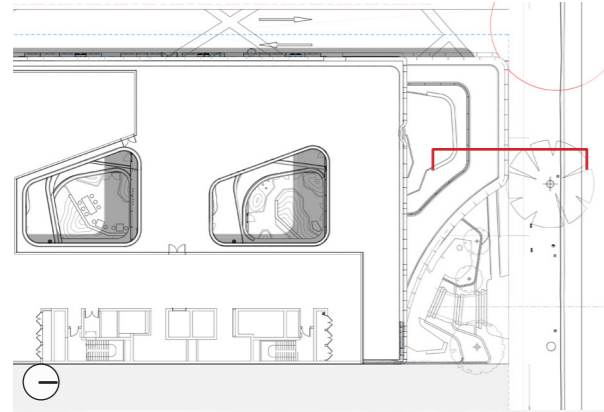


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# Ground Floor / SECTION CC

Location Plan



Lvl 3

Lvl 2

Lvl 1

GF M

GF

Bourke Road

Footpath

Native Mass Planting  
Accessible Ramp  
Native Mass Planting  
Accessible Ramp  
Native Mass Planting

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# Ground Floor / PLANT PALETTE

## Trees



*Corymbia maculata* 'Spotted Gum'



*Corymbia ficifolia*



*Waterhousea floribunda*

## Shrubs & Accents



*Austrodanthonia caespitosa*  
'Wallaby Grass'



*Carex appressa* 'Tall sedge'



*Carex inversa* 'Carex'



*Microlaena stipoides* 'Meadow Rice Grass'



*Billardiera scandens* 'Dumplings, Apple Berry'



*Dianella caerulea* 'Blue Flax Lily'



*Hardenbergia violacea* 'False Sarsparilla'



*Lomandra filiformis* 'Wattle Mat-rush'



*Hibertia scandens* 'Guinea flower'



*Liriope muscari* 'Lily Turf'



*Lomandra longifolia* 'Tanika'  
Spiny-headed Mat-rush



*Ozothamnus diosmifolius*  
'Ball Everlasting'



*Themeda Australis* 'Kangaroo Grass'



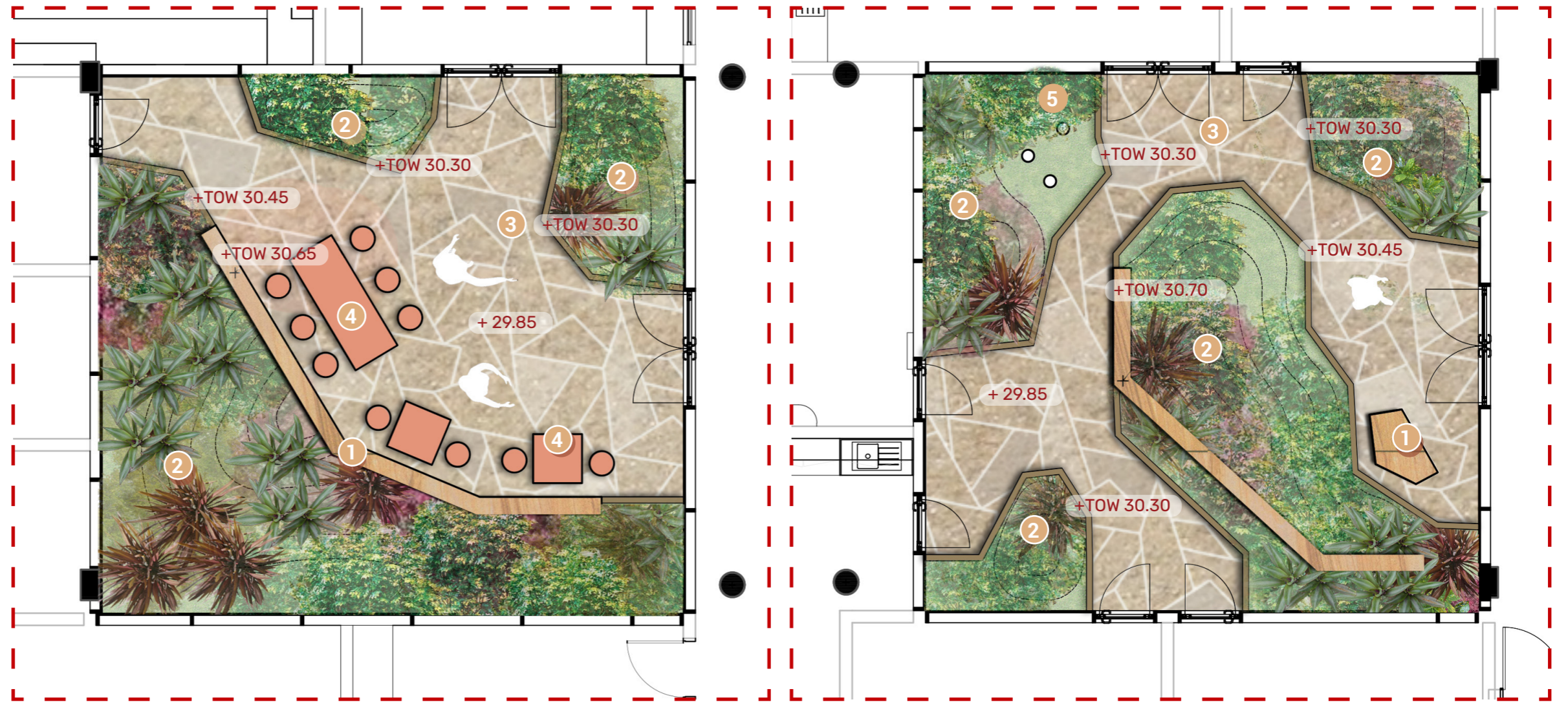
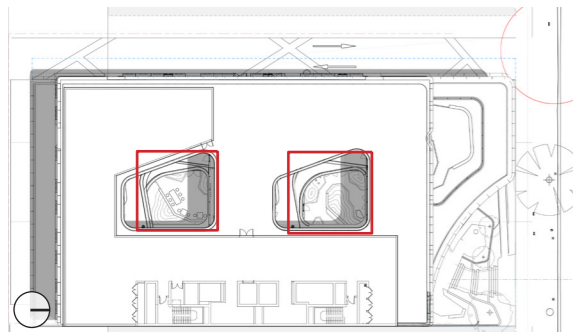
*Pennisetum* 'Nafray' 'Foxtail Grass'

# Level 4 / ATRIUM

## Legend

- 1 Sandstone Wall
- 2 Native Mass Planting
- 3 Sandstone Crazy Paving
- 4 Fixed Tables and Chairs for staff dining
- 5 Art Opportunity

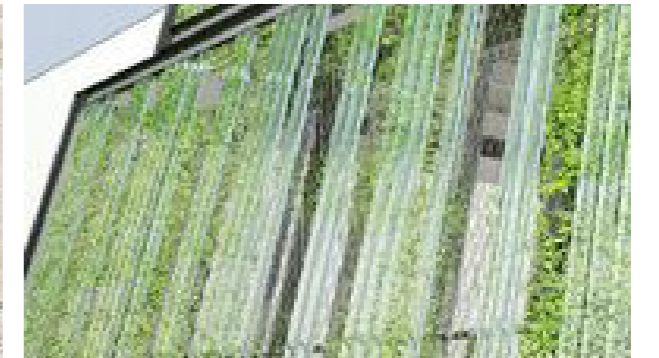
## Location Plan



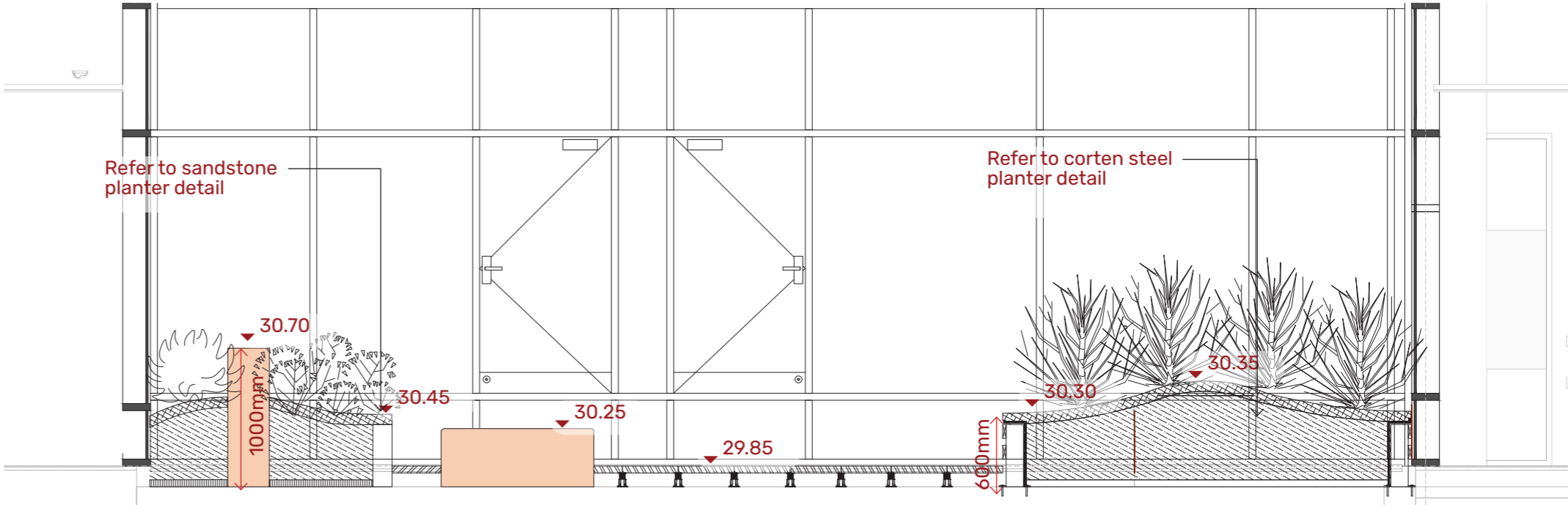
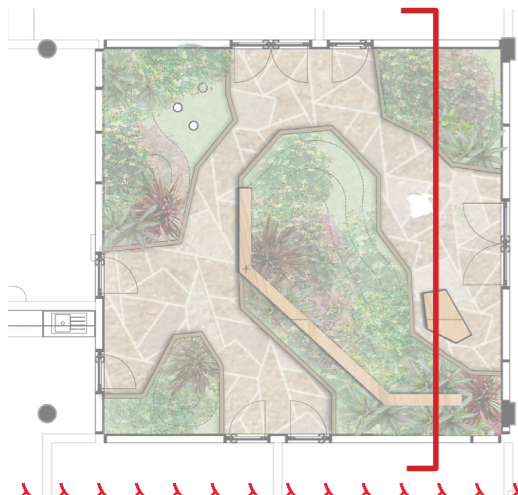
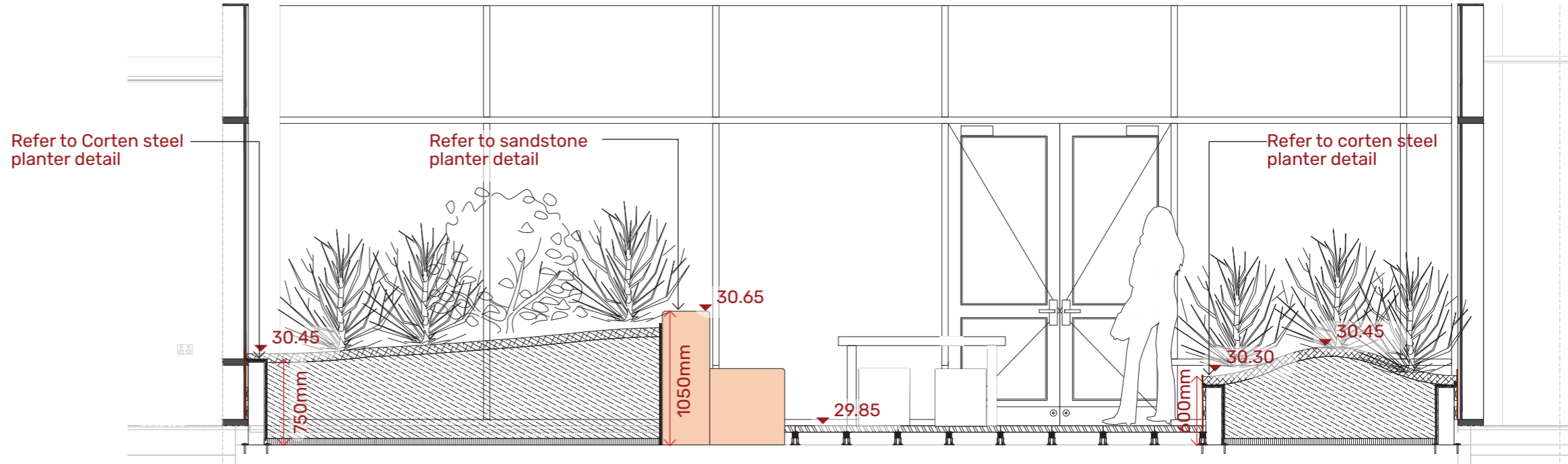
Southern Atrium

North Atrium

## Look and Feel



# Level 4 / ATRIUM - DETAIL OF PLANTER ON SLAB

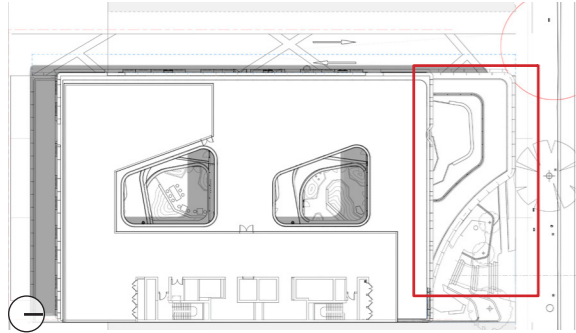


# Level 4 / TERRACE

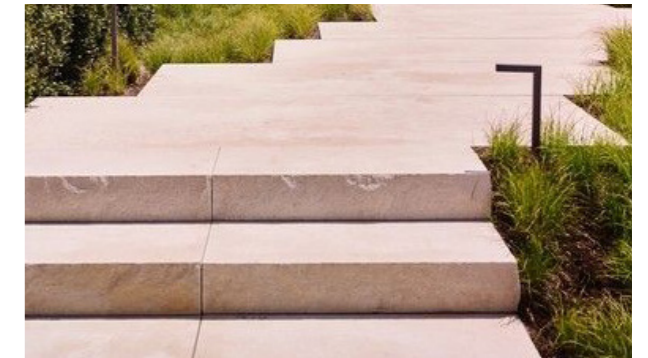
## Legend

- 1 Integrated Bench Seating for group therapy
- 2 Native Mass Planting
- 3 Outdoor area for group fitness
- 4 Mesh Barrier
- 5 Safety Gate
- 6 Anchor Point

## Location Plan



## Look and Feel



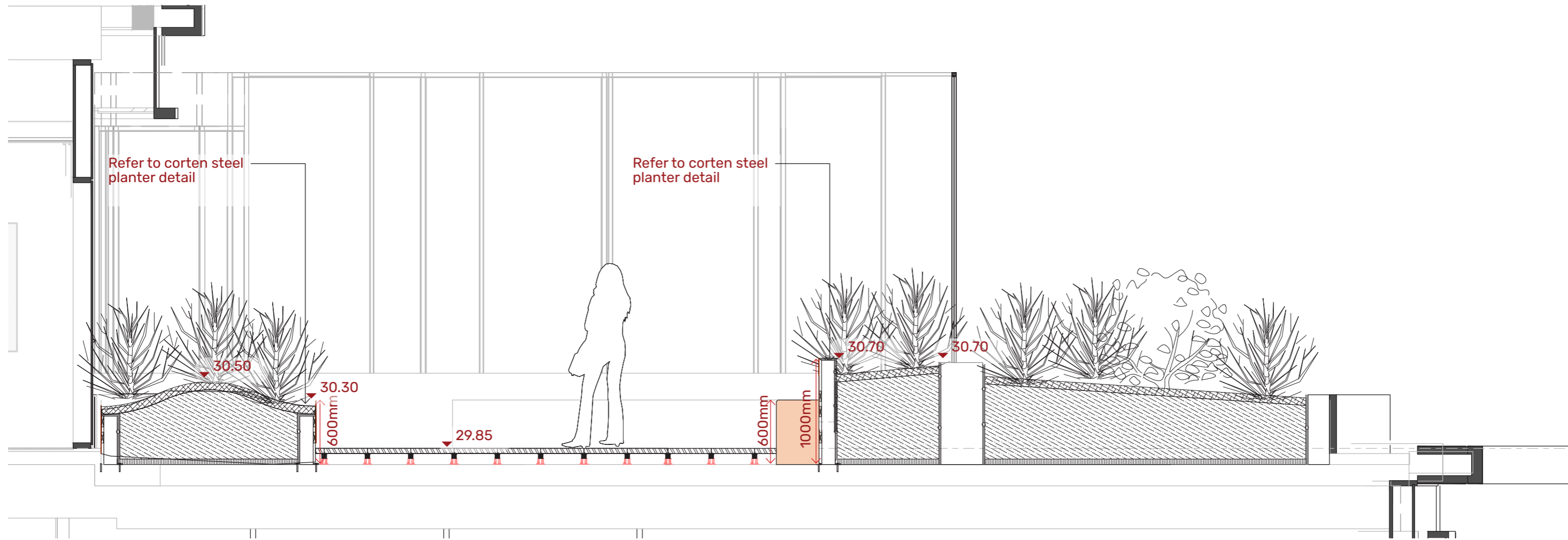
Project North



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# Level 4 / TERRACE - DETAIL OF PLANTER ON SLAB



# Level 4/ PLANTING PALETTE

Tasting



*Austromyrtus dulcis* 'Midyim Berry'



*Hardenbergia violacea* 'Wild Saraparilla'

Touching



*Lomandra longifolia* 'Tanika'  
Spiny-headed Mat-rush



*Themeda australis* 'Kangaroo Grass'



*Colocasia esculena* 'Taro'

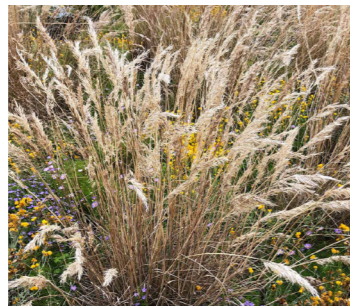


*Dianella caerulea* 'Blue Flax-Lily'

Seeing



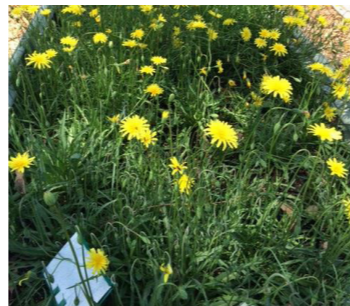
*Arthropodium* species 'New Zealand Rock Lily'



*Austrodanthonia caespitosa* 'Wallaby Grass'



*Callistemon citrinus* 'Bottlebrush'



*Microseris lanceolata* 'Yam Daisy'



*Mlealeuca thymifolia* 'Thyme Honey Myrtle'



*Correa reflexa* 'Common Correa'



*Dillwynia retorta* 'Egg and Bacon'

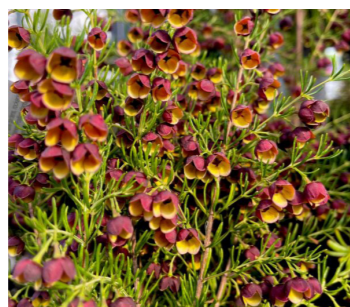


*Banksia blechnifolia* 'Ground Cover Banksia'

Smelling



*Adiantum aethiopicum* 'Maidenhair fern'



*Boronia megastigma* 'Brown Boronia'



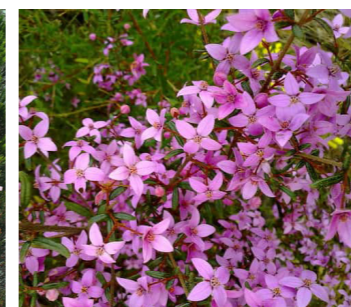
*Philotheca myoporoides* 'Long-leaf Wax Flower'



*Acacia howittii* 'Sticky Wattle'



*Mlealeuca thymifolia* 'Thyme Honey Myrtle'



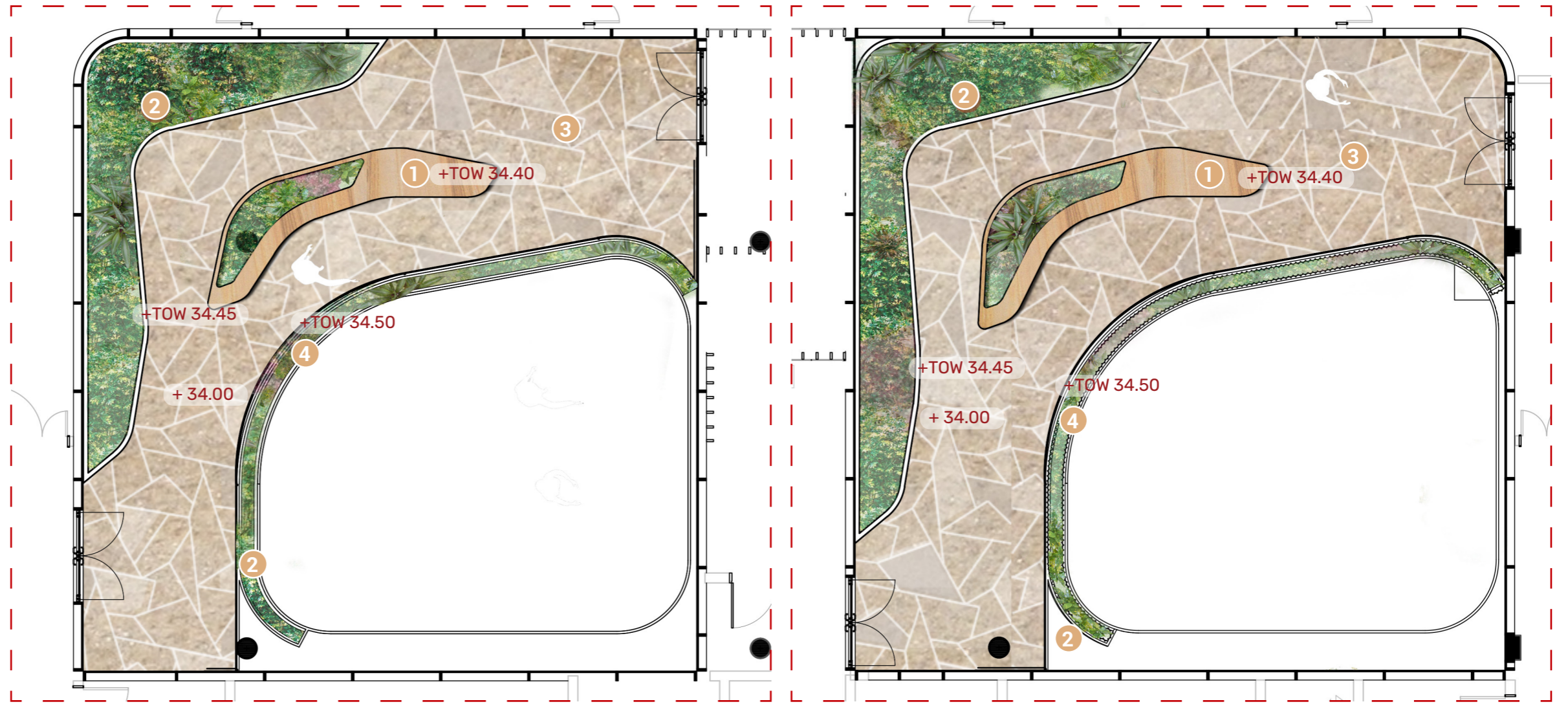
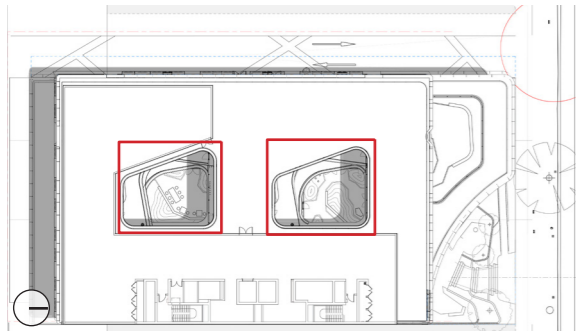
*Boronia ledifolia* 'Sydney Boronia'

# Level 5 / ATRIUM

## Legend

- ① Integrated Bench Seating for large family gatherings
- ② Native Mass Planting and community garden
- ③ Sandstone Crazy Paving
- ④ Mesh Barrier

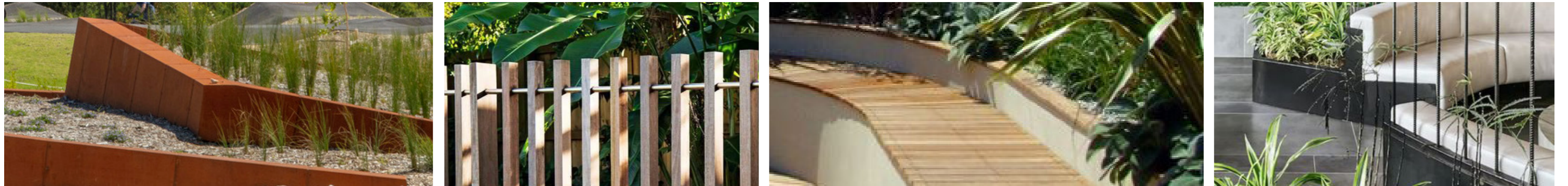
## Location Plan



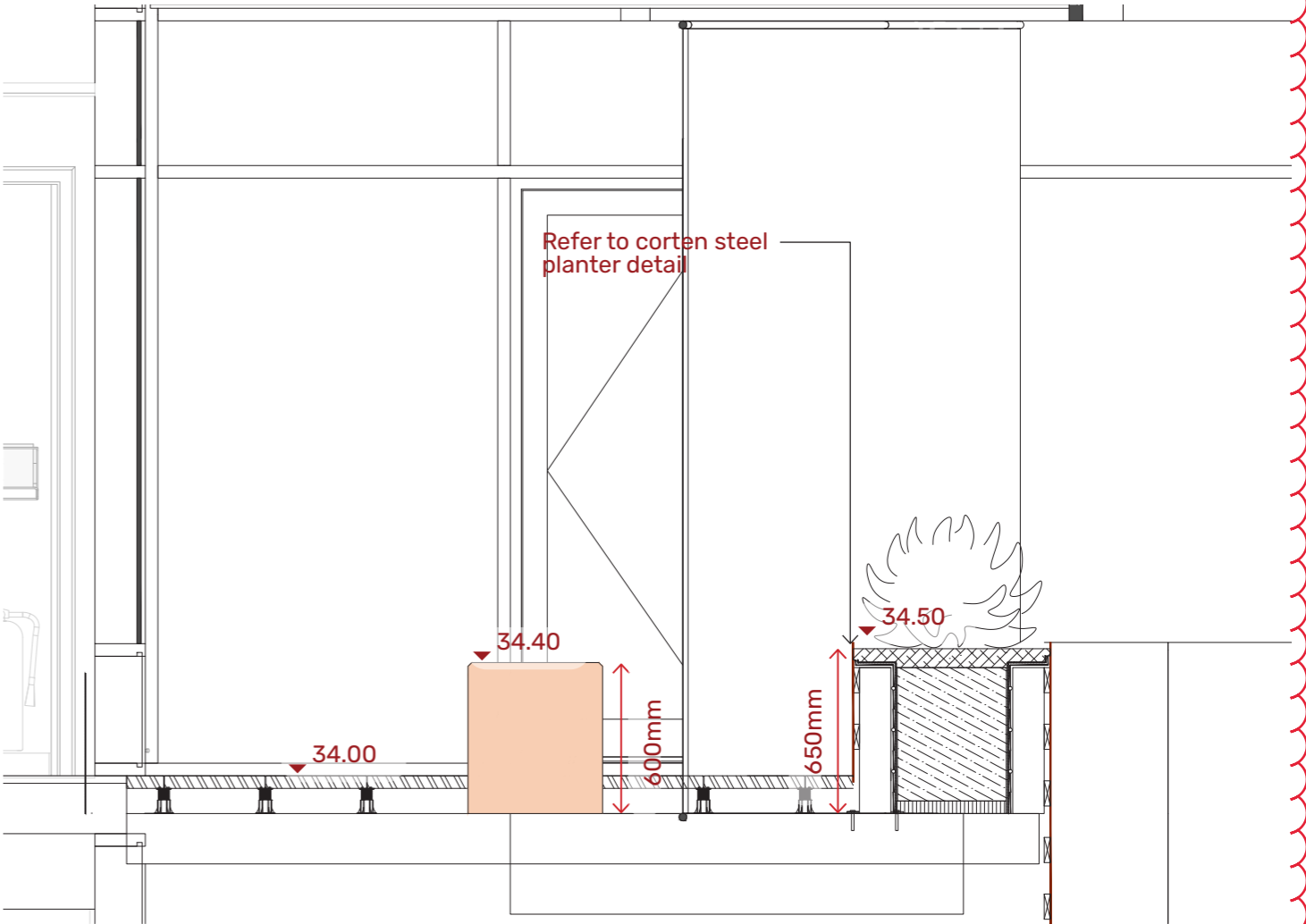
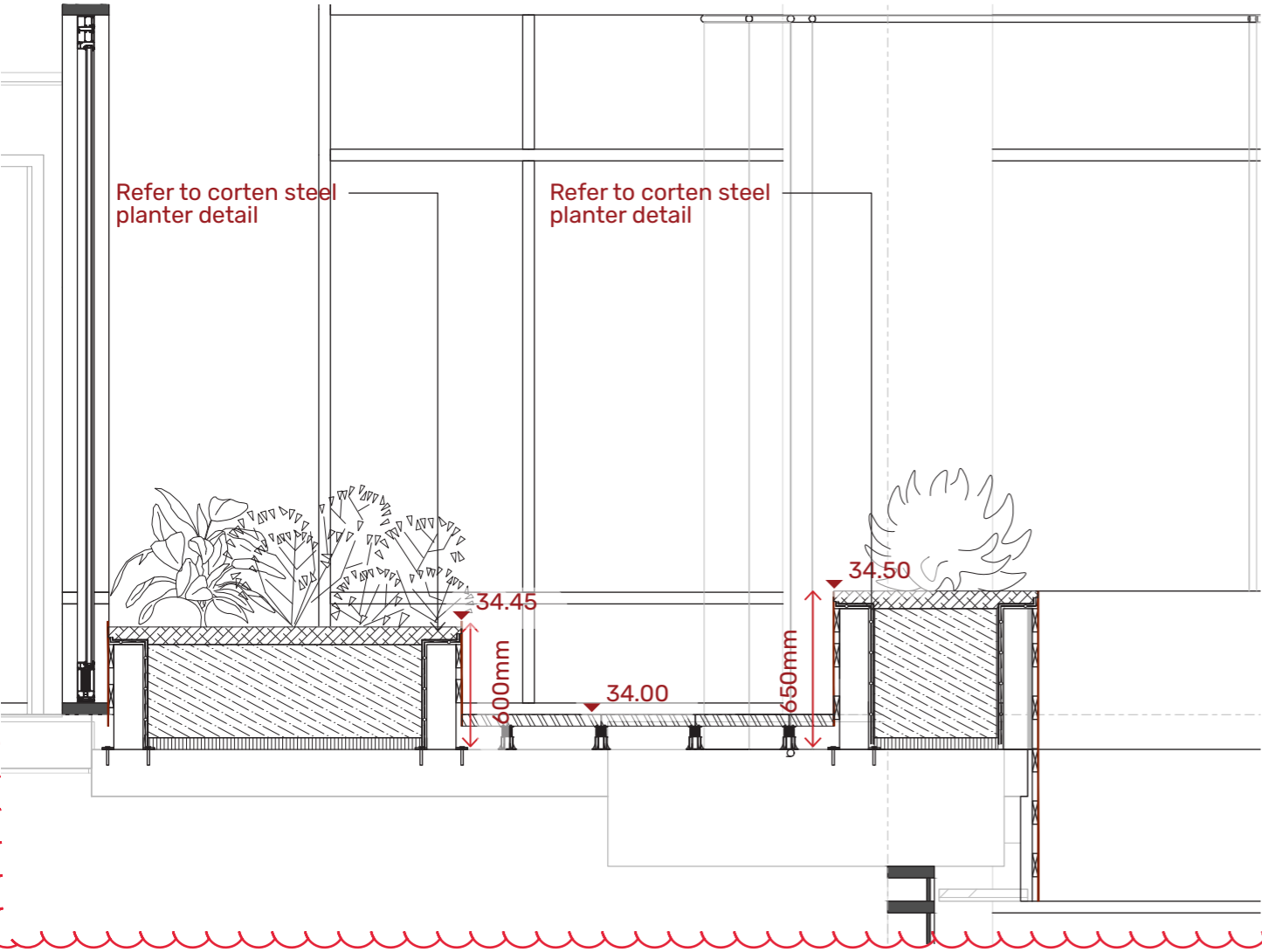
Southern Atrium

North Atrium

## Look and Feel



# Level 5 / ATRIUM - DETAIL OF PLANTER ON SLAB

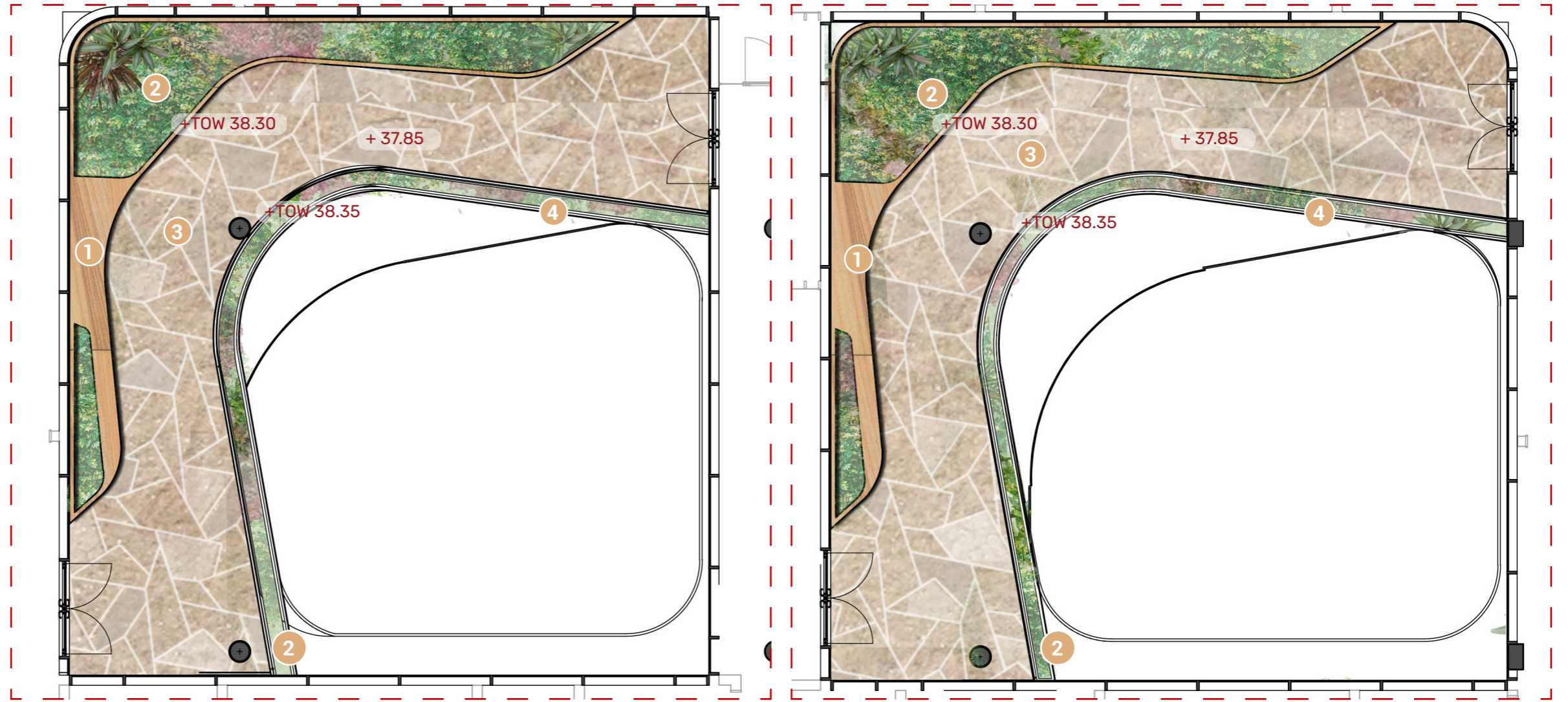
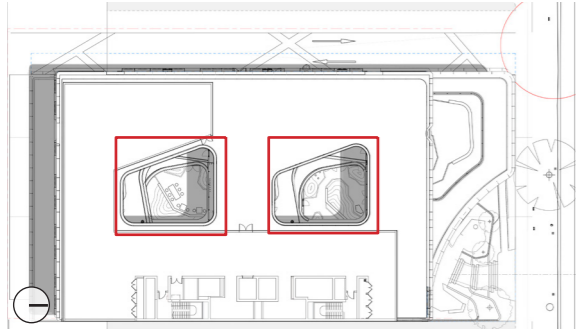


# Level 6 / ATRIUM

## Legend

- 1 Integrated Bench Seating for quiet seating
- 2 Native Mass Planting
- 3 Sandstone Crazy Paving
- 4 Mesh Barrier

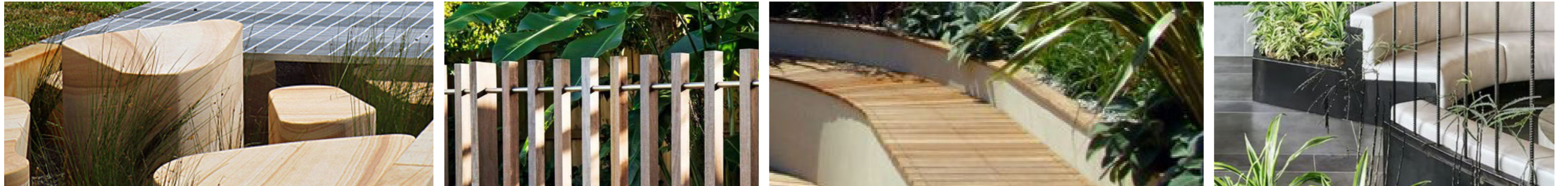
## Location Plan



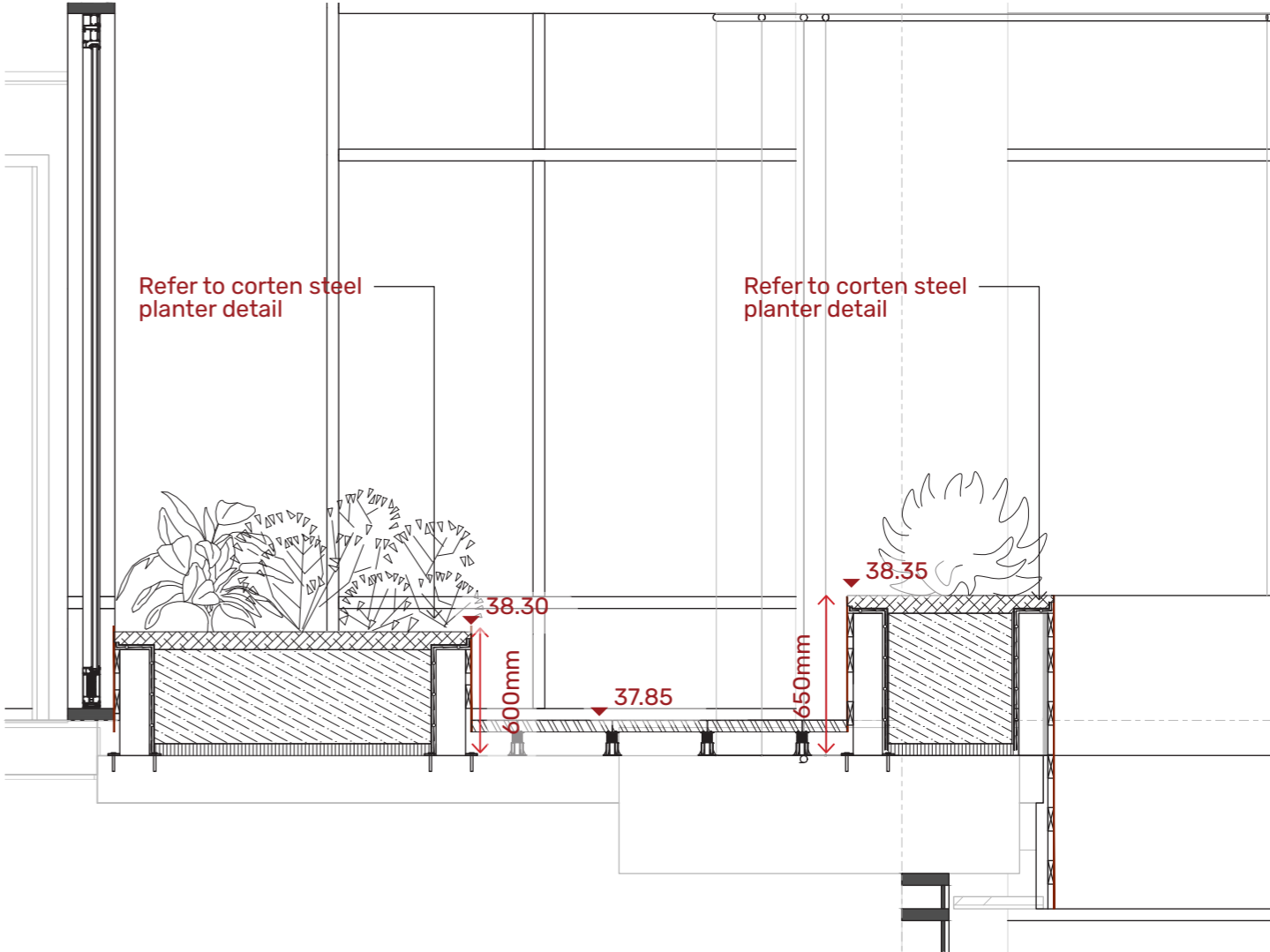
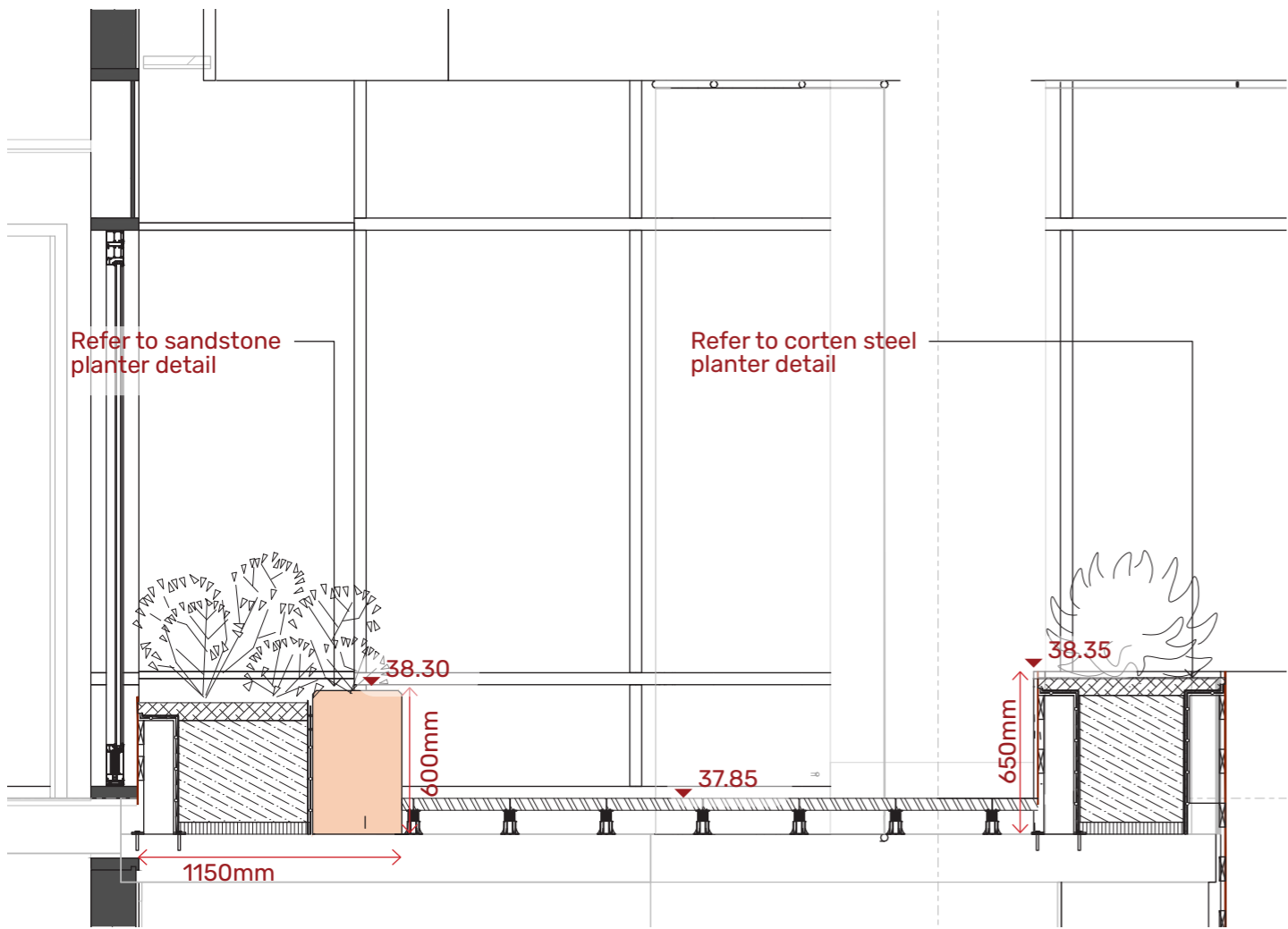
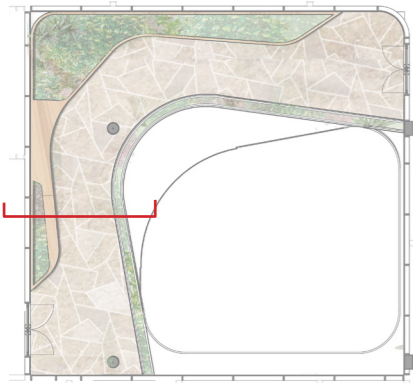
Southern Atrium

North Atrium

## Look and Feel



# Level 6 / ATRIUM - Detail of Planter on Slab



# Level 5 - 6 / PLANTING PALETTE

## Part Shade



*Dianella caerulea* 'Blue Flax Lily'



*Dichondra repens* 'Kidney Weed'



*Liriope muscari* 'Lily Turf'



*Microlaena stipoides* 'Weeping Grass'



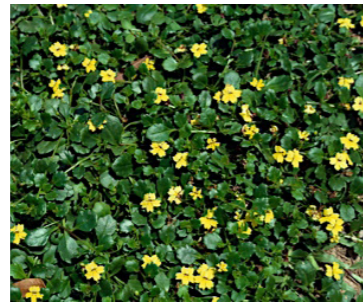
*Viola hederacea* 'Native Violet'



*Wahlenbergia gracilis*  
'Australian Bluebell'



*Billardiera scandens*  
'Dumplings, Apple Berry'



*Goodenia hederacea* 'Ivy Goodenia'



*Hardenbergia violacea*  
'Native Sarsaparilla'



*Helmholtzia glaberrima*  
'Stream Lily'



*Lomandra longifolia* 'Tanika'  
Spiny-headed Mat-rush



*Pratia pedunculata* 'Matted Pratia'

## Full Shade



*Adiantum aethiopicum* 'Maidenhair fern'



*Asplenium australasicum* 'Birds  
Nest Fern'



*Blechnum cartilagineum* 'Gristle Fern'



*Blechnum nudum* 'Fishbone Fern'



*Helmholtzia glaberrima*  
'Stream Lily'



*Viola hederacea* 'Native Violet'

## Butterfly Attractors



*Westringia fruticosa* 'Coastal Rosemary'



*Correa reflexa* 'Common Correa'



*Goodenia ovata* 'Hop Goodenia'



*Melaleuca thymifolia* 'Thyme Honey  
myrtle'



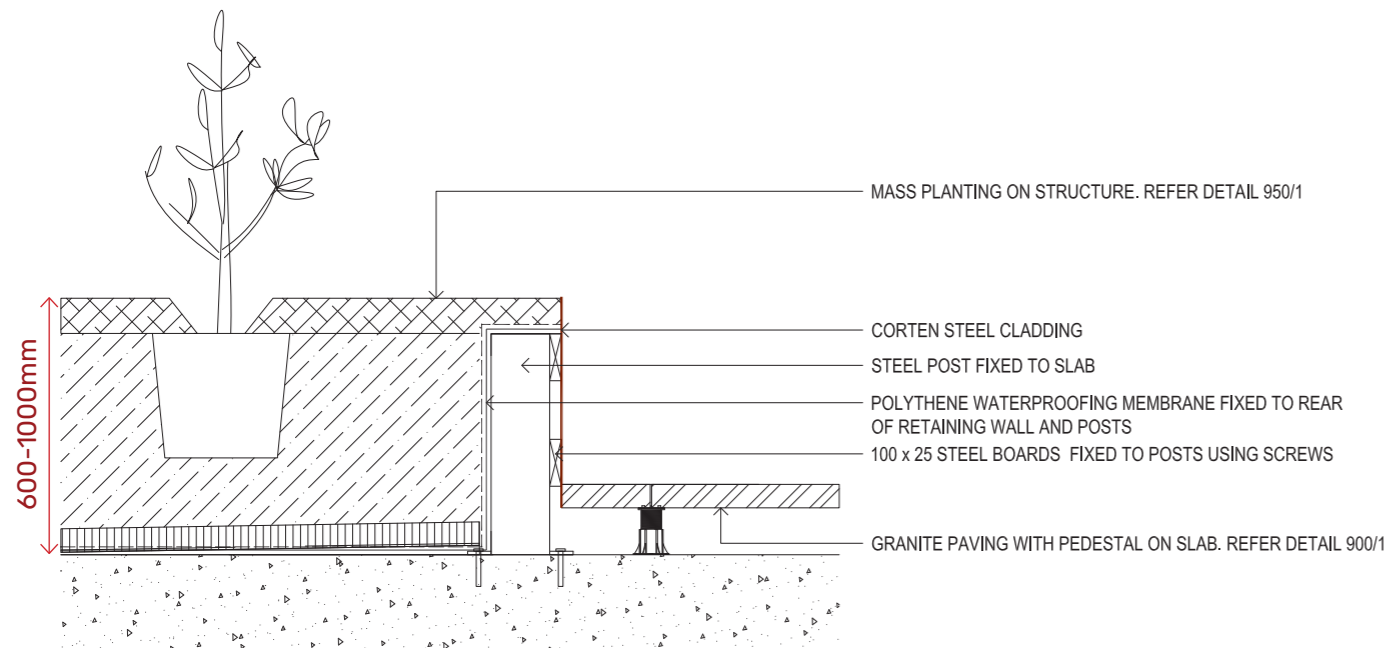
*Correa alba* 'White Correa'



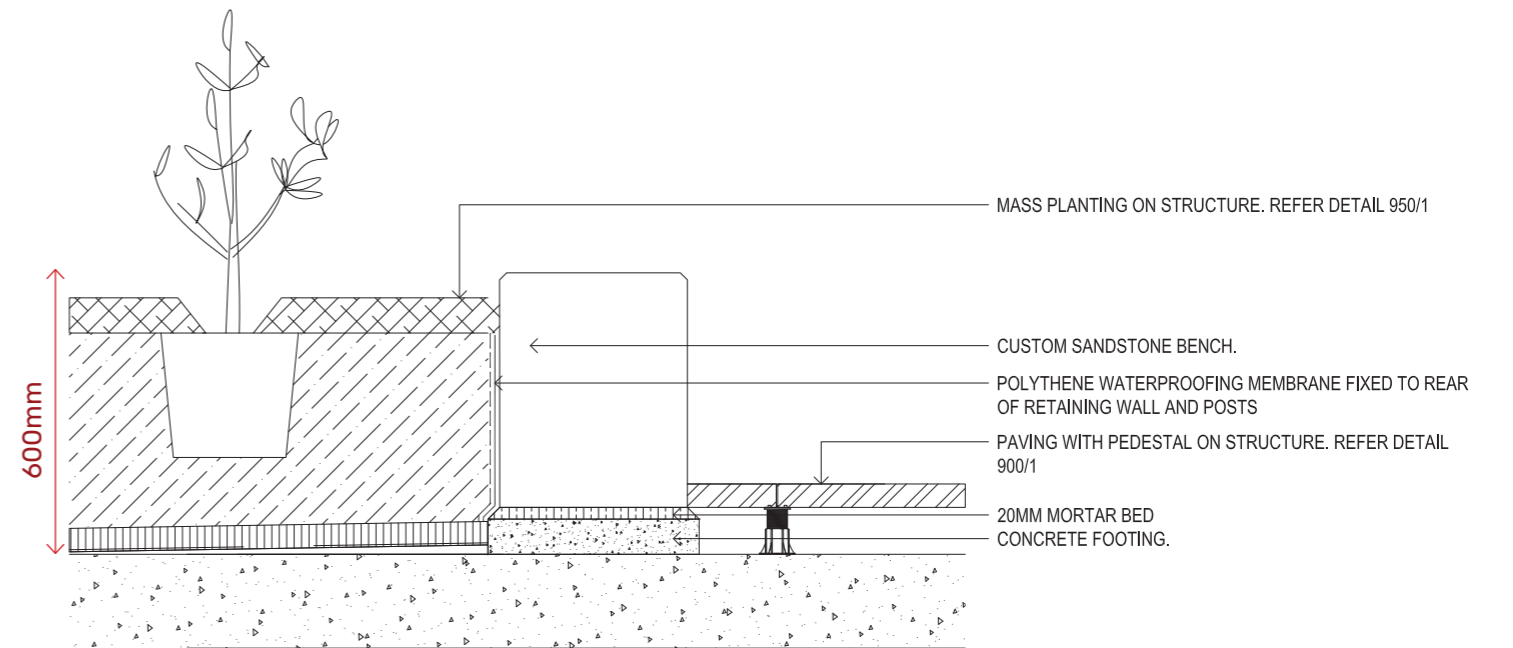
*Grevillea sericea* 'Pink Spider Flower'

# PLANTER DETAIL

## Corten Steel Planter Detail





## Sandstone Planter Detail



# Landscape Plan / LANDSCAPED AREAS

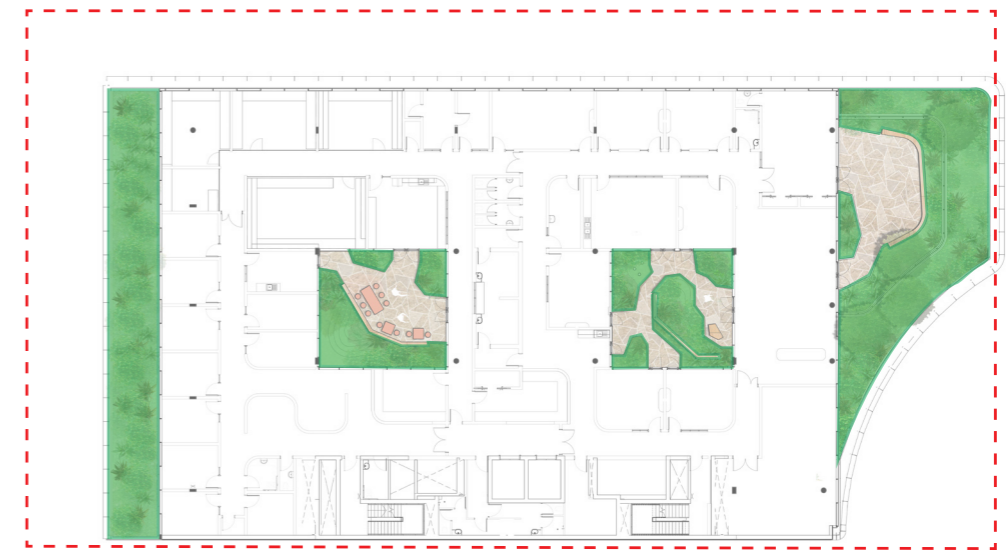
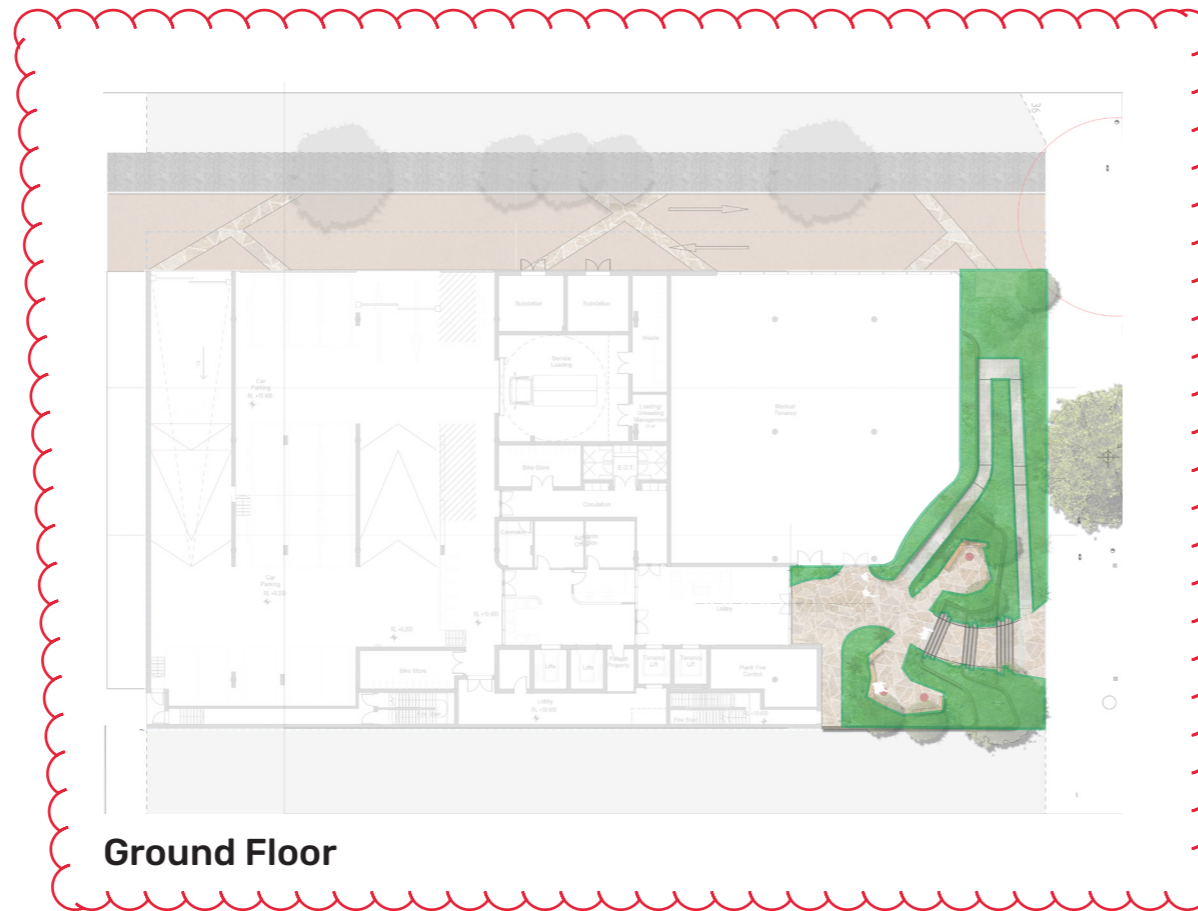
## Legend

-  Site Boundary
-  Landscaped Area

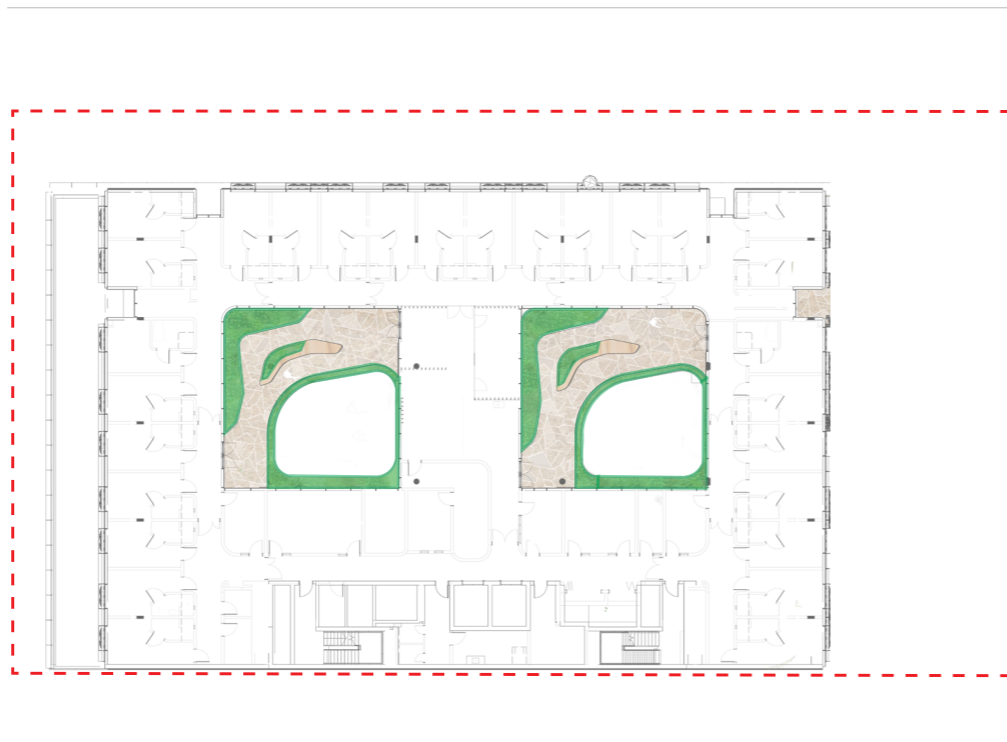
Site Area = 2,972m<sup>2</sup>

Landscaped Area = 773m<sup>2</sup>

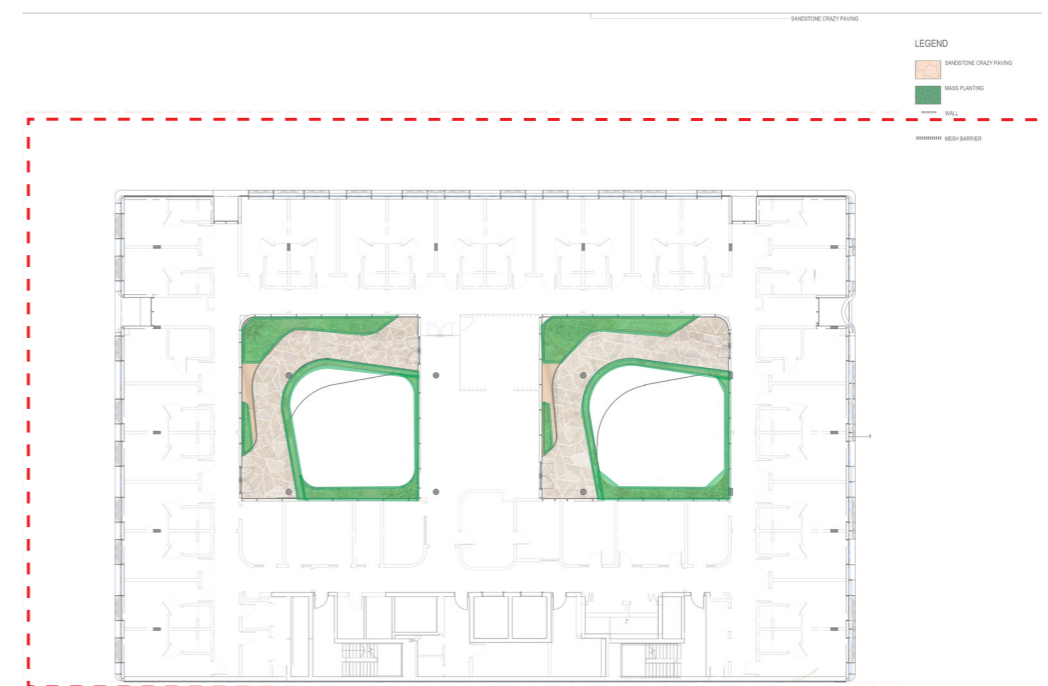
Landscape Coverage = 26%



**Level 4**



**Level 5**



**Level 6**

Project North



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# Landscape Plan / DEEP SOIL


## Legend

 Site Boundary

 Deep Soil Area

 Additional Soil Area under overhand

 Permeable Paving Area

 Impermeable Paving Area

Site Area = 2,972m<sup>2</sup>

Deep Soil Area = 109.1m<sup>2</sup>

Deep Soil Area% = 3.6%

Additional Soil Area under overhang = 147.1m<sup>2</sup>

Permeable Paving Area = 35.2m<sup>2</sup>

Impermeable Paving Area = 89.2m<sup>2</sup>

Deep Soil Area including overhang and permeable paving area % = 8.8%

Deep soil planting has been maximised on the site which is constrained by:

- Narrow street frontage
- Laneway dedications which require a 6m wide carriageway for emergency service access
- Floor plates required to operate a health care facility
- the Concept SSDA envelope
- BCA & access requirements for ramps, stairs and hand rails.

Note: Proposed ramp is an elevated grated boardwalk to provide for water infiltration to the soil below.

Soil zone under overhang should be viewed as akin to deep soil for these reasons:

- There is very good sunlight access to the soil zone as the overhang is 7.0m above the ground level and the planting zone is north facing.
- The overhang is shallow, with a maximum overhang of 10.4m at the building entry, and ranging from 2.3m – 6.4m for the remainder of the frontage (measured from the edge of the deep soil zone), allowing for infiltration of water during rain events.
- There is minimal basement area underneath the landscape area, infringing on the planter area only where the fire pump room sites at the eastern boundary. The deep soil zone is unimpeded by the basement.
- Access ramps are proposed to be a permeable surface (decking) and elevated above the landscape areas to allow for additional infiltration into the natural ground.
- Opportunities to direct surface run off from hardstand areas around the entry into the landscape zones will also provide additional infiltration.
- Additional planted areas are provided on L04 terraces to the north and the south, as well as the internal courtyards, with a 500mm planter beds, providing additional green coverage of the site. Refer page 34 for landscape areas to upper levels.



# Landscape Plan / TREE CANOPY COVER

## Legend

 Site Boundary

 Proposed Trees

Site Area = 2,972m<sup>2</sup>

Tree Canopy Area = 46.17m<sup>2</sup>

Tree Canopy Coverage = 2.2%



**Initial Size**



**Mature Size**



**Plan**

Project North



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