

Proposed Private Hospital Landscape Design Statement

1-8 Neild Avenue, Greenwich

MAY 2008

JOB NO: 07-004S

PREPARED BY:

TAYLOR BRAMMER LANDSCAPE ARCHITECTS PTY LTD

TAYLOR BRAMMER LANDSCAPE ARCHITECTS PTY LTD
218 OXFORD STREET WOOLLAHRA
2025 AUSTRALIA
TELEPHONE (612) 9387 8855
FACSIMILE (612) 9387 8155



1.0 The Site and Local Environment.

The existing site consists of a number of one and two storey houses located in an established landscape setting that is typical of the amenity that is recognised as characteristic of parts of the Lane Cove Municipality. It is a green field site on gently sloping land with a southwesterly aspect. The site is bound by a council road network to the north, east and west and private commercial land to the south.

2.0 Description of the Development Proposal

The proposal is for a multi-level private hospital that takes on a broad U shape around a central courtyard area. Elements include an indoor swimming pool, open spa medical centre, hospital and associated amenities. The main car park is located below ground and to the southwest, on grade short term parking is provided to the north and east of the proposed building.

2.1 Landscape Design

The landscape proposal seeks to create a suitable setting for the development that enhances the existing environment.

The design features a reflective water feature to the entry area with extensive use of Australian native planting that forms a deliberate strong contrast to the contemporary lines of the architectural expression of the proposal. To the centre of the site is an informal water feature that forms a central focal element. The design of the water feature is defined by informal rock and a combination of native planting flowing out to a series of open recreation spaces that offer the different care areas of the proposal.

To the periphery of the site, local species endemic to the area have been used to bind the site into the overall vegetated quality of the area, continuing the characteristic tree canopy and understorey across the site. The most prominent tree species on the site, *Eucalyptus saligna* (Sydney Blue Gum), is a member of the endangered Sydney Turpentine Ironbark Forest and the critically endangered Blue Gum High Forest. The Flora and Fauna study as prepared by Footprint Green Pty Ltd has recommended a compensatory replanting strategy of indigenous tree species to enhance and reinforce the existing planting character.

The shrub and groundcover species used are predominantly native and endemic species have been chosen where appropriate. The overall planning of the building allows for generous setbacks providing the opportunities for viewing from internal areas and other functional areas

and improves the thermal performance of the building through the use of substantial vegetation to the peripheral areas.

The proposal provides opportunities for an improvement of public amenity and a significant increase in tree canopy and under planting to the area. The landscape design incorporates ecologically sustainable principles into the proposal where possible. Further to this, native vegetation is proposed to be used particularly to the peripheral areas of the development, and with the canopy tree planting. This will reinstate the natural ecological values and provide habitat opportunities to the site. In particular, the new tree planting reflects the existing native tree character

2.1.1 Public Domain

The landscape zones around the site boundary are designed to provide a strong vegetated amenity to the surrounding properties. Dense under planting of Australian native and endemic shrub species as noted on the plant schedule reinstate the native planting to the area and provide supplementary structure and character enhancing the form of the existing planting.

2.1.2 Central Courtyard

The central courtyard provides an open passive space within the heart of the building. The proposed finishes reflect a consideration of the appropriate renewable resources such as decorative gravel and rounded pebble mulches that form a dense cover to the ground satisfying textural and water retention performance criteria as the focal centre of the complex. Portions of this courtyard are paved contrasting to the use of timber pergolas with selected deciduous grove planting providing shade and amenity to the users. The use of water as a decorative element is central to the therapeutic and environmental qualities that it creates. Outdoor seating is also provided under and through the grove planting.

3.0 Conclusion

The aim of the landscape design is to create an environment that is consistent with the values and character of the Lane Cove area that is achieved through an integration of the external environment and the development. In achieving this goal it has been important to create a

sense of identity and character through the planting and hard landscape so that the external areas to the site provide a sustainable and aesthetically pleasing environment to the development.

The landscape treatment enhances the existing amenity of the site through the establishment of endemic native trees to form a strong canopy and creating an identifiable and characteristic landscape character.

The landscape proposal provides an appropriate amenity to the subject site and surroundings, and improves the overall visual quality of the area by creating an appropriate, ecologically sustainable relationship between the buildings and the landscape.