

HABIT8

Landscape Architecture & Urbanism

PRESIDENT PRIVATE HOSPITAL

**369-381 President Ave
61-65 Hotham Rd, 2-4 Bidurgal Ave
Kirrawee NSW**

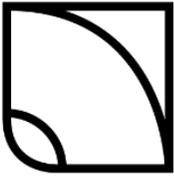
LANDSCAPE DESIGN REPORT

For:



Macquarie

HEALTH CORPORATION



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PROJECT BACKGROUND

Macquarie health Corporation proposes to extend and enhance the existing facilities for President Private Hospital referred as 'PPH'.

A request for the Secretary's Environmental Assessment Requirements (SEARs) for the site was lodged with the Department of Planning and the SEARs requirement was issued May 28th 2019 (Ref: SSD 10320)

Site Context

The proposed development is located at 369 – 381 President Ave in the suburb of Kirrawee. The formal description of the site is as follows:

Lot 10 DP 841502; Lot 24A DP26995, Lot 23 DP26995, Lot 53 DP29493 and lot 54 DP29493. The subject site consists of one large site made up of Lots 10, 24A and three smaller sites which will be amalgamated into the larger site as part of this development proposal.

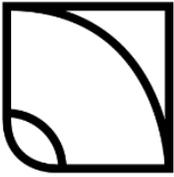
In total the site area is 9,519.86msq (based on the Survey Plan prepared by Dunlop Thorpe & Co Pty Ltd. The subject site and surrounding context are described in detail in Section 3 of the EIS. The subject site is within the ownership of Macquarie Health Corporation.

Proposed Development

The works being proposed will comprise of a new mental health unit and patient accommodation, an upgrade to the existing patient accommodation and an upgrade to the hydrotherapy spaces for the inpatient and outpatient programs being offered. The scope of the proposed development is described in detail in Section 4 of the EIS. The proposed works will provide services and improved facilities that promote a healthier and more interactive life style for the Sutherland community and will be a major employer for the Sutherland Local Government Area.

The objectives of the works are as follows:

- Improve entry and access to the hospital for patients, visitors, staff and ambulances
- Improve and expand in-patient accommodation
- Provide an efficient day surgery
- Add mental health unit
- Ensure patient dignity is maintained
- Achieve compliance to AHFG & NCC
- Retain theatres and therapy pool



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LANDSCAPE MASTERPLAN



LANDSCAPE DESIGN PHILOSOPHY

Green Infrastructure is the network of green spaces, natural systems and semi-natural systems including parks, rivers, bushland and private gardens that are strategically planned, designed and managed to support a good quality of life in an urban environment.

Green Infrastructure should be envisioned as a three-dimensional envelope that surrounds and connects buildings, streets and utilities. The concept of landscape as Green Infrastructure provides a framework for integrating the work of designers, planners, developers and policy makers, and leveraging this collaboration to achieve larger local or state goals.

NSW Greener Places Policy 2020



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The adaptation of the Greener Places policy for President Private hospital delivers a range of benefits including:

- Healthy living
- Improving air and water quality
- Cooling the urban environment
- Encouraging walking
- Enhancing biodiversity and ecological resilience
- Absorbing and transforming waste.

These four main principles associated with the NSW Greener Places Policy prepared by the Government Architect NSW (2020) are:

- Principle 1: Integration:** We propose a multi-purpose infrastructure strategy that mimics nature, provides critical ecosystem services and promotes healthy and active living. We propose to combine green space with urban development and grey infrastructure.
- Principle 2: Connectivity:** We aim to create a network of high quality open spaces that connect with each hospital wing, public transport, Gynea local shopping centre and surrounding residential areas. The network includes physical and functional connections that benefit people and wildlife.
- Principle 3: Multifunctionality:** Our proposed green spaces are designed to be high quality and high performing, producing ecological, social, environmental and economic benefits. The multifunctionality of our design proposal allows the sites green credentials to deliver environmental and other services simultaneously.

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- d) **Principle 4: Participation:** We have followed a planning process that has been open to all, transparent and incorporates the knowledge and needs of all interested and diverse parties. The process has involved local stakeholders, Sutherland Shire Council and hospital staff. The process has incorporated local and district Green Infrastructure policies and actions.

President Private Hospital proposed project outcomes:

1. Conservation of the natural environment.

- protection and enhancement of natural resources and local habitat by improving the quality of watercourses, creating green habitat corridors and protecting endangered ecological communities
- promotion of social, cultural, recreational, and educational opportunities within natural landscapes.

2. Increased access to open space

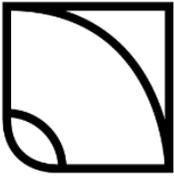
- improved connections to local destinations
- new open space allocation within the hospital site such as courtyards and a pocket park
- equitable distribution of open space forms the basis for a well-connected and accessible network as well as ongoing investment in high-quality courtyards and the pocket park
- quantity, quality, distribution, and accessibility of green courtyard spaces enables the delivery of multifunctional open spaces that promote healthy lifestyles
- provision of a diverse range of outdoor space for cultural, educational, and community activities
- provision of high-performing open spaces which foster synergies between recreation, climate change adaptation, and local habitat conservation.

3. Improved connectivity to promote active living

- improvements to the communal areas that promote exercise and alternative modes of transport such as walking

4. Increase urban greening to ameliorate climate extremes

- design of green cover strategies including street trees, green podium courtyards, canopy trees, cooler pavement materials and WSUD.
- Provide benefits such as improved amenity, comfort, health, reduced stormwater run-off, improved air and water quality, and energy and resource efficiency
- Promotion of the development of underused green spaces for local community use such as the Hotham Rd pocket park.



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The following features in our design proposal reflect the above principles and outcomes:

a) RE-VEGETATION STRATEGY

The strategy for re-vegetating the site focuses on canopy tree planting to reduce the “urban heat island effect”. We have proposed a mix of local endemic, native and exotic trees to strengthen the urban design principles and to comply with current sustainability guidelines. Courtyards, buffer tree planting to boundaries and all street setbacks are densely planted with canopy trees ranging from 6m to 15m+ in height and canopy spread. Car parks hard surfaces are shaded by tree planting between car parking spaces. Path systems are also shaded by canopy tree planting. WSUD principles including soft engineering through a bio-swales (transformed into a feature dry creek bed), co-ordinated with the civil engineer shall help in maintaining and managing the re-vegetation areas.

Greener Places policy principles: Integration, Connectivity, Multifunctionality.

b) INTERCONNECTED PRIVATE COURTYARDS

The President Private hospital landscape includes a combination of courtyard spaces for passive to active recreation. Courtyards and spaces have been designed in response to the changing seasons and the different hospital wings attached to those areas. They are designed as healing spaces for patients and their visitors. Proposed recreational opportunities will include:

- Outdoor eating opportunities
- Seating
- Exercise areas
- Potential Play areas
- Large canopy tree planting for shade
- Re-vegetation and re-generation works
- Paths
- Area for small scale internal events
- Opportunities for gardening and growing food
- WSUD including bio-swales (dry creek bed)

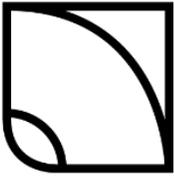
Greener Places policy principles: Integration, Connectivity, Multifunctionality, Participation

c) STREETScape AND SETBACKS

All street setbacks and boundary setbacks have been designed to be multifunctional and provide connectivity and re-vegetation. The setbacks form "green spines" around the hospital development and link the canopy cover with the built form. A small pocket park accessible to the community forms an entry forecourt to the new hospital entrance from Hotham Road.

The main features of the pocket park and setbacks are:

1. provide tree canopy cover and reduce the "urban heat island effect";
2. provide safe and comfortable transit for pedestrians



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3. strengthen canopy connectivity through the site
4. visually link the site to the local area and Royal National Park beyond;
5. allow multi-functionality through the types of spaces created at different times of the year.
6. soften and screen the bulk of the built form
7. help create a cooler microclimate around buildings and along pedestrian paths
8. provide multiple opportunities to create an address for each Hospital wing
9. integrate lighting for safety;
10. allow safe passage for visitors and workers to navigate the site and surrounds
12. Incorporate WSUD principles

Greener Places policy principles: Integration, Connectivity, Multifunctionality, Participation

Conclusion

This proposal is an important investment in the health and wellbeing of the local community of the Sutherland Shire area as well as it's neighbours. The proposal will deliver a much needed upgrade to and modernisation of the existing hospital services and health care currently being offered. The new facility will deliver long term benefits to patients, staff, stakeholders and the wider community.

A new built form is being introduced into a local landscape. The design response provides for a visually pleasing and low scale built form that adequately considers and balances hospital identity, clinical functionality and low density context to the site. The design, massing, materials and layout of the development will integrate with the landscape and provide for a contemporary and much-improved hospital facility that does not unreasonably detract from the visual and environmental qualities of its setting.