

MOD 2- Landscape responses

PROJECT Hammondcare Greenwich
PROJECT NO 19-165s
DATE 15.06.2026

The following are the Landscape Consultants responses to the RFI's raised by DPHI / Council's review of the Modification 2 submission with regards to additional information and clarification.

General Statement of landscape changes:

Item	Description	Inputs to close out
1.0	<i>Outline all landscaping changes circled on the Landscaping drawings provided as part of the modification, and a justification for such changes.</i>	Changes are: 1.1 Health and Care Building: a) Amendments to the hospital building planters at the Level 2 drop-off area, including replacement with GRC planter boxes. (drawing LA-HST-202 [F]). These changes take into consideration buildability inputs, construction program assessments, client and the design team reviews of accessibility, Care model and functionality, fire egress requirements, buildability and waterproofing technical detailing, during the detailed design phase. Built-in planters along the building façade have been removed due to the reviews above. The built-in planters were substituted with GRC planters to achieve an air void between the planter walls and the building slab/facade, as is best practice to allow access for maintenance of the area, serviceability and inspection of the waterproof membrane and area between planter and wall. Planter size selected as per the availability on the market. The planters in proximity to the exits and egresses have been removed to allow for clear navigation, sightlines and legibility to destinations, which is the best practice in seniors living and dementia care.

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Figure 1 : Current layout- SSDA mod 2 drawing- Level 2 drop off at Health and Care building



Figure 2 : Previous layout- Stamped SSDA drawing- Level 2 drop off at Health and Care

1.2 Senior Living Buildings

- a) The entry to the main carpark, which is accessed from the western entry road that comes off the western entry to the site from River Road, has been modified as directed by the traffic engineer. The turn into the parking area under the Senior's Living buildings, has been modified to accommodate the widened driveway and gentler radius turn in. The radius of the turn in, has been increased to improve sightlines for entering and exiting vehicles and of pedestrians crossing the path that runs Nth-Sth along the western edge of the building. The landscape at the driveway entrance, to the car park has been amended to accommodate and respond to this Clouded area in the NorthWest of drawing LA-101[F].



Figure 4 Current Mod2 layout- SNL carpark entrance



Figure 3 Previous Layout- Stamped SSDA- SNL carpark entrance

- b) The planters on the apartment terraces of the Seniors Living building's, have been substituted with GRC planter boxes. This change responds to issues identified during the Detail Design phase and takes into consideration buildability input, water proofing detailing and the construction program. Items resolved include waterproofing, drainage and appropriate separation between planter media and the slab. GRC planter sizes were selected based on size and market availability, with minor changes to the soil volume. (Refer to LA-SL-203 [E], LA-SL-204 [E]) We note that the south-western planter at the Seniors Living North building, closest to the adjoining residential properties, will remain as a raised planter that supports screening vegetation as is required by the SSDA. (Refer to LA-SL-203 [F], LA-SL-204 [F])

Planters that were isolated and maintenance access is difficult, have been removed. Privacy and screening issues between the Seniors living north and Seniors living south are unaffected as the distance between the terraces exceeds 15metres.

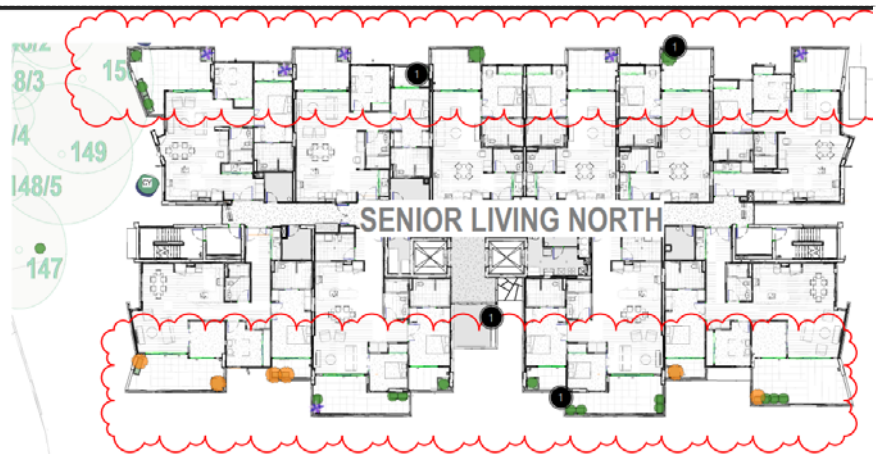


Figure 5 Current Mod 2- Typical layout- GRC planter replace in built planter REVISION E



Figure 6 Previous typical layout- Planter at SNL terrace



Figure 7 Current Mod2- build in planter retained in clouded location REVISION F



Figure 8 Stamped SSDA SNL level 3-4

1.3 Overall sitewide

- a) Removal of the landscape boardwalk element following detailed design development and rationalisation.
The path and boardwalk that connected the main entry of Pallister house to the plant nursery area, in the southwest corner of the site has been removed. Safety concerns in the stepped sections and the nursery connection end of the boardwalk, being in un-observed areas, was seen to be a high risk option, where alternative paths of access to the Plant Nursery, along accessible and equitable paths, in passively observed areas, are available.

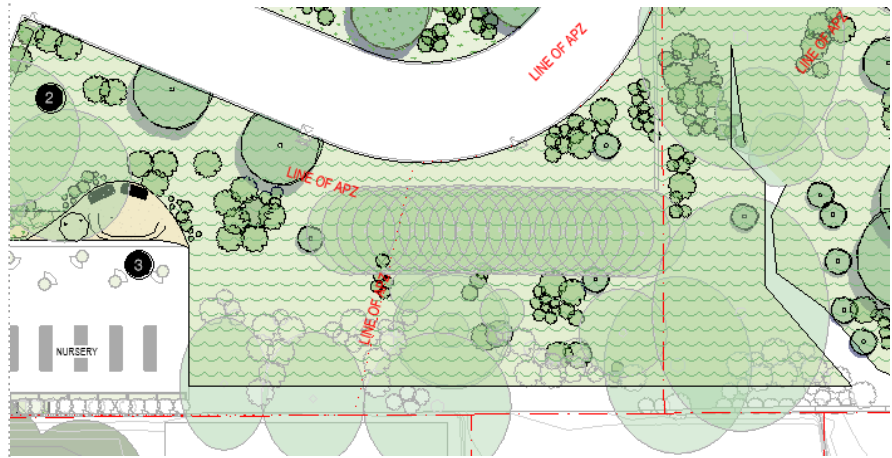


Figure 10 Mod2- removal of boardwalk

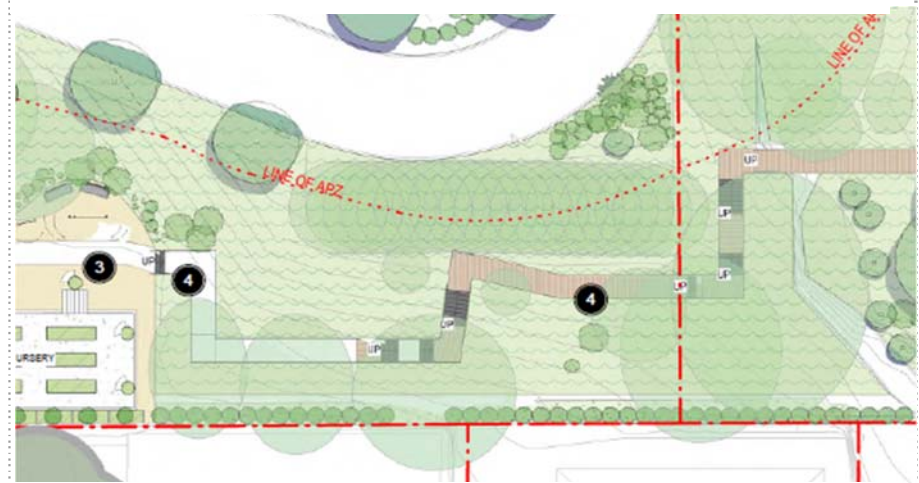


Figure 9 Stamped SSDA- boardwalk layout

- b) The relocation of carpark bays to the level 4 (on grade) Drop off area between the Health and Care building and Pallister House, has resulted in minor adjustments to the landscape layouts to accommodate four car spaces adjacent to the turning area.

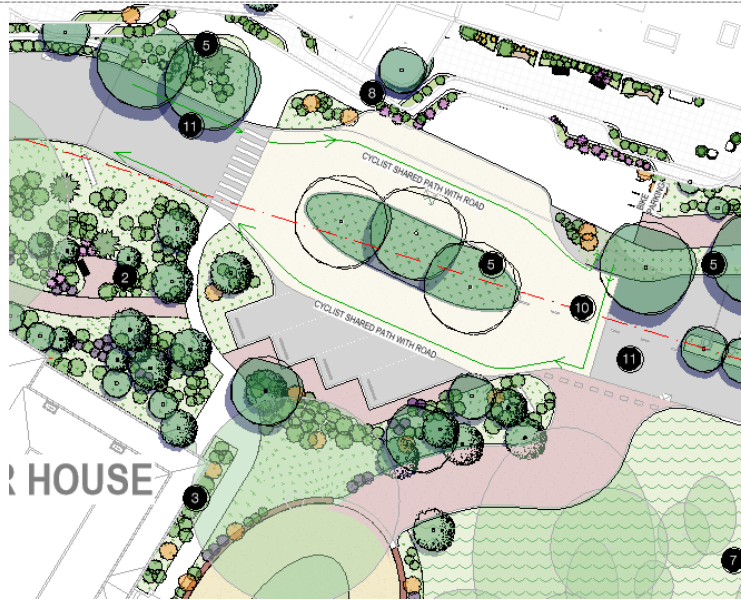


Figure 11, Mod2- carpark bay

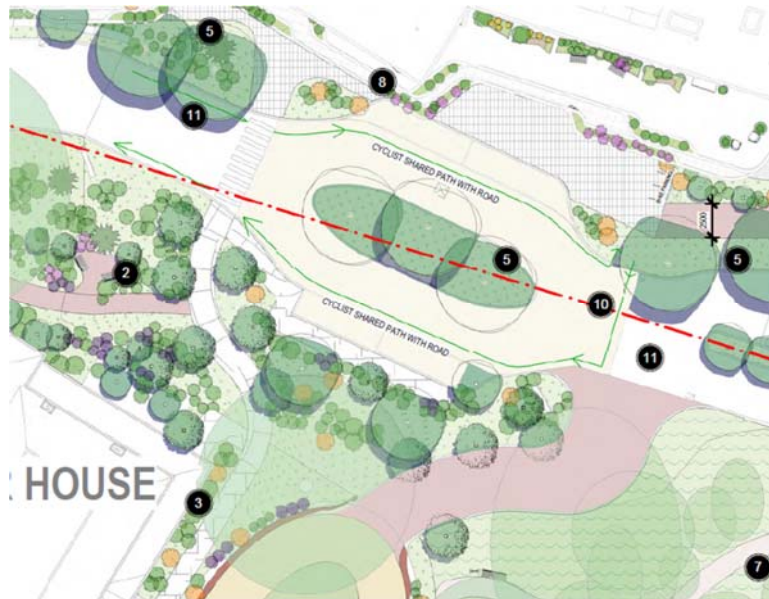
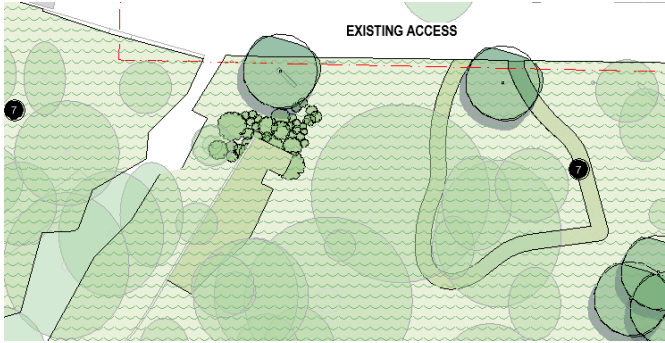


Figure 12 Stamped SSDA layout

2.0 **Provide further details of the exact proposed changes to the boardwalks and any anticipated impacts on**

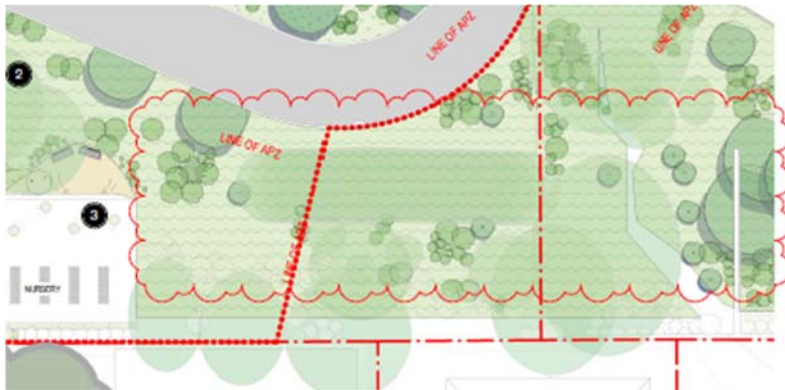
Removal of landscape boardwalk element following detail design and rationalization's as below:

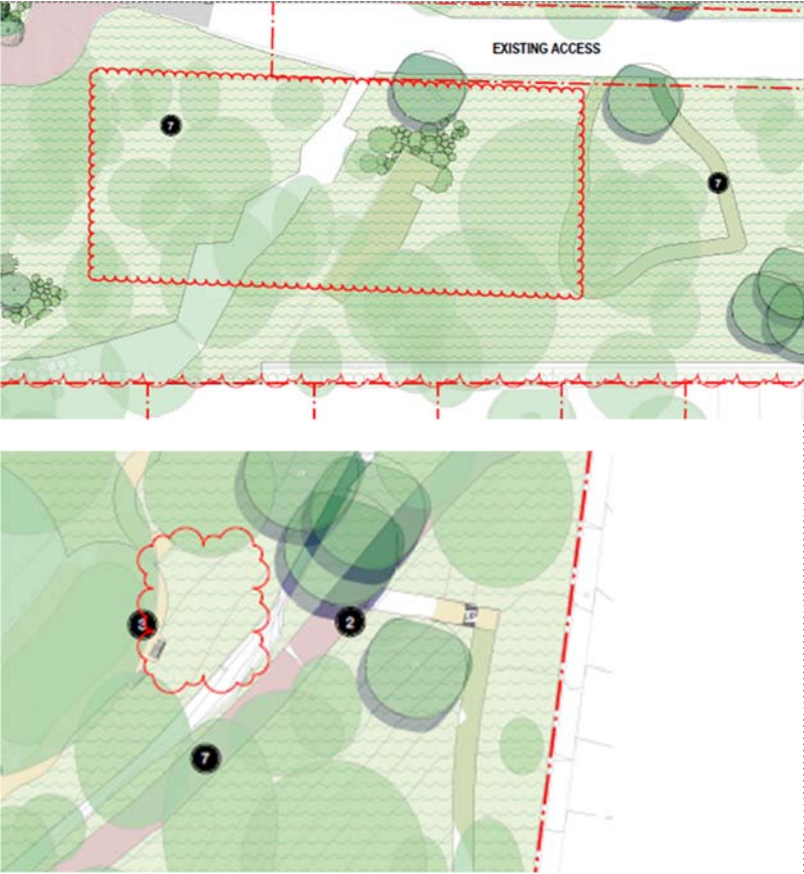
The landscape boardwalk element that ascended the southeast corner of the site, traverses through an ecologically sensitive area. Existing indigenous tree species, habitat and significant sandstone

	vegetation and ecology. outcrop's and overhangs of potential geological and Indigenous significance to the site, populate the area. The modified landscape design, proposes to remove the built boardwalk element and replace it with a low-impact pedestrian loop path (mown turf within seasonally maintained grasses). This will establish a similar experience through the easier to access, natural features, at existing grades. The removal of the fabricated sections will considerably reduce the impact associated to installation and construction activities of the boardwalk structure. This proposed change considerably reduces the risk, damage and exposure of the ecologically and potentially archaeologically significant elements.  <i>Figure 13 MOD2 removal of boardwalk</i>  <i>Figure 14 Stamped SSDA stairs and boardwalk layout</i> Nesting boxes have been installed to support local fauna and provide safe nesting places and reduce the effects of disturbance due to construction activity on adjoining areas of the site. The path and boardwalk connection between Pallister House and the plant nursery has been discussed 1.3a. Alternative ways of accessing areas such as the Plant Nursery are provided using accessibility and equitable path network through passively observed areas of the site. These alternatives paths of travel remove the path along the south boundary that is largely unobserved.
3.0 Outline any changes in areas of Aboriginal significance.	As per the Aboriginal Archaeological Impact Assessment and Consultation Report by CHC (submitted in the EIS), no items of Aboriginal significance have been found in the project site area. However, potential of Aboriginal objects within the existing

		bushland along the eastern boundary of the site was noted. Replacing the built boardwalk element with a low-impact pedestrian loop path, mitigates the risk of disturbing potential Aboriginal objects and artefacts, and protects the sandstone outcrops that are culturally important.
4.0	<i>Please explain the purpose of the boardwalk on the southern boundary of the site, and why is it no longer considered necessary.</i>	Please refer to response 1.3 and 2.0. The low impact means of forming a pedestrian loop that achieves the same objective of the boardwalk without impacting site significant feature as per response 2.0 above. Removal of the landscape boardwalk element following detail design and rationalisation's, respect for the existing sandstone outcrop and overhang's, with consideration to construction methodology and activities, judged to be significant for a low use item. The mown turf loop path and utilization of alternative pathways through paths that are integrated into the development allows for the removal of paths that had a singular purpose and had higher associated risk and impacts. The additional consideration of limited passive observation of the sections of boardwalk, in the more physically demanding, stepped sections, risk mitigation and Safety in Design considerations were applied. The design of the pathways shifted to the use of alternative means of accessing the areas for activities, such as the plant nursery and the conversation ring.
5.0	<i>Provide a justification for removing all planters outside of the Health Building, as shown in Figure 8 of the Modification Report.</i>	Remove all built-in planters, and substitution with GRC planters. The figure 8 – did not reflect the substitute of the built-in planter with GRC planters. Please refer to landscape drawing LA-HST-202 [F] These changes respond to fire egress and accessibility requirements, general pedestrian navigation at the main building entry. Built in planters with a double wall at the building for waterproofing and separation reasons was reducing soil volume and widening the footprint of the planter to encroach into access paths and egresses. The use of GRC planters also removed the complexity of drainage pipes and penetrations into the carparking ceiling below, creating a clash between clearance head heights in the vehicle movement lanes and the carparking bays.

RFI-10	<i>Appendix G Landscape Response notes that hospital building planters at level 2 drop off area will be amended and replaced with GRC planter boxes, and that only the planters along the building façade have been removed due to waterproofing and</i>	Refer to item 1.1 NB THIS REFERENCE IS TO A BM DRAWING OF THE SAME AREA THAT HAD OMITTED THE LANDSCAPE PLANTERS.
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	structural considerations. This needs to be reflected on the DD-SW-0201 and any other relevant drawing, as currently it just notes 'planters removed'. Please revise with the new GRC planter box locations..	
RFI-11	The modification report notes that there are changes to some plant species, and there is a reduction in some landscaping across the site. Please provide a revised plant schedule to reflect the landscaping changes proposed.	The changes to Senior Living Roof planting has been capture in this MOD 2 2.0 The flammability of the roof garden areas on Seniors Living South was reviewed and the as it falls within the line of the APZ. John Travers advised that planted area needed to comply with Appendix 4 of PBP 2019. The green roof areas were reduced away from the vents and exhaust pipes etc. And the maximum height of "Low volatility plants is to be less than 60-90mm in mature height", directed the change in plant species composition to a "Sempergreen sedum carpet " as it is pre-grown full soil coverage with plant material removing the need for mulch. Spot planting of native and endemic species that fit the specification to diversify the planting mix.
RFI-12	It is our understanding that in 2 locations on site, proposed boardwalk will be replaced with a low impact pedestrian path. please confirm this is the case as your response refers to 'landscape boardwalk element' and it is unclear what the 'element' refers to, please clarify.	Refer to items 1.3, 2.0 Area 1.0 is the removal of the boardwalk between Pallister hous main entry and the plant nursery. (Refer to LA-100 F)  The image is a landscape plan showing a site with various green spaces, paths, and buildings. A red dashed line labeled 'LINE OF APZ' runs across the site. Two specific areas are highlighted with red dashed lines and numbered 1 and 2. Area 1 is a boardwalk area between a building and a plant nursery. Area 2 is a boardwalk and stairs area near a rock outcrop. The plan also shows other features like trees, shrubs, and a 'NURSERY' area. Area 2.0 is the removal of the boardwalk and stairs associated with the board walk that ascends the rock outcrops in the Southwest corner of the site, to the turning loop of Pallister house. (Refer to LA-100 E)

		
RFI-13	Areas in question:  0002 TBA - response from 2.0 and 4.0	Denotes the removal of boardwalk steps over the sandstone outcrop. The steps were to connect the Bridle path to the art work walking loop and exercise area. These areas are accessible by equitable paths of travel.