

ALEXANDRIA HEALTH CENTRE

28-32 BOURKE ROAD, ALEXANDRIA, NSW

Landscape SSDA Report

JULY 2022



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INTRODUCTION

Landscape Statement

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 there are four new trees (*Eleocarpus eumundi*) proposed along the orientation site boundary in the deep soil zone. This strategy will help increase shade along the street, improving comfort levels on site and softening the front facade of the building. These trees will provide habitat for and attract nectar and seed-eating birds. Planting extends from beneath the street trees towards the building, with an elevated planting area, providing further buffer to the street. These planted areas include a mix of native plants, sandstone boulders and timber logs to provide habitat for small birds, insects and other animals – this will all benefit the local urban ecology. The softscape areas will assist with onsite infiltration of stormwater.

A seating area abuts the arrival space and provides a shaded, green retreat for visitors to rest.

The local active transport infrastructure of the separated cycleway along Bourke Street and extends into this site with end of trip facilities provided on level one of 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

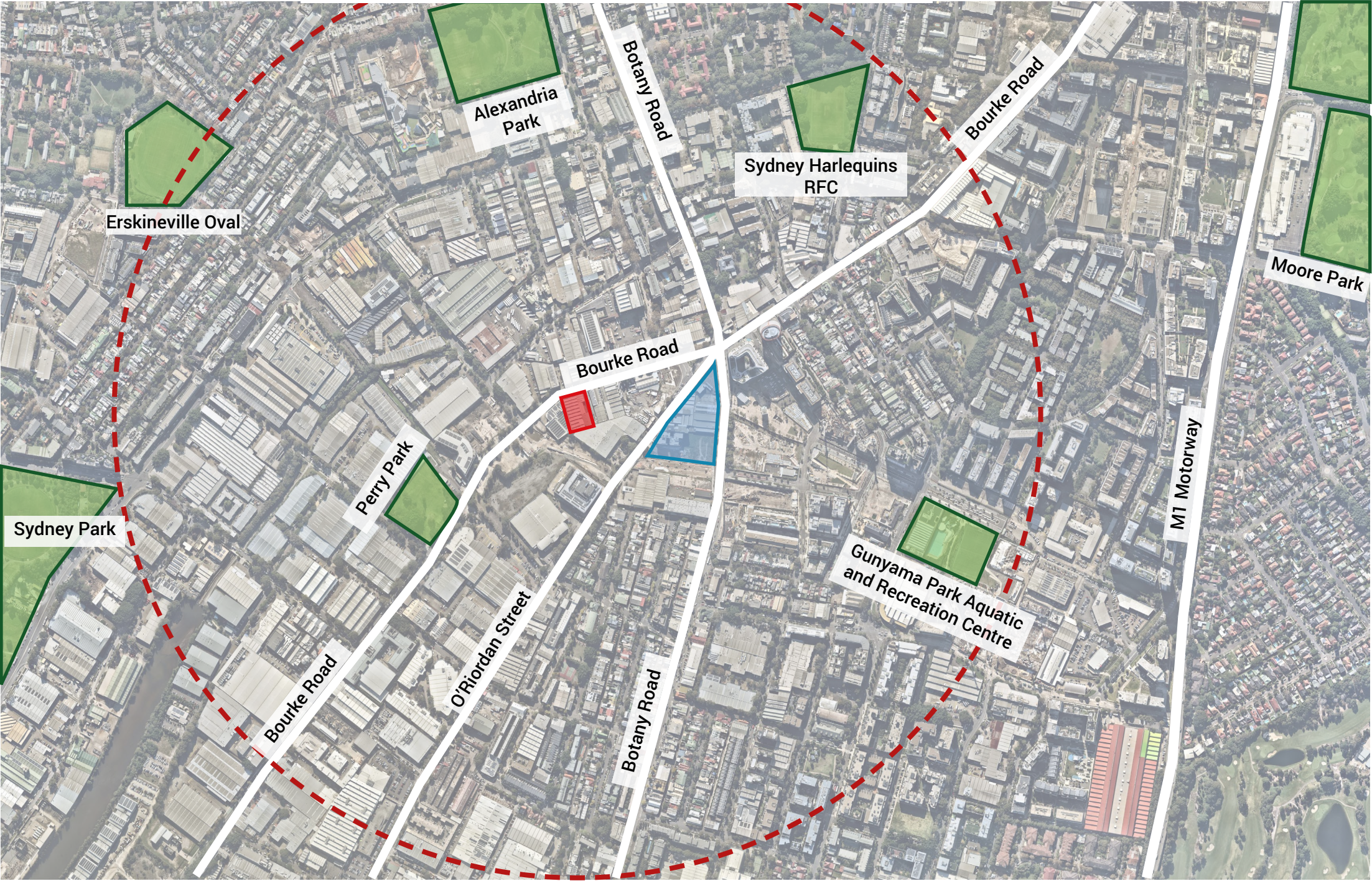
Development consent is sought for a concept proposal for the 'Alexandria Health Centre' comprising medical centre uses and anchored by a mental health hospital. Specifically, the application seeks concept approval for:

- 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

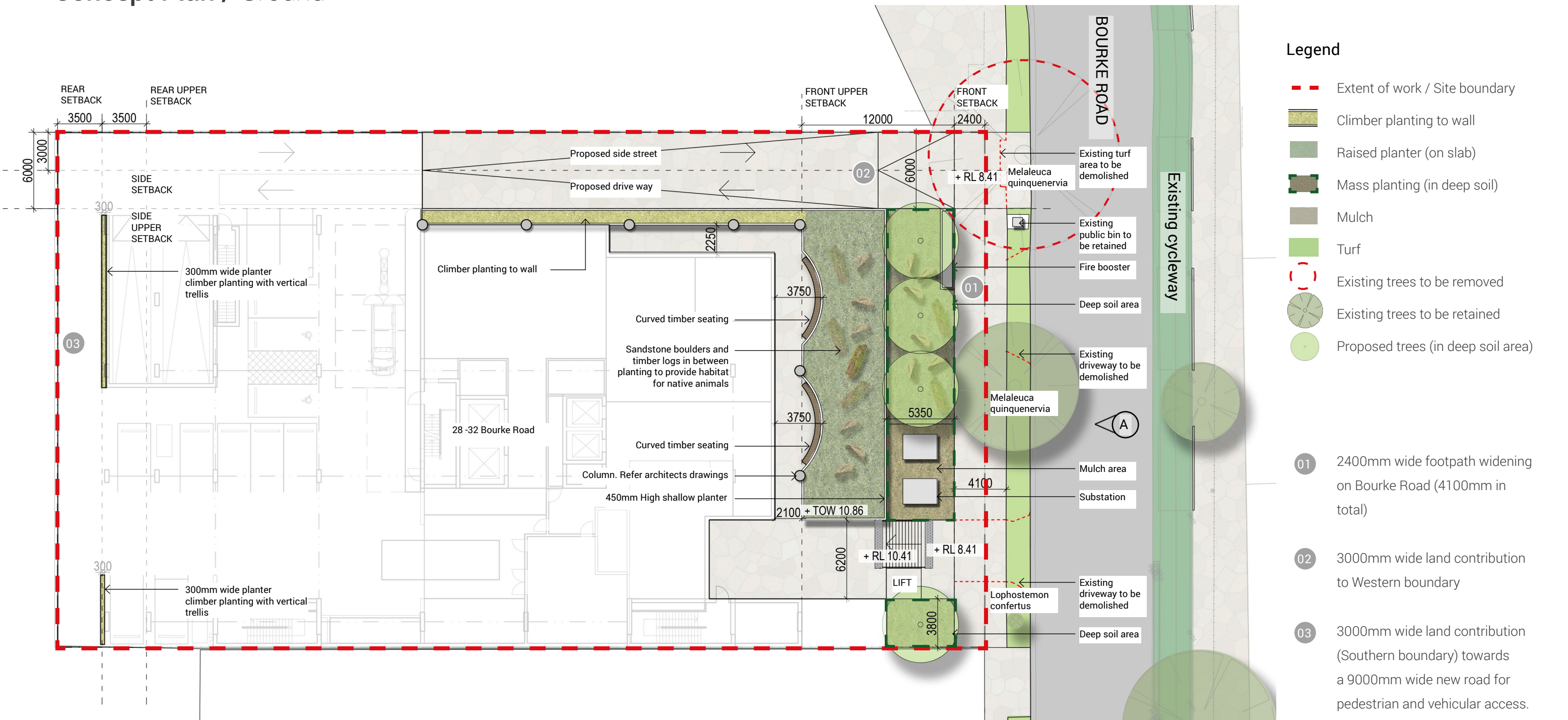


CONTEXT PLAN



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

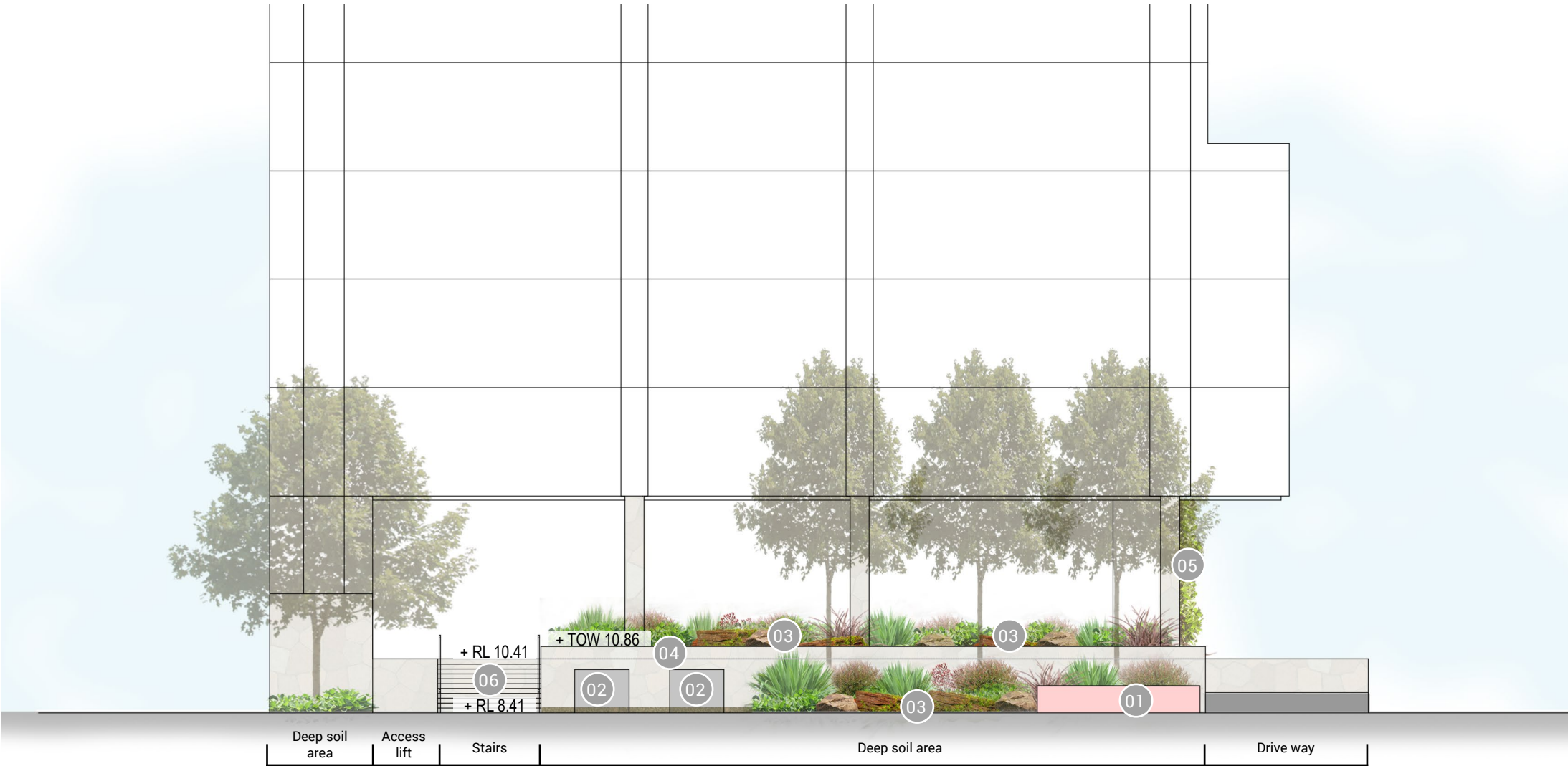
Concept Plan / Ground



Precedent Imagery



Elevation A / Ground



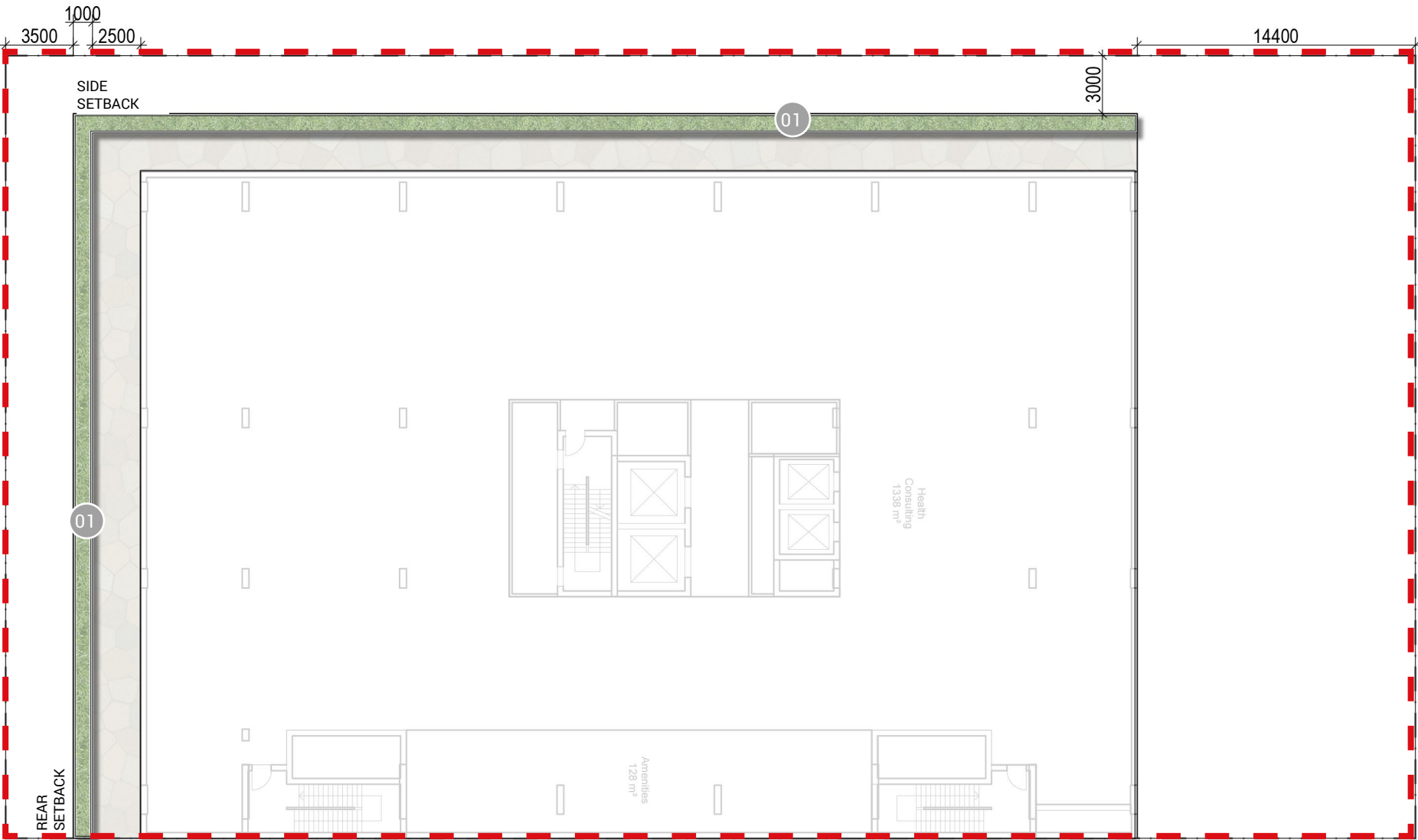
Legend

- + RL 10.41 Spot levels
- 01 Fire Booster
- 02 Substation
- 03 Sandstone boulders and timber logs in between planting to provide habitat for native animals
- 04 450mm High Planter
- 05 Climber planting to wall
- 06 Stairs

Precedent Imagery

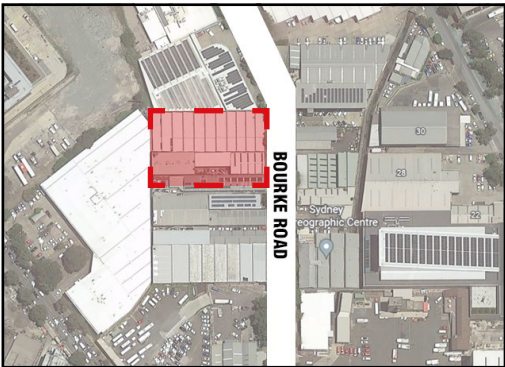


Concept Plan / Level 04



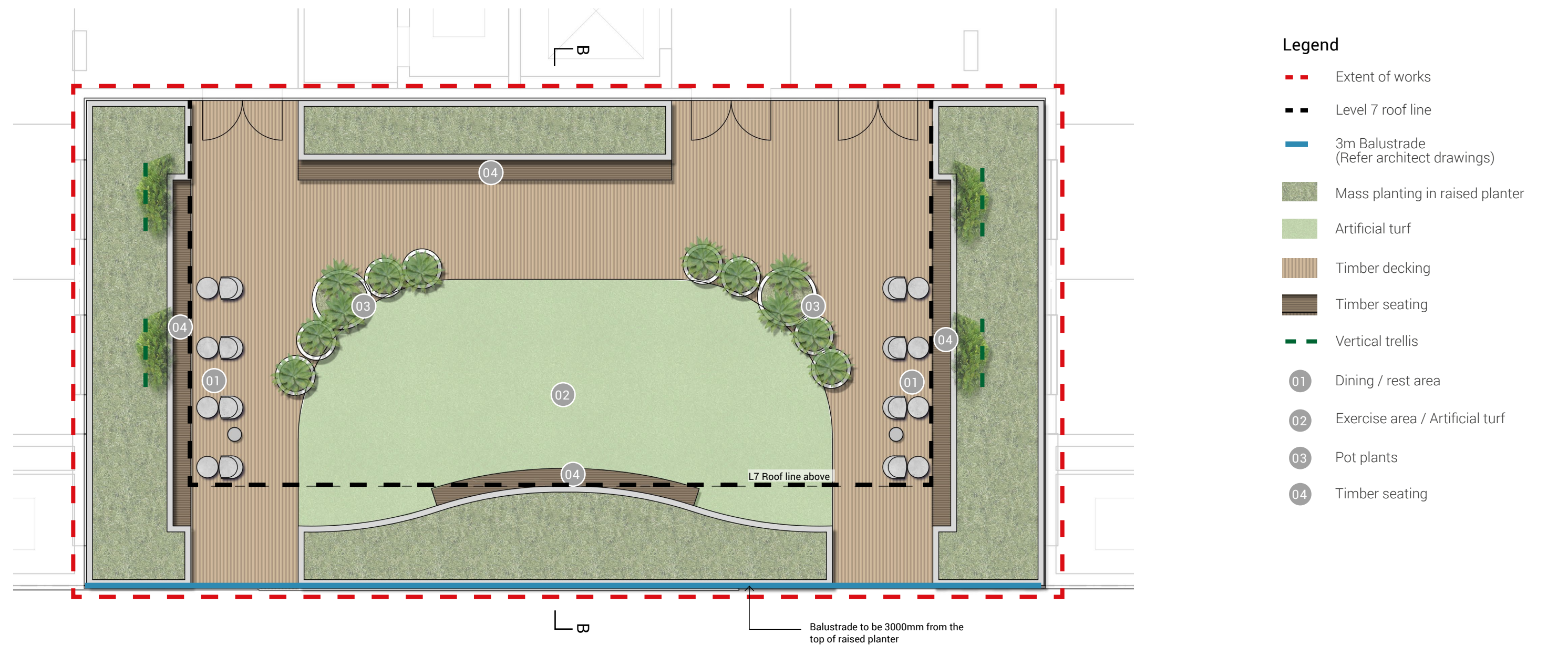
- Legend
- Extent of work / Site boundary
 - 01 1000mm High Planters

Precedent Imagery

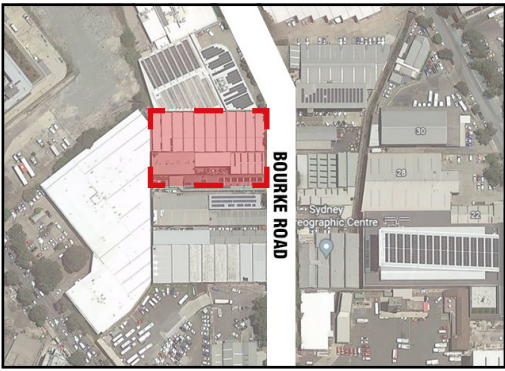
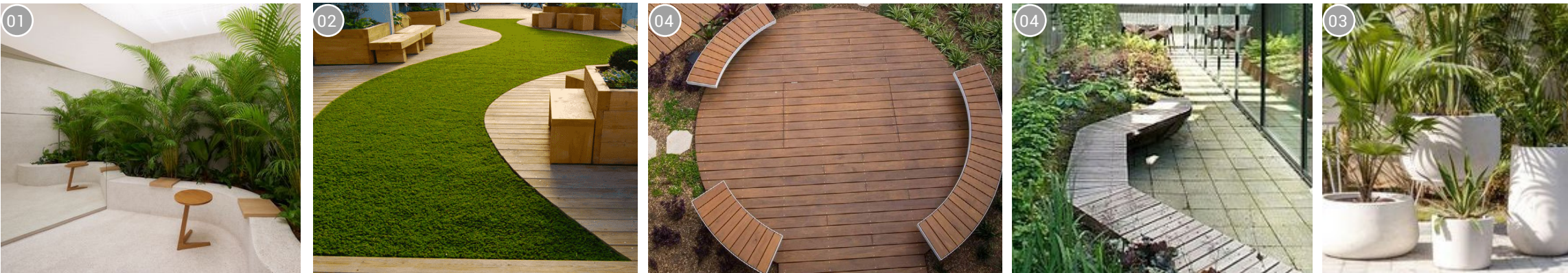


KEY PLAN

Concept Plan / Level 06 - Courtyard

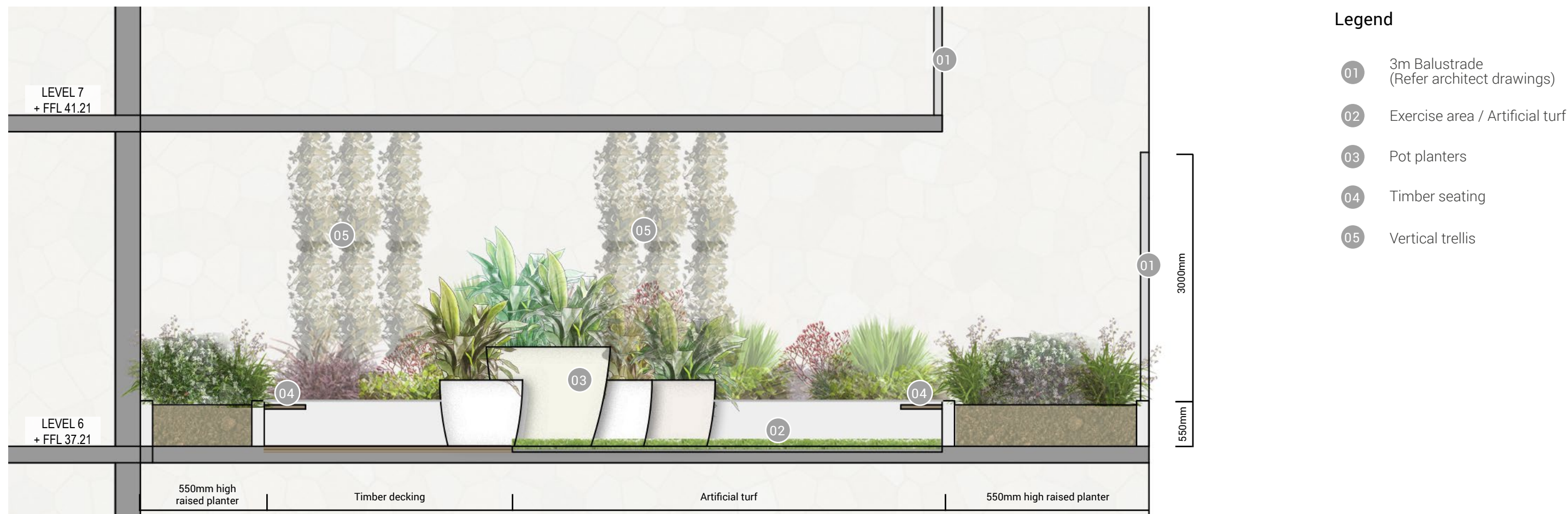


Precedent Imagery



KEY PLAN

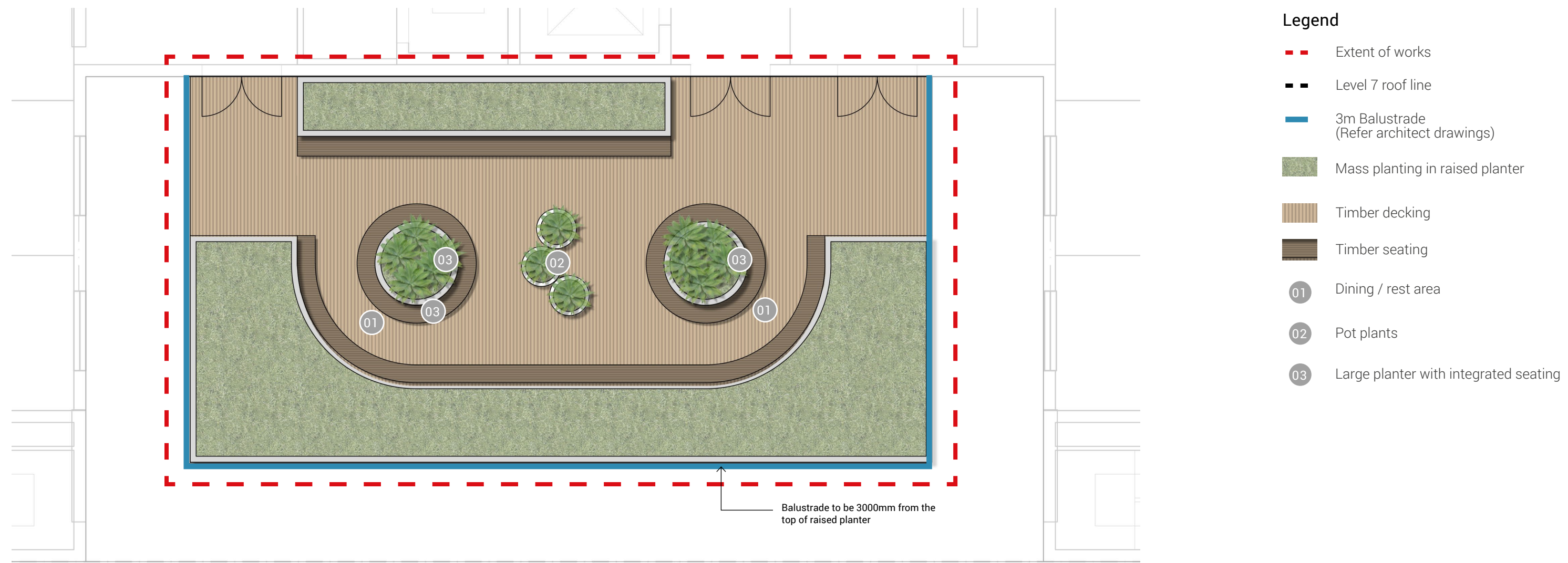
Section B / Level 06 - Courtyard



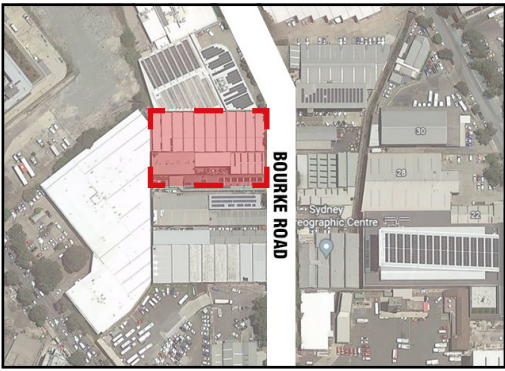
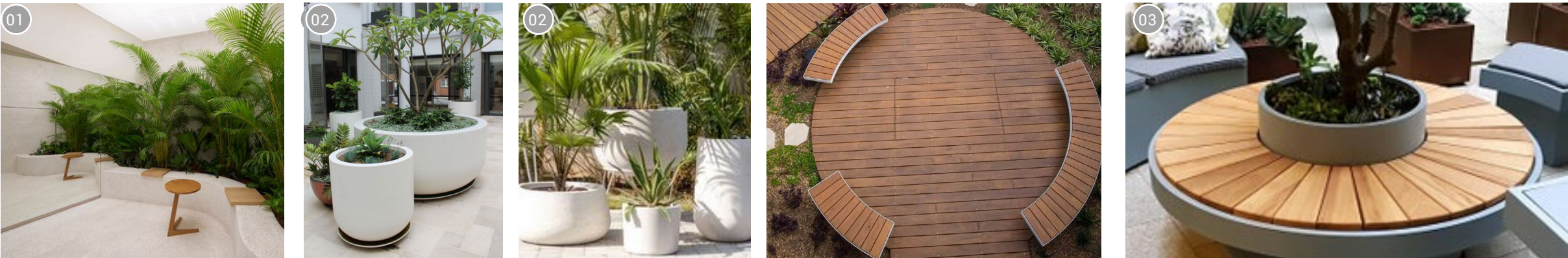
Precedent Imagery



Concept Plan / Level 07 - Courtyard



Precedent Imagery



KEY PLAN

Planting Plan / Planting schedule & palette

28-32 BOURKE ROAD - PLANTING SCHEDULE							
SYM	Botanical Name	Common Name	Mature Height(m)	Spread (m)	Pot Size	Spacing /m2	QTY
TREE							
Ee	<i>Elaeocarpus eumundi</i>	Eumundi Quandong	15m	5m	100L	As shown	4
Mix 1 - Street front planting							
Llt	<i>Lomandra longifolia</i> 'Tanika'	Mat Rush	0.6	0.5	150mm	6	34
Wf	<i>Westringia fruticosa</i>	Native Rosemary	0.4	0.4	150mm	4	22
Afr	<i>Anigozanthos flavidus</i> 'Ruby Velvet'	Kangaroo Paw	0.8	0.3	150mm	4	22
Atc	<i>Austromyrtus dulsis</i> x <i>tenuifolia</i> 'Copper Tops'	Midgen Berry	0.5	0.5	150mm	4	22
Mix 2 - Street front planting							
De	<i>Doryanthes excelsa</i>	Gynea Lily	2	1	200mm	1	12
Mp	<i>Myoporum Parvifolium</i>	Creeping boobialla	0.3	2	150mm	2	25
Af	<i>Alpinia formosana</i>	Pinstripe Ginger	0.3	2	150mm	2	25
Dlj	<i>Dianella</i> 'Little Jess'	Blue Flax Lily	0.4	0.4	150mm	6	77
Mix 3 - Climbers							
Pp	<i>Pandorea pandorana</i>	Wonga Wonga Vine	6	1	200mm	4	19
Tj	<i>Trachelospermum jasminoides</i>	Star Jasmine	5	5	200mm	3	3
Mix 4 - L6&L7 Courtyard							
Az	<i>Alpinia zerumbet</i>	Shell Ginger	1.5	1	150	2	19
Dr	<i>Dichondra repens</i>	Kidney grass	0.2	1	150mm	8	61
Vh	<i>Viola hederacea</i>	Native Violet	0.1	1	200mm	3	21
Llt	<i>Dianella</i> 'Little Jess'	Blue Flax Lily	0.4	0.4	150mm	6	46
Mix 5 - L6 Vertical trellis							
Tj	<i>Trachelospermum jasminoides</i>	Star Jasmine	5	5	200mm	3	12
MIX 6 - Pot planters							
Aa	<i>Asplenium australasicum</i>	Birds Nest Fern	1.5	0.5	150mm	4	10
Ae	<i>Aspidistra elatior</i>	Cast Iron Plant	1.2	0.5	150mm	4	23
Cf	<i>Cordyline fruticosa</i> 'rubra'	Good Luck Plant	1	0.5	150mm	4	8
Mix 7 - L4 Planters							
Cr	<i>Carpobrotus rossii</i>	Pig face	0.4	0.4	200mm	3	13
Drl	<i>Dianella revoluta</i> 'Little Rev'	Blue Flax Lily	0.4	0.4	150mm	6	26
Dr	<i>Dichondra repens</i>	Kidney grass	0.2	1	150mm	8	34

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 stromwater. The planting selection meets City of Sydney requirement.

STREET FRONT PLANTING



Lomandra longifolia 'Tanika'
Mat-Rush



Westringia fruticosa
Coastal Rosemary



Anigozanthos flavidus 'Ruby'
Kangaroo Paw



Austromyrtus dulsis x tenuifolia 'Copper Tops'
Midgen Berry



Doryanthes excelsa
Gynea Lily



Myoporum Parvifolium
Creeping boobialla



Alpinia formosana
Pinstripe Ginger



Dianella 'Little Jess'
Blue Flax Lily

L6&L7 COURTYARD



Alpinia zerumbet
Shell Ginger



Dichondra repens
Kidney grass



Viola hederacea
Native Violet



Dianella 'Little Jess'
Blue Flax Lily

NATIVE TREE



Elaeocarpus eumundi
Eumundi Quandong

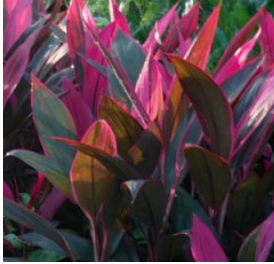
POT PLANTERS



Aspidistra elatior
Cast Iron Plant



Asplenium australasicum
Birds Nest Fern

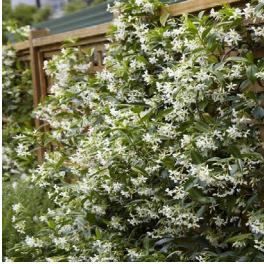


Cordyline fruticosa 'rubra'
Good Luck Plant

CLIMBERS



Pandorea pandorana
Wonga Wonga Vine



Trachelospermum jasminoides
Star Jasmine

L4 PLANTERS



Dianella revoluta 'Little Rev'
Blue Flax Lily

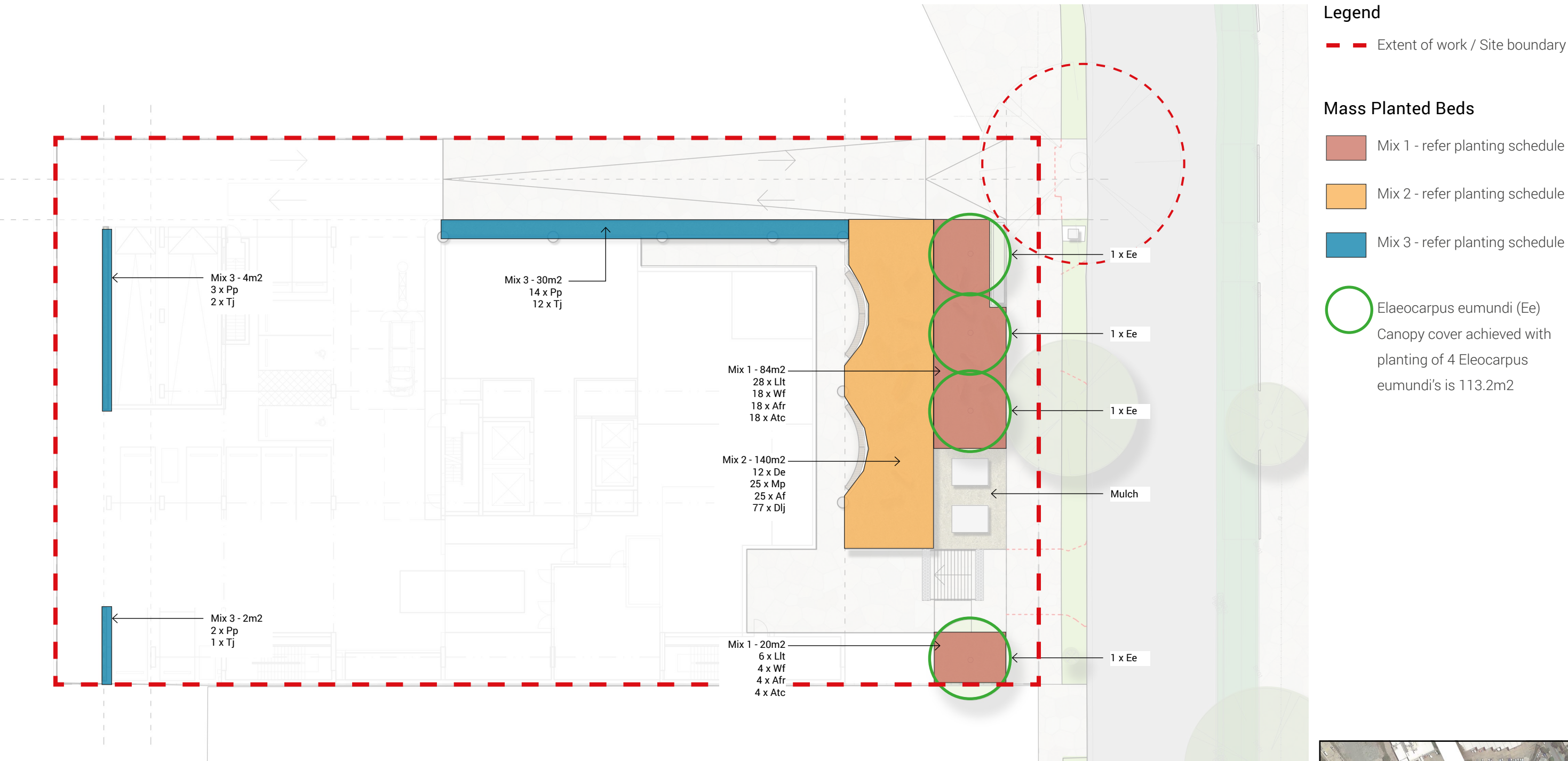


Dichondra repens
Kidney grass



Carpobrotus rossii
Pig Face

Planting plan / Ground



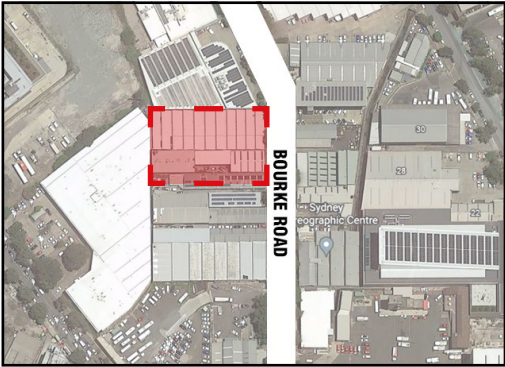
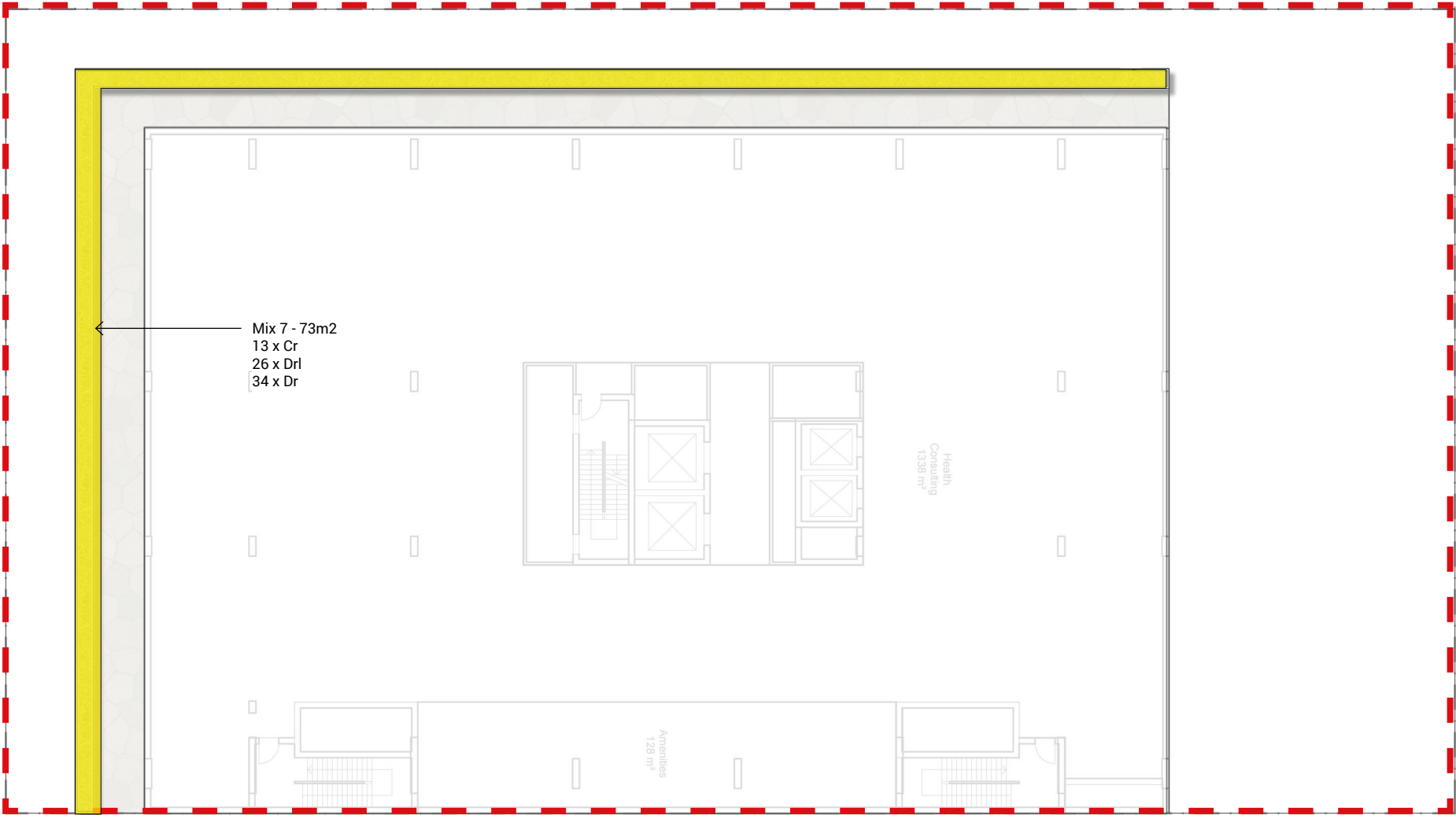
Planting Plan / Level 04

Legend

Extent of work / Site boundary

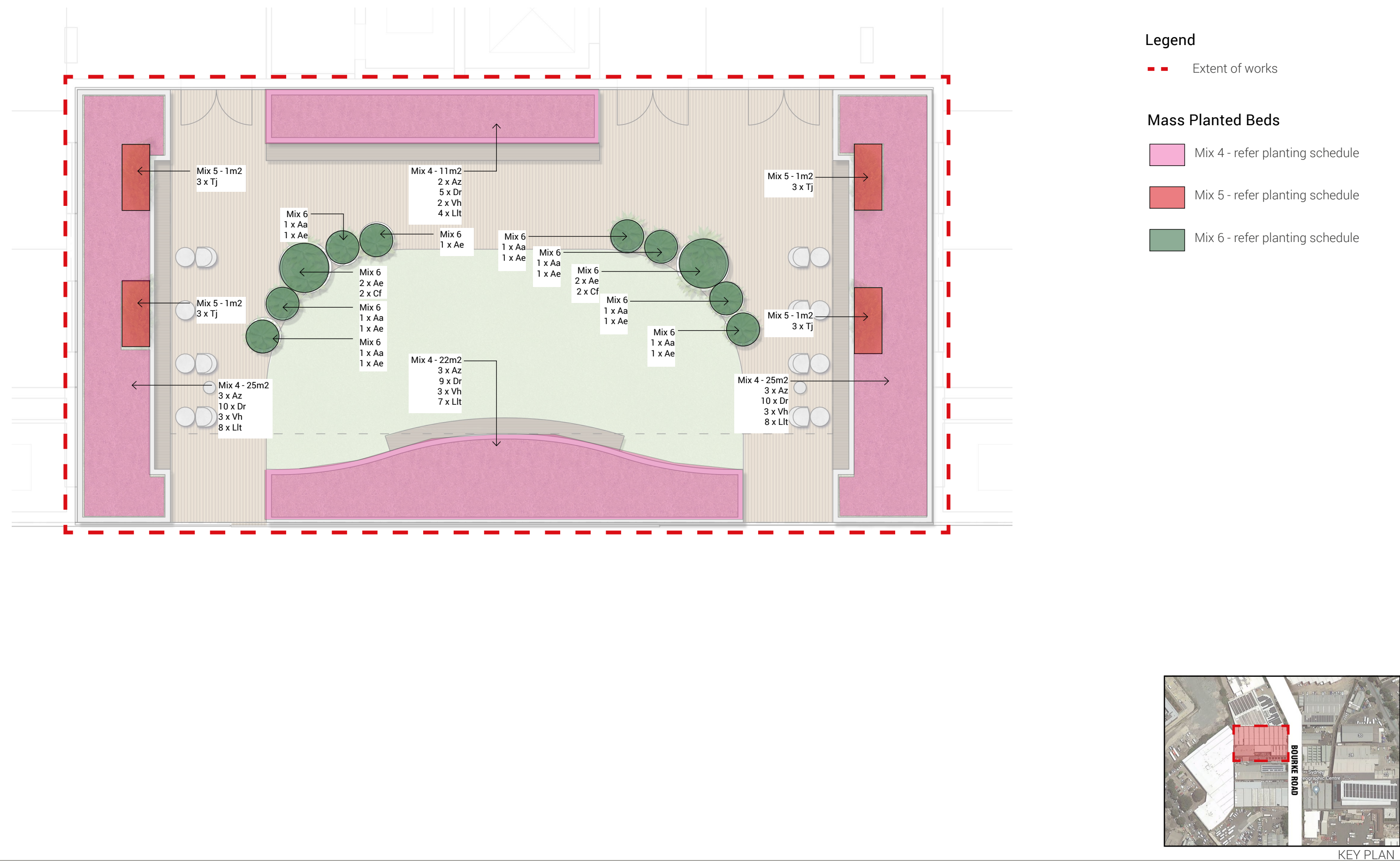
Mass Planted Beds

Mix 7 - refer planting schedule

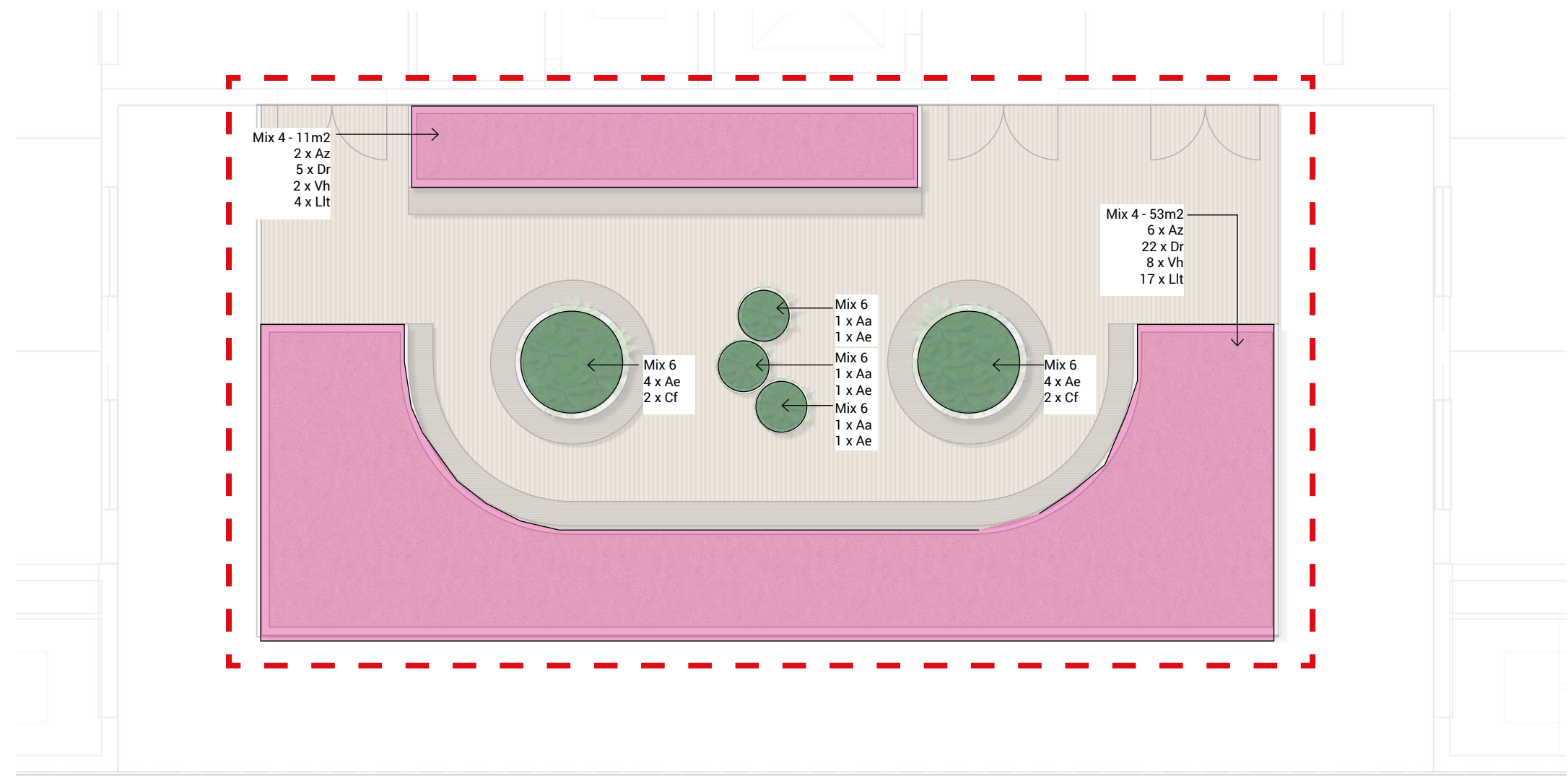


KEY PLAN

Planting Plan / Level 06 - Courtyard



Planting Plan / Level 07 - Courtyard



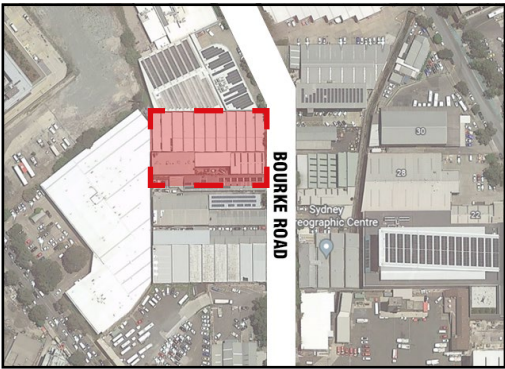
Legend

--- Extent of works

Mass Planted Beds

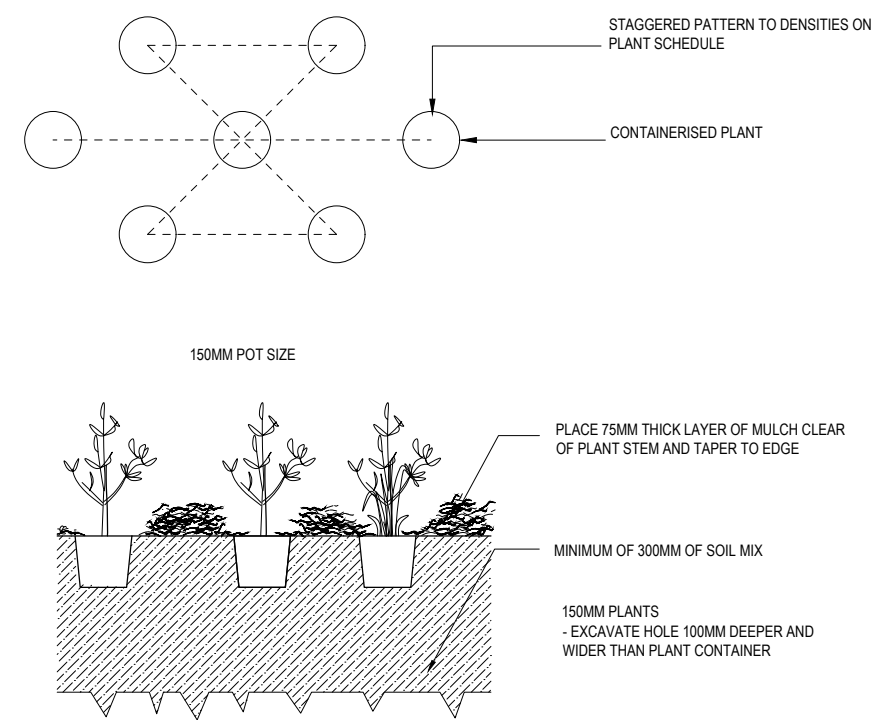
Mix 4 - refer planting schedule

Mix 6 - refer planting schedule

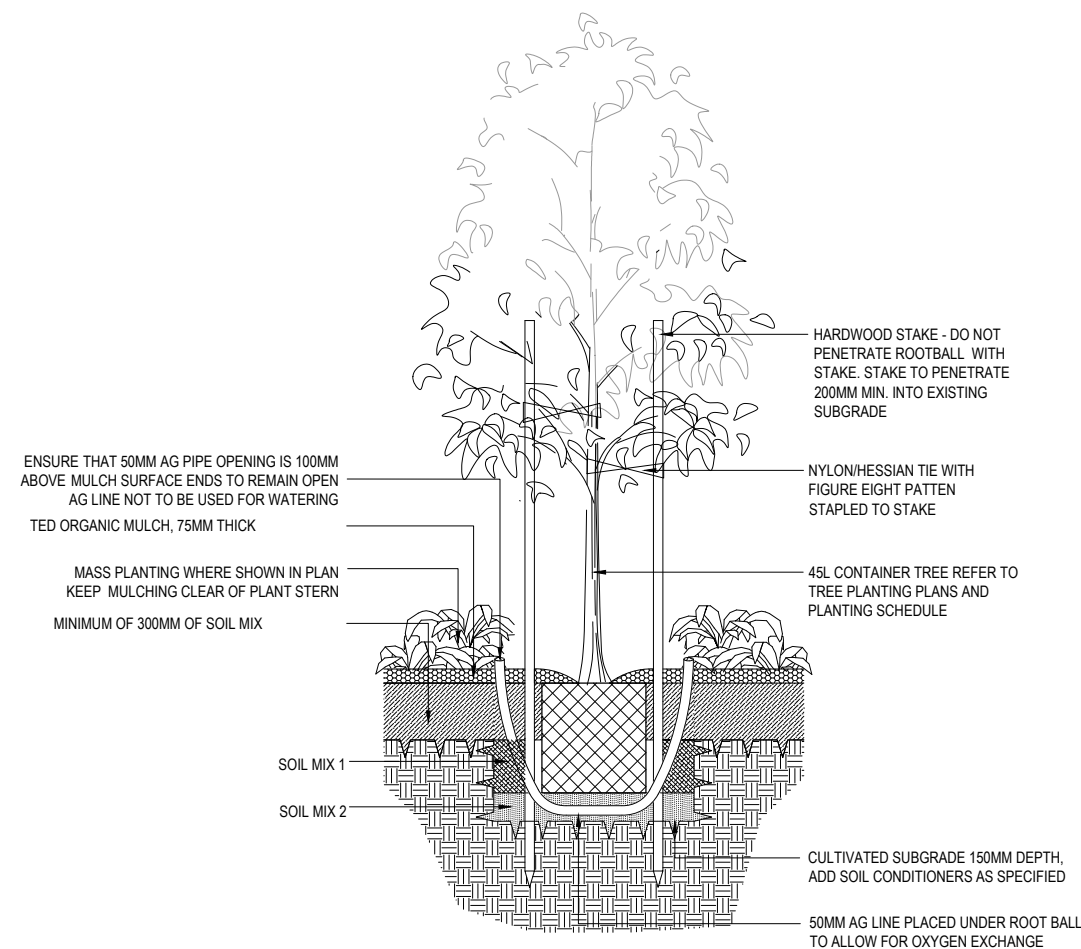


KEY PLAN

LANDSCAPE TYPICAL DETAILS



DETAIL 1: MASS PLANTING DETAIL 1:40@A3



DETAIL 2: TREE PLANTING ON GRADE 1:40@A3

