

GREENWICH HOSPITAL
REDEVELOPMENT
FOR INFORMATION
DRAWINGS

GREENWICH HOSPITAL, RIVER ROAD, GREENWICH

VIEW FROM WESTERN END OF RIVER ROAD LOOKING AT WESTERN END OF THE NORTHERN SENIORS LIVING BUILDING



DRAWING LIST - INFORMATION DRAWINGS			
DWG NO.	SHEET NAME	SHEET SCALE	CURRENT REVISION
IN.00	COVER PAGE - INFORMATION DRAWINGS	N/A	8
IN.01	EXISTING SITE PLAN	1:500 @ A1	2
IN.02	PROPOSED SITE PLAN	1:500 @ A1	2
IN.05	EXISTING TREES	1:500 @ A1	4
IN.10	OVERALL FLOOR PLAN - SITE LEVEL 1	1:500 @ A1	7
IN.11	OVERALL FLOOR PLAN - SITE LEVEL 2	1:500 @ A1	7
IN.12	OVERALL FLOOR PLAN - SITE LEVEL 3	1:500 @ A1	7
IN.13	OVERALL FLOOR PLAN - SITE LEVEL 4	1:500 @ A1	7
IN.14	OVERALL FLOOR PLAN - SITE LEVEL 5	1:500 @ A1	3
IN.15	OVERALL FLOOR PLAN - SITE LEVEL 6	1:500 @ A1	7
IN.16	OVERALL FLOOR PLAN - SITE LEVEL 7	1:500 @ A1	7
IN.17	OVERALL FLOOR PLAN - SITE LEVEL 8	1:500 @ A1	7
IN.18	OVERALL FLOOR PLAN - SITE LEVEL 9 & ABOVE	1:500 @ A1	7
IN.30	SITE ELEVATIONS & SECTIONS	1:500 @ A1	6
IN.31	SITE SECTIONS	1:250 @ A1	6

DRAWING LIST - INFORMATION DRAWINGS			
DWG NO.	SHEET NAME	SHEET SCALE	CURRENT REVISION
IN.32	SITE SECTIONS - PALLISTER HOUSE	1:250 @ A1	6
IN.33	SITE SECTIONS - PALLISTER HOUSE	1:250 @ A1	6
IN.40	SENIORS LIVING - SOLAR ACCESS ANALYSIS DIAGRAM	1:500 @ A1	6
IN.50	3D VIEW OVERLAYS	N/A	3
IN.51	3D VIEWS	N/A	3
IN.52	3D VIEWS	N/A	3
IN.53	3D VIEWS	N/A	3
IN.54	3D VIEWS	N/A	3
IN.55	3D VIEWS	N/A	3
IN.56	3D VIEWS	N/A	4
IN.60	RESPITE PRECEDENT IMAGES	N/A	2
IN.90	SHADOW DIAGRAMS - WINTER SOLSTICE 9am	1:1000 @ A1	2
IN.91	SHADOW DIAGRAMS - WINTER SOLSTICE 12pm	1:1000 @ A1	2
IN.92	SHADOW DIAGRAMS - WINTER SOLSTICE 3pm	1:1000 @ A1	2
IN.93	SHADOW DIAGRAMS - EQUINOX SOLSTICE 9am	1:1000 @ A1	2
IN.94	SHADOW DIAGRAMS - EQUINOX SOLSTICE 12PM	1:1000 @ A1	2
IN.95	SHADOW DIAGRAMS - EQUINOX SOLSTICE 3PM	1:1000 @ A1	2

LIST OF KEY CHANGES	
BUILDING CONFIGURATION AND FLOOR AREA HAS BEEN ADJUSTED SO THAT HEALTH SERVICES ARE THE DOMINANT USE ON SITE.	
THE SENIORS LIVING VILLAS TO THE SOUTH OF THE DRIVEWAY FROM ST VINCENT'S ROAD WERE DELETED, RESPITE CARE FACILITY ADDED ALONG ST VINCENT ROAD TO INCREASE TREE RETENTION & MAINTAIN HERITAGE CURTLAGE	
THE STAGING OF THE REDEVELOPMENT WAS CHANGED SO THAT THE HEALTH SERVICES ARE TO BE CONSTRUCTED PRIOR TO THE SENIORS LIVING	
ALL TREES ON SITE WERE COUNTED TO QUANTIFY TOTAL TREE RETENTION. A TREE PLANNING SCHEDULE WAS PROVIDED AND THE BUILDING FOOTPRINT WAS MODIFIED TO REDUCE THE IMPACT ON EXISTING TREES.	
THE OUTLINE OF THE BASEMENT WAS RECONFIGURED TO INCREASE SETBACK FROM PALLISTER HOUSE	
THE REDUCTION IN BUILDING BULK & SCALE FOR SENIOR LIVING TO MINIMISE VISUAL IMPACT ON NEIGHBOURS & PALLISTER HOUSE	
PROPOSAL FOR WIDENING THE ROADWAY ON THE WESTERN BOUNDARY DELETED, TO AVOID CIVIL WORK & INCREASE TREE RETENTION & TREE CANOPY	
THE DESIGN OF THE BUILDING WAS RECONFIGURED TO IMPROVE SIGHTLINES TO HERITAGE LISTED PALLISTER HOUSE FROM RIVER ROAD	

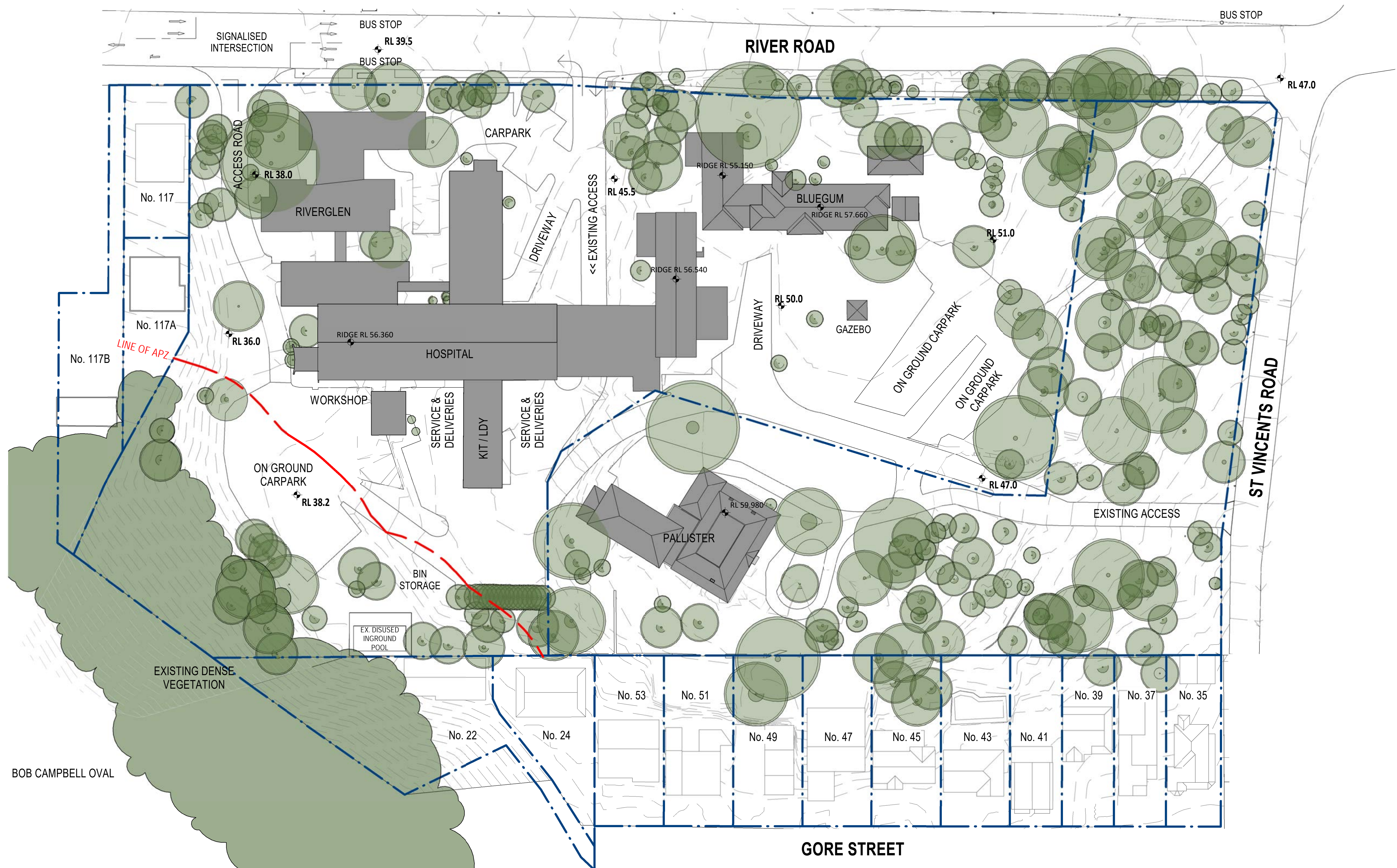
ACCOMMODATION SUMMARY	
SENIORS LIVING	89 TWO-BEDROOM SENIORS LIVING DWELLINGS
HOSPITAL	150 COMBINED HOSPITAL / RESIDENTIAL CARE BEDS

SITE AREA SUMMARY		
SITE AREA	33,763m²	
	AS SUBMITTED	PROPOSED
TOTAL GFA HEALTH	13,900m²	14,500m²
HOSPITAL	13,900m²	12,750m²
PALLISTER	-	1,050m²
RESPITE	-	700m²
TOTAL GFA SENIORS LIVING	14,400m²	13,000m²
VILLAS	1,600m²	-
SENIORS LIVING	12,800m²	13,000m²
GFA TOTAL	28,300m²	27,500m²
FSR	0.84	0.81
DEEP SOIL PLANTING AREA	12,000m² (35%)	13,800m² (41%)

CAR PARK SUMMARY			
SET DOWN	10	GENERAL VISITOR	11
ACCESS ROAD PARKING	10		
WITHIN INTEGRATED BASEMENT:			
HOSPITAL	209	SENIORS LIVING	89
SITE TOTAL : 329 CAR PARKS			

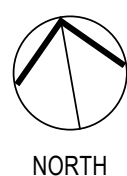
FOR INFORMATION
RESPONSE TO SUBMISSIONS (SEPT. 2019)

8	06.09.2019	TREE UPDATE & SITE ANALYSIS	JC
7	30.08.2019	ISSUE FOR DPE	JC
6	28.08.2019	UPDATE	ML
5	19/08/2019	CONSULTANT ISSUE	JC
4	07/08/2019	ISSUED FOR COUNCIL CONSULTATION	CM
3	28/06/2019	PRELIMINARY ISSUE	CM
2	27/06/2019	PRELIMINARY ISSUE	CM
REV	DATE	DETAILS	INITIALS



FOR INFORMATION
RESPONSE TO SUBMISSIONS (SEPT. 2019)

1:500 @ A1, 1:1000 @ A3				
0 5 10 20 30 50m				
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REV	DATE	DETAILS	INITIALS	
2	30.08.2019	ISSUE FOR DPE	JC	
1	19/08/2019	CONSULTANT ISSUE	JC	



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CLIENT:
HammondCare
Champion Life
PROJECT:
**GREENWICH HOSPITAL
CONCEPT PLAN**

DRAWING TITLE:
EXISTING SITE PLAN

DATE: AUGUST 2019	DRAWN: EC	PROJ ARCH: BF	SCALE: 1:500 @ A1
	PROJ: 1213	DRAWING: IN.01	REVISION: P2



FOR INFORMATION
RESPONSE TO SUBMISSIONS (SEPT. 2019)

1:500 @ A1, 1:1000 @ A3				5	10	20	50	50m
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1	19/08/2019	CONSULTANT ISSUE	JC					
REV	DATE	DETAILS	INITIALS					

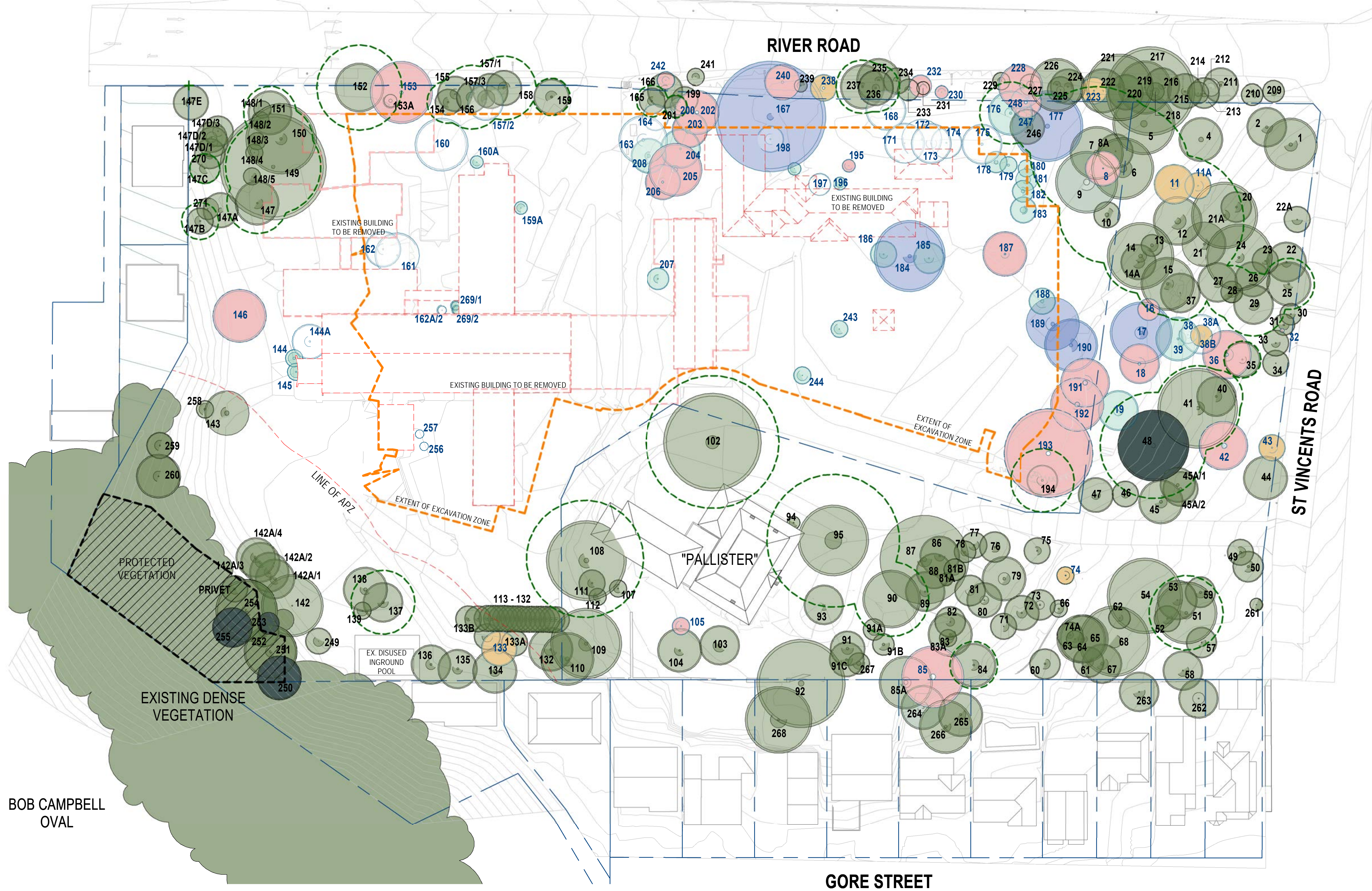


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GREENWICH HOSPITAL
CONCEPT PLAN

DRAWING TITLE:
PROPOSED SITE PLAN

DATE: AUGUST 2019	DRAWN: JC, MK	PROJ ARCH: BF	SCALE: 1:500 @ A1
	PROJ: 1213	DRAWING: IN.02	REVISION: P2



TREE REMOVAL LEGEND

TOTAL TREES DOCUMENTED IN ARBORIST REPORT & GRAPHICALLY SHOWN ON SURVEY DRAWING = 297

EXISTING & TO BE RETAINED/PROTECTED
REVISED SCHEME - 211 TREES TO REMAIN
ORIGINAL SUBMISSION - 125 TREES TO REMAIN

EXISTING & TO BE RETAINED/PROTECTED
(HABITAT TREE)
4 TREES (NOTE: INCLUDED WITHIN 211 TREES TO BE RETAINED)

HIGH SIGNIFICANCE TREES TO BE REMOVED
REVISED SCHEME - 10 REMOVED
ORIGINAL SUBMISSION - 14 REMOVED

MEDIUM SIGNIFICANCE TREES TO BE REMOVED
REVISED SCHEME - 24 REMOVED
ORIGINAL SUBMISSION - 57 REMOVED

LOW SIGNIFICANCE TO BE REMOVED
REVISED SCHEME - 21 REMOVED
ORIGINAL SUBMISSION - 33 REMOVED

INAPPROPRIATE/ FUNGI/ SELF-SOWN/ EXEMPT
TREES TO BE REMOVED
REVISED SCHEME - 23 REMOVED
ORIGINAL SUBMISSION - 10 REMOVED

OVERMATURE/DECAY/BORER TREES TO BE REMOVED
REVISED SCHEME - 8 REMOVED
ORIGINAL SUBMISSION - 6 REMOVED

TREE PROTECTION ZONE (TPZ)

NOTE:
DRAWING TO BE READ IN CONJUNCTION WITH ARBORIST REPORT
PREPARED BY "REDGUM HORTICULTURAL" FOR TREE SPECIES AND
OTHER DETAILS

FOR INFORMATION
RESPONSE TO SUBMISSIONS (SEPT. 2019)

1:500 @ A1, 1:1000 @ A3

0 5 10 20 30 50m

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4	06.09.2019	TREE UPDATE & SITE ANALYSIS	JC
3	30.08.2019	ISSUE FOR DPE	JC
2	26/08/2019	ISSUED FOR UPDATED TREE INFORMATION	EC
1	19/08/2019	CONSULTANT ISSUE	JC
REV	DATE	DETAILS	INITIALS

NORTH

B

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CLIENT:

Champion Life

PROJECT:

GREENWICH HOSPITAL
CONCEPT PLAN

DRAWING TITLE:

EXISTING TREES

DATE:

AUGUST 2019

DRAWN:

EC

PROJ ARCH:

BF

SCALE:

1:500 @ A1

PROJ:

1213

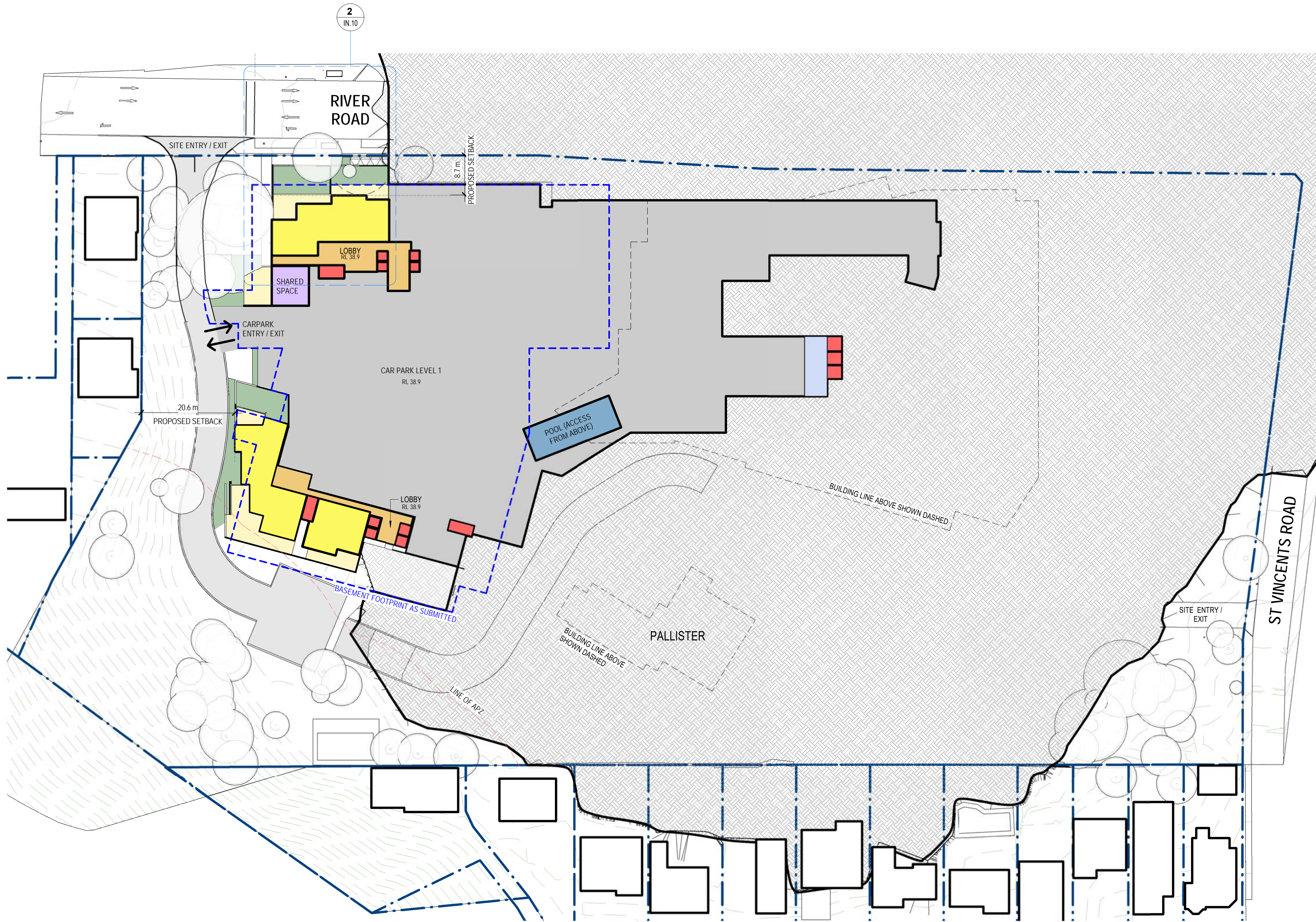
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IN.05

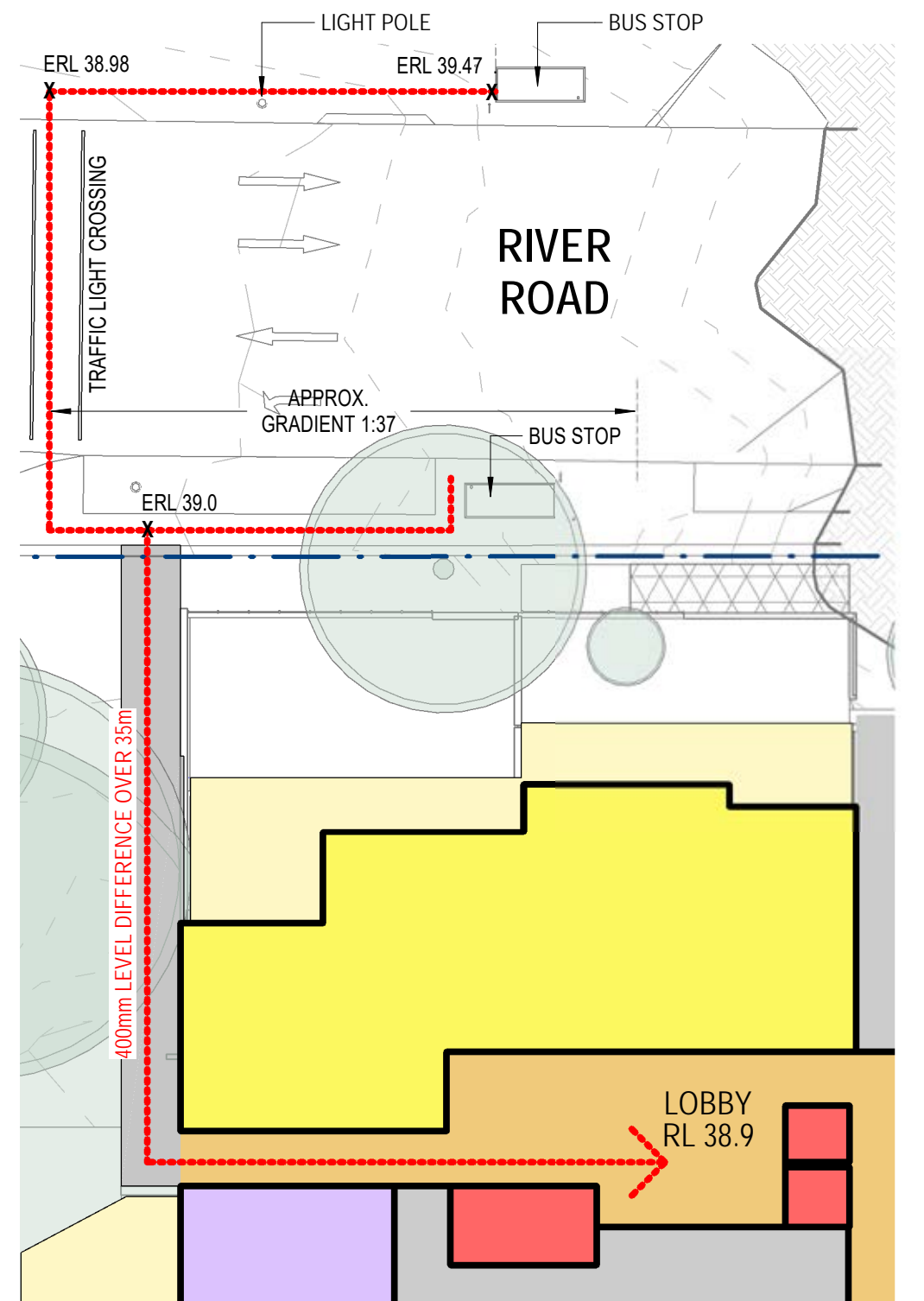
REVISION:

P4

16/09/2019 9:56:13 AM



1 SITE LEVEL 1
1 : 500



2 ROUTE TO BUS STOP
1 : 250

PROJECT SUMMARY

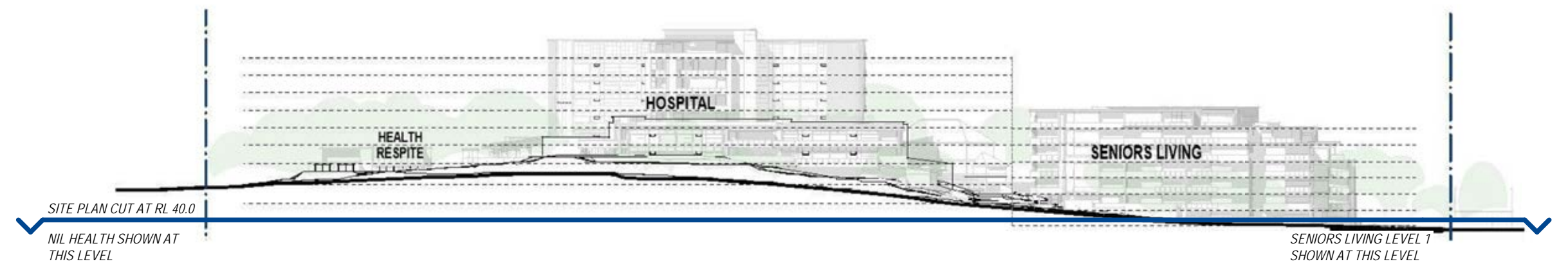
150 COMBINED HEALTH BEDS
GFA = APPROX. 14,500m²
(INCLUDES HEALTH BUILDING, COMMUNITY SPACES, PALLISTER & RESPITE)

89 SENIORS LIVING DWELLINGS
GFA = APPROX. 13,000m²

329 CARPARKS IN AN INTEGRATED BASEMENT

LEGEND

- HEALTH
- SHARED FACILITIES / COMMON SPACE
- SENIOR LIVING
- SENIOR LIVING - OUTDOOR SPACE (TERRACES, BALCONIES ETC)
- SENIOR LIVING - COMMON SPACE (MAIN CORRIDORS, LOBBIES ETC)
- VERTICAL CIRCULATION / EGRESS (STAIRS, LIFTS ETC)
- CAR PARKING
- BACK OF HOUSE
- INDICATES GROUND ABOVE RL
- PREVIOUS SENIOR LIVING FOOTPRINT AS SUBMITTED



FOR INFORMATION
RESPONSE TO SUBMISSIONS (SEPT. 2019)

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PROJECT:
GREENWICH HOSPITAL
CONCEPT PLAN

DRAWING TITLE:

OVERALL FLOOR PLAN - SITE LEVEL 1

DATE:
AUGUST 2019

DRAWN:
CM

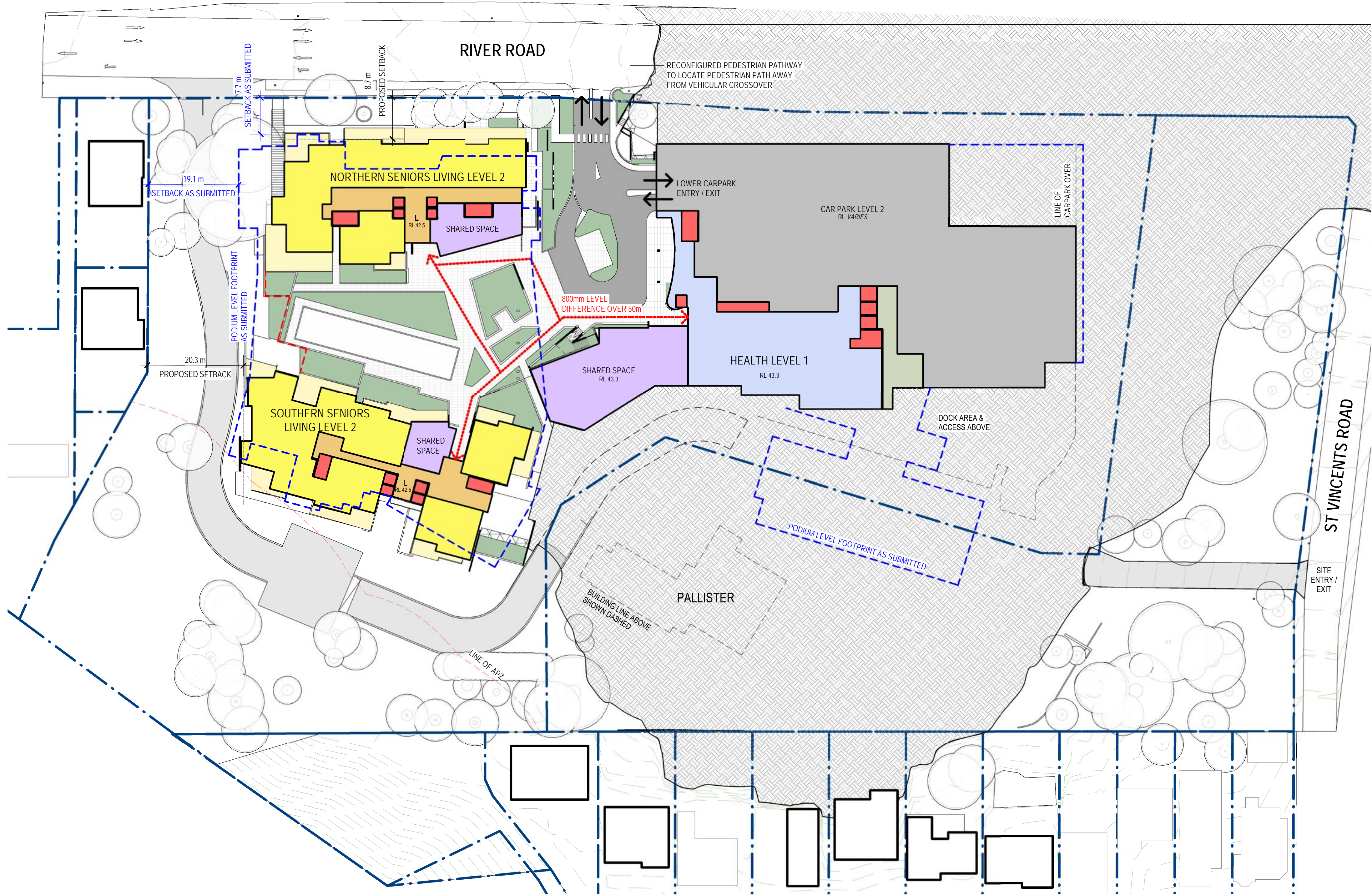
PROJ:
1213

PROJ ARCH:
BF

DRAWING:
IN.10

SCALE:
As indicated @ A1

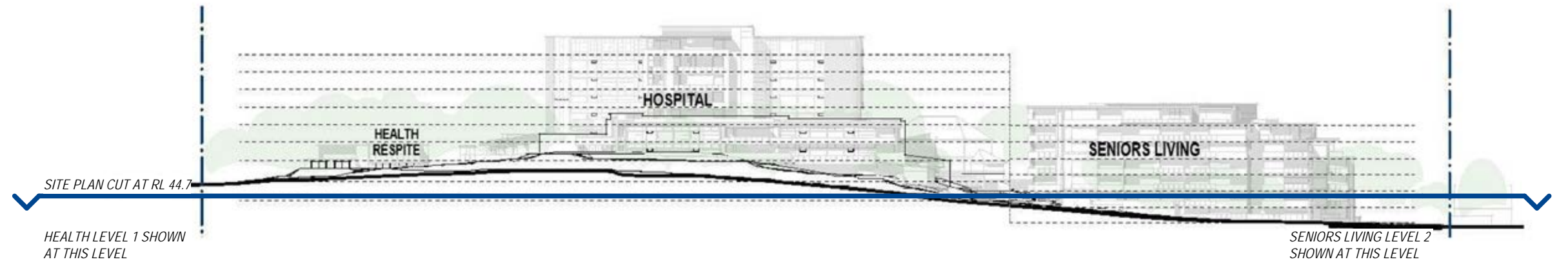
REVISION:
P7



PROJECT SUMMARY	
150 COMBINED HEALTH BEDS	GFA = APPROX. 14,500m ²
(INCLUDES HEALTH BUILDING, COMMUNITY SPACES, PALLISTER & RESPITE)	
89 SENIORS LIVING DWELLINGS	GFA = APPROX. 13,000m ²
329 CARPARKS IN AN INTEGRATED BASEMENT	

LEGEND	
	HEALTH
	SHARED FACILITIES / COMMON SPACE
	SENIOR LIVING
	SENIOR LIVING - OUTDOOR SPACE (TERRACES, BALCONIES ETC)
	SENIOR LIVING - COMMON SPACE (MAIN CORRIDORS, LOBBIES ETC)
	VERTICAL CIRCULATION / EGRESS (STAIRS, LIFTS ETC)
	CAR PARKING
	BACK OF HOUSE
	INDICATES GROUND ABOVE RL
	PREVIOUS SENIOR LIVING FOOTPRINT AS SUBMITTED

1 SITE LEVEL 2
1:500



FOR INFORMATION
RESPONSE TO SUBMISSIONS (SEPT. 2019)

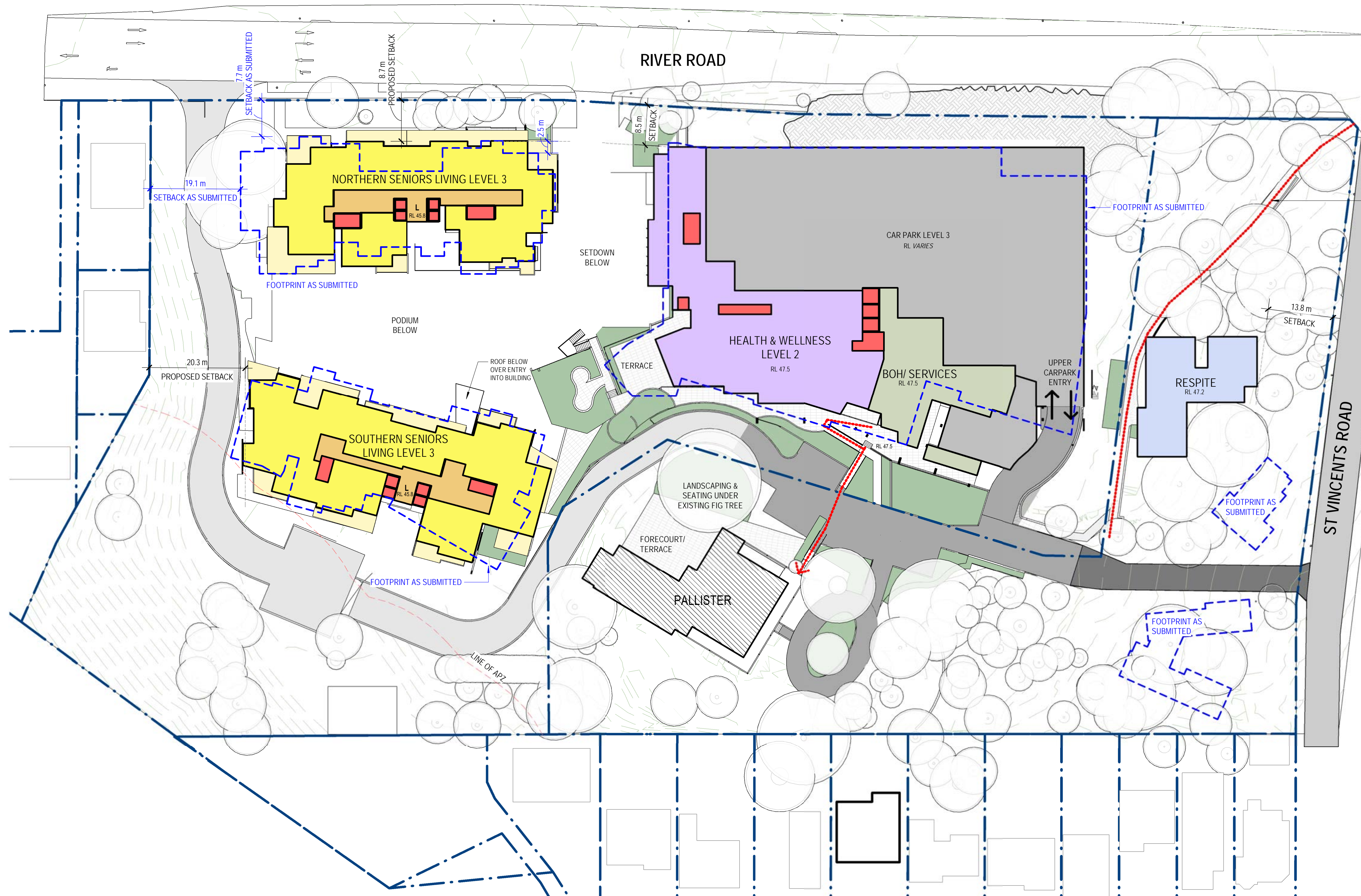
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REV	DATE	DETAILS	INITIALS



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CLIENT:
HammondCare
Champion Life
PROJECT:
GREENWICH HOSPITAL
CONCEPT PLAN

DRAWING TITLE:
OVERALL FLOOR PLAN - SITE LEVEL 2
DATE:
AUGUST 2019
DRAWN:
CM
PROJ:
1213
PROJ ARCH:
BF
DRAWING:
IN.11
SCALE:
As indicated @ A1
REVISION:
P7



APPROXIMATE LOCATION
OF BRIDLE PATH AS
INDICATED ON PLAN BY
AUGUSTUS ALEY
(LANDSCAPE ARCHITECT),
DATED JUNE 1938.

PROJECT SUMMARY

150 COMBINED HEALTH BEDS
GFA = APPROX. 14,500m²
(INCLUDES HEALTH BUILDING, COMMUNITY
SPACES, PALLISTER & RESPITE)

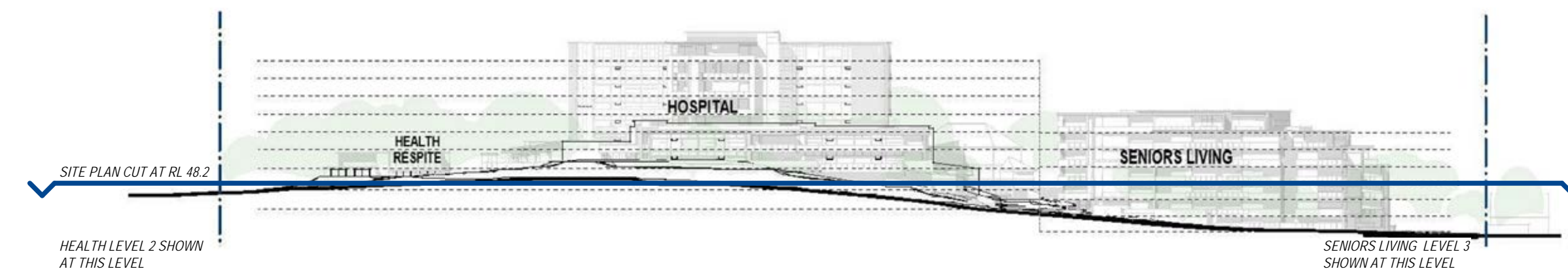
89 SENIORS LIVING DWELLINGS
GFA = APPROX. 13,000m²

329 CARPARKS IN AN INTEGRATED BASEMENT

LEGEND

	HEALTH
	SHARED FACILITIES / COMMON SPACE
	SENIOR LIVING
	SENIOR LIVING - OUTDOOR SPACE (TERRACES, BALCONIES ETC)
	SENIOR LIVING - COMMON SPACE (MAIN CORRIDORS, LOBBIES ETC)
	VERTICAL CIRCULATION / EGRESS (STAIRS, LIFTS ETC)
	CAR PARKING
	BACK OF HOUSE
	INDICATES GROUND ABOVE RL
	PREVIOUS SENIOR LIVING FOOTPRINT AS SUBMITTED

1 SITE LEVEL 3
1:500



FOR INFORMATION
RESPONSE TO SUBMISSIONS (SEPT. 2019)

1:500 @ A1, 1:1000 @ A3	5	10	20	30	50m
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1	26/06/2019	PRELIMINARY ISSUE	CM		
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CLIENT:
HammondCare
Champion Life
PROJECT:
GREENWICH HOSPITAL
CONCEPT PLAN

DRAWING TITLE:
OVERALL FLOOR PLAN - SITE LEVEL 3
DATE:
AUGUST 2019
DRAWN:
CM
PROJ:
1213
PROJ ARCH:
BF
DRAWING:
IN.12
SCALE:
As indicated @ A1
REVISION:
P7



PROJECT SUMMARY

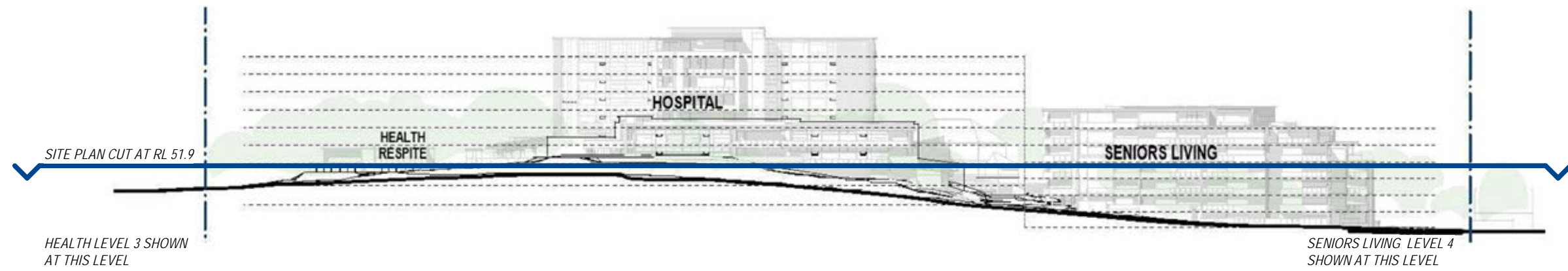
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329 CARPARKS IN AN INTEGRATED BASEMENT

- LEGEND**
- HEALTH
 - SHARED FACILITIES / COMMON SPACE
 - SENIOR LIVING
 - SENIOR LIVING - OUTDOOR SPACE (TERRACES, BALCONIES ETC)
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 - VERTICAL CIRCULATION / EGRESS (STAIRS, LIFTS ETC)
 - CAR PARKING
 - BACK OF HOUSE
 - INDICATES GROUND ABOVE RL
 - PREVIOUS SENIOR LIVING FOOTPRINT AS SUBMITTED

1 SITE LEVEL 4
1:500



FOR INFORMATION
RESPONSE TO SUBMISSIONS (SEPT. 2019)

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PROJECT:
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CONCEPT PLAN

DRAWING TITLE:
OVERALL FLOOR PLAN - SITE LEVEL 4

DATE: AUGUST 2019	DRAWN: CM	PROJ ARCH: BF	SCALE: As indicated @ A1
	PROJ: 1213	DRAWING: IN.13	REVISION: P7

1 SITE LEVEL 5
1 : 500



PROJECT SUMMARY

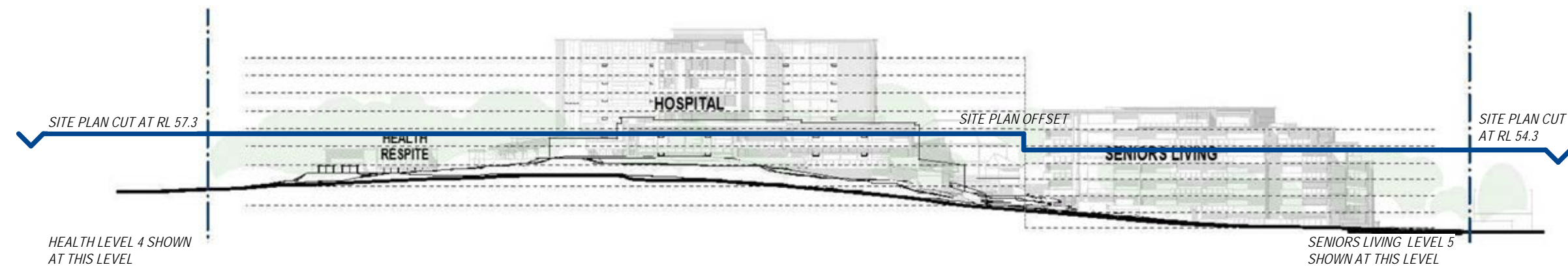
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- SENIOR LIVING
- SENIOR LIVING - OUTDOOR SPACE (TERRACES, BALCONIES ETC)
- SENIOR LIVING - COMMON SPACE (MAIN CORRIDORS, LOBBIES ETC)
- VERTICAL CIRCULATION / EGRESS (STAIRS, LIFTS ETC)
- CAR PARKING
- BACK OF HOUSE
- INDICATES GROUND ABOVE RL
- PREVIOUS SENIOR LIVING FOOTPRINT AS SUBMITTED



FOR INFORMATION
RESPONSE TO SUBMISSIONS (SEPT. 2019)

1:500 @ A1, 1:1000 @ A3				
50m				
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REV	DATE	DETAILS	INITIALS	
3	30.08.2019	ISSUE FOR DPE	JC	
2	19/08/2019	CONSULTANT ISSUE	JC	
1	07/08/2019	ISSUED FOR COUNCIL CONSULTATION	CM	



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CLIENT: **HammondCare** Champion Life

PROJECT: **GREENWICH HOSPITAL**
CONCEPT PLAN

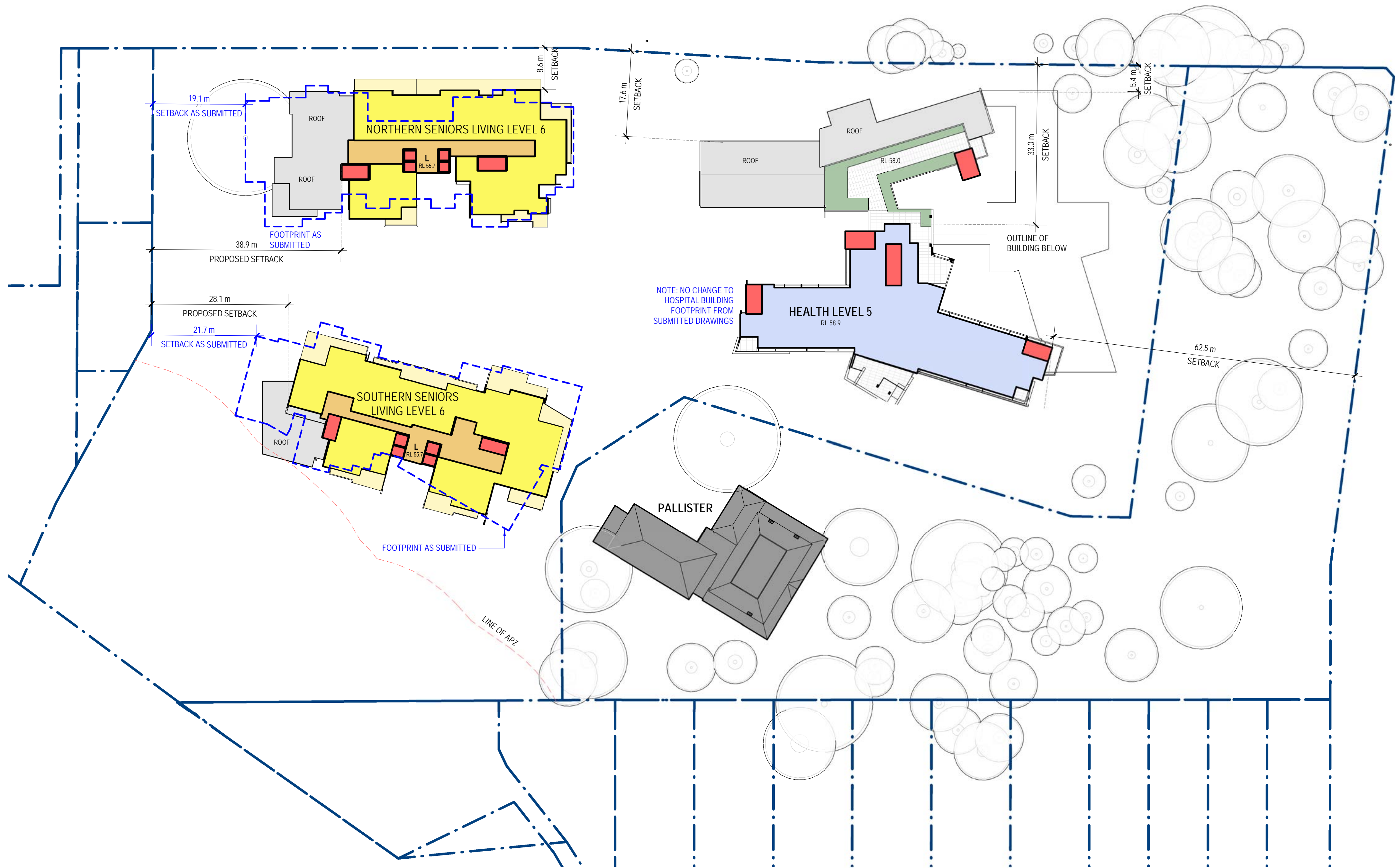
DRAWING TITLE: **OVERALL FLOOR PLAN - SITE LEVEL 5**

DATE: AUGUST 2019

DRAWN: CM
PROJ: 1213

PROJ ARCH: BF
DRAWING: IN.14

SCALE: As indicated @ A1
REVISION: P3



PROJECT SUMMARY

150 COMBINED HEALTH BEDS
GFA = APPROX. 14,500m²
(INCLUDES HEALTH BUILDING, COMMUNITY SPACES, PALLISTER & RESPITE)

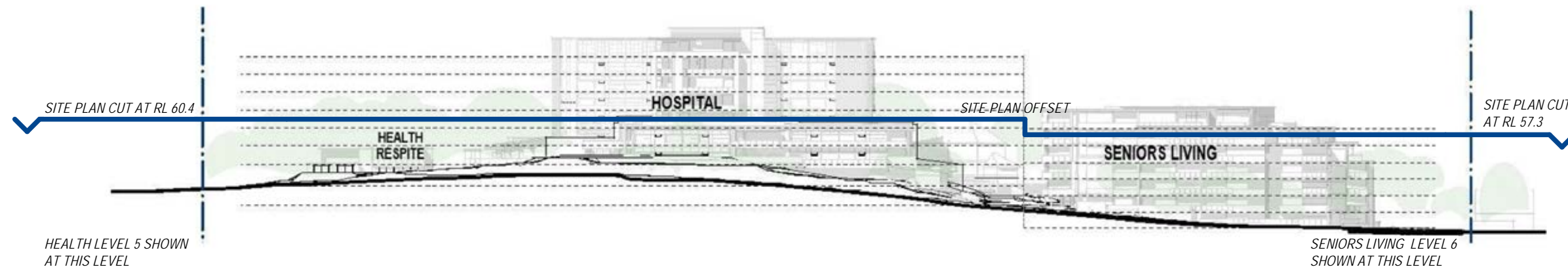
89 SENIORS LIVING DWELLINGS
GFA = APPROX. 13,000m²

329 CARPARKS IN AN INTEGRATED BASEMENT

LEGEND

- HEALTH
- SHARED FACILITIES / COMMON SPACE
- SENIOR LIVING
- SENIOR LIVING - OUTDOOR SPACE (TERRACES, BALCONIES ETC)
- SENIOR LIVING - COMMON SPACE (MAIN CORRIDORS, LOBBIES ETC)
- VERTICAL CIRCULATION / EGRESS (STAIRS, LIFTS ETC)
- CAR PARKING
- BACK OF HOUSE
- INDICATES GROUND ABOVE RL
- PREVIOUS SENIOR LIVING FOOTPRINT AS SUBMITTED

1 SITE LEVEL 6
1 : 500



FOR INFORMATION
RESPONSE TO SUBMISSIONS (SEPT. 2019)

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REV	DATE	DETAILS	INITIALS
7	30/08/2019	ISSUE FOR DPE	JC
6	19/08/2019	CONSULTANT ISSUE	JC
5	07/08/2019	ISSUED FOR COUNCIL CONSULTATION	CM
4	31/07/2019	PRELIMINARY ISSUE	CM
3	28/06/2019	PRELIMINARY ISSUE	CM
2	27/06/2019	PRELIMINARY ISSUE	CM
1	26/06/2019	PRELIMINARY ISSUE	CM



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CLIENT:
HammondCare
Champion Life

PROJECT:
GREENWICH HOSPITAL
CONCEPT PLAN

DRAWING TITLE:
OVERALL FLOOR PLAN - SITE LEVEL 6

DATE: AUGUST 2019	DRAWN: CM	PROJ ARCH: BF	SCALE: As indicated @ A1
	PROJ: 1213	DRAWING: IN.15	REVISION: P7



PROJECT SUMMARY

150 COMBINED HEALTH BEDS
GFA = APPROX. 14,500m²
(INCLUDES HEALTH BUILDING, COMMUNITY SPACES, PALLISTER & RESPITE)

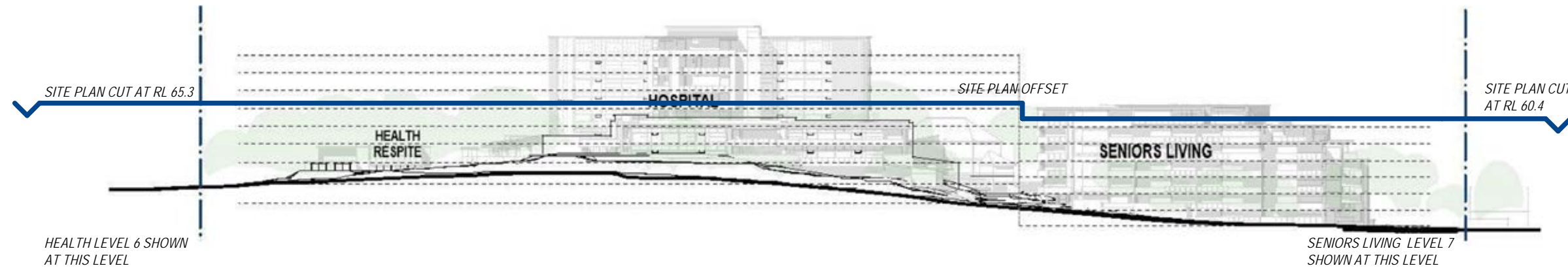
89 SENIORS LIVING DWELLINGS
GFA = APPROX. 13,000m²

329 CARPARKS IN AN INTEGRATED BASEMENT

LEGEND

- HEALTH
- SHARED FACILITIES / COMMON SPACE
- SENIOR LIVING
- SENIOR LIVING - OUTDOOR SPACE (TERRACES, BALCONIES ETC)
- SENIOR LIVING - COMMON SPACE (MAIN CORRIDORS, LOBBIES ETC)
- VERTICAL CIRCULATION / EGRESS (STAIRS, LIFTS ETC)
- CAR PARKING
- BACK OF HOUSE
- INDICATES GROUND ABOVE RL
- PREVIOUS SENIOR LIVING FOOTPRINT AS SUBMITTED

1 SITE LEVEL 7
1:500



FOR INFORMATION RESPONSE TO SUBMISSIONS (SEPT. 2019)

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	4	31/07/2019	PRELIMINARY ISSUE	CM				
	3	28/06/2019	PRELIMINARY ISSUE	CM				
	2	27/06/2019	PRELIMINARY ISSUE	CM				
	1	26/06/2019	PRELIMINARY ISSUE	CM				
REV	DATE		DETAILS	INITIALS				

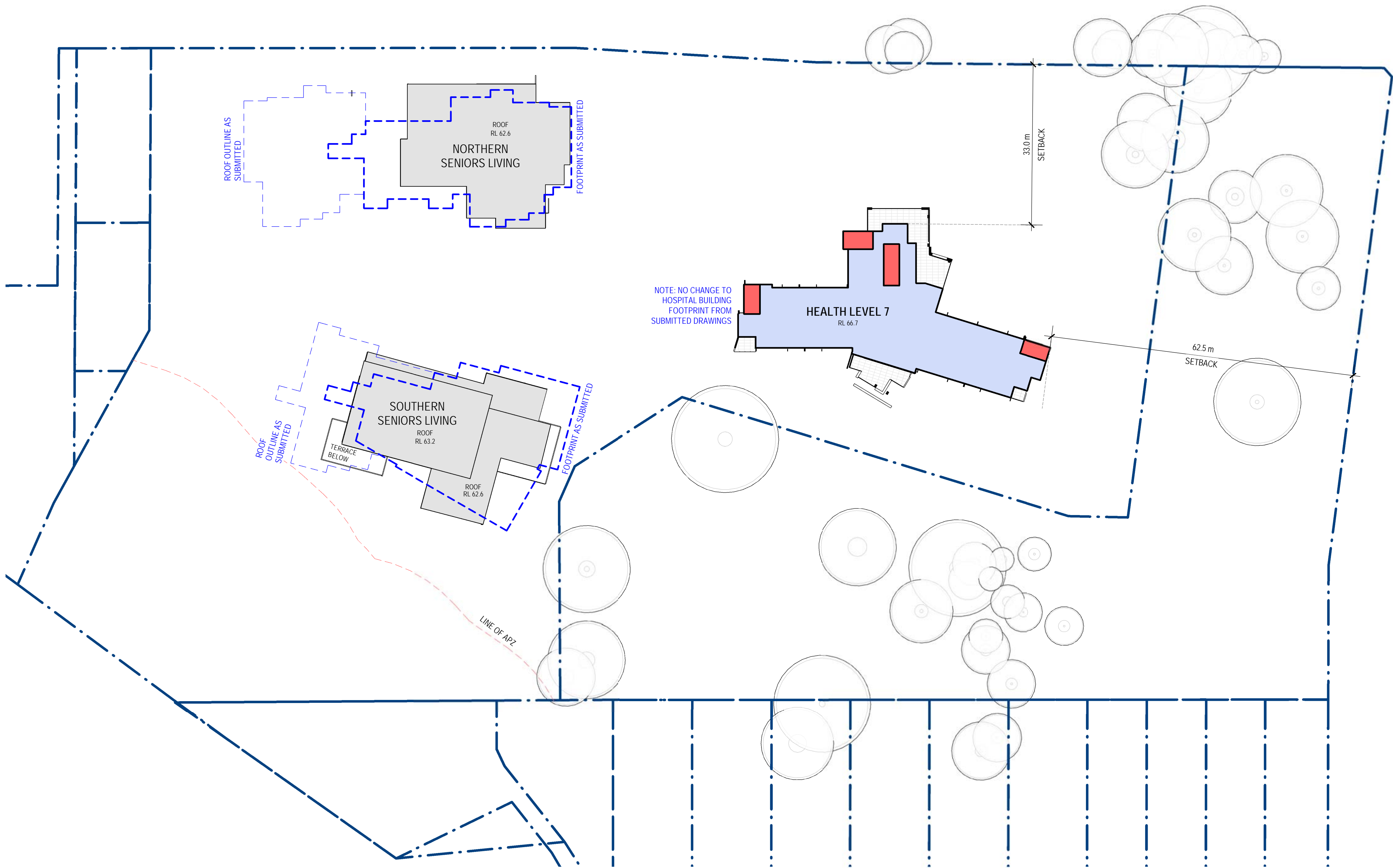


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CLIENT:
HammondCare
Champion Life
PROJECT:
GREENWICH HOSPITAL
CONCEPT PLAN

DRAWING TITLE:
OVERALL FLOOR PLAN - SITE LEVEL 7

DATE: AUGUST 2019	DRAWN: CM	PROJ ARCH: BF	SCALE: As indicated @ A1
	PROJ: 1213	DRAWING: IN.16	REVISION: P7



PROJECT SUMMARY

150 COMBINED HEALTH BEDS
GFA = APPROX. 14,500m²
(INCLUDES HEALTH BUILDING, COMMUNITY SPACES, PALLISTER & RESPITE)

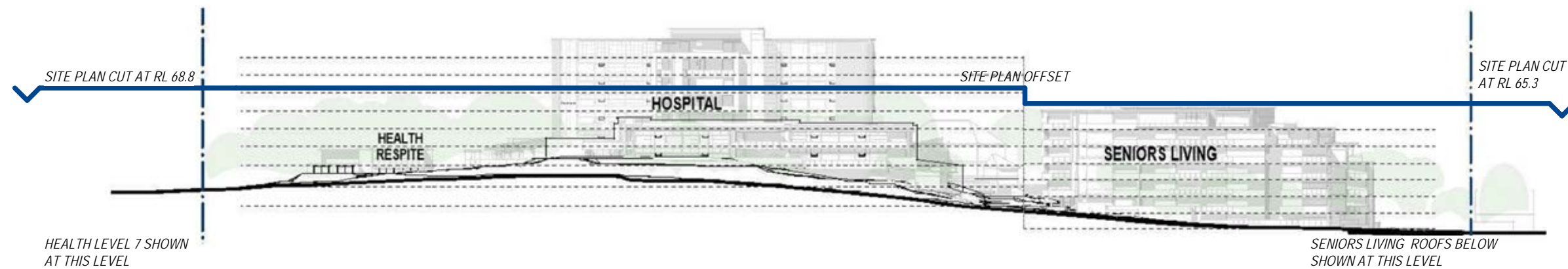
89 SENIORS LIVING DWELLINGS
GFA = APPROX. 13,000m²

329 CARPARKS IN AN INTEGRATED BASEMENT

LEGEND

- HEALTH
- SHARED FACILITIES / COMMON SPACE
- SENIOR LIVING
- SENIOR LIVING - OUTDOOR SPACE (TERRACES, BALCONIES ETC)
- SENIOR LIVING - COMMON SPACE (MAIN CORRIDORS, LOBBIES ETC)
- VERTICAL CIRCULATION / EGRESS (STAIRS, LIFTS ETC)
- CAR PARKING
- BACK OF HOUSE
- INDICATES GROUND ABOVE RL
- PREVIOUS SENIOR LIVING FOOTPRINT AS SUBMITTED

1 SITE LEVEL 8
1:500



FOR INFORMATION
RESPONSE TO SUBMISSIONS (SEPT. 2019)

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3	28/06/2019	PRELIMINARY ISSUE	CM
2	27/06/2019	PRELIMINARY ISSUE	CM
1	26/06/2019	PRELIMINARY ISSUE	CM



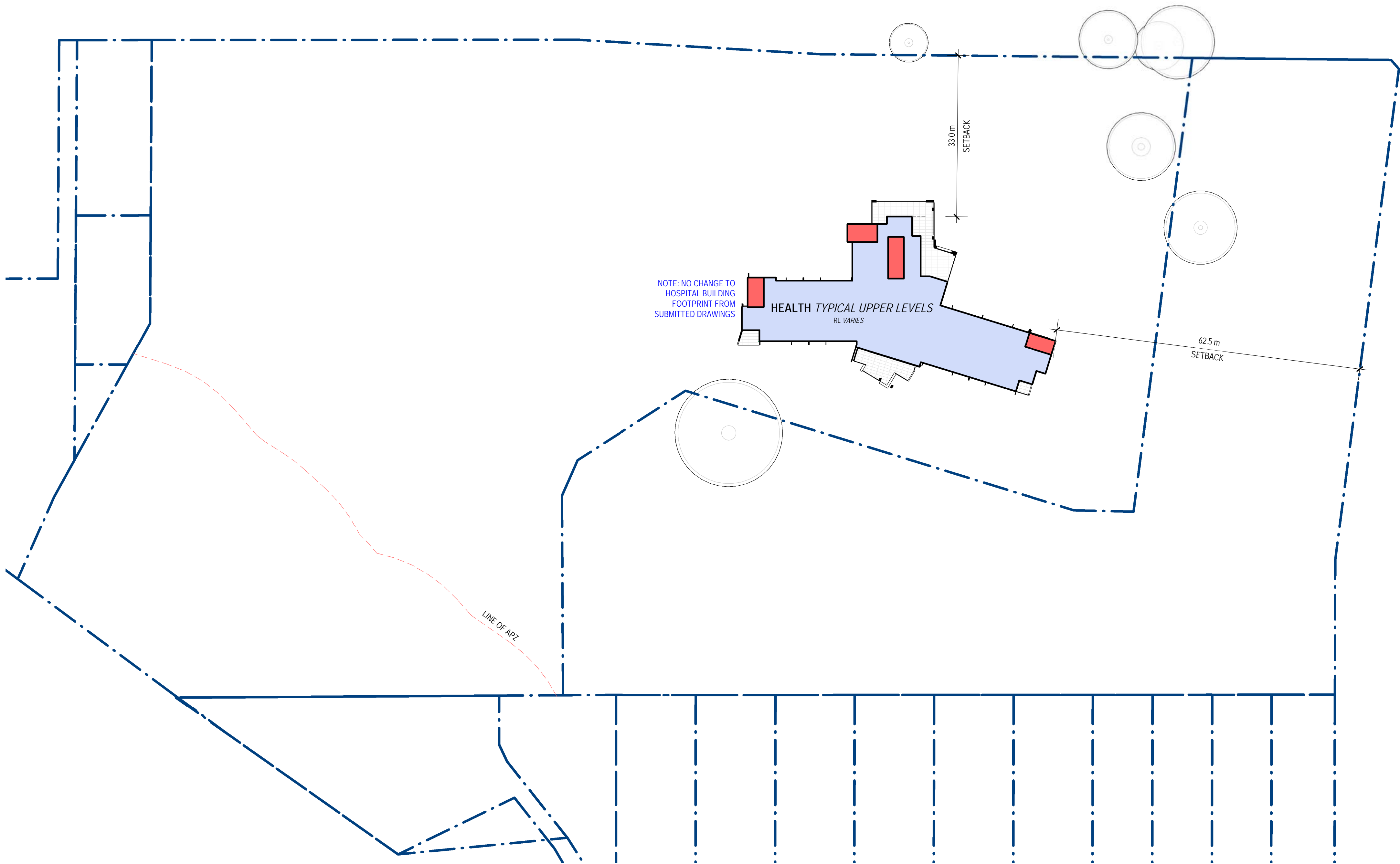
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CLIENT:
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Champion Life

PROJECT:
GREENWICH HOSPITAL
CONCEPT PLAN

DRAWING TITLE:
OVERALL FLOOR PLAN - SITE LEVEL 8

DATE: AUGUST 2019	DRAWN: CM	PROJ ARCH: BF	SCALE: As indicated @ A1
	PROJ: 1213	DRAWING: IN.17	REVISION: P7



PROJECT SUMMARY

150 COMBINED HEALTH BEDS
GFA = APPROX. 14,500m²
(INCLUDES HEALTH BUILDING, COMMUNITY SPACES, PALLISTER & RESPITE)

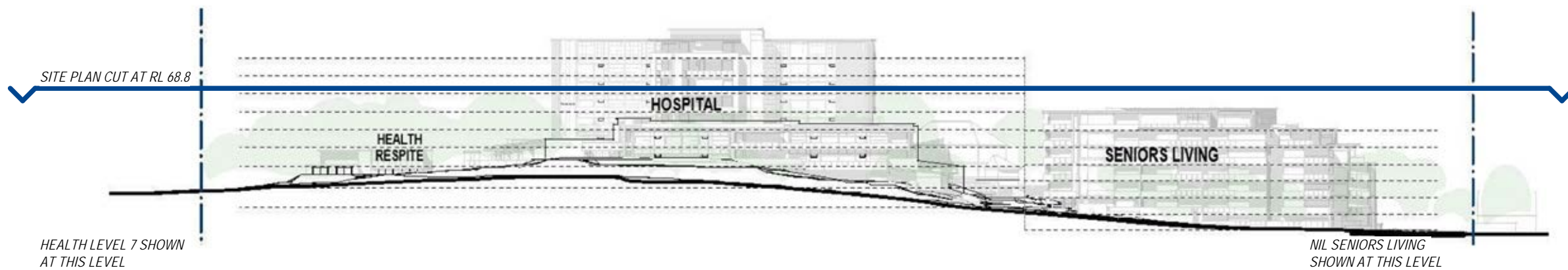
89 SENIORS LIVING DWELLINGS
GFA = APPROX. 13,000m²

329 CARPARKS IN AN INTEGRATED BASEMENT

LEGEND

- HEALTH
- SHARED FACILITIES / COMMON SPACE
- SENIOR LIVING
- SENIOR LIVING - OUTDOOR SPACE (TERRACES, BALCONIES ETC)
- SENIOR LIVING - COMMON SPACE (MAIN CORRIDORS, LOBBIES ETC)
- VERTICAL CIRCULATION / EGRESS (STAIRS, LIFTS ETC)
- CAR PARKING
- BACK OF HOUSE
- INDICATES GROUND ABOVE RL
- PREVIOUS SENIOR LIVING FOOTPRINT AS SUBMITTED

1 TYPICAL SITE LEVELS - LEVEL 9 AND ABOVE
1:500



FOR INFORMATION RESPONSE TO SUBMISSIONS (SEPT. 2019)

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DIMENSIONS TO BE VERIFIED ON SITE.

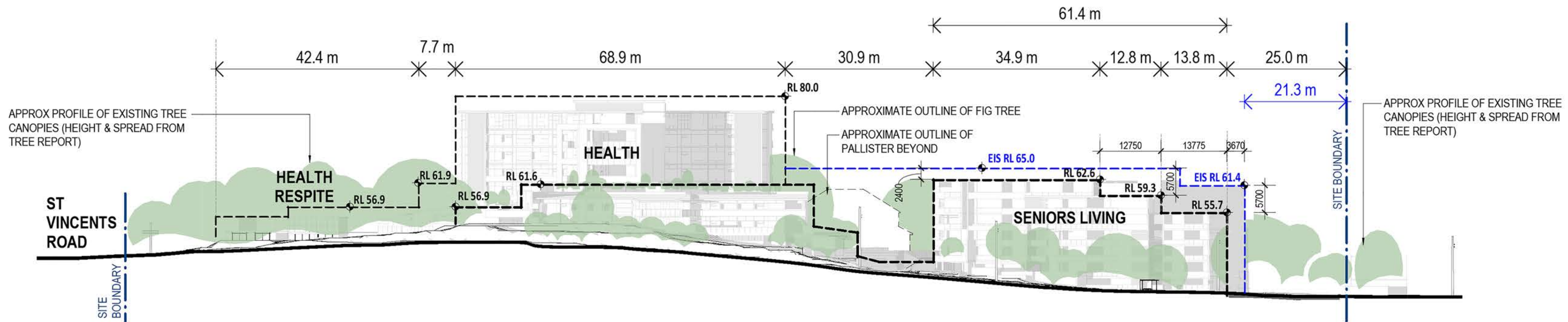
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6	19/08/2019	CONSULTANT ISSUE	JC
5	07/08/2019	ISSUED FOR COUNCIL CONSULTATION	CM
4	31/07/2019	PRELIMINARY ISSUE	CM
3	28/06/2019	PRELIMINARY ISSUE	CM
2	27/06/2019	PRELIMINARY ISSUE	CM
1	26/06/2019	PRELIMINARY ISSUE	CM
REV	DATE	DETAILS	INITIALS



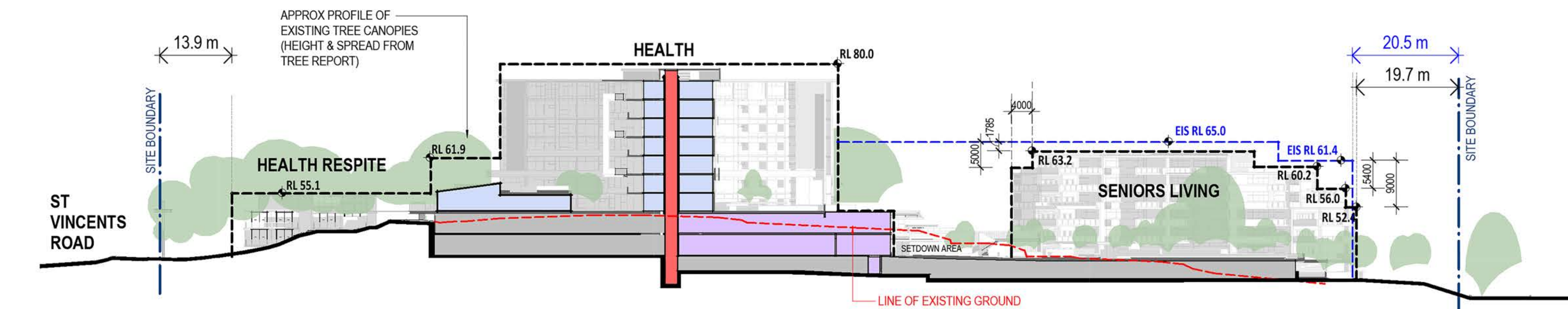
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CLIENT:
HammondCare
Champion Life
PROJECT:
GREENWICH HOSPITAL
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DRAWING TITLE:
OVERALL FLOOR PLAN - SITE LEVEL 9 &
ABOVE
DATE:
AUGUST 2019
DRAWN:
CM
PROJ:
1213
PROJ ARCH:
BF
DRAWING:
IN.18
SCALE:
As indicated @ A1
REVISION:
P7

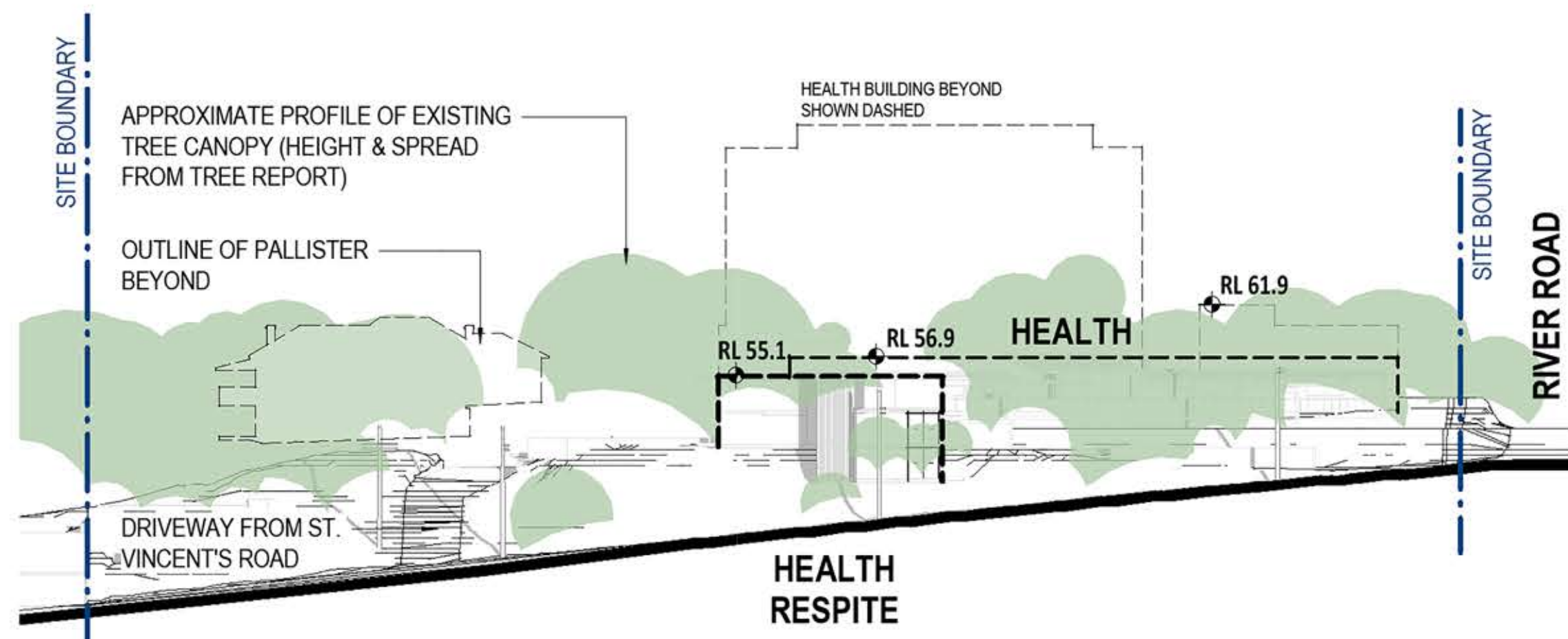


1 STREET ELEVATION - RIVER ROAD - INFORMATION DRAWING
1:500

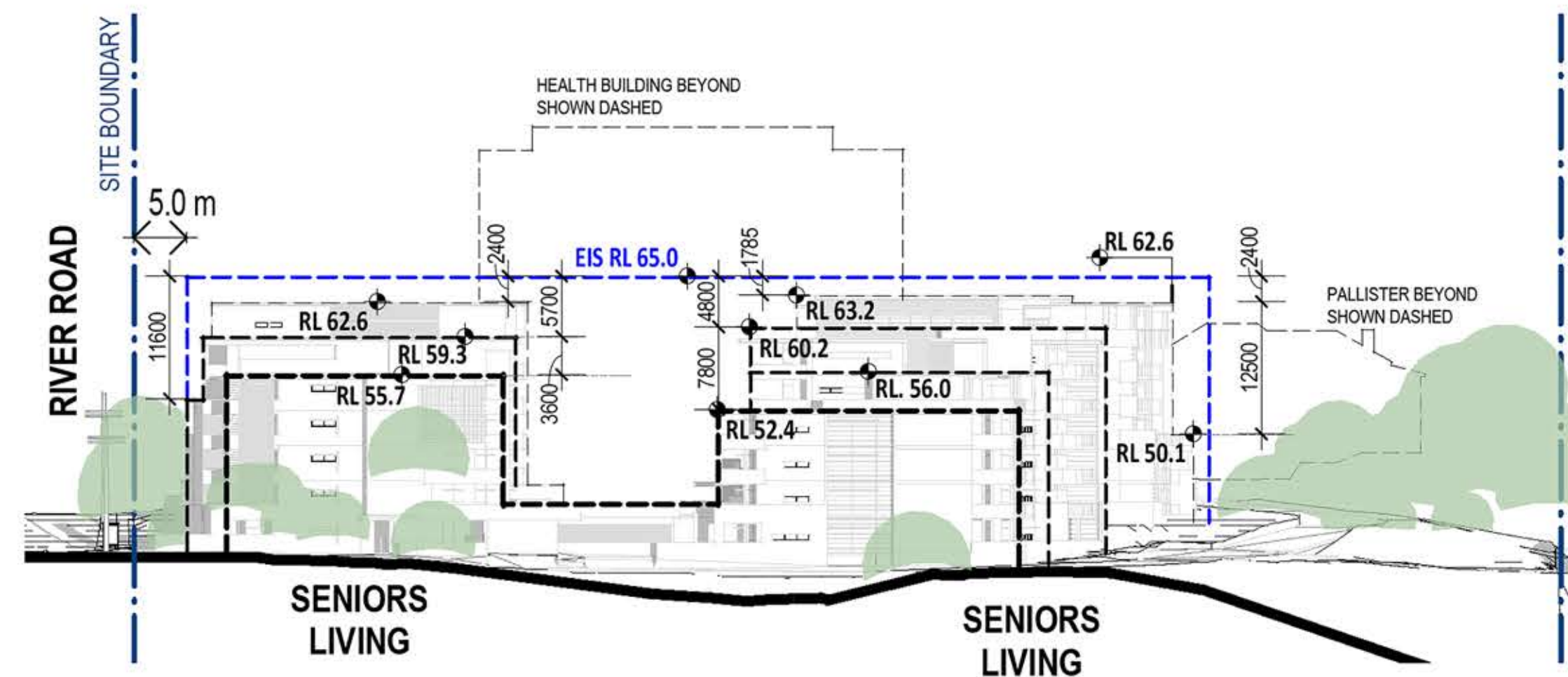


A LONG SECTION - HOSPITAL & SENIORS LIVING - INFORMATION DRAWING
1:500

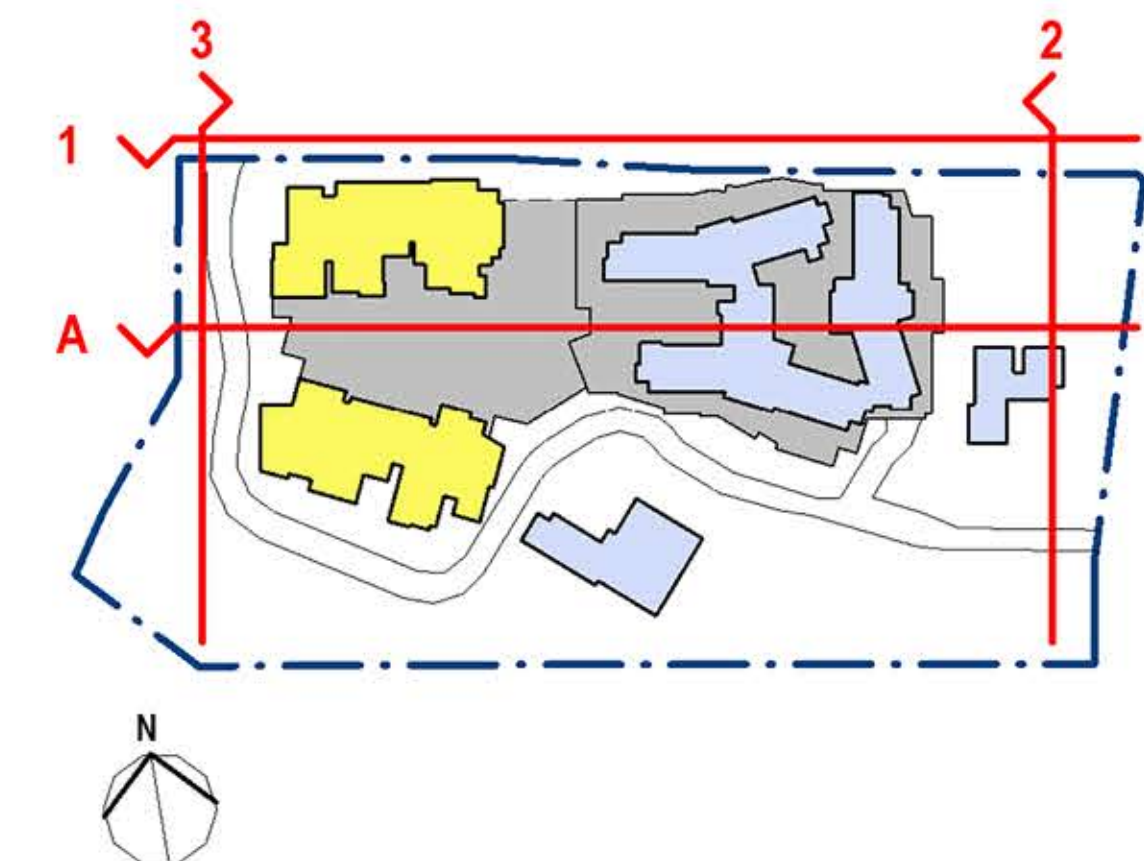
LEGEND	
	HEALTH
	SHARED FACILITIES / COMMON SPACE
	SENIORS LIVING
	SENIORS LIVING - OUTDOOR SPACE (TERRACES, BALCONIES ETC)
	SENIORS LIVING - COMMON SPACE (MAIN CORRIDORS, LOBBIES ETC)
	VERTICAL CIRCULATION / EGRESS (STAIRS, LIFTS ETC)
	CAR PARKING
	BACK OF HOUSE
	INDICATES GROUND ABOVE RL
	PREVIOUS SENIORS LIVING FOOTPRINT AS SUBMITTED



2 STREET ELEVATION - ST VINCENTS ROAD - INFORMATION DRAWING
1:500



3 SITE ELEVATION - WEST ELEVATION
1:500



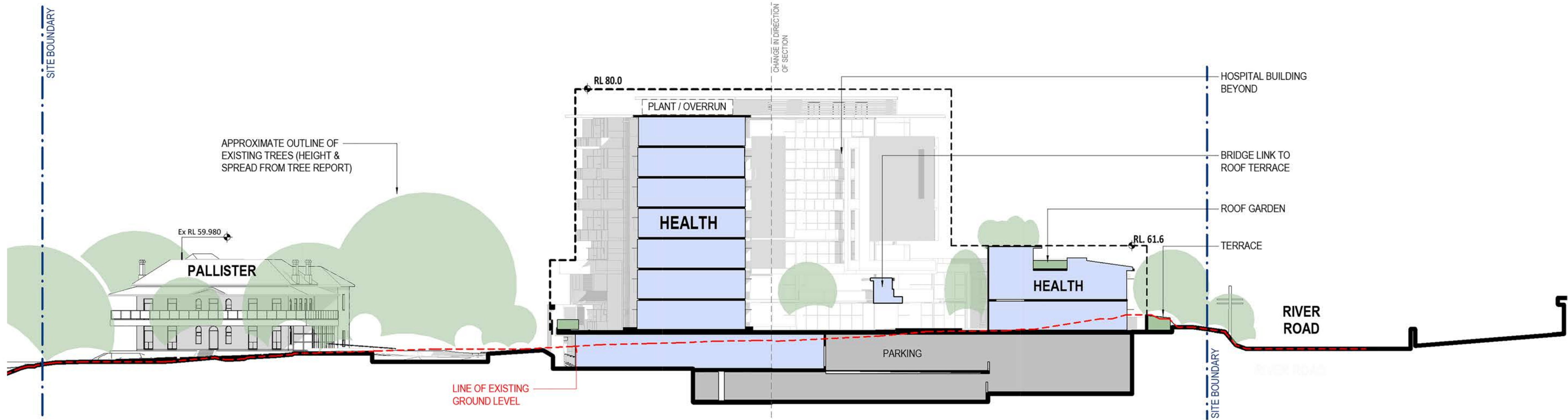
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REV	DATE	DETAILS	INITIALS	
6	30/08/2019	ISSUE FOR DPE	JC	
5	19/08/2019	CONSULTANT ISSUE	JC	
4	07/08/2019	ISSUED FOR COUNCIL CONSULTATION	CM	
3	28/06/2019	PRELIMINARY ISSUE	CM	
2	27/06/2019	PRELIMINARY ISSUE	CM	
1	26/06/2019	PRELIMINARY ISSUE	CM	

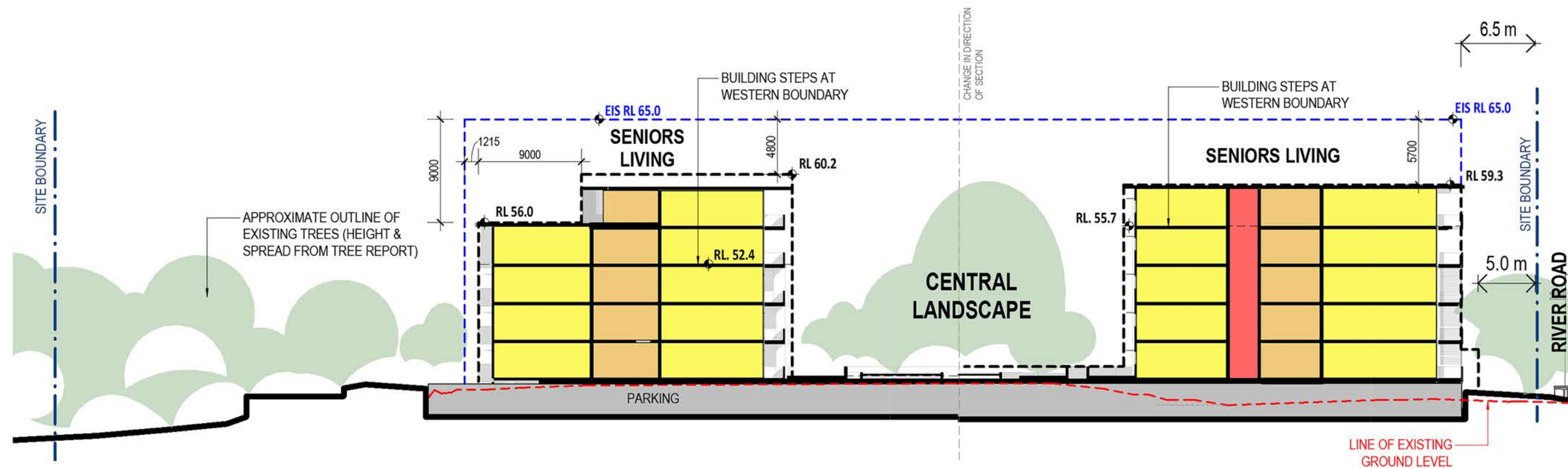
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Sydney 02 9261 8333

CLIENT:
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Champion Life
PROJECT:
GREENWICH HOSPITAL
CONCEPT PLAN

DRAWING TITLE:
SITE ELEVATIONS & SECTIONS
DATE:
AUGUST 2019
DRAWN:
JC
PROJ:
1213
PROJ ARCH:
BF
DRAWING:
IN.30
SCALE:
As indicated @ A1
REVISION:
P6

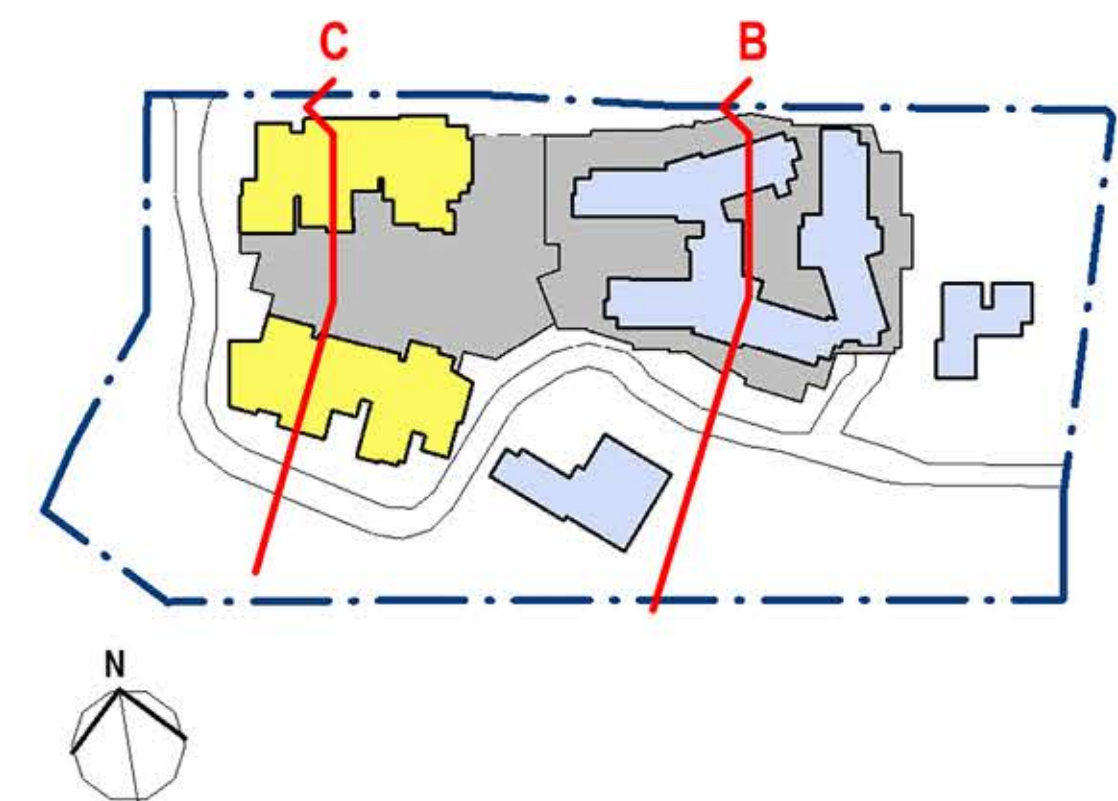


B CROSS SECTION - HOSPITAL INFORMATION DRAWING
1:250



C CROSS SECTION - SENIORS INFORMATION DRAWING
1:250

LEGEND	
	HEALTH
	SHARED FACILITIES / COMMON SPACE
	SENIOR LIVING
	SENIOR LIVING - OUTDOOR SPACE (TERRACES, BALCONIES ETC)
	SENIOR LIVING - COMMON SPACE (MAIN CORRIDORS, LOBBIES ETC)
	VERTICAL CIRCULATION / EGRESS (STAIRS, LIFTS ETC)
	CAR PARKING
	BACK OF HOUSE
	INDICATES GROUND ABOVE RL
	PREVIOUS SENIOR LIVING FOOTPRINT AS SUBMITTED



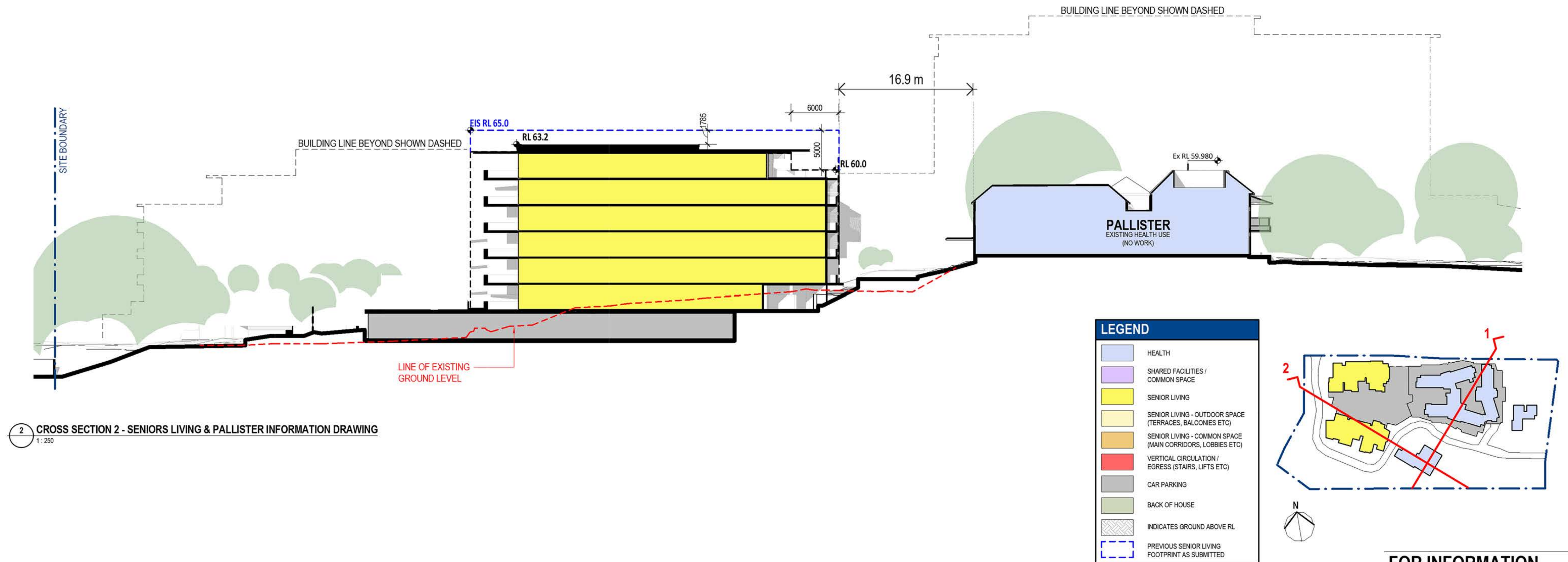
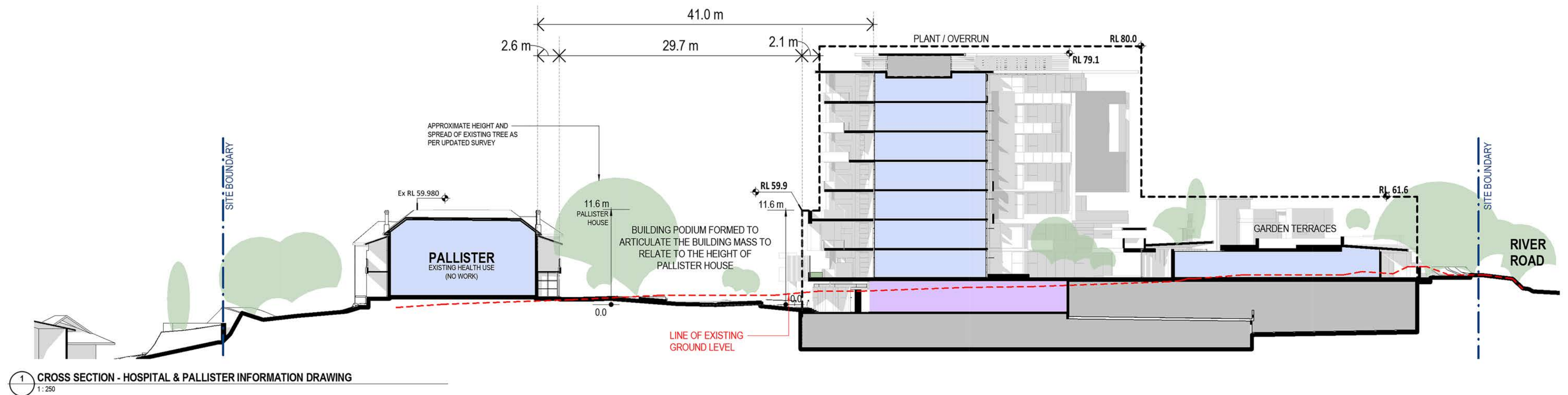
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6	30/08/2019	ISSUE FOR DPE	JC
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4	07/08/2019	ISSUED FOR COUNCIL CONSULTATION	CM
3	28/06/2019	PRELIMINARY ISSUE	CM
2	27/06/2019	PRELIMINARY ISSUE	CM
1	26/06/2019	PRELIMINARY ISSUE	CM

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CLIENT:
HammondCare
Champion Life
PROJECT:
GREENWICH HOSPITAL
CONCEPT PLAN

DRAWING TITLE:
SITE SECTIONS
DATE:
AUGUST 2019
DRAWN:
JC
PROJ:
1213
PROJ ARCH:
BF
DRAWING:
IN.31
SCALE:
As indicated @ A1
REVISION:
P6



FOR INFORMATION
RESPONSE TO SUBMISSIONS (SEPT. 2019)

1:250 @ A1, 1:500 @ A3

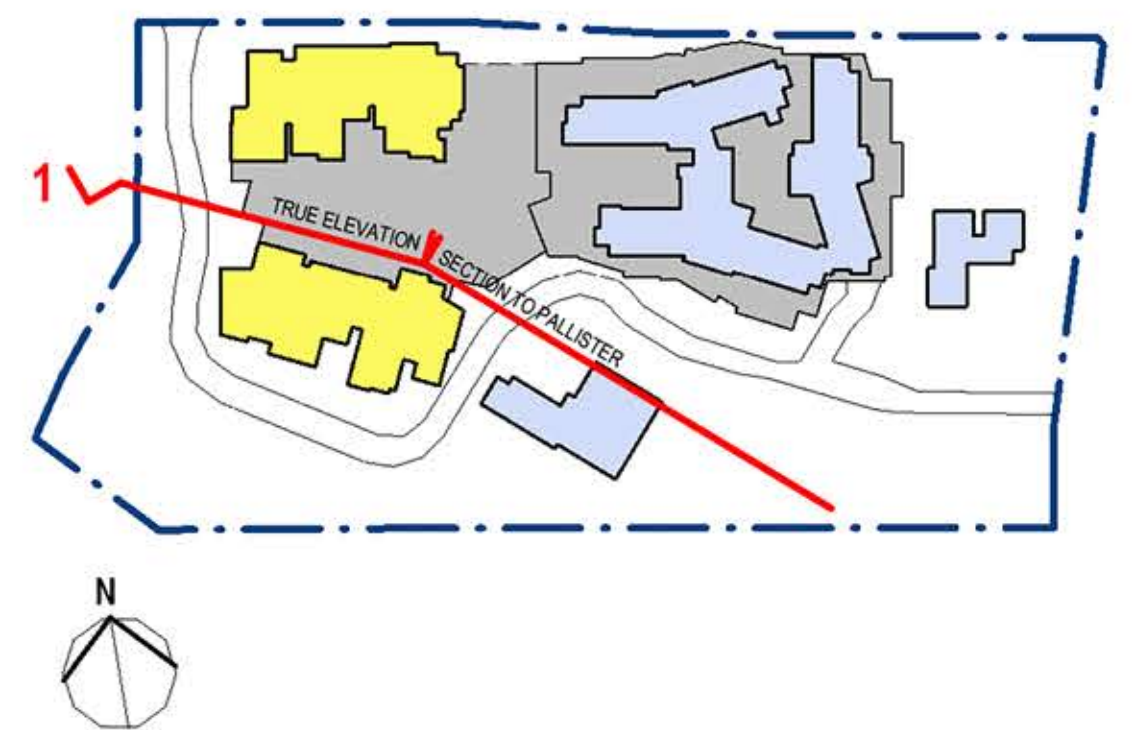
6	30/08/2019	ISSUE FOR DPE	JC
5	19/08/2019	CONSULTANT ISSUE	JC
4	07/08/2019	ISSUED FOR COUNCIL CONSULTATION	CM
3	28/06/2019	PRELIMINARY ISSUE	CM
2	27/06/2019	PRELIMINARY ISSUE	CM
1	26/06/2019	PRELIMINARY ISSUE	CM
REV	DATE	DETAILS	INITIALS

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CLIENT:
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Champion Life
PROJECT:
GREENWICH HOSPITAL
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DRAWING TITLE:
SITE SECTIONS - PALLISTER HOUSE
DATE:
AUGUST 2019
DRAWN:
JC, EC
PROJ:
1213
PROJ ARCH:
BF
DRAWING:
IN.32
SCALE:
As indicated @ A1
REVISION:
P6



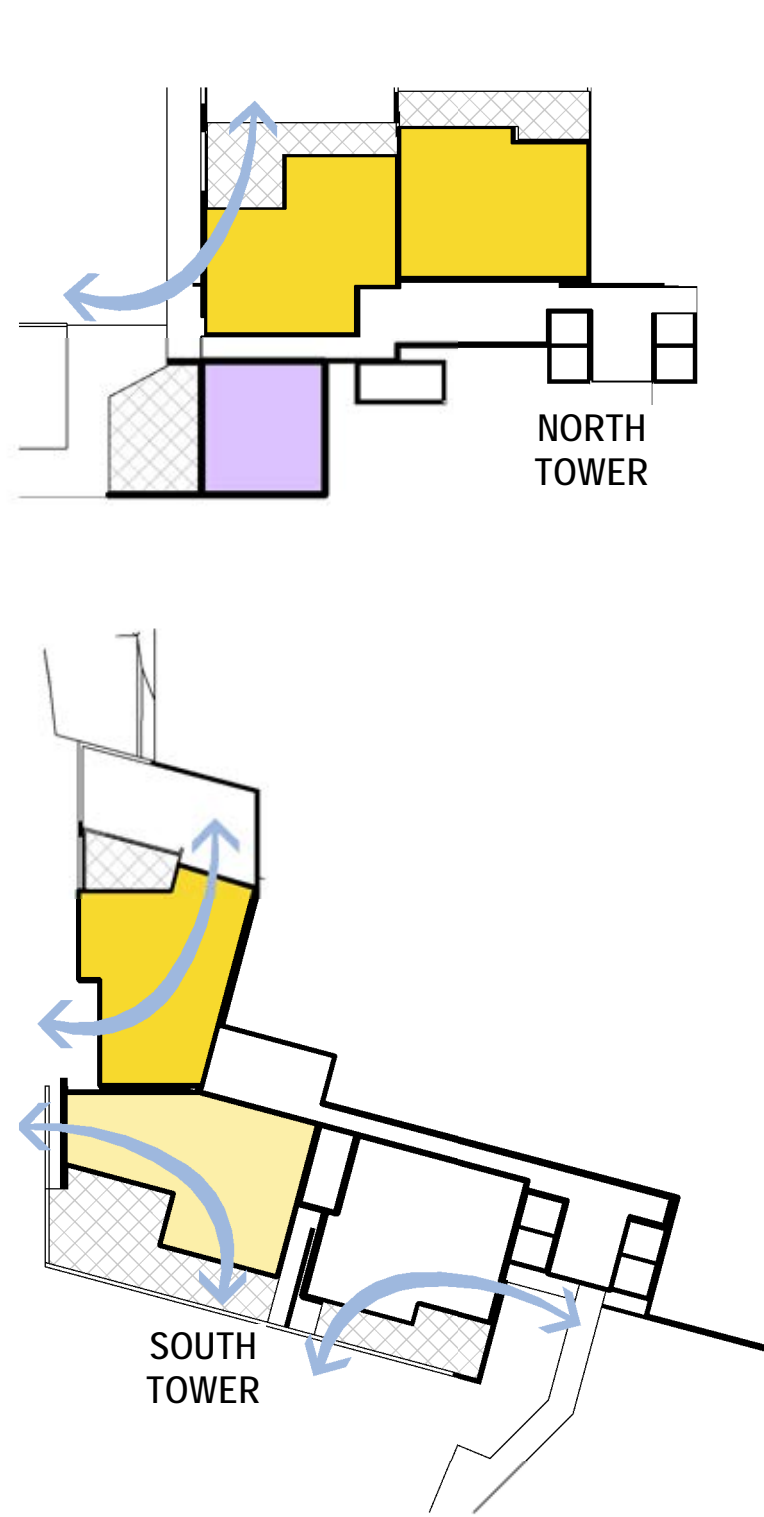
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RESPONSE TO SUBMISSIONS (SEPT. 2019)

1:250 @ A1, 1:500 @ A3			
30m			
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3	28/06/2019	PRELIMINARY ISSUE	CM
2	27/06/2019	PRELIMINARY ISSUE	CM
1	26/06/2019	PRELIMINARY ISSUE	CM

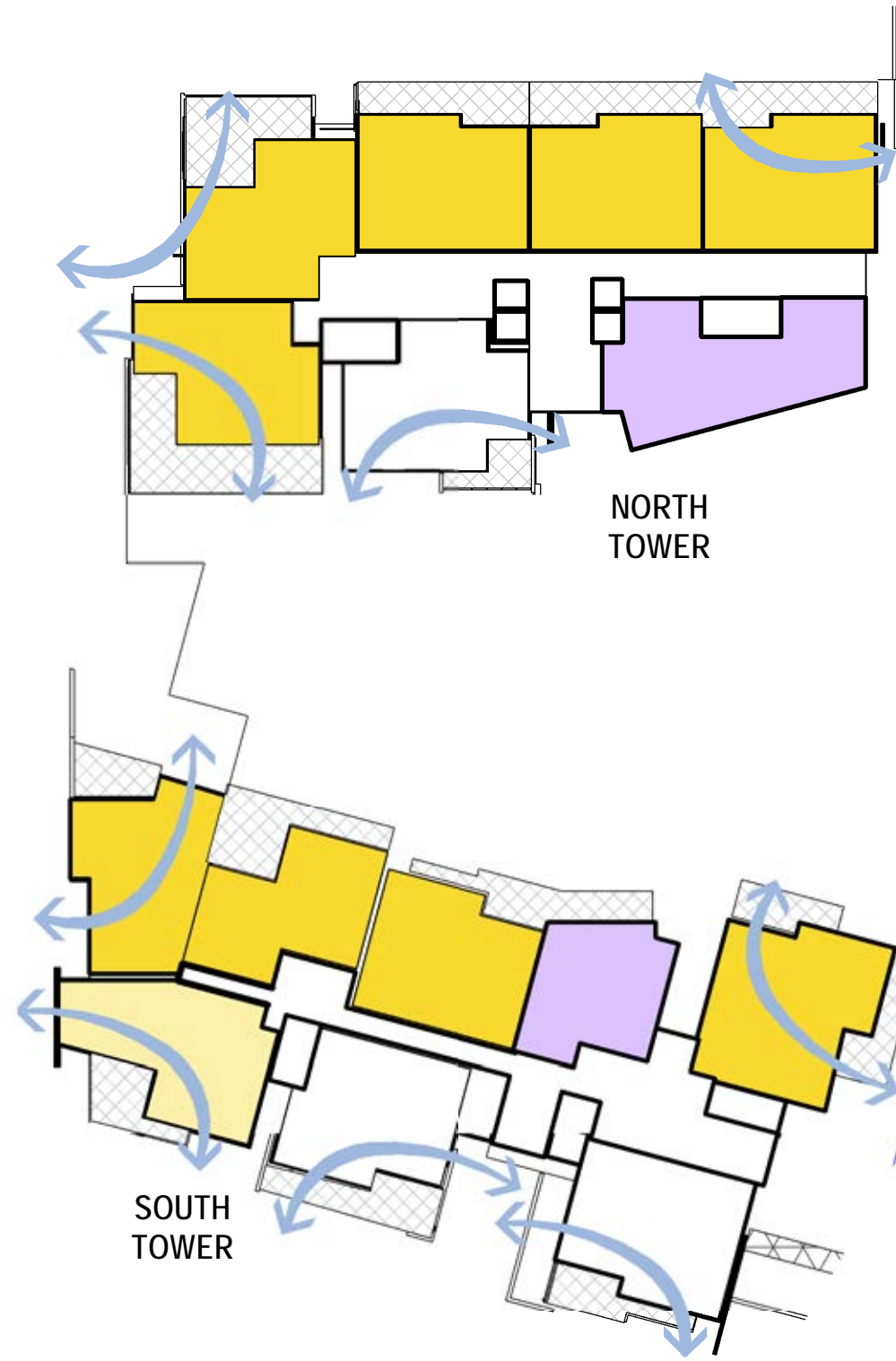
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PROJECT:
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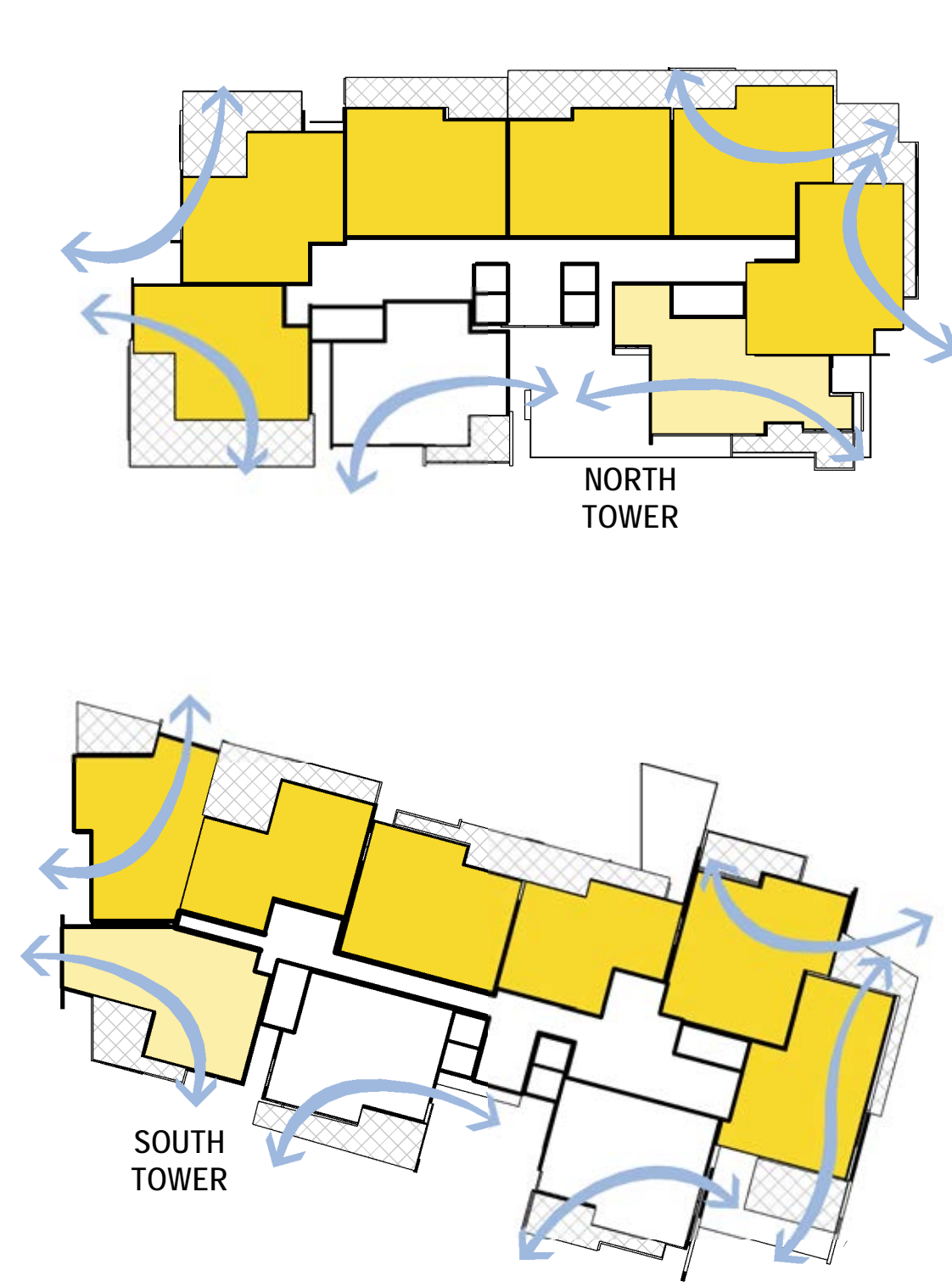
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SITE SECTIONS - PALLISTER HOUSE
DATE:
AUGUST 2019
DRAWN:
JC, MK
PROJ:
1213
PROJ ARCH:
BF
DRAWING:
IN.33
SCALE:
As indicated @ A1
REVISION:
P6



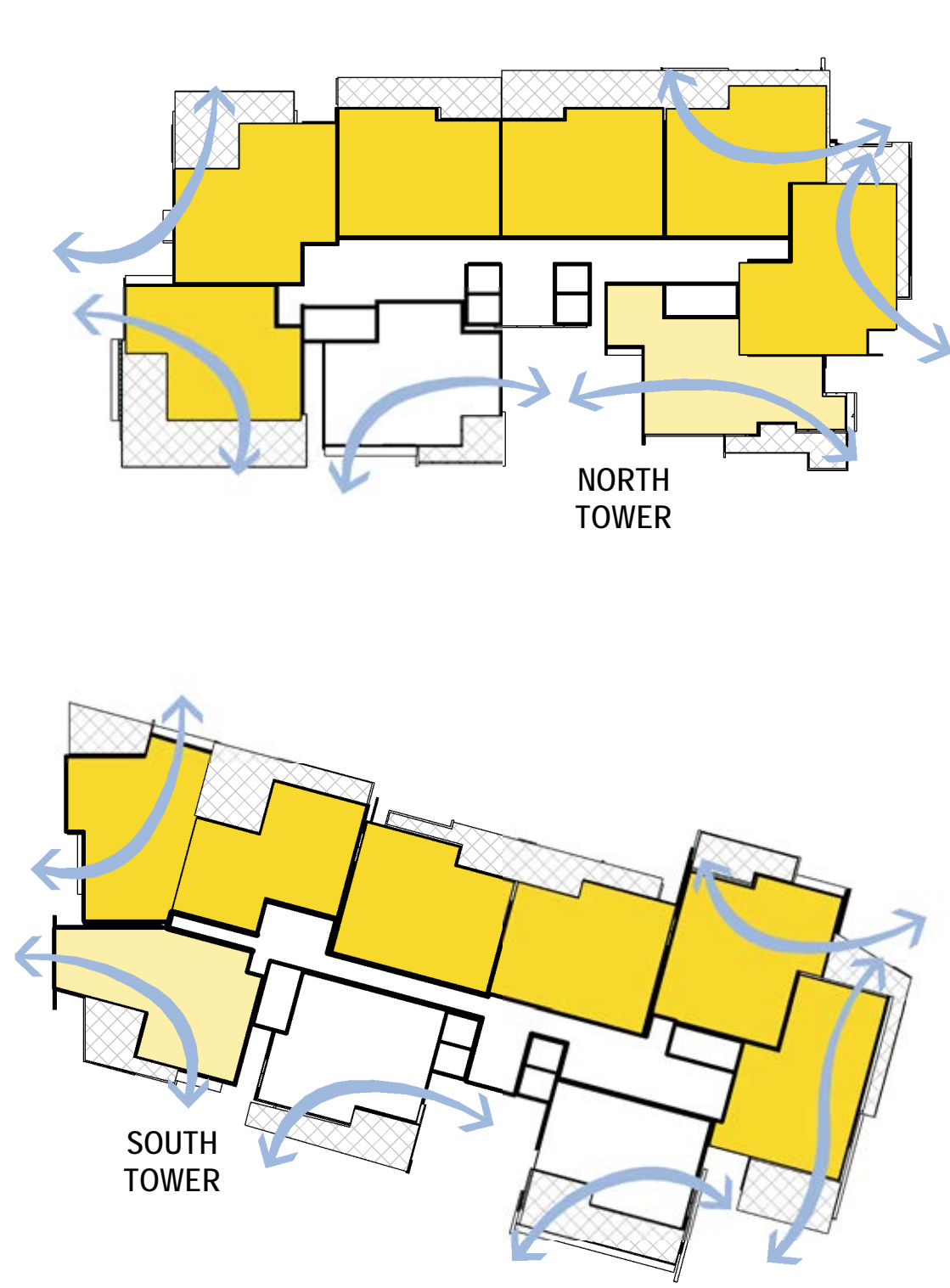
A1 SOLAR & VENTILATION DIAGRAM
1:500



A2 SOLAR & VENTILATION DIAGRAM
1:500



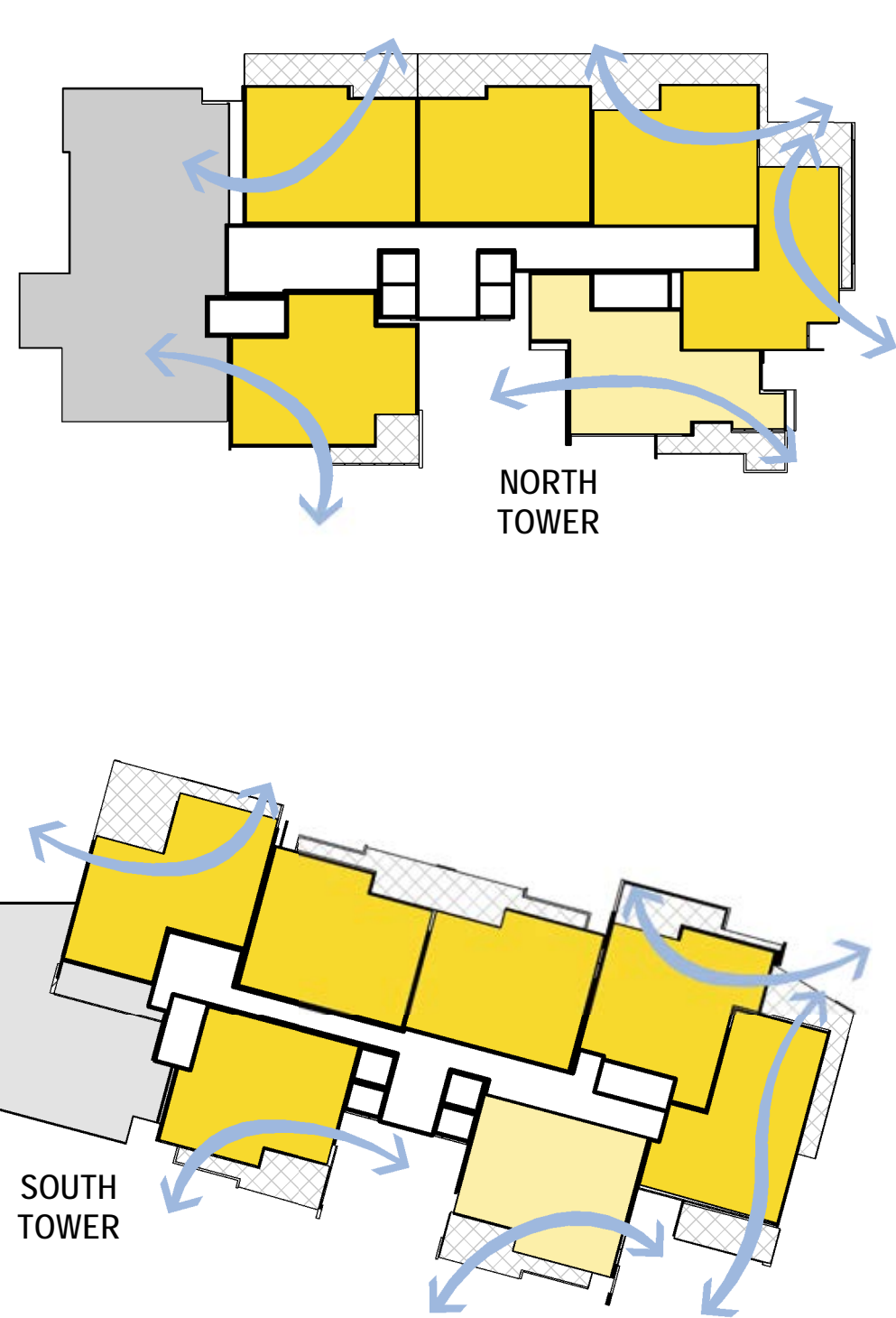
A3 SOLAR & VENTILATION DIAGRAM
1:500



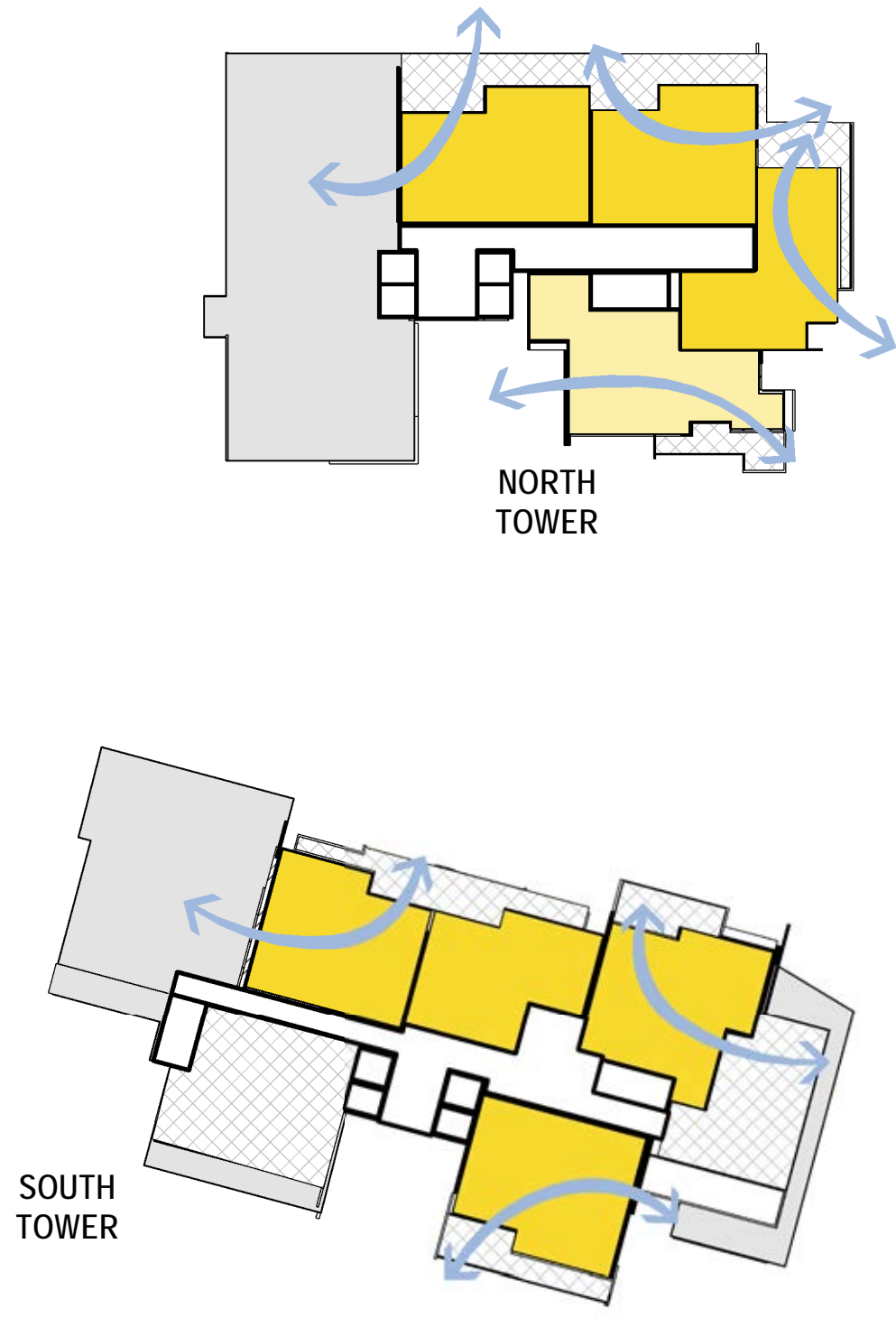
A4 SOLAR & VENTILATION DIAGRAM
1:500



A5 SOLAR & VENTILATION DIAGRAM
1:500



A6 SOLAR & VENTILATION DIAGRAM
1:500

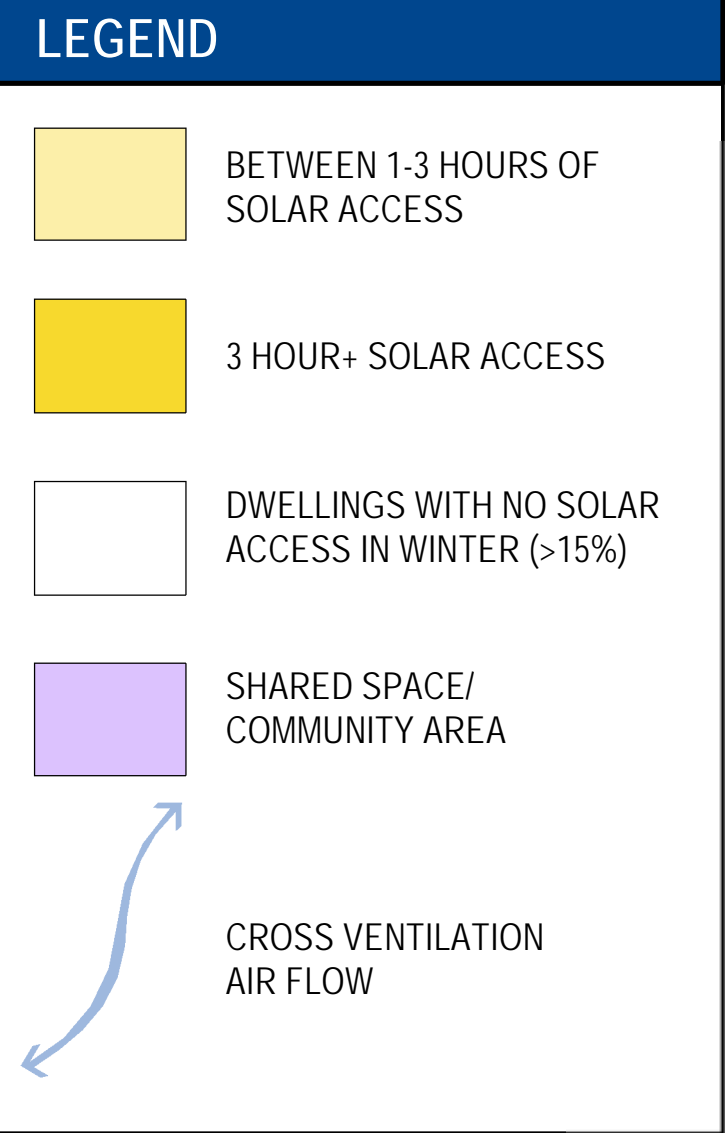


A7 SOLAR & VENTILATION DIAGRAM
1:500

SOLAR & CROSS VENTILATION ANALYSIS (NORTH TOWER)					
LEVEL	TOTAL NUMBER	SOLAR ACCESS IN WINTER (9am-3pm)			CROSS VENTILATION
		0 HR	1-3 HR	3 HR +	
A1	2	0	0	2	1
A2	6	1	0	5	4
A3	8	1	1	6	6
A4	8	1	1	6	6
A5	8	1	1	6	6
A6	6	0	0	5	5
A7	4	0	1	3	4
TOTAL	42	4	5	33	32
		10%	12%	79%	76%

SOLAR & CROSS VENTILATION ANALYSIS (SOUTH TOWER)					
LEVEL	TOTAL NUMBER	SOLAR ACCESS IN WINTER (9am-3pm)			CROSS VENTILATION
		0 HR	1-3 HR	3 HR +	
A1	3	1	1	1	3
A2	7	2	1	4	5
A3	9	2	1	6	6
A4	9	2	1	6	6
A5	8	2	0	6	6
A6	7	0	1	6	5
A7	4	0	1	4	4
TOTAL	47	9	5	33	35
		19%	11%	70%	74%

SOLAR & CROSS VENTILATION ANALYSIS - SUMMARY				
TOTAL NUMBER OF DWELLINGS	SOLAR ACCESS IN WINTER (9am-3pm)			CROSS VENTILATION
	0 HR	1-3 HR	3 HR +	
89	13	10	66	67
	14.6%	11.2%	74.2%	75.3%



FOR INFORMATION
RESPONSE TO SUBMISSIONS (SEPT. 2019)

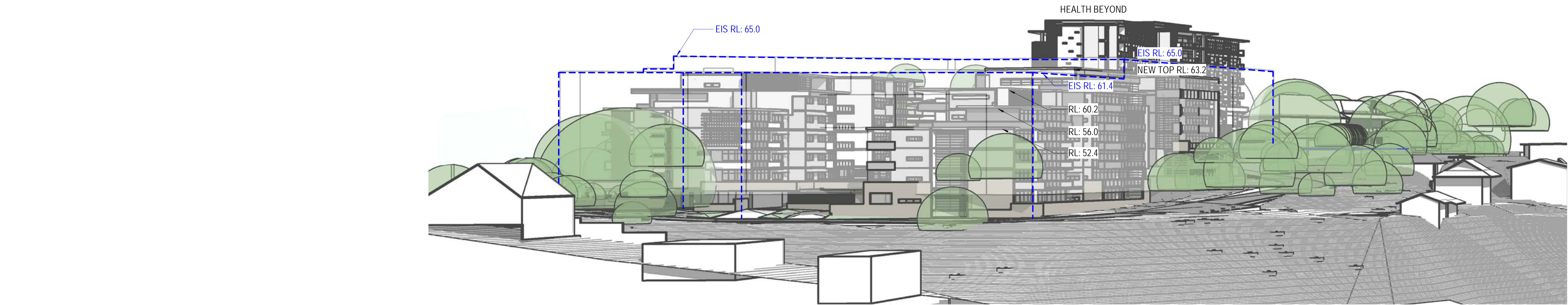
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5	19/08/2019	CONSULTANT ISSUE	JC	
4	07/08/2019	ISSUED FOR COUNCIL CONSULTATION	CM	
3	28/06/2019	PRELIMINARY ISSUE	CM	
2	27/06/2019	PRELIMINARY ISSUE	CM	
1	26/06/2019	PRELIMINARY ISSUE	CM	
REV	DATE	DETAILS	INITIALS	



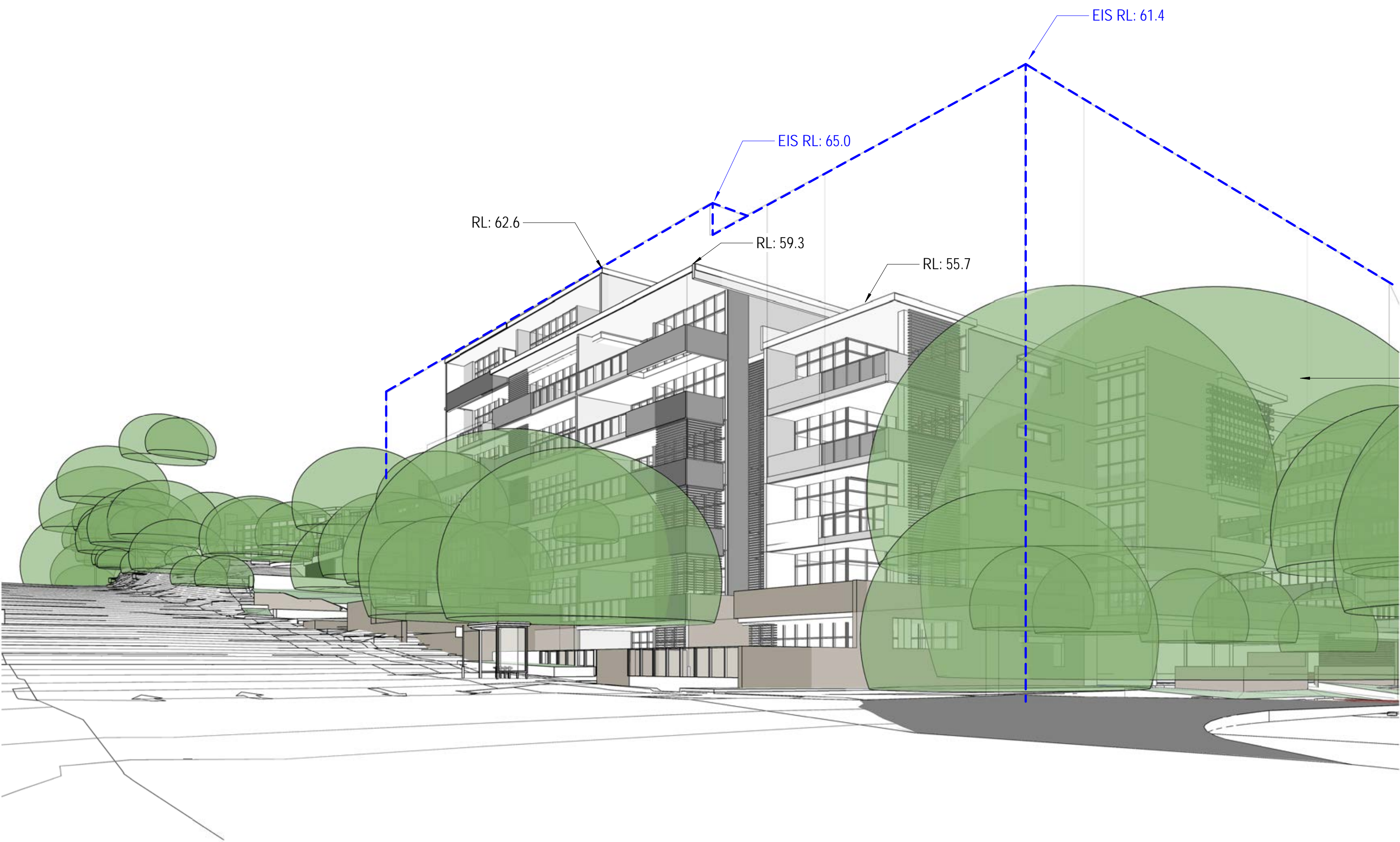
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Champion Life
PROJECT:
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DRAWING TITLE:
SENIORS LIVING - SOLAR ACCESS ANALYSIS
DIAGRAM
DATE:
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DRAWN:
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PROJ:
1213
PROJ ARCH:
BF
DRAWING:
IN.40
SCALE:
As indicated @ A1
REVISION:
P6



VIEW FROM NORTHWOOD HOUSE
50MM VIEW FROM UPPER FLOOR VERANDAH
FLOOR HEIGHT ESTIMATE RL 48.0 FROM SIX MAPS LEVELS



4 TREES PREVIOUSLY
REMOVED IN EIS SCHEME TO
BE RETAINED IN CURRENT
SCHEME

LEGEND

PREVIOUS SENIOR LIVING MASS
OUTLINE AS SUBMITTED

EXISTING TREES TO BE
RETAINED IN CURRENT SCHEME

VIEW FROM RIVER ROAD TOWARDS
NW CORNER OF SENIORS LIVING

FOR INFORMATION
RESPONSE TO SUBMISSIONS (SEPT. 2019)

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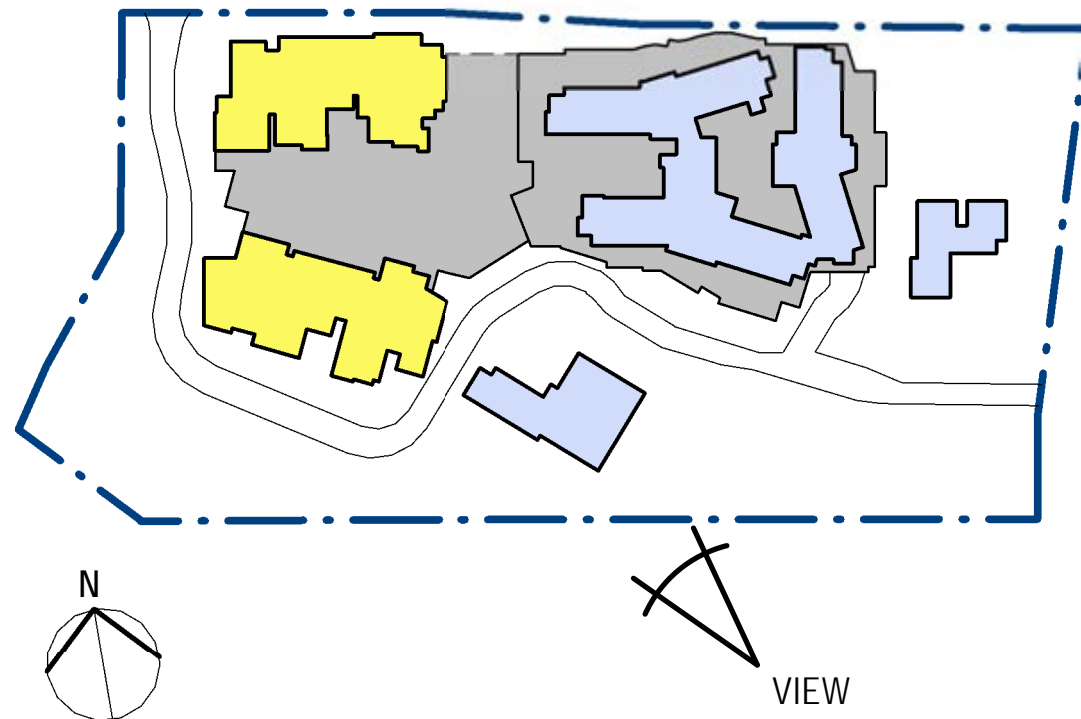
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DRAWING TITLE:
3D VIEW OVERLAYS

DATE:	DRAWN:	PROJ ARCH:	SCALE:
AUGUST 2019	CM	BF	
	PROJ:	DRAWING:	REVISION:
	1213	IN.50	P3



VIEW TO PALLISTER FROM SOUTH



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DRAWING TITLE:
3D VIEWS

DATE:
AUGUST 2019

DRAWN:
CM, ML
PROJ:
1213

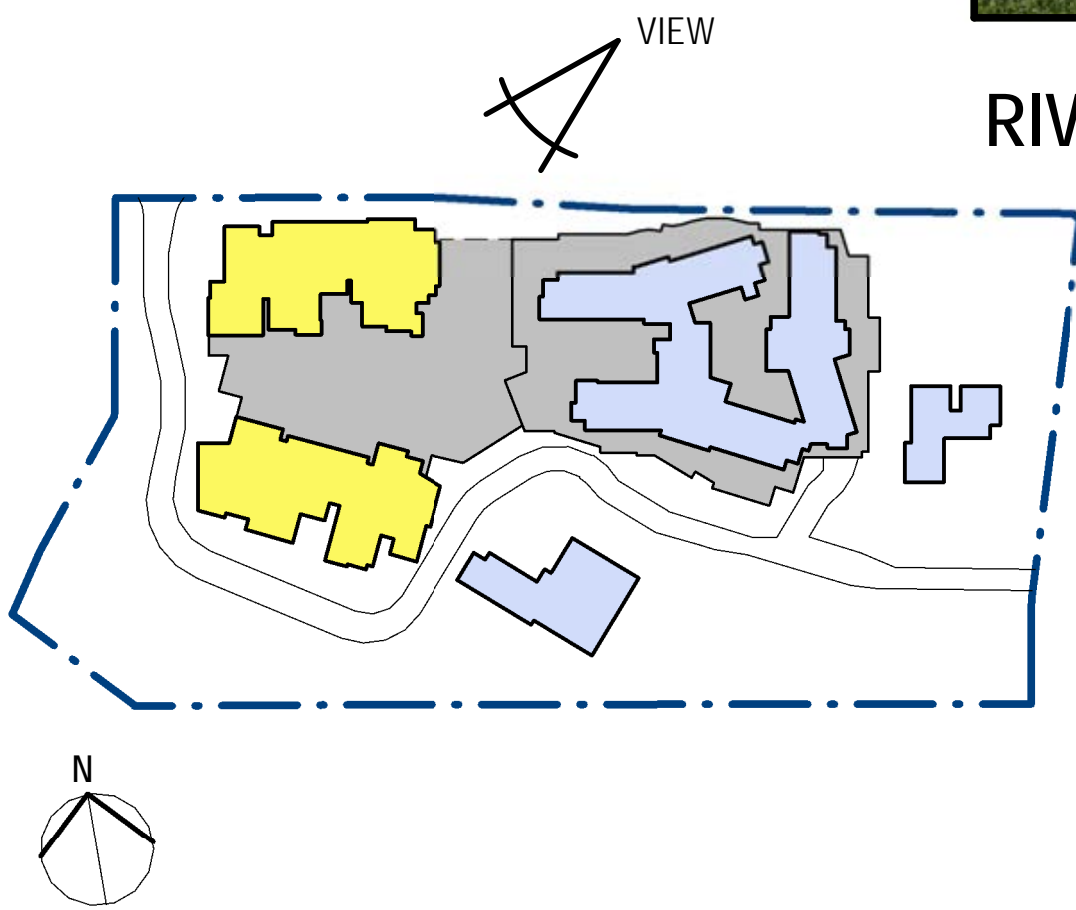
PROJ ARCH:
BF
DRAWING:
IN.51

SCALE:

REVISION:
P3



RIVER ROAD - VIEW FROM NORTH EAST



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3D VIEWS

DATE:
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DRAWN:
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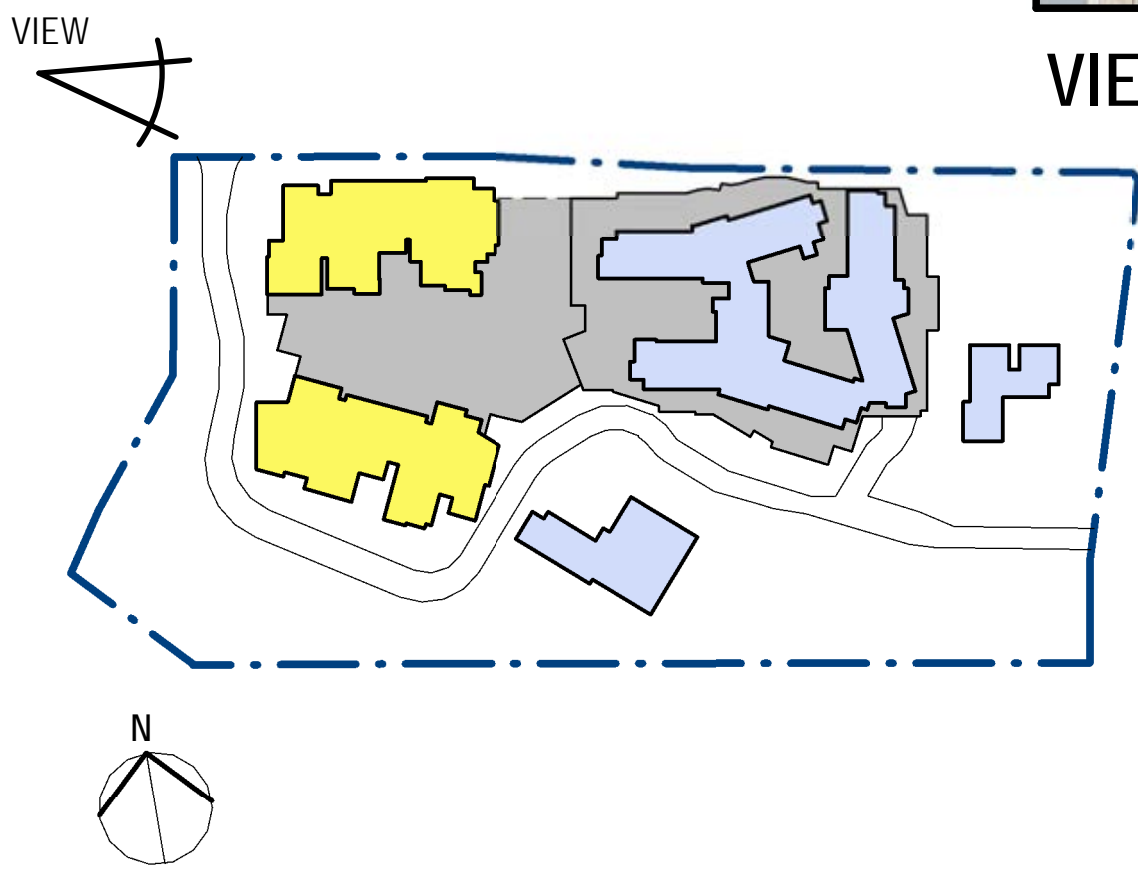
PROJ ARCH:
BF
DRAWING:
IN.52

SCALE:

REVISION:
P3



VIEW FROM RIVER ROAD TOWARDS NORTH WEST CORNER OF SITE



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2	19/08/2019	CONSULTANT ISSUE	JC
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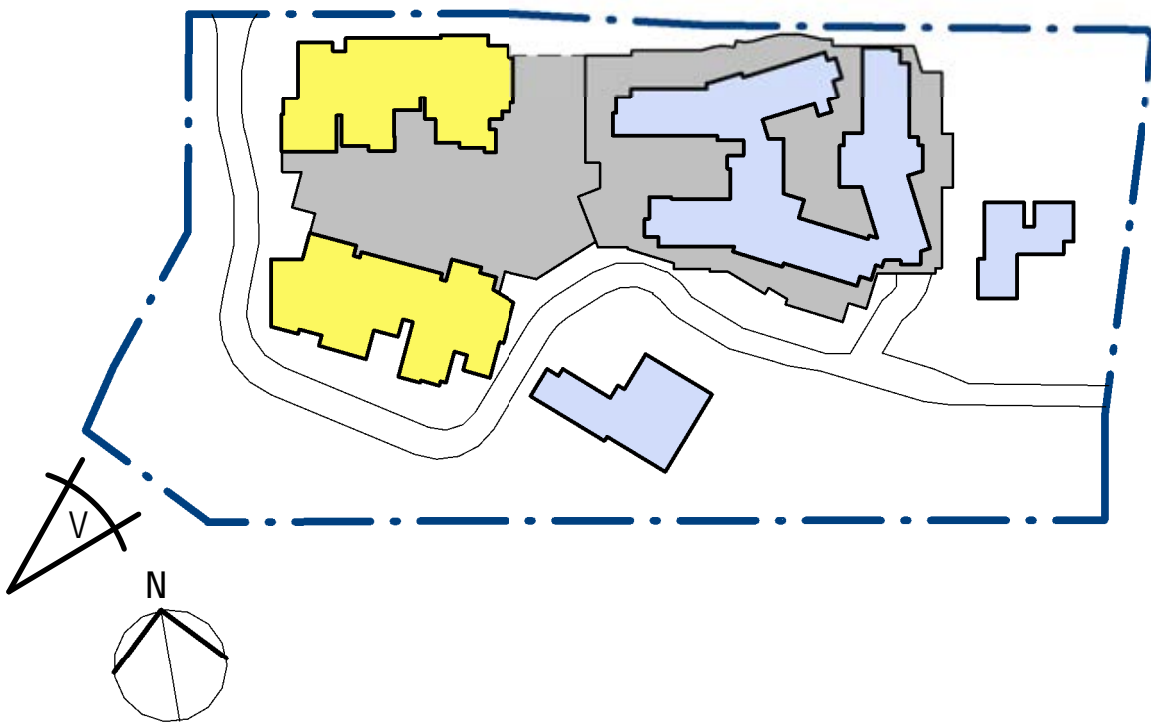
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VIEW FROM SOUTH WEST TOWARDS SENIORS LIVING & PALLISTER HOUSE



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RESPONSE TO SUBMISSIONS (SEPT. 2019)

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3D VIEWS

DATE:
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PROJ:
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PROJ ARCH:
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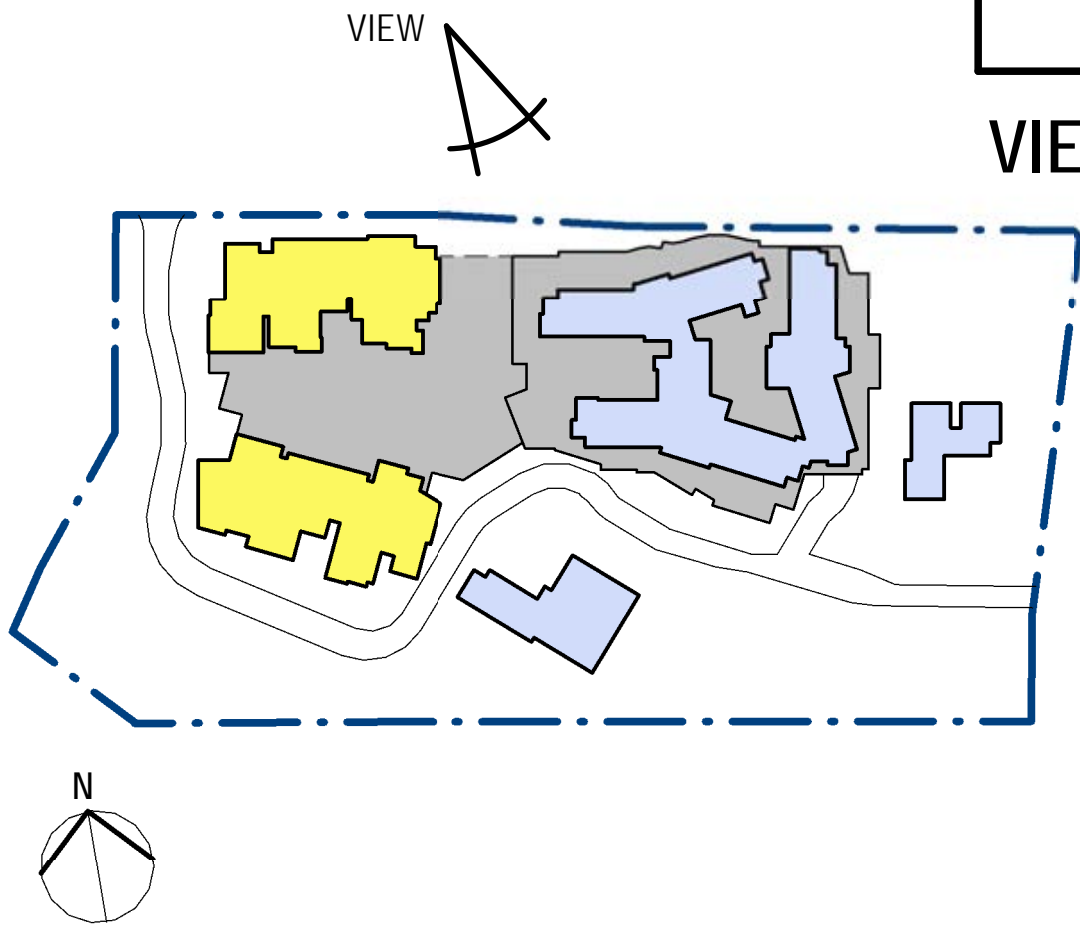
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IN.54

SCALE:

REVISION:
P3



VIEW FROM SITE ENTRANCE TOWARDS PALLISTER HOUSE



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DATE:
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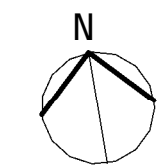
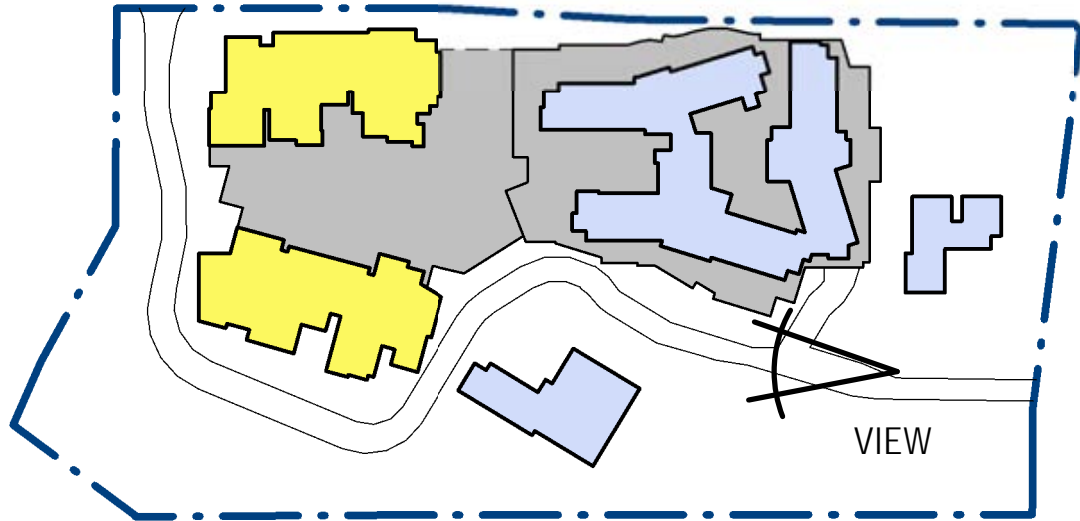
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PROJ:
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PROJ ARCH:
BF
DRAWING:
IN.55

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VIEW FROM INTERNAL ROAD TO PALLISTER HOUSE AND HEALTH



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4	30.08.2019	ISSUE FOR DPE	JC
3	28.08.2019	UPDATE	ML
2	19/08/2019	CONSULTANT ISSUE	JC
1	07/08/2019	ISSUED FOR COUNCIL CONSULTATION	CM



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3D VIEWS

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PROJ ARCH:
BF
DRAWING:
IN.56

SCALE:

REVISION:
P4

STEPPING, BRIDGING & CANTILEVERED STRUCTURES



STEPPING, BRIDGING & CANTILEVERED STRUCTURES (continued)



MASONRY AS A CONSTRUCTION MATERIAL



DARK MATERIALS TO BLEND WITH THE LANDSCAPE



CONCRETE AS A CONSTRUCTION MATERIAL



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1	19/08/2019	CONSULTANT ISSUE	JC	
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DRAWING TITLE:
RESPITE PRECEDENT IMAGES

DATE: AUGUST 2019	DRAWN: CM	PROJ ARCH: BF	SCALE:
	PROJ: 1213	DRAWING: IN.60	REVISION: P2



1 WINTER SOLSTICE 22nd JUNE 9AM - EXISTING
1:1000



2 WINTER SOLSTICE 22nd JUNE 9AM - PROPOSED
1:1000



3 WINTER SOLSTICE 22nd JUNE 9AM - EXISTING (INCL TREES)
1:1000



4 WINTER SOLSTICE 22nd JUNE 9AM - PROPOSED (INCL TREES)
1:1000

SHADOW DIAGRAMS

- ADDITIONAL SHADOW CAUSED BY PROPOSED SCHEME
- OUTLINE OF PREVIOUS PROPOSED SHADOW

FOR INFORMATION
RESPONSE TO SUBMISSIONS (SEPT. 2019)

1:1000 @ A1, 1:2000 @ A3

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PROJECT: **GREENWICH HOSPITAL**
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DRAWING TITLE: **SHADOW DIAGRAMS - WINTER SOLSTICE 9am**
DATE: AUGUST 2019
DRAWN: EC
PROJ: 1213
PROJ ARCH: BF
DRAWING: IN.90
SCALE: 1:1000 @ A1
REVISION: P2



1 WINTER SOLSTICE 22nd JUNE 12PM - EXISTING
1:1000



2 WINTER SOLSTICE 22nd JUNE 12PM - PROPOSED
1:1000



3 WINTER SOLSTICE 22nd JUNE 12PM - EXISTING
1:1000



4 WINTER SOLSTICE 22nd JUNE 12PM - PROPOSED (INCL TREES)
1:1000

SHADOW DIAGRAMS

- ADDITIONAL SHADOW CAUSED BY PROPOSED SCHEME
- OUTLINE OF PREVIOUS PROPOSED SHADOW

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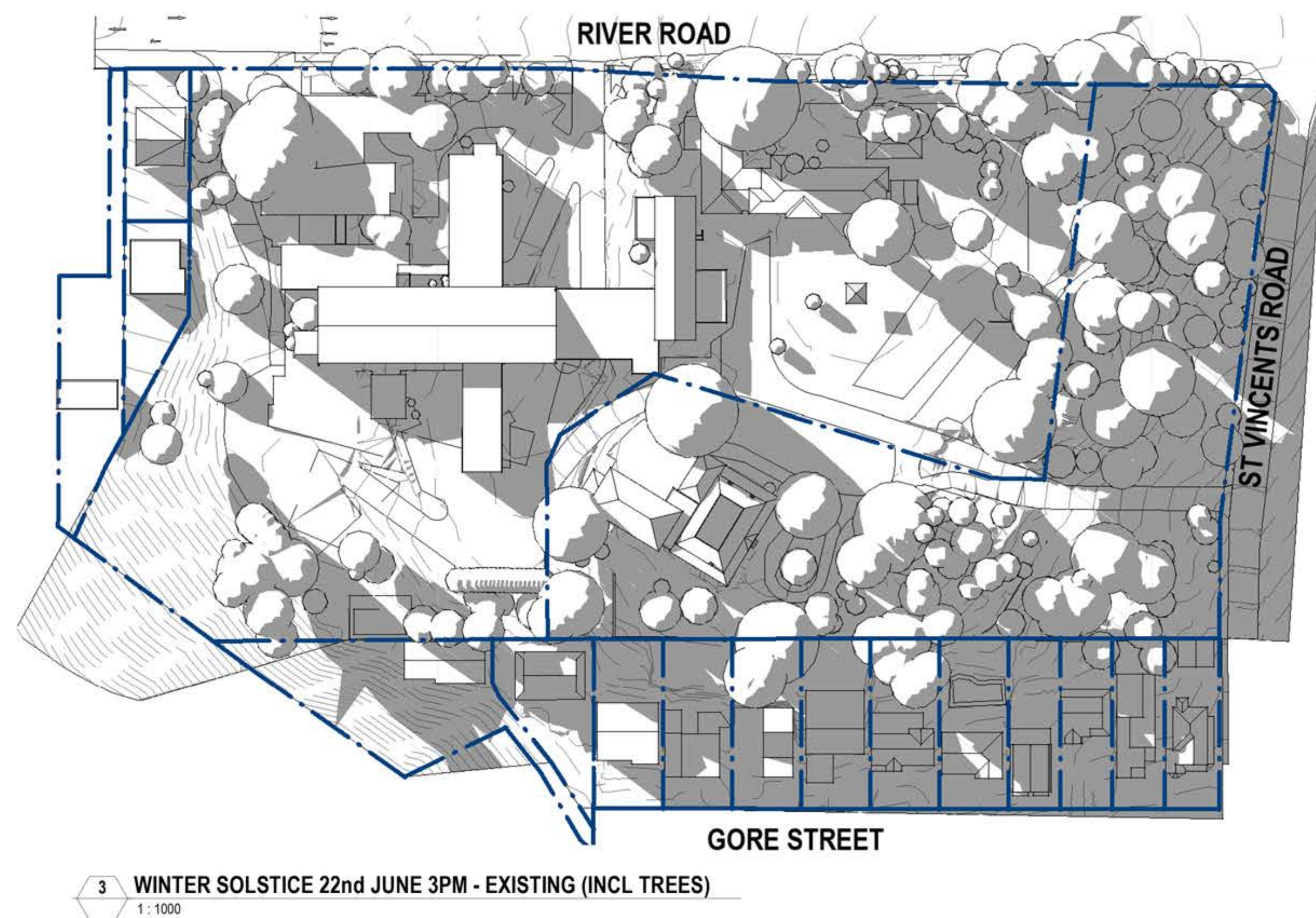
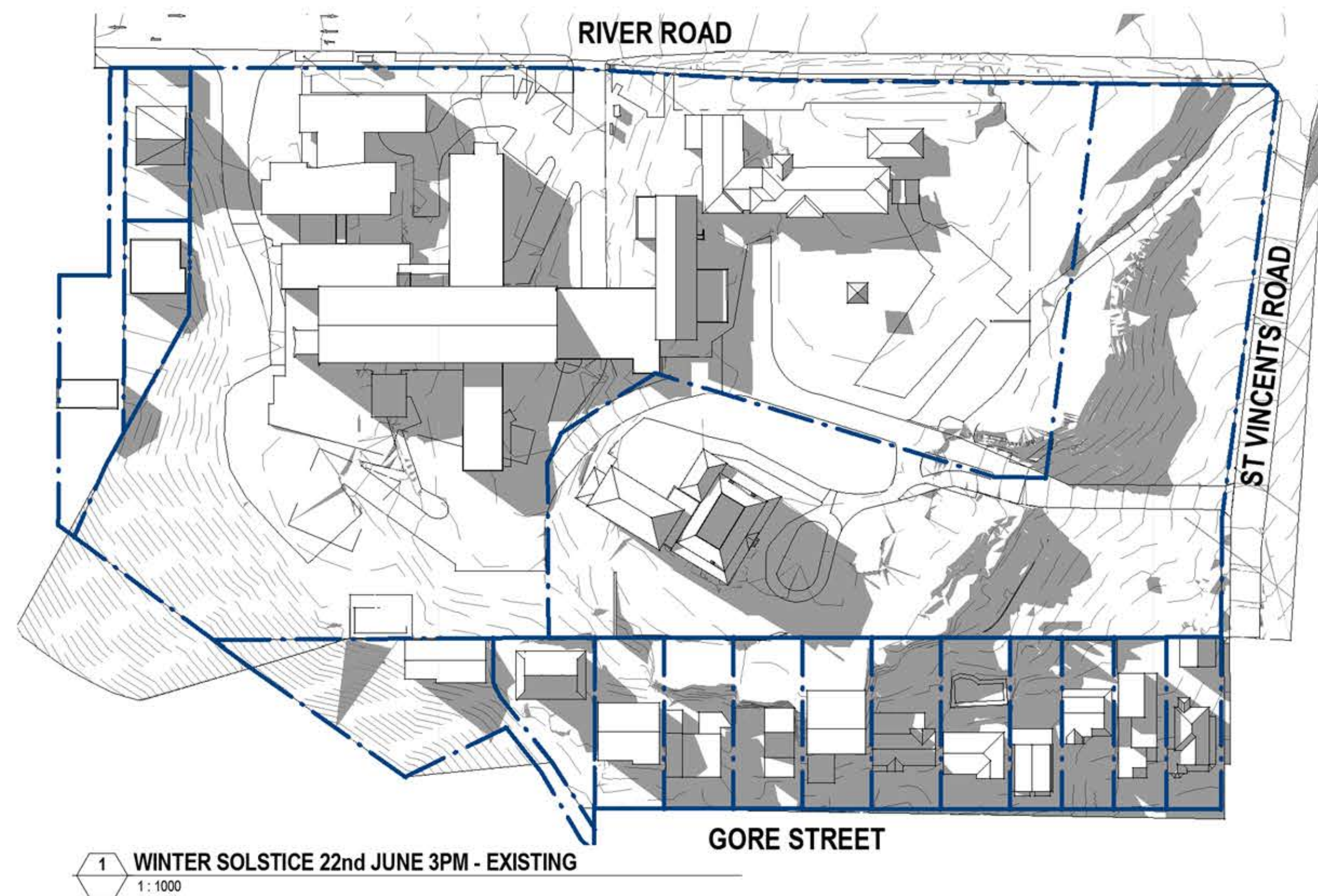
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DRAWING TITLE:
SHADOW DIAGRAMS - WINTER SOLSTICE
12pm
DATE:
AUGUST 2019
DRAWN:
EC
PROJ:
1213
PROJ ARCH:
BF
DRAWING:
IN.91
SCALE:
1:1000 @ A1
REVISION:
P2



SHADOW DIAGRAMS

■ ADDITIONAL SHADOW CAUSED BY PROPOSED SCHEME

□ OUTLINE OF PREVIOUS PROPOSED SHADOW

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REV	DATE	DETAILS	INITIALS
2	30.08.2019	ISSUE FOR DPE	JC
1	19/08/2019	CONSULTANT ISSUE	JC

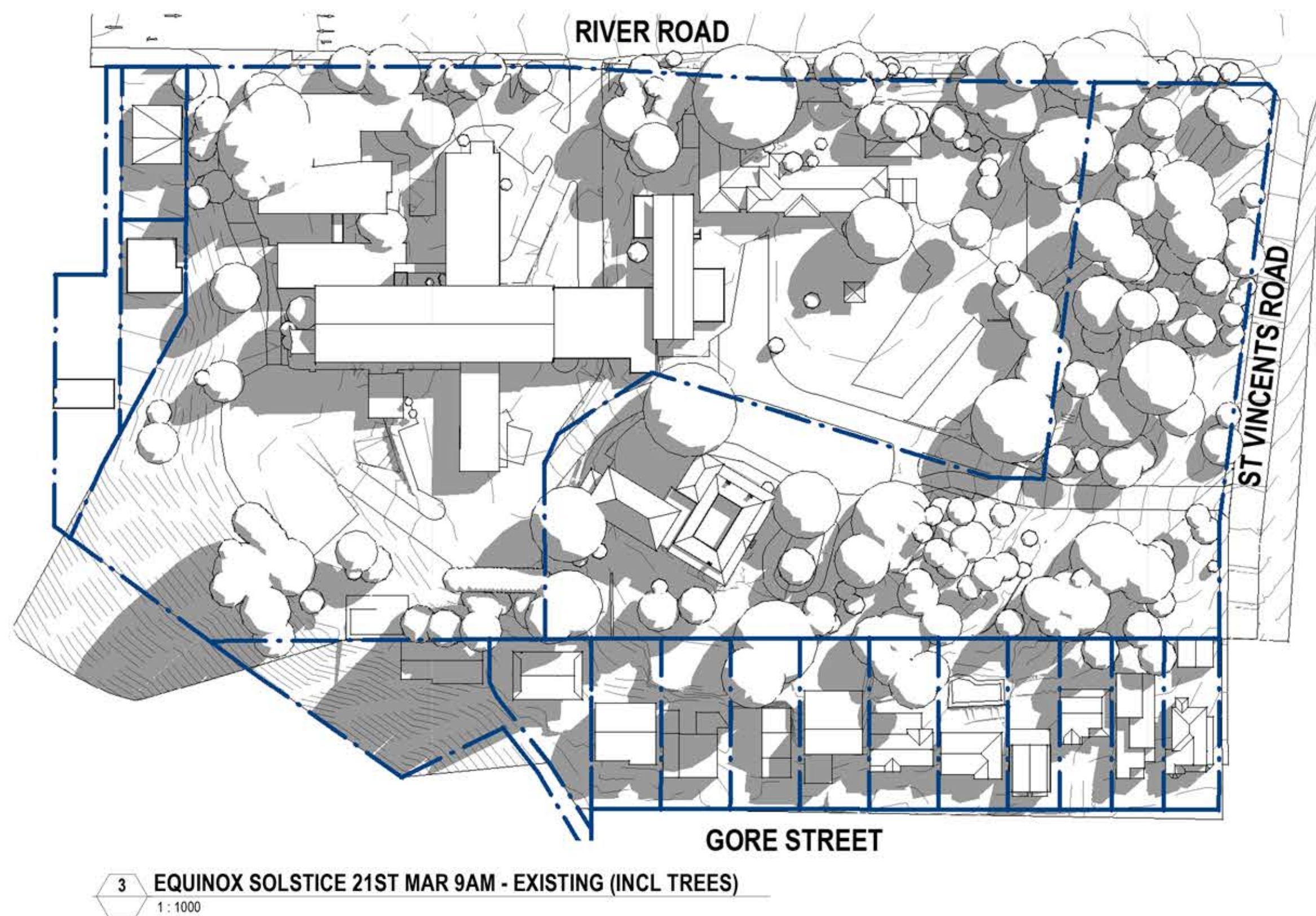


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CLIENT: **HammondCare** Champion Life
PROJECT: **GREENWICH HOSPITAL**
CONCEPT PLAN

DRAWING TITLE: **SHADOW DIAGRAMS - WINTER SOLSTICE 3pm**
DATE: AUGUST 2019

DRAWN: EC	PROJ ARCH: BF	SCALE: 1 : 1000 @ A1
PROJ: 1213	DRAWING: IN.92	REVISION: P2



SHADOW DIAGRAMS

■ ADDITIONAL SHADOW CAUSED BY PROPOSED SCHEME

□ OUTLINE OF PREVIOUS PROPOSED SHADOW

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PROJECT:
GREENWICH HOSPITAL
CONCEPT PLAN

DRAWING TITLE:
SHADOW DIAGRAMS - EQUINOX SOLSTICE
9am
DATE:
AUGUST 2019
DRAWN:
EC
PROJ:
1213
PROJ ARCH:
BF
DRAWING:
IN.93
SCALE:
1:1000 @ A1
REVISION:
P2



SHADOW DIAGRAMS

- ADDITIONAL SHADOW CAUSED BY PROPOSED SCHEME
- OUTLINE OF PREVIOUS PROPOSED SHADOW

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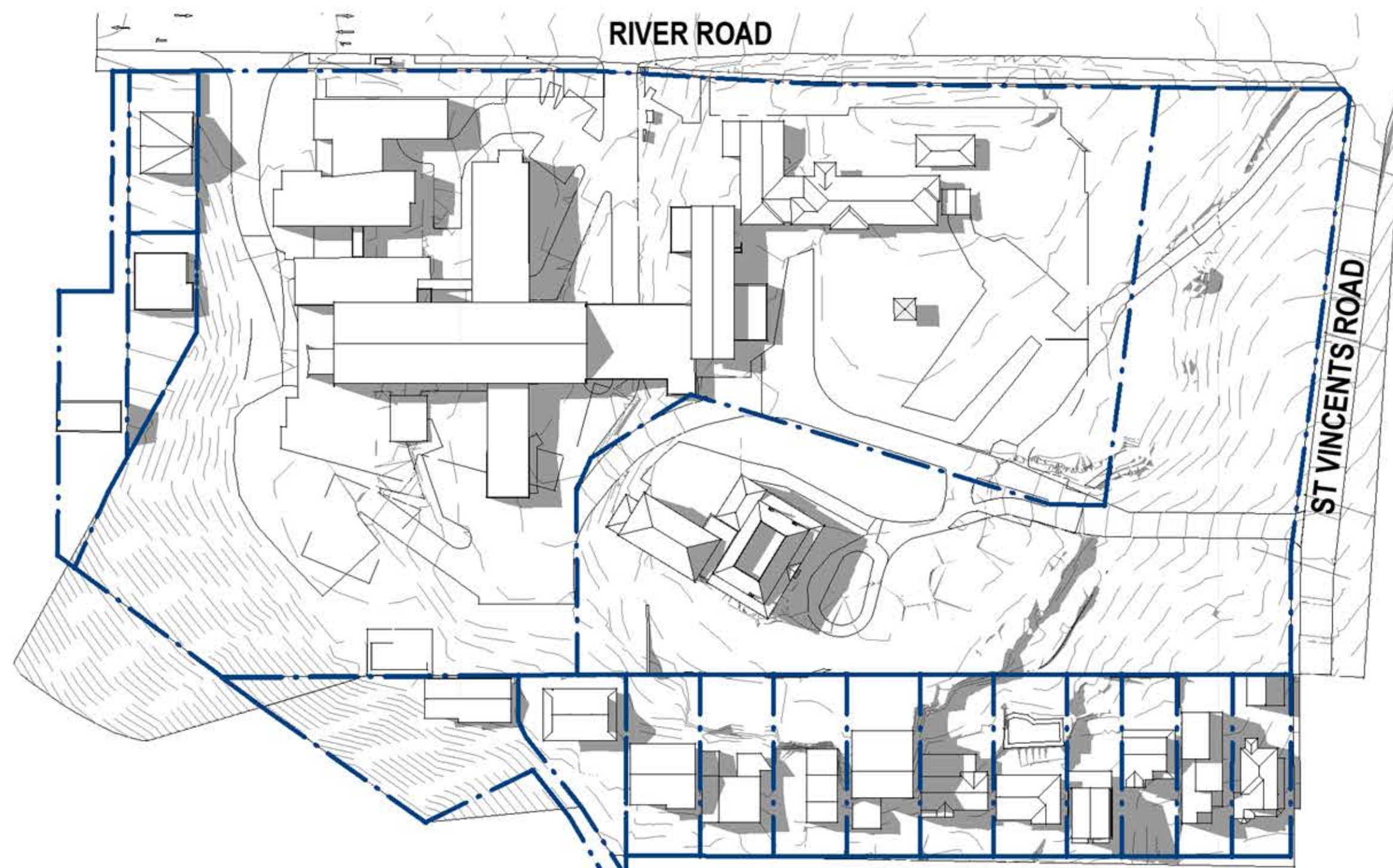
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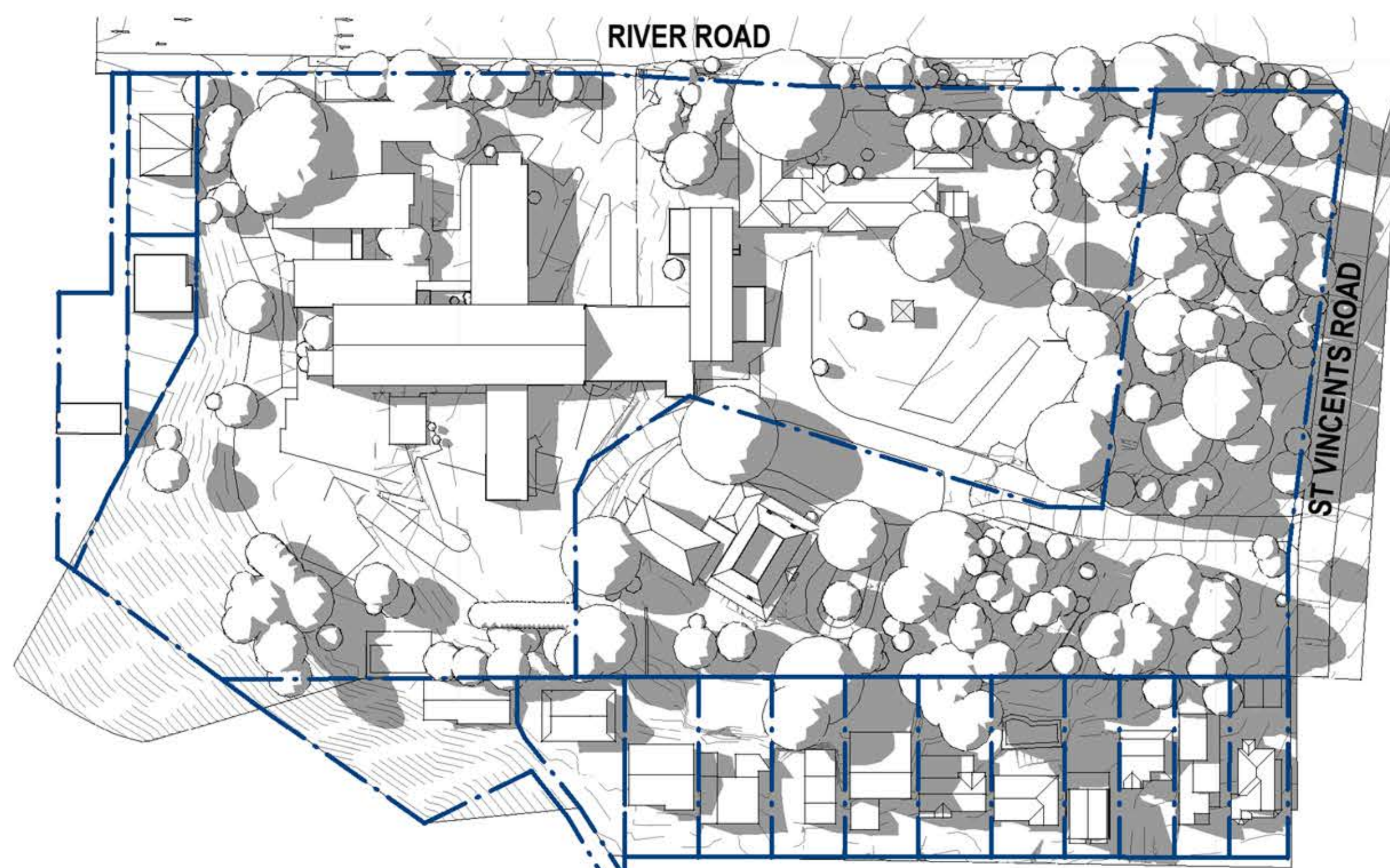
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SHADOW DIAGRAMS - EQUINOX SOLSTICE
12PM
DATE:
AUGUST 2019
DRAWN:
EC
PROJ:
1213
PROJ ARCH:
BF
DRAWING:
IN.94
SCALE:
1:1000 @ A1
REVISION:
P2



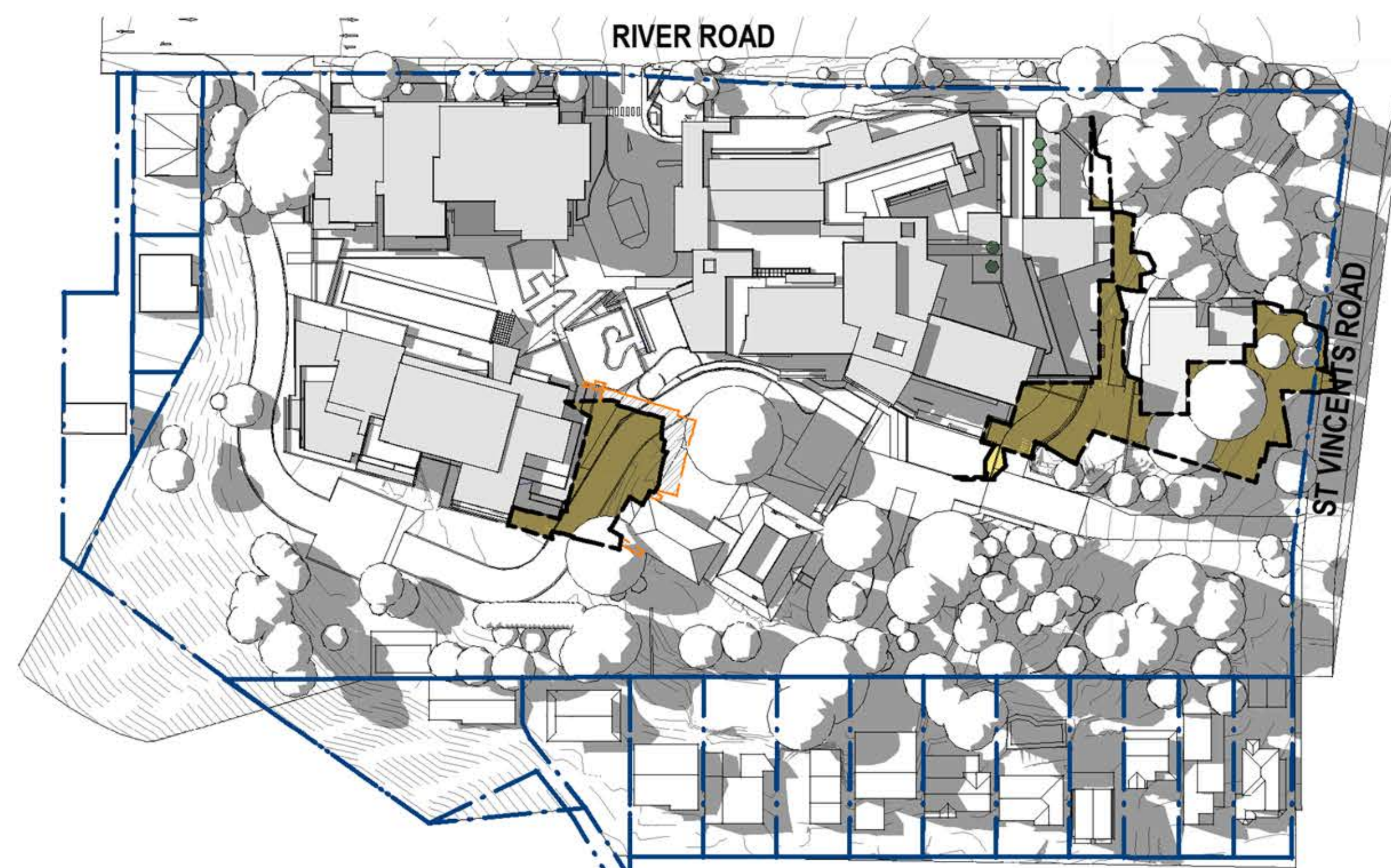
1 EQUINOX SOLSTICE 21ST MAR 3PM - EXISTING
1:1000



2 EQUINOX SOLSTICE 21ST MAR 3PM - PROPOSED
1:1000



3 EQUINOX SOLSTICE 21ST MAR 3PM - EXISTING (INCL TREES)
1:1000



4 EQUINOX SOLSTICE 21ST MAR 3PM - PROPOSED (INCL TREES)
1:1000

SHADOW DIAGRAMS

- ADDITIONAL SHADOW CAUSED BY PROPOSED SCHEME
- OUTLINE OF PREVIOUS PROPOSED SHADOW

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DRAWING TITLE:
SHADOW DIAGRAMS - EQUINOX SOLSTICE 3PM
DATE: AUGUST 2019
DRAWN: EC
PROJ: 1213
PROJ ARCH: BF
DRAWING: IN.95
SCALE: 1:1000 @ A1
REVISION: P2