

S I T E I M A G E



Landscape Architects

Alterations and Additions to Sydney Adventist Hospital, Wahroonga

Landscape Design Statement

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A. INTRODUCTION

This report has been prepared on behalf of the Sydney Adventist Hospital to describe the Landscape Design proposals associated with the Project Application. The Project comprises staged alterations and additions to the existing hospital campus, including:

- Stage 1A - expansion of the Clinical Services Building, construction of permanent and temporary car parking and upgrade of existing whole-of-site service, and construction of a new multi-level car park.
- Stage 1B - further expansion of the Clinical Services Building
- Stage 2 - construction of the Concourse, associated arrival podium and Education Centre and upgrade of the main entry road from Fox Valley Road.
- Stage 3 – demolition of the existing Shannon building and construction of a new maternity wing with staff car parking.

This report is to be read in conjunction with Landscape documents prepared by Site Image Landscape Architects, and architectural, engineering, and sustainable transport studies.

B. LOCATION & CONTEXT

The subject site is approximately 10 hectares in size, fronting onto Fox Valley Road on its southern edge. The Sydney Adventist Church and its carpark bound the property to the east; with remnant urban bushland (loosely connected to the Lane Cove National) to the north; and a Primary School and freestanding residences along its western boundary. These latter properties in turn face onto Comenarra Parkway. The Sydney Adventist Hospital is key component of The Wahroonga Estate Masterplan, which was recently approved by the Department of Planning, setting out opportunities for infill housing on open and under-utilised land adjoining and close to the SAH site. The proposed SAH proposals are consistent with the Wahroonga Estate Concept Plan. The SAH landscape design proposals have suitably considered relevant Council policies, codes and requirements; and have been coordinated with the project team including Civil, Architectural, Bushfire, Environmental, Engineering, Traffic, Accessibility, and various inputs from the Client and team

C. BACKGROUND

Since original inception of the Sydney Sanitarium and Hospital on the site in 1903, the landscape setting played a key role in terms of siting of the facility in a healthy environment and uplifting setting as part of the holistic doctrine of health care and lifestyle, and celebrating the Seventh Day Adventist Church. The 'Sanitarium' nature of the site was reflected in the grand lawns and circular driveway to the main building, remnant orchard and garden, and adjacent bushland. It was promoted as 'a place where people learn to stay well', with outdoor activity facilities including croquet and tennis courts, set amongst land used for crop production, grazing land, a small vineyard and orchard, and ornamental gardens. Bushwalking in the adjacent bushland was encouraged, in keeping with the trend of the day towards getting in touch with natural environments and appreciating nature.

The objective of the landscape design is to reinstate these values and qualities back into the currently disparate grounds that have a combination of many remnants of the original site, as well as many new buildings, roadways and parking areas that have significantly disrupted the sense of a cohesive landscape setting. The design of the landscape has also been developed in close consultation with the Client and Architect, to reflect some key functional changes required to assist the improved function of the proposed enlarged facility.

D. EXISTING LANDSCAPE CHARACTER

The following summary of existing landscape character is also provided on the accompanying design documentation, where the notes are annotated onto the masterplan and accompanied by representative site photos. In brief, the existing landscape character of the site can be described as follows:

- The 'Village Green' open lawn area, circular driveway to the existing main entry, with informal tree planting across the lawn and denser tree planting to the edges of the roadway and against Fox Valley Road
- The main entry roadway has been changed and impacted over time to now have an accidental rather than formal character, with diverse tree types adjacent and ad-hoc arrangement of pathways, and offshoot roadways;
- The eastern portion of the northern carpark area has higher quality trees (apparently in deeper soil), along with a large proportion of poorly formed and aging / failing trees
- The Fox Valley Centre multi-purpose community building has formal landscape to the main entry, and a lawn surround and trees, and the bushland to its rear.
- An open lawn provides the edge transition from the carpark to the bushland that slopes steeply away from the site. A water detention area exists in the middle of the lawn area.

- Two tennis courts and a swimming pool are feature landscape amenities in this part of the site, with feature landscape to the Bethel Building and Jacaranda Lodge.
- The north-west part of the site beyond the Beattie Complex and Stores building is presently very much a peripheral site area of scattered trees in lawn and informal landscape areas against the bushland.
- A broad open grassy embankment with scattered Turpentine trees leads down to a small group of residences fronting onto Fox Valley Road;
- A range of different trees occur singly and in groups in the open spaces between buildings in the western part of the site, along with some feature gardens to the Child Care and Nurses Residence;
- A stand of very tall remnant canopy trees remain in this part of the site alongside the southern site entry and boundary area.

Generally, the overall landscape treatments around the site are seen as largely uncoordinated and lacking consistency. The preparation of landscape design proposals for a number of different areas of the site is seen as an opportunity to create greater visual unity and identity for the hospital, and improved integration with adjoining areas.

E. LANDSCAPE DESIGN OBJECTIVES

The Sydney Adventist Hospital facilities on this site has continued to grow and change for more than 100 years, and continues to evolve in response to community need for increased regional health care facilities. In terms of developing landscape design proposals, the project has presented a challenge because there are a range landscape objectives. We have worked with the client and project team to try and achieve as many as possible, and minimise compromise where there are competing objectives. Landscape objectives include:

- to protect, enhance and integrate with the open setting and adjacent bushland, which was the core reason for the original setting of the original Sanitarium in this location;
- to instil principles of Environmentally Sustainable Development in the proposals, which includes a broad spectrum of considerations including ecology and biodiversity; reducing embodied and on-going energy consumption; water sensitive design; minimising bushfire risk; to creating spaces that are beneficial to the health and well-being of users of the site;
- to respect the history of the site, including the landscape setting, pre-history, built form, and cultural history of the people and activities on the site;
- to achieve the core functional requirements of the expanding hospital and health care precinct, that includes buildings, services, parking, security, management and maintenance, as well as open space amenity for various users;
- to provide an effective transport strategy, including significant provision and design for sustainable transport initiatives, and integration with current and future pedestrian and cycleway networks;
- to provide a suitable high level of open space and other amenity provisions for patients, staff, and visitors, from play facilities and exercise provisions through to passive recreation and even reflective garden areas that provide opportunity for respite and spiritual renewal;
- to provide active social areas for eating, social functions and hospital and community events;
- to provide suitable integration and acceptable impact on adjacent areas in terms of physical, environmental, social, transport and other as is appropriate;
- to maximise achievement of benefit and satisfaction of the local community, with the hospital being a significant component of the local area and region;
- to achieve a suitable visual quality that provides consistency of identity and cohesion to the project overall, and assists in unifying the many different areas of the site (planting, hardscape, furniture, fixtures, and services);
- to provide practical amenity and safety through suitable design and detailing of a hierarchy of lighting, signage, access routes and amenities, parking locations and the like that together contribute to the good functioning, safe and efficient operation of the hospital;
- to provide engineering infrastructure and functional provisions to ensure ongoing safe, healthy and efficient functioning of external environments;
- to provide for the needs of the broad spectrum of users, including those with limited mobility, sensory and other physical or mental impairments, as may be expected in a hospital and health care facility;
- to consider the different user groups and their needs, which vary considerably from emotional needs of patients and their families, to recuperation and relaxation needs of staff, and the broad spectrum of all users;
- to achieve a feeling of security and safety across the site through consideration of CPTED principles from planning through to detailed design or external areas of the site;
- to consider interim outcomes resulting from staged completion of the project, and to ensure a suitable outcome is achieved during and after the completion of each stage.
- to strongly express the underlying principles of providing health care that addresses the physical needs of patients, but also their spiritual and emotional needs

- to strongly express the Church-based nature of the hospital as an integrated part of the community, seeking to provide for the needs of the community as a whole.

The large majority of these objectives will be substantially met by the landscape and external environment proposals. Compromise has been required in some locations, with priority being determined after consultation with the Client and project team.

F. KEY CHANGES AFFECTING THE LANDSCAPE

The following sections summarize where site improvements will require changes to the existing landscape. The accompanying landscape documents provide illustration and discussion of the principal proposals and changes to the landscape.

Village Green

The proposed change to the principal orientation of the hospital main entry and public 'address' towards the north will equally result in change to the existing entry to create a pedestrian forecourt linking directly to a significantly enlarged 'Village Green'. The new design creates broad stepped lawn terraces that reflect the original tree-flanked lawns leading up to the original Sanitarium buildings (since replaced by the 'Main Building'). The existing road is to be largely removed, with the segment along the southern edge retained but adjusted to be a share-way, so as to retain access to the Emergency department entry. The broad lawns are widened to the north, with the road removed, and levels adjusted to allow a new pedestrian path (with allied tree planting) linking to the new 'Main Building' and the 'San Clinic Building'.

New built forms are to provide new visual focal elements at the apex of the long lawn, with a new Chapel building on a pedestrian forecourt. The Chapel provides a terminating element to the new tall canopy over the Concourse, which provides a link space, and linking visual element, through to the new northern entry. The levels of the terraced lawns are being maintained around key, focal tree specimens of higher quality. Aging and lesser quality trees are being removed and replaced with new tree planting. The memorial sundial and rose garden in the lawn are to be provided a new location in the upgraded courtyard garden areas to the NW side of the hospital.

Concourse and Changed Main Building Entry

The creation of a new covered, semi-enclosed, major pedestrian spine – The Concourse - through the central part of the buildings will create a major civic space, that will create a major new sense of connectivity of principal building functions, and the main entry. This will provide direct pedestrian linkage across the centre of the site. The new elevated roadway and associated large civic space at the new entry will provide the scale of space and amenity necessary to achieve a successful new entry that will be embraced by the community. A significant stand of trees are to be retained in the open space area adjacent the new main building entry, providing a visual feature and visual linkage to the bushland to the north.

Proposed Multi-level Carpark

As discussed above this structure will require removal of a significant number of trees, but will provide an essential functional role for the site, linking directly to the new building entry. Landscape treatment to the carpark will include a 'green wall' of climbers to the southern side, and tree planting to the eastern end adjacent the new plaza space.

Western Site Changes

The bulk of new buildings are being installed to the western side of the existing core hospital area. Buildings to adjoin the existing complex include extensions to the CSB building; and construction of a new maternity wing in place of the existing Shannon Building. On the western boundary a new Education Centre building is proposed. Despite being substantial buildings, their impact on the landscape is relatively minor given the scattered existing trees in spaces between buildings in this area. The new buildings are to be provided high quality adjacent courtyard areas and spaces to provide a high level of pedestrian amenity.

The new Education Centre building will be subject of further design development at the appropriate stage so that the building responds to its setting, and has an appropriate landscape environment and pedestrian linkage into the pathway network.

Perimeter Open Space Network

Provision of a perimeter of open space around the northern and western edge of the site is a benefit gained from the 'Asset Protection Zone' to the edge of the bushland. This managed landscape zone includes numerous lawn areas that currently have few users. A significant opportunity exists to improve the amenity of these

spaces with seating, and play equipment. In addition, there is opportunity to provide a walkway / cycleway that can complete a 'circular' perimeter access route around the site, that in turn links to internal and external walkways and cycleways. Existing open space along this proposed 'circular' access route has significant potential expanding the range of recreation, restive and recuperation spaces for patients, staff, visitors and the public. This may also include picnic tables, shelters, interpretive signage and sculpture elements, exercise equipment, cycle parking, drinking fountains, and other suitable amenity elements.

This summary of key changes affecting the landscape is expanded below to provide more detail about landscape design opportunities to which the design proposals have responded.

G. DESIGN DISCUSSION FOR FEATURE LANDSCAPE AREAS

Stage 1 Landscape Design proposals are specifically described in drawings within the landscape documents. The documents provided are considered suitable for Stage 1 approval consideration, with the overall package providing context to assist assessment of the initial stage.

CSB STAGES 1A AND 1B

For the New CSB, Stage 1A occupies approximately one third of the total new CSB building area, and Stage 1B completes the remaining area of this proposed building, including providing a courtyard space on the NW corner. For Stage 1A, the courtyard area is larger, including almost all of the NSW CSB Stage 1B building area, requiring a temporary landscape treatment that includes the Stage 1B final courtyard. Stage 1B then involves removal of the temporary landscape area, and final configuration of the courtyard, and other minor landscape to the perimeter of the CSB building.

The Stage 1B final courtyard configuration is to create a paved and landscaped space for recuperation, relaxation and respite for patients, staff and visitors. The north facing space will receive afternoon sunshine, with a pergola being provided to provide shade for part of the space. The design provides for bench seating, and allows a location for relocation of a memorial element from the Jacaranda Lodge gardens adjacent at a future time. Pathway connectivity is required in three directions, into the building; to Jacaranda Lodge and further west; and to the north to both the Loggia along the northern façade of the CSB, as well to north towards the open space along the edge of the bushland.

Design considerations for the Stage 1 courtyard have included access; function and amenity; safety and comfort; soil and other provision for landscape; lighting and drainage; and interpretive opportunities to reflect the history of the site. The climbers and pergola design, and the 'temporary' grid planting of small trees, reflect the vineyard and orchard that existed in this part of the site.

TEMPORARY AND PERMANENT ON-GRADE PARKING

The Stage 1A on-grade carpark areas to the east are to simply include lawn to adjacent areas. The carpark area to the north will include massed native shrubs in the available planting zones, and in the area below the adjacent access road so that the road is suitably visually integrated into the general bushland setting. Where the existing detention basin is reformed, then lawn will be reinstated to match the existing finish. For the western Stage 1A on-grade parking areas there will be offset tree planting for trees proposed removed, and areas of lawn and minor mass planting to integrate the carpark into the setting to match the treatment of adjacent carpark areas.

MULTI-DECK CARPARK

Landscaping to the northern side of the new carpark structure is limited in terms of bushfire safety requirement to minimize tree planting. Small to medium shrubs in mass planting areas will integrate the structure with adjacent carpark areas. Future adjoining works on the plaza area will in time provide opportunity on the southern and eastern ends of the carpark structure. This will include planters for large trees and massed shrubs, and climbers to create a 'green wall' effect for a significant portion of the southern façade.

ENTRY PLAZA AND ADJACENT OPEN SPACE

The elevated podium arrival area is to have a large plaza space associated with the main set-down and pickup location alongside the Concourse – being the major covered access corridor being created through the centre of the complex of buildings. The plaza overlooks a stand of large Eucalypts, with their canopy close to the large seating area, and framing views to the bushland beyond. A broad planter is to have a large canopy tree, screen tree plantings, and seating edges. In addition, a 'green wall' treatment of the carpark adjacent will create an appropriate high quality visual environment for the forecourt. Lush understory landscape will be visible in the ground level space against the San Clinic.

The roadway approach to the building entry is afforded a curved roadway by flanking planters, that reduce vehicle speed and re-orient vehicles towards the west after enjoying approach views towards the bushland and lower site. The plaza extends away from the entry doors to the width as determined by the width of the decked carpark structure. The paving pattern is proposed to continue the linear theme of paving proposed for the interior of the Concourse, assisting the continuity of internal and external space; a concept that continues up to the Chapel level and plaza opening to the Village Green. This sense of connection continues with bench seating in the plaza viewing out to the bushland to the north, but also with a stairway down to the adjacent open space below the retained canopy trees. Large landscape planters allow for a large accent canopy tree opposite the entry, as well as a series vertical trees for visual screening, that together will offset the presence of the adjacent carpark structure.

Along the southern side of the carpark structure, an almost continuous planter is to have vigorous climbing plants to grow up this façade on supportive mesh. This mesh is to contain a 'graphic' that will express a macro-graphic along the 'green wall'. This graphic will have thematic imagery or text that will relate to the hospital ethos and / or heritage.

A new passive recreation open space area is to be provided below the retained trees adjacent the new elevated plaza and new main entry. Stairs down to this space from the plaza will provide direct access for able-bodied persons, whilst nearby lifts will provide an easy accessible route. Porous, composite rubber paving to the area will ensure protection of the roots of the trees, and provide a safe child-friendly surface. Planting to the perimeter of the area will conceal a palisade fence, proposed in order to discretely contain children playing in the area.

H. LANDSCAPE DESIGN PRINCIPLES

The landscape design has been derived as a response to the functional brief requirements and the developed architectural response, as well as the existing natural and physical conditions on the site. The following outline of landscape design principles highlight the underlying considerations utilized in the formulation of the Landscape Master plan, and in consideration of the subsequent detailed design to follow.

Planting Palette:

The selected plant species are to consist of predominantly native species that are endemic, with species in select areas to reflect the original garden qualities of the Sanitarium as well as the exotic gardens in many parts of the current hospital grounds. The extensive use of hardy native species will reduce ongoing maintenance, require less irrigation and will have a beneficial effect in reducing the potential effects of ongoing salinity associated with this site.

Planting design will provide a landscape language across the site to instill greater visual continuity, whilst also providing distinct character to separate areas of the site.

Connectivity & Circulation:

To provide important connection links between on-site areas, cross site pathways and open space corridors. A comprehensive 'sustainable transport' strategy is to be developed to be integral with the proposals, to ensure the hospital will successfully integrate with the Wahroonga Estate, local community, and regional transport network.

Accessibility & Mobility:

To ensure that all paths, walkways and ramps are of adequate width and that they comply to minimum Australian Standards AS1428.1 Access & Mobility.

Environmental Conservation or Natural Resource Importance

The Wahroonga Estate site identifies vegetation communities and areas to be retained and enhanced, and that have the potential to contribute to the on-going biodiversity outcomes for this part of Sydney. The proposals for the hospital will include negotiation of environmental conservation measures enabling effective management of the environmental assets within a significant component of the site. This will include:

- _ Conservation of Endangered Ecological Communities and species
- _ Management plans for the ongoing management of environmentally significant areas.
- _ The environmental strategy for the site will also assist Ku-ring-gai Council in achieving an important piece of its LGA-wide Biodiversity Strategy, in particular assisting in the "Protection of Biodiversity" (Section 2.2).

Cultural, Heritage, or Historical Significance

The Landscape Masterplan has taken into consideration the heritage studies and assessment completed for the hospital site, and detailed design proposals will be developed in close liaison with the project Heritage Consultant.

Crime Prevention Through Environmental Design (CPTED) Principles:

The safety and security of the broad range of users of the hospital has been considered throughout by engaging CPTED principles in the landscape design. Some of these principles are to include careful species selection to avoid 'ambush' spots, clear sight lines under tree canopies and landscape lighting in open space areas and along significant pathways. Detailed design development of all areas will continue to apply CPTED principles so as to create a comfortable and safe environment for all users at all times.

BASIX & ESD Principles:

To implement low water use plant material in accordance with BASIX requirements in the landscape design to reduce the reliance on irrigation. To harvest where possible storm-water for collection and re-use for irrigation.

To reduce extent of hard paved surfaces where possible, and to use permeable paving where practical, so as to increase areas of permeability, deep soil planting and to assist in reducing the ongoing affects of salinity.

To use wherever practical, sustainable and recycled materials that will reduce ongoing maintenance and potentially reduce the overall carbon footprint of the development.

I. LANDSCAPE MATERIALS

The proposed vegetation on the site is to offer a variety of different landscape character types which fulfil different functions such as screening and shade, as well to as provide variety of colour, texture while still remaining part of the cohesive landscape pattern.

Proposed plant species include predominantly endemic native species found in the local area which are suitable for the foreseen soil and local microclimatic conditions. The proposed plant species also aim to reflect the landscape patterns and cultural themes of the area, as well as to ensure that a variety of landscape settings are provided.

An overall approach to sustainability and environmentally sustainable practices is proposed. Landscape materials are proposed to be recycled where possible; e.g.) hardwood timbers are intended to be sourced from either plantation or re-growth supplies and hardwood stakes used for trees establishment are to be recycled when no longer required. Imported mulch and soil products are to incorporate recycled and or composted materials where possible.

Hardstand areas such as the paths are proposed to be constructed from unit pavers comprised of either reconstituted stone or natural stone products in coordination with consent authority requirements, specifications and guidelines. All other paved areas are to include colour oxide paving to reduce glare and where possible, permeable materials are to be used.

All material will be selected to conform to and with the relevant standards and codes.

J. CONCLUSION

We believe the landscape proposals for the Sydney Adventist Hospital in Wahroonga provide the framework for an appropriate setting and treatment to the proposed building and surrounding courtyards and open spaces, and provide acceptable replacement tree planting given the new configuration of the site. The SAH landscape design proposals have suitably considered relevant Council policies, codes and requirements; and have been coordinated with the project team including Heritage, Civil, Architectural, Bushfire, Environmental, Engineering, Traffic, Accessibility, and various inputs from the Client and team

The preparation of landscape design proposals for a number of different areas of the site will create greater visual unity and identity for the hospital, and improved integration with adjoining areas.

We believe the proposals and documents are suitable for consideration and approval by the Department.

A handwritten signature in black ink, appearing to read 'Ross Shepherd', followed by a period.

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