

Site Changes and Key Landscape Issues

The Forest edge has been defined in The Wahroonga Estate, and is to be retained and managed as set out by Australian Bushfire Protection Planners Pty Ltd. The upgraded perimeter road alignment requires removal of some large trees that are part of the 1970's carpark tree planting. New off-set tree planting is limited by APZ design requirements to reduce bushfire risk. The pedestrian access path across the valley links to the site adjacent to the 'Fox Valley Centre' Community Centre, with detail design to increase awareness and connectivity of the pathway to the internal site access network, and to links beyond the site.

The open lawn area between the northern carpark and bushland provides limited passive open space amenity, as well as a water detention swale. Proposals will increase the amenity of this area with a new link pathway and seating areas. The new alignment of the perimeter road edge across this lawn will require adjustment of the embankment and lawn so that the water detention function is maintained. New mass planting areas against the road will assist visual integration of the roadway with the bushland visual character, with design and management to ensure new planting is suitable in terms of bushfire management and safety requirements.

Bethel House and Shannon Wing are both impacted upon by new building proposals, which is the subject of detail work by the Heritage consultant and Architect. Bethel House may be relocated to the open space south of Jacaranda Lodge. Landscape issues to be addressed with the Heritage consultant include: relocation of the Memorial elements to respectful new locations as feature elements in the upgraded passive open space. Upgraded pathway linkage will be provided to Jacaranda Lodge, as well as a new identity wall element to the eastern road edge as a buffer to reduce probable visual and acoustic impacts from the new carpark structure and upgraded road.

The Beattie Complex and Stores Building face towards the East, and away from the open, sloping lawns and scattered trees to the west. A wide lawn area extends beyond the perimeter road forming an open space area against the forest edge. The area is in need of landscape design to increase the sense of visual order and connection with the rest of the site, as well as to assist integration of proposed new carparks, and to increase the amenity provided by the open space.

We note that the carpark is presently unsuitable in terms of gradient and layout, and that many trees would very likely be removed to allow simple re-grading of the carpark to meet access code requirements. The proposed northern carpark building allows a stand of high quality trees to be retained at it's eastern end, providing a significant visual feature, and passive open space amenity, adjacent the elevated new main entry roadway and plaza. Remaining trees are proposed to be removed, as is described and assessed in the Treescan Arborist report.

In keeping with the original 'Sydney Adventist Sanitarium' provisions for healthy lifestyle, the swimming pool area is to be upgraded, and open space to the west significantly improved to provide amenity and to have new pathway linkages to a site-wide path network. The two tennis courts and adjacent open lawn , palms and specimen trees are to be removed to permit construction of the New CSB Expansion. This loss of amenity is understood to be suitably offset by the upgrading of the numerous open space areas across the western part of the SAH site.

Selected tree removal is required to allow the ongoing program of new building works to the western side of the main hospital precinct (ie New CSB Expansion, Shannon Ward Building and Shannon Carpark, and associated roadway and infrastructure upgrades). New tree planting is to be in association with seating and paving, and integration with pathways so as to ensure a series of pedestrian friendly courtyard spaces is created rather than vehicle oriented paved spaces.

The proposed Education Centre building retains the stand of Turpentine trees, and facilitates upgrading of adjacent open space areas to provide increased practical amenity with seating and passive recreation areas. Buffer landscape treatment will assist in integrating the new building and services elements into the landscape. A pathway network will greatly improve accessible pathway access links, including to Comerarra Parkway; to the perimeter link path / cycle shareway; and link paths back to the central building complex.

A steeply sloping lawn area with Robinia trees provides a green link space and pedestrian path towards the southern site entry. The slope of the area results in minimal practical passive recreation amenity. Additional flat paved areas with benches are proposed to allow increased amenity and use of this area. Improved access is to be provided at the southern end of this space to upgrade the pathway link to the entry and this precinct generally.

Upgrading of the identification of the Hospital site at this entry, and wayfinding signage is important to assist visitors to the site. New Oxygen tanks and other infrastructure upgrading in this area will require removal of trees. The tall canopy trees in this location are an important landscape asset, and detailed design will locate the new services so as to minimize tree removal, and target trees of a lesser quality with limited lifespan. It is assessed that tree removal impact will be acceptable given the quantity and density of existing trees in this area.

The proposed SAH roadway and pedestrian network configuration forces a link to the east, as contemplated by The Wahoonga Estate Masterplan, which shows future residential development proposed in the open lawn area. Temporary on-grade carparking is shown in this area to offset the reduction of parking during the construction of the multi-storey car-park on the SAH site. The parking will require re-grading of areas, with no significant impact foreseen on the adjacent bushland given the distinct vertical edge of the forest. The existing water detention depression is retained on the open grass.

The Fox Valley Centre located adjacent a key juncture of roadways, with the proposed roundabout requiring minor reconfiguration of the roadway and parking at the building entry. The adjacent poorly arranged carpark areas will have an improved layout increasing order and efficiency. Trees are shown removed to facilitate the new roadway alignments and levels required to facilitate the link road towards the west. A new pathway network will improve access to the F.V. Centre, including connectivity with the perimeter link path, and the cross-valley path link to the Mount Pleasant residential area to the north.

The adjacent Seventh Day Adventist Church and its associated carpark are to be modified by the upgrading of the main entry roadway. The trees near to the Fox Valley Road frontage are retained, maintaining the original 'Sanitarium' grounds character of scattered exotic trees. Tree removal is proposed further north into the site, which will be largely offset by new formal avenue tree planting to the road, providing a unifying element on this important boundary. Relocation of the existing northern access point towards the east will greatly improve the layout and function of the carpark.

The southern portion of The San Clinic in this area has lower carpark levels afforded natural light and ventilation via a vertical space provided by adjacent retaining walls. A lower landscape area adjacent is valuable but disjointed from the main Village Green. The removal of the adjacent loop access road will provide opportunity to unify this lower level space to be part of the enlarged Village Green. New lawn area retaining walls, path arrangement and tree planting is proposed, as well as a significant playground area adjacent the Concourse. Tree removal is required to achieve these benefits.

The main entry roadway lacks visual clarity as a result of poorly defined branching turnoffs, road markings, security barriers, and general lack of visual organization of the roadway and it's margins. The landscape boundary towards the Church is visually confused with sundry open space that appears to belong to neither site. Pedestrian crossings and pathways are also lacking order and will benefit from re-organization to clarify purpose and increase safety and amenity.

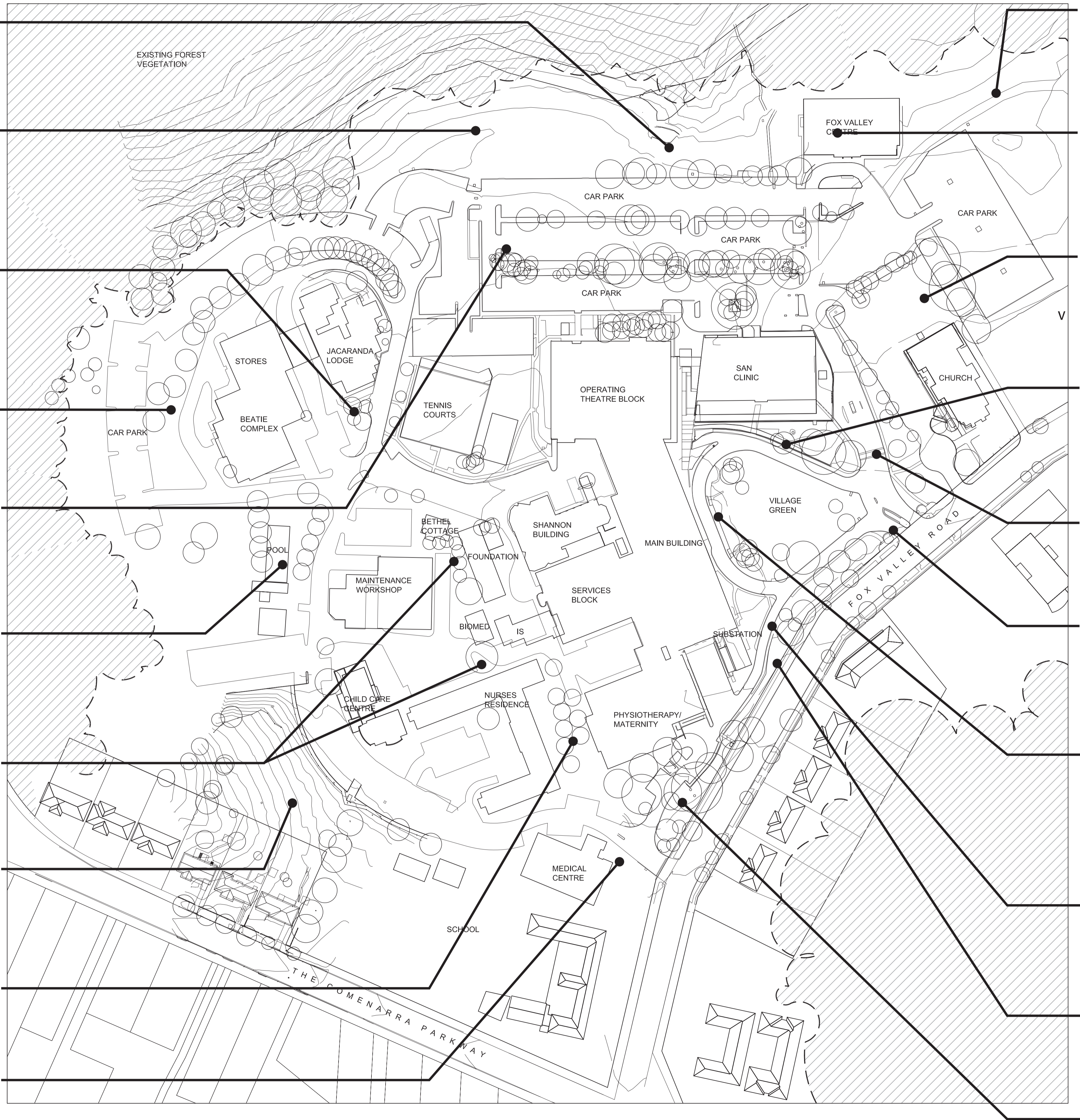
The main site entry does have a distinctive visual quality, with flanking brick piers, walls, lighting and signage – none being part of the original site features. Heritage review suggests that there is little relative value in these elements, and it is believed that these could be upgraded as part of the upgrading of the visual identity of the Hospital. The variety of signs at the entry would benefit from re-organisation into consolidated signage elements as part of a site wide suite. Pedestrian access requires a clearer, better defined route, and should be linked into the site wide access network.

Proposed removal of the loop road up to the existing entry will allow for significant expansion of the Village Green, with better integration with the new Concourse and Chapel, and The San Clinic. The new layout increases the similarity of the area to the original heritage configuration of rolling lawns providing an expansive vista up to the buildings upon arrival at the site. The scattered feature trees are to be largely retained, with new flanking trees to be north consistent with the original regular planting defining the edge of the space. The expanded lawns will provide increased amenity for passive recreation and the range of on-going community event functions currently held in the area.

The access road along the southern edge of the Village Green (to Emergency and beyond) is to be narrowed and repaved to indicate 'shareway' with pedestrian users. Roadside parking is to be removed given the relocated main entry location away from this area. This allows for additional lawn which will extend the Village Green to the line of the buffer tree planting on the main road frontage. The roadway function still needs to be clearly identified given the Emergency access function can be safely provided.

The significant boundary planting zone along the Fox Valley Road frontage is to be retained and enhanced with additional planting over time. Portions of the frontage have a low visual quality, with rockeries and unkempt gardens, and a confused mix of incidental native and exotic trees, shrubs and accent plantings. The aim is to provide more visual order, and a more distinctive and consistent visual identity along this important public presentation frontage for the hospital.

A tall stand of Eucalyptus and Turpentine trees extends from the southern boundary along this boundary on both sides of the emergency ward access roadway. The roadway is narrow and emergency parking is difficult against safety rails atop retaining walls, which would benefit from review and re-organisation. Signage, lighting, and general civic design qualities could all be improved to improve the functionality, safety and general appearance of this important functional area of the site.



Part 3A Application Site Changes and Key Landscape Issues
Scale 1:1000 @ A1

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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

A	FOR REVIEW AND COMMENT	DB	RS	12.07.10
Issue	Revision Description	Drawn	Check	Date

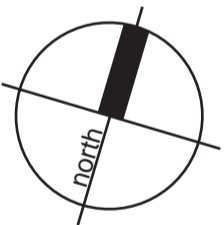
LEGEND



EXISTING TREES



EXISTING FOREST VEGETATION



Client: **SYDNEY ADVENTIST HOSPITAL**

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PART 3A APPLICATION

Drawing Name:

**SITE CHANGES AND KEY
LANDSCAPE ISSUES**

Scale: 1:1000 @ A1

Date: 12.07.2010

Drawn:

Job Number:
SS09-1859

Approved: _____

Drawing Number:	001
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Issue:
A