

Landscape Design Proposal

A site wide access strategy will reinforce connectivity of pedestrian and cycle links to adjacent open space and streetscapes, with signage, seating, bicycle parking and related amenity elements to encourage passive access to, and around and across the site. This access network is to be coordinated with upgraded site open space amenity, as well as with The Wairoa Estate access network to create a highly accessible precinct integrated with open space corridors, local community and public transport.

Proposed new landscape design features include new pathway as part of access network; seating; interpretive signage referencing the natural ecology; exercise equipment as part of a circuit arrangement; and play amenity through lawn arrangement and equipment (Flying Fox or play equipment in keeping with natural setting). A low retaining wall supporting the new road edge will have suitable screen shrub planting, with design and management to ensure new planting is suitable in terms of bio-diversity, habitat, and bushfire safety requirements.

The Jacaranda Lodge is to have a new feature wall installed into the landscape along the eastern road edge, to provide a buffer against light, noise and views. This is to provide a focal element for views along the Loggia walkway on the northern side of the CSB buildings, and will create a narrow private courtyard space against the building. Parking along the road edge is to be removed to allow for improved pedestrian pathway access. Relocation of the Bethel Building into the open space south of the Lodge will require considerable attention to providing a suitable landscape setting.

Landscape design proposals include: upgrading the wide lawn / open space area against the forest edge with additional seating and shelters in order to increase and passive recreation amenity; interpretive signage referencing the Sanitarium original landscape, as well as the natural ecology; exercise equipment as part of a circuit arrangement; and play amenity through lawn arrangement and equipment. Pathway links are to be provided, completing links to the upgraded path network so that this upgraded area is easily accessed. Temporary and new on-grade parking areas are proposed to the west of the Beattie Complex and Stores Building.

The new parking structure in this part of the site reflects a substantial change in function of this precinct, with the carpark serving the new main building entry. The elevated podium arrival has 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 Eucalyptus, with their canopy close to the large seating area, and framing the view to the bushland beyond. A broad canopy tree planters with seating edges, interpretive sculptures, and a 'green wall' treatment of the carpark adjacent will create an appropriate high quality forecourt environment. Lush understorey landscape will be visible in the ground level space against the San Clinic.

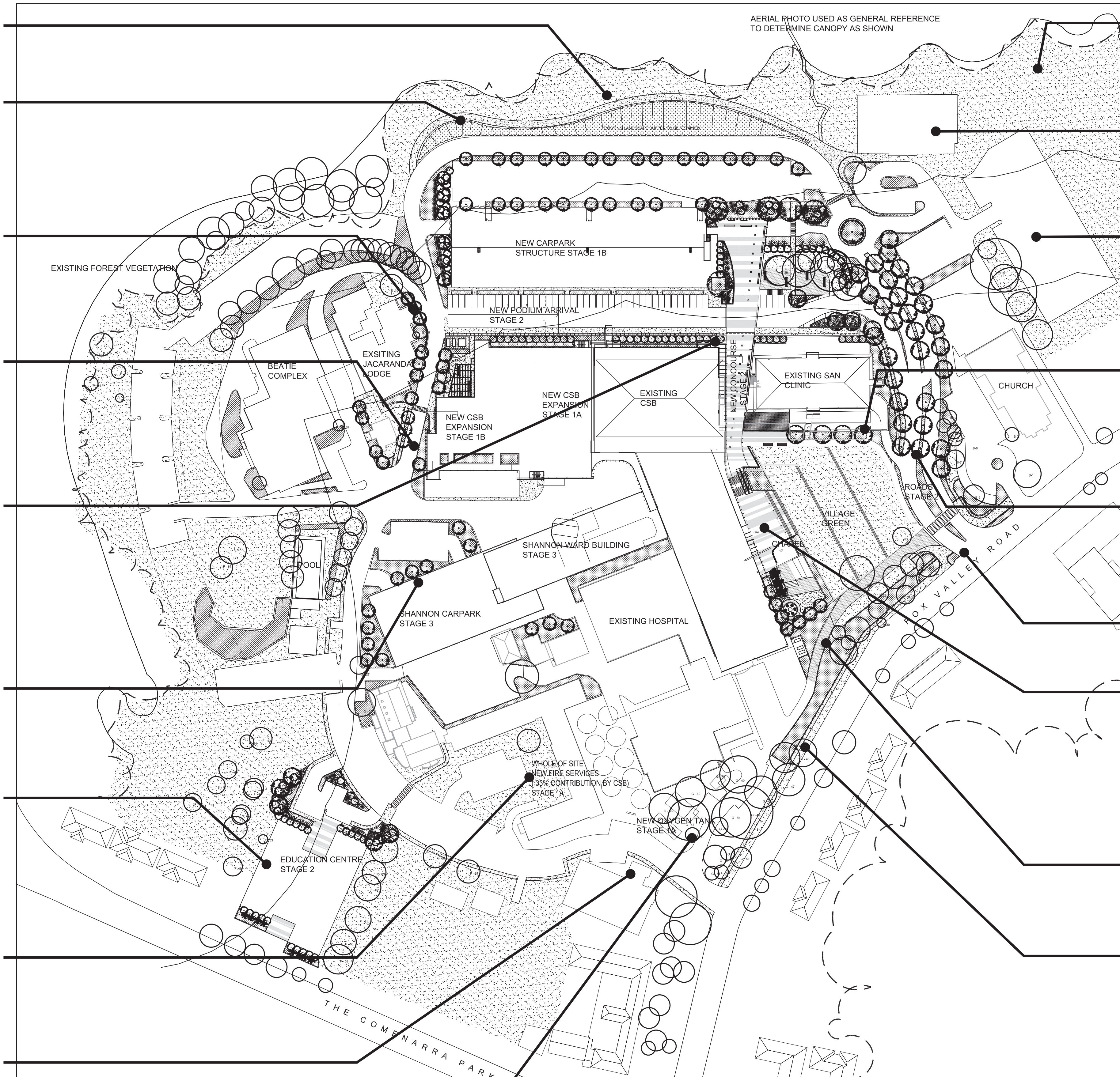
The new built forms across the western part of the central site will result in some of the trees that occur in the sundry spaces between existing buildings being removed. New tree planting proposals will aim to provide a cohesive planting strategy that correlates with seating areas and pathways , and creates a series of connected courtyard spaces that provide a logical sequence when moving through the spaces. The pavement treatments will encourage pedestrian priority and high quality courtyard character rather than service vehicle access spaces which is currently prevalent.

A new Education Centre is proposed in this part of the site, replacing two of the existing residences along this boundary and occupying a small portion of the grassy open space. The large adjoining landscape area is to be redesigned to increase the passive recreation amenity and accessibility to the area. The scattered large Turpentine trees are retained, and their large scale will assist in integrating the new building into the landscape. New pedestrian and cycle links will be provided to link the building to the main site and overall pathway network. The new building will create potential for new links to the Comerarrá Parkway, which would benefit the access network overall.

The landscape of this existing open space corridor is to be upgraded, with the Robinia trees retained, and flat seating areas installed to replace portions of the sloping lawn area to increase the level of amenity. The southern end of the space is to be redesigned to improve access and linkage to the site wide access network. It is acknowledged that the slope of this space may not permit this as an 'accessible' link.

Upgrading of the identity signage for the Hospital site at this entry will improve the wayfinding and identity of the site. Improvement of access for pedestrians and cyclists will improve connectivity and wayfinding into and around the site. Upgrading of the Medical Centre building, and landscaping of adjoining vacant open space will enhance the entry and provide increased useable passive open space.

New landscape treatments will upgrade the identification of this Hospital entry, and wayfinding signage will assist visitors to their destination. New Oxygen tanks will be accommodated in the landscape, with specific design detail of location and treatment to occur when detail of requirement is available. Tree removal is likely required given the density of trees in this area.



The expansive grassy open space in this area will temporarily be upgraded to be suitable for on-grade carparking whilst construction of new parking areas is completed. The design of the temporary carpark shows a simple regarding and paving as shown on the plans. Residential and link roadway proposals as shown generally on the approved Wahroonga Estate masterplan will in time replace the temporary on-grade carparking in this area.

The Fox Valley Centre driveway and setdown is proposed to have minor rearrangement to facilitate the new roadways adjacent. Detailed design is required to determine whether the large Eucalypt close to the front of the building can be retained. The adjacent carpark is to be re-organised to provide for new roadways as well as to accommodate future roadway links to the east relating to the Wahroonga Estate masterplan proposals.

The sloping on-grade carpark to the rear of the Church, is to be substantially unchanged, except for the change of access point to the north. Some of the established trees along the western edge of the carpark area will be removed as part of the realignment of the main site entry road, with new avenue tree planting to replace these trees. New pathway links and pedestrian crossing will be provided. It is considered the new avenue of trees will improve the visual relationship with the roadway, creating a grander, more purposeful landscape along this important interface.

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.

The main entry roadway to the lower carpark is to be re-aligned and provided significant improvement with allied pedestrian pathway and flanking avenue tree planting. The primary route is to be given priority with offshoot roads to carpark areas to be provided clear change in pavement colour to ensure the road hierarchy is retained and clear. Median landscaping will dramatically change the character of the road to dual-carriageway, reinforced by the new avenue tree planting to the road margins.

A new design for the site entry is to include significant flanking wall elements similar to the scale and location to the existing brick piers and walls, but with a distinct modern identity consistent with the architecture and landscape. The adjoining landscape is to be changed to create a flanking quality in support of the entry structures. The bus shelter and pedestrian entries and pedestrian crossing is to be reconfigured to improve visual clarity, safety and amenity.

The loop road up to the existing entry is to be removed as part of the change of the main entry to the Hospital to the new location to the north. A new broad terrace area adjacent the building is to provide a significant civic space as an external annex to the 'Concourse' civic spine that is being created along a north-south axis, linking to the new north entry. The 'village green' area is to be enlarged as a result of the removal of the road, and improved to provide for the on-going passive recreation and community event functions. A new Chapel is to feature at the south end of the terrace, with a feature 'reflective' garden and seating area south of the chapel, linking to the visual character of the massed boundary planting in this area.

The road along the southern edge of the 'village green' type space continues to the SW, is to be retained, providing access to the Emergency ward, and beyond. A new 'shareway' pavement finish is to provide a safe zone with pedestrian priority over vehicles. The gradient of the new paving is to be designed to include a series of 'ramps, landings and seating' so that an 'accessible' route is provided. The narrowed pavement and new lawn in place of existing roadside parking will effectively extend the visual extent of the Village Green.

Detailed landscape along this frontage will seeks to simplify the visual character of the landscape of this important main street-front address to the project. The significant boundary planting is to be retained and enhanced with additional planting over time. Low visual quality 'rockeries' and low retaining walls are to be replaced with discrete structures concealed by planting. The aim is to provide more visual order, and a more distinctive and consistent visual identity.

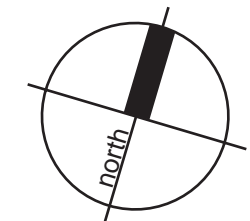
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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale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

- | | |
|--|------------------------------------|
| | PROPERTY BOUNDARY |
| | BUILDING OVER |
| | FENCE |
| | EXISTING WALL TO RETAIN |
| | (a) EXISTING / (b) PROPOSED LEVELS |
| | EXISTING TREE TO RETAIN |
| | REFER TO PLANT SCHEDULE |
| | PROPOSED GROUNDCOVER |
| | PROPOSED TREE |
| | REFER TO PLANT SCHEDULE |
| | SHRUB PLANTING |
| | REFER TO PLANT SCHEDULE |
| | SHRUB PLANTING |
| | REFER TO PLANT SCHEDULE |
| | PAVING |
| | TURF |
| | TIMBER EDGE |
| | PROPOSED WALL/STAIRS |
| | GRAVEL PAVING BED |
| | FEATURE PAVING |
| | BENCHES |
| | PERGOLA ABOVE |
| | PLAY GROUND |



Client: SYDNEY ADVENTIST HOSPITAL

Project:
SYDNEY ADVENTIST HOSPITAL
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PART 3A APPLICATION

Drawing Name: LANDSCAPE DESIGN PROPOSAL

Scale: 1:1000 @ A1

Date: 12 07 2010

Drawn: DB	Approved: RS
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Job Number:	Drawing Number:	Issue:
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