

HAMMONDCARE GREENWICH HOSPITAL SITE REDEVELOPMENT

REVISED ARCHITECTURAL DESIGN STATEMENT

SEPTEMBER 2019



PROPOSAL SUMMARY

The redevelopment of Greenwich Hospital looks to enhance the delivery of quality care services within the region and to cater for the growing demand of health care services into the future.

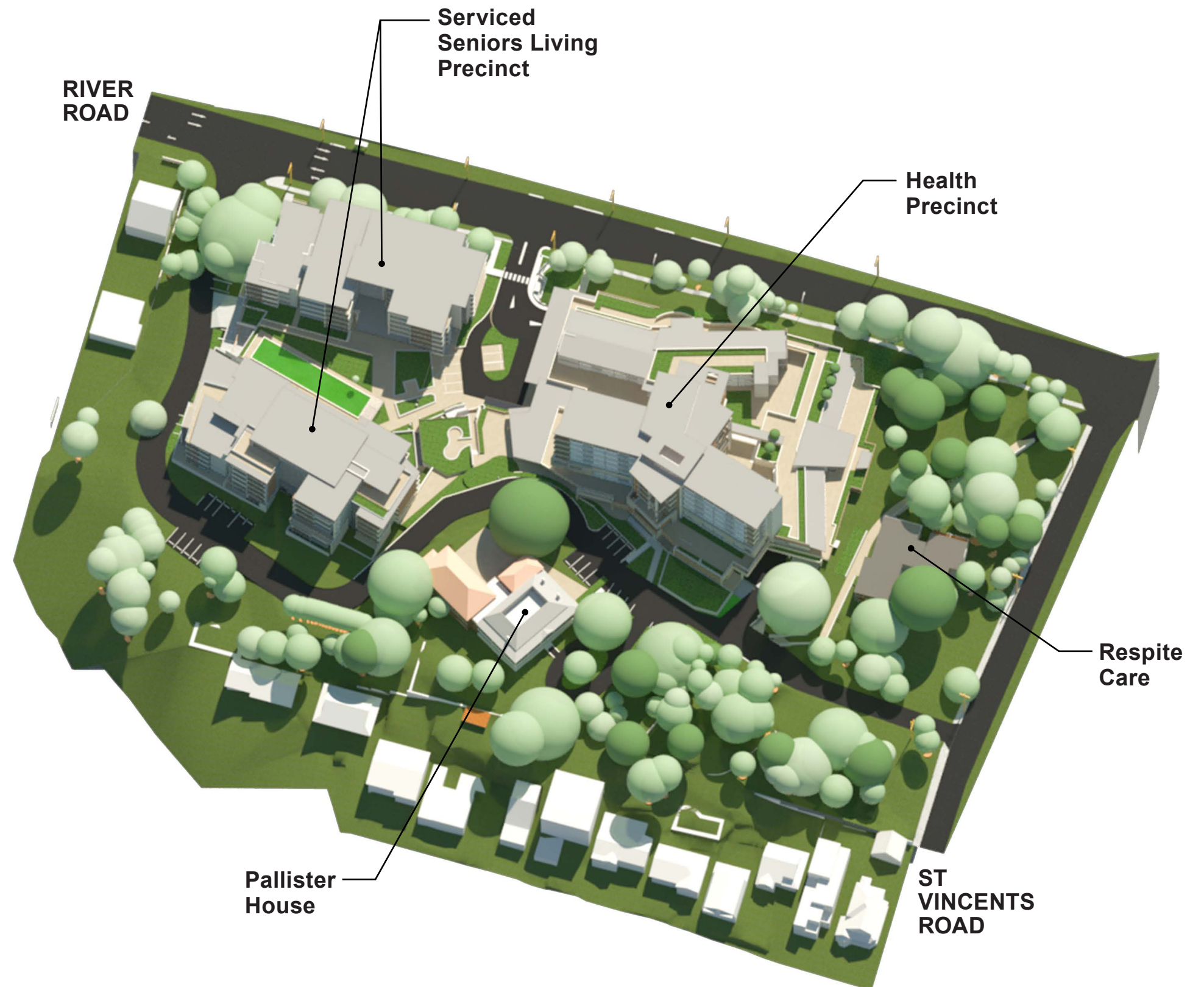
In developing this proposal, HammondCare is looking to transform the existing site into an integrated campus that co-locates health care services and community facilities alongside various levels of access to care, including serviced seniors living, residential care and palliative care.

The concept proposal consists of the following principle components:

- A Health Precinct, including a mix of 150 beds for palliative care, residential aged care and rehabilitation, alongside inpatient and outpatient support services.
- A Serviced Seniors Living Precinct consisting of 89 units that addresses River Road
- A Heritage Precinct, including the heritage listed Pallister House in which The Dementia Centre (a provider of research and expertise to the aged and dementia care community that was founded by HammondCare) is currently located.

This redevelopment has been designed to increase the potential of services and amenity on the site whilst also limiting the impact on the existing Heritage Precinct and environmental character. The following page summarises key design principles and are explored in more detail within the body of this design statement.

This Architectural Design Statement should be read in conjunction with the architectural drawings, Environmental Impact Statement and other supporting consultant reports.



KEY DESIGN PRINCIPLES

1 IDENTITY

By redeveloping the Greenwich Hospital site, HammondCare is seeking to provide an integrated campus that will see seniors living, residential aged care, rehabilitation and palliative care services co-located on the same site.

This is to increase their capacity and capability to improve the quality of life for the people that they serve.

3 UNDERSTANDING THE SITE

The proposed development has been designed to consider natural characteristics and existing services to ensure a continuity of service delivery and decanting of Greenwich Hospital. It also considers any environmental, amenity or existing infrastructure both inside and outside the site.

5 BUILT FORM & SCALE

The proposal has been designed to step back from River Road and to the western boundary, reducing the scale of the development from the adjacent neighbours.

An integrated basement across the site provides necessary parking away from community, interaction and pedestrian activity on the ground plane.

2 INCLUSIVENESS & INTEGRATION

The services within the campus embrace those who are elderly, frail, disabled, and lonely. The development provides spaces and facilities that are designed to support independence and wellbeing for patients and residents alongside visiting families, friends and people from the wider community.

4 SITE ACCESS & CONNECTION

Connectivity has been considered in improving accessibility & wayfinding for patients, residents & visitors.

An Entry Precinct from the existing River Road entry is key to providing cross site access as well as promoting interaction between the broader community and the different levels of access to care on site.

6 VIEWS, VISTAS & ORIENTATION

The development has been oriented to maximise the northern aspect to residential areas within the Hospital and Serviced Seniors Living buildings.

The central community space and setdown area in the middle of the site opens up new views from River Road to Pallister.

IDENTITY

HammondCare provides palliative care and mental health care services alongside research and education on the Greenwich site, with an aim to improve the quality of life for the people that HammondCare serve. The Greenwich Hospital redevelopment presents a unique opportunity for both HammondCare and the broader health industry to build upon the existing range of services by expanding upon their capability and quality, in order to support work being undertaken by the research and education teams on site. By introducing different levels of access to care alongside these health care services, appropriate support can be provided on-site for a range of people, regardless of their level of care.

The Greenwich site also consists of a unique Heritage Precinct and existing environmental character, to which any proposal should be sensitively considered in response. The buildings have been sited to retain trees along the boundary and incorporate new vegetation to preserve the historic site character, linking it with the existing Greenwich identity.

Given the scale, use and location of the development, an appropriate variety of materials and colours are incorporated. The fenestration and materiality of the proposal generally reflects the mainly residential nature of the surrounding neighbourhood, with levels and human-scale elements expressed in the design.

INCLUSIVENESS & INTEGRATION

A key principle of the concept plan is the inclusion of well-considered and appropriate external spaces. The café and community areas are accessible directly off the main entry. This provides excellent accessibility for residents, hospital patients, family and friends to enter into the site, whilst also acting as an interface with the broader community. The main entry precinct incorporates a central set down for people visiting the site, and provides a logical transition zone between the Serviced Seniors Living buildings and the Health Precinct.

Terraced outdoor spaces have been designed within the Health Precinct that allow for a variety of semi-private spaces that are directly accessible from these buildings in an open environment that enables good wellbeing.



Artist's Impression of view to Pallister House from internal road. Central Health building is visible to the right.



Artist's Impression of view to Pallister House from existing River Road site entry.

UNDERSTANDING THE SITE

The Greenwich Redevelopment Concept Plan has been designed to respond to key aspects identified during site analysis. The following summary is broken down into three aspects: overall planning, the Health Precinct and the Serviced Seniors Living Precinct.

PLANNING OF OVERALL DEVELOPMENT

The planning of the overall development considers the natural characteristics of the site.

- Dense vegetation to the south-west, south and the east has been retained to maintain amenity for the surrounding properties and for the proposed buildings.
- Any proposed development is located away from the asset protection zone to the south-west, and considers the location of potential soil contamination elements in this area.
- The design retains existing vehicular crossovers on River Road and St Vincent's Road, and is designed to retain existing vegetation on River Road to negate any acoustic impact from the main road. The retention of the main crossover in the middle of the site would also assist with the retention of the electrical substation, electrical box and fire booster in this area.
- The existing hospital obscures any sightlines to the heritage listed Pallister House. The proposed development separates the massing of the Serviced Seniors Living from the Health buildings and creates a sightline from the existing crossover through to Pallister House. The existing significant fig tree in front of Pallister is retained to promote amenity and good wayfinding on the site.
- By creating an integrated basement underneath proposed buildings, the development provides needed car parking for the site without compromising open space and reducing the number of trees removed. Locating the majority of carparking underground will also develop a stronger connection for a patient or resident to the existing natural landscape on the site. It is worth noting the proposed provision of a net increase in the tree canopy onsite through the planting of vegetation to offset the loss of trees due to the development.

HEALTH PRECINCT

The Health, Wellness and Residential Care buildings make up the Health Precinct.

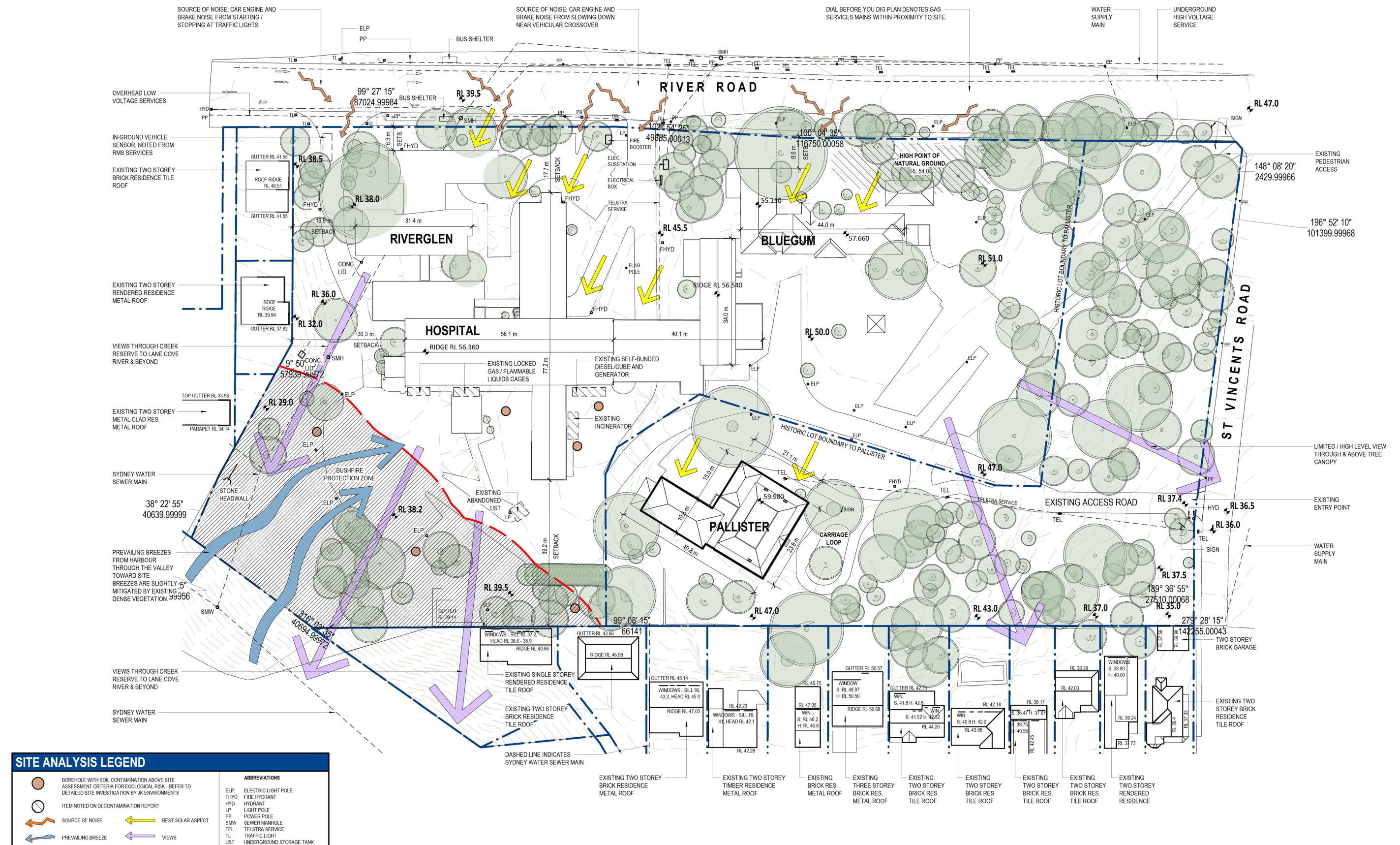
- The Health Precinct is located towards the centre of the site. This is to assist with staging the development whilst maintaining operations in the existing hospital and Riverglen. It is also the flattest part of the site.

- The two-storey buildings are located on the River Road façade to reduce the effect of the bulk and scale of the building on the public road. The taller seven-storey building has been located away from the road to maximise the sightlines for patients over the retained dense vegetation on-site towards the Harbour to the south-east.
- The proposed 'stepping' of the Health Precinct also assists with the amenity of the building that takes in the north-east solar aspect over the lower two-storey buildings.
- The buildings also consider the historic lot boundary to Pallister, protecting and promoting the heritage aspect of the site – including the historic bridle path that links the north-east corner with the carriage loop in front of Pallister House.

SERVICED SENIORS LIVING PRECINCT

The Serviced Seniors Living Precinct is divided into two buildings – one to the north-west and one to the south-west.

- This massing reduces the bulk and scale of these buildings and provides good amenity and cross-ventilation through a longer northern façade.
- Placing this on the lower part of the site (instead of the Health Precinct) reduces the bulk and scale from the west, as this aspect of the proposal is the closest point to existing neighbouring buildings. Both buildings step down in mass toward the west to reduce the appearance of the bulk but also to retain daylight and amenity to these buildings to the west.
- The southern Serviced Seniors Living building also steps away from Pallister House to the east, and a podium language is introduced that creates a similar appearance in height between the proposed development and western annexe of Pallister House.
- Entry into the Seniors Living side of the integrated carpark is located off the internal road that connects to the existing western crossover to River Road. The northern building is designed to maintain the existing western setback of Riverglen. This retains existing trees adjacent to the crossover and softens the appearance of the building from the road.
- A pedestrian connection is also provided (via an accessible path of travel) to the adjacent bus shelter located in front of the northern building on River Road.
- Greenwich Public School is immediately opposite the site on River Road. The proposal does not impede on current amenity due to the location of the sports field, though there are a couple of single level demountable classroom buildings near the street boundary.



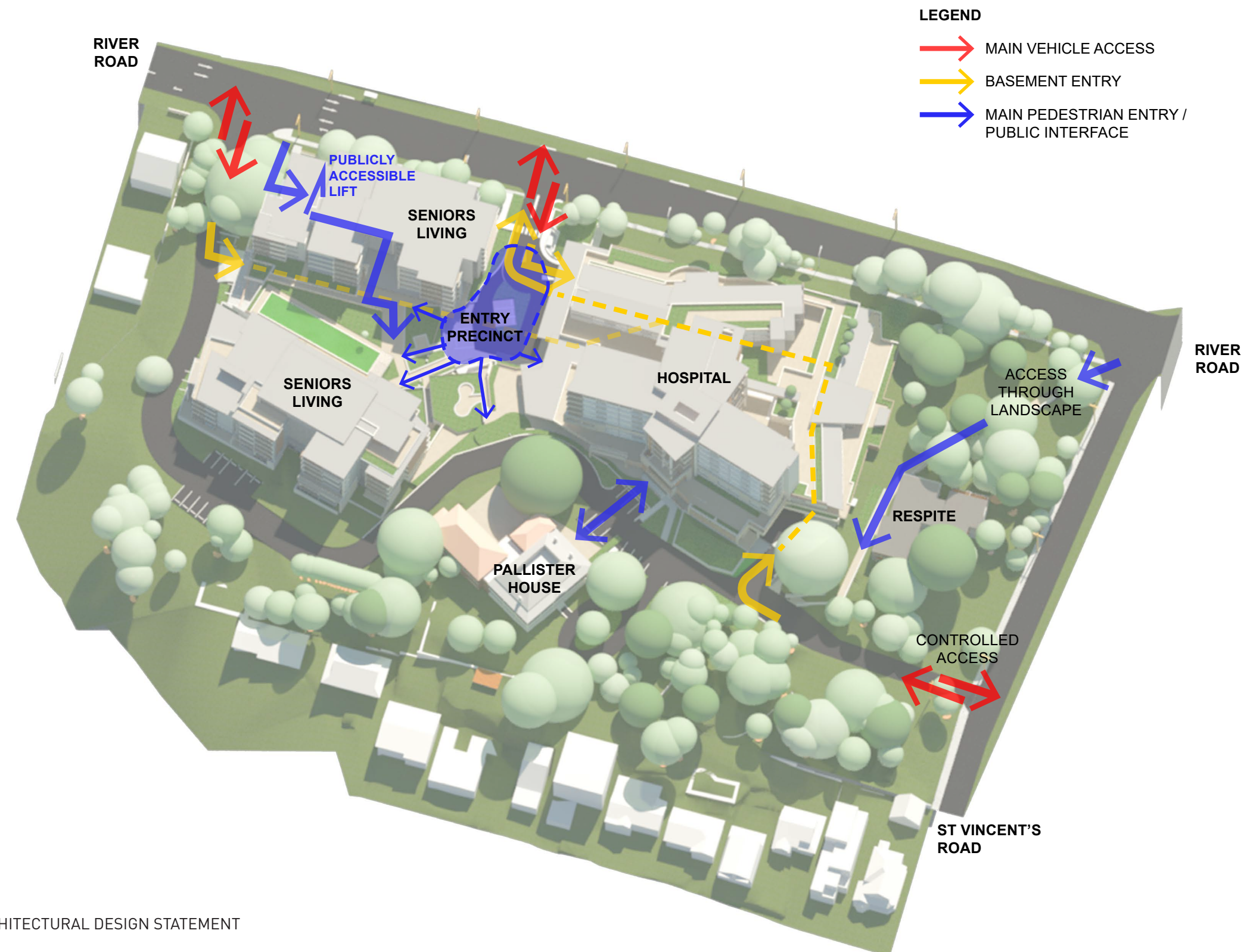
SITE ACCESS & CONNECTION

Consideration has been given for increased volume of traffic and parking needs on-site, with respect to residents, patients and staff of the integrated health campus and the surrounding community.

The proposed redevelopment retains the existing vehicular entry crossovers into the site. An existing signalised entry on River Road provides connection through the site in two options. The first is through the integrated basement carpark (for residents and patients across the site) towards a secondary access point on the southern side of the Health Precinct. This also allows for an internal hospital setdown adjacent to the main lifts. The second is via an internal road around the south side of the buildings. This route also provides access to a number of external visitor parking bays.

The entry point at the middle of the River Road frontage provides access to a traffic calmed entry precinct which includes a setdown area, short term parking and access into the lower level of the basement carpark for the Health Precinct. This area is intended to be the major connection point to the surrounding community. Pedestrian access to health care services, a café, the seniors living buildings and other services radiate from this area. The concierge within the Health Precinct provides direction and connection across the site, including Pallister House.

To the north-east, the existing tree canopy and open landscape remains accessible to pedestrians from the street as well as from within the site.



BUILT FORM AND SCALE

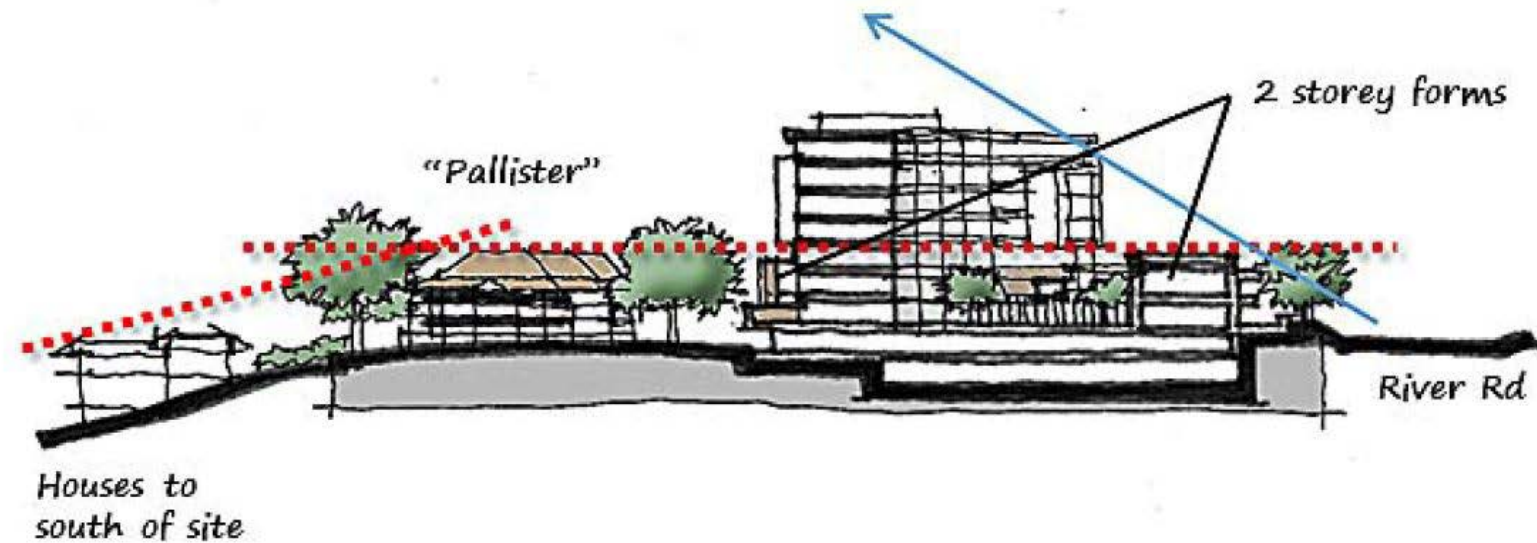
Throughout the site, the built form is broken down into masses that reflect their architectural context and relate to the existing topography.

The siting of the central hospital building allows for the largest built form to be located away from the property boundary whilst still respecting the heritage character of Pallister House. The connected wings to the north are low in height, ensuring that the built form is reduced at the highest point of the River Road frontage. These buildings are also expressed on the southern side where terraces and projections create a base that relates strongly to the scale and form of Pallister House. The geometry generating the plan align with the historic lot line of Pallister House.

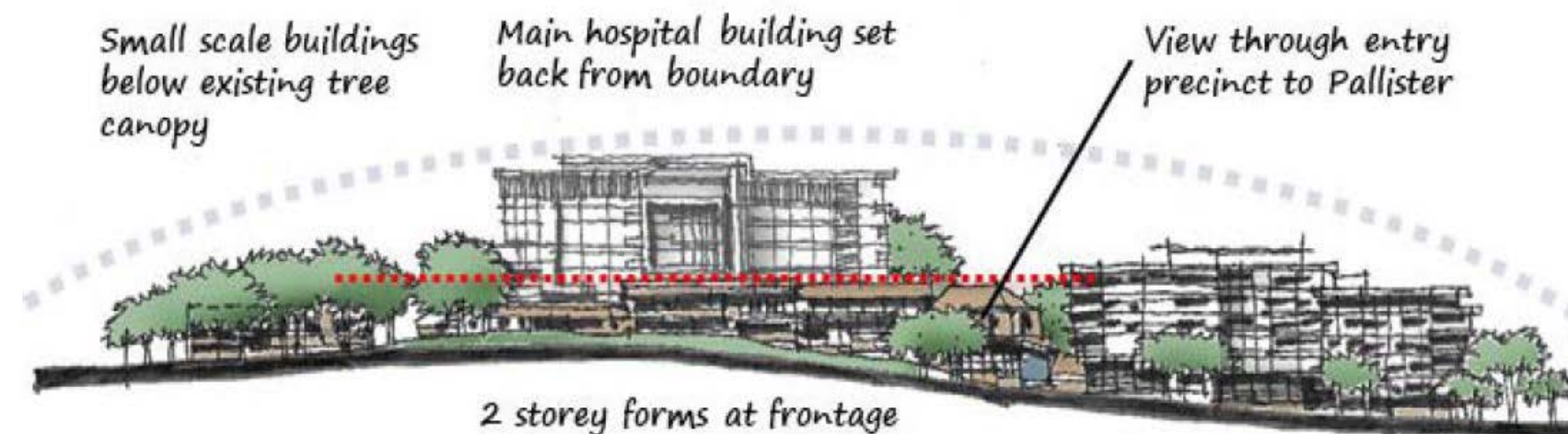
The Respite building to the east is a small scale lightweight dwelling designed to sit below the canopy of existing trees and respects the domestic scale of existing buildings along St Vincent's Road. The existing tree canopy in this zone screens the view of the hospital from the street.

For the Serviced Seniors Living buildings, the internal access road along the western boundary provides a generous landscaped setback. Divided into two buildings on either side of a central landscape, the built form is broken up with terraces, planters and balcony projections to compliment the human scale of the residential character of its surroundings.

Both buildings step down to the west, following the slope of the site. Beyond this western boundary are houses that are not highly visible and are screened by dense trees and solid fences. The height of the roof at the western end of the apartments is comparable to the top of the two storey elements at the north of the hospital precinct.



Cross-section of site through Health Precinct and Pallister House



Elevation of proposal from River Road

VIEWS, VISTAS & ORIENTATION

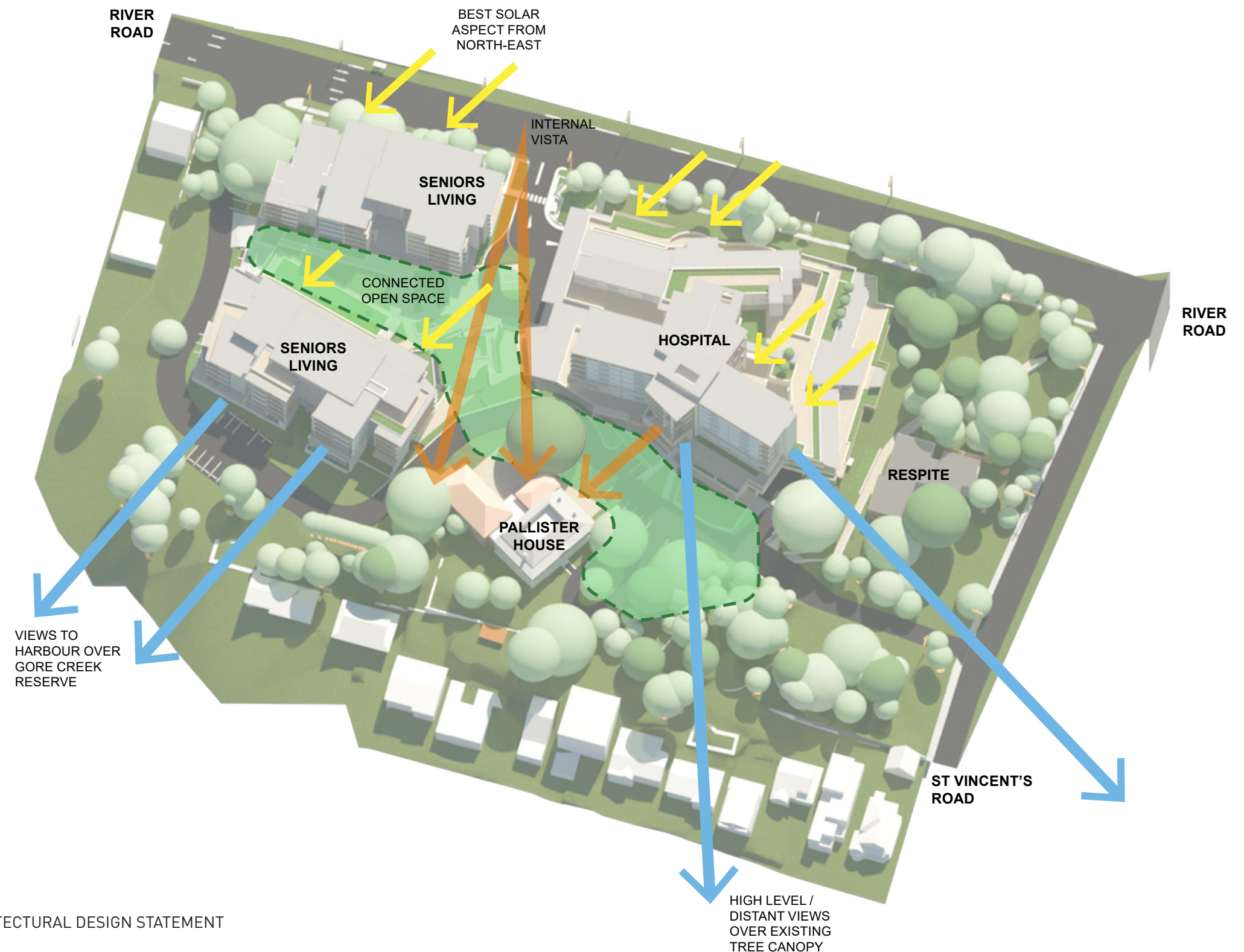
The central hospital building located in the middle of the site and the Serviced Seniors Living buildings located to the west are oriented to maximise the northern aspect to residential areas.

The orientation and spacing of these three buildings also allows views through connected open space within the site, also opening up a new view from River Road to Pallister House.

The other buildings within the Health Precinct that front River Road also take advantage of the north-eastern aspect through a reduction in height that allows winter sun into the podium courtyards behind.

Most of the upper levels of the Health Precinct have an outlook above the existing tree canopy towards the south and east. A respite care building is located between the existing trees to the east of the site (St Vincent's Road) - its positioning and scale nestle within the canopy of the existing trees.

To the south-west, the site falls away towards Gore Creek Reserve, allowing for clear views from the Serviced Seniors Living buildings to Lane Cove. The existing vegetation within this corner is retained and protected (extent is not shown in image to the right).





RESPONSE TO SEPP 65

SEPP 65 DIVISION 2

SCHEDULE 1 - DESIGN QUALITY PRINCIPLES

RESPONSE TO SEPP 65 DIVISION 2

33 NEIGHBOURHOOD AMENITY & STREETScape

The site for the Greenwich Redevelopment project is located at 97 – 115 River Road with a secondary street frontage to St Vincent's Road. The site is zoned as SP2 Infrastructure (Health Service Facilities) in the Lane Cove Council area.

The site currently comprises a mix of buildings between 1 and 5 storey which are interconnected through internal corridors and external pathways. The L-shaped heritage curtilage contains a two-storey late Victorian house known as 'Pallister House' and associated heritage grounds. The site is bounded by River Road on the north with neighbouring houses and the back of a public school directly opposite the site. The houses are a mix of styles from different eras. Due to the topography and shape of the lots, they are often set well back from the River Road property boundary which is dominated by planting, retaining walls, brick fences and garages.

Houses immediately adjacent to the western site boundary are separated by the current hospital entry road which is to remain in its existing location. These dwellings are not highly visible and are screened by dense trees and solid fences. Opposite the site to the east, on St Vincent's Road, there are a number of double storey houses on large vegetated lots. The eastern verge is very wide and densely planted with a mix of shrubs, hedges and trees. The southern boundary is shared with the back of houses from Gore Street. These houses are a mix of styles and constructed with a range of materials, and typically range from one to three levels in response to the steeply sloping terrain. The roofs of these houses are generally lower than the fence line on the Greenwich site boundary.

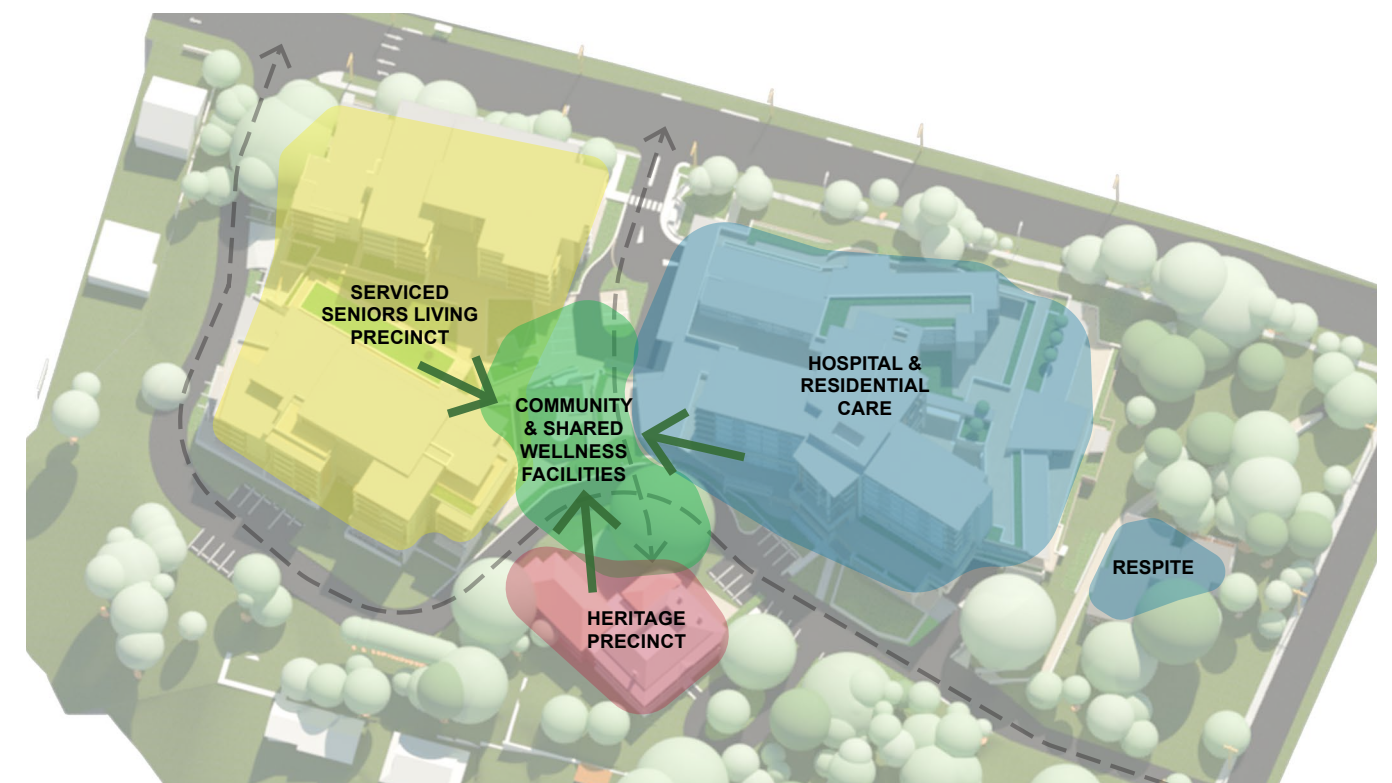
The proposed development is comprised of three distinct but interconnected precincts: the Serviced Seniors Living Precinct, Health Precinct, and the Heritage Precinct. Buildings range from two Seniors Living buildings which are 6 storeys above a podium; a central health building with seven health care levels above the podium and two levels of wellness and community; and a three storey respite facility woven between the existing trees in the heritage precinct.

The buildings are connected via a basement carpark and above ground through an integrated entry precinct. Visitors' carparking and accessible paths are located throughout the landscape to enable residents, visitors and the broader community to circulate through the site. The buildings have been carefully sited to retain existing trees along the boundary and to incorporate new vegetation to preserve the historic site character and link with the existing Greenwich neighbourhood identity.

The proposed use of the site is aligned with the site's zoning and urban design objectives. The project presents a unique opportunity to create an integrated health precinct in inner Sydney with services from Serviced Seniors' Living through to Residential Care, Rehabilitation, Palliative Care and Respite.

The buildings have been designed to present an appropriate scale to the street, using terraces for ground floor Senior's Living units and a podium in the health and wellness building to reduce bulk and scale. The proposed buildings have been designed to incorporate natural construction materials such as 'rusticated' sandstone bases, timber screens, and biophilic terraces and green roofs to harmonize with the desired character of the precinct.

The project provides an opportunity to activate Pallister House and the Heritage Precinct. The design creates key views to Pallister House, and the Heritage Landscape design will seek to upgrade the surrounding site to provide spaces for staff and the public to gather and enjoy the Heritage Precinct. The below site plan of the Greenwich Redevelopment indicates the key buildings on site and highlights the relationships between precincts. The Community and Shared facilities have been centrally located to ensure spaces are accessible to people with a wide range of mobility levels. The Community spaces have also been sited to ensure visibility from River Road.



RESPONSE TO SEPP 65 DIVISION 2

34 VISUAL AND ACOUSTIC PRIVACY

The Greenwich Redevelopment Concept Plan has been designed with careful consideration of surrounding existing buildings and for the amenity and privacy of the proposed Serviced Seniors Living units and Health and Wellness facilities.

Dense, well established trees have been maintained along the River Road frontage to promote visual privacy between proposed buildings and existing dwellings opposite. The Serviced Seniors Living building has been sited across the road from the Greenwich Public School sports grounds, thereby minimising overlooking any existing private residences to the north. The existing hospital driveway and dense vegetation to the west of the Serviced Seniors Living has been maintained to provide a visual and acoustic buffer between the western dwellings and neighbouring properties. Furthermore, the Serviced Seniors Living buildings have been designed to step down in storeys towards the western boundary to reduce overlooking a maintain a clear outlook down to the mouth of Lane Cove River.

The Health and Wellness building has been located at the crest of River Road, where the existing road is cut 2-3 metres below the street boundary. The verge is relatively steep and covered with vegetation. The main tower to the health building steps back from the boundary, with the proposed podium designed to incorporate landscaping to shields the building and provide privacy to the existing dwellings directly across River Road. Proposed podium level facilities have been designed to look into the landscaped terraces rather than into neighbouring properties.

The development has remained clear of the bushfire asset protection zone and no development has been proposed to the southern area of the Heritage curtilage. Consequently, a generous setback has been maintained to the southern boundary, with dense vegetation and a significant change in topography concealing views into southern neighbouring properties. The upper levels of the Serviced Seniors Living buildings and Health building will have views over the tree canopy towards the harbour.

New dwellings within the Senior's Living accommodation have been designed to locate bedrooms away from driveways, parking areas and paths. Ground Floor terraced apartments facing River Road and the internal street have been positioned with level differences and tall screening elements for visual and acoustic privacy. Residences facing into the internal terrace have been located behind generous planter beds to prevent direct lines of sight into private outdoor spaces.

35 SOLAR ACCESS AND DESIGN FOR CLIMATE

The Health and Wellness building, and Serviced Seniors Living buildings have been oriented to maximise the northern aspect to residential areas. Buildings provide adequate setback from boundaries, thereby limiting the impact of overshadowing on neighbouring properties. The low-rise wings to the northern side of the Health building take advantage of the northern and eastern aspect, whilst also allowing winter sun to penetrate the podium courtyards behind.

The design prioritises natural light into external spaces, to provide high amenity areas for residents, visitors and the broader community to enjoy. The orientation and separation of the Senior's Living buildings and Health building allows views and sunlight through connected open space within the site, providing solar access into communal open spaces. The development proposes stepping away from Pallister and allowing natural light to enter the proposed café terrace and landscaped area directly beneath the existing Fig Tree beyond. The appropriate separation between building also promotes the flow of breezes, reducing energy use and creating pleasant external spaces for people to enjoy throughout the year.

The design of the Serviced Seniors Living buildings has been carefully developed to ensure compliance with solar access and ventilation requirements of SEPP 65. Long, slender floor plate plans have been designed to maximise north-facing exposure, with articulations and corner apartments creating opportunities for cross ventilation. Architectural Drawing IN.40 illustrates the solar access and ventilation strategies prioritised during concept design.



Artist's Impression of view to the Serviced Seniors Living buildings from the west.

RESPONSE TO SEPP 65 DIVISION 2

36 STORMWATER

The proposal currently attempts to minimise the impact of the development on the existing stormwater management conditions. The design allows for a generous proportion of deep soil planting and existing trees to be maintained. Furthermore, the majority of carparking has been contained in basement parking located predominately under proposed buildings, thereby reducing run-off from hardstand areas. A more detailed assessment of the stormwater strategies will be undertaken during design development.

37 CRIME PREVENTION

Passive surveillance and security have been prioritised during overall site planning and individual building design. The Serviced Seniors Living buildings have been planned to allow observation over the public areas, driveways and streets from dwellings and balconies. The ground floor residences in the northern Serviced Seniors Living building have been designed with terraces controlled by locked gates and screening for security. Dwellings located on the western end of the building provide greater surveillance of the existing hospital driveway and dense vegetation, which is currently not easily observed.

The southern Serviced Seniors Living building has been designed with views to the existing southern dense vegetation. From these dwellings, residents will be able to easily observe the internal roads, landscaped pathways and communal areas surrounding Pallister House. Both Serviced Seniors Living buildings look into the central communal space to heighten security of this area.

The Health building has been designed with lifts and circulation located directly adjacent the main reception desk to control the movement of visitors through the building. Access to levels will be controlled by swipe access to semi-private levels and each level has been designed to include security checkpoints such as staff bases and reception lobbies.

Access to the private building spaces will be via electronic security devices at the vehicle entry points, and the pedestrian entry points and lobbies. Basement car parking will be accessed via electronic security devices and an intercom for visitors. The common areas through to the site will be well lit, with clearly defined paths. The site planning has clearly defined public and private spaces through devices such as screening, level changes, dense vegetation and security points.

38 ACCESSIBILITY

Accessible and safe pedestrian links have been designed to improve accessibility and wayfinding for patients, residents and visitors. The main entrance area from River Road provides an on-grade connection between the main vehicular setdown, Serviced Seniors Living buildings and the Health and Wellness building. Key communal spaces such as the café, public terrace and an accessible connection to Pallister house can be accessed from the main site entrance via a public lift.

Visitors accessing the site from the bus stops at the western end of the River Road frontage will be able to access a separate pedestrian lobby within the northern Serviced Seniors Living building. Access to this lobby will be controlled by a remote reception link to an intercom at the entrance to the building.

Existing paths through the heritage curtilage will be maintained and upgraded to provide an aesthetic and safe environment for pedestrians. External car parking has been located near key building entrances and communal spaces to provide visitors with a choice of where to park and to reduce travel for patients with reduced mobility. A short-term setdown area has been provided at both upper carparking levels in the Health building to enable passengers to be assisted to leave their vehicles and enter the Health facilities.

An integrated basement has been provided to connect the proposed Serviced Seniors Living buildings and Health buildings to strengthen the relationship between the buildings and to enable staff to access lifts directly from their car park. Locating this large carparking directly under the buildings provides needed car parking for the site without compromising open space and reducing the number of trees removed.

39 WASTE MANAGEMENT

The proposal currently includes sufficient refuse storage facilities in the basement of each building. Basements have been designed to accommodate refuse collection vehicles. A more detailed assessment of the waste management and recycling strategies will be undertaken during design development.

RESPONSE TO SEPP 65 SCHEDULE 1 - DESIGN QUALITY PRINCIPLES

BICKERTON
MASTERS

HammondCare 

PRINCIPLE 1: CONTEXT AND NEIGHBOURHOOD CHARACTER

The contribution of the proposed Greenwich Redevelopment to the natural and built features of the neighbourhood character has been addressed in the above response to Division 2 Design Principles – Principle 33 Neighbourhood amenity and streetscape. The below response considers the social and health contributions of the proposed scheme to the surrounding context.

Greenwich Hospital is conveniently located in a corridor of existing health care facilities, including Public and Private hospitals, day hospitals, allied health clinics, and specialist and medical centres. Whilst there are several residential care and home care providers within a 2km zone of the site, Greenwich Hospital currently provides specialised health services in one integrated health campus. There is a unique opportunity in the market to expand on these service offerings to create a holistic model of care which provides a range of services from Serviced Seniors Living through to Residential Care, Rehabilitation, Palliative Care and Respite. The context map (right) illustrates the surrounding Seniors Living, Residential Care and Hospital facilities in the inner Sydney region.

The Sydney housing market is becoming increasingly densified. Existing Seniors Living Apartments and Retirement Villages are dotted within the inner-city suburbs, however the landscape is dominated by Apartment Towers and Office buildings. There is a growing market need to create greater opportunities for people to continue living in the city as they age. The Greenwich Redevelopment will allow residents and patients to access much-needed services specific to the aged community, whilst also enabling people to draw on other services health services conveniently located nearby.

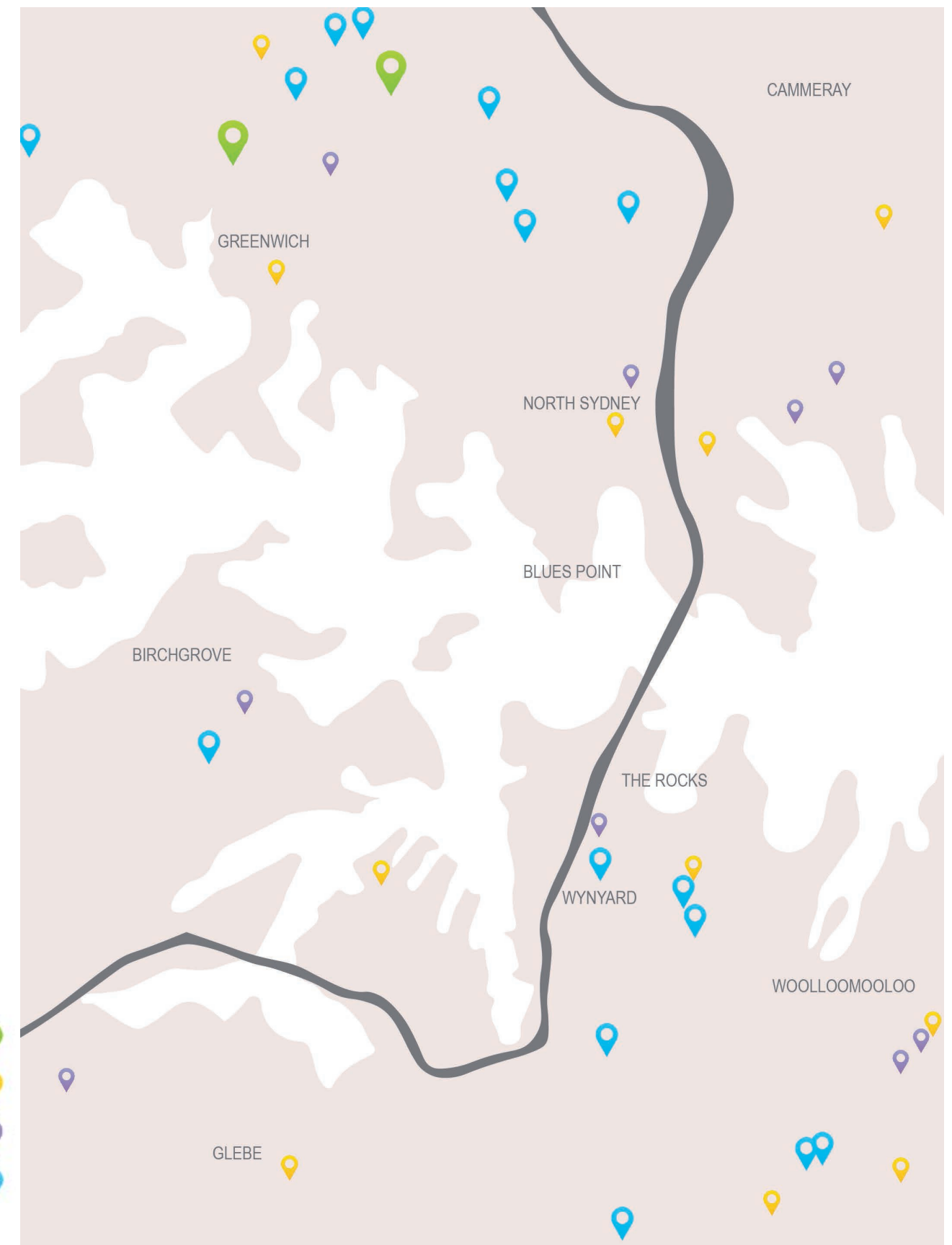
The Greenwich health precinct will offer services and accommodation to a range of end-users. The Serviced Seniors Living will house residents with a variety of mobility levels. The proposal will provide care and services for visiting patients, residential care, palliative care, home-care support and short-term respite. It is also intended that the site will continue to provide an amenity space for the broader community to enjoy.

Existing HammondCare Facilities

Existing Seniors Living Apartments and Retirement Villages

Existing Residential Care, including Aged Care and Dementia Care

Existing Hospitals (Day Surgeries, Allied Health Clinics and Specialist and Medical Centres)



RESPONSE TO SEPP 65 SCHEDULE 1 - DESIGN QUALITY PRINCIPLES

PRINCIPLE 2: BUILT FORM AND SCALE

The built form, height and scale of the proposed Greenwich Redevelopment have been carefully considered and designed to complement and enhance the desired future character of the Greenwich neighbourhood. Throughout the site, building masses have been articulated into forms that reflect their architectural context and relate strongly to their topography. Consequently, the response to Built Form and Scale has been considered in three categories: overall site planning, the Health Precinct and the Serviced Seniors Living Precinct.

Overall Site Planning

Smaller, stepping and varied forms that relate more strongly to the scale and pattern of surrounding residential development have been deployed around the periphery of the site where the buildings meet the ground.

The existing hospital obscures sightlines to Pallister House from River Road. The proposed development separates the massing of the Serviced Seniors Living from the Health buildings and creates a sightline from the existing crossover through to Pallister House. The existing significant fig tree in front of Pallister House is retained to promote amenity and wayfinding on the site. The artist's impression (right) captures this view from River Road to Pallister House.

Generous setbacks have been provided to all site boundaries. The buildings have been sited along River Road to retain existing, mature trees which diminish the bulk and scale of the buildings when viewed from the street.

Health Precinct

The Health, Wellness and Residential Care building has been designed with 1-2 levels above the carpark podium interfacing with River Road. This massing is comparable to the residences opposite. The taller seven-storey mass of the building has been located away from the road to reduce the perceived bulk and scale and to maximise the sightlines for patients over the retained dense vegetation on-site towards the Harbour to the south-east.

On the southern side of the Health building, the built form that is closest to Pallister House includes a podium and terrace projections which are consistent with the height and scale of the heritage building. The buildings also consider the historic lot boundary to Pallister, protecting and promoting the heritage aspect of the site, including the historic bridle path that links the north-east corner with the carriage loop in front of Pallister House.

Serviced Seniors Living Precinct

The Senior's Living Precinct consists of two buildings which are splayed in plan to create a generous communal podium space between the two forms. This massing helps to reduce the scale of the dwellings, whilst also providing good amenity and ventilation to individual residences and throughout the site. Along the northern boundary, the Serviced Seniors Living building facade has been broken up with terraces, planters and balcony projections to create a residential scale consistent with neighbouring buildings.

The site slopes significantly to the western boundary. The Serviced Seniors Living buildings have been located on the lowest part of the site to reduce the perceived scale from the street. The existing hospital driveway and significant trees have been retained to provide a generous setback from the residential properties to the west. Both buildings step down in mass toward the west to reduce the appearance of the bulk and to retain daylight and amenity to these neighbouring residences.

The southern Serviced Seniors Living building also steps away from Pallister House to the east, and a podium language is introduced to create a similar appearance in height between the proposed development and western annexe of Pallister House.



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HammondCare 