

# WARNERS BAY PRIVATE HOSPITAL

Farifax Road. Warners Bay

## LANDSCAPE PLANS

DEVELOPMENT APPLICATION

### LANDSCAPE DESIGN REPORT

#### L 1.0 GENERAL DESCRIPTION

The following Landscape Design Report has been prepared in accordance with Development Control Plan No.1 (Including associated guidelines), having regard to a category 2 development by virtue of the proposal being a 'medium scale development with potential visual significance and impact on the amenity of the surrounding neighbourhood in the 2(a) residential zone.

Warners Bay Private Hospital, providing limited medical services, is located within a predominantly residential area of Warners Bay. The site is approximately 2.2ha in size currently consisting of on site car parking and 1 to 2 story buildings to the west as well as a parcel of remnant vegetation to the east.

#### L2.0 EXISTING CONDITIONS

The site for the proposed extension grades away from the existing building with a level change of approximately two metres where the proposed reinforced turf parking areas sits adjacent to the remnant vegetation.

Vegetation on site consists mainly of turf scattered remnant vegetation, whilst the construction of the proposed extension and overflow carpark will require the removal of a number of trees this will be restricted to a minimum through the less invasive construction of the reinforced turf car park.

#### L3.0 PROPOSED DEVELOPMENT

The proposed development incorporates car parking and day services on the ground floor with consulting rooms and additional bedrooms on the first floor. The extension is to occur on the eastern side of the existing facility.

#### L4.0 DESIGN PRINCIPLES

The landscape design intends to adopt the following principles:

- Minimise the removal of trees within the remnant vegetation stand.
- Continue vegetative screening on the northern and southern boundaries
- Provide shade trees to the car park.
- Provide vegetative screen around mental health courtyard
- Highlight main entrance using feature planting.
- Provide reinforcing to overflow car park area.
- Replace exiting turf with Couch grass.



01 LOCATION PLAN

THE IDEAS, INFORMATION AND CONCEPTS CONTAINED IN THIS DOCUMENT ARE THE PROPERTY OF TERRAS LANDSCAPE ARCHITECTS. PHOTO COPYING OR REPRODUCING THIS DOCUMENT AND PASSING IT ON TO OTHERS WITHOUT THE EXPRESS PERMISSION OF TERRAS LANDSCAPE ARCHITECTS IS AN INFRINGEMENT OF COPYRIGHT AND IS A BREACH OF TERRAS' RIGHTS UNDER THE COMMONWEALTH COPYRIGHT ACT OF 1968 (SECTION 10).									
D	25.07.16	DA	GF	SR					
C	08.06.16	DA	GF	SR					
B	07.12.15	DA	GF	SR					
A	03.12.15	DA - DRAFT	GF	SR					
rev no:	date:	comments:	by:	verified:	rev no:	date:	comments:	by:	verified:
0									

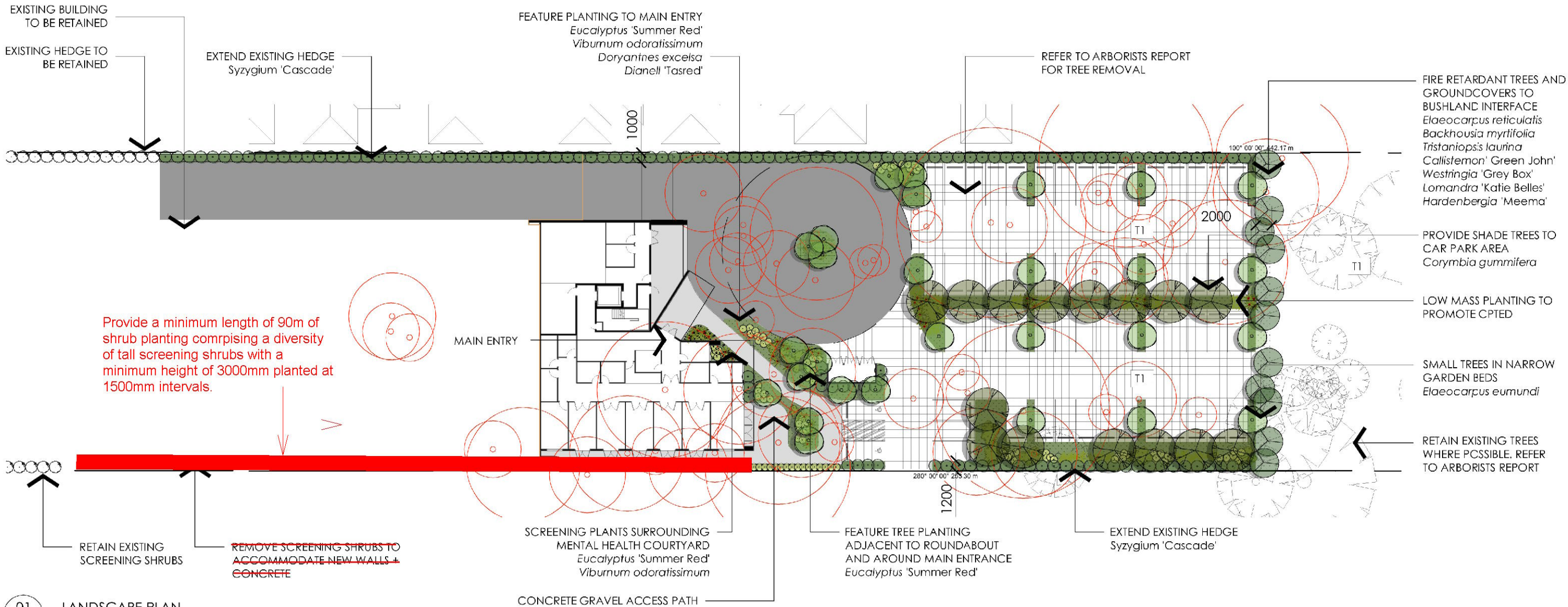
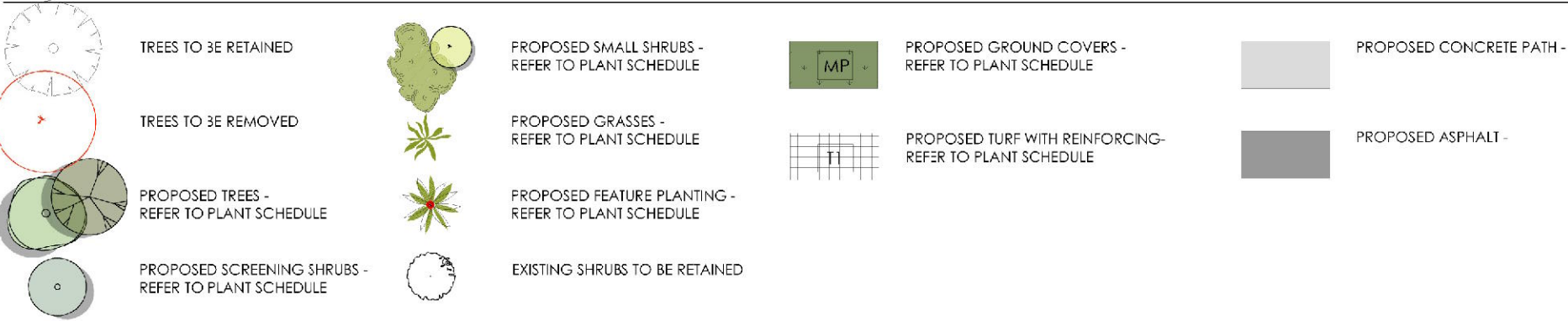
PROJECT: WARNERS BAY PRIVATE HOSPITAL - EXTENSIONS  
CLIENT: RAMSAY HEALTH CARE  
SITE: FAIRFAX RD WARNERS BAY  
DRAWING: LOCATION PLAN  
address: 412 king street newcastle nsw 2300 ph: 49 294 926 fax: 49 263 069 www.terras.com.au



WORK TO FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS, LEVELS ON SITE PRIOR TO ORDERING MATERIALS OR COMPLETION OF WORKSHOP DRAWINGS.			
drawn: GF	scale: NTS	no in set: 1/3	date: 25.07.16
phase: DA	project no: 10738.5	DWG no: L01	revision no: D



# LEGEND



01 LANDSCAPE PLAN

	F	12.08.16	DA	GF	SR				
	E	25.07.16	DA	GF	SR				
	D	25.07.16	DA	GF	SR				
	C	08.08.16	DA	GF	SR				
	B	07.12.15	DA	GF	SR				
	A	03.12.15	DA - DRAFT	GF	SR				
	rev no:	date:	comments:	by:	verified:	rev no:	date:	comments:	by:

PROJECT: WARNERS BAY PRIVATE HOSPITAL - EXTENSIONS  
CLIENT: RAMSAY HEALTH CARE  
SITE: FAIRFAX RD WARNERS BAY  
DRAWING: LANDSCAPE PLAN  
address: 412 king street newcastle new 2300 ph: 49 284 926 fax: 49 263 059 www.terras.com.au



WORK TO FIGURED DIMENSIONS IN PREFERENCE TO SCALE, CHECK DIMENSIONS, LEVELS ON SITE PRIOR TO ORDERING MATERIALS OR COMPLETION OF WORKSHOP DRAWINGS.			
drawn: GF	scale: NTS	no in set: 2/3	date: 12.08.16
phase: DA	project no: 10738.5	DWS no: L02	revision no: F



## PLANT SCHEDULE

All trees supplied are to comply AS 2303 - Tree stock for landscape use

	BOTANICAL NAME	COMMON NAME	POT SIZE
	<b>TREES</b>		
	<i>Backhousia myrtifolia</i>	Grey Myrtle	75 Litre
	<i>Corymbia gummifera</i>	Red Bloodwood	75 Litre
	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	75 Litre
	<i>Elaeocarpus eumundii</i>	Smooth Leaved Qandong	75 Litre
	<i>Eucalyptus 'Summer red'</i>	Summer Red	75 Litre
	<i>Tristaniopsis laurina</i>	Water Gum	75 Litre
	<b>SHRUBS</b>		
	<i>Banksia spinulosa</i>	Hairpin Banksia	5 Litre
	<i>Syzgium 'Cascade'</i>	Cascade Lilly Pilly	25 Litre
	<i>Viburnum odoratissimum</i>	Sweet Viburnum	25 Litre
	<i>Westringia 'Grey Box'</i>	Coastal Rosemary	5 Litre
	<b>PERENNIALS AND GROUNDCOVERS</b>		
	<i>Callistemon 'Green John'</i>	Green John	150mm
	<i>Dianella 'Blaze'</i>	Flax Lily	150mm
	<i>Dianella 'Tasred'</i>	Flax Lily	150mm
	<i>Doryanthes excelsa</i>	Gymea lilly	25L
	<i>Hardenbergia 'Meema'</i>	Native Sarsparilla	150mm
	<i>Liriope muscari</i>	Turf Lily	150mm
	<i>Lomandra 'Katie Belles'</i>	Matt Rush	150mm
	<i>Tracheospermum jasminoides</i>	Chinese Star Jasmine	200mm
	<b>TURF</b>		
	<i>Cynodon dactylon</i>	Common Couch	



*Eucalyptus* 'Summer Red'



*Dianella 'Tasred'*



*Trachelospermum jasminoides*



*Hardenbergia* 'Meema'



*Doryanthes excelsa*



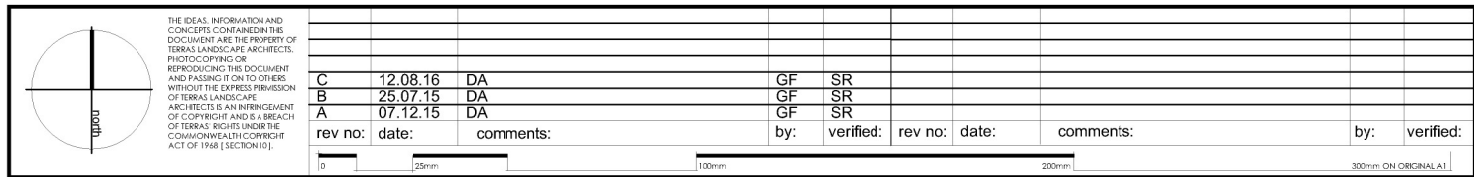
*Corymbia gummifera*



*Syzygium* 'Cascade'



*Viburnum odoratissimum*



PROJECT:  
WARNERS BAY PRIVATE HOSPITAL -  
EXTENSIONS  
CLIENT:  
RAMSAY HEALTH CARE

SITE:  
FAIRFAX RD WARNERS BAY

DRAWING:  
PLANT SCHEDULE

address: 412 king street newcastle nsw 2300    ph: 49 294 926    fax: 49 263 069    [www.terras.com.au](http://www.terras.com.au)



<p>WORK TO FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS, LEVELS ON SITE PRIOR TO ORDERING MATERIALS OR COMPLETION OF WORKSHOP DRAWINGS.</p>			
<p>drawn: GF</p>	<p>scale: NTS</p>	<p>no in set: 3/3</p>	<p>date: 12.08.16</p>
<p>phase: DA</p>	<p>project no: 10738.5</p>	<p>DWG no: L03</p>	<p>revision no: C</p>