

NEPEAN HOSPITAL & INTEGRATED AMBULATORY SERVICES REDEVELOPMENT STAGE 2

SSDA

(SSD-16928008)

ARCHITECTURAL DESIGN STATEMENT RESPONSE TO SUBMISSIONS



NEPEAN HOSPITAL & INTEGRATED AMBULATORY SERVICES
REDEVELOPMENT STAGE 2
SSDA
ARCHITECTURAL DESIGN STATEMENT

BVN

29th of April 2022
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ISSUE B

DOCUMENT CONTROL

ISSUE	DATE	ISSUED BY	FOR
A	13.04.2022	AM	RESPONSE TO SUBMISSIONS - FOR INFORMATION
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1.00 RESPONSE TO SUBMISSIONS

SSDA (SSD-16928008)

Health Infrastructure NSW (HI) is the applicant for the proposed Stage 2 Redevelopment of Nepean Hospital in Penrith Local Government Area (LGA).

The Stage 2 Redevelopment seeks to deliver significantly enhanced acute services, as well as a new campus main entry and drop-off area. It complements the recent Stage 1 Redevelopment (SSD 8766) approved in February 2019. The Stage 2 Redevelopment's SEARs was issued by the Department of Planning, Industry and Environment on 22 April 2021, followed by the SSDA submission in January 2022.

The table below provides a relevant architectural response, reference and location to DPIE key issues and Agency and Council submissions included in the DPIE letter dated 21st of February 2022.

ISSUE	RESPONSE Reference Section / Appendix
BUILT FORM / FACADE	
<ul style="list-style-type: none">The southern and eastern elevation plans depict facades that would benefit from the use of colour or material change to create visual articulation of the building bulk similar to the eastern facade. Consideration should be given to integrating colour and altering materials to create visible building articulation and to break up the blank facade.	<p>Refer to the following:</p> <ul style="list-style-type: none">Section 2.1 of this StatementFor Stage 2 Tower, refer to Architectural Drawings Plans A0-200 series Elevations A0-300 series Facade systems A0-320 series
BUILT FORM / ROOF PLANT	
<ul style="list-style-type: none">The plans are to be amended to include screens for the rooftop plant and utilities to minimise the visual impact of these structures.	<p>Refer to the following:</p> <ul style="list-style-type: none">Section 2.2 of this StatementFor Stage 2 Tower, refer to Architectural Drawings Plans A0-200 series Elevations A0-300 series Facade systems A0-320 series
PLANNING & CULTURAL CONSIDERATIONS	
<ul style="list-style-type: none">To improve amenity, it is recommended that the waste management area be relocated, possibly further to the west	<p>Refer to the following:</p> <ul style="list-style-type: none">Section 2.2 of this Statement

and closer to the car park. Currently, it is in the middle of a green space that could be better used for staff, patients and families seeking outdoor and fresh air breakout and leisure space. In addition the view from the new Stage 2 built form looking west will be improved if it does not look directly onto the waste management area, improving the view for staff, patients and families.

- For Stage 2 Tower, refer to Architectural Drawings Plans A0-200 series
- Refer to Landscape Documentation for planting & screening

FLOODING CONSIDERATIONS

- From an emergency response perspective, EES notes that, the College, Orth and Werrington Creeks Catchment Overland Flow Flood Study (June 2017) and the draft College, Orth and Werrington Creeks FRMSP 2021 classify the hospital site as a ‘flood exit route rising road’. However, it is prudent to consider that the access through the Great Western Highway at the north eastern corner at the hospital will be cut in major events for a short duration. Safety signs may be required to guide the community and health services to avoid this route in major flood events.

Refer to the following:

- Signage proposal by Urbanite to address safety concerns in major flood events.

2.00 BUILT FORM / FAÇADE

2.01 SOUTH & EAST FAÇADE

BVN have further developed the SSDA design as part of the Design Development Phase in response to previous SDRP comments and the above noted Penrith City Council raised concerns, both stating the need for further facade articulation and potential consideration of a material change along the south and east facades.

For overall design consistency it was important for Tower 2 to tie into the facade language of Tower 1 with the overall intention to create one seamless building especially along the southern and Eastern edges. The main focus for facade variation and introducing change in materiality remains the Western facade, clearly marking the new Hospital entry.

The overall number of facade types for both buildings is minimised for clarity and to suit the required modulation of the clinical planning, therefor easily accommodating internal planning changes that occurred during the DD stage. This southern and eastern tower facades are made up of windows and metal cladding panels and seeks to provide textural variance using a mixture of profiled/ribbed metal cladding such as Longline in combination with a smooth flat panel. To provide depth and visual relief, the facade system is further articulated with the use of recessed “urban markers” which respond to the internal planning like the main lift lobbies and corridors.



South & East facade elevations Tower 1 & Tower 2 facing the internal courtyard.

2.02 PLANT ROOM FAÇADES

The Design Team further developed the SSDA design as part of Design Development, in particular reviewing plant room locations on the Level 8 roof.

All roof top plant rooms are fully enclosed and have louvres generally integrated into the tower facade systems. This will provide a consistent reading of the facades where large louvre areas are required for plant rooms on Level 4 and the Level 8 roof, closely tying in with the plant room screening implemented throughout Tower 1.

Roof top plant rooms have been consistently set back from the building edges, using dark grey coloured louvre screens to reduce potential visual impacts.



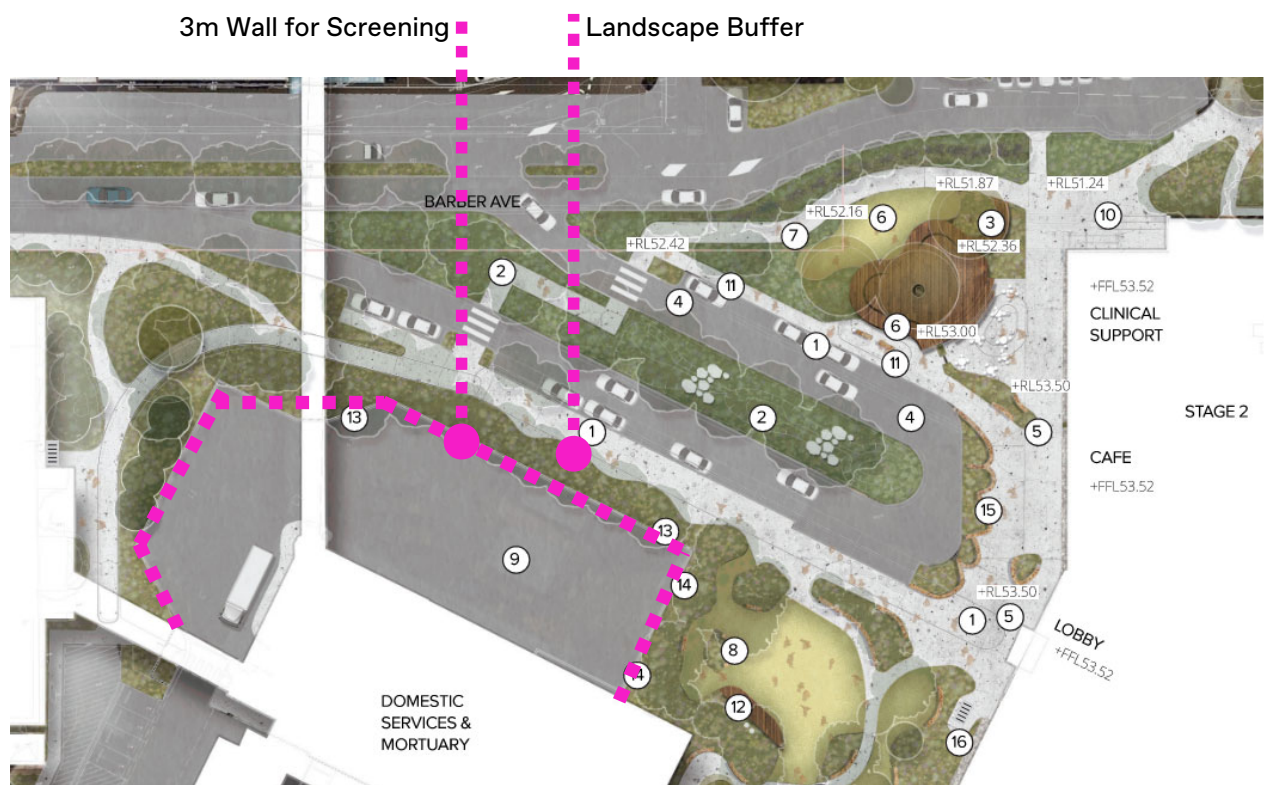
Level 4 and 8 Roof - Plant Room Screening

3.00 PLANNING & CULTURAL CONSIDERATIONS

3.01 WASTE MANAGEMENT AREA

The Design Team understand there are relevant concerns in regards to the location of the existing Waste Management area adjacent to the main Hospital Entry & Drop Off and have focused on addressing any visual impacts during the Design Development stage.

The Waste Management area is an existing facility and is to remain in its current location. Due to specific constraints with truck and tug movement it is not possible to reduce the area any further. Instead it is proposed to provide a rendered 3m high block wall with dense landscaping to the outer edges of the Waste Management area.



Proposed Landscaping to Waste Management Area (9)

4.00 SSDA UPDATES

The summary and table below provides a relevant architectural response, reference and location to updates made during the Project Design Development Stage since the SSDA was submitted in January 2022.

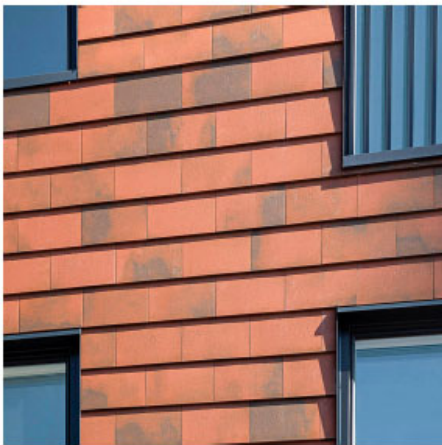
4.01 SUMMARY OF DESIGN DEVELOPMENT UPDATES TOWER 2

UPDATES TOWER 2	RESPONSE Reference Section / Appendix
FACADE	
<ul style="list-style-type: none">The Western Facade had minor adjustments to window & louvre locations throughout to accommodate changes in internal Clinical Planning & services provisions.The Paediatric balcony on Level 6 has been relocated to the eastern facade as part of internal Clinical Planning.	<p>Refer to the following architectural drawings:</p> <ul style="list-style-type: none">Plans A0-200 seriesWest Elevation NHR-BVN-DRW-ARC-TB2-A0-303



Main Entry Western Facade Updates

UPDATES TOWER 2	RESPONSE Reference Section / Appendix
FACADE	
<ul style="list-style-type: none">The proposed Terracotta finish to the facade and sunshade has changed from a profiled and natural finish to a flat tile in a red flamed, varying finish for all Tower 2 Terracotta facades.	<p>Refer to the following architectural drawings:</p> <ul style="list-style-type: none">Elevations A0-300 seriesFacade Sample Board NHR-BVN-DRW-ARC-TB2-A0-450



F02

DESCRIPTION:
SUBSTRATE ON STEEL FRAME WITH TERRACOTTA (NATURAL) TILE
SYSTEM. RED FLAMED FINISH

USAGE:
EXTERIOR FACADE, LEVELS 02-06



F07

DESCRIPTION:
SUNSHADE TERRACOTTA LOUVRE SYSTEM WITH INTEGRATED HOOK
SYSTEM. RED FLAMED FINISH

USAGE:
EXTERIOR FACADE, LEVELS 01-03

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UPDATES TOWER 2	RESPONSE
	Reference Section / Appendix
FACADE	
<ul style="list-style-type: none">The East & South courtyard Facades had minor adjustments to window & louvre locations throughout to accommodate changes in internal Clinical Planning & Services provisions.	<p>Refer to the following architectural drawings:</p> <ul style="list-style-type: none">Plans A0-200 seriesEast Elevation NHR-BVN-DRW-ARC-TB2-A0-304South Elevation NHR-BVN-DRW-ARC-TB2-A0-302



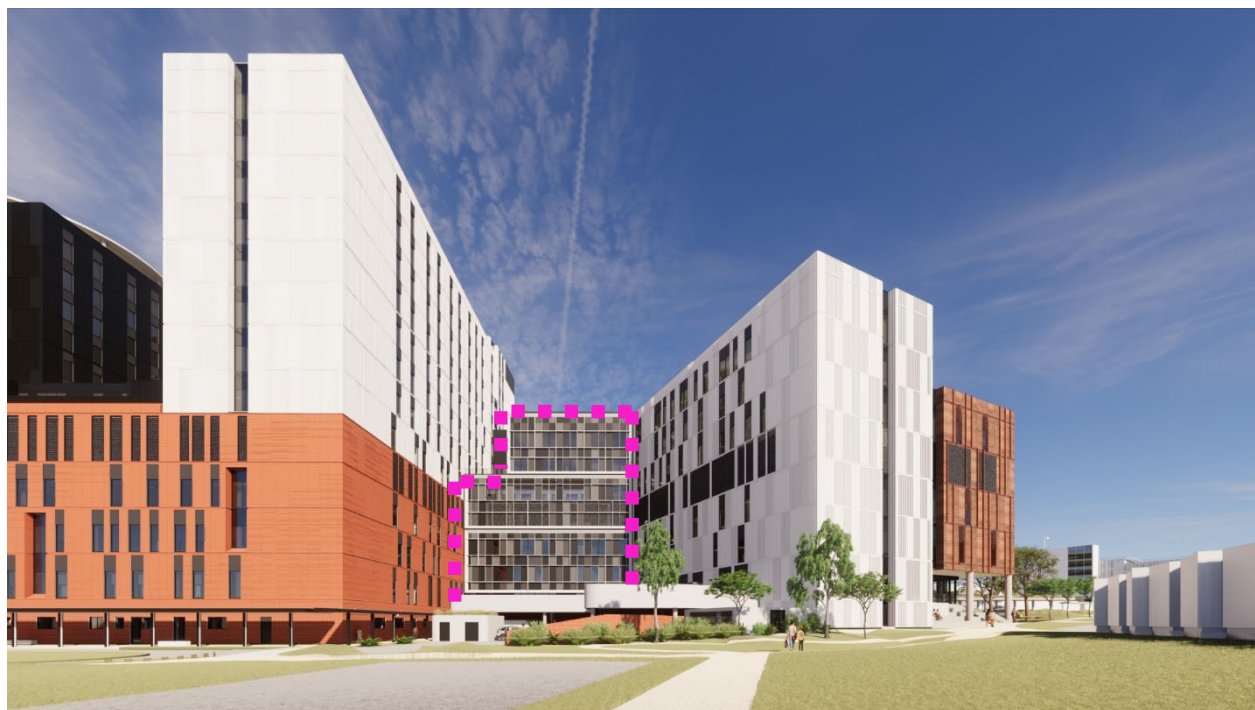
Southern Courtyard Facade Updates

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UPDATES TOWER 2	RESPONSE Reference Section / Appendix
FACADE	
<ul style="list-style-type: none">• The North Façade had minor adjustments to window & louvre locations throughout to accommodate changes in internal Clinical Planning.• The sunshade framing has been adjusted to suit final window locations.• The Level 7 terrace was removed to to accommodate changes in internal Clinical Planning and facilitate better plant provisions on the L8 roof.	<p>Refer to the following architectural drawings:</p> <ul style="list-style-type: none">• Plans A0-200 series• North Elevation NHR-BVN-DRW-ARC-TB2-A0-301



Northern Facade Updates

UPDATES TOWER 2	RESPONSE Reference Section / Appendix
EXTERNAL PLANT ROOMS & ENCLOSURES	
<ul style="list-style-type: none">• Changes in services provisions required minor changes to the external plant room located adjacent to the PTS drop off.• The development of the main Kitchen fit-out required provision of an external plant enclosure co-located to the kitchen loading dock. The enclosure will be screened by planting as part of the landscape documentation	<p>Refer to the following architectural drawings:</p> <ul style="list-style-type: none">• Plans A0-200 series• North Elevation NHR-BVN-DRW-ARC-TB2-A0-301• Refer to Landscape Documentation for planting & screening



Plant Room Enclosures - PTS Drop Off & Kitchen Loading Dock Updates

UPDATES TOWER 2	RESPONSE
	Reference Section / Appendix
INTERNAL PLANNING TOWER 2	
<p>LEVEL 00</p> <ul style="list-style-type: none"> • Changes in services provisions required minor changes to the external plant room and truck parking unloading bay. • The development of the main Kitchen fit-out required provision of an external plant enclosure co-located to the kitchen loading dock. The enclosure will be screened by planting as part of the landscape documentation. • Lift Core – Lift 7 is no longer required and was removed. The additional space provided room for a more generous circulation stair and service risers. • Minor layout changes to BOH facilities to accommodate shared End of Trip & Kitchen staff change facilities as part of Design Development with users and services coordination. • Minor changes to kitchen layout. 	<p>Refer to the following architectural drawings:</p> <ul style="list-style-type: none"> • Plans A0-200 series NHR-BVN-DRW-ARC-TB2-A0-200 • Refer to Civil drawings for updates to Civil works • Refer to Landscape drawings for updates to Landscape works
<p>LEVEL 01</p> <ul style="list-style-type: none"> • Lift Core – Lift 7 is no longer required and was removed. The additional space provided room for a more generous circulation stair and service risers. • Minor layout changes to FOH, Clinical Support, Transit Lounge & Education spaces as part of Design Development with users and services coordination. • Further development to landscape areas including the northern terrace as part of overall Design Development. • Further development to Civil works as part of overall Design Development. 	<p>Refer to the following architectural drawings:</p> <ul style="list-style-type: none"> • Plans A0-200 series NHR-BVN-DRW-ARC-TB2-A0-201 • Refer to Civil drawings for updates to Civil works • Refer to Landscape drawings for updates to Landscape works

LEVEL 02

- Lift Core – Lift 7 is no longer required and was removed. The additional space provided room for a more generous circulation stair and service risers.
- Minor layout changes to Medical Imaging, Nuclear Medicine, Clinical Support and Education as part of Design Development with users and services coordination.

Refer to the following architectural drawings:

- Plans A0-200 series
NHR-BVN-DRW-ARC-TB2-A0-202

LEVEL 03

- Lift Core – Lift 7 is no longer required and was removed. The additional space provided room for a more generous circulation stair and service risers.
- Minor layout changes to Interventional Radiology as part of Design Development with users and services coordination.
- Clinical support design has not progressed further is currently under review with the users.

Refer to the following architectural drawings:

- Plans A0-200 series
NHR-BVN-DRW-ARC-TB2-A0-203

LEVEL 04

- Lift Core – Lift 7 is no longer required and was removed. The additional space provided room for a more generous circulation stair and service risers.
- Minor layout changes to ICU Clinical Support & the Plant Room as part of Design Development with users and services coordination.

Refer to the following architectural drawings:

- Plans A0-200 series
NHR-BVN-DRW-ARC-TB2-A0-204

LEVEL 05

- Lift Core – Lift 7 is no longer required and was removed. The additional space provided room for a more generous circulation stair and service risers.
- Minor layout changes to ICU as part of Design Development with users and services coordination.

Refer to the following architectural drawings:

- Plans A0-200 series
NHR-BVN-DRW-ARC-TB2-A0-205
-

LEVEL 06

- Lift Core – Lift 7 is no longer required and was removed. The additional space provided room for a more generous circulation stair and service risers.
- Minor layout changes to Paediatric Adolescent Unit and Renal IPU and Incentre Dialysis as part of Design Development with users and services coordination.
- The Paediatric balcony has been relocated from the Western facade to the eastern facade as part of internal Clinical Planning.

Refer to the following architectural drawings:

- Plans A0-200 series
NHR-BVN-DRW-ARC-TB2-A0-206
- West Elevation
NHR-BVN-DRW-ARC-TB2-A0-303

LEVEL 07

- Lift Core – Lift 7 is no longer required and was removed. The additional space provided room for a more generous circulation stair and service risers.
- The Level 7 terrace was removed to to accommodate changes in internal Clinical Planning and facilitate better plant provisions on the L8 roof.

Refer to the following architectural drawings:

- Plans A0-200 series
NHR-BVN-DRW-ARC-TB2-A0-207
- North Elevation
NHR-BVN-DRW-ARC-TB2-A0-301

LEVEL 08

- Lift Core – Lift 7 is no longer required and was removed. The additional space provided room for a more generous circulation stair and service risers.
- Detailed services coordination as part of Design Development required an increase of on roof plant and equipment. All plant will be either fully enclosed or will have louvred plant room screening.
- The removal of the L7 terrace increased the roof area to accommodate additional plant equipment.
- The inclusion of the PV array.

Refer to the following architectural drawings:

- Plans A0-200 series
NHR-BVN-DRW-ARC-TB2-A0-208

LEVEL 08 & L09 ROOFS

- Lift Core – Lift 7 is no longer required and was removed. The additional space provided room for a more generous circulation stair and service risers.

Refer to the following architectural drawings:

- Plans A0-200 series
NHR-BVN-DRW-ARC-TB2-A0-208
NHR-BVN-DRW-ARC-TB2-A0-209
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-
- Detailed services coordination as part of Design Development required an increase of on roof plant and equipment. All plant will be either fully enclosed or will have louvred plant room screening.
-

4.02 SUMMARY OF DESIGN DEVELOPMENT UPDATES - REFURBISHMENT WORKS NORTH BLOCK

UPDATES NORTH BLOCK	RESPONSE Reference Section / Appendix
FACADE	
<ul style="list-style-type: none">Minor facade and corridor layout changes due to structural and services coordination.	Refer to the following architectural drawings: <ul style="list-style-type: none">Plans A0-500 series NHR-BVN-DRW-ARC-NBL-A0-503North Elevation / Link Elevations NHR-BVN-DRW-ARC-NBL-A0-505
INTERNAL PLANNING	
<ul style="list-style-type: none">Minor BOH & loading dock layout changes due to services coordination and user consultation.Internal refurbishment works to Mortuary finalised as part of user consultation during Design Development.	Refer to the following architectural drawings: <ul style="list-style-type: none">Plans A0-500 series NHR-BVN-DRW-ARC-NBL-A0-503

5.00 APPENDIX

SSDA UPDATES SUPPLEMENTARY

Architectural Drawings for Tower 2 – A0-200 series, A0-300 and 310 series for site plan, floor plans, elevations and sections:

- NHR-BVN-DRW-ARC-TB2-A0-200[D] GENERAL ARRANGEMENT PLAN - LEVEL 00
- NHR-BVN-DRW-ARC-TB2-A0-201[D] GENERAL ARRANGEMENT PLAN - LEVEL 01
- NHR-BVN-DRW-ARC-TB2-A0-202[D] GENERAL ARRANGEMENT PLAN - LEVEL 02
- NHR-BVN-DRW-ARC-TB2-A0-203[D] GENERAL ARRANGEMENT PLAN - LEVEL 03
- NHR-BVN-DRW-ARC-TB2-A0-204[D] GENERAL ARRANGEMENT PLAN - LEVEL 04
- NHR-BVN-DRW-ARC-TB2-A0-205[D] GENERAL ARRANGEMENT PLAN - LEVEL 05
- NHR-BVN-DRW-ARC-TB2-A0-206[D] GENERAL ARRANGEMENT PLAN - LEVEL 06
- NHR-BVN-DRW-ARC-TB2-A0-207[D] GENERAL ARRANGEMENT PLAN - LEVEL 07
- NHR-BVN-DRW-ARC-TB2-A0-208[D] GENERAL ARRANGEMENT PLAN - LEVEL 08
- NHR-BVN-DRW-ARC-TB2-A0-209[D] GENERAL ARRANGEMENT PLAN - LEVEL 09
- NHR-BVN-DRW-ARC-TB2-A0-301[C] FACADE ELEVATION - NORTH ELEVATION
- NHR-BVN-DRW-ARC-TB2-A0-302[C] FACADE ELEVATION - SOUTH ELEVATION
- NHR-BVN-DRW-ARC-TB2-A0-303[C] FACADE ELEVATION - WEST ELEVATION
- NHR-BVN-DRW-ARC-TB2-A0-304[C] FACADE ELEVATION - EAST ELEVATION
- NHR-BVN-DRW-ARC-TB2-A0-311[C] SECTION A
- NHR-BVN-DRW-ARC-TB2-A0-312[C] SECTION B
- NHR-BVN-DRW-ARC-TB2-A0-313[C] SECTION C
- NHR-BVN-DRW-ARC-TB2-A0-314[C] SECTION D
- NHR-BVN-DRW-ARC-TB2-A0-315[C] SECTION E
- NHR-BVN-DRW-ARC-TB2-A0-316[C] SECTION F
- NHR-BVN-DRW-ARC-TB2-A0-317[C] SECTION G

Architectural Drawings for Refurbishment Works – A0-500 series for floor plans, elevations and sections:

- NHR-BVN-DRW-ARC-TB2-A0-502[C] NORTH BLOCK LV 01 - BOH DEMOLITION
- NHR-BVN-DRW-ARC-TB2-A0-503[C] NORTH BLOCK LV 01 - BOH PROPOSED
- NHR-BVN-DRW-ARC-TB2-A0-505[B] LINK ELEVATIONS