

Structural Schematic Design Report

For Grey House Precinct (GHP) Pymble Ladies' College

Prepared for PLC / 25st June 2021

211007/SAAA

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1.0 Existing Site

Taylor Thomson Whitting (NSW) Pty Ltd have been commissioned to undertake the structural services associated with the design for the Grey House Precinct (GHP) Pymble Ladies' College at 20 Avon Road, Pymble NSW 2073. The building consists of 4 -5 storeys with a concrete slab on ground, suspended post tensioned concrete slab and steel light weight roof framing. East side of building slab on ground is one level below the west side of building. New north veranda will form an access from the new building to the existing Goodlet House building.



Figure 1.1 Site location

1.1 Geological and Subsurface Conditions

The geotechnical investigation for GHP has been carried out in two stages, the first stage dated 8 February 2021 and additional investigation was carried out on 8 April 2021, both results are presented in the Geotechnical report Ref 337755SCrpt2 dated on 26 April 2021 produced by JK Geotechnics.

The report details a study of the soil landscape, geological maps and results of eleven (11) bore holes. However only seven (7) bore holes are within the proposed site with valid results, which are BH 201, BH202, BH203, BH204, BH301, BH302 and BH101. Bore hole locations are shown in Figure 1.2.

The site itself was positioned on a north-easterly facing hillside with an overall slope of about 7°. To the east of the site the sloping lawns continued down to the east.

Class 4 and 5 Weathered bed rock was encountered at depth ranging from 1.2m (BH201) to 4m (BH202) below residual silty clay, class 3 or better siltstone bedrock founded at depth of 5m (BH203, BH302, BH301) and depth of 10.2m (BH202).

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Ground water monitoring well was installed in BH302 over thirteen days, the ground water was measured at depth of 6m (RL113.7m) below the B.E.L of slab on ground.



Figure 1.2 Bore hole location from JK Report 337755SCrpt2 dated on 26 April 2021

2.0 Design Standards and Parameters

2.1 Design Standards

The structural design will be in accordance with the latest revision of all relevant Australian Design Standards, Codes and other statutory requirements. As a minimum requirement, the design shall be based on, but not limited to;

NUMBER	EDITION	TITLE
AS/NZS 1170.0	2002	Structural design actions Part 0: General Principles
AS/NZS 1170.1	2011	Structural design actions Part 1: Permanent, imposed and other actions
AS/NZS 1170.2	2002	Structural design actions Part 2: Wind actions
AS 1170.4	2007	Structural design actions Part 4: Earthquake loads
AS 2159	2009	Piling – Design and installation
AS 3600	2018	Concrete Structures
AS 3700	2011	Masonry Structures
AS 4100	1998	Steel Structures

2.2 Loading

2.2.1 Permanent Loads

The permanent loads which have been assumed at this stage are below. Structural self-weight will be applied in accordance with the relevant construction and member sizes.

Area	Services (kN/m²)	Ceiling (kN/m²)	Finish (kN/m²)	Partitions (kN/m²)
Classrooms	0.2	0.1	0.3	0.4
Kitchen/Dining	0.2	0.1	1.3	0.4
Courtyard	0.2	0.1	2.2	0
Dance studio/Physio	0.2	0.1	0.5	0.2
Light weight roof	0.1	0.1	0.3	0
Street Awning	0.1	0.1	0.2	0

In the initial feasibility study, average total SDL has been taken as 1.1kPa, the actual load is TBC upon confirmation of break up of space usage, i.e. classroom, storage.

Note: Initially no allowance for blockwork partitions, a green roof option, with maximum 300mm soil, has been provided.

Façade load assumed to be 1kPa on elevation.

2.2.2 Imposed Actions - Live Loads

Design floor live loadings are to generally satisfy the minimum provisions of AS 1170.1 and in particular the following:

Area	Uniformly Distributed Actions	Concentrated Actions
Classrooms	3.0 kPa	2.7 kN
Stairs/Corridors/Kitchen/Dining/Laundry/storage/Courtyard	4.0 kPa	4.5 kN
Dance studio/Physio/Hall/Plantroom	5.0 kPa	4.5 kN
Toilet/Change room/Planter	2.0 kPa	4.5 kN
Light weight roof	0.25 kPa	1.4 kN
Street Awning	0.25 kPa	1.8 kN

Live Load reduction will be applied to applicable occupancy types in accordance with AS1170.1.

2.2.3 Wind Loads

Wind loads are in accordance with AS1170.2 and based on the following parameters:

Region:	A2	
Importance Level (BCA Table B1.2a):	3	
Annual probability of exceedance (BCA Table B1.2b):	1:1000 (ultimate) 1:25 (serviceability)	
Regional Wind Speed: Ultimate limit states -	V1000 = 46 m/s	
Serviceability limit states -	V25 = 37 m/s	
Terrain Category (all directions):	3	

2.2.4 Earthquake Loads

Buildings that are being refurbished may be required to have upgraded structure to meet the current earthquake requirements. A BCA consultant would be able to confirm for which zones on this project this upgrade is required and where it may be avoided. Certain buildings that only have minor works occurring may be able to avoid additional structural works required by this upgrade.

New buildings will be designed for earthquake loading.

Earthquake loadings shall be in accordance with AS1170.4 – 2007 (Earthquake actions in Australia) and AS/NZS1170.0 – 2002.

Hazard Factor (Z):	0.08
Site Sub-Soil Class:	B_{e} (Buildings founded in soil)
Importance Level (BCA Table B1.2a):	3
Annual probability of exceedance (BCA Table B1.2b):	1:1000
Earthquake Design Category:	EDC II

2.2.5 Barriers

Barriers including parapets, balustrades and railings are to be designed in accordance with Table 3.3 of AS/NZS 1170.1.

2.3 Serviceability

2.3.1 Deflection Limits

Vertical loads

Deflection limits for the floor plate designs to be generally as follows.

	Maximum Floor Deflection Limit			
	Dead	Incremental	Live	DL + LL
Floors supporting masonry walls	Span/360	Span/1000 ^{1.}	Span/500	Span/300 (25mm max.)
Other floor areas	Span/360 (20mm max.)	N/A	Span/500	Span/300 (25mm max.)
Steel Roof	Span/360 (25mm max.)		Span/300	Span/250 (25mm max.)

^{1.} Areas supporting normal weight masonry partitions.

Horizontal loads

Lateral sway limits

Overall - H/500

Inter storey drift to be limited in accordance with earthquake code requirements.

2.3.2 Vibration limits

Typical floor plates are expected to be designed to suit standard typical footfall vibration limits for the usage in question, i.e. classroom, dance studio. Also satisfy the requirements in Acoustic report.

2.4 Durability

For concrete elements this will be achieved by specifying all elements in accordance with section 4 of AS 3600 which sets out requirements for plain, reinforced and post tensioned concrete structures and members with a design life of 40 to 60 years. Exposure classifications are as follows

Exposure Classification	Elements
A2	Internal
B1	In Ground & External

In ground exposure may be required to be changed depending on results of a geotechnical investigation of soil contaminants.

Protective coatings to structural steel elements shall comply with AS/NZS 2312 and ISO 2063 for the long-term protection category.

2.5 Fire rating

A fire rating period of 2hrs is required to all suspended structure.

New concrete structure would resolve fire rating by adopting minimum element sizes and axis distance to the centre of the primary tension steel.

Steel structure would require application of a fire rated coating, options could include vermiculite spray, intumescent coatings and boardings. Careful consideration of required maintenance and inspection requirements needs to be made with the use of fire rated coatings.

Buildings on which substantial works will be performed will be required to obtain a 2hr FRL. It would be prudent to obtain advice from a BCA consultant to verify the limit of works at which the FRL will need to be upgraded/instated.

3.0 Scope of works

The structural scope includes the development and delivery of detailed design documentation in accordance with the NCC and relevant Australian Standards, coordinated with engineering services and architectural design documentation. This project includes demolition of existing buildings and construct a new building.

3.1 Demolition

Across the sites, there a are number of buildings that are proposed to be demolished. These buildings are deemed unsuitable to suit future purpose.

Dilapidation reports to adjacent existing buildings are recommended prior to construction work on site.

3.2 New construction

The Grey House Precinct (GHP) building will be built in the proposed site. New external stairs and veranda will create access to the existing adjacent buildings.

4.0 **Proposed Structure of New Buildings**

4.1 Footings

In general, the strip and pad footings will be adopted to bear on bedrock, presuming a minimum bearing capacity of 800kPa to maximum of 3500kPa. Bored piles will be used for where the footing can not reach the minimum bearing capacity.

4.2 Ground Floor Slab

Slab on ground will be founded on allowable bearing pressure of minimum of 100kPa engineering fill.

4.3 Batters and Retaining Structure

The proposed development introduces a slab on ground with a finished floor level of RL114.1 at east side and RL of 118 at west side of building. As shown in the Figure 1.3 and 1.4, due to the defects in the bedrock, Geotechnical engineer recommended to form the temporary batters no steeper than 1 vertical : 1 Horizontal.

Retaining wall RW1 and RW2 are retaining the soil and surcharge loads at locations below which will be laterally supported by foundation and suspended floors.



Figure 4.3 Shoring and Retaining system at L00



Figure 4.4 Shoring and Retaining system at L01

4.4 Structural Floors

The banded system is adopted for the suspended post tensioned slabs for large span and transfer loads, which supported by concrete columns.

4.5 Vertical System

The vertical support system is proposed to comprise a grid of structural columns and load bearing walls with a banded suspended floors spanning onto them.

4.6 Lateral Stability

It is envisaged that lateral stability will be provided to the proposed development through a combination of the one stair core at west side and one lift cores with a stair core at east side throughout the full height of building. (refer Figure 1.5 below for the location of primary stability elements in pink). The concrete floor system and braced roof will act as a rigid diaphragm, transferring lateral loads such as wind back to the vertical stability elements.



Figure 4.5 Arrangement of lateral stability elements

5.0 Further queries

The proposed temporary batters and retaining walls are based on the bore hole log and information from geotechnical report. The extent of temporary batters may vary subject to the findings on site.

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APPENDIX A

Structural Schematic Sketches











