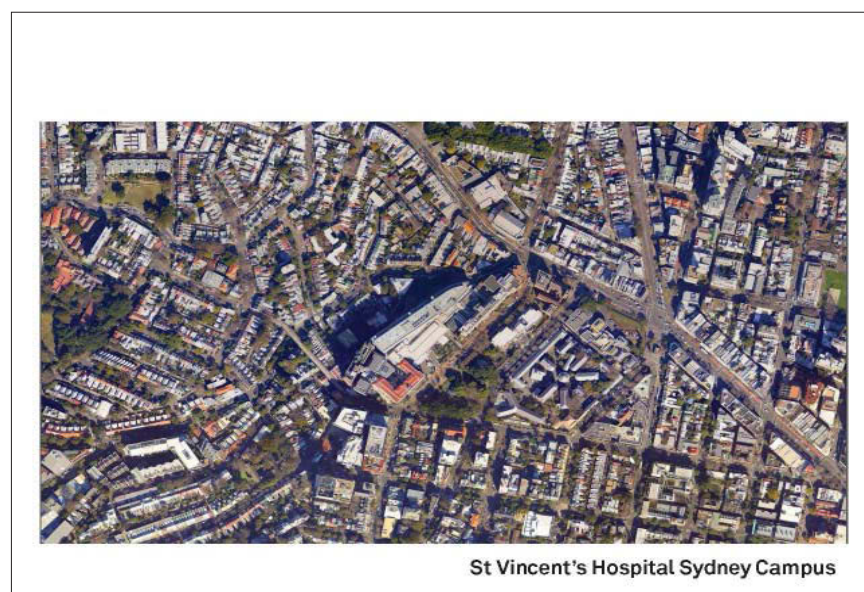


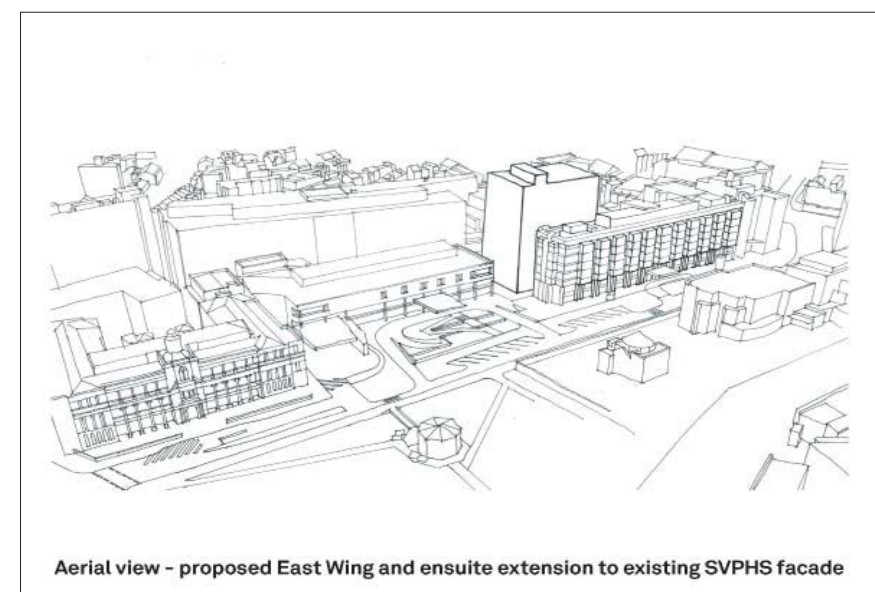
St Vincent's Capital Works Master Plan

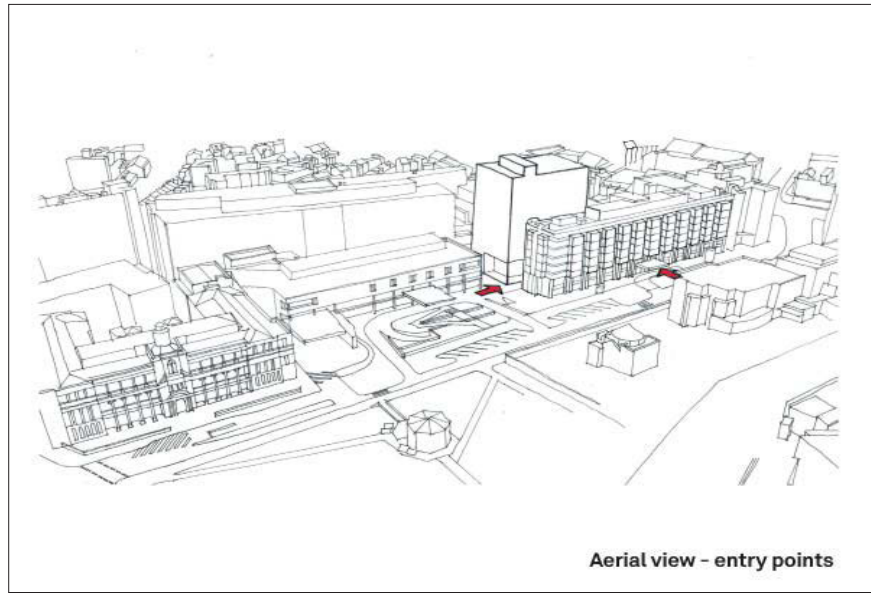
Proposed works and context:

- 01 East Wing and SVPHS Refurbishment Strategic Manoeuvres
- 02 Stage 1A and 1B Building Sequence
- 03 Master Plan Building Sequence

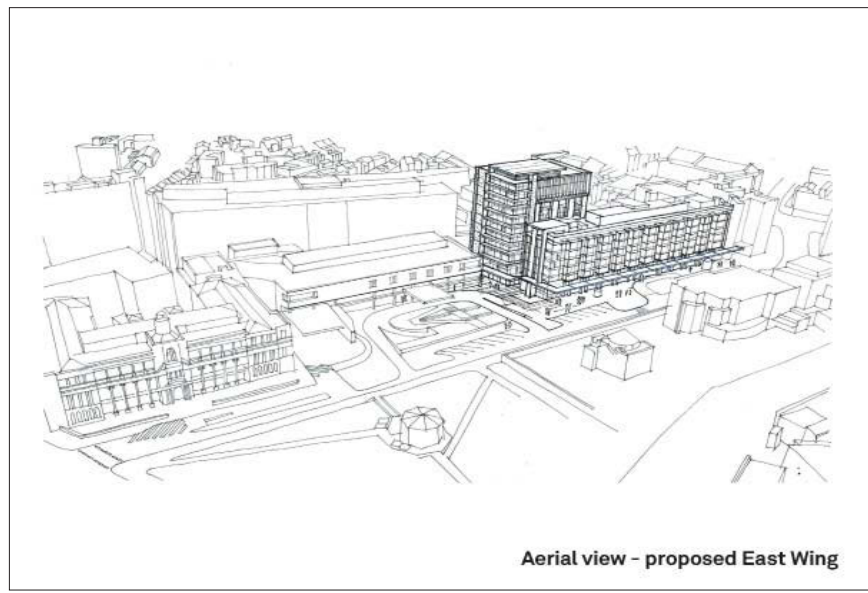


01 EAST WING AND SVPHS REFURBISHMENT - STRATEGIC MANOEUVRES

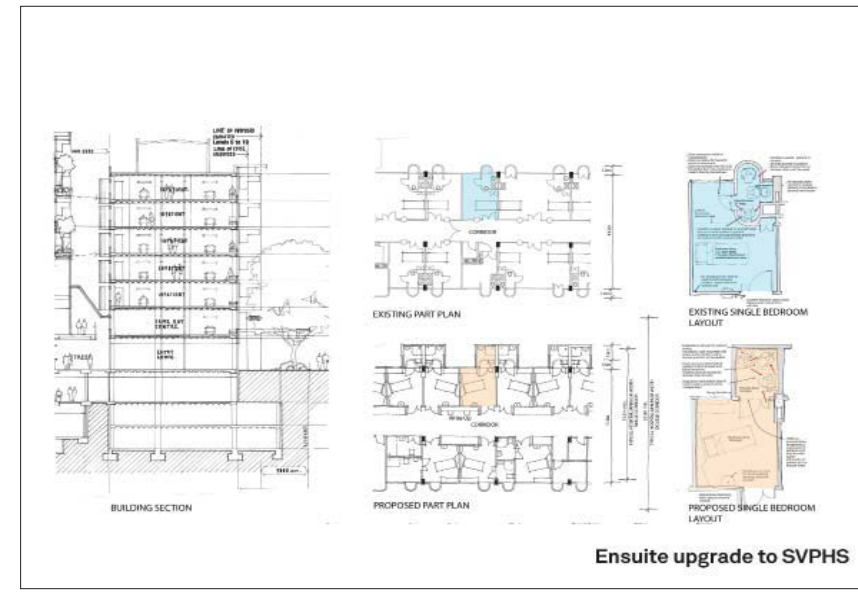




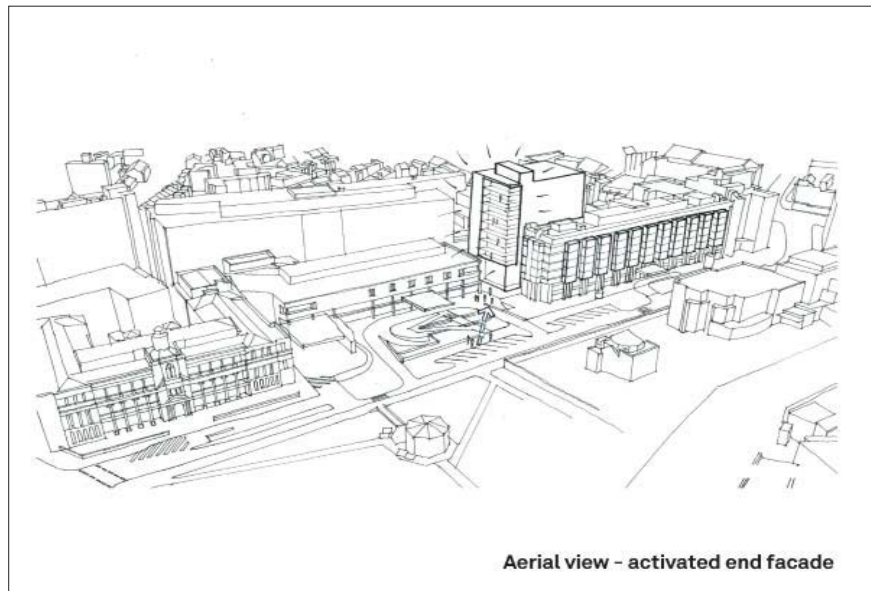
Aerial view - entry points



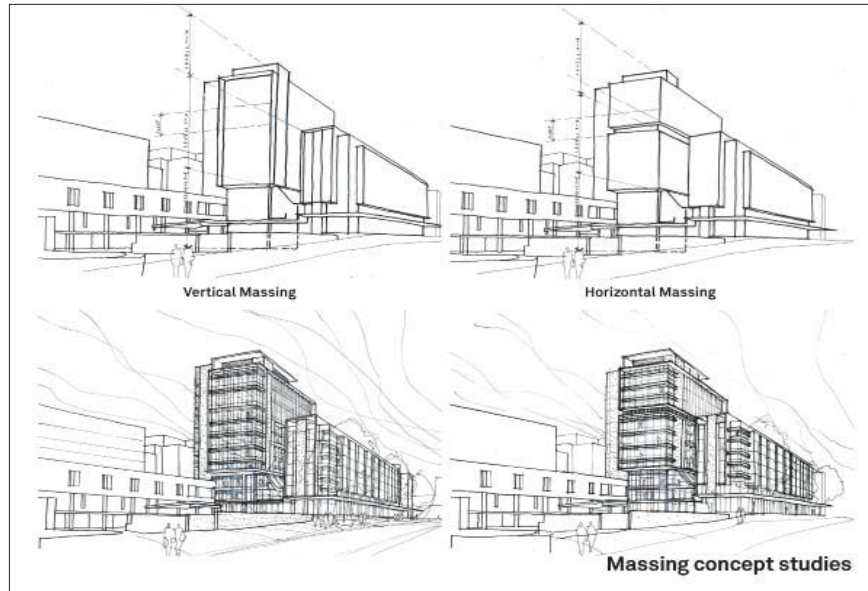
Aerial view - proposed East Wing



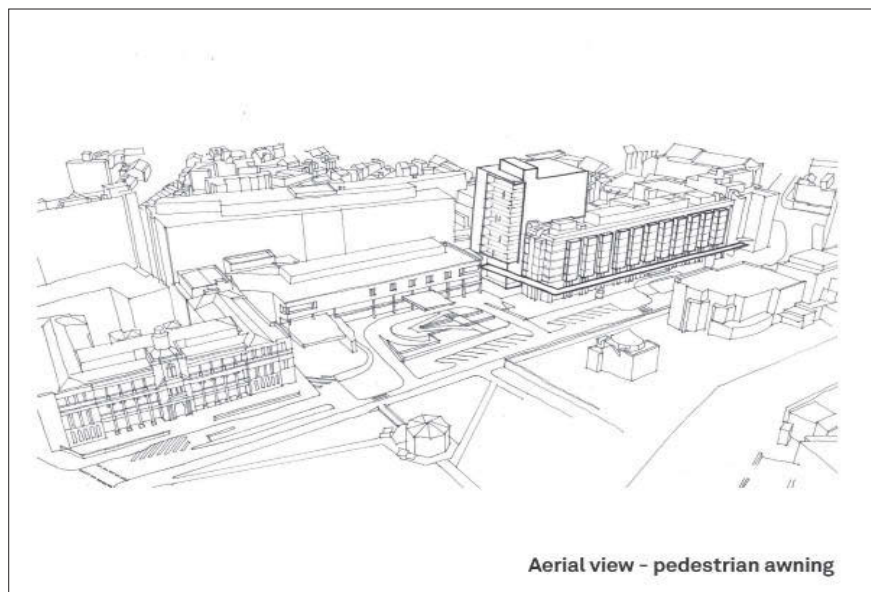
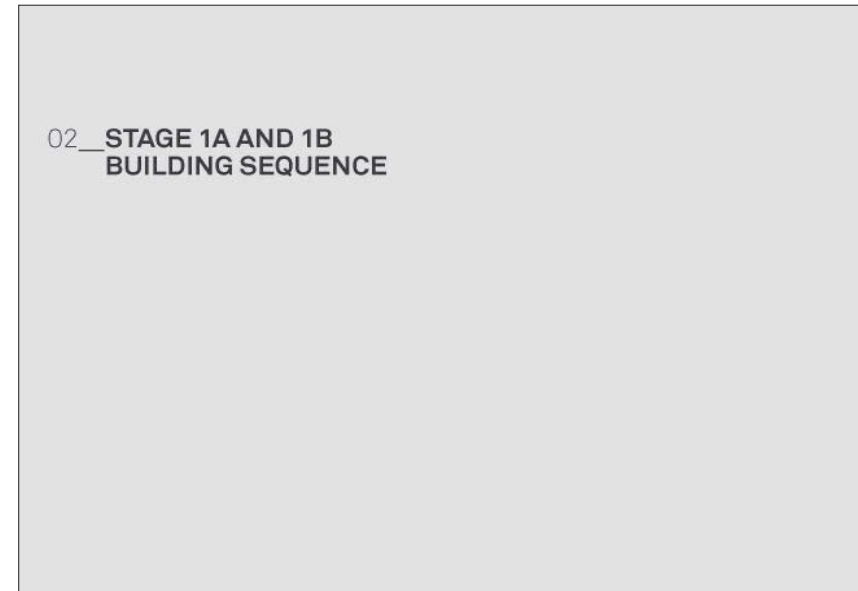
Ensuite upgrade to SVPHS



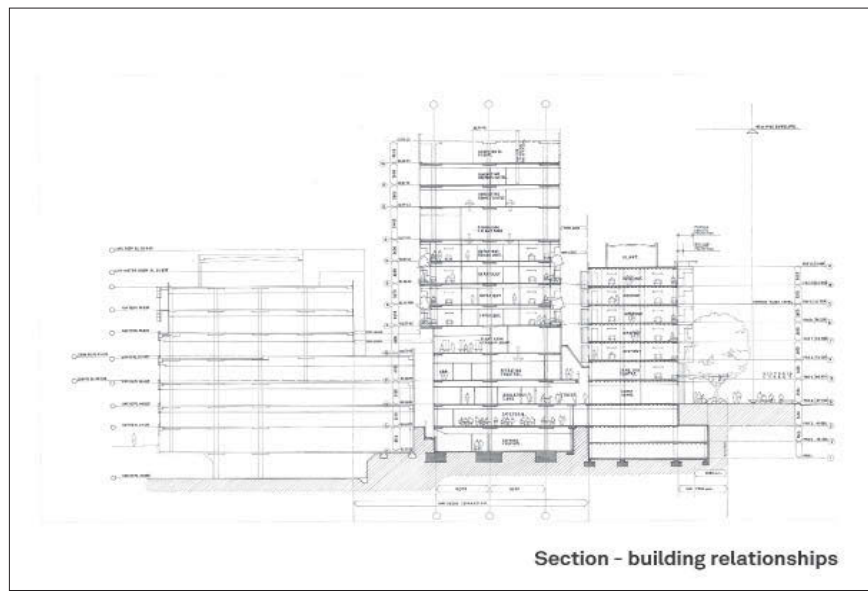
Aerial view - activated end facade



Massing concept studies



Aerial view - pedestrian awning

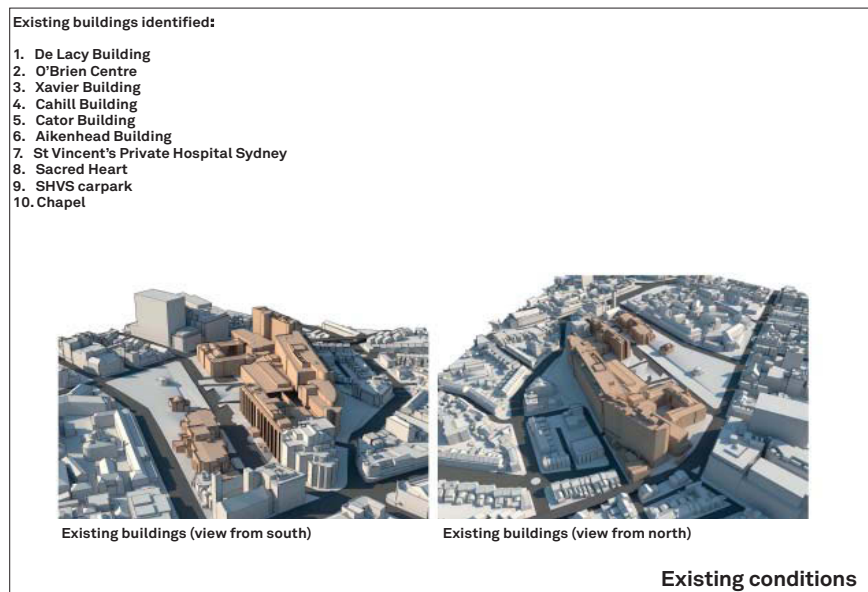
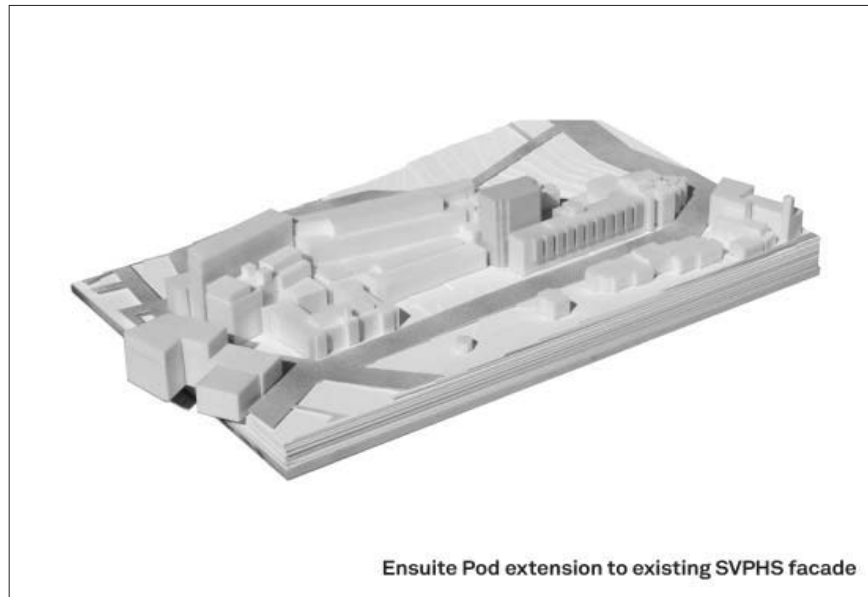
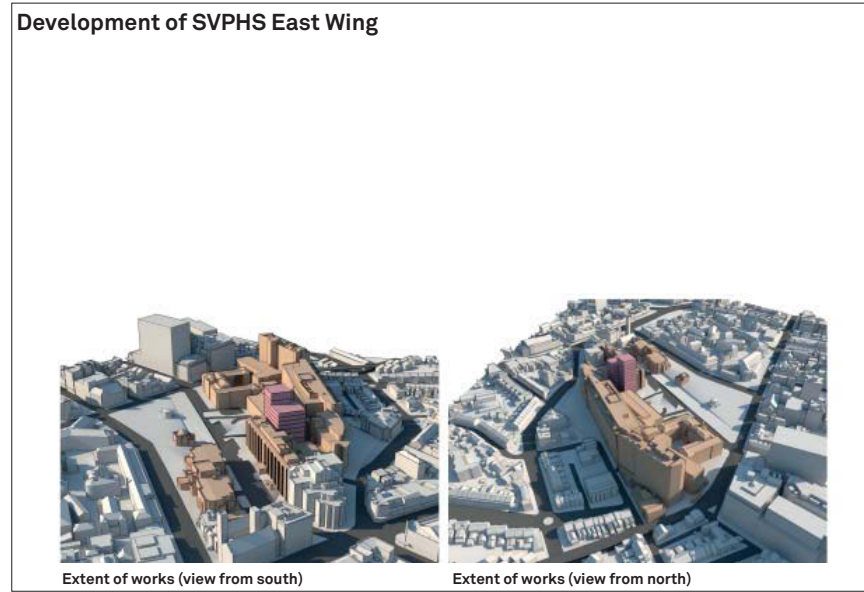
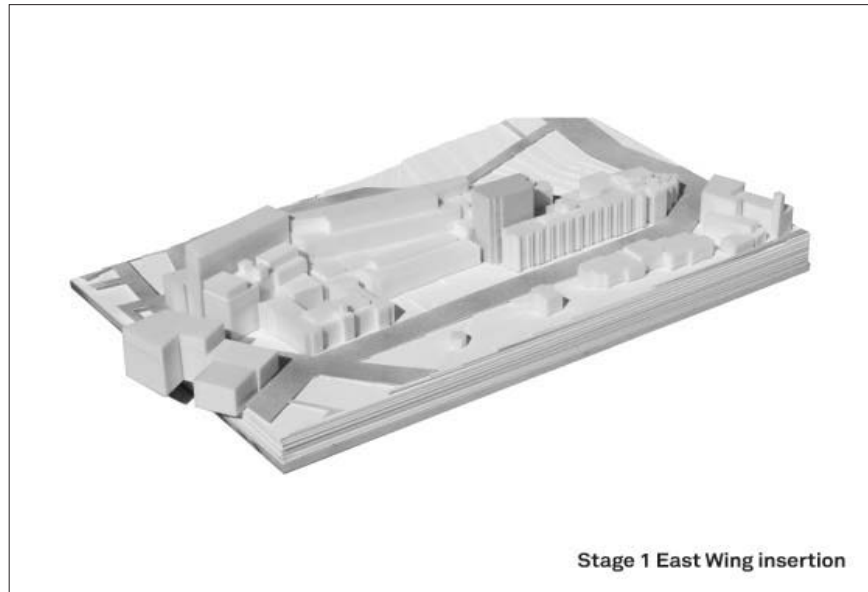


Section - building relationships



Existing

02 Workshop Two
Reference Drawings/Images 2



Workshop Three
Option Review



Workshop Three. Photography by HASSELL.

03 Workshop Three Agenda

3.1 Summary

The purpose of the third workshop - Option Review is to identify the East Wing and SVPHS refurbishment strategies and to study the options.

Participants
_Project Principal
_Project Architect
_Health Planners
_Design Architect
_Expert Design Panel
_Design Principal 1 (Ken McBryde)
_Design Principal 2 (Tony Grist)
_Design Principal 3 (Ken Maher)
_Client Representative
_Planners (JBA)
Inputs
_QS Cost Advice
_Consultant Advice
_Statutory Planning Overview SSD Development
_Landscape input
Outputs
_Strategic manoeuvres and urban realm updates
_East Wing and SVPHS High Rise Wing facade options and combinations
_Landscape works. Stage 1 Remediation, Stage 2 New entry & streetscape
_Interior Concepts to Inpatient rooms, corridors, atrium and entry.

3.2 Options developed for review

Following Workshop Three, the options are selected for development. In addition, a presentation and a discussion with City of Sydney of work in progress design options.

3.3 Workshop Three Agenda

St Vincent's Private Hospital East Wing Project

Design Workshop No 3

Date: 12 November 2014
Time: 9:00 am to 11:00 am
Location: Sydney Studio

Attendees

Ken Maher	HASSELL - Fellow
Ken McBryde	HASSELL - Principal (Design Leader Sydney)
Dale McMahon	SVPHS - Project Director
Guy Antonini	HASSELL - Associate (Project Coordinator)
Robert Keen	HASSELL - Senior Associate (Design Leader)
Kate Tudehope	JBA - Senior Planner
Glen Scott	HASSELL - Principal

Workshop Agenda

Welcome

1. Project status summary

- _Project overview and program update.
- _Review of Project Risk Register

2. Statutory Planning

Key issues

- _Ken McBryde and Dale McMahon feedback/outcomes from City of Sydney meeting and NSW Department of Planning and Environment
- _Update on Design Excellence Alternative Strategy as proposed by HASSELL/JBA. (Option 3. Design Competition waiver based on HASSELL and SVPHS internal process)
- _Update on proposed future meetings with City of Sydney representatives
- _Review of Internal Design Strategy to respond to requirements to deliver Design Excellence
- _Review proposed Design Excellence Diagram
- _Review proposed timing of Design Reviews/workshops, attendees and recording of process. Inclusion of and Liaison with City of Sydney representatives
- _Expert peer review timing
- _Outstanding risk items. i.e. Cost impacts of Design Excellence, Streetscape/Landscape requirements, Heritage Streetscape impacts, car parking provision and Traffic

3. Functional Planning

3a. New East Wing Building

- _Strategy for responding to adjacency to north boundary (facade projection impacts)
- _Planning and stacking review
- _Adjacency issues and mitigation strategies
- _Connection to existing buildings (ramps and bridges)
- _Servicing connections
- _Future stage planning

03 Workshop Three Agenda

3b. Refurbishment of existing SVPHS building

- _ Planning update
- _ Activation opportunities at ground level (Cafeteria and new entry point)
- _ Impacts to Victoria Street and mediation strategies
- _ Planning review of
- _ Ensuite location options, prefabrication and layouts
- _ New entry position and configuration
- _ Connectivity with existing buildings
- _ Ground level activation and landscape upgrade

4. Architecture Facade strategies

- _ Review developed facade option for East Wing and refurbishment works
- _ Review integration strategy for new building and SVPHS facade upgrade
- _ Review extent of facade upgrade to SVPHS. East/West/North
- _ Review adoption of street awning and/or new entry awning

5. Landscape

- _ Review of mediation only strategy for current scope of works
- _ Review proposition of new entry, street activation and partial street re-configuration as Stage 2
- _ Impacts to existing street trees
- _ Green roofs and terraces/rehabilitation garden

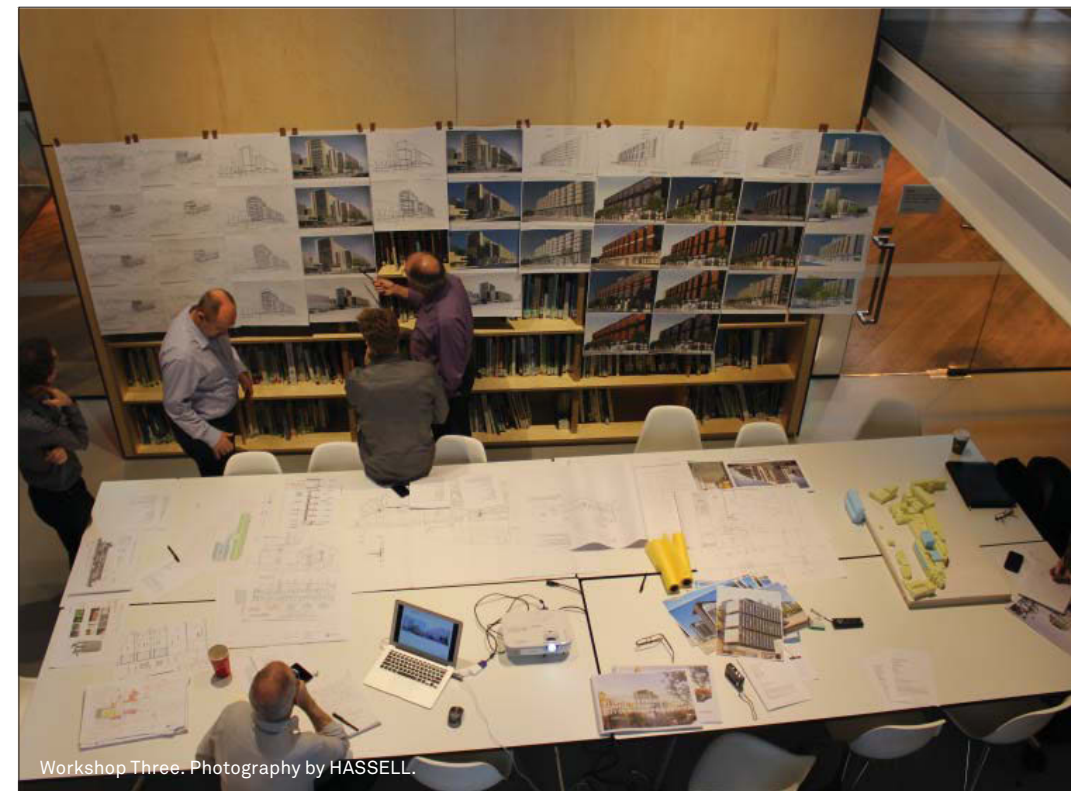
6. Interiors Overview

- _ Refurbishment of existing SVPHS building
- _ Internal street development
- _ New Entry position and configuration
- _ Existing Inpatient room upgrade
- _ Ensuite location and configuration

7. Workshop Summary

- _ Capture and recap of key issues
- _ Action list

Workshop concludes at 11:00am



Workshop Three. Photography by HASSELL.

03 Workshop Three Outcomes

3.4 Workshop Three Outcome Response

St Vincent's Private Hospital East Wing Project

Design Workshop No 3
Record of Outcomes

Date: 12 November 2014
Time: 10:00 am to 12:00pm
Location: Sydney Studio

Attendees

Ken Maher	HASSELL - Fellow
Ken McBryde	HASSELL - Principal (Design Leader Sydney)
Glen Scott	HASSELL - Principal
Dale McMahan	SVPHS - Project Director
Guy Antonini	HASSELL - Associate (Project Coordinator)
Robert Keen	HASSELL - Senior Associate (Design Leader)
Kate Tudehope	JBA - Senior Planner

Workshop Agenda

Welcome

1. Project status summary

- _Project overview and program update
- _Review of Project Risk Register

Workshop Comments

- _Currently project has completed SD and SD Report submitted to Client for review
- _All design work presented in workshop reflective of the design option development process and previous workshop reviews
- _Design progression to be seen in light of the collaborative HASSELL Studio process and recorded as a part of an overt design process
- _Meeting with City of Sydney representatives on the 12th of November at 4 pm to discuss design progression and identify issues from City of Sydney perspective

Summary of issues by DM

- _The restructure of St Vincent's has now created three divisions
 - a. Public Hospital
 - b. Private Hospital
 - c. Aged Care
- _Previously extended car park provided an income stream for SVHS, now on hold
- _Trustees currently looking at option to extend existing car park to improve income stream for SVHS. Not part of DA
- _Previous design work now pushed back in program and diluted as a result of East Wing functional program
- _There will be a suspicion about the current MP and a necessity to explain the difference with the East Wing proposition

2. Statutory Planning

Key issues

- _Ken McBryde and Dale McMahan feedback/outcomes from City of Sydney meeting and NSW Department of Planning and Environment

- _Update on Design Excellence Alternative Strategy as proposed by HASSELL/JBA. (Option 3. Design Competition waiver based on HASSELL and SVPHS internal process).
- _Update on proposed future meetings with City of Sydney representatives
- _Review of Internal Design Strategy to respond to requirements to deliver Design Excellence
- _Review proposed Design Excellence Diagram
- _Review proposed timing of Design Reviews/workshops, attendees and recording of process. Inclusion of and Liaison with City of Sydney representatives
- _Expert peer review timing
- _Outstanding risk items. i.e. Cost impacts of Design Excellence, streetscape/landscape requirements, heritage streetscape impacts, car parking provision and traffic.

Workshop Comments

- _Alternative Design Competition diagram presented for discussion in light of potential Design Competition requirement
- _Justification for not having a competition based on SVPHS primary consultant selection process and an evolving brief not seen by KM1 as necessarily compelling enough to convince GJ. KM1 asks "What are the mechanisms for delivering the best outcome and how will they be conveyed". Client and consultant Team to be mindful of this throughout process
- _Most likely that project will be referred to the Design Advisory panel for comment so how will design quality be ensured as an outcome?
- _Staged landscape works will be essential in responding to City of Sydney concerns around quality of public realm, activation and demonstration of SVPHS being a good community neighbour
- _KM1 suggests that the overall staged landscape outcome is the important outcome to convey rather than when and how it is staged
- _JBA asked to provide summary of SSD Flow chart
- _KT asked to provide explanation of SSD approval process
- _Application for SEARS to occur in two weeks and will take maximum 28 days to respond
- _Applicant consultation with City of Sydney and other agencies and preparation of EIS
- _DA and EIS to be lodged 16 January 2015
- _Exhibition period of 30 days up until the end of February 2015
- _Submissions forwarded to applicant for response
- _Response to submissions within 21 days by end of April 2015
- _Draft conditions issued
- _Submission referred to City of Sydney mid to end of February
- _PAC determination required when more than 25 objections received. Add six weeks
- _Determining Authority makes determination allow 8-12 weeks
- _Notice of determination issued in August 2015. Notices issued with 14 days of determination

Identification of Planning Risks

- _Position of the City of Sydney in relation to the development is unknown
- _Density of development on the site will be a concern
- _Public amenity and landscape outcomes
- _Requirement for parking not defined at present
- _Necessity of additional parking will trigger requirement for plan update
- _The built proposal not being in the green space to the front of the SVHS therefore no MP trigger

Planning Strategies (Refer Planning strategy diagrams)

- _3 potential siting options developed for review and assessment in relation to urban realm, functional and cost criteria
- _Complete options 2 and 3 massing studies and impacts on urban realm
- _Adopt understanding of GJ (COS) perceptions when assessing impacts of options
- _Primary entry to East Wing off Victoria Street with secondary entry off internal access road. Identify the

03 Workshop Three

Outcomes

- two entries as different that are not connected externally
- _ Access road entry for staff access to Cafeteria and patient bed movement not general public
- _ Ensuite location to west facade of SVPHS will have significant street impacts to Victoria street. Physical set back reduced by nom 2.5 meters
- _ KM1 reinforced importance of addressing key City of Sydney issues of building proposition
 - Street scale
 - Providing a greater sense of life to the ensuite faces
 - Responding to and acknowledging the heritage streetscape
 - Activation and street level engagement
 - A responsive materiality
 - Permeability
 - Provision of a dialogue between the two buildings

3. Functional Planning

3a. New East Wing Building

- _ Strategy for responding to adjacency to north boundary (facade projection impacts)
- _ Planning and stacking review
- _ Adjacency issues and mitigation strategies
- _ Connection to existing buildings (ramps and bridges)
- _ Servicing connections
- _ Future stage planning

3b. Refurbishment of existing SVPHS building

- _ Planning update
- _ Activation opportunities at ground level (Cafeteria and new entry point)
- _ Impacts to Victoria Street and mediation strategies
- _ Planning review of ensuite location options, prefabrication and layouts
- _ New entry position and configuration
- _ Connectivity with existing buildings
- _ Ground level activation and landscape upgrade

Workshop Comments

- _ Landscape strategy for Victoria Street in two stages
 - Stage 1. Remediation
 - Stage 2. New Entry and activation (no identified budget for this scope of work as yet)
- _ Short term activation will improve landscape outcome
- _ Stage 2 will deliver activation opportunity with new retail breakout opportunity
- _ Activation and street engagement a key concern of City of Sydney and will require address
- _ Ensuite location to west facade of SVPHS will have significant street impacts to Victoria street. Physical set back reduced by nom 2.5 meters
- _ KM1 reinforced importance of addressing key City of Sydney issues of building proposition
 - Street scale
 - Providing a greater sense of life to the ensuite faces. Inclusion of windows to west face of modules as a gesture
 - Responding to and acknowledging the heritage streetscape
 - Activation and street level engagement
 - A responsive materiality
 - Permeability
 - Provision of a dialogue between the two buildings
- _ Current mechanical strategy has requested external duct with connection to supply and extract air through parapet
- _ This manoeuvre increases depth of ensuite pod, eliminates option of fenestration to west walls and increases height of ensuite pods

- _ KM1 reinforces need to provide strip windows to west wall requiring alternate mechanical strategy
- _ Options for the composition of ensuite pods to the facade reviewed
- _ Massing and framing strategies preferred rather than individual vertical stacking

4. Architecture Facade strategies

- _ Review developed facade option for East Wing and refurbishment works
- _ Review integration strategy for new building and SVPHS facade upgrade
- _ Review extent of facade upgrade to SVPHS. East/west/north
- _ Review adoption of street awning and/or new entry awning

Workshop Comments

- _ Ensuite location to west facade of SVPHS will have significant street impacts to Victoria street and requires integrated ordering device to structure composition
- _ Framing device utilised in various configurations to order facade but could be simplified
- _ Massing and framing strategies preferred rather than individual vertical stacking
- _ Adoption of horizontal frames rather than complete frames preferred as ordering device that could also be adapted to East Wing
- _ Colour and pattern proposition referencing Plain trees good but delivery currently questionable. Review other options for colour and pattern configurations. Bar code pattern possible option
- _ Preference to express frame to upper three levels of East Wing as horizontals to top and bottom with vertical blades divided into three sections corresponding to floor levels
- _ Pattern and colour adopted to SVPHS ensuite modules to be applied to East Wing ensuites
- _ Termination of lift foyer glazing to top of East Wing building to be more dominant with possible use of additional framing member
- _ Escape stair wall could extend and be punctured at end of corridor to differentiate appearance from foyer
- _ Solar control device required to lift foyer glazing, integrated or external options available
- _ If external option sunscreen device adopted a finer blade would be preferable
- _ Consider QCHARF system
- _ Review scale of foyer at double height level 11 and whether option to lower foyer ceiling shadowbox is appropriate. Option

5. Landscape

- _ Review of mediation only strategy for current scope of works
- _ Review proposition of new entry, street activation and partial street re configuration as Stage 2
- _ Impacts to existing street trees
- _ Green roofs and Terraces/Rehabilitation Garden

Workshop Comments

- _ Overall position to improve quality of public realm and SVPHS interface
- _ Landscape scope delivered in two stages
 - Stage 1. Remediation
 - Stage 2. New Entry, street activation and landscape upgrade
- _ Stage 1 works will not provide opportunity to activate street however long term position should be communicated
- _ Remediation scope to be identified and integration strategy defined
- _ Stage 2 works not budgeted at this stage however has SVPHS support in principle
- _ Stage 2 entry works should not finish at glass line but should integrate interior and exterior
- _ New entry should not be cluttered with hardscape elements
- _ Define extent of street awning
- _ Ensure new structures do not impede interaction/engagement
- _ Proposed location of padmount transformer above ground to northern end of the building will not be supported by City of Sydney. Alternate strategies and location to be developed.

03 Workshop Three

Outcomes

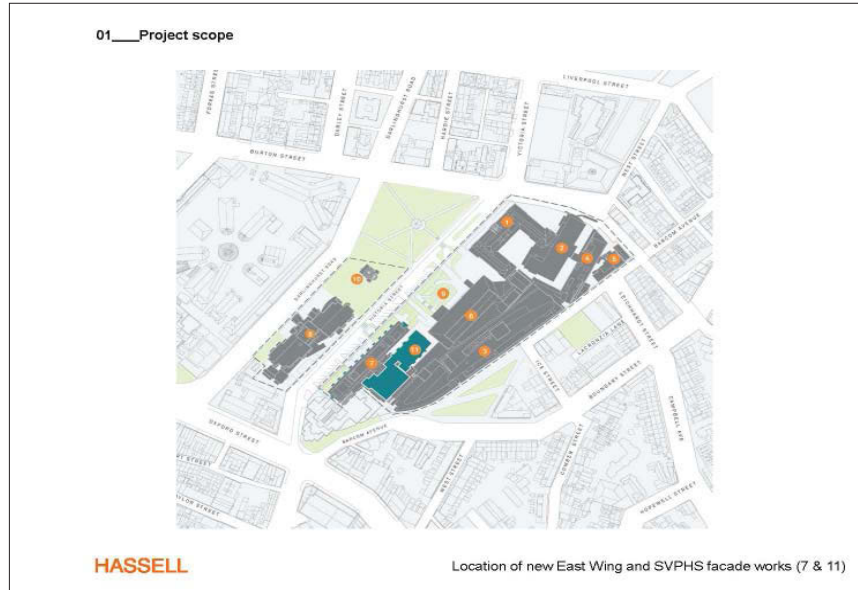
6. Interiors Overview

- _Refurbishment of existing SVPHS building
- _Internal street development
- _New Entry position and configuration
- _Existing Inpatient room upgrade
- _Ensuite location and configuration

Work shop Comments

- _Interiors concepts for rooms, corridor, atrium not discussed
- _Discussion deferred

Workshop concludes at 12:00pm



Contents

- 01__ Project scope
- 02__ HASSELL studio collaborative design process
- 03__ Project sequence
- 04__ Facade development
- 05__ Facade composition form and massing options
- 06__ Preferred facade composition to East Wing and existing SVPHS high-rise wing
- 07__ Landscape

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03 PROJECT SEQUENCE
RECAP OF KEY SEQUENCE MANOEUVRES

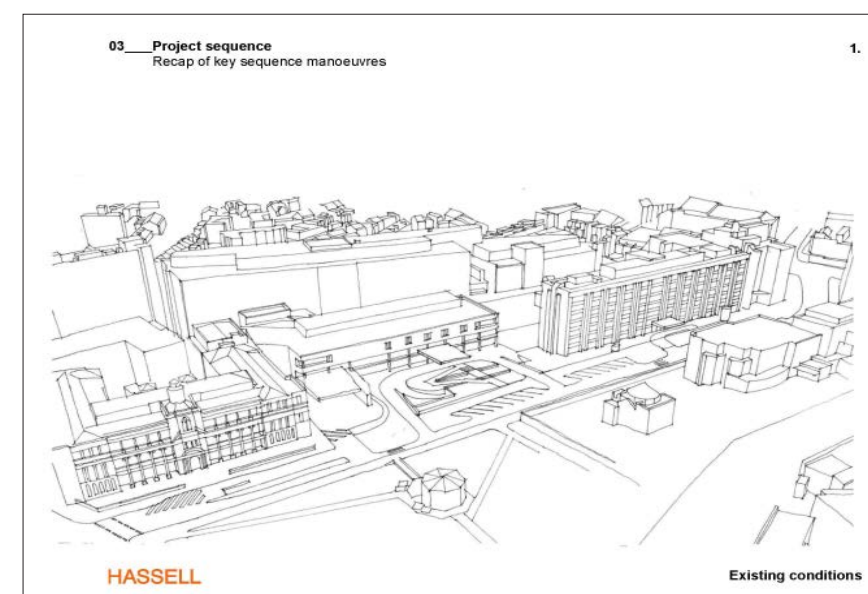
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01 PROJECT SCOPE

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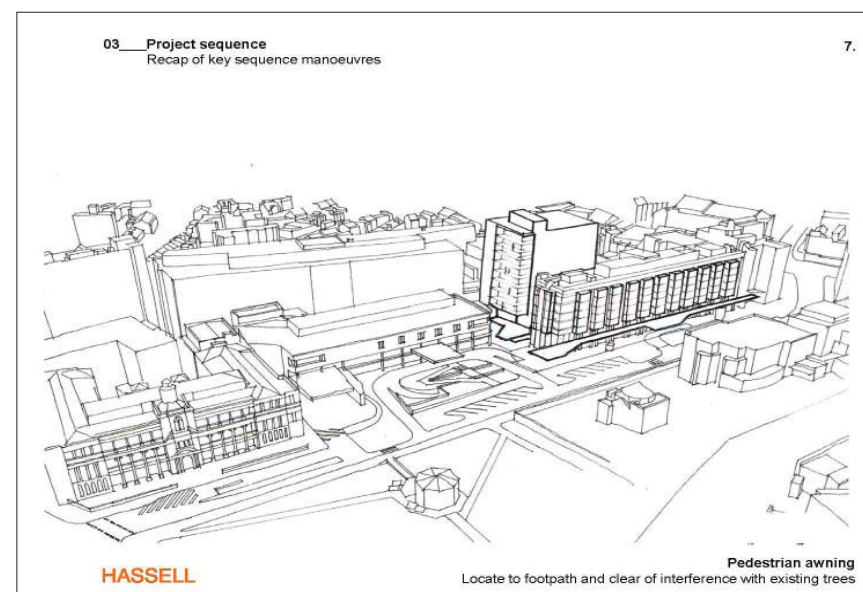
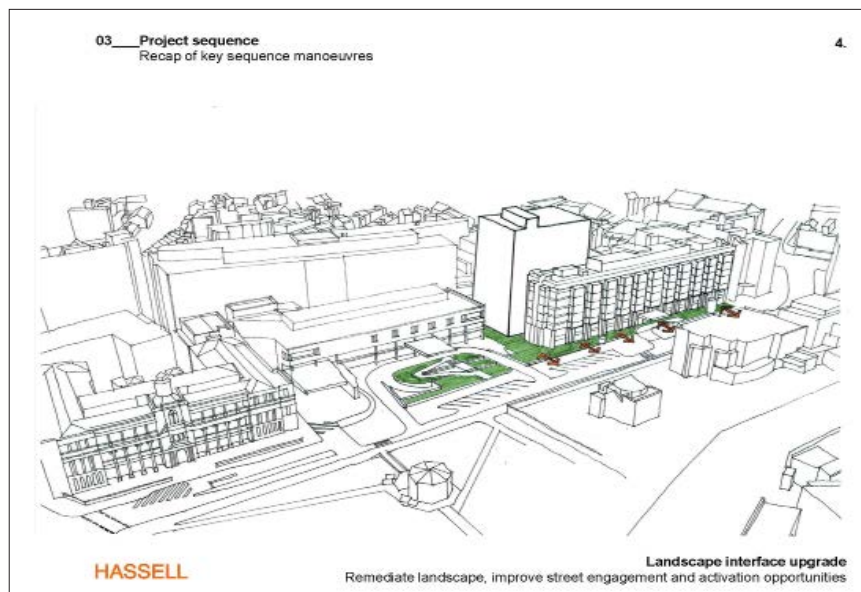
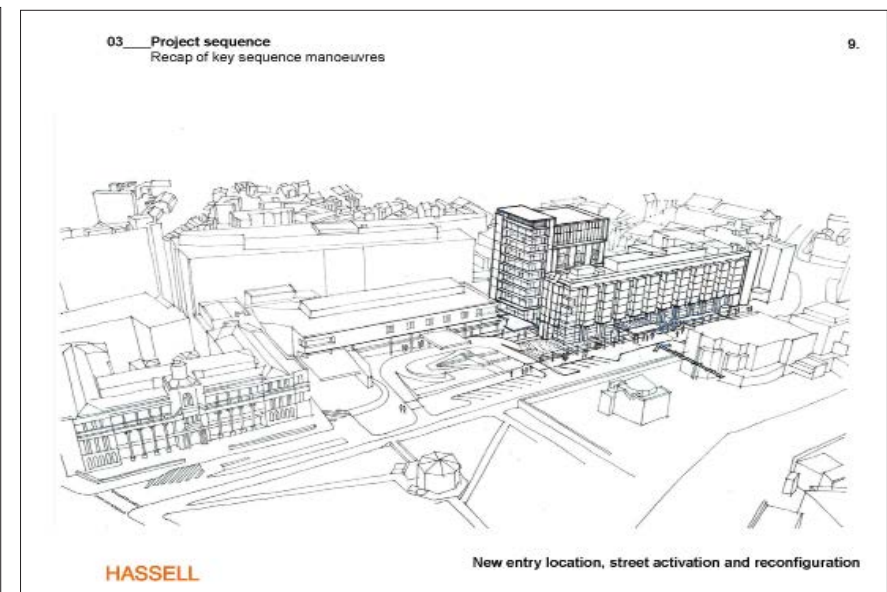
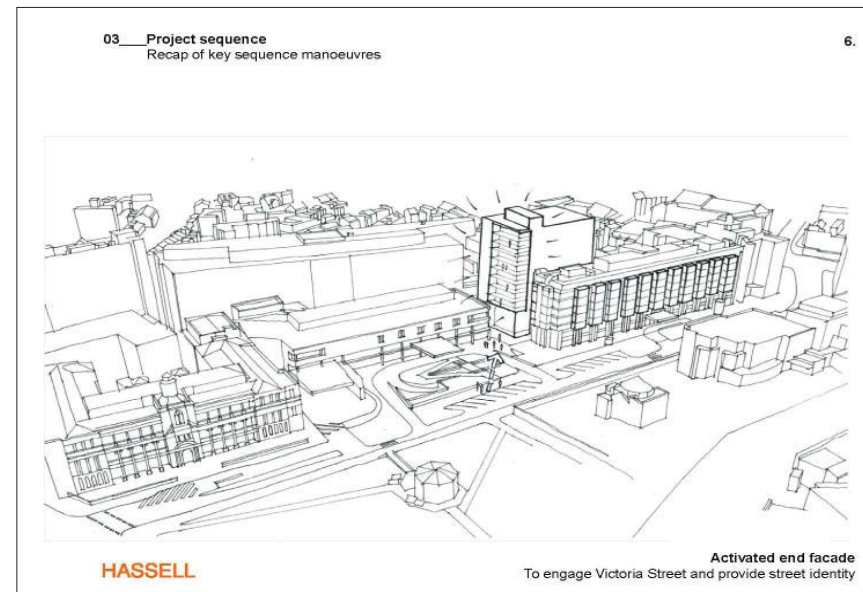
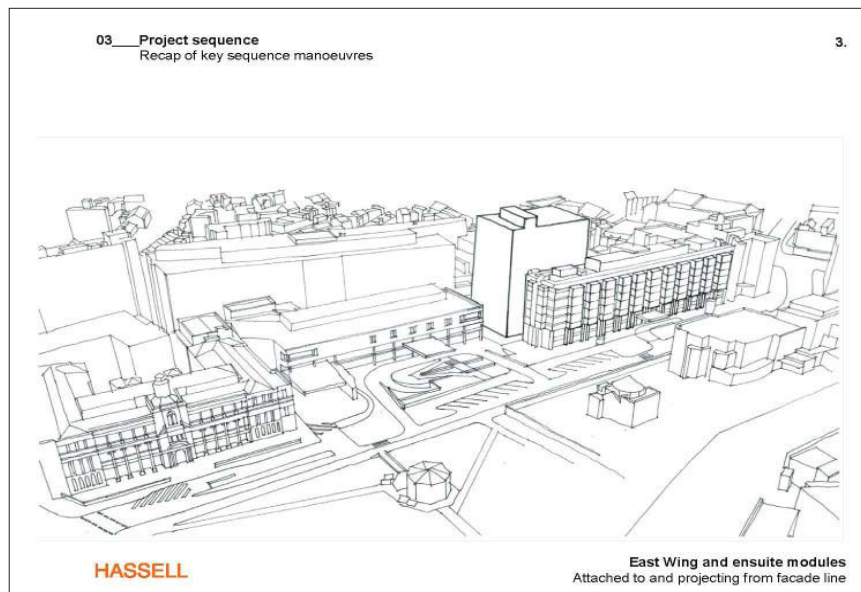
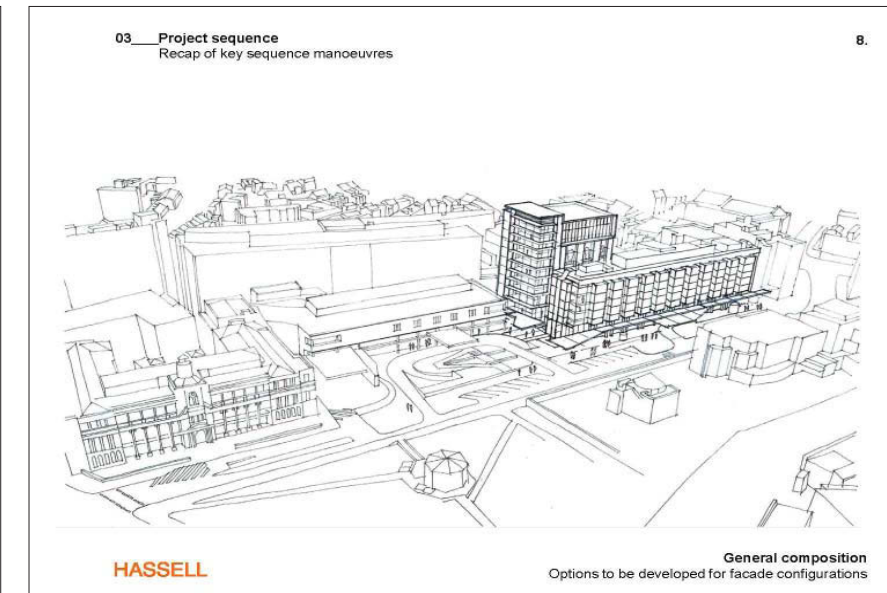
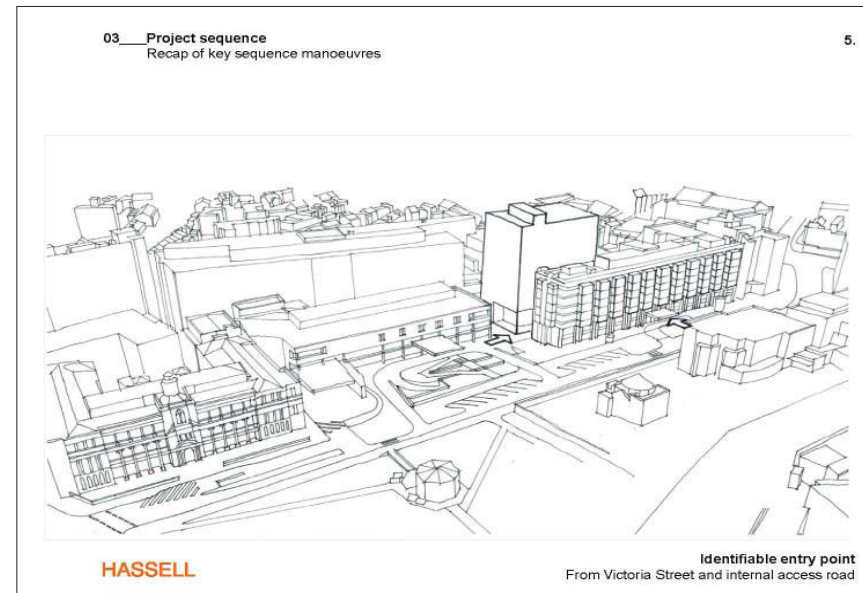
02 COLLABORATIVE HASSELL STUDIO DESIGN PROCESS

HASSELL



03 Workshop Three

Reference Drawings/Images



04 Facade development
TWO OPPORTUNITIES

New East Wing development
Refurbishment of existing SVPHS high-rise wing

Key topics

Refurbishment to existing SVPHS
 _Effective use of scale
 _Greater sense of life
 _Fitting materiality

New East Wing
 _Addresses presence within public realm
 _Dialogue between new building and existing SVPHS high rise wing

Ground plane
 _Activation of the street,
 _Permeability
 _Acknowledges heritage streetscape

HASELL

03 Workshop Three

Reference Drawings/Images

04 Facade development
Refurbishment of existing SVPHS high-rise wing



Existing facade
An opportunity to redefine the character of the SVPHS and interaction with the streetscape

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04 Facade options
Refurbishment of existing SVPHS high-rise wing



Existing facade from 1976

Ensuite modules stacked vertically (including horizontal sun shade devices to windows and introduction of full or partial street awning)

HASSELL

04 Facade options
Refurbishment of existing SVPHS high-rise wing



Horizontal configuration – stacked ensuite

HASSELL


04 Facade development
Refurbishment of existing SVPHS high-rise wing

Provision of new ensuite modules to existing SVPHS

- Necessity to provide compliant ensuite bathrooms has provided opportunity to redefine the existing facade and rebrand the character of the hospital
- What is the appropriate character?
Non confronting/healing/less commercial
- Opportunity to upgrade facade design from 1976 and reflect heritage street character

HASSELL

04 Facade options
Refurbishment of existing SVPHS high-rise wing



Vertical configuration – stacked ensuite without frame

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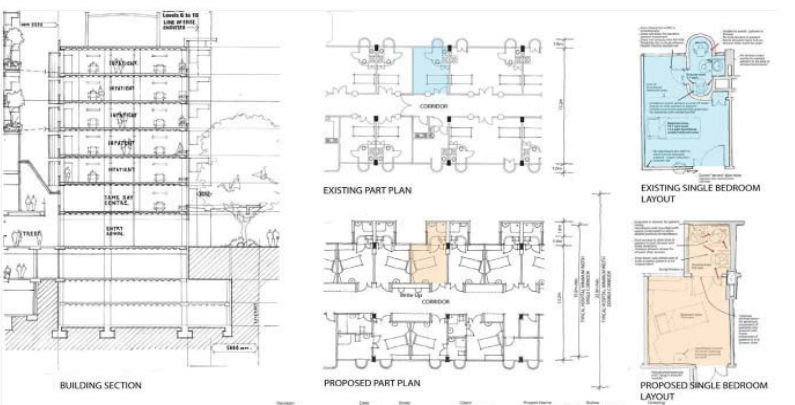
04 Facade options
Facade treatment to existing SVPHS high-rise wing



Reference to Victoria Street heritage streetscape plain trees
Autumn colour and distinctive geometry

HASSELL


04 Facade development
Refurbishment of existing SVPHS high-rise wing
Ensuite module location



Proposed ensuite bathroom module strategy

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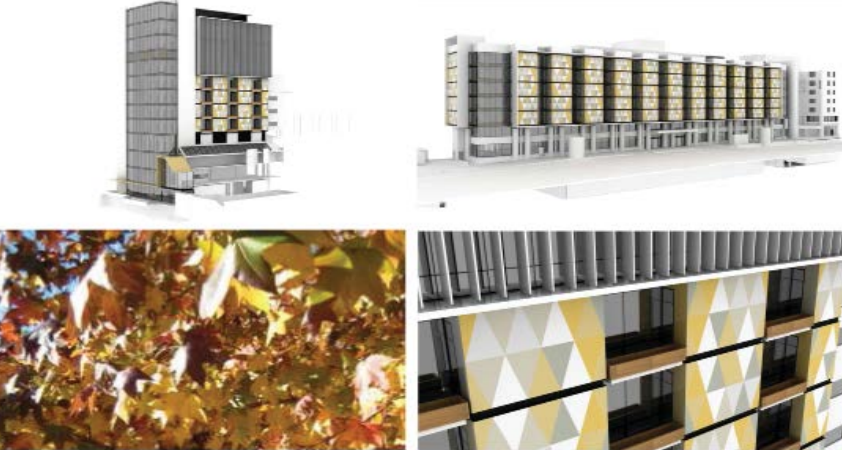
04 Facade options
Refurbishment of existing SVPHS high-rise wing



Vertical configuration – stacked ensuite with frame

HASSELL

04 Facade options
Facade treatment to East Wing and existing SVPHS high-rise wing



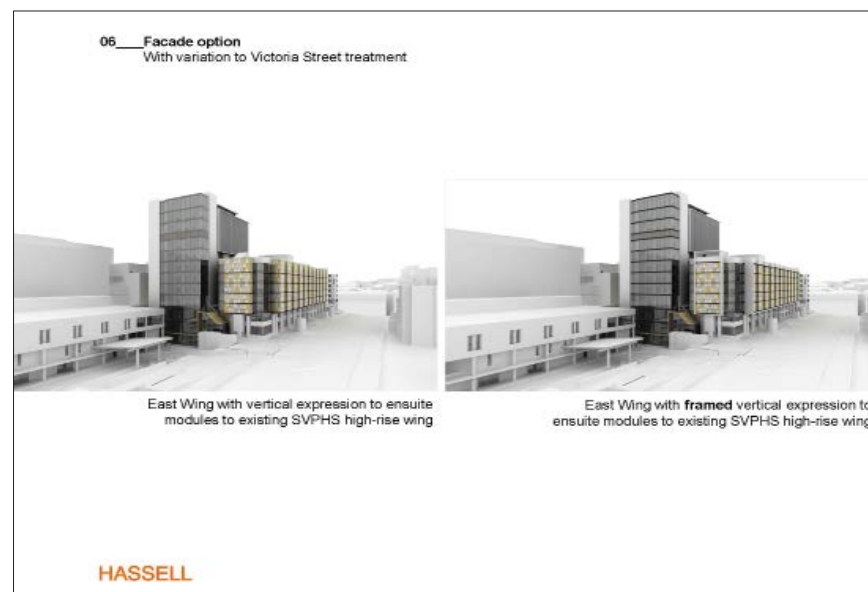
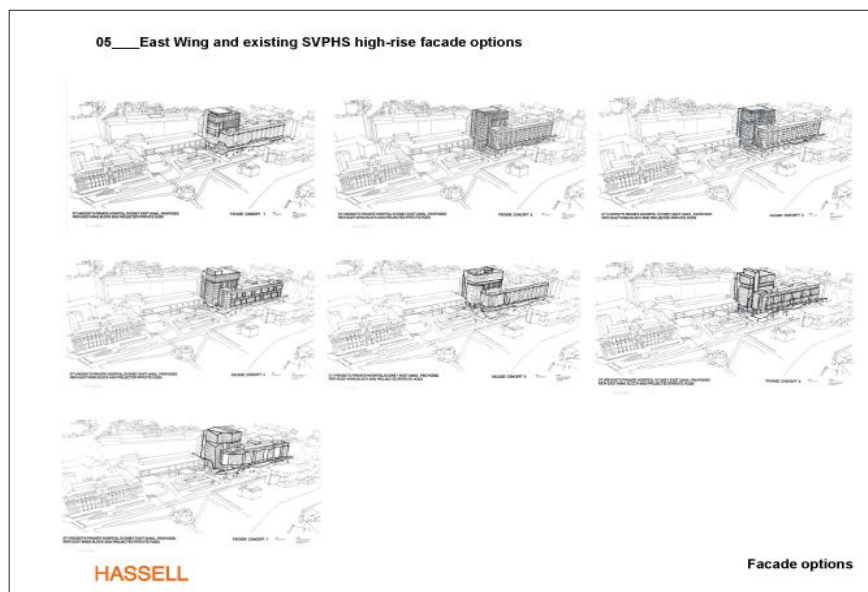
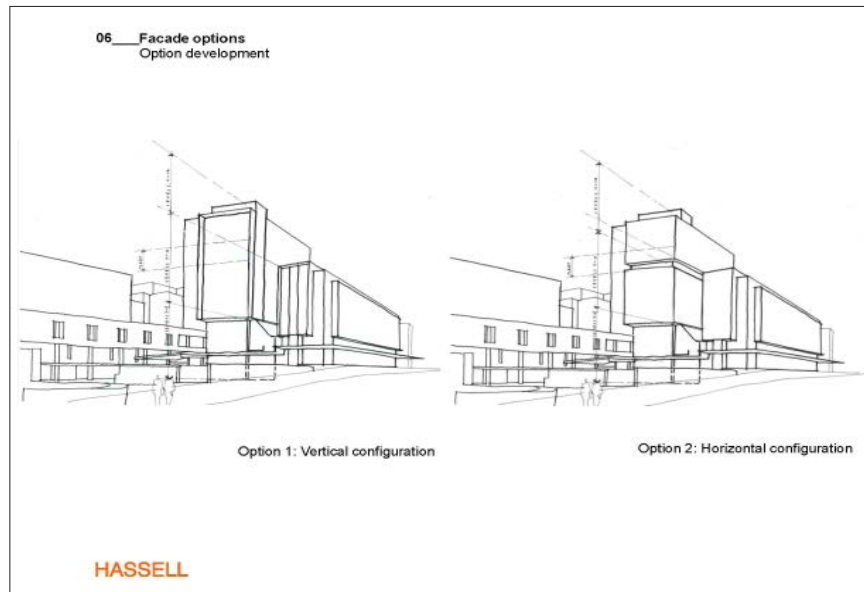
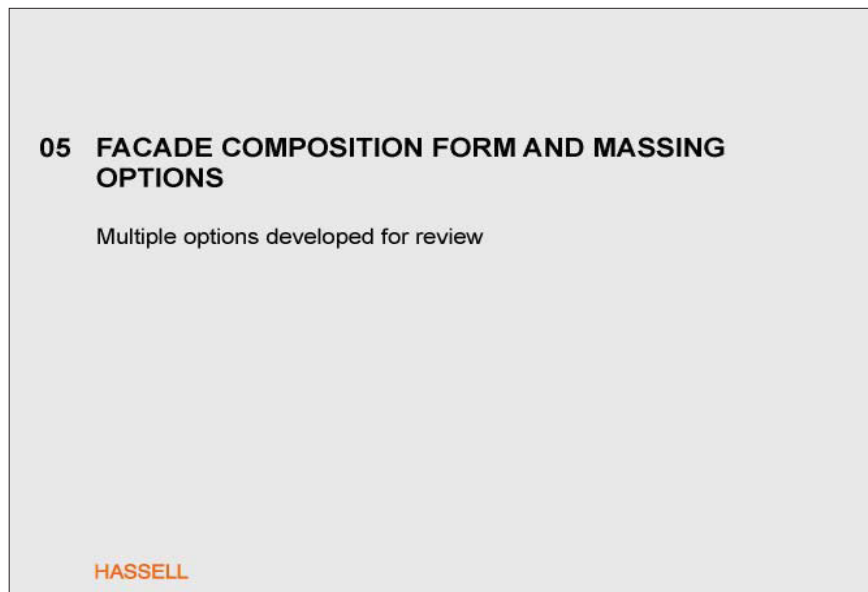
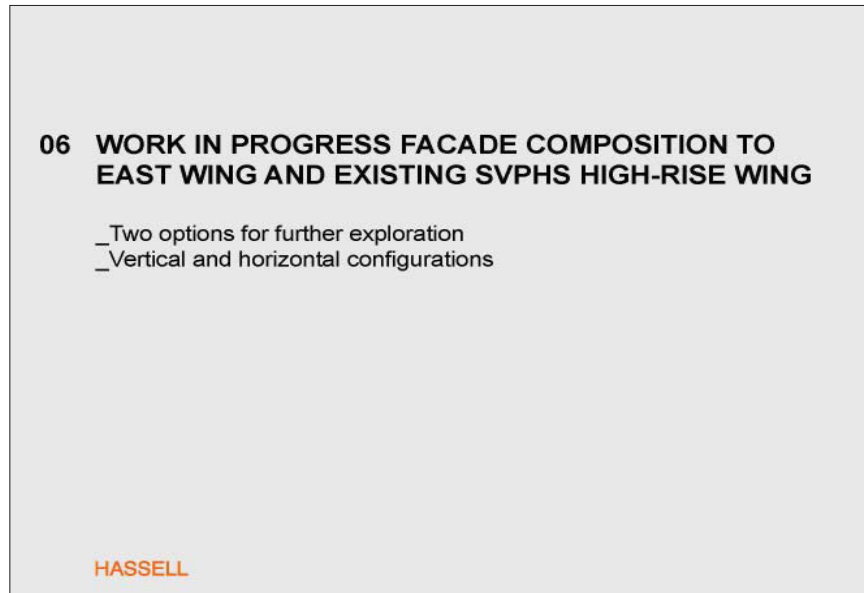
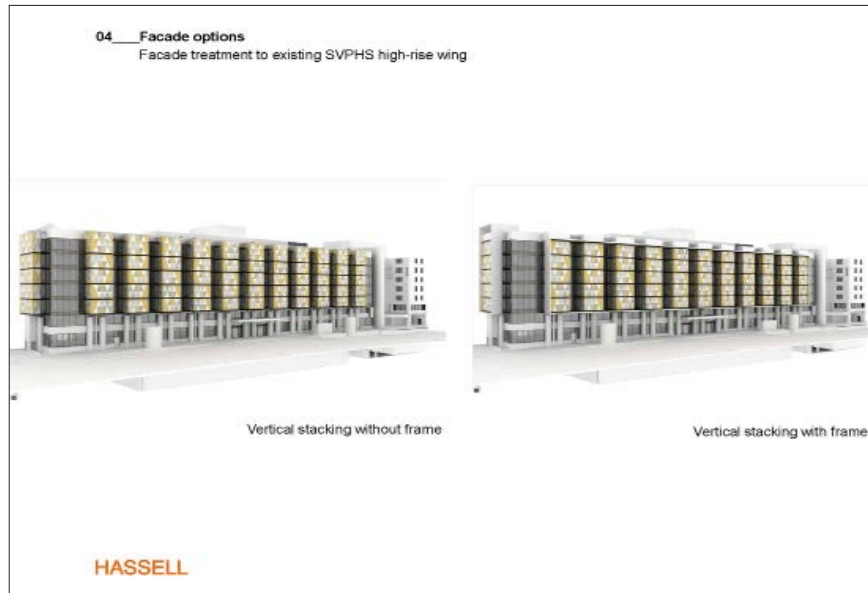
Adaption to facade patteration

Autumn plain tree leaf reference

HASSELL

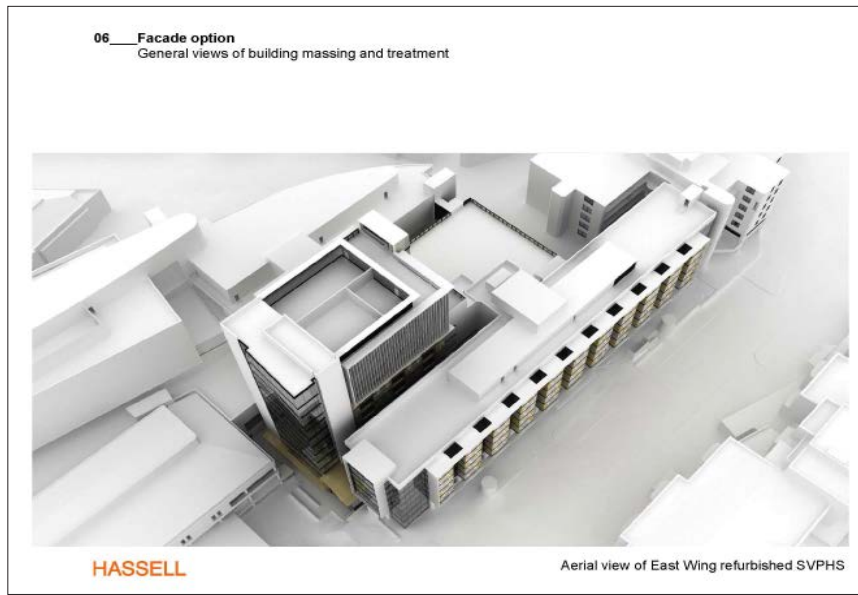
03 Workshop Three

Reference Drawings/Images



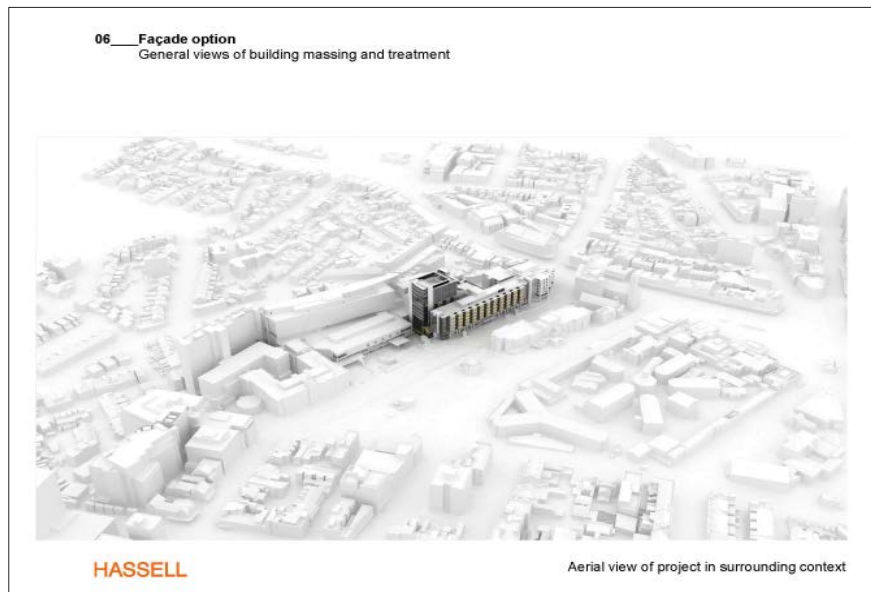
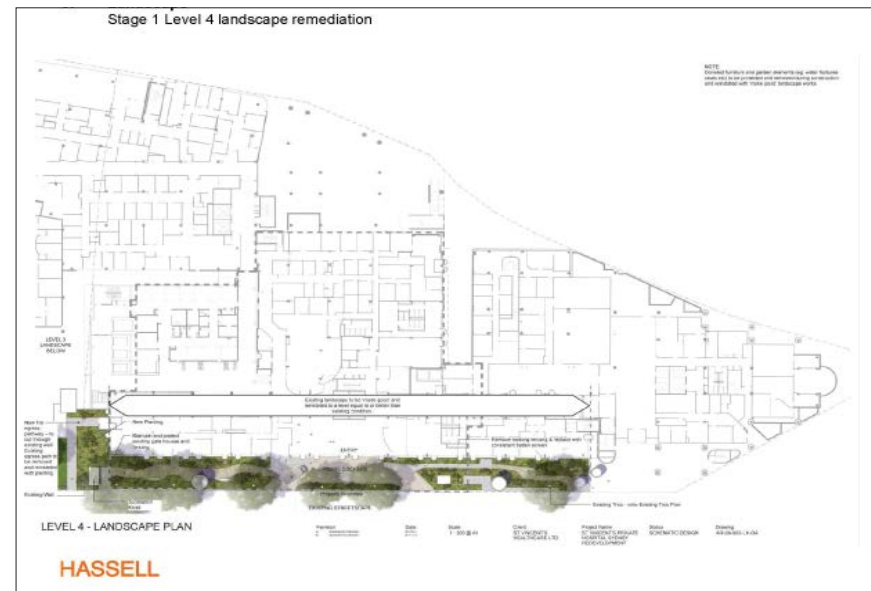
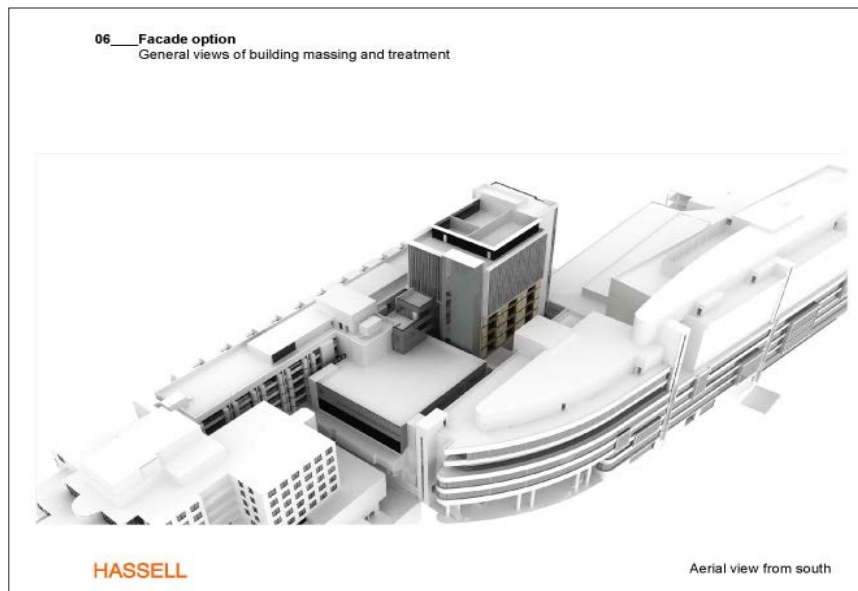
03 Workshop Three

Reference Drawings/Images



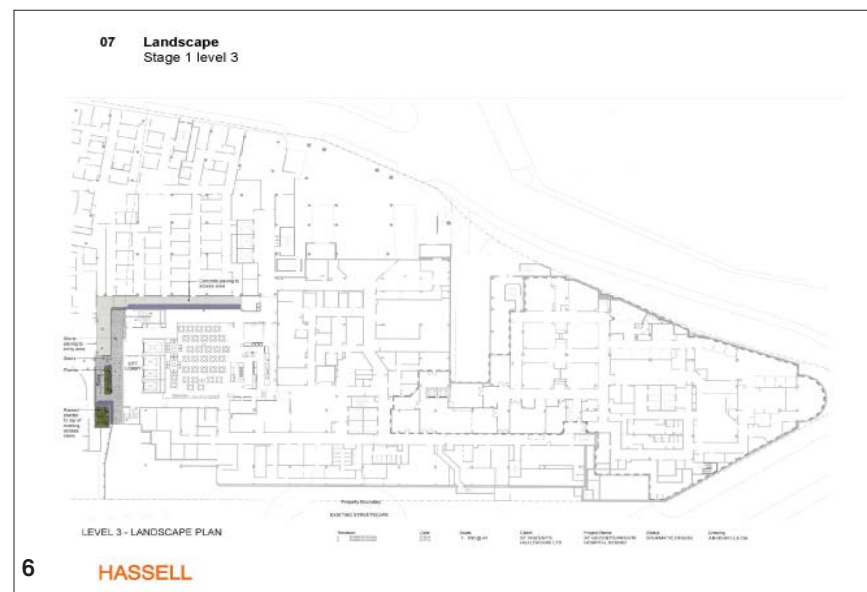
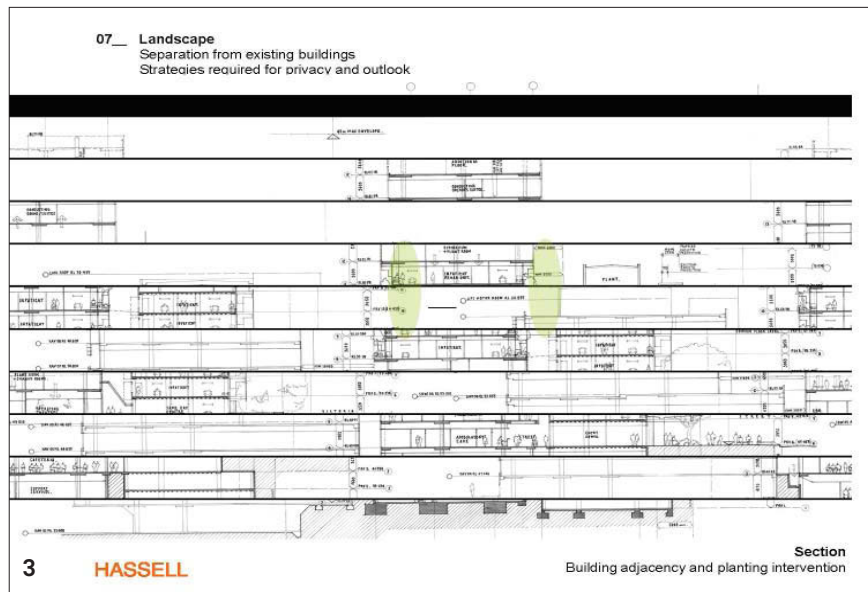
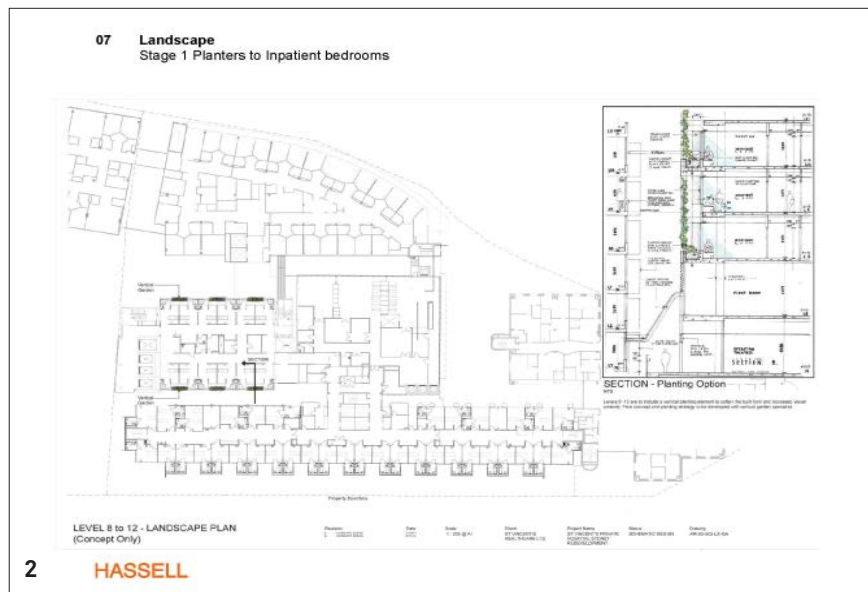
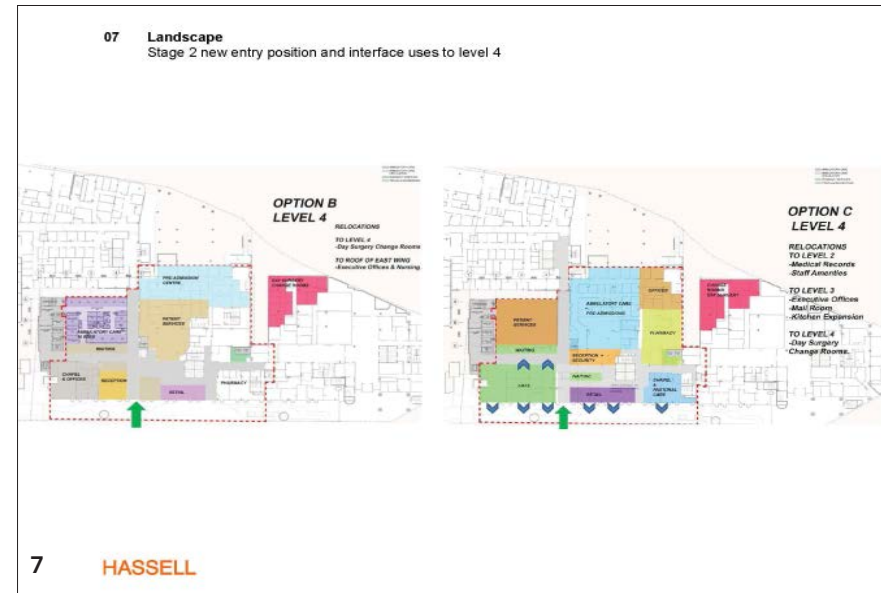
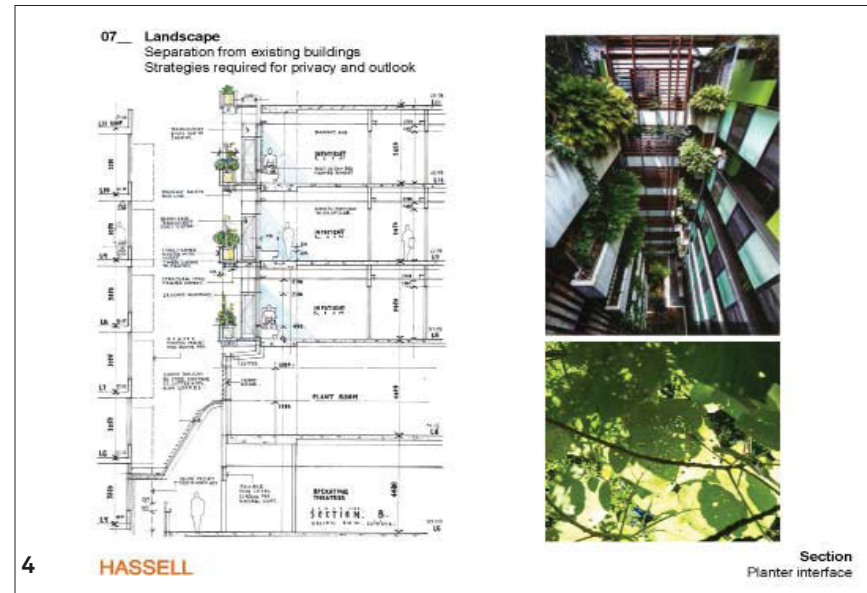
07 WORK IN PROGRESS LANDSCAPE

- _Stage 1 Remediation
- _Stage 2 Entry relocation
- _Activation of the street
- _Permeability
- _Acknowledgement of heritage streetscape



03 Workshop Three

Reference Drawings/Images



03A Interim Design Review

03A Facade Design Discussion

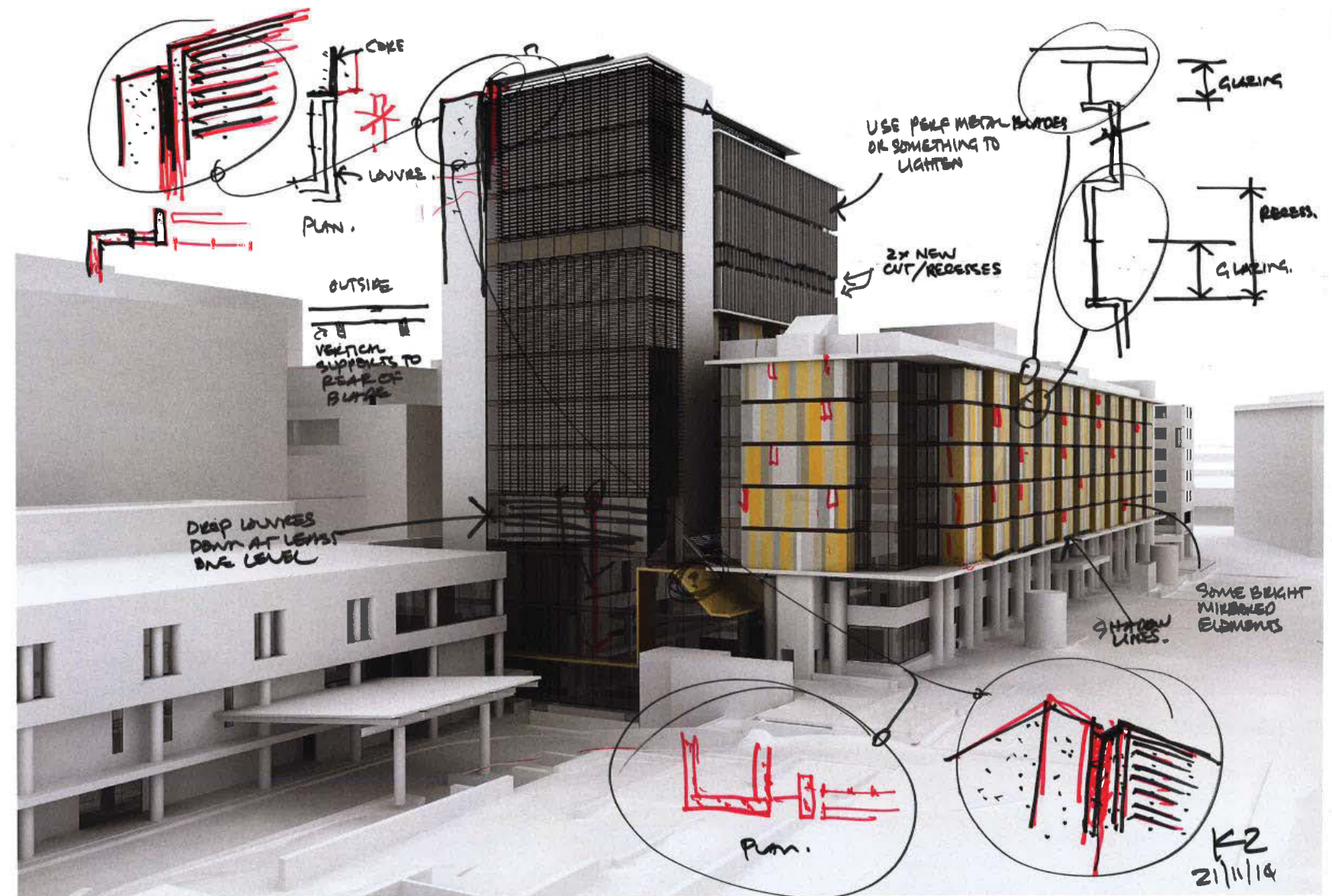
Attendees

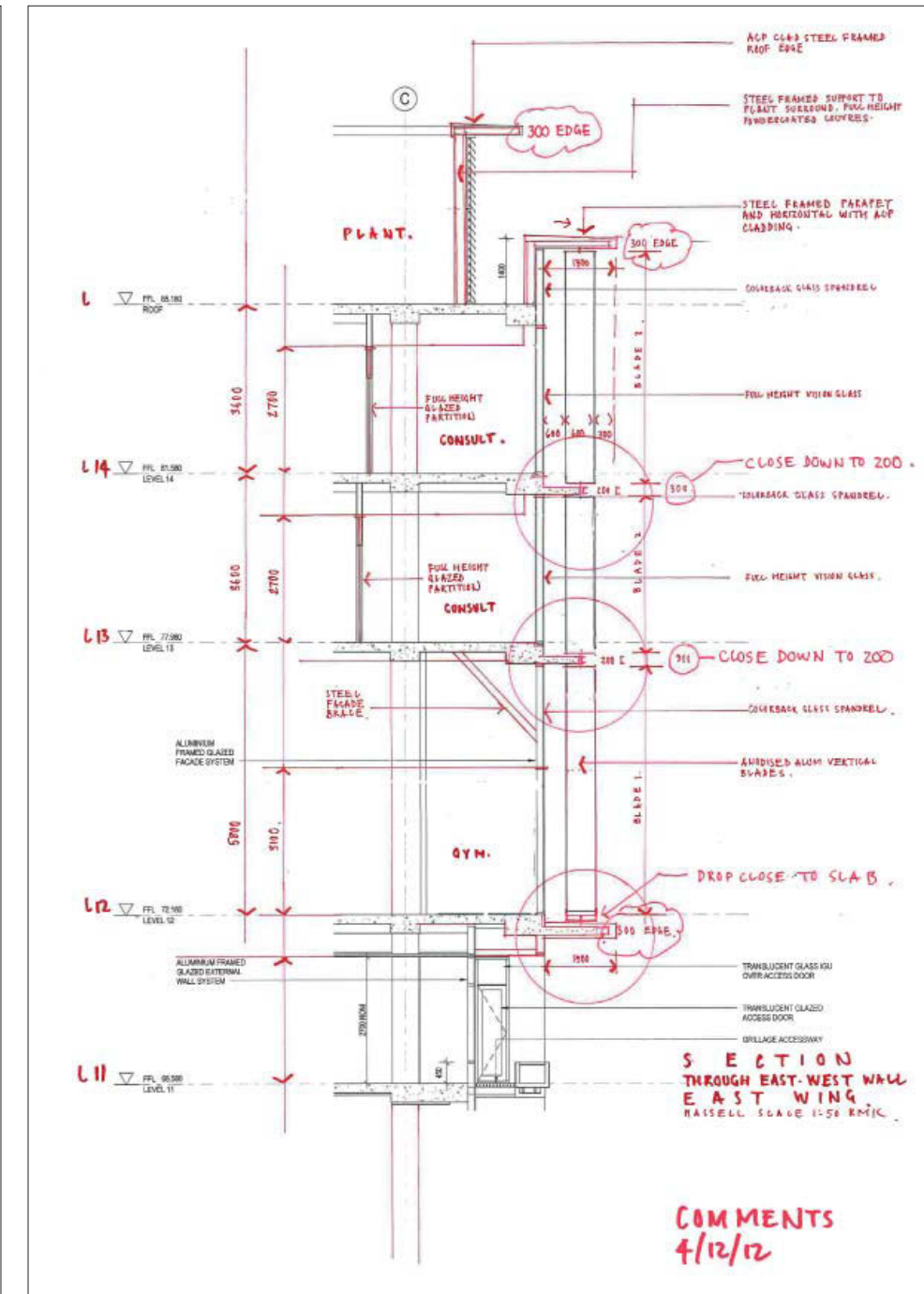
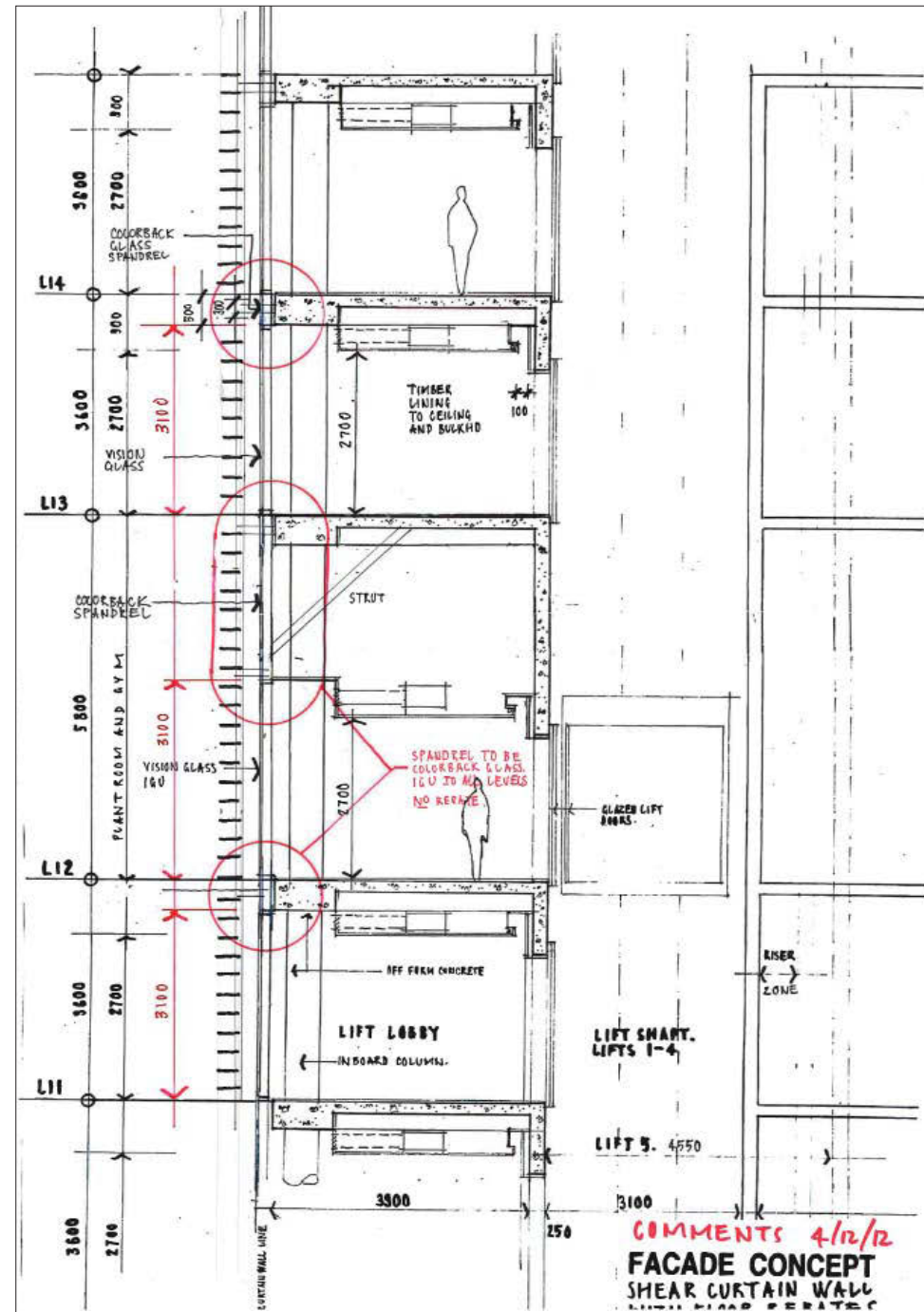
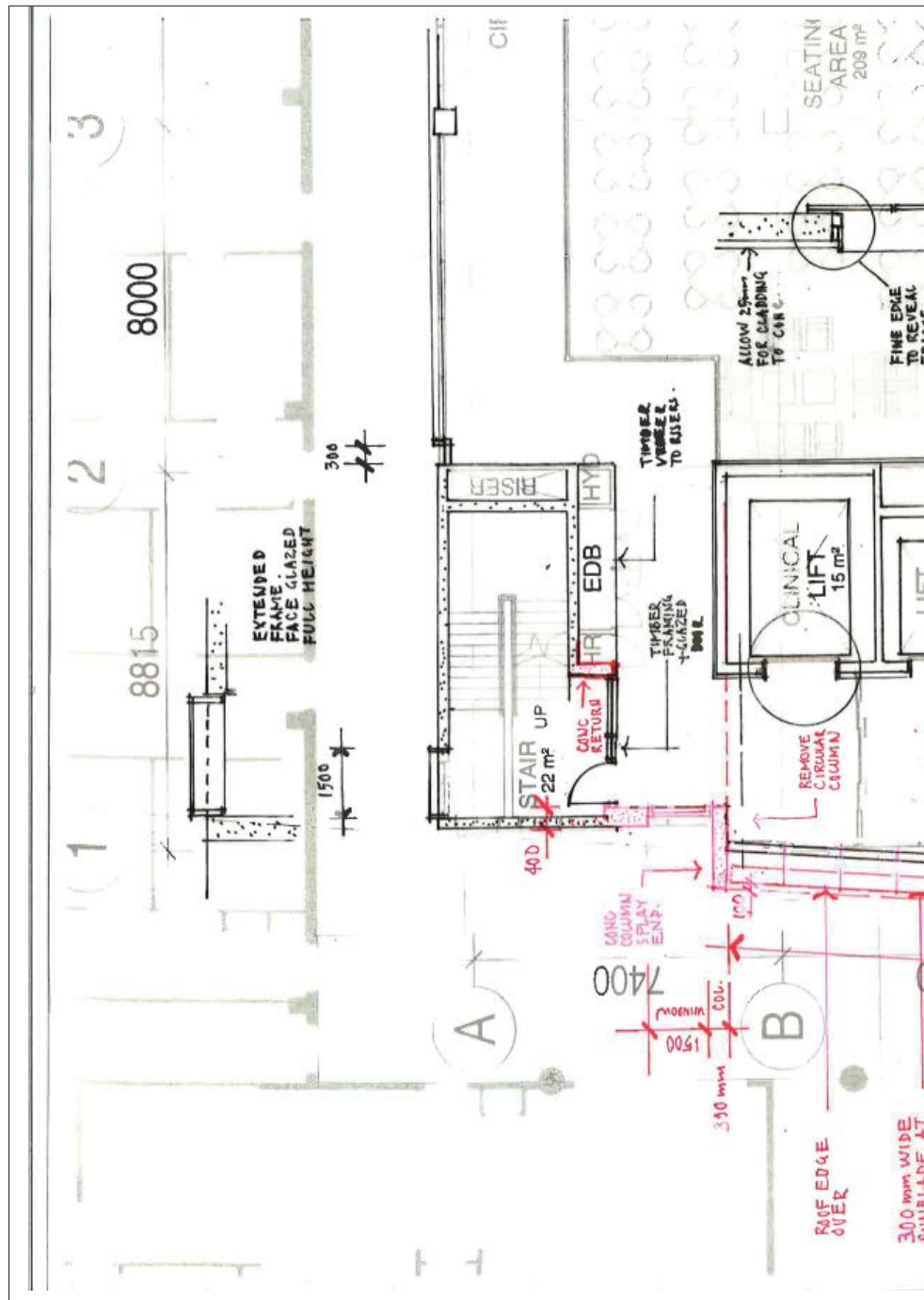
Ken McBryde	HASSELL - Principal (Design Leader Sydney)
Robert Keen	HASSELL - Senior Associate (Design Leader)
Guy Antonini	HASSELL - Associate (Project Coordinator)

- _ Discussion with regards to facade revision work subsequent to Design Workshop in Sydney on the 12 November 2014
- _ Facade revision modelling sent for review on the 13th November 2014. These drawings/renders used as basis for review conversation

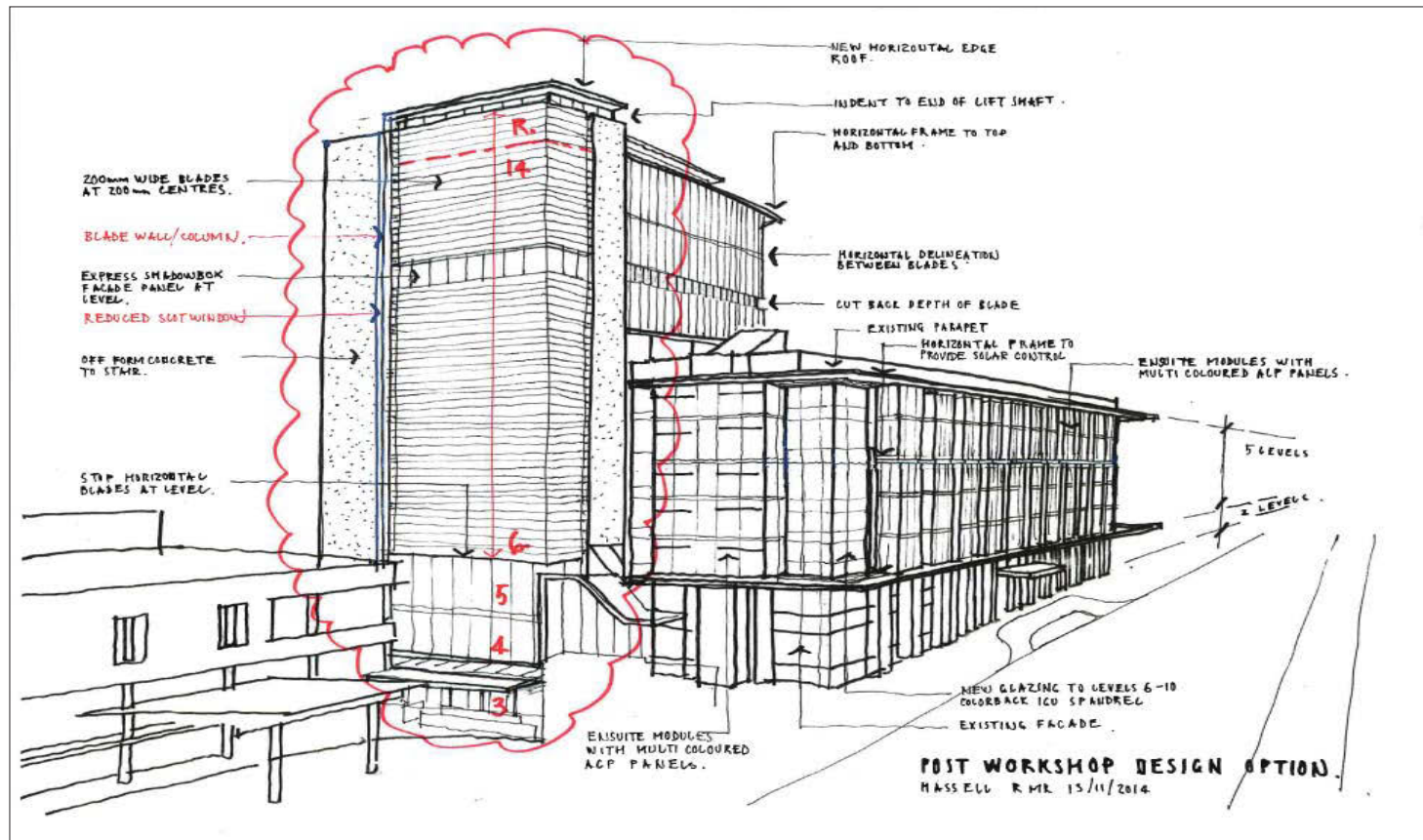
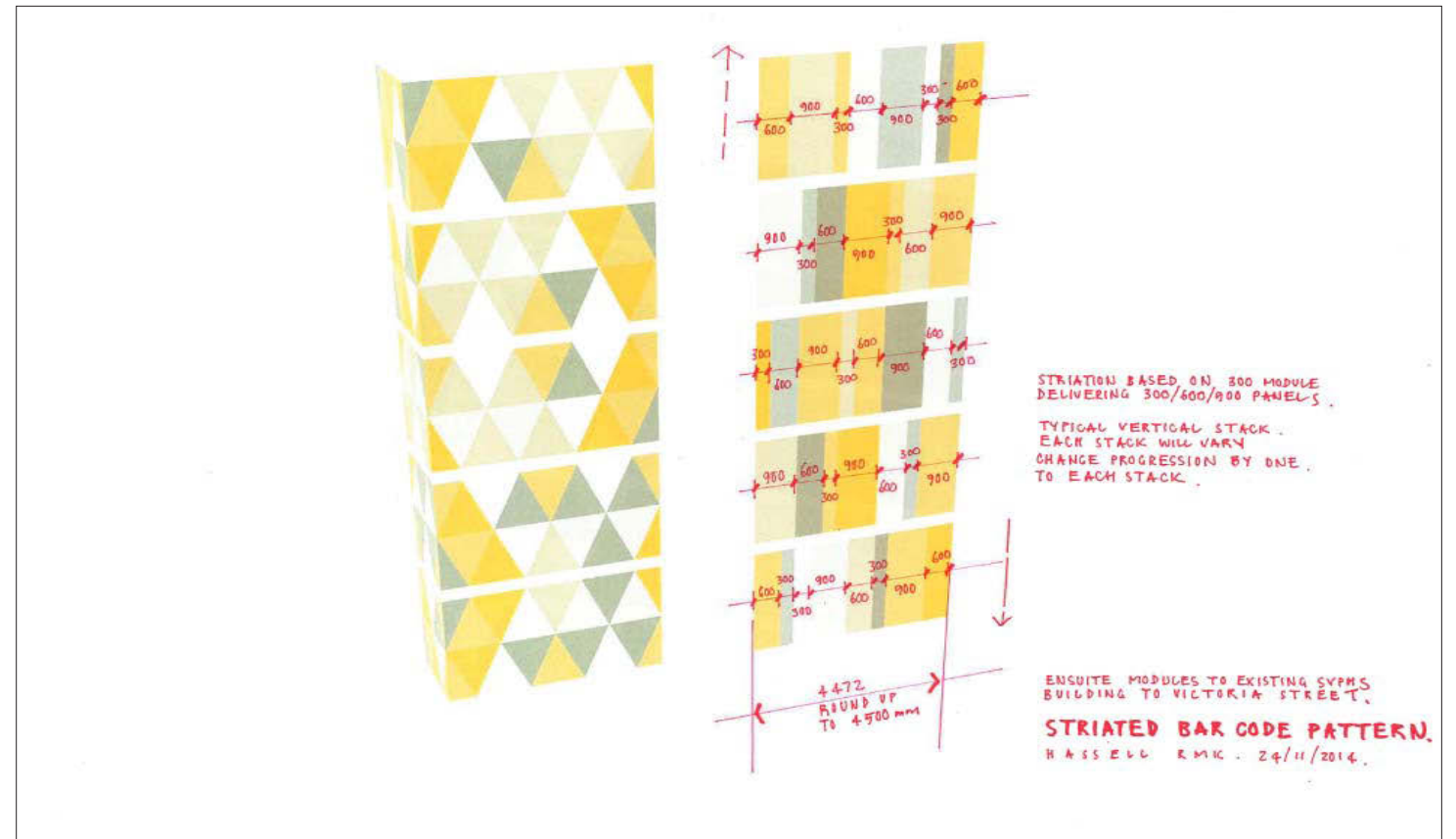
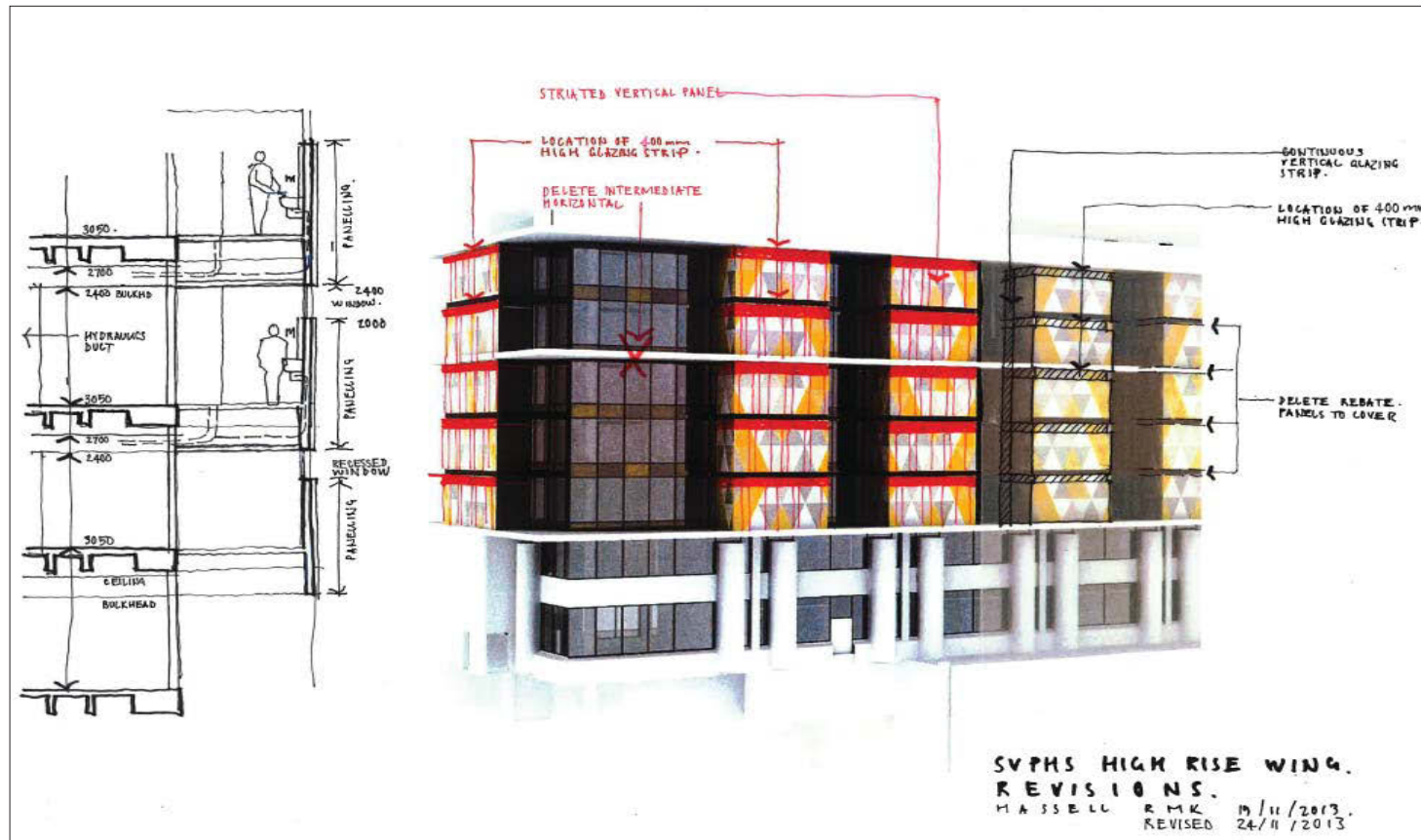
Comments

- _ Noted that mechanical intake ducting not required through parapet and into external wall duct to ensuite modules
- _ Noted that depth of rebate will be less than currently modelled
- _ KM acknowledge that workshop issues now addressed and incorporated
- _ KM suggested polished panels incorporated into cladding to reflect tree canopies and improve lighting quality in inpatient rooms
- _ KM acknowledged that although new strip windows provided these should be maximised in height and that additional opportunities be considered to increase glazing where possible. RK and GA advised some ensuite planning issues could limit this but it would be considered where possible. Additional cost concern
- _ KM acknowledged vertical barcode patterning was working. RK advised better constructability (Hunter Douglas System) and cost effective
- _ Maximise height of glazing slots. RK and GA suggest 400mm max with 2400max AFL ceiling. Shadowline to ensuite modules to top and bottom
- _ KM asked whether blades could be finer to East Wing. RK suggested that 300 blades at 300 centres allowed for cleaning without undue separation from curtain wall. Finer blade would require access separation which would change appearance
- _ KM advised that horizontal blades to lift foyer facade should continue down to level 6 where transition of floor plate occurs. Sun control to level 3/4/5 to foyer to foyer glazing to be addressed
- _ Vertical blades to level 12/13/14 now divided into vertical segments
- _ KM still concerned about heaviness of blades and suggests that they are perforated to allow oblique view. Currently mullions are at 1333mm centres and blades at 666mm centres
- _ Glazing adjacent to north stair adjacent to lift foyer to be differentiated. KM suggestion to strengthen stair core and to express windows adjacent as a slot window
- _ Suggestion made to stop horizontal blades on vertical blade to east end of lift foyer and remove internal circular column blade to extend and form roof edge over





04 Workshop Four
Reference Drawings/Images



04 Workshop Four Agenda

4.1 Summary

The third workshop is to select the preferred option.

Participants
_Engage City of Sydney representatives in workshop to present preferred options
_Internal HASSELL expert design panel to review and endorse preferred option.
_Client Representative
Inputs
_QS Cost Plan Update
Outputs
_Developed interior concepts
_Facade design alternatives. Massing and design concept explored
_Floor plate planning to all levels

4.2 Preferred option developed

Following Workshop Four, the preferred option is selected for refinement. This is followed by an EUG presentation to endorse the selected design option and also a peer review of planning facade design.

4.3 Workshop Four Agenda

St Vincent's Private Hospital East Wing Project

Design Workshop No 4.

Agenda

Date 26 November 2014

Time 2.00pm – 3.30pm

Location: Lync Meeting between Brisbane and Sydney Studios

Attendees

Ken Maher	HASSELL - Fellow
Ken McBryde	HASSELL - Principal (Design Leader Sydney)
Guy Antonini	HASSELL - Associate (Project Coordinator)
Robert Keen	HASSELL - Senior Associate (Design Leader)
Kate Tudehope	JBA - Senior Planner
Megan Reading	HASSELL - Principal (Health Sector Leader)

Workshop Agenda

Welcome

1. Project status summary

_Project overview and program update

_GA to provide project update and advise status of program, engagement with authorities and costing

2. Statutory Planning

_Meeting with City of Sydney meeting undertaken on the 12th of November. (Minutes pending)

_Approval in principle for building envelope design

_Concerns with proposed pad mount transformer location

_All established trees to be retained wherever possible including proposed new entry

_Stage 1 remediation and Stage 2 landscape works presented as part of long term strategy

_Meeting with Department of Planning and Environment (DPE) undertaken on the 20 November (Minutes pending)

Summary of key issues arising out of Department of Planning and Environment meeting were:

_DPE will waive the requirement for design competition but still want process to be followed for design excellence

_DPE consider the scheme to have minimal impacts

_Justification required in EIS for no additional parking

_Areas of interest are overshadowing, traffic and overall design quality

_Impact assessment to look at impacts to surrounding hospital, public and impacts during construction

_New SEAR's to be applied for within coming days. Draft response from Department to be issued prior to Christmas

_Detailed Design Application only required (no Stage 1 application / DCP necessary)

_SVPHS targeting application on 16th January 2015 – this means HASSELL program will need to be 95% complete prior to Christmas

_DPE to issue draft timeframe for assessment

04 Workshop Four

Agenda

Planning Risks

- _Outstanding risk items. i.e. Cost impacts of Design Excellence, Landscape requirements, Heritage Streetscape impacts ,car parking provision and Traffic

3. Functional Planning

The proposed Stage 2 entry will require internal re working of floor plan, hard and soft landscaping works and civil works:

- _Stage 2 works currently unfunded but indicates preferred outcome for level 4 and enabling streetscape activation and reconfigured streetscape
- _New entry will not form part of SSDA

4. Architecture Facade Development

- _Review of facade development to preferred option identified at the Design Workshop No 3 held on the 12th of November in the HASSELL Sydney Studio and the subsequent Lync review held on the 21 November 2014

5. Landscape

- _Level 3, level 4 remediation and levels 8,9,10 and 11 planters to be included in Stage 1 works
- _At level 4, Stage 1 remediation strategy only for current scope of works for DA
- _New entry, street activation and partial street reconfiguration as Stage 2 works
- _Impacts to existing street trees to be given due consideration. Arboriculturist to be appointed.
- _Location of pad mount transformer to be given due consideration in relation to streetscape impacts as highlighted by City of Sydney

6. Interior Design

- _Inpatient room layouts and finishes continuing to be developed
- _Options for services duct position in existing SVPHS continuing to be developed for review. External duct to west facing modules still an option
- _Retention of existing precast modules to east elevation creating dysfunctionality to room layouts
- _Options to be developed with and without retention of ensuite pods
- _General planning reconfiguration intent for new entry undertaken. No detailed design progressed to resolve associated issues and provide design solution.

Workshop to conclude at 3.30-4.00pm.

04 Workshop Four Outcomes

4.4 Workshop Four Outcome Response

St Vincent's Private Hospital East Wing Project

Design Workshop No 4.
Record of Outcomes.

Date 26 November 2014
Time 2.00pm – 3.30pm
Location: Lync Meeting between Brisbane and Sydney Studios
Attendees.

Ken Maher	HASSELL - Fellow
Ken McBryde	HASSELL - Principal (Design Leader Sydney)
Guy Antonini	HASSELL - Associate (Project Coordinator)
Robert Keen	HASSELL - Senior Associate (Design Leader)
Megan Reading	HASSELL - Principal

Workshop Agenda

Welcome

1. Project status summary

Project overview and program update.

Workshop Comments

- _Currently project is in DD phase and progressing towards SSD and DA submissions
- _All design work progressed from workshop No3 tabled for discussion
- _Design progression to be seen in light of the collaborative HASSELL Studio process and recorded as a part of a recorded design excellence process
- _Meeting with City of Sydney representatives was undertaken on the 12 November at 4pm presenting design progression to that date
- _Support in principle provided for design direction presented
- _Concern indicated for proposed transformer location to north east corner

2. Statutory Planning

Update

- _Meeting with City of Sydney representatives undertaken on the 12th of November (Minutes pending)
- _Approval in principle for building envelope design
- _Concerns with proposed pad mount transformer location
- _Stage 1 and Stage 2 landscape works presented as part of long term strategy
- _Meeting with Department of Planning and Environment undertaken on the 20th of November. (Minutes pending)

Summary of key issues arising out of Department of Planning and Environment meeting were:

- _DP&E will waive the requirement for design competition but still want process to be followed for design excellence
- _DP&E consider the scheme to have minimal impacts
- _Justification required in EIS for no additional parking
- _Areas of interest are overshadowing, traffic and overall design quality
- _Impact assessment to look at impacts to surrounding hospital, public and impacts during construction
- _New SEAR's to be applied for within coming days. Draft response from Department to be issued prior to Christmas
- _Detailed Design Application only required (no Stage 1 application / DCP necessary)
- _SVPHS targeting application on 16th January 2015 – this means HASSELL program will need to be 95% complete prior to Christmas
- _DP&E to issue draft timeframe for assessment

Workshop Comments

- _Alternative Design Competition diagram revised in accordance with evolving design process and program
- _Staged Streetscape works will be essential in responding to City of Sydney concerns around quality of public realm, activation and demonstration of SVPHS being a good community neighbour

Identification of Planning Risks

- _Outstanding risk items. i.e. Cost impacts of Design Excellence, streetscape/landscape requirements, heritage streetscape impacts, car parking provision and traffic

3. Functional Planning

- _No discussion

4. Architecture Facade Development

- _Review of facade development to preferred option identified at the Design Workshop No 3 held on the 12th of November in the HASSELL Sydney Studio and the subsequent Lync review held on the 21 November 2014

- _High light glazing strip (2000-2400 mm AFL) to ensuite modules provided to west face and side returns
- _Height and extent of this glazing limited by ensuite layout and ceiling height
- _Concern regarding extra cost of windows. If cost savings required windows to street facade to be maintained in lieu of returns
- _Accentuate horizontal frame to top and bottom by darkening parapet, spandrels to level 4 and 5 and precast pods to levels 4 and 5
- _Provide solar protection to corner bedroom at levels 6-10 by provision of horizontal louvers to match East Tower lift foyer
- _Provide fine recess between vertical blades to East Tower and perforate vertical blades to improve oblique views out from levels 12,13 and 14
- _Preference for horizontal awning to new entry rather than folded option
- _Awning split by tree opposite new entry point
- _Awning height at sill level of level 5
- _Stage 2 works to include pedestrian awning to full/part of Victoria Street
- _Protection for full length of vehicle drop off/pick up to be considered. Can kerb line move further in to entry awning?

04 Workshop Four

Outcomes

5. Landscape

Update

- _Level 3, level 4 remediation and levels 8,9,10 and 11 planters to be included in Stage 1 works
- _At level 4, Stage 1 remediation strategy only for current scope of works for DA
- _New entry, street activation and partial street reconfiguration as Stage 2 works
- _Impacts to existing street trees to be given due consideration. Arborist to be appointed

Workshop Comments

6. Interiors Overview

- _No discussion.

Work shop Comments

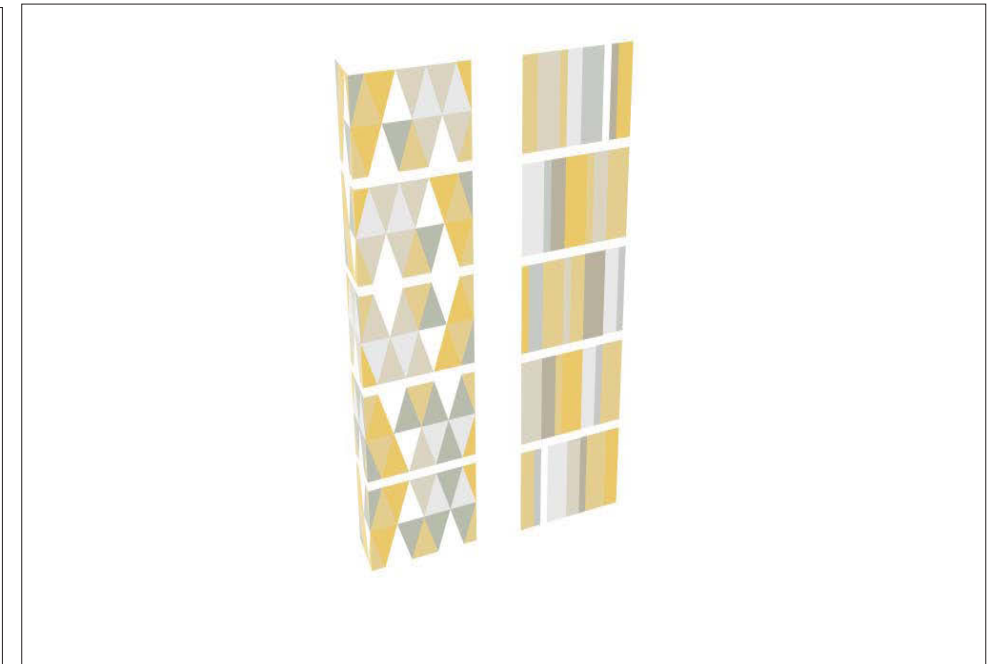
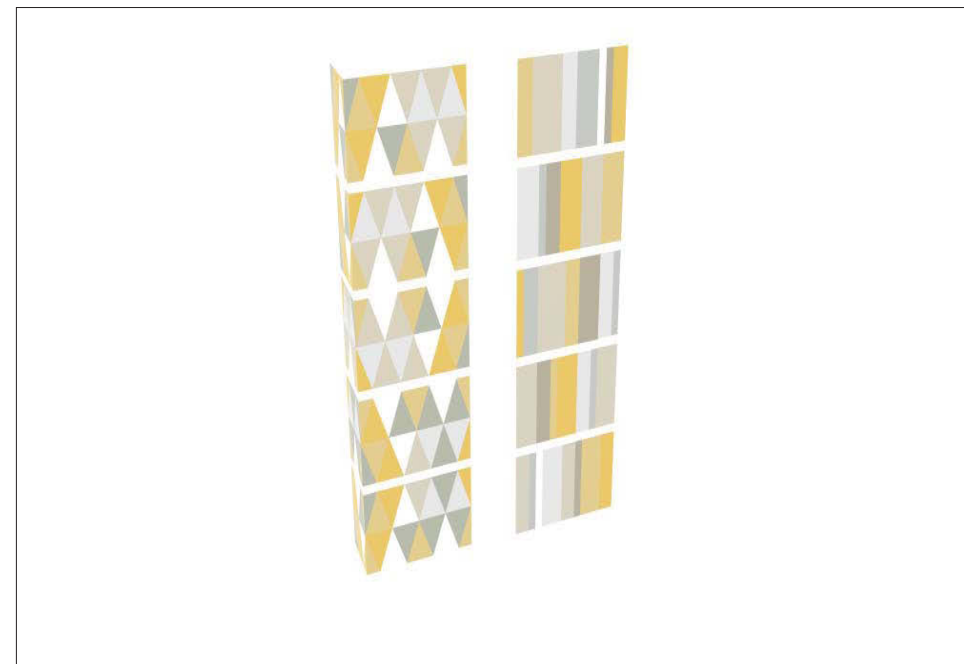
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Workshop concludes at 3.30pm.

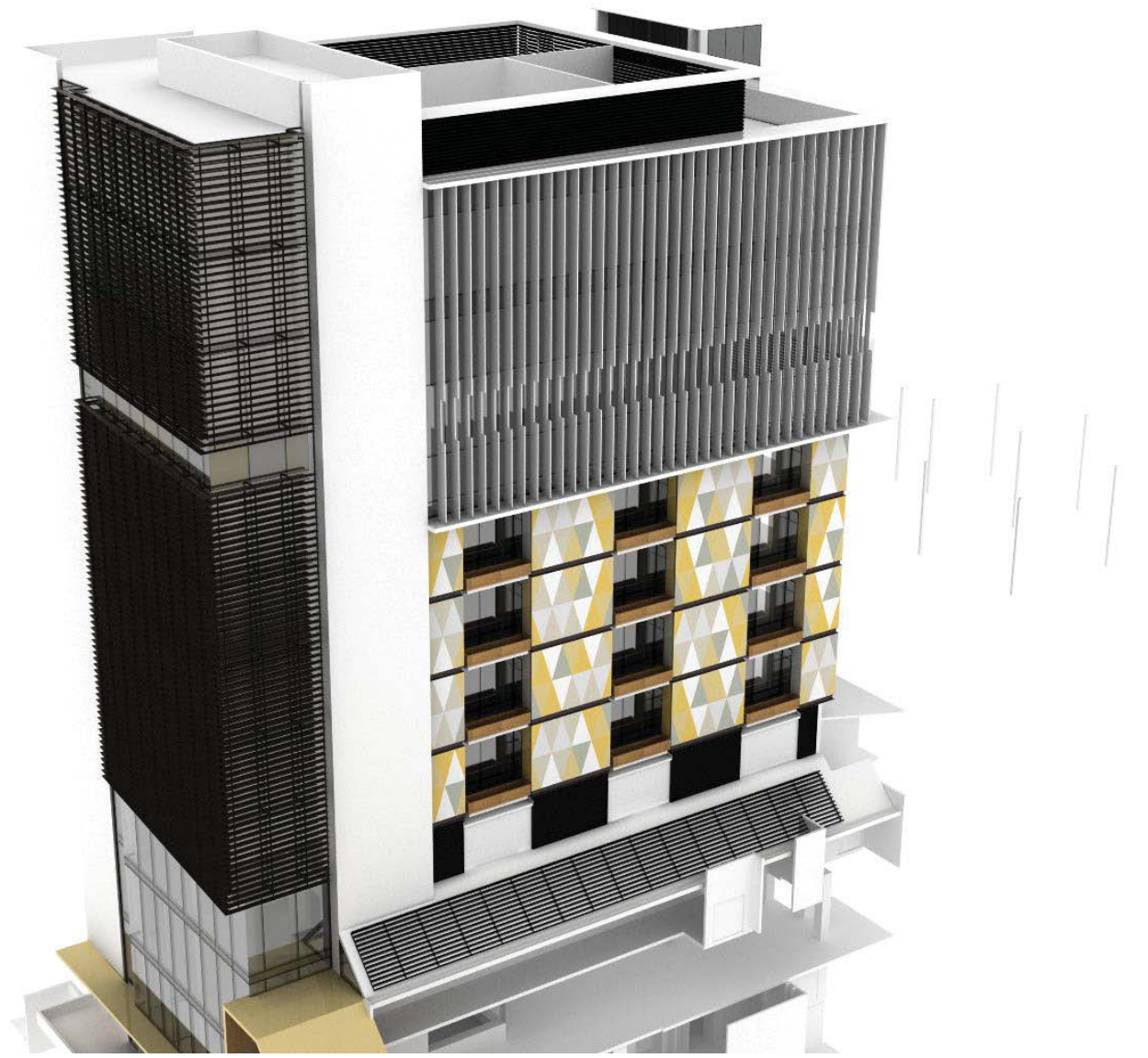
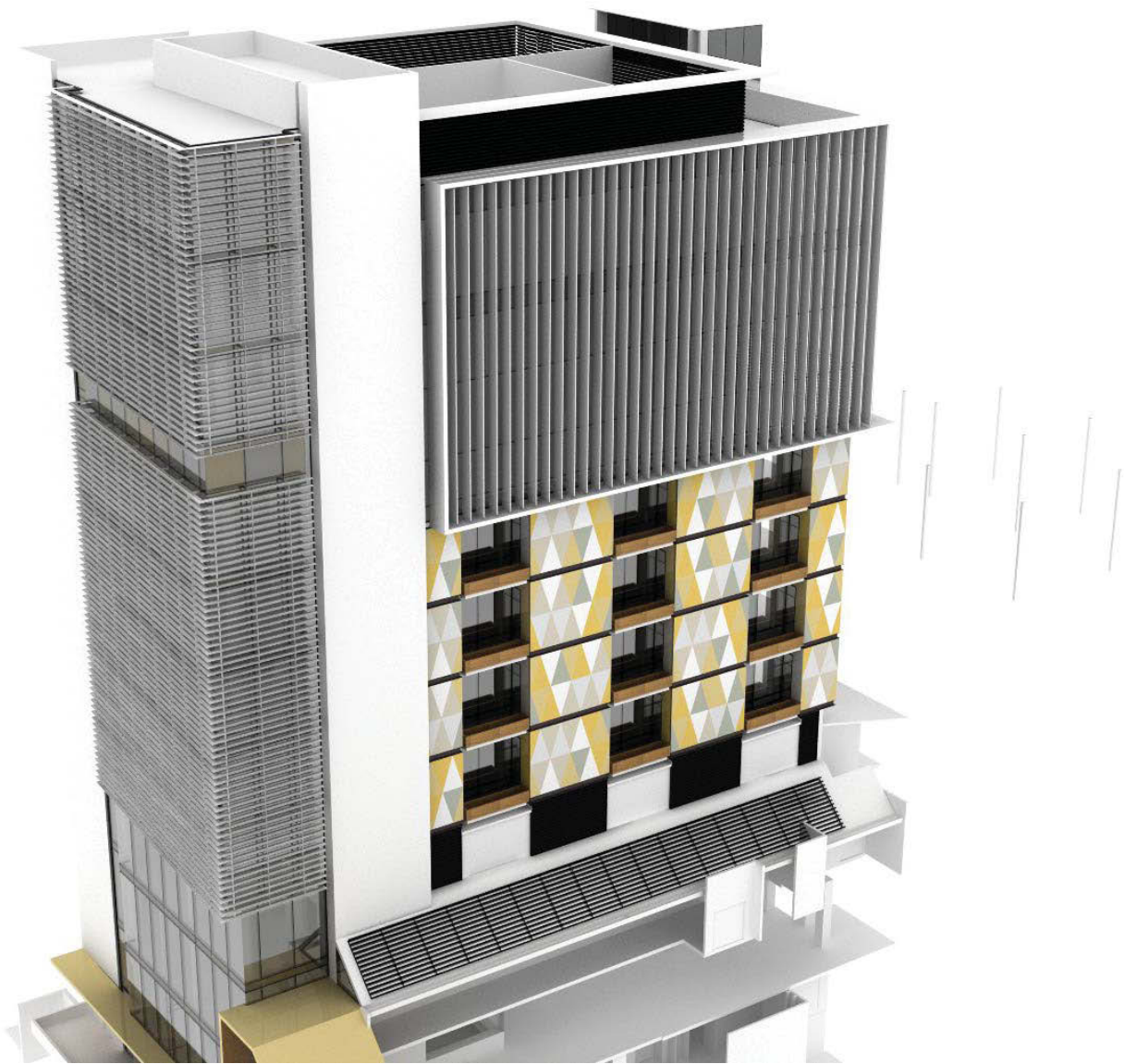
04 Workshop Four
Reference Drawings/Images



04 Workshop Four
Reference Drawings/Images



04 Workshop Four
Reference Drawings/Images
East Wing



05 Workshop Five

Agenda

5.1 Summary

The purpose of the fifth workshop - Design Feedback is to address the issues raised by City of Sydney representatives/EUC/Stakeholders.

Participants	<ul style="list-style-type: none">_Internal HASSELL expert design panel to review and make final comments_QS feedback of preferred option_Consultant inputs refinement
Inputs	
Outputs	<ul style="list-style-type: none">_Plans/elevations/3D visualisation_Preferred option modelled for inclusion in campus model

5.2 Refinement and Inclusion of Feedback

Following Workshop five the option is adjusted with the inclusion of feedback if required.

5.3 Workshop Five Agenda

St Vincent's Private Hospital East Wing Project

Design Workshop No 5.

Agenda

Date January 2015

Time TBA

Location: Lync Meeting between Brisbane and Sydney Studios

Attendees

Ken Maher	HASSELL - Fellow
Ken McBryde	HASSELL - Principal (Design Leader Sydney)
Guy Antonini	HASSELL - Associate (Project Coordinator)
Robert Keen	HASSELL - Senior Associate (Design Leader)
Megan Reading	HASSELL - Principal
Dale McMahan	SVPHS - Project Director

Workshop Agenda

Welcome

1. Project status summary

- _GA to project summary in relation to outstanding items, cost planning and program
- _GA to provide summary of outcomes from the VM process

2. Statutory Planning

- _Review of Alternative Design Report
- _Update on status of SEARs and impacts
- _Review of responses required to the Design Excellence provisions of the Sydney Local Environmental Plan 2012 sub clause 6.21

Planning Risks

- _Response to all provisions of sub clause 6.21 of the SLEP 2012 in relation to Design Excellence
- _Outstanding risk items. i.e. Cost impacts of Design Excellence strategy, Streetscape/Landscape requirements, Heritage Streetscape impacts ,car parking provision and traffic

3. Functional Planning

- _Review outcomes from VM meeting in relation to extent of works
- _Review status of the proposed Stage 2 entry and associated re planning of level 4

4. Architecture Facade Development

- _Review outcomes from VM meeting in relation to facade design
- _Update of facade development of preferred option reviewed at the Design Workshop Four held on the 26 November 2014 by Lync discussion between the HASSELL Sydney and Brisbane Studios

05 Workshop Five

Outcomes

To be advised.





