

St George Hospital Acute Services Building Redevelopment

HEALTH INFRASTRUCTURE

Architect's Carpark Extension Town Planning Report

NB00043 - SGH - Architect's Carpark Extension Town Planning Report | 3

18 March 2018

St George Hospital Acute Services Building Redevelopment

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Document history and status

Revision	Date	Description	By	Review	Approved
1	19.02.2018	Client Issue	WB	RG	CY
2	26.02.18	Client Issue	WB	RG	CY
3	02.03.18	Client Issue	RG	WB	CY

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1. Introduction

1.1 Proposal Outline

The multi-level Carpark is located adjacent to the main entry to the hospital off Gray Street, with adjacent drop off and on grade parking spaces. This report addresses the modification of the carpark presented and approved in the original planning report. Vertical expansion of the multi-level carpark on Gray Street is under construction with 106 new car spaces & 3 x disabled spaces located in the adjacent on grade car parking to ensure compliant disabled access can be achieved.

NEW SCOPE RELATING TO THE APPROVAL SUBMISSION

The alteration to the original planning approval identifies the addition of edge protection greater than BCA compliance as a directive from Health Infrastructure new design guidelines. The proposed metal screen is to be applied to the 2 new car parking levels already approved in the original proposal. The screen consists of vertical metal battens secured to the two top levels of the carpark

1.2 Site Planning

Provision of additional carparking, with pedestrian and vehicular access to suit the expansion.

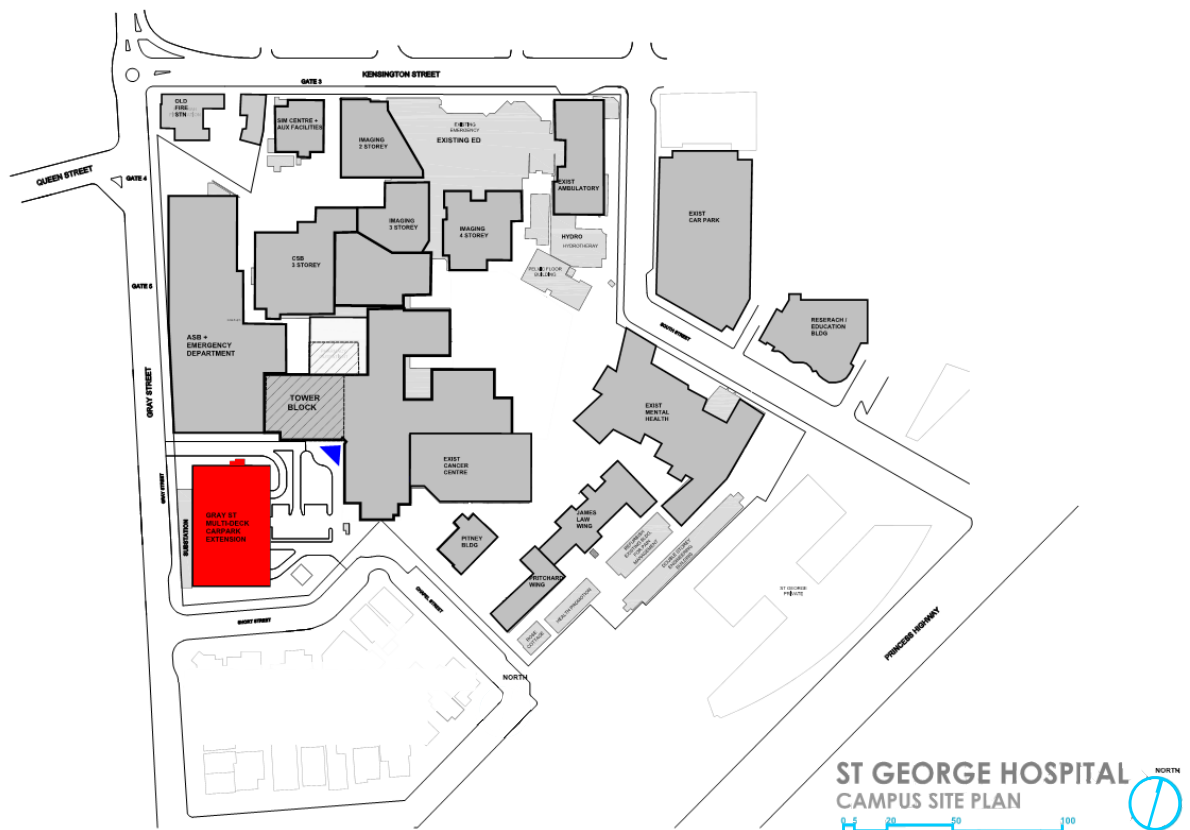


Figure 1.2 Masterplan at ASB stage

1.3 Access

Vehicular Access

The multi-level carpark (staff and visitors) can be accessed via Gray Street on the west side of the hospital campus and is located adjacent to the existing upgraded main entry forecourt associated with the recently completed ASB project. Refer Figure 1.2.

1.4 Design Principles

The original planning approval relates to the provision of an additional storey to the Gray Street multi-level carpark (approximately 1,850m² of new construction). The current roof level which was used as a helipad will be converted to an additional level of carparking following commissioning of the new helipad on top of the ASB. The additional storey will provide a second additional level of carparking, so that a total of 106 additional carparking spaces will be provided by the extension to the Gray Street multi-level carpark.

NEW WORK PROPOSED

The alteration to the original planning approval identifies the addition of edge protection greater than BCA compliance as a directive from Health Infrastructure new design guidelines. This is to be applied to the 2 new carparking levels identified above.

This proposal involves removal of the 1.0m masonry balustrade wall and replacing it with an Armco style crash barrier and 2.2m metal screening to a height of 2.2m above the Level E design floor slab. This new proposal represents a 1.2m net increase in the proposed finished design height of the building perimeter.

The original Level D design also had a balustrade wall which is now deleted and replaced by the Armco style crash rail and extension of metal screen from Level E.

1.5 Materials and Finishes



Artist Impression of exterior Louvre batten screening colour palette.

The exterior cladding proposal to the two top floors of the carpark includes powdercoated vertical aluminium batten screening – Dark Grey. Refer artist impression above

Material selection has been made using the following criteria:

Durability and Maintenance

As a significant investment by NSW Health, the building must be durable. To minimise recurrent maintenance costs, preference has been given to a material that does not require replacement or repainting in the medium term.

Construction

The building needs to be constructed with a minimum of disruption to the fully functioning lower levels of parking, the hospital campus, adjacent properties and users of Gray Street. The design needs to consider the building method and allow speedy assembly, this will be achieved utilising prefabricated panels of screening, reducing the period of construction and minimising the safety risks associated with working at heights.

Identity - Colour

Closely connected the new ASB hospital building needs to transition well to the multi-deck carpark. The colour selection of the screen ties in with this new Hospital and adjacent refurbished main entry colour palette.

The selection of the batten screening allows daylight to effectively enter the carpark space as well as a permitting vision for security and safety purposes

1.6 Safety by Design

Safety by Design is a key factor in selection of the vertical batten system which will restrict climbing of the screen due to elimination of horizontal footholds. Engineering has allowed for vertical cantilever of the battens without requirement for a horizontal sub frame.

Height – Solar access

The extension to the Gray Street multi-level carpark will increase the height of the existing carpark by one additional floor over the whole footprint as part of the original planning report. The proposed design with the addition of the screen will increase the approved height of the carpark by 1.2m. This metal screen extension will allow filtered light through the battens. Refer to the shadow study - appendix B attached.

1.7 Wind

Design of the aluminium batten screen will be engineered to allow for appropriate wind loadings.

The following documents are attached to this report.

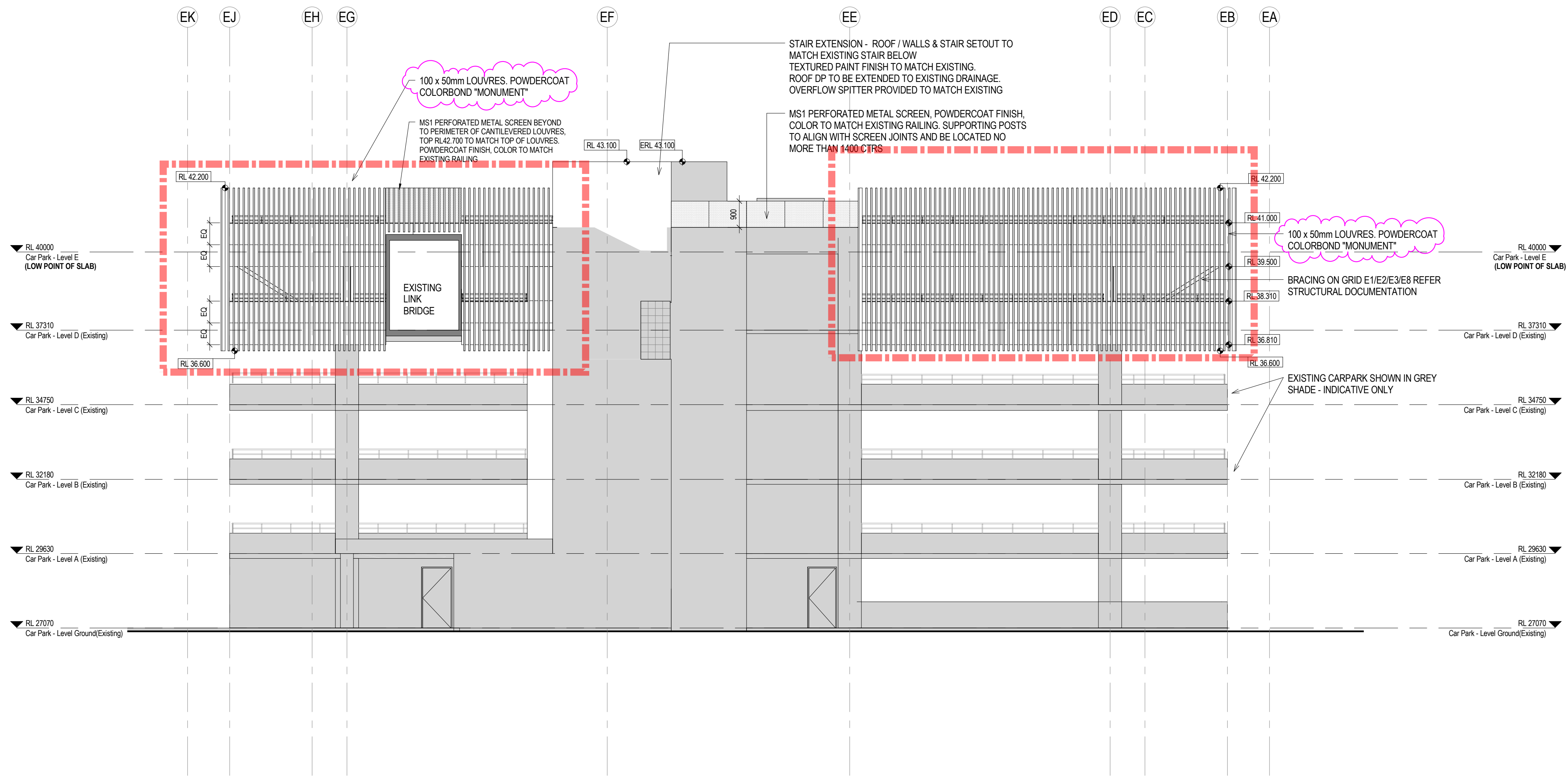
Appendix A: Architectural Drawings

Appendix B: Solar Access Study

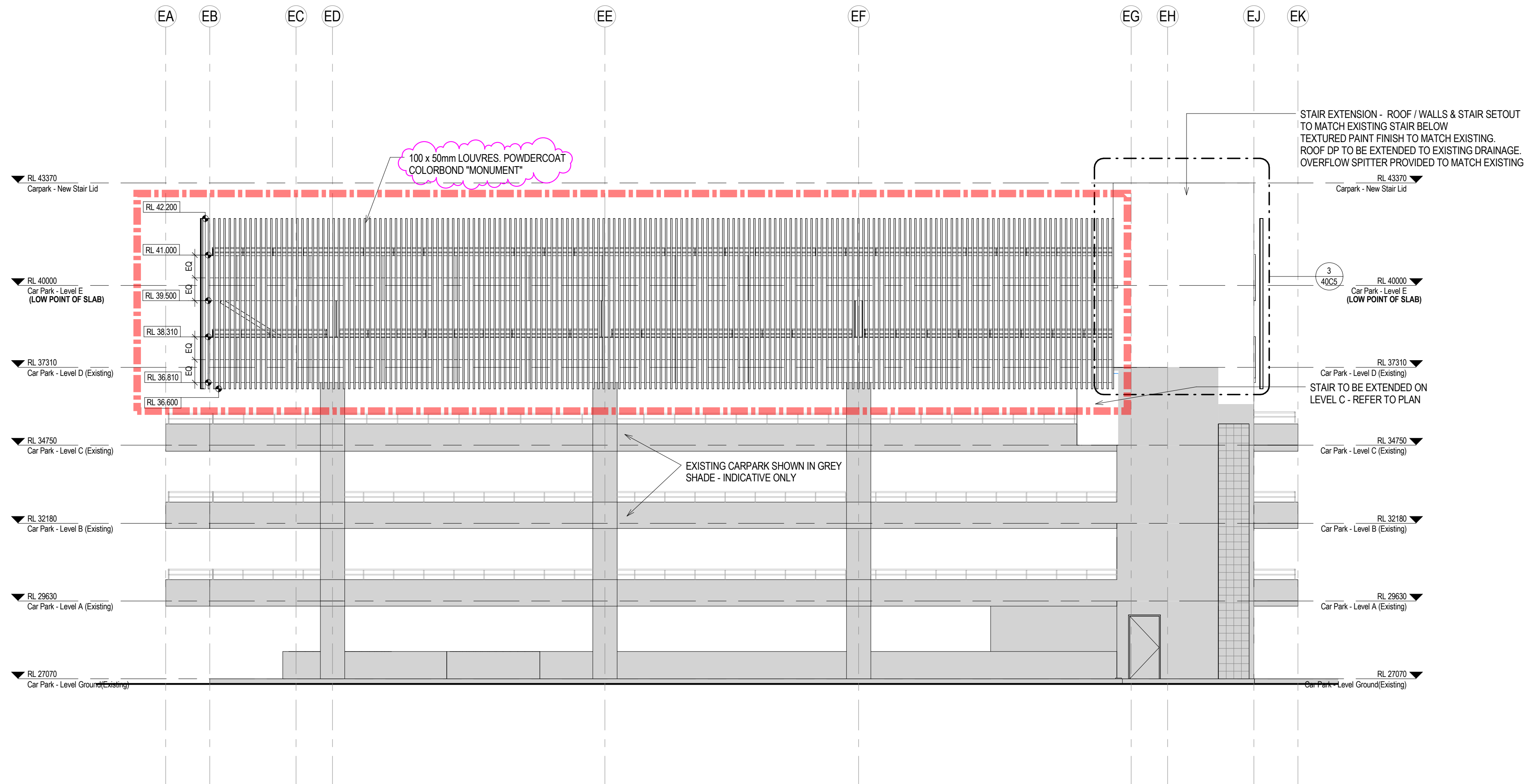
Appendix A. **Architectural Drawings**

- Architecture Demolition Plan – Multideck Carpark Level D (Helipad)
- Architecture Multideck Carpark Elevations Sheet 1
- Architecture Multideck Carpark Elevations Sheet 2
- Architecture Multideck Carpark Sections
- Architecture Multideck Carpark Detail Sections
- Architecture Concrete Outline Plan & Stair Sections – Multideck Carpark Level E
- Architecture Construction Plan – Multideck Carpark Level D
- Architecture Construction Plan – Multideck Carpark Level E (Roof)

NOTE:
RL OF EACH EXISTING LEVEL ARE APPROX.
STRUCTURAL SLAB LEVEL, ACTUAL RL C.O.S.



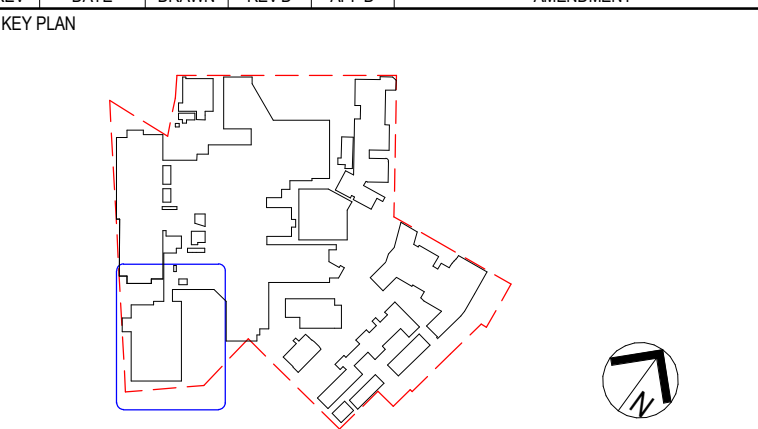
1 Gray St Car Park - North Elevation
1 : 100



2 CARPARK SOUTH ELEVATION
1 : 100

NOTES:
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2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
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REV	DATE	DRAWN	REV'D	APPROV	AMENDMENT
L	15.02.2018	BA	WB		CARPARK UPDATE - LOUVRE COLOR NOMINATED
K	12.02.2018	BA	WB		CARPARK UPDATE - LOUVRE HEIGHT ADJUSTED
J	29.01.2018	MW	WB		CARPARK UPDATE
I	28.01.2018	MW	WB		CARPARK UPDATE
G	17.01.2018	BA	WB		CARPARK UPDATE
F	05.10.2017	MW	WB		CARPARK UPDATE
E	31.08.2017	MW	WB		CARPARK UPDATE
D	18.08.2017	MW	WB		CARPARK UPDATE
C	30.06.2017	MW	WB		CARPARK UPDATE
B	28.05.2017	MW	WB		CARPARK IFC
A	17.03.2017	MW	WB		CARPARK ISSUED FOR CONSTRUCTION



PROJECT MANAGER
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PROJECT
ST GEORGE HOSPITAL ACUTE SERVICES BUILDING AND REDEVELOPMENT

ST GEORGE HOSPITAL KOGARAH NSW 2217

TITLE
ARCHITECTURE
MULTIDECK CARPARK ELEVATIONS
SHEET 1

DRAWING STATUS
CONSTRUCTION ISSUE

DRAWN: MW
DESIGNED: RG
REVIEWED: CY

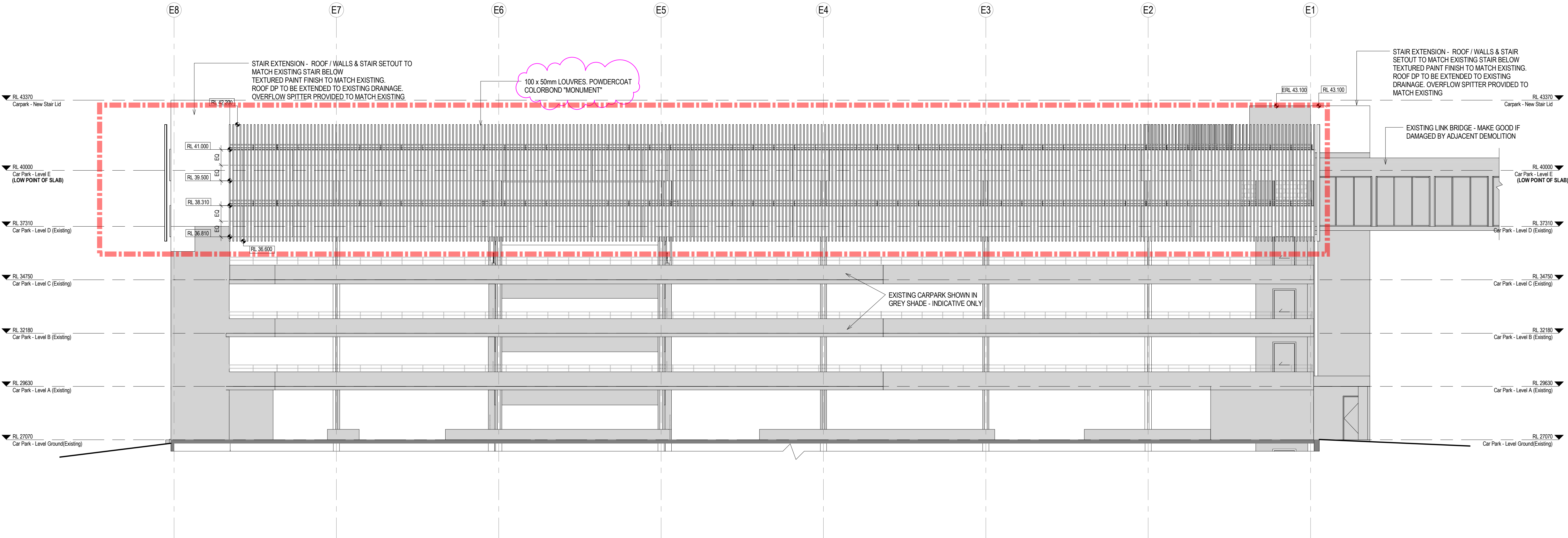
APPROVED: DATE

SCALE
1 : 100

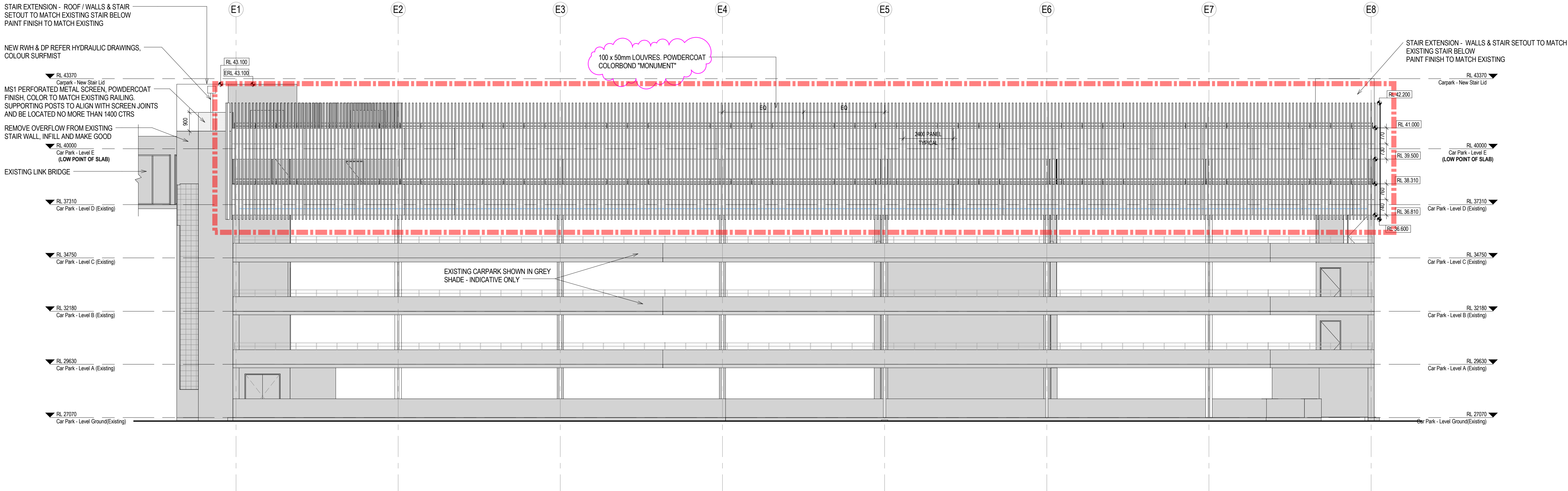
DRAWING No: NB00043-CPRK-AR-DG-26C1

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2000

NOTE:
RL OF EACH EXISTING LEVEL ARE APPROX.
STRUCTURAL SLAB LEVEL, ACTUAL RL C.O.S.



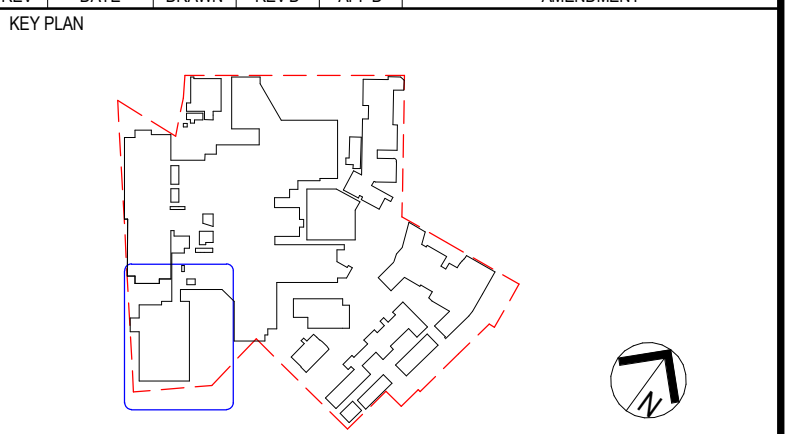
1 Gray St Car Park - East Elevation
1:100



2 CARPARK WEST ELEVATION
1:100

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TITLE
ARCHITECTURE
MULTIDECK CARPARK ELEVATIONS
SHEET 2

DRAWING STATUS
CONSTRUCTION ISSUE

DRAWN MW	DRAWING CHECK RG
DESIGNED RG	DESIGN REVIEW CY
REVIEWED	DATE
APPROVED	DATE

SCALE
1:100
DRAWING No.
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REV
L

