

Architectural Roof Features

Subject:	Architect's Statement for Architectural Roof Features		
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In reference to Wollongong LEP 2009, Clause 5.6 Architectural Roof Features:

Height of Building specified for 22 Hospital Road is 9m (From Wollongong LEP 2009 Clause 4.3 & Wollongong LEP Height of Building Map).

The topography of 22 Hospital Road results in a site cross fall of 17m from a high point of approx. 40m on the West boundary to approx. 23m on the East boundary; and generally 7m cross fall from the Southern boundary (Hospital Road) to the Northern boundary.

The extreme cross fall of this site impose some difficulty in remaining below the 9m limit across the entire site, while providing a floor plate size that is suitable for the intended usage. This results in four main elements of non-compliance in the proposed facility.

Drawing DA-20-0401 DA-ELEVATION – HOSPITAL ROAD shows a view taken along the boundary of Hospital Road, and indicates the 9m height line along the Southern site boundary.

This elevation highlights the three areas where the building exceeds the 9m height limit in a significant manner. The areas are:

1. Lift & Stair shaft
2. Plant Room at Level 3 (Roof)
3. Stair overrun and Level 3 (Roof), including part of main Building Signage.
4. 2nd Floor Clinical areas of the LHD (eastern) wing.

Wollongong LEP 2009, Clause 5.6, parts 3(a) & 3(b) outline series of requirements that must be met to obtain consent.

The areas noted above satisfy these requirements of clause 3(a) according to the table below:

Element	Decorative Element?	Advertising Structure?	Usable Floor Space?	Overshadowing ?
Lift & Stair shaft	No	No	No	No
Plant Room	No	No	No	No
Stair	Partially	No	No	No

Shadow diagrams are provided on Drawings DA-04-0001, DA-04-0101 & DA-04-0201

Lift & Stair Shaft

The Lift Shaft exceeds the 9m limit by up to 2.5m along the Eastern edge. This is due to the required lift overrun for lift machinery, to allow the lift to adequately service all levels of the building; and to allow sufficient headroom for the building's main circulation stair. The proposed building would not be viable without lift & stair access to all levels.



The Lift & Stair Shaft overrun is not used for signage; is not usable as floor space; and does not result in overshadowing of any other property.

- ***It is thus requested that the non-compliance of the Lift Shaft be permitted to allow viable operation of the facility.***

Plant Room

The Plant Room roof exceeds the 9m limit by up to 1.7m along the West edge, and up to 3.8m along the South edges, and up to 7.5m on the North & East Edges. This is due to the required plant & mechanical equipment for the viable operation of the facility. The floor plate size to provide a viable Health Care facility for the surrounding community results in the Level 3 roof area being the only suitable location for the plant & equipment spaces. The remainder of the Level 3 Roof to the south of the Plant Room is constructed as lightweight steel roof over lightweight steel structure, and is thus not suitable for modification to usable space. Access to this area is required for maintenance and is provided by the stair as noted below.

The Plant Room is not used for signage; is not usable as floor space (except for plant & machinery); and does not result in overshadowing of any other property.

- ***It is thus requested that the non-compliance of the Plant Room be permitted to allow viable operation of the facility.***

Stair

The Stair at the south-eastern corner of the proposed facility exceeds the 9m limit by approx. 3m on the western edge, and up to 4m along the eastern edge. This is due to the requirement for this stair to access the Level 3 roof area for maintenance and egress purposes. There is no public or health staff access to the roof via this stair; it is secured to by a keyed door accessible only by authorised maintenance staff.

The stair is also uses as a decorative element, continuing the vertical steel elements from the floors below. The vertical steel elements also provide the location for the main building signage identifying the facility. The intended use of the facility requires clear unambiguous signage. This location is the most visible location from the main public access, and provides an identifying feature that leads towards the Main Entry at the ground level.

The Stair overrun does not provide any usable floor space; and does not result in the overshadowing of any neighbouring properties.

- ***It is thus requested that the non-compliance of the Stair be permitted to allow viable operation of the facility.***

Clinical areas of 2nd Floor, LHD Wing (Eastern portion of the design)

The floor plate of the 2nd Floor Clinical areas is located approx. 8 to 9m above the original ground level of the Site, with the walls and roof rising a further 4m. The walls and roof of the 2nd Floor Clinical areas are thus 12m to 13m above the original site levels in the area.

The clinical areas of 2nd Floor provides 34 beds for the Inpatient Unit, and is part of the primary function of the Centre. The proposed facility would not be viable without these beds.

- ***It is thus requested that the non-compliance of the 2nd Floor Clinical areas be permitted to allow viable operation of the facility.***

