

ARCHITECTURAL DESIGN STATEMENT



Project:	NORTH SHORE HEALTH HUB
DA SSD no:	8499

TOWER B

The proposed amendments to the previous issued design application (SSD 8499) The conceptual shape of the proposed "Tower B" has been redefined to fit as a complimentary floor space to those of adjacent Tower A. The Tower B Component of the site is designed to be used for health and medical purposes associated with the proposed health hub and ancillary to the Royal North Shore Hospital and North Shore Private Hospital, including medical specialist suites and associated allied health uses.

The concept for Tower B has had Level's 1 & 2 removed from the envelope, the Tower now appears to have been lifted up from the original base building components of Tower A (DA SSD 7543). The resulting tower appears to float above the podium level on columns back to the Tower A podium levels. The resulting space provides natural light and air flow through to the central shared courtyard between the two towers on Level 1. This allows for greater site lines for the occupants of both buildings.

Tower B's central core access is provided by Tower A through a large central circulation space, this allows the common use of spaces designed for Tower A without the need for specific or additional required constructed elements for the proposed tower.

The modified floor spaces allows for the reduction in height from the previous proposal of approximately 3 full floors. The reduction in Tower B's height drops down from RL 146.150 to RL 138.350, a reduction of 7.8 metres. The resulting re-configuration does not extend over the proposed Floor to space ratio (FSR) of 3:1. The reduced size of Tower B takes the GFA from 7,655m² (FSR of 1.2:1) to 6,987m² (FSR 1.1:1).

The resulting reduction in height will avoid adding significantly to any over shadowing issues on the neighbouring buildings. The redesign of the Tower A car parking negates the need for any additional parking requirements for Tower B.