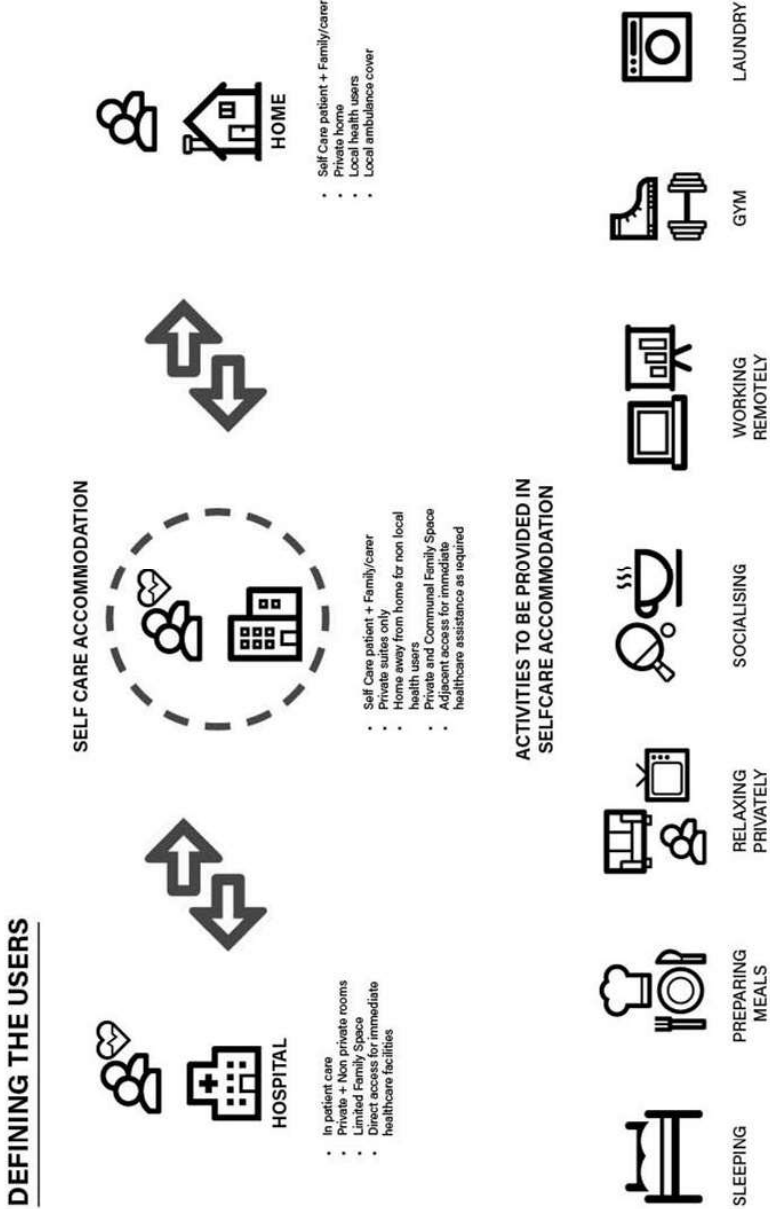


2.06
Indicative Uses

Uses associated with the Health Hub and ancillary to Royal North Shore Hospital including medical specialist suites and associated allied health uses such as Osteopathy, Physiotherapy and Speech Pathology.



3.0

Design Principles

Site Layout & Building Footprint

The site layout of the proposed envelope has been informed by the following key components:

1. Tower B Component

This element is the tallest of the two towers. Tower B is elevated over the podium level on 'pilots' consisting of 6 levels. The tower complies with street and side boundary setbacks. Tower B is configured to accommodate doctor's suites and ancillary services. The scale of Tower B is smaller than Kolling Institute building and has been located in a zone that has the least impact to the operational areas of the hospital below.

The proposed Tower B location aligns with the indicative location shown on the original proposal (SSD 7543).

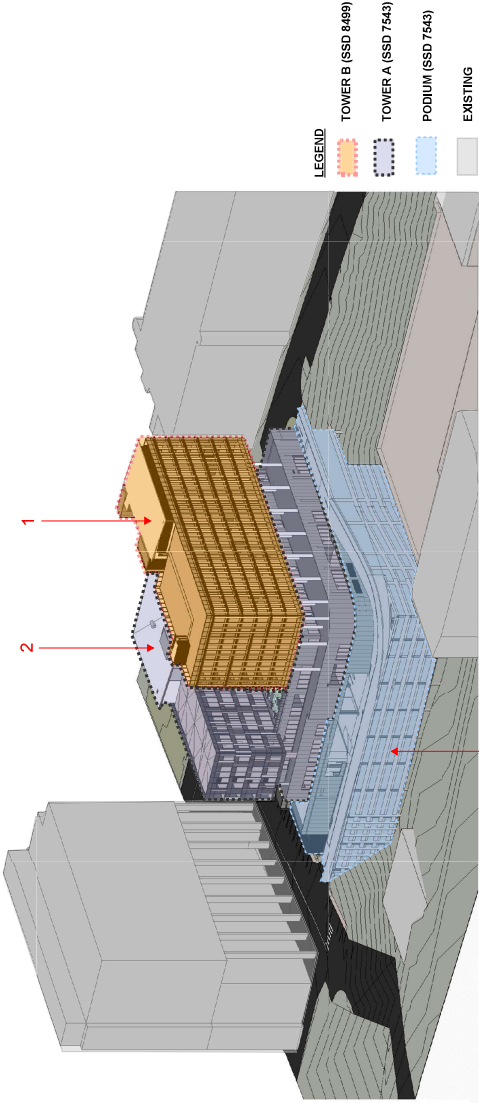
2. Podium + Tower A Component

The podium is generally a 2 level element that transitions height down to street level. Tower A is a 4 storey element (above podium) that contains the private hospital. This scale of tower A is in keeping with the relative height of the existing 5 storey North Shore Private Hospital and its adjacent public carpark building both of which are located opposite the site.

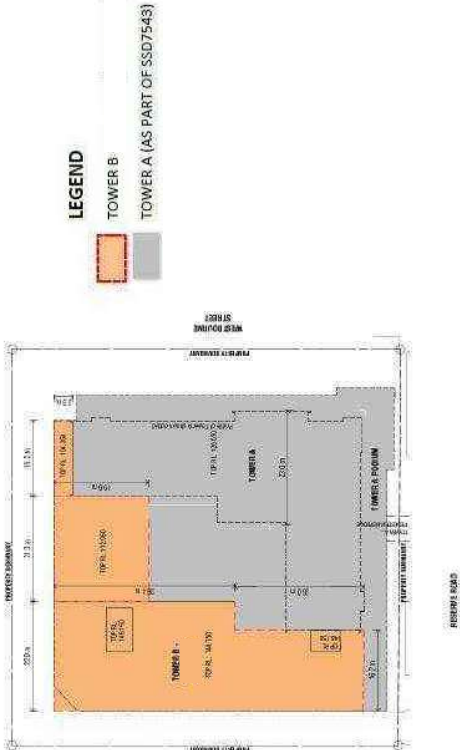
The Tower A Component steps back from the podium level to maximise the separation of mass away from Westbourne Street providing the street level with improved amenity in addition to enhanced relationship with the Kolling Institute Building.

3. Ground & Below Ground Component (Incorporated in Tower A SSD)

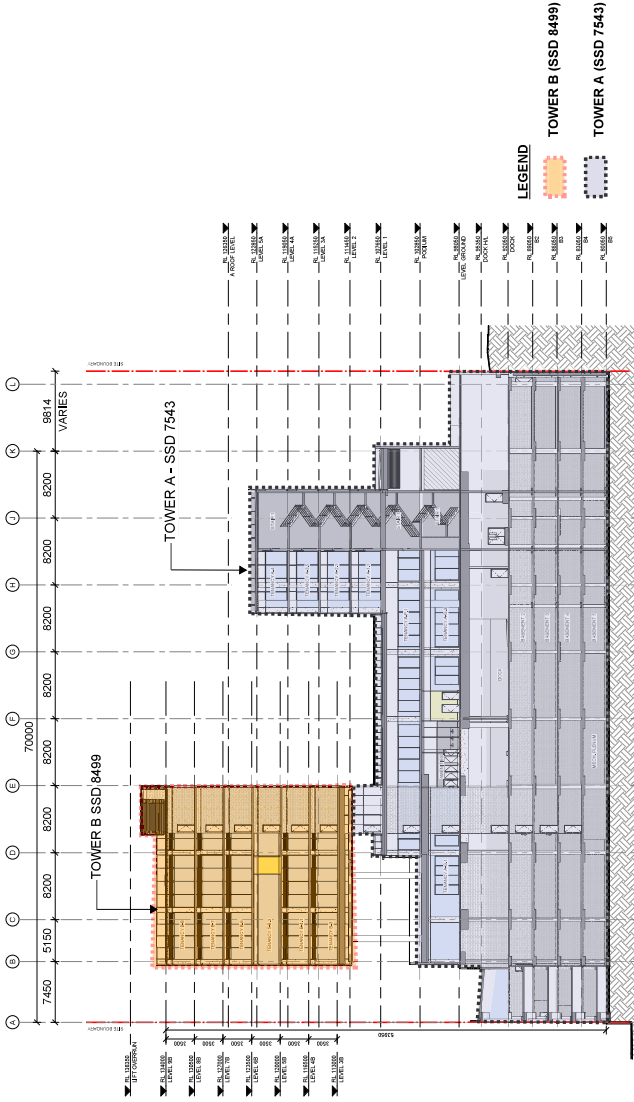
Ground level complies with required setbacks to the street and side boundaries. Main entry and retail spaces occupy this level. Access to the below ground parking basements is accessed by way of a two way ramp from ground level down to the lowest B5 parking level. The ramps and basements take advantage of the existing topography of the site mitigating any impact to street scape.



Site Layout and Building Footprint Diagram



3.01 GFA



The Tower B building envelope, as noted in the Tower A proposal, allows the additional GFA of the site to be completed to the Planning Proposal FSR (3:1).
The total GFA of Tower B is 6,864m²

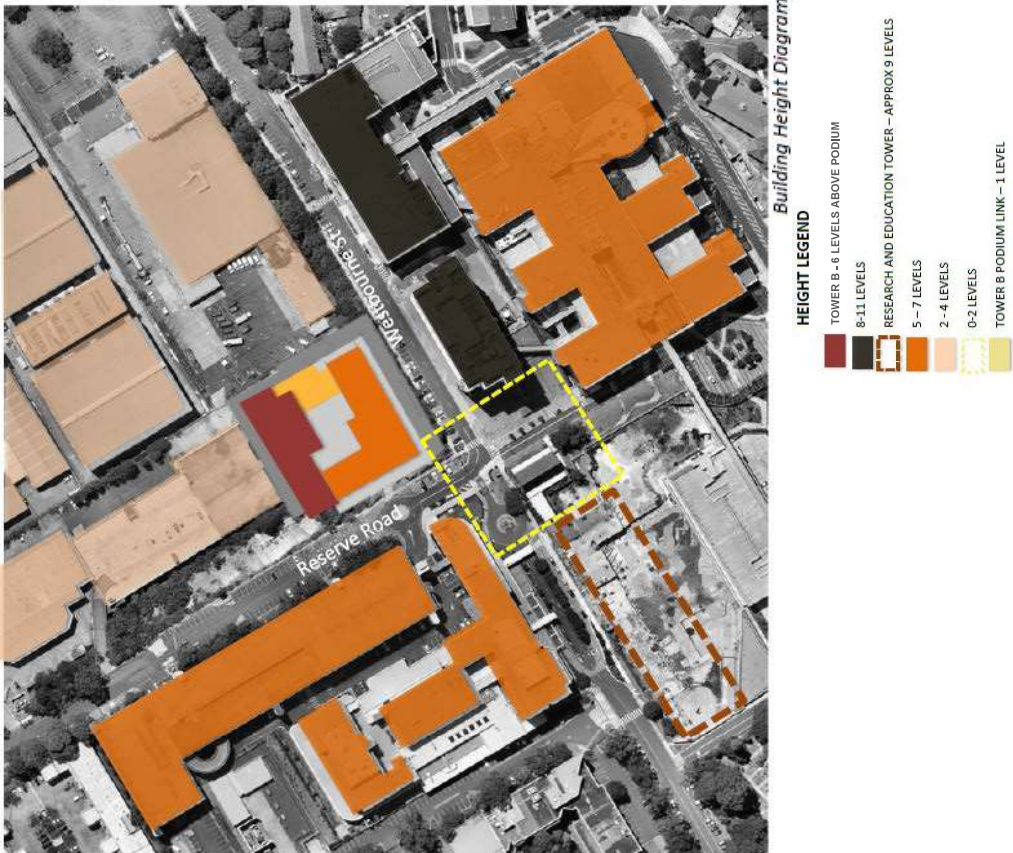
AREA SCHEDULE	
TOWER A	GFA
TOWER A + PODIUM (STAGE 2DA SCHEME)	
11717	
TOWER B	GFA
PODIUM	0
LEVEL 3B	1,144.00
LEVEL 4B	1,144.00
LEVEL 5B	1,144.00
LEVEL 6B	1,144.00
LEVEL 7B	1,144.00
LEVEL 8B	1,144.00
TOWER B TOTAL	6,864.00
SITE AREA	6,194.00
TOWER A + TOWER B	18,581.00
PERMISSIBLE GFA (3:1)	18,582.00
FSR	1:1.1

3.02

Building Height

The Plaza to the Kolling Institute Building is seen as part of a nodal point within the RNSH Precinct defined at the junction of Westbourne St and Reserve Road. This nodal point is characterised by lower elements and open space surrounded by existing height.

Taller buildings are seen pin wheeling around this nodal point. The first building being the Kolling Institute, the second being the future Research and Education Centre Tower and Tower B being the third pillar. These towers are of relative scale and are consistent with the prevailing built form and character of the locality.



3.03

Building Massing



Tower B is articulated in depth and height to create clear forms that can be read from the street as identifiable program elements. The podium fronting Westbourne St has a recessed form at street level signifying entry points and front of house services.

Tower A is defined by a substantial setback from the podium perimeter. Tower B is defined through it's separation and elevation onto 'Pilotis' over the podium. In addition Tower B is distinct in form and language to Tower A.

The architectural language is envisaged to complement the contemporary nature of the recently completed buildings within the precinct. Expression of environmental sustainability will be encouraged on the façade with elements such as sun shading devices and facade articulation.

The overall scale and building massing is consistent with the character of the precinct with the blade tower configuration evident within the context.

SOUTH-WEST PERSPECTIVE
SCALE:

LEGEND



TOWER B

TOWER A + PODIUM (REFERENCING SSD 7543)

3.04

Site Access, Landscaping and Tree Planting

The Tower B building, as noted in the Tower A proposal, is an elevated tower that utilises the site access and landscaping nominated in the Tower A proposal. Street landscaping is as per SSD 7543 – Ground Floor Plan



3.05

Tower B



South West Perspective



South East Perspective



Tower B is physically integrated with Tower A by way of being located on the Podium of Tower A. A common lobby for both Towers is located on the ground floor facilitating transfer of patients between the towers. The pedestrian link bridge connects the podium level with the existing private hospital across Reserve Road making possible the transfer of patients between the Health Hub and the private hospital for treatment and aligning of hospital medical and surgical services.

Building B's configuration on the podium and in relation to building A has been articulated through variations in setback, building height as well as the use of 'plots' to raise the 6 levels of Tower B over the podium.

3.06

Indicative Facade Articulation and Materiality

The design of Tower B facade has been articulated with vertical sun shading control elements which relate visually and functionally to the Tower A facade. Materials and colours used in both towers are similar yet distinct in character to reflect the individual yet connected nature of the towers.

The facades are in keeping with the precinct in materiality and colour in addition to presenting as a prestigious and desired address within the Health Precinct of the RNSH.



Legend

- 1. Tower A and Podium subject of separate SSD 7543
- 2. Curtain Wall – IGU with but joints, glass high performance colour grey
- 3. Vertical Shading aluminium powder coat white
- 4. Spandrels high performance glass colour grey with shadow box
- 5. Aluminium profiled blades to ceiling, powder coat colour white
- 6. Concrete columns painted colour white
- 7. Colorbond® Roof sheets 'Surfmist'
- 8. Colorbond® facia and gutters colour 'Night Sky'
- 9. Plantroom louvres – Aluminium powder coat colour charcoal111 21

1.Vertical Shading aluminium powder coat white

2.Spandrels high performance glass colour grey with shadow box

3.Aluminium profiled blades to ceiling, powder coat colour white

4.Concrete columns painted colour white

5. Colorbond® Roof sheets 'Surfmist'

6. Colorbond® facia and gutters colour 'Night Sky'

3.07

Solar Access and Shadow Analysis

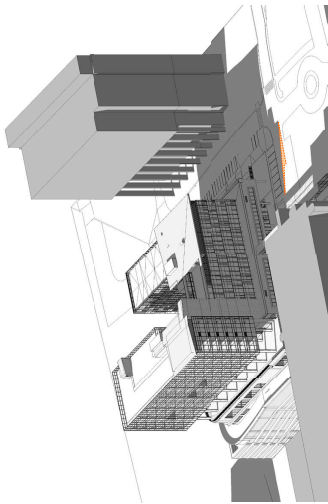
Solar analysis studies have been undertaken to assess the impact of the proposed envelope to the adjoining sites and within the site itself. The extent of overshadowing from the Tower B envelope is minimal, predominantly falling within the shadows cast by Tower A.

Shadow studies at Winter Solstice (June 21st) indicate that the morning shadows extend over the existing North Shore Hospital carpark and the eastern facade of the existing North Shore Hospital until approximately 12pm - then shadows approach the Kolling Institute Building facade. Given that the Kolling Institute Building is elevated above street level and has a recessed facade behind a 3 level colonnade to Westbourne St, the impact of shadow at these lower levels is progressive only from 1pm onwards. From 1pm to 3pm the Kolling Institute Building is affected by shadow from both Tower A and Tower B up to level 4.

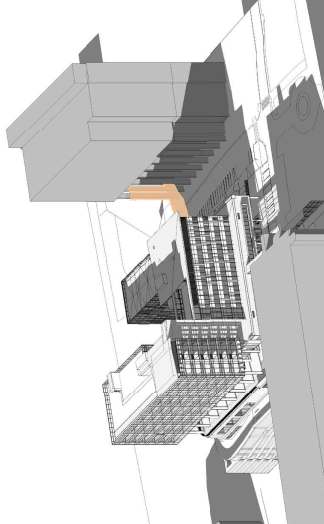
The shadows studies have been segmented into two components – Firstly that of Tower A and podium (Private Hospital scheme) and secondly that of Tower B (coloured). What this illustrates is the extent of impact of both Tower A & Tower B to the surrounding buildings as well as the specific extent of Tower B shadow (shown in orange) beyond that of Tower A.

Within the site shadow casting will be taken into consideration at the detailed design stage to explore ways of articulating the building form in such a way as to maximise solar access to podium level courtyards and to internal looking hospital wings of Tower A.

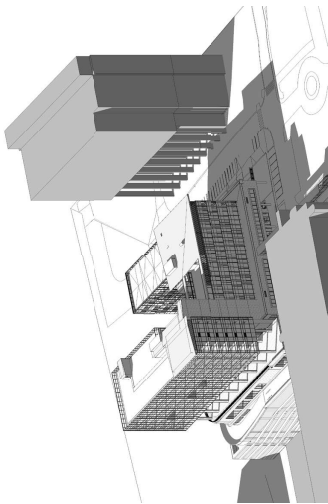
Given the site terrain, aspect and mass of Tower A & podium, these sun studies support the placement of mass within the proposed envelope such that the overshadowing effect to surrounding buildings is minimised, in particular the existing North Shore Private Hospital and the Kolling Institute Building.



June 21 - 1pm



June 21 - 3pm



June 21 - 12pm



June 21 - 2pm

LEGEND

- SHADOW CAST BY TOWER A AND TOWER B (SSD 7543)
- ADDITIONAL SHADOW FROM PROPOSED TOWER B