

Megan Webb - MP08_0172 Royal North Shore Hospital - s75W Modification to Community Health Building

From: "Tony Robb" <trobb@urbis.com.au>
To: <megan.webb@planning.nsw.gov.au>
Date: 14/12/2009 09:26
Subject: MP08_0172 Royal North Shore Hospital - s75W Modification to Community Health Building
CC: "Alix Carpenter" <Alix.Carpenter@planning.nsw.gov.au>, "Robert E. Lee" <RELee@thiess.com.au>, "Mahn England" <mengland@thiess.com.au>
Attachments: CTLCXBL02_2009-12-11.pdf

Dear Megan,

During our earlier meeting with respect to an unrelated matter, the Department requested that further information be provided to supplement the request to modify MP08_0172 under s.75W.

The additional information requested is as follows:

1. Whether the height of the now approved development and the modified scheme has been measured consistently?
2. What is the Gross Floor Area of the approved building and the modified building?
3. Whether, given changes to the vehicular access arrangements to the building; that any necessity arises for pedestrian crossing or the like?

These matters are addressed as follows:

1. In the context of this assessment, height is addressed through the application of a "Height Control Plan", as included under the Concept Plan approval for the site. The maximum finished level for any building on the site ranges between RL110 and RL140. Compliance in this respect is therefore achieved if the building is located within this envelope. To answer the question directly, the building has not been described or assessed in terms of "building height" but has rather been assessed against the maximum Raised Levels as provided in the Height Control Plan.

The proposed modified scheme represents an increase in height of 1.6m, making the new finished level RL114.6. As demonstrated at Drawing No DWG-CH-AR-00402 accompanying this application, a height control line has been created to follow the increasing maximum height level as one moves west away from Herbert Street and the building will sit within this envelope.

2. The Community Health Building is described in the PPR as having a GFA of approximately 13,150sq.m. This figure was included for description purposes and was not based on a particular definition of GFA. For the purpose of this additional information request, and to make any figure meaningful, both the approved building and the revised building have been re-measured in this respect, on the basis of the definition for GFA under Willoughby Local Environmental Plan 1995 which includes the following definition:

gross floor area means the sum of the areas of each floor of a building where the area of each floor is taken to be the area within the outer face of the external enclosing walls as measured at a height of 1400 millimetres above each floor level, excluding:

- (a) columns, fin walls, sun control devices, awnings and any other elements, projections or works outside the general lines of the outer face of the external wall, and*
- (b) lift towers, cooling towers, machinery and plant rooms, ancillary storage space and air-conditioning ducts, and*
- (c) car parking needed to meet any requirements of the consent authority and any internal designated vehicular or pedestrian access to that parking, and*
- (d) space for the loading and unloading of goods.*

The following tables indicate the approved and modified GFA's(sq.m) for the building:

	Approved	Modified
Basement	0	0
1	1149	1239
2	1536	1551
3	1536	1603
4	1536	1600

5	1536	1594
6	1536	1372
7	1126	1373
Plant	0	0
Total	9,955	10,332

Therefore the proposal includes an increase in GFA of approximately 377sq.m

3. With respect to the further consideration of pedestrian safety and the Herbert Street crossing, please find attached advice from the project Traffic Engineers who have advised that the erection of signage indicating "Give Way to Pedestrians" would be a satisfactory response, due to the relatively low traffic numbers associated with the space.

If I may be of further assistance please call me on 8233 9942

Best regards

Tony Robb

Associate Director – Planning & Design

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