

07 November 2019

NSW Department of Planning, Industry and Environment
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Sydney
NSW 2001

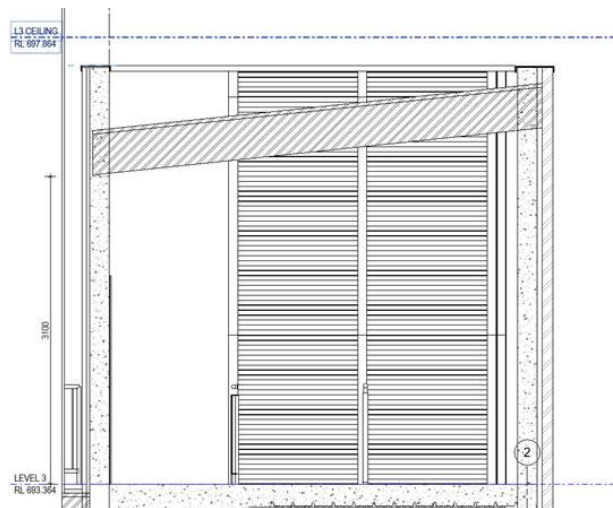


McConnel Smith & Johnson

Architecture Urban Design
Planning Interiors Graphics

Modification to Bowral & District Hospital SSDA 8980 Response to RFI

The fire stair on the west (Stair 3) is accessed from Level 3 and provides egress from the Level 3 plant room via an external walkway. The additional egress is required due to the increased floor area in the plant room as part of this expansion and as per the BCA. The height of the fire stair parapet is RL 697.584 and was determined by setting out the bottom of the roof zone at 3100mm (as per the diagram below, section through fire stairs looking south).



Section through Stair 3 looking south.

Nominated Registered Architects
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The fire stair extension is clad in brickwork on the northern and eastern sides as the lower levels are already to be built in brickwork (as per the approved design and approved SSDA). As such, the project continued with brickwork on Level 3, noting this also ensures consistency with the approved design. This also unifies the expansion portion with the rest of the building and provides a seamless transition across the building. The brickwork façade was already visible in the western elevation and so by altering the material for Level 3 of the fire stairs, the visual impact would be detrimental to the original design and coherency.



West Elevation: Original SSDA without expansion (left) and proposed Modification design with expansion (right)

With regards to the Bowral Heritage Conservation Area and items within it (Bradman Oval, Grandstand and Museum), as per the heritage report as part of the submission, the proposed modifications will have no heritage impact on the site or surrounding heritage items. It is deemed that the proposed works will have no impact on the fabric of the items within the Bowral Heritage Conservation Area, and no impact on their historic and social significance. Any impact is deemed to be minimal and acceptable in the context of the wider setting of these items.

Yours faithfully
McConnel Smith & Johnson

Ian Moon
Director

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