

NORTH SHORE HEALTH HUB TOWER A & TOWER B ARCHITECTURAL DESIGN STATEMENT

Prepared for
DEXUS

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Document Control

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1.0 Introduction

This architectural design statement relates to the Request to modify the Development Consents granted for the proposed North Shore Health Hub at 12 Frederick Street, St Leonards. The Development comprises of Tower A and Podium (SSD 7543) and Tower B (SSD 8499 and SSD 8894). The Development Consents for Tower A and Podium (SSD 7543) and Tower B concept (SSD 8499) were granted on the 29th June 2018; for Tower B (SSD 8894) on 10th August 2018;

The modifications being requested to the planning approvals include:

- Maximising total GFA to align with the maximum allowable FSR of 3:1
- Alignment of Tower A and Tower B GFA with current development configuration.
- Alignment of Tower B footprint with current design configuration.
- Increase to Tower B lift overrun RL only to align with manufacturers requirements.
- Increase to Tower A roof height by 800mm to align with 5 Star Green Star energy requirements.

2.0 Gross Floor Area

2.1 The finalisation of design development and client requirements has resulted in;

- A redistribution of GFA between Tower A and Tower B.
- An increase in GFA over the approved GFA however within the limits of the allowable GFA per applicable FSR 3:1

The increased GFA is predominantly attributed to the LINAC bunkers and associated tenancy in Basement 2 of Tower A – below ground level.

2.2 Allowable Maximum GFA:

LEP allows for an FSR of 3:1. With site area of 6,194sqm, the maximum allowable GFA is 18,582sqm.

2.3 Approved GFA:

The Development Consent for SSD 8499 dated 29 June 2018 approved a total GFA of tower A & Tower B of **18,018sqm, FSR 2.9:1**

SITE AREA =	6,194m²
AVAILABLE GFA =	18,582m²
TOWER A GFA =	11,031m²
TOWER B GFA =	6,987m²
TOTAL GFA TOWER A + B =	18,018m²

2.4 Proposed GFA:

The Request to Modify the approved GFA seeks the increase of total GFA from **18,018sqm to 18,578sqm**. The proposed GFA does not exceed the allowable GFA per the applicable FSR of 3:1

The breakdown of proposed GFA is as follows:

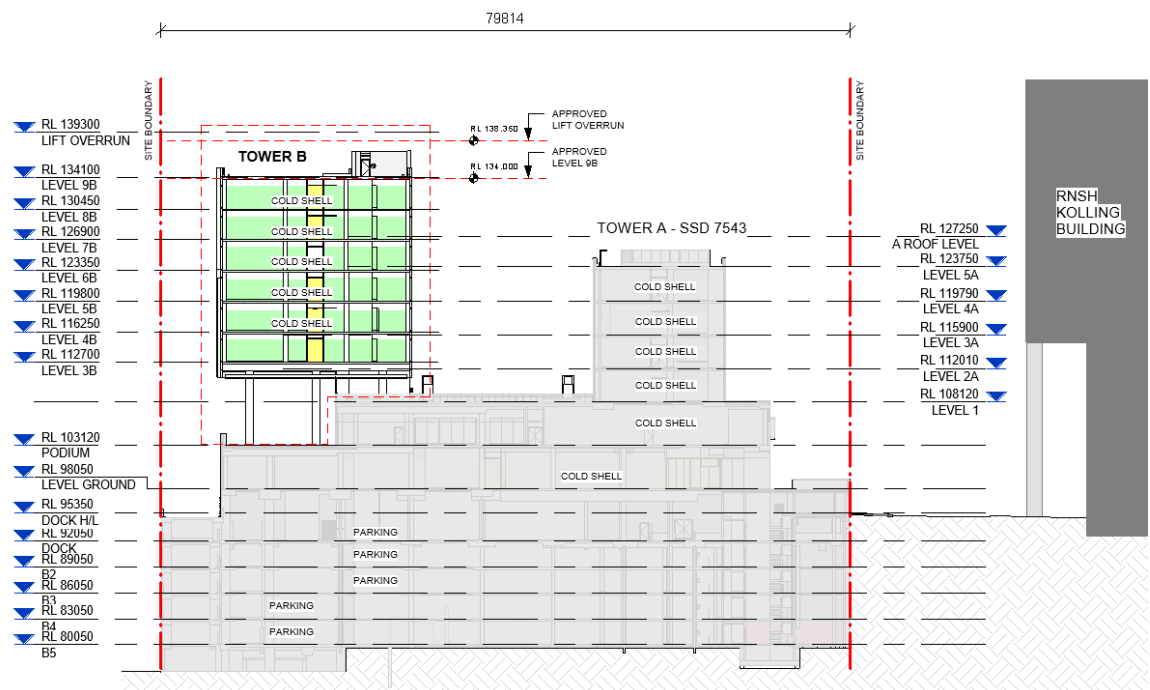
TOWER A GFA =	11,702m²
TOWER B GFA =	6,876m²
TOTAL GFA TOWER A + B =	18,578m²

3.0 Building Height

3.1 Tower B

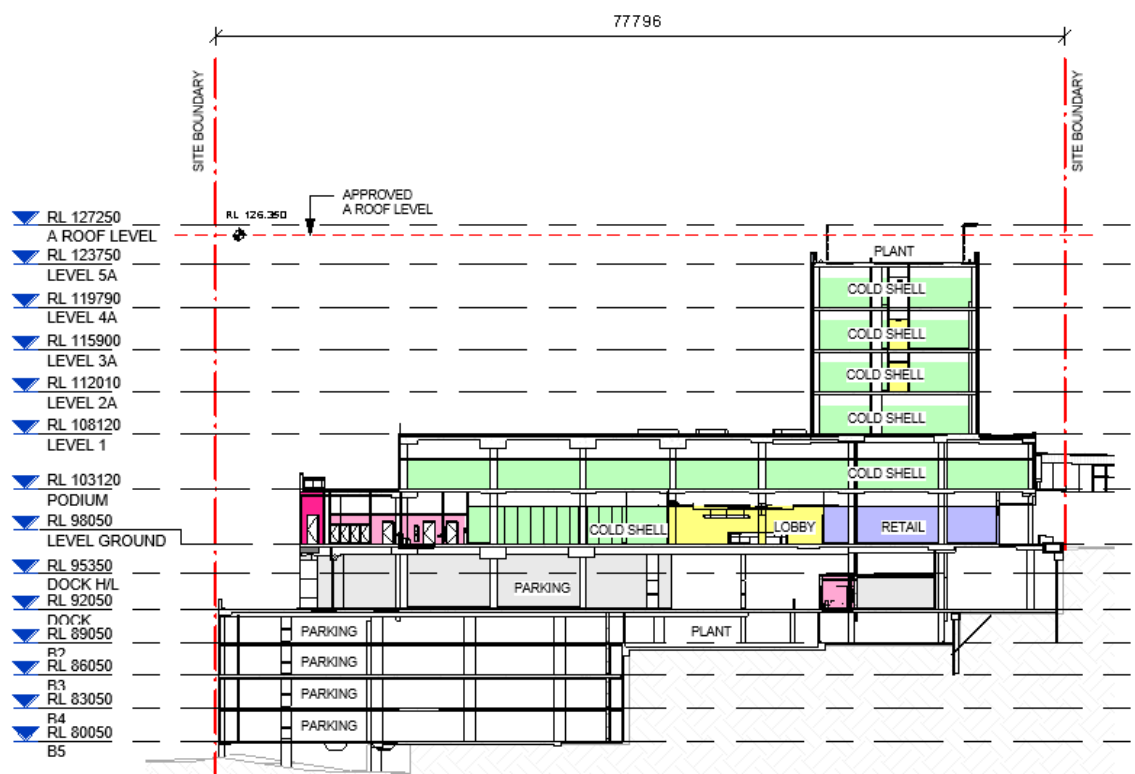
The maximum approved height Approved Tower B lift overrun is RL **138.350**. This Request to Modify a Development Consent seeks to increase this RL by **950mm** to **139.300** to accommodate the required lift overrun of 4.9m. Tower B Level 9B RL is to be increased by **100mm** from RL134.000 to **134.100** to accommodate under slab insulation which was previously nominated as over slab insulation.

As the footprint of the lift overrun is minimal, the impact of the increase in height is not perceivable at street level or from neighbouring. It will not create any perceivable increase in shadowing over footpath or neighbouring properties.



3.2 Tower A

Approved Tower A Roof Level is at RL **126.350** excluding lift over run. This Request to Modify a Development Consent seeks to increase Tower A roof height (excluding lift over run) by **900mm** to accommodate required service zones on typical levels. The proposed Tower A Roof level is at RL **127.250** with Lift overrun at RL **128.650**



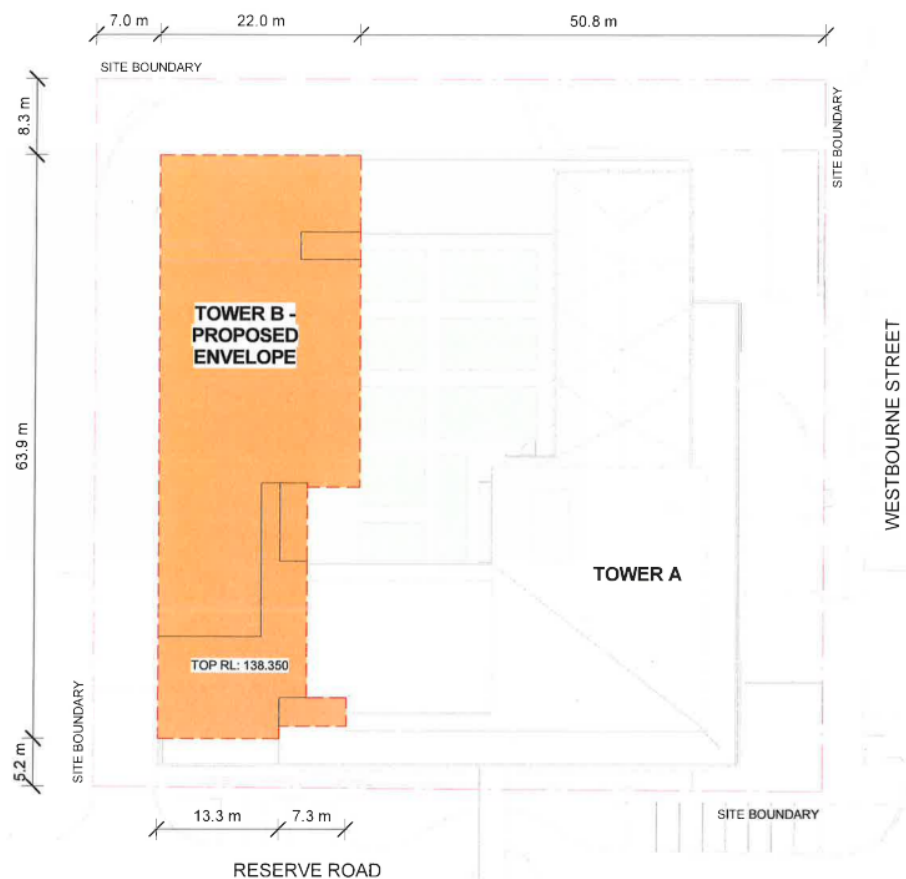
It is submitted that any impact to the amenity of the street and neighbouring properties is considered limited by the extent of setback of Tower A from Reserve Road and Westbourne Street.

4.0 Tower B Set Backs

4.1 Approved Tower B Set Backs

Approved Tower B set backs are as follows;

- The approved setback to the north western property boundary is 8.3 m (SSD 8499).
- The approved setback to the north eastern property boundary is 7 m (SSD 8499).
- The approved setback to Reserve Road is 5.2 m (SSD 8499).



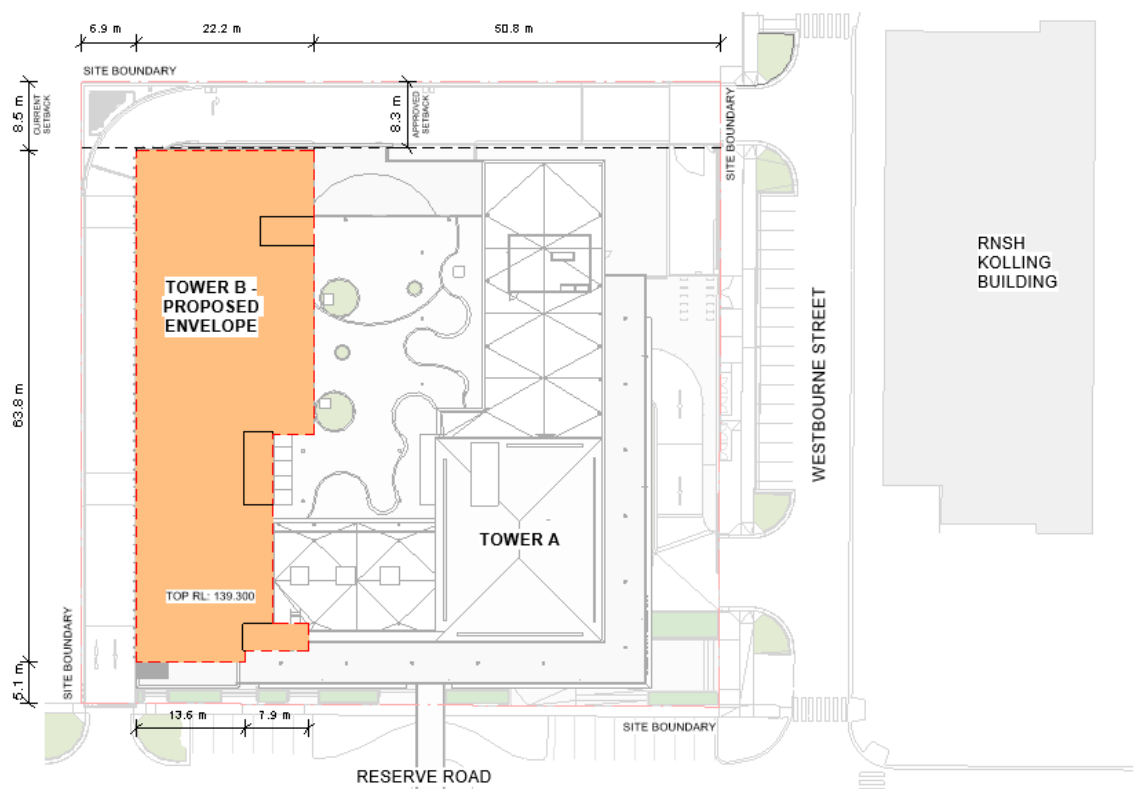
4.2 Proposed Tower B Set Backs

With further design development and detailed technical information on the façade system variations to the façade depth have resulted in minor encroachment to the approved setbacks.

This request to Modify a Development Consent seeks to modify the setback marginally as follows;

- The setback to the north eastern property boundary will be reduced from 7 m to 6.9 m (SSD 8499). A reduction of 100mm.
- The setback to Reserve Road will be reduced from 5.2 m to 5.1 m (SSD 8499). A reduction of 100mm.

It is submitted that the reduction to the setbacks will not impact the amenity of the neighbours or the public due to the elevation of the site with respect to adjacent properties.



5.0 Visual Impact

It is submitted that the minor adjustments to the height of Towers A and B will have minimal to no visual impact on the development, precinct or neighbouring properties due to the location and orientation of the adjusted heights. Tower B lift core is centrally located to the site on the southern perimeter of Tower B. Tower A is an L shaped configuration parallel to the western and southern boundaries of the site and set back significantly off these boundaries.



View from corner of Reserve Road and Westbourne Street

Billard Leece Partnership

North Shore Health Hub



View from Westbourne Street



View from Reserve Road