

**ARCHITECTURAL STATEMENT
PLANNING APPLICATION
NORTHSIDE WEST WARD EXPANSION
23 – 27 LYTTON STREET,
WENTWORTHVILLE, NSW 2145**

Client: Ramsay Healthcare
Level 9, 154 Pacific
Highway,
St Leonards, NSW 2065

Project: 609,

Date: 6 March 2015

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104/30 Atchison Street
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2065

Arch reg # 6817

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Revision	Description	Issue Date
P1	Preliminary Issue for review	6 March 2015

1.0 Site Description and Brief

This Architectural Statement relates to the planning proposal for the proposed new building to be located at the southern end of the existing hospital at 23 – 27 Lytton Street, Wentworthville.

The existing hospital is situated on site of 6,655m² as determined by the survey prepared by LTS surveyors survey and it is defined as Lot 1 in DP 787784.

2.0 Proposal:

The Planning Proposal seeks approval for a new self-contained hospital, nominally for a Rehabilitation use, to satisfy the increasing demand in the locality brought about by the aging population.

The new facility is within the catchment of the Westmead health complex and will provide complimentary services to the hospitals in the precinct as well as providing employment to the Wentworthville area.

The proposal consists of a three storey building with outpatient, consultancy and rehabilitation treatment facilities at ground floor level and inpatient ward rooms above.

Car parking will be accommodated in an underground car park.

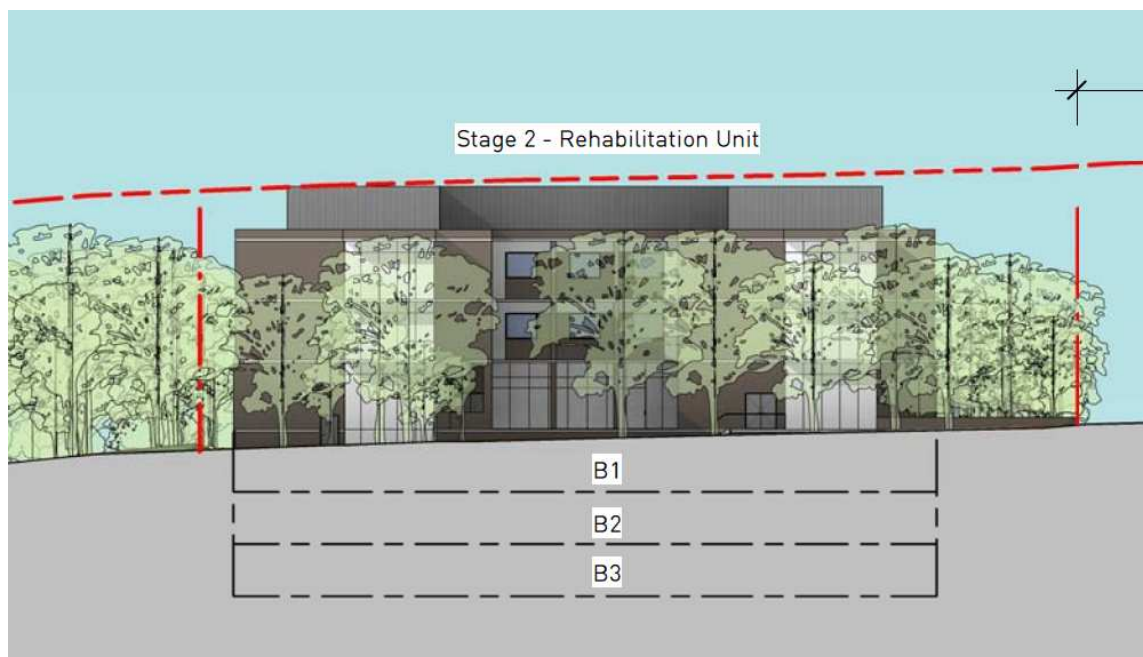


3.0 Bulk and Scale

The building is set back from the street to align with the existing hospital to the north. The proposed building exploits the site topography to minimise presence from the street. This application seeks to establish a building height plane of 15m to allow for the required floor to ceiling and services clearances required for Class 9A hospital buildings, and a suitable zone for roof mounted plant and equipment, which is more onerous than other building typologies.



Proposed East Elevation



Proposed South Elevation

4.0 Massing

The building form will be designed to respect the massing and rhythm of the adjoining residential allotments. Both the new development at Stage II and it and the new mental health wing (currently on site) will have a 'collegiate' feel, reflective of the healthcare precinct this site has now become.

As discussed above, the building height plane will be limited to 15m which is consistent with the R2 zoning. As is demonstrated by the above elevations and the perspectives below, the setback and proposed architectural treatment mean that the building blends well into its environment and has a harmonious scale with the surrounding residential lots.



Perspective from north – indication of architectural treatment only



Perspective from south – indication of architectural treatment only

5.0 Amenity

Solar access:

The massing of the project has been carefully considered so as to minimise any adverse effects on the amenity of the surrounding buildings.

The tree lined public open space to the south of the site forms a buffer to the adjoining residential property and as is demonstrated from the sunshadow diagram cast at midday on 21 June (winter Solstice), on the shortest day, there are no adverse overshadowing effects on the adjoining residence to the south.

No other building is affected by the proposal.



Solar shading diagram – 21 June at 12pm.

Bulk and Scale:

As discussed above, careful consideration has been given to the massing of the proposal which has been designed to reflect the existing scale and rhythm of the residential street, however it is also a function of the requirements of a modern healthcare facility.

Noise:

As places of healing and recuperation, healthcare facilities tend to make good neighbours from the noise generation point of view, and it is anticipated that this development will continue that tradition.

All air handling plant will be designed to meet current standards of noise attenuation and energy performance.

Traffic and parking:

The development will have a suitable amount on-site parking to minimise the impact of the proposed building on the existing on street parking. All required traffic reports will be issued as part of the Development Application.