

Byron Central Health & Wellness Hub

Summary of drawing changes

This is a general description of the main changes to the design from the initial DA submission/RFI to the drawings provided for the JRPP submission. Highlighted numbers on the drawings relate to the following:

Site Planning

1. Reconfiguration of the hospital accommodation allowing an increased building setback to McGettigans Lane to minimum of 4 metres.
2. Reduction in the floor area for hospital accommodation and an enclosed corridor for secure access between rooms has been included. Grouping of all two storey accommodation adjacent to the hospital.
3. Increase carparking on the ground floor by two spaces by adjusting the landscaping and carpark configuration

Basement

4. Additional 5 carparks in the basement including tandem staff parking. Total number of onsite carparks is now 85
5. Consolidation of the plant space

Elevations

6. Building height is contained within the 9 metre height restriction. The floor level of the upper floor has been reduced by 600mm based on information from the engineer while still meeting the requirements from the AHFG. The roof has been stepped down at the highest point above natural ground. The entire roof is lower than a 9metre height plane above natural ground around the building.
7. East elevation reflects the view of the building on the approach from driving from the west on Ewingsdale Road.
8. Roof has been adjusted to be clear of the easement.

Development Application

Issue: DA - E

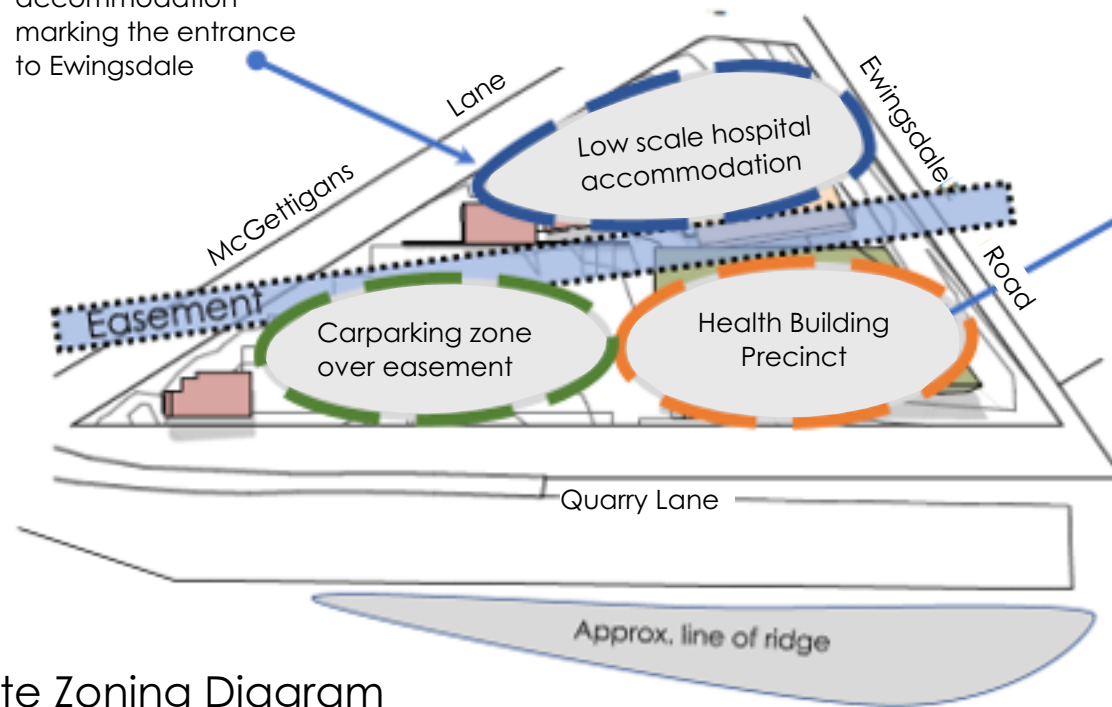
Date: 23 Jan 2018

Byron Central Health & Wellness Hub
13 McGettigans Lane, Ewingsdale

For:
Brunsmed Pty Ltd

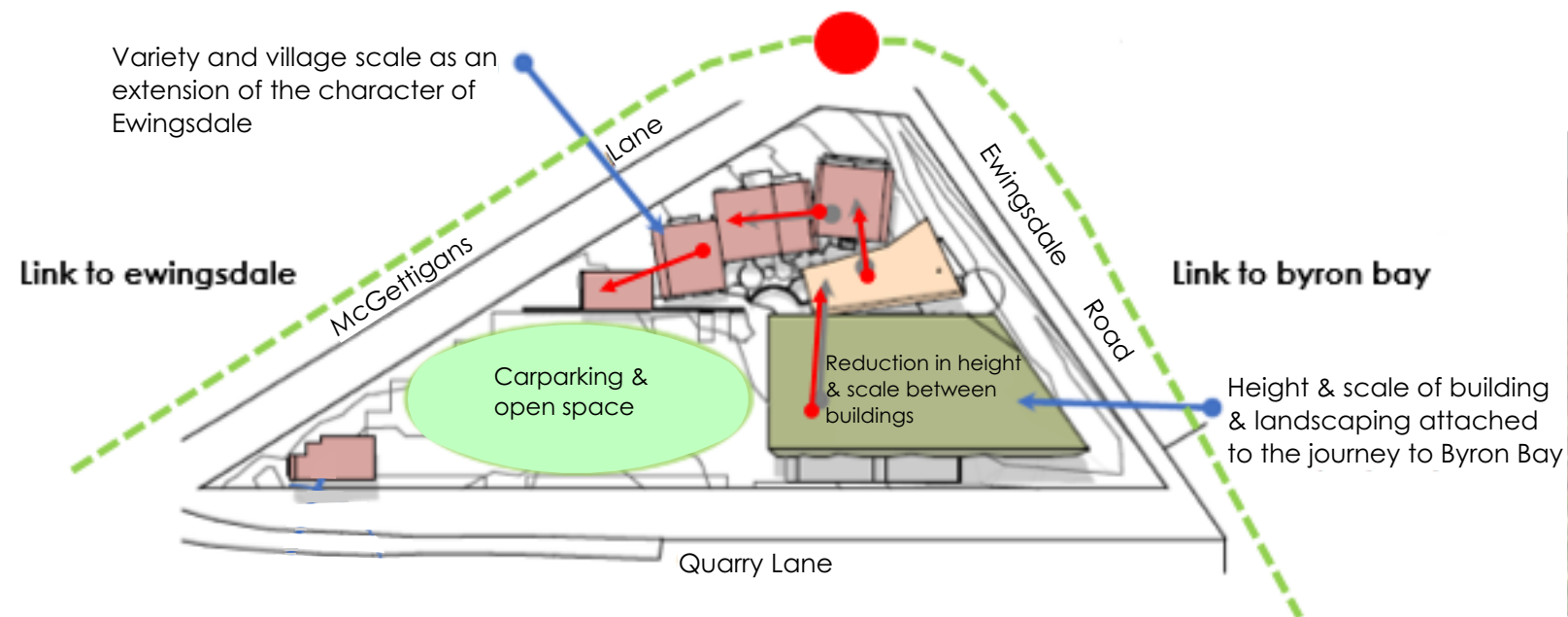
armstrong & Co
Architects

Lower scale accommodation marking the entrance to Ewingsdale



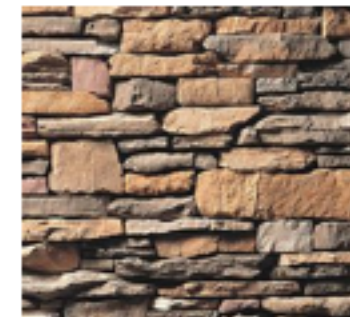
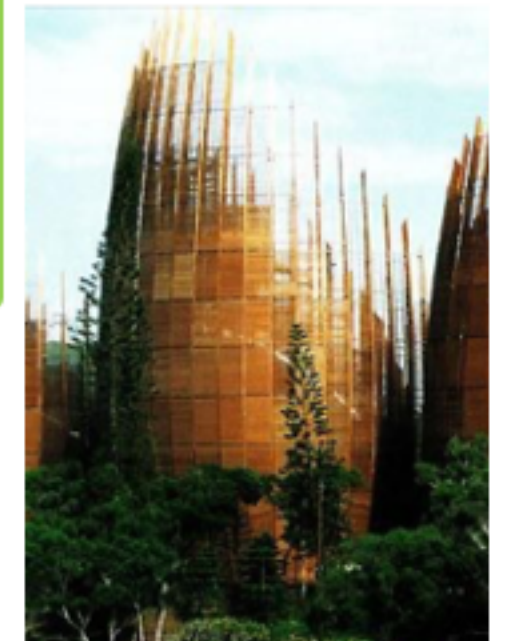
Site Zoning Diagram

Variety and village scale as an extension of the character of Ewingsdale



Site Planning Diagram

Higher building facing main road nestled in the bank with the ridge of the hill to the east providing a screen to most of the elevation when traveling west on Ewingsdale Road



Area summary of overall internal floor area of buildings:

Health Services Facility:

Ground Floor - 780sqm

First Floor:

Day Surgery - 620sqm

Specialist - 140sqm

Other - 20sqm

Total - 1560sqm

Accommodation:

12 units x - 28sqm ea

Enclosed Corridor 174sqm

Staff Utilities - 24sqm

Total - 534sqm

Restaurant:

Kitchen & indoor dining - 66sqm (variable with below)

Covered outdoor dining - 50sqm (variable with above)

Open air dining - 50sqm approx

Total - 166sqm

Total Internal Area (excl basement, balconys etc.) - 2160sqm

Carparking

Required 85

Basement 30

Ground floor 55

Total 85

Setbacks

All buildings comply with the minimum setbacks

Building Height

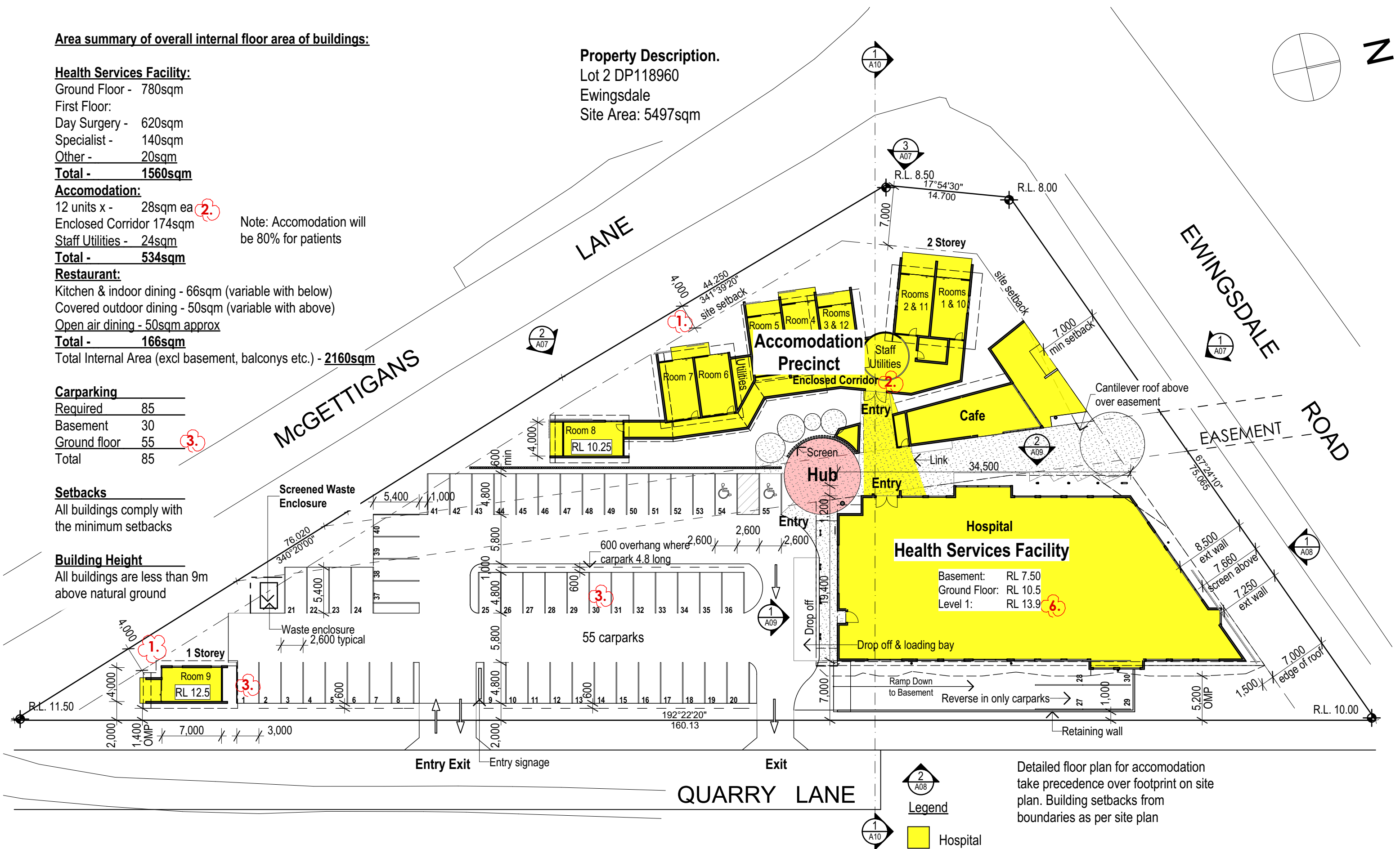
All buildings are less than 9m above natural ground

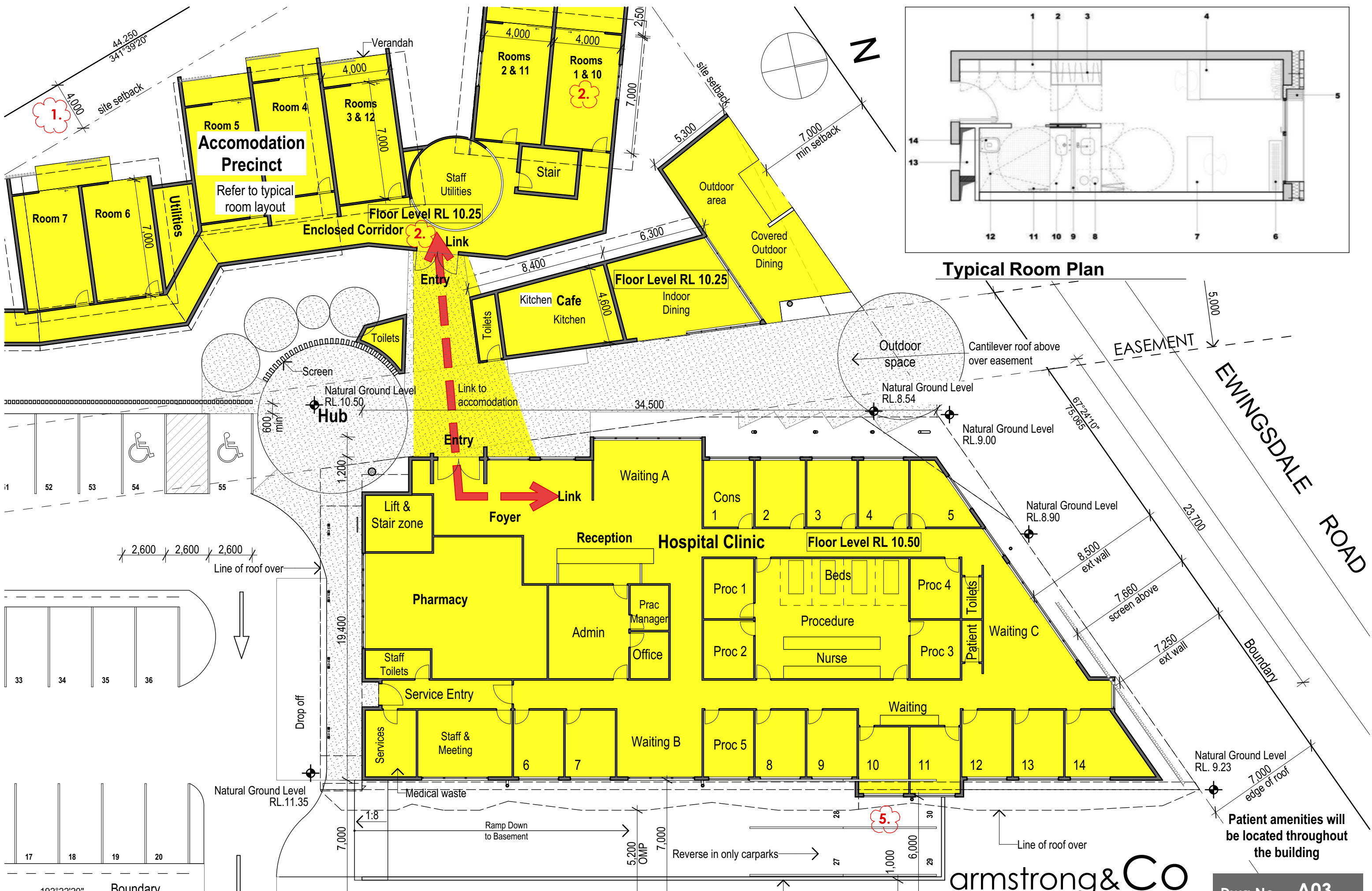
Property Description.

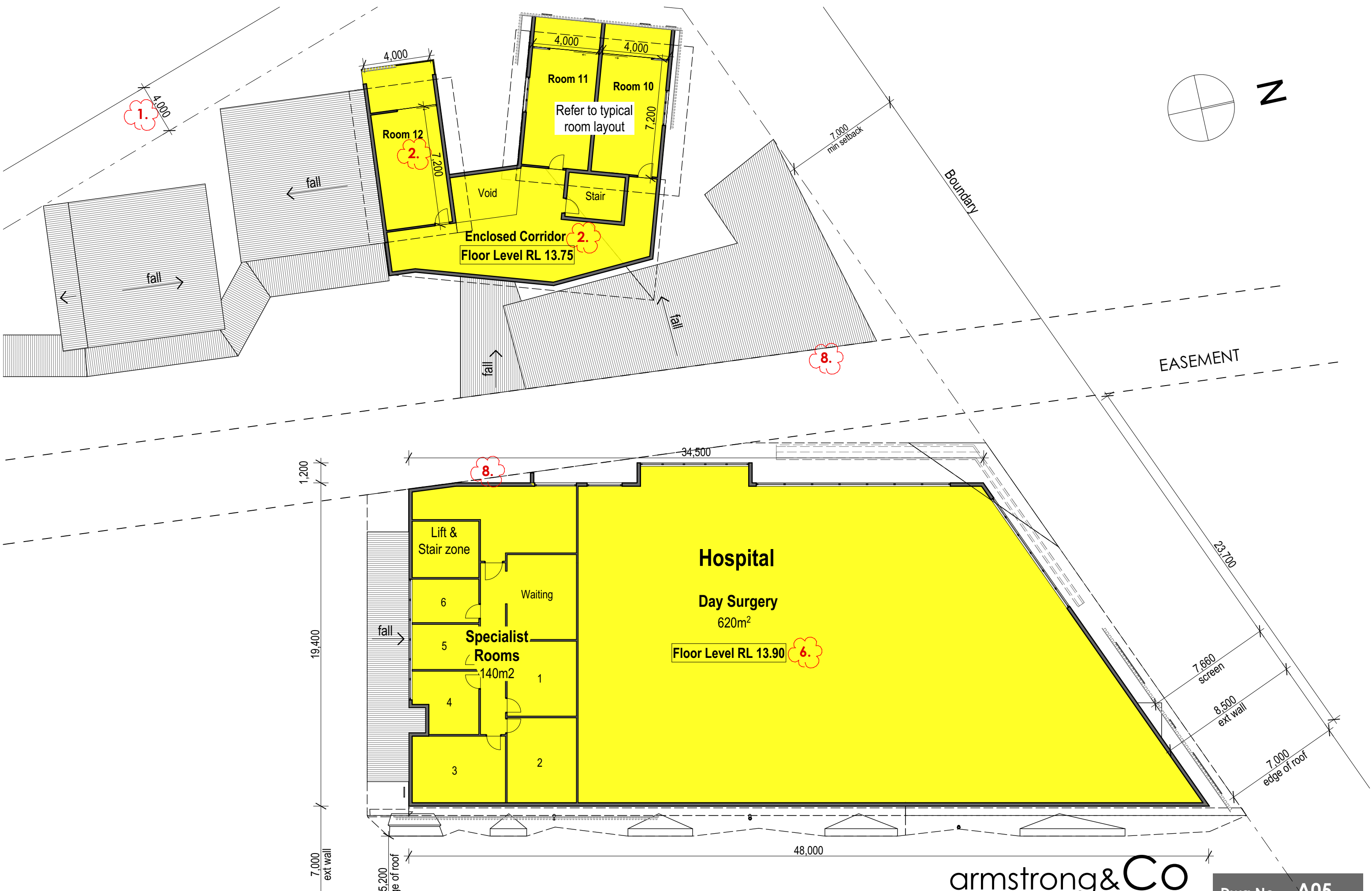
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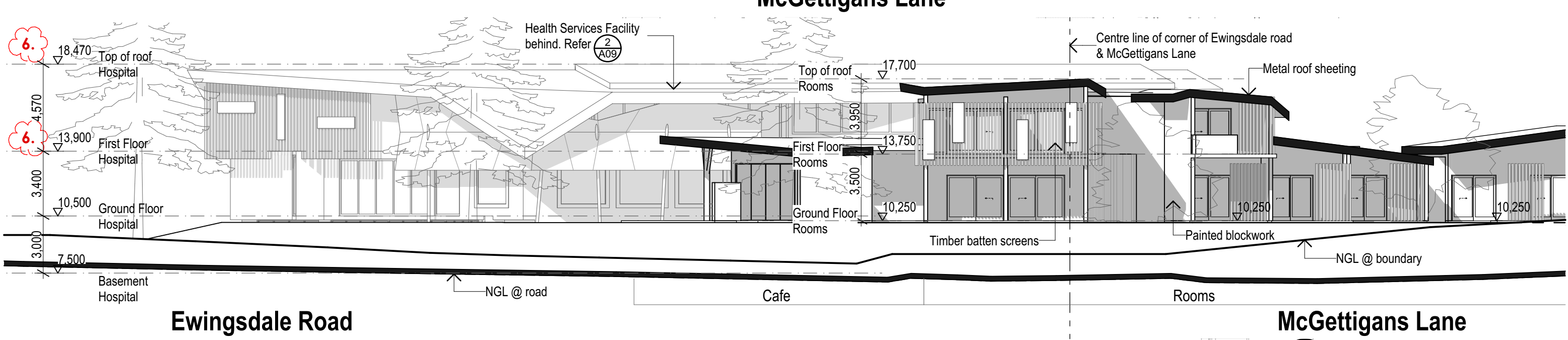
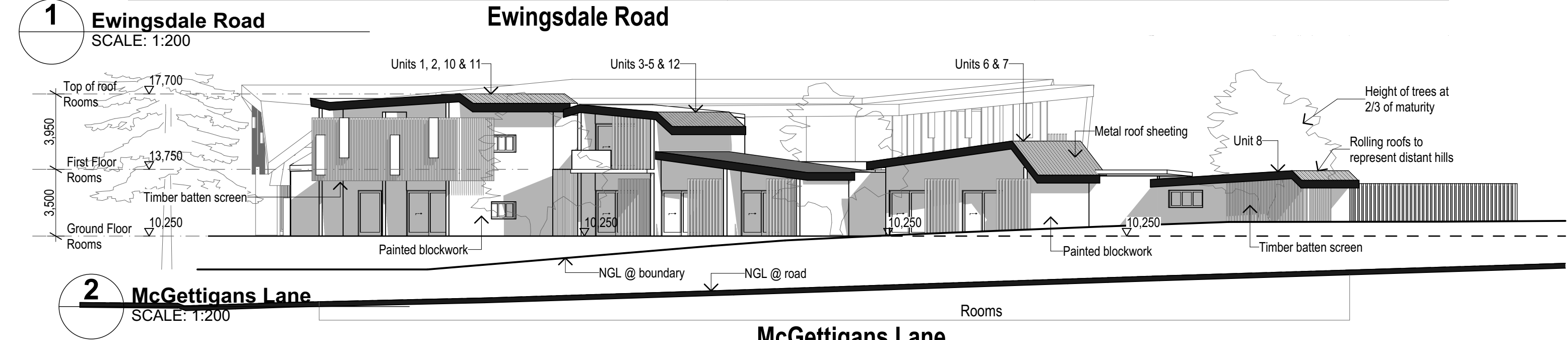
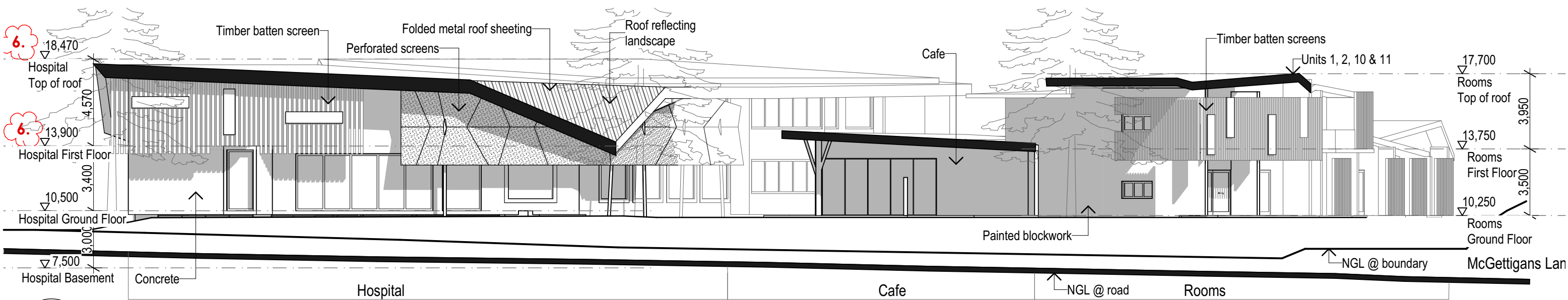
Ewingsdale

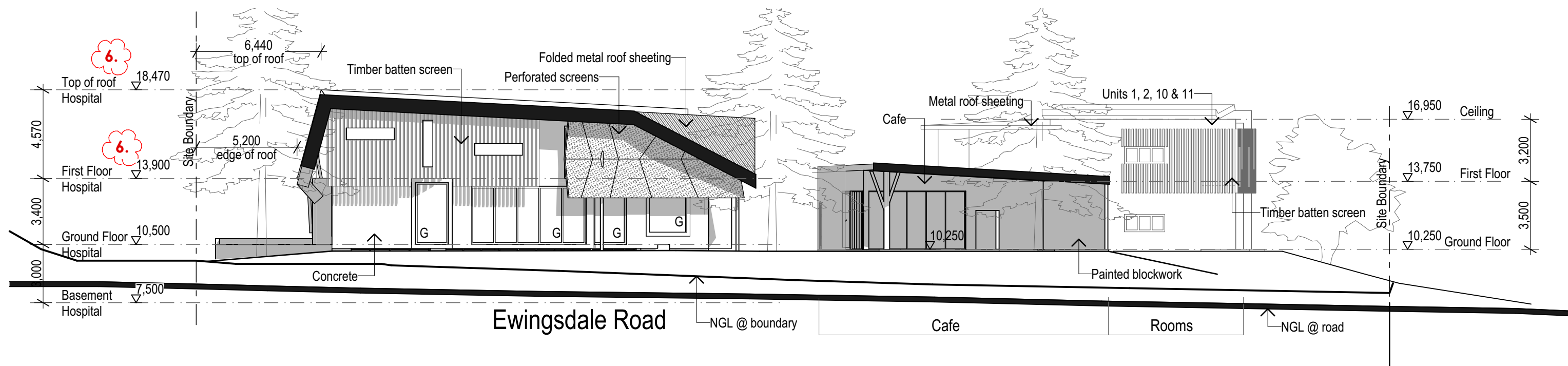
Site Area: 5497sqm



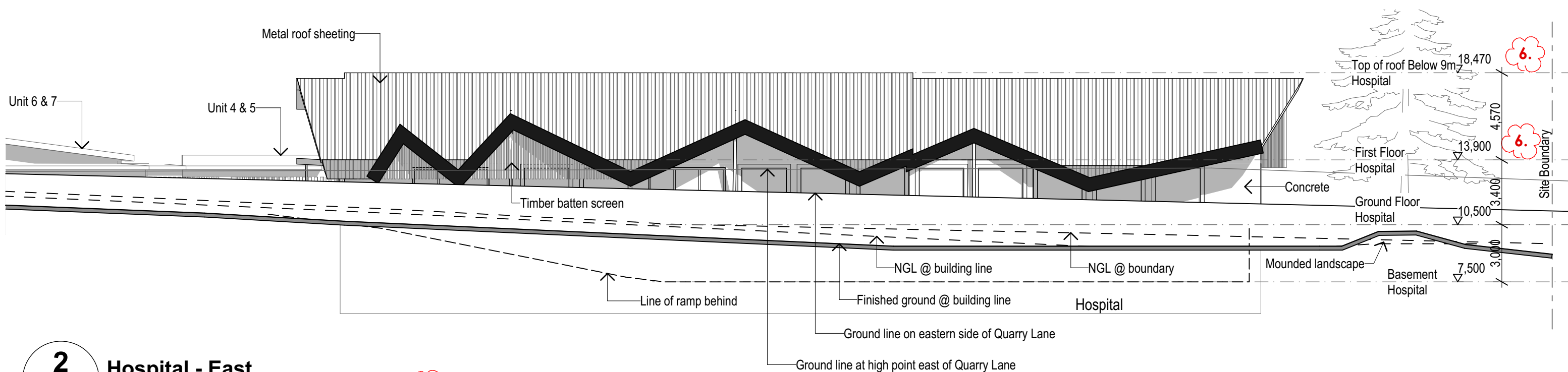




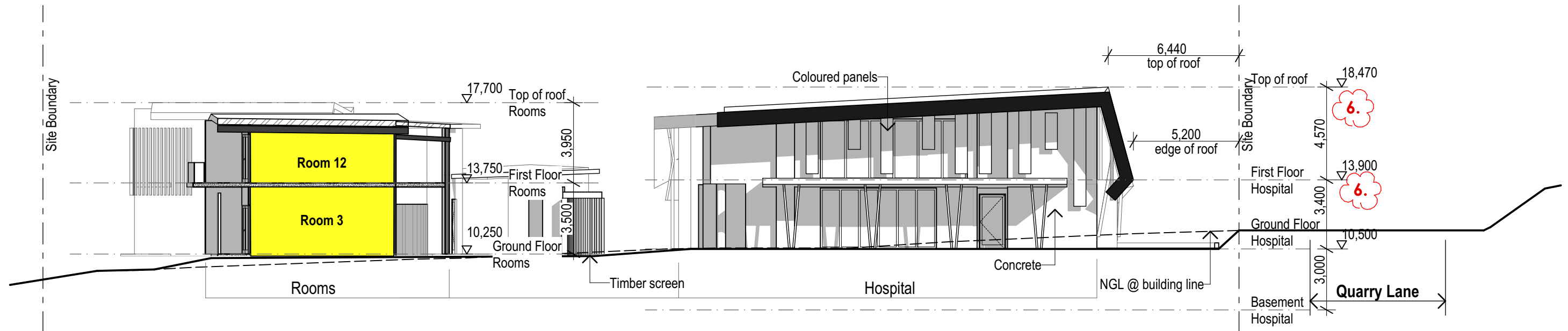




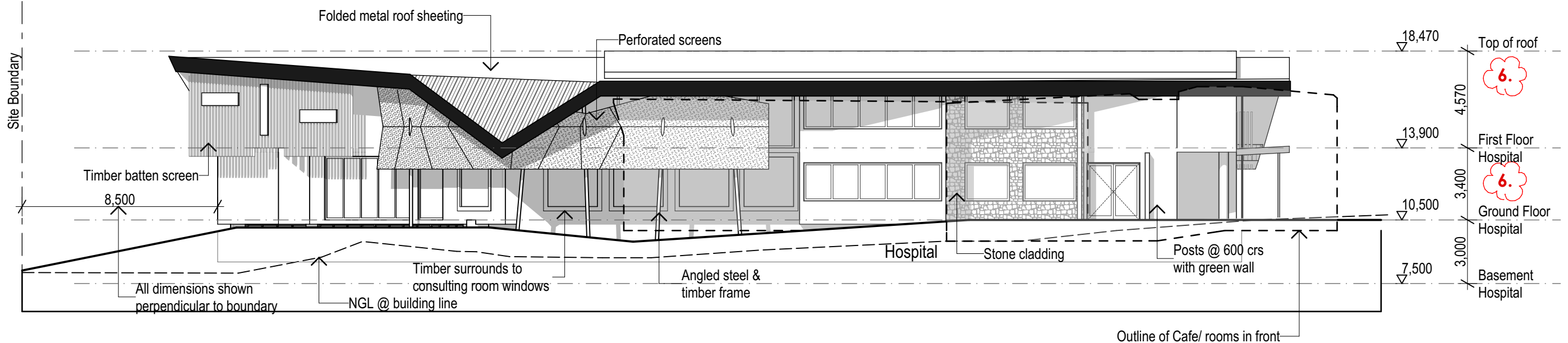
1 Hospital - North
SCALE: 1:200



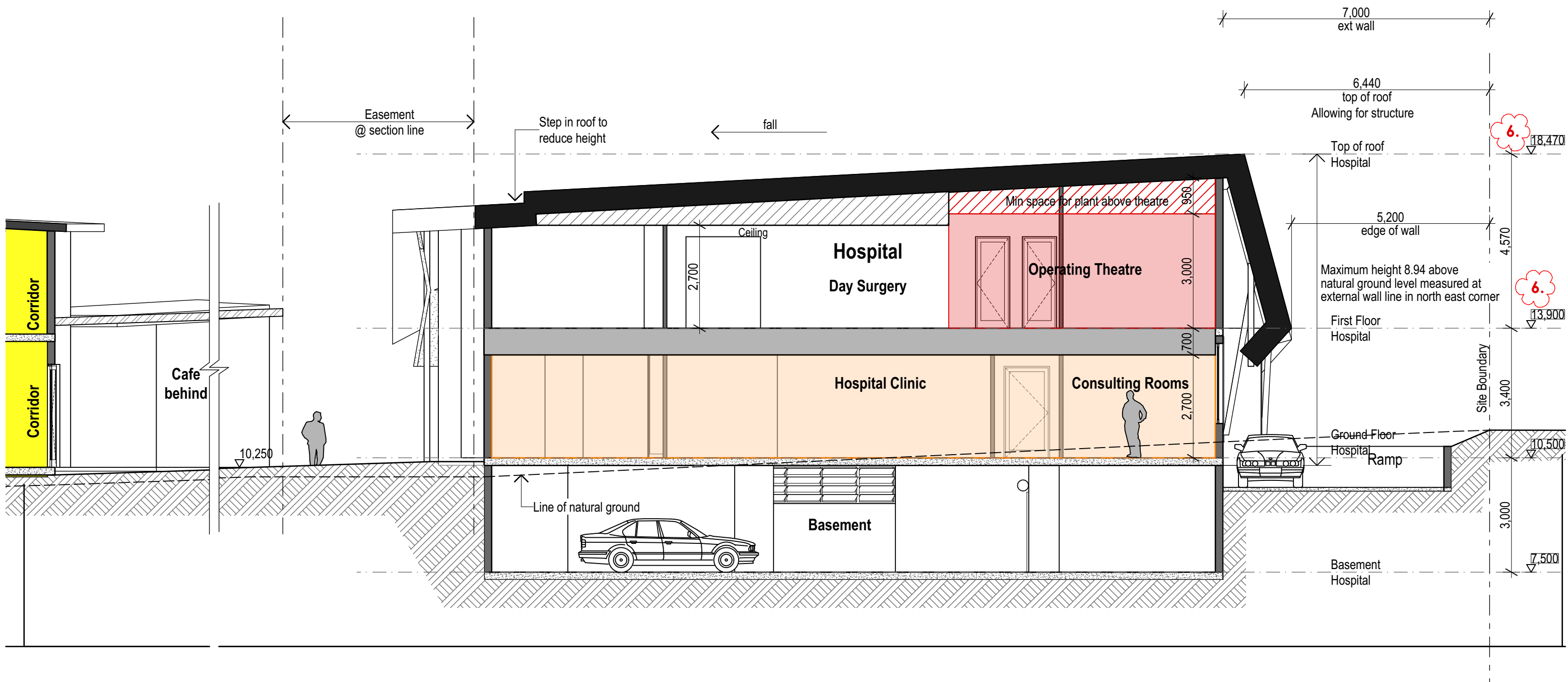
2 Hospital - East
SCALE: 1:200



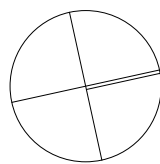
1 Hospital - South
SCALE: 1:200



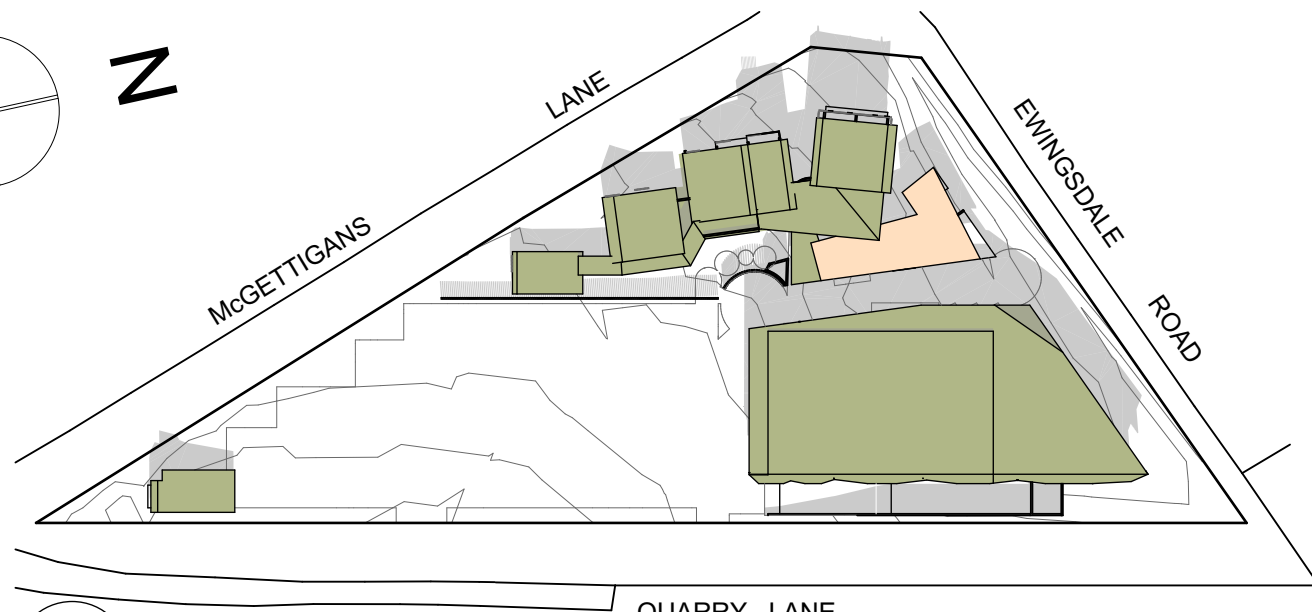
2 Hospital - West
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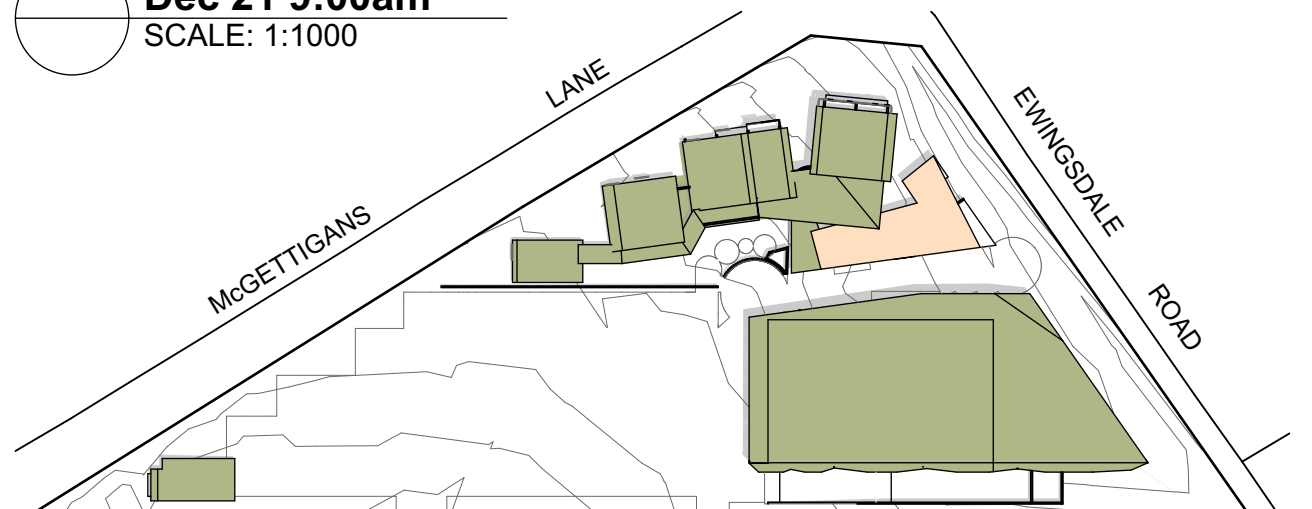
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SCALE: 1:100



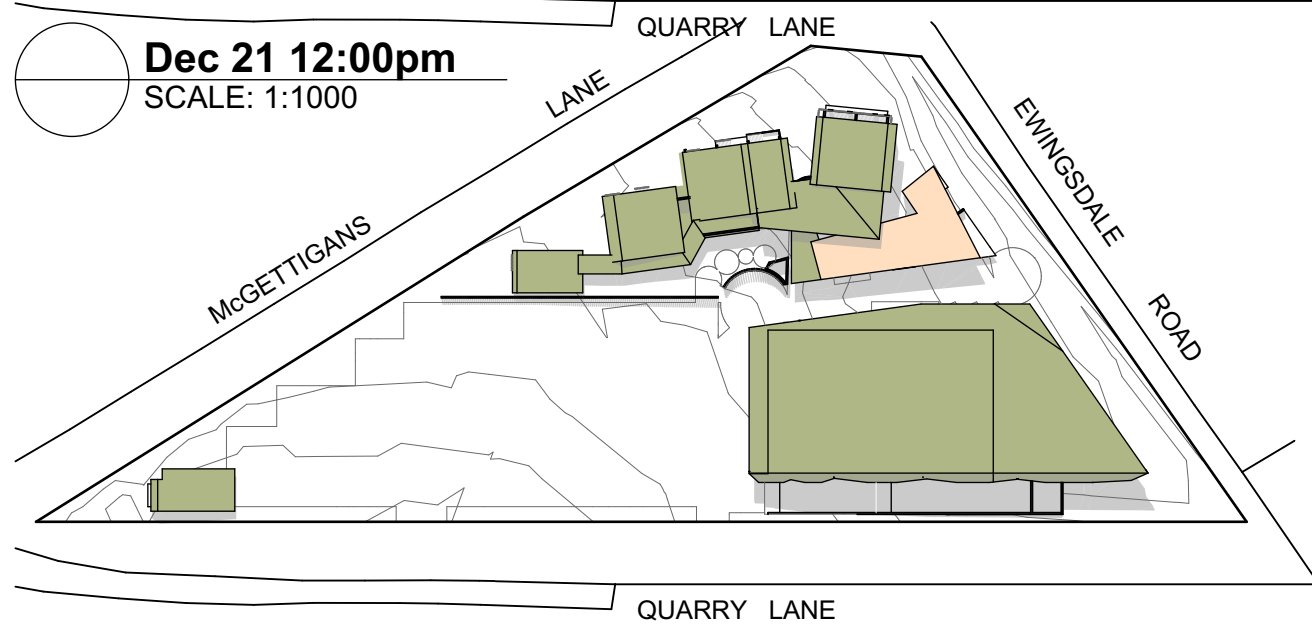
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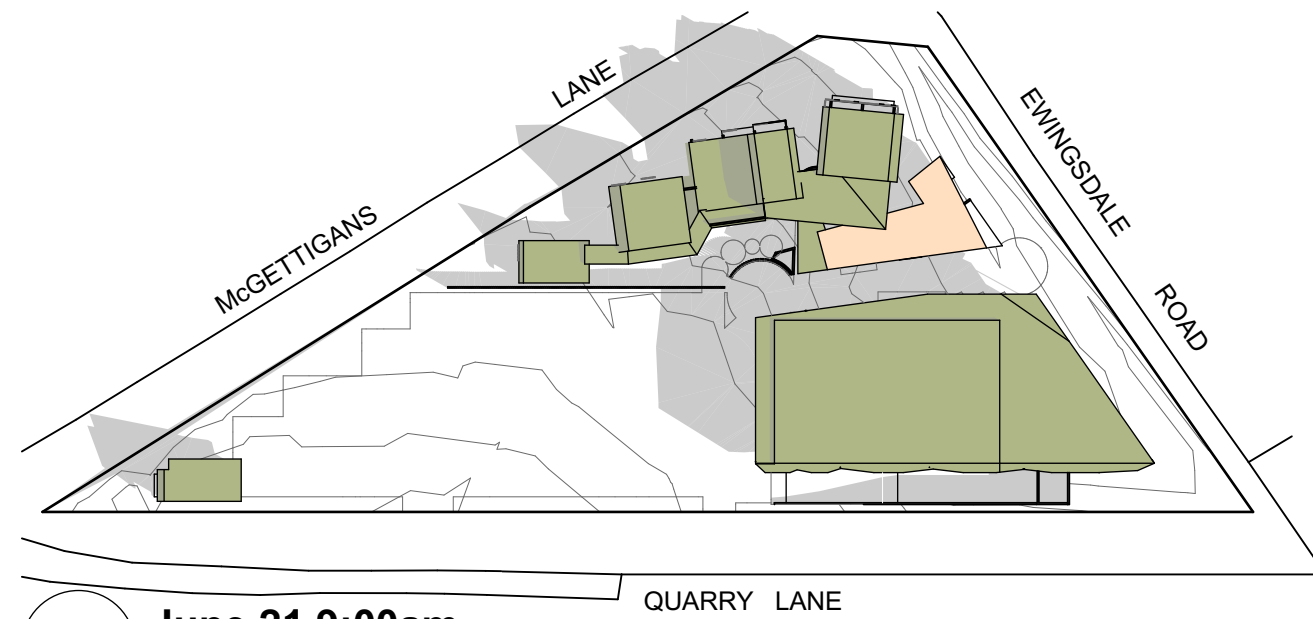
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SCALE: 1:1000



Dec 21 12:00pm
SCALE: 1:1000



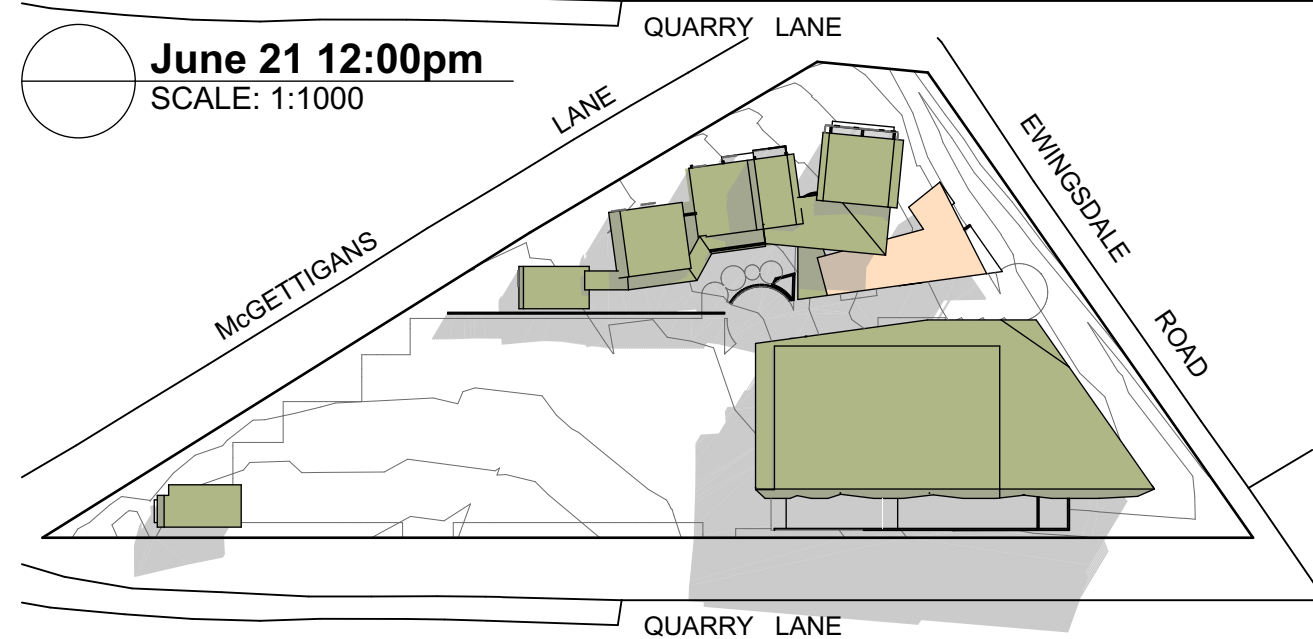
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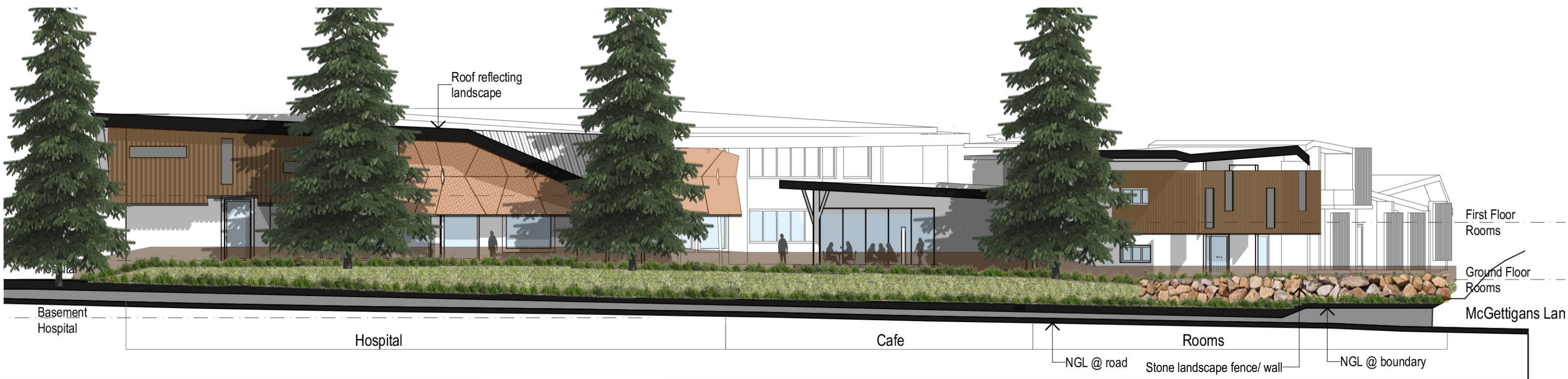
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June 21 12:00pm
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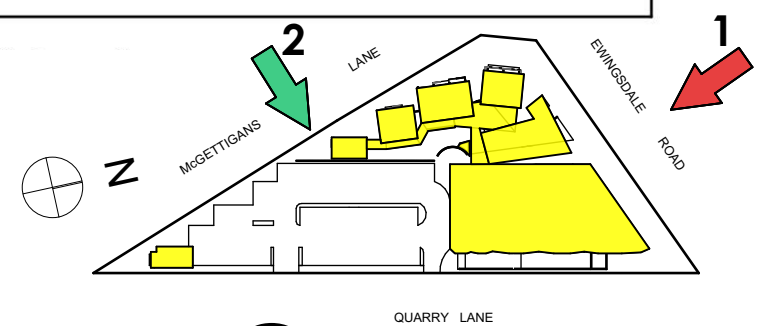
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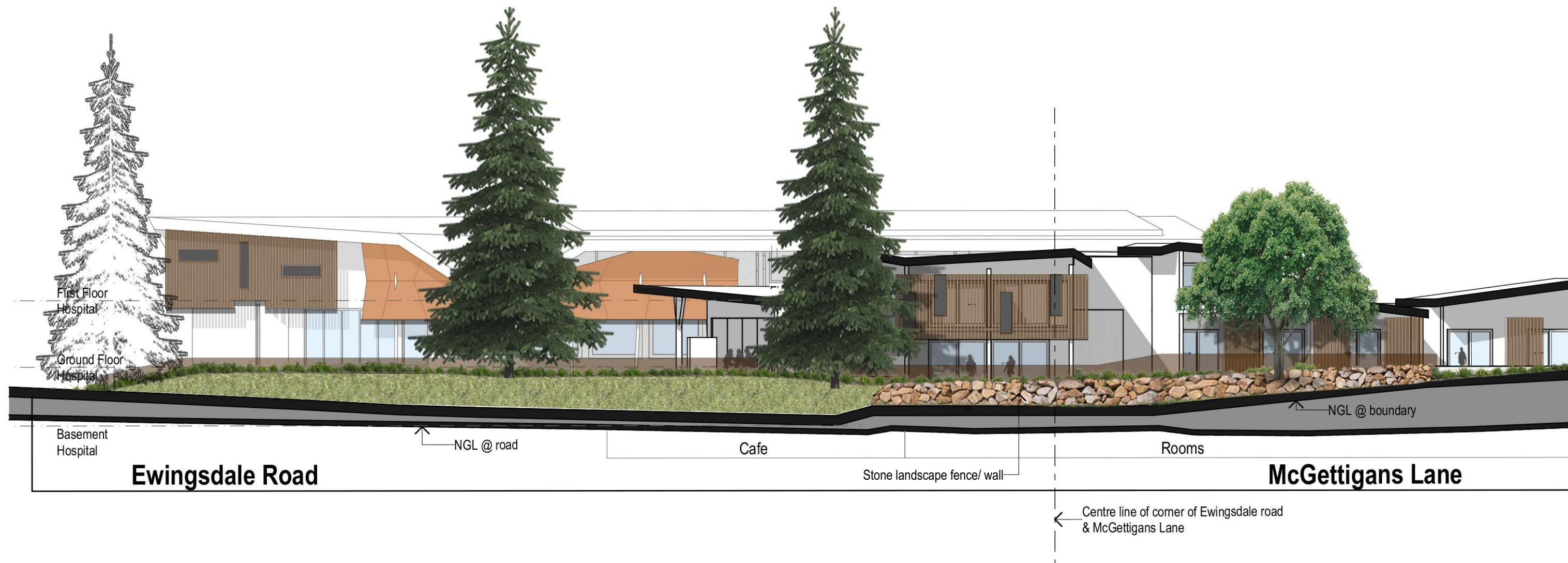


1 Ewingsdale Road

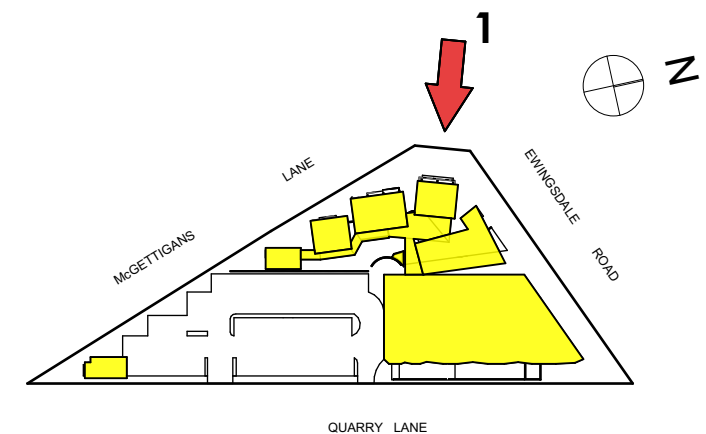


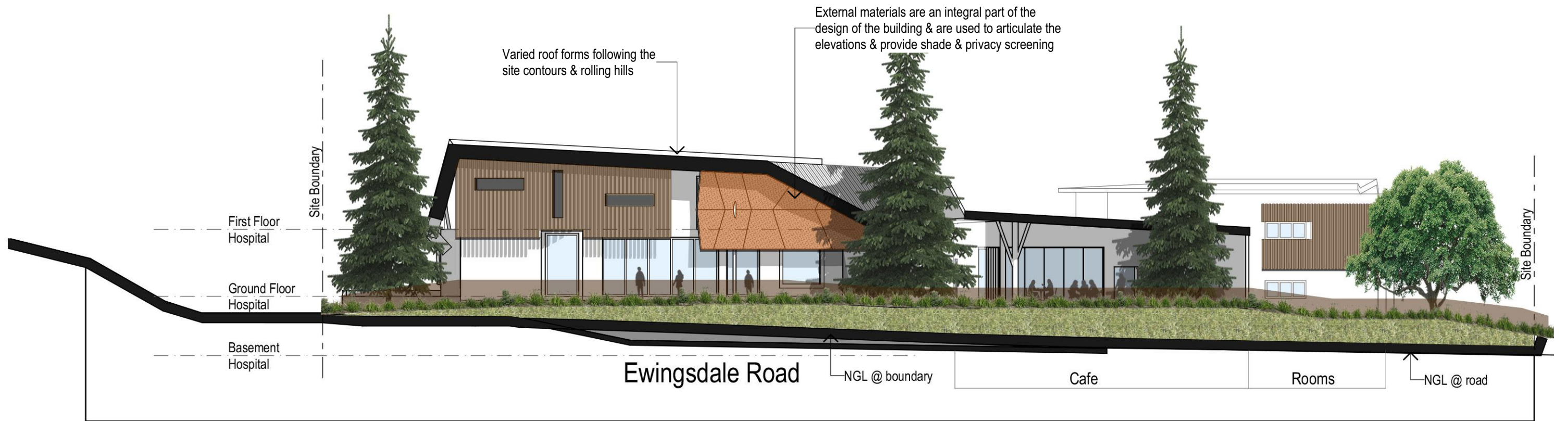
2 McGettigans Lane



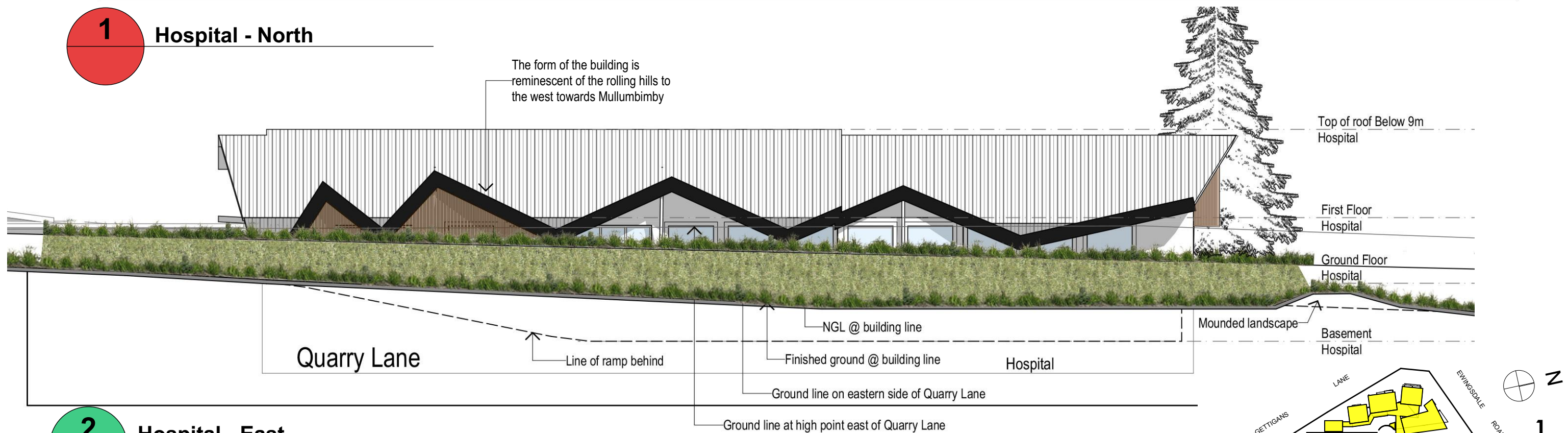


1 Corner of Ewingsdale Road & McGettigans Lane

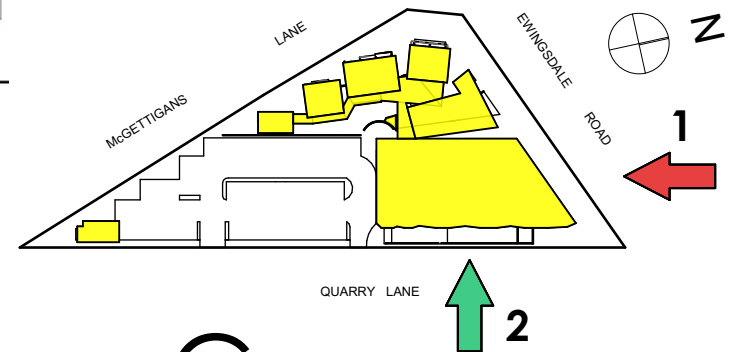


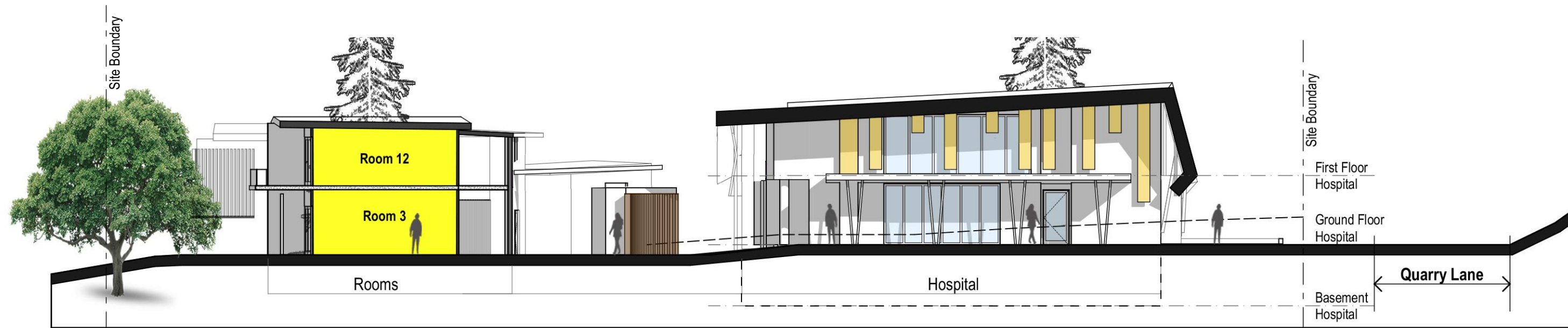


1 Hospital - North

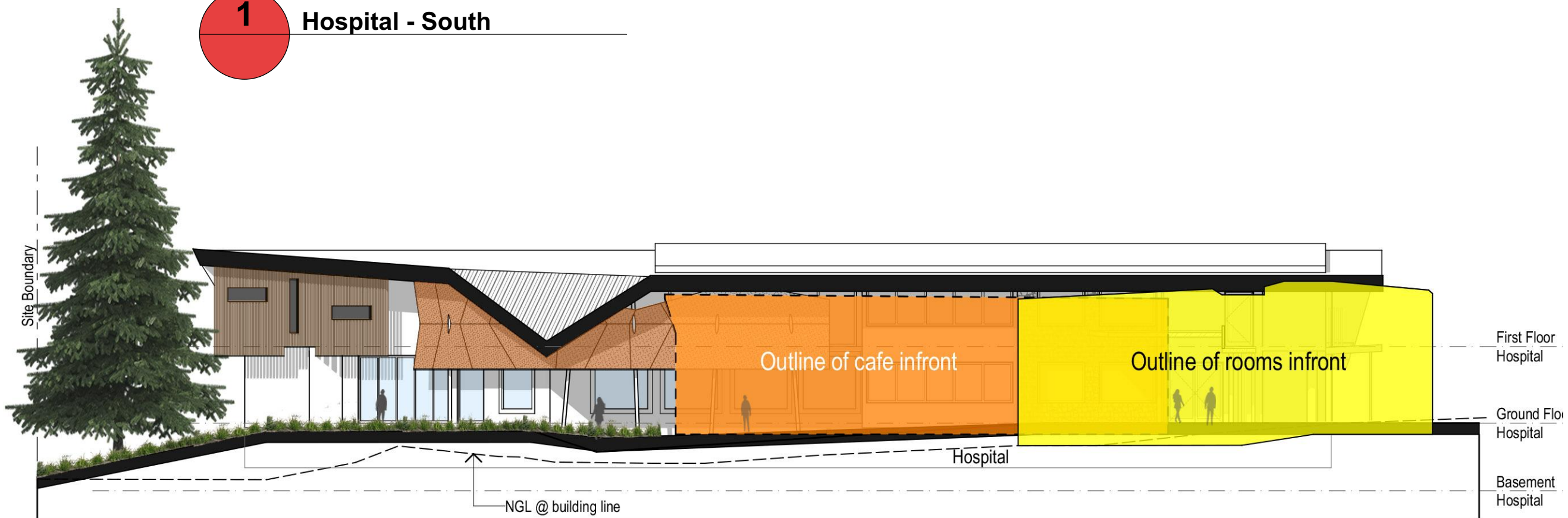


2 Hospital - East

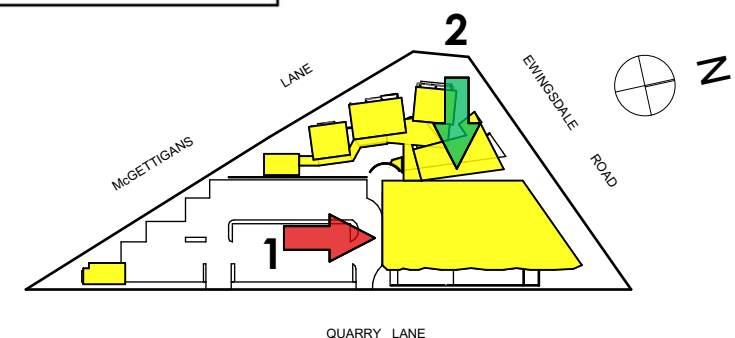




1 Hospital - South

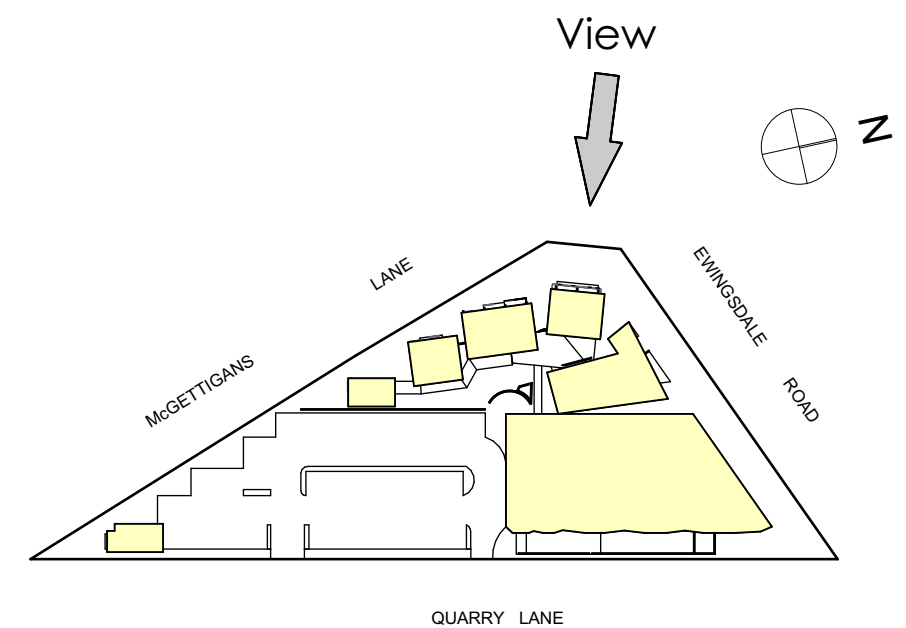


2 Hospital - West



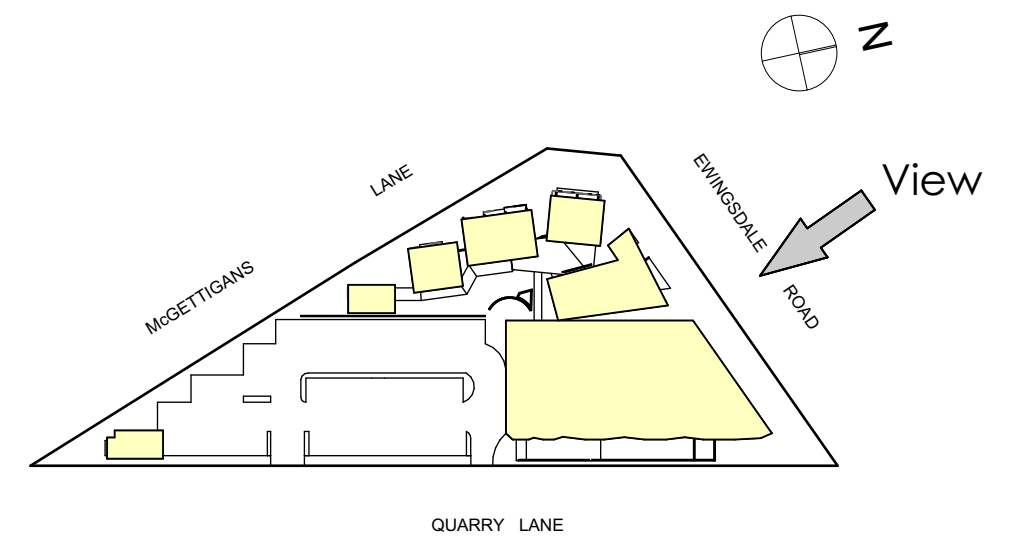


The various heights and roofs reflect the near and distant topography. Materials are taken from the landscape. The loosely placed units create a village which becomes part of the entry to ewingsdale.



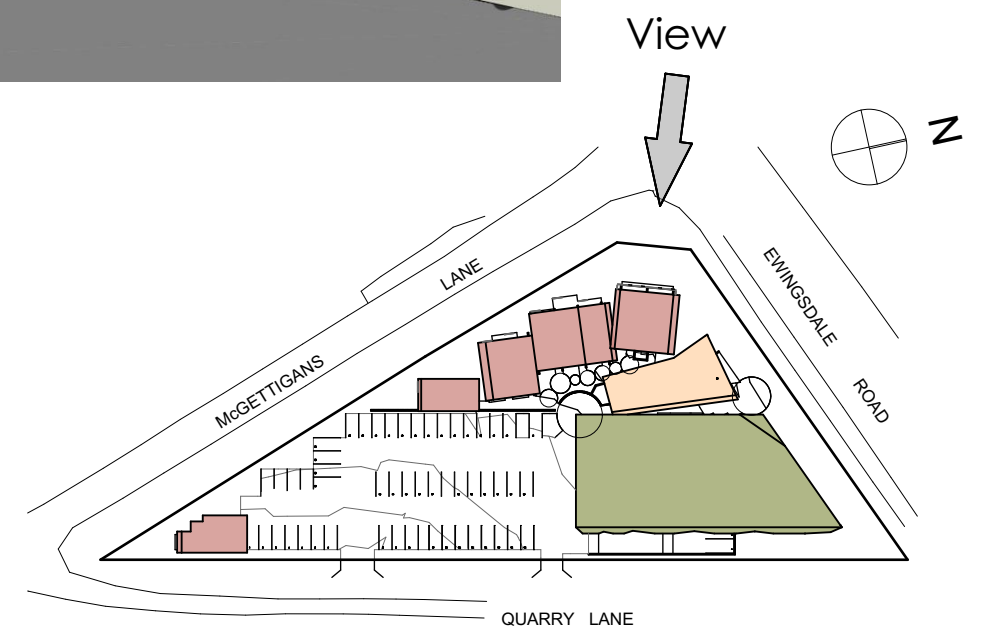


The dipping roof, palette of materials and open space between the building create usable landscaped areas.





Ewingsdale Road





Ewingsdale Road

