



ROYAL NORTH SHORE HOSPITAL SITE CONCEPT PLAN AMENDMENTS
TO ACCOMPANY S75W AMENDMENT APPLICATION FOR SITE 4A

TABLE OF CONTENTS

- 1.0 COMMENTARY
- 2.0 AMENDED DRAWINGS & DIAGRAMS

FIGURE NUMBER	TITLE	ORIGINAL AUTHOR
28	Illustrative Master Plan	Cox Richardson
36	Deep Soil Planting	Cox Richardson
37	Landscape Plan	Taylor Brammer
46	Section AA	Cox Richardson
50	Section EE	Cox Richardson
53	Section through Herbert Street pedestrian bridge	Cox Richardson
90	Overshadowing - Winter Solstice	Cox Richardson
91	Overshadowing - Equinox	Cox Richardson

REVISION HISTORY

ISSUE	DATE	DESCRIPTION
A	16.12.2016	Issue to Savills & HI for inclusion in s75w submission

1.0 COMMENTARY

1.1 INTRODUCTION

This report is intended to accompany a s75w amendment application relating to the Royal North Shore Concept Plan approval.

The site 4A building massing originally shown as part of the approved Concept Plan has been amended since this approval was granted, first as part of a business case developed by Health Infrastructure NSW (HI), and now as part of the concept design for the building, currently being undertaken by BVN.

The drawings included in this report were originally prepared in 2006 by Cox Richardson and Taylor Brammer and included in the approved Concept Plan document. These drawings have been amended by BVN to show the revised building massing for site 4A. It should be noted that the only changes to these drawings are to the built form for site 4A - there are no other changes to any other plan of the Concept Plan.

This report should always be read in conjunction with the approved Concept Plan.

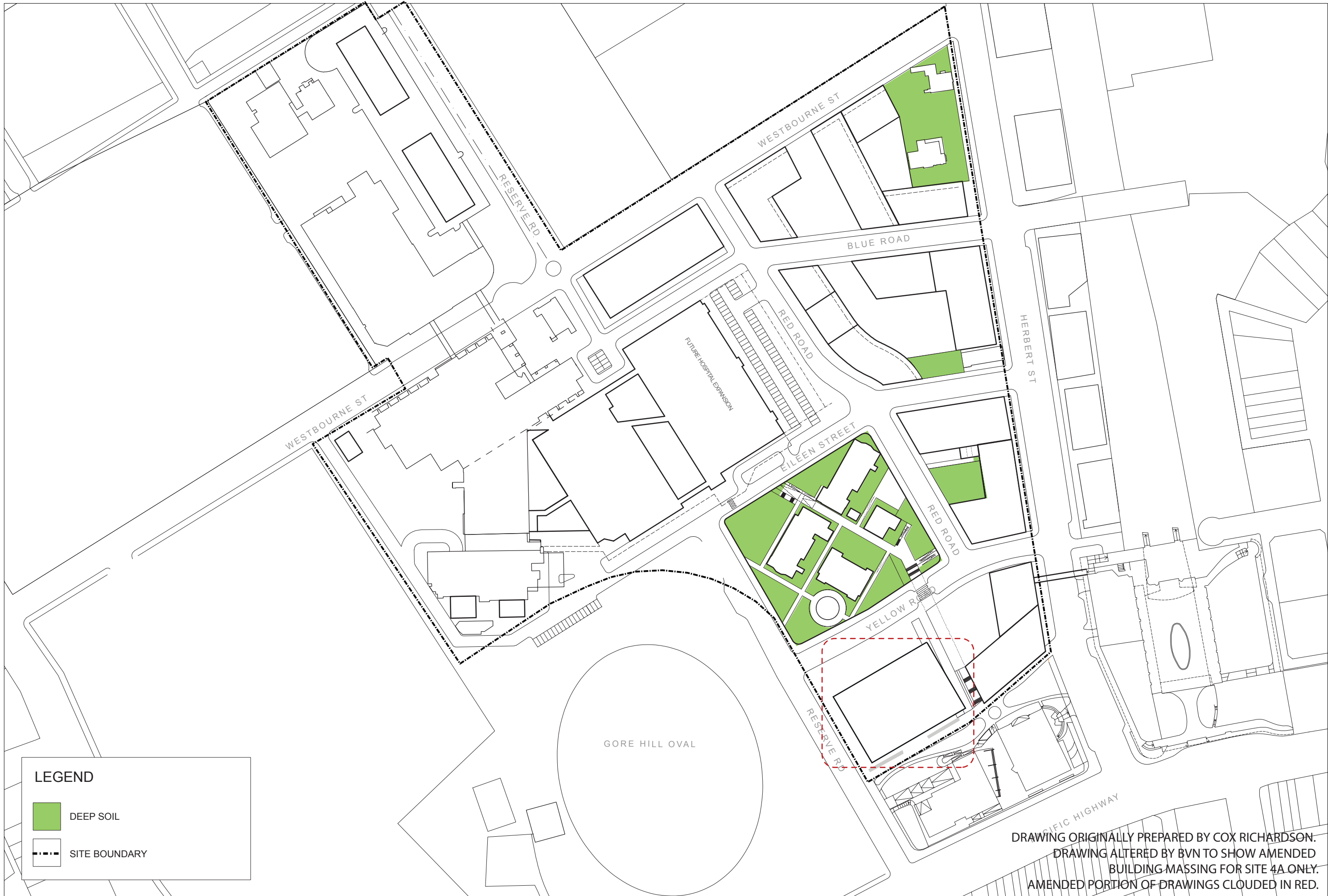
1.2 PROPOSED CHANGES TO BUILT FORM

The approved Concept Plan shows two separate buildings on site 4A, the westernmost one with a stepped form, with private open space between them. Maximum building heights are shown on figure 28.



The proposed built form for site 4A is a single building volume, with maximum building heights not exceeding those shown in the approved Concept Plan.

The attached amended drawings show this proposed built form in place of the original built form. Drawing numbers relate to figure numbers given in the original approved Concept Plan.





LEGEND

-  DEEP SOIL
-  SITE BOUNDARY

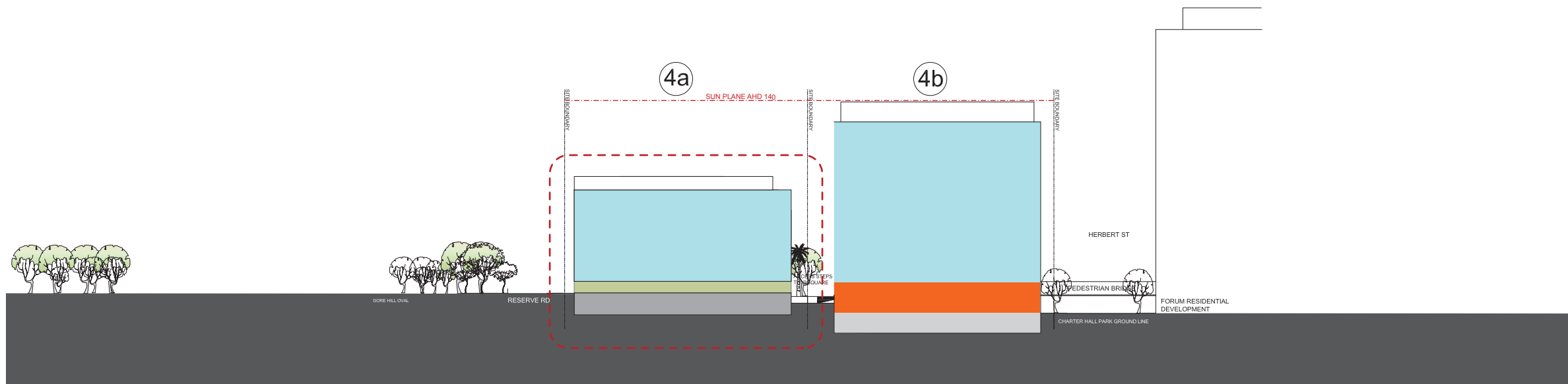
DRAWING ORIGINALLY PREPARED BY COX RICHARDSON.
 DRAWING ALTERED BY BVN TO SHOW AMENDED
 BUILDING MASSING FOR SITE 4A ONLY.
 AMENDED PORTION OF DRAWINGS CLOUDED IN RED.



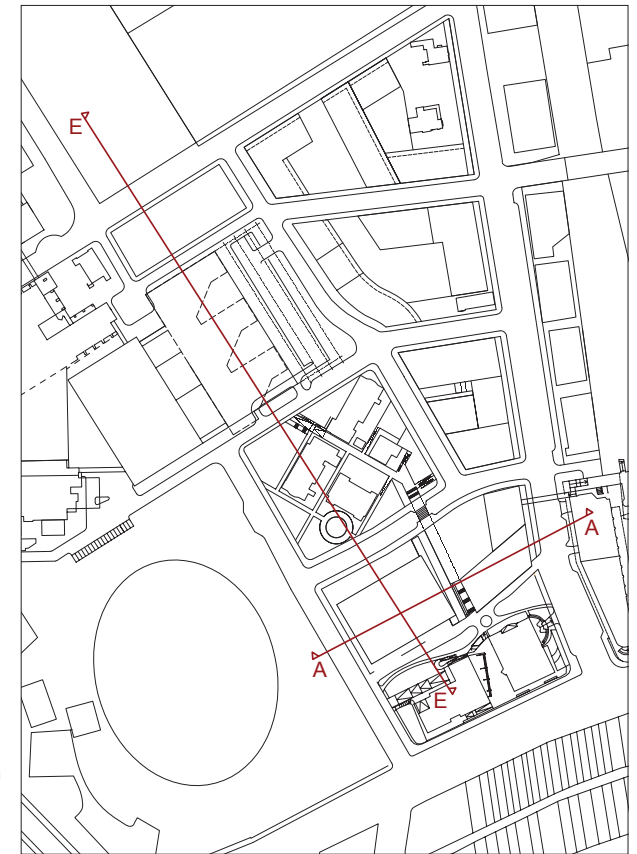
LEGEND

- EXISTING VEGETATION
- PROPOSED NEW VEGETATION
- NEW PALM TREES
- EXISTING PALM TREES
- EXISTING CANARY ISLAND DATE PALMS - TRANSPLANTED
- PAVEMENT
- SOFT LANDSCAPING
- SITE BOUNDARY

DRAWING ORIGINALLY PREPARED BY TAYLOR BRAMMER.
DRAWING ALTERED BY BVN TO SHOW AMENDED
BUILDING MASSING FOR SITE 4A ONLY.
AMENDED PORTION OF DRAWINGS CLOUDED IN RED.

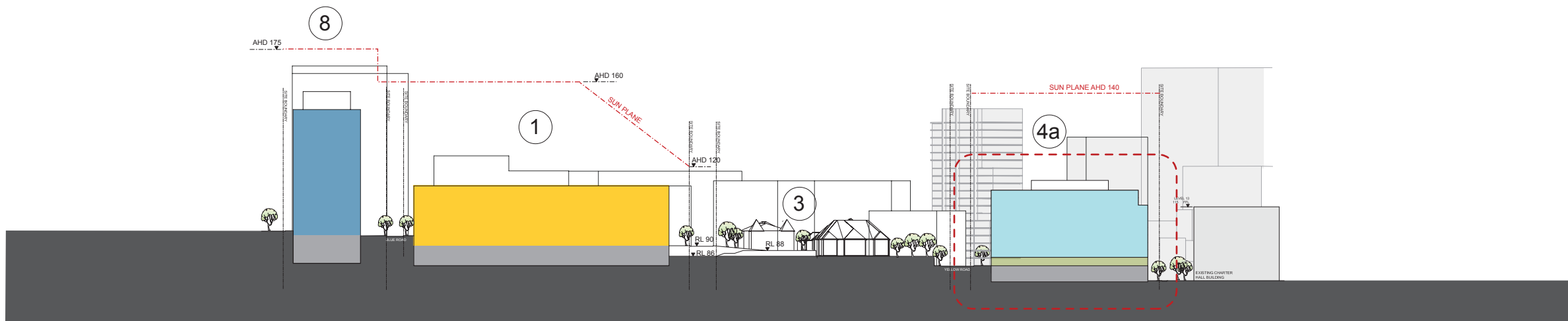


SECTION AA



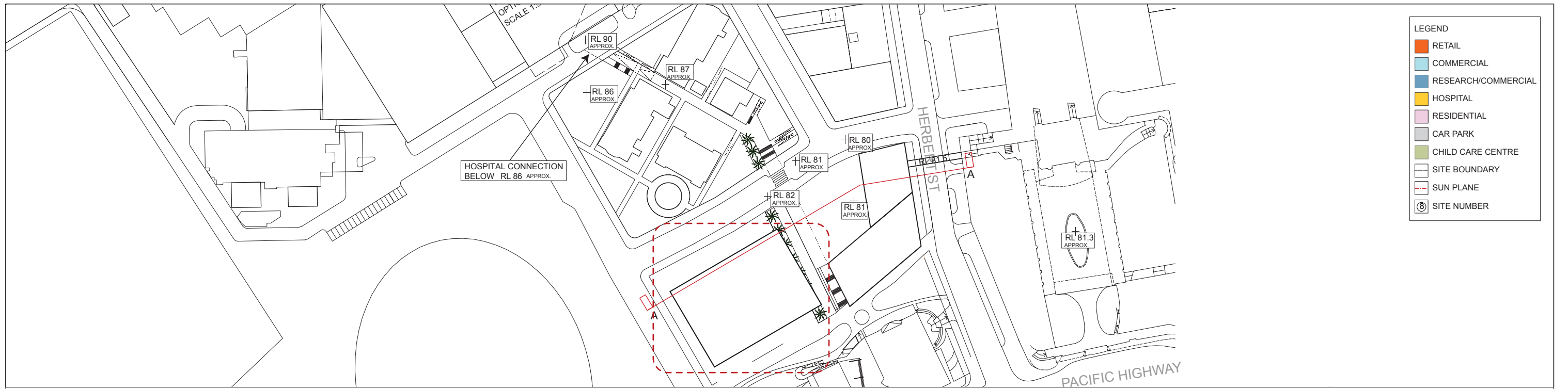
MASTER PLAN - NOT TO SCALE

LEGEND	
	RETAIL
	COMMERCIAL
	RESEARCH/COMMERCIAL
	HOSPITAL
	RESIDENTIAL
	CAR PARK
	CHILD CARE CENTRE
	SITE BOUNDARY
	SUN PLANE
	SITE NUMBER

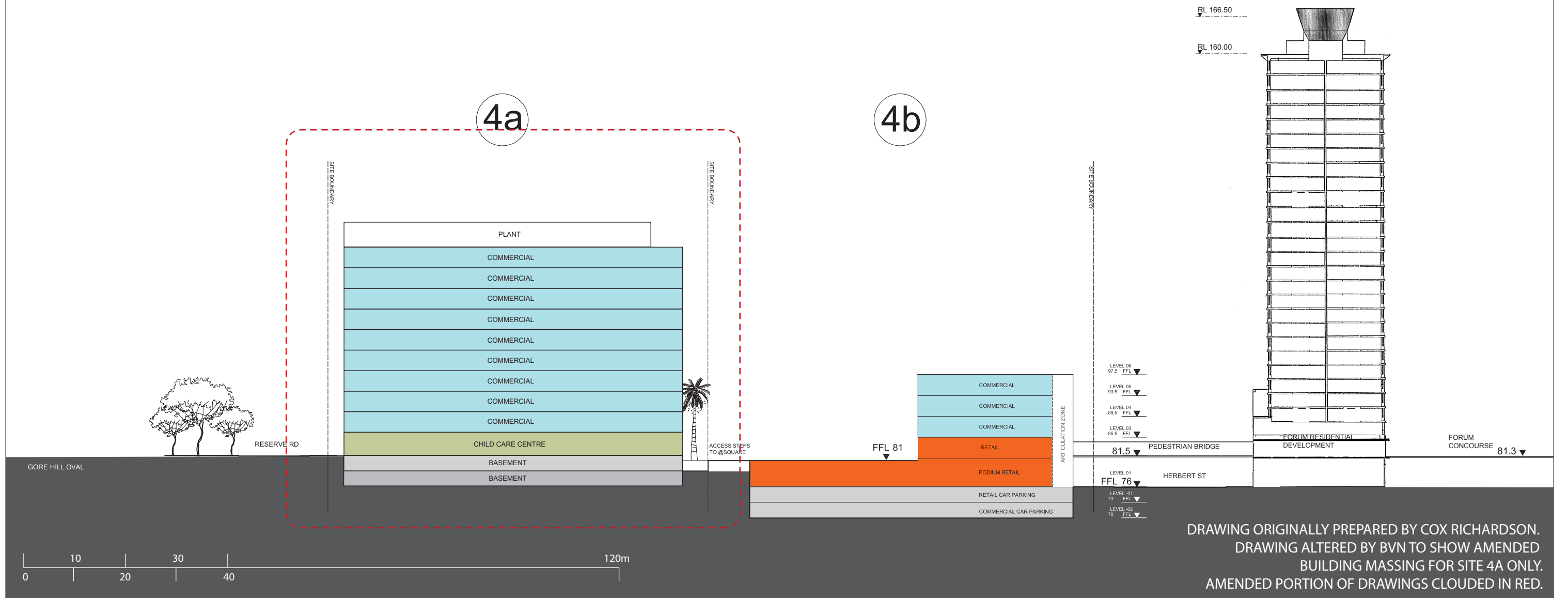


SECTION EE

DRAWING ORIGINALLY PREPARED BY COX RICHARDSON.
DRAWING ALTERED BY BVN TO SHOW AMENDED
BUILDING MASSING FOR SITE 4A ONLY.
AMENDED PORTION OF DRAWINGS CLOUDED IN RED.



- LEGEND
- RETAIL
 - COMMERCIAL
 - RESEARCH/COMMERCIAL
 - HOSPITAL
 - RESIDENTIAL
 - CAR PARK
 - CHILD CARE CENTRE
 - SITE BOUNDARY
 - SUN PLANE
 - SITE NUMBER





SHADOWS AT 9 AM, 21 JUNE



SHADOWS AT 10 AM, 21 JUNE



SHADOWS AT 11 AM, 21 JUNE



SHADOWS AT 12 PM, 21 JUNE



SHADOWS AT 1 PM, 21 JUNE



SHADOWS AT 2 PM, 21 JUNE



SHADOWS AT 3 PM, 21 JUNE

DRAWING ORIGINALLY PREPARED BY COX RICHARDSON.
DRAWING ALTERED BY BVN TO SHOW AMENDED
BUILDING MASSING FOR SITE 4A ONLY.
AMENDED PORTION OF DRAWINGS CLOUDED IN RED.



SHADOWS AT 9 AM, 21 MARCH



SHADOWS AT 10 AM, 21 MARCH



SHADOWS AT 11 AM, 21 MARCH



SHADOWS AT 12 PM, 21 MARCH



SHADOWS AT 1 PM, 21 MARCH



SHADOWS AT 2 PM, 21 MARCH



SHADOWS AT 3 PM, 21 MARCH

DRAWING ORIGINALLY PREPARED BY COX RICHARDSON.
 DRAWING ALTERED BY BVN TO SHOW AMENDED
 BUILDING MASSING FOR SITE 4A ONLY.
 AMENDED PORTION OF DRAWINGS CLOUDED IN RED.