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Southern Cross Hospitals Brightside Road
PRIVATE PLAN CHANGE REPORT

Private Plan Change Request - Rev.-C January 2019

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Visual Impact Assessment

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INTRODUCTION

1.1 PROJECT OVERVIEW

This Design Statement has been prepared by Archimedia to accompany the Private Plan Change Request for the development of the extension to the Southern Cross Brightside Hospital at 3 Brightside Road and 149, 151 and 153 Gillies Avenue, Epsom, Auckland.

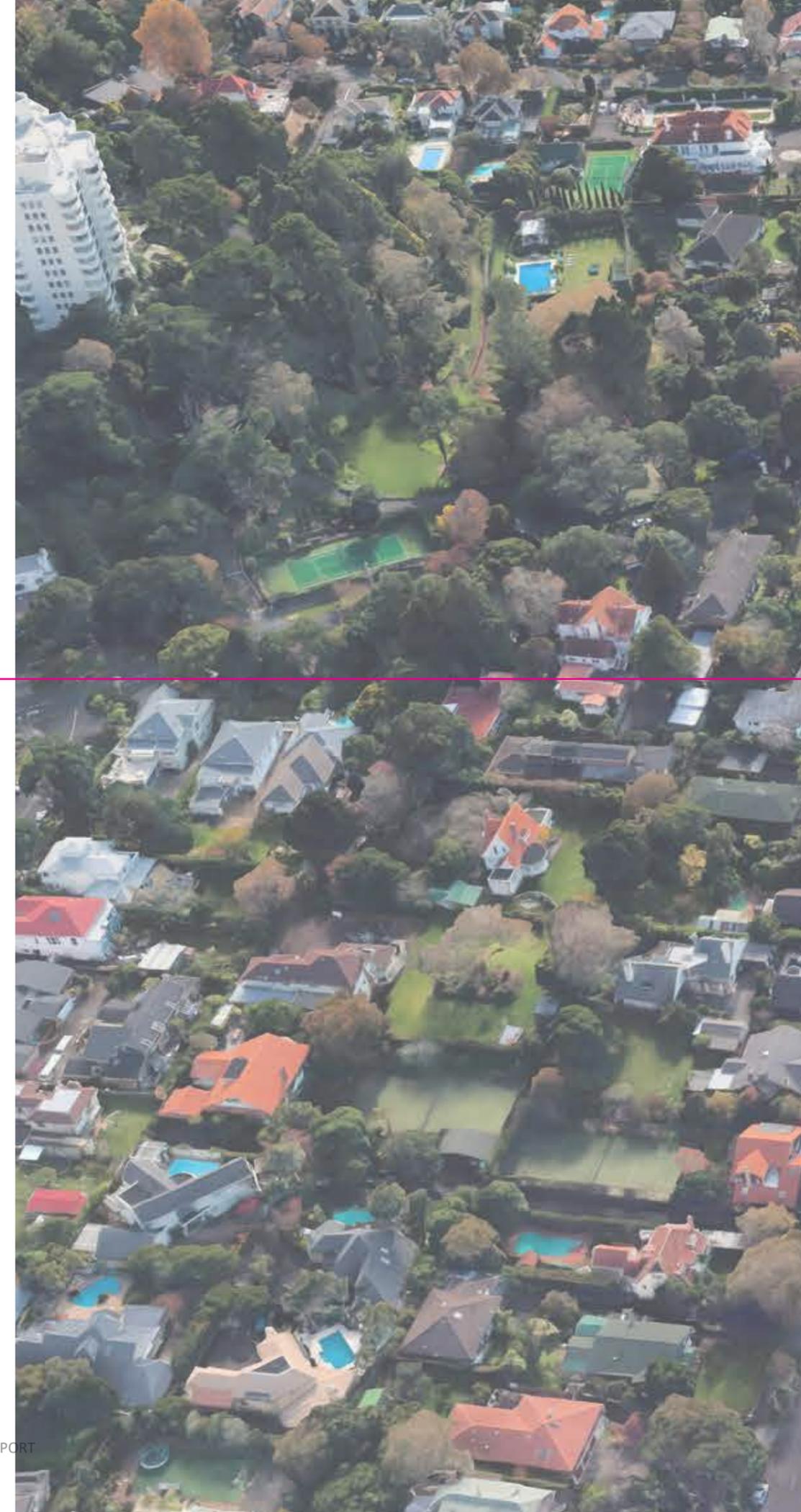
The purpose of this document is to set out the design principles, concepts and strategy behind the scheme proposals in response to the site and its context, and should be read in conjunction with the drawings prepared by Archimedia, and supporting specialist documents prepared by the development team in the appendices.

1.1.1 PROCESS

The development of 'Brightside 2' has followed a comprehensive design process informed by a specialist consultant team and extensive pre-application consultation with the Auckland Council planning authority, the Urban Design Panel, and adjoining neighbours.

This involvement and consultation has been invaluable in contributing to the design evolution of the proposals, refining the approach and design narrative for the scheme where appropriate.

SITE
3 Brightside Road and
149, 151 and 153 Gillies Avenue





2.0 SITE ANALYSIS

2.1 LOCATION & CONTEXT

2.1.1 LOCATION & ZONING

The proposed development is an extension of the existing Southern Cross Brightside Hospital at 3 Brightside Road, and is to be located on three combined sites that adjoin Brightside Road to the south, and Gillies Avenue to the east.

The sites are to be zoned 'Special Purpose – Healthcare Facility and Hospital Zone' and the surrounding sites are a mixture of 'Residential- Mixed Housing Suburban Zone' and 'Residential – Single House Zone'.

2.1.2 BUILT CONTEXT

There are existing residential houses on the sites 151 and 153 Gillies Ave. and the residential property on 149 Gillies Ave. provides short-term accommodation as a boarding-house. These have been purchased by Southern Cross Hospitals to facilitate expansion of the existing hospital.

There are a mixture of single and multi-unit dwellings in the adjoining properties. Gillies Ave. has a number of small healthcare facilities along the stretch local to the site. These are housed in either converted large residences or in specialist new-build facilities. Epsom Girls Grammar has a significant and prominent facade on the road edge to the north.

Refer to separate urban design statement for further analysis and examples of the surrounding context.

2.1.3 SITE TOPOGRAPHY & GEOLOGY

The site slopes from the south-west corner down to the north-east. There is a level change of approximately two metres from Brightside Road down to the neighbouring properties. Initial investigations have found the ground to be primarily basalt rock with up to 1m layer of top soil. The groundwater level is expected to be below the level of excavation. Refer to geotechnical engineer's reports for detailed site conditions.

2.1.3 MICROCLIMATE

The topography and existing walls, hedging and neighbouring buildings generally protect the site from the prevailing south-westerly winds.

2.1.3 POLLUTION

The eastern boundary has the most exposure to noise and particulate pollution generated by road traffic. This is particularly the case during morning and afternoon travel peaks when vehicles are queuing in the northbound lanes at the Owen's road traffic signals.

2.1.4 VIEWS & VISTAS

The site benefits from several landscape features of significant heritage value as well as built features of special character value. This includes existing mature trees (in particular a Pohutukawa and an Australian Frangipani that are both scheduled and to be retained), existing contemplative gardens and dry-stone boundary walls. These, along with mature trees within the curtilage of neighbouring properties mean the sites are generally well screened to the adjacent roads and houses.

Brightside Road sits on a view axis with the cone of Maungawhau/Mt. Eden and the proposed development will likely benefit from similar aspects from the upper floors. The site sits beneath the Volcanic Viewshaft however the mass of the proposed building fronting Gillies Ave. remains well clear of the height limits imposed by this overlay, and the overlay restricts the potential height on the western half of 3 Brightside Road.

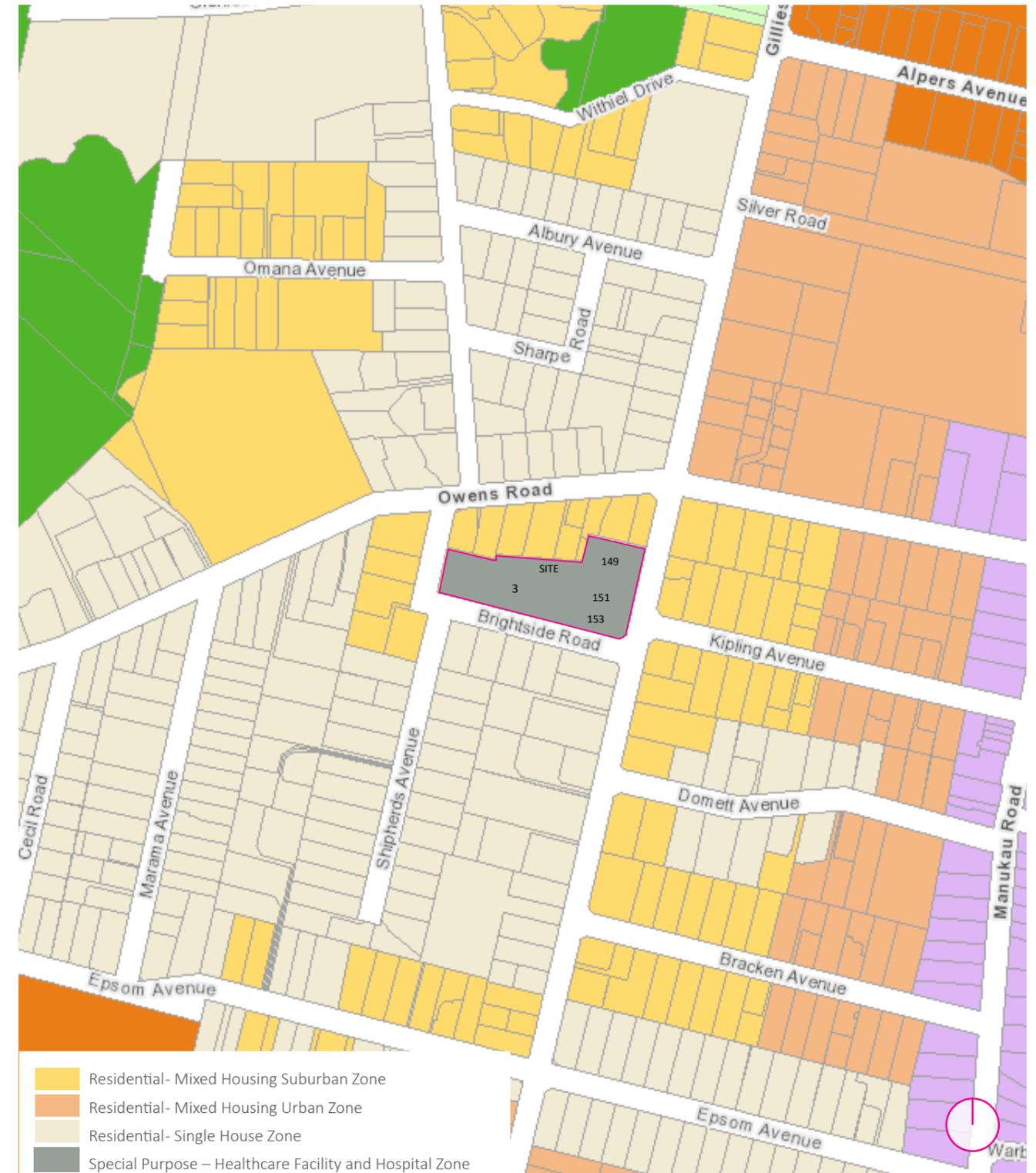
2.1.5 TRANSPORT AND ACCESS

The site is easily accessed from both Brightside Rd. and Gillies Ave. by vehicles and pedestrians. Gillies Ave. is an arterial route and provides suitable primary access for passenger and service vehicles. Brightside Road is a residential road, and provides secondary access to the existing hospital site.

Auckland Transport bus stops 8606 (southbound) and 8607 (northbound) are located a short walk from the sites providing access to the 295, 321 and 510 routes.

Owens Road to the north provides access from Brightside Road to a 'route with space for cyclists' between Mt. Eden and Newmarket.

Refer to transport engineer's report for more detail on traffic movement and parking.

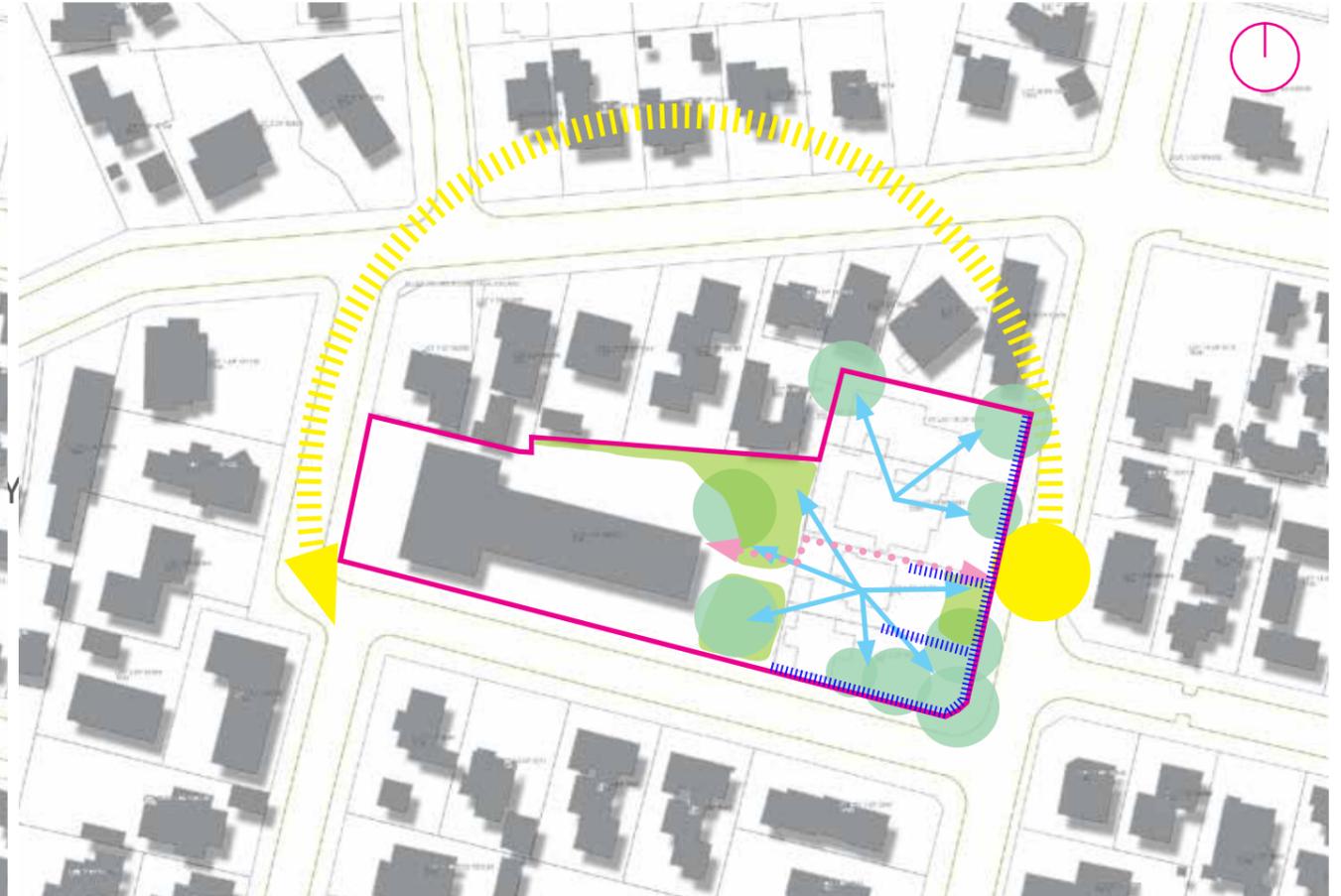
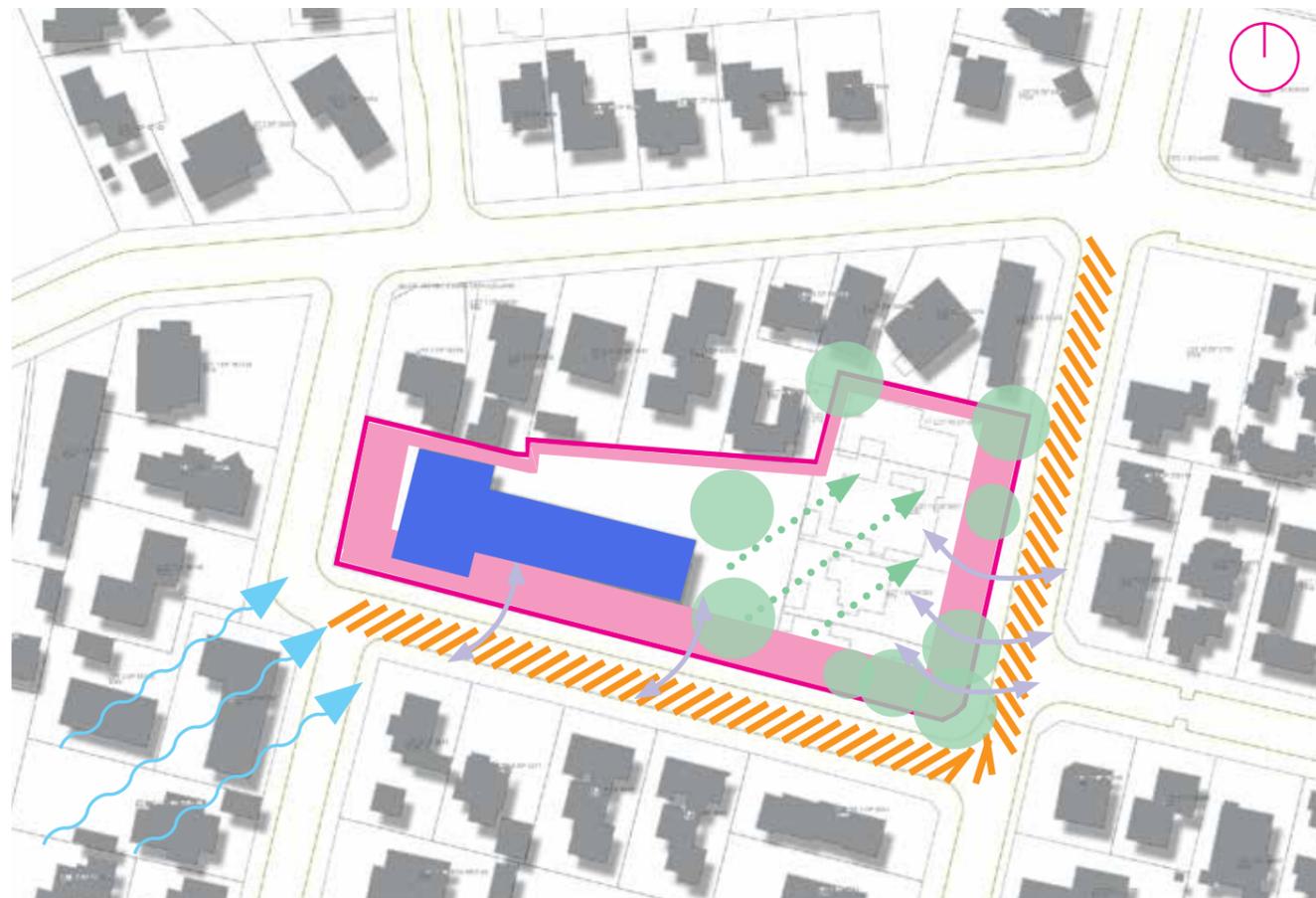


2.2 AERIAL PHOTO



SITE ANALYSIS

2.3 CONSTRAINTS & OPPORTUNITIES



2.3.1 CONSTRAINTS

The sites of 3 Brightside Road and 149, 151 and 153 Gillies Ave are constrained by a 3m yard set-back on all boundaries with an added restriction of 10m setbacks from street frontages. There is also a 16m rolling height plane, Volcanic Viewshaft restrictions, and a maximum impervious area of 80% of the site. Height-in-relation-to-boundary recession planes are adopted from the zoning of the adjacent sites (none on roadway boundaries). The site also contains several notable and significant, mature trees.

- Site slope
- Prevailing wind
- Vehicle access
- Sources of noise
- Boundary to neighbouring sites and road
- No build zone and setback yards
- Existing Significant Trees
- Existing Brightside hospital

2.3.2 OPPORTUNITIES

With the site surrounded by existing trees, there is an opportunity to maximise views to them. There is also an opportunity to allow for a 'link' connection between the existing hospital and any new proposal between the pohutukawa tree and jacaranda tree. With the site sloping North East, there is an opportunity to maximise natural light and sun towards the north. The location of the existing stone walls along boundaries provide an opportunity for the proposed building to respond to the scale and character of the neighbourhood.

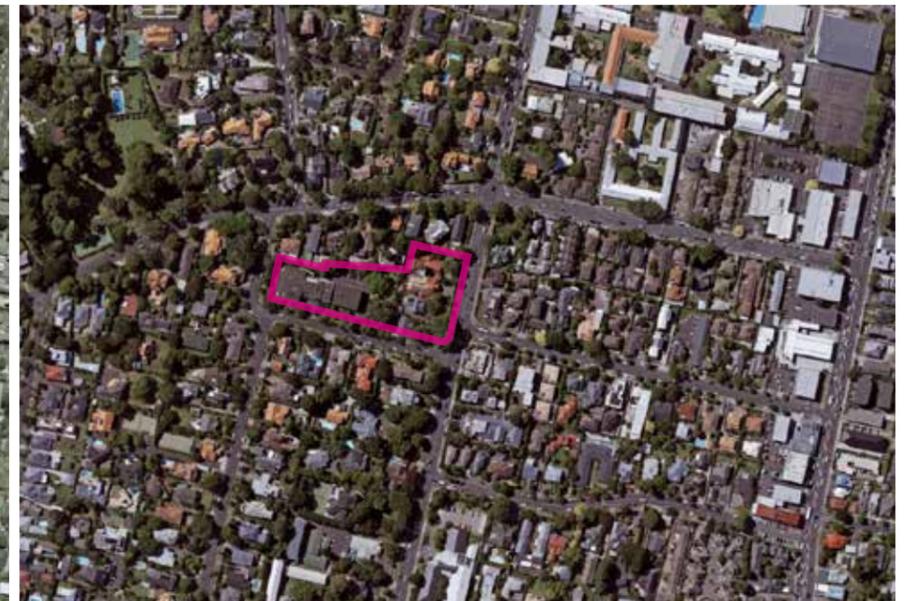
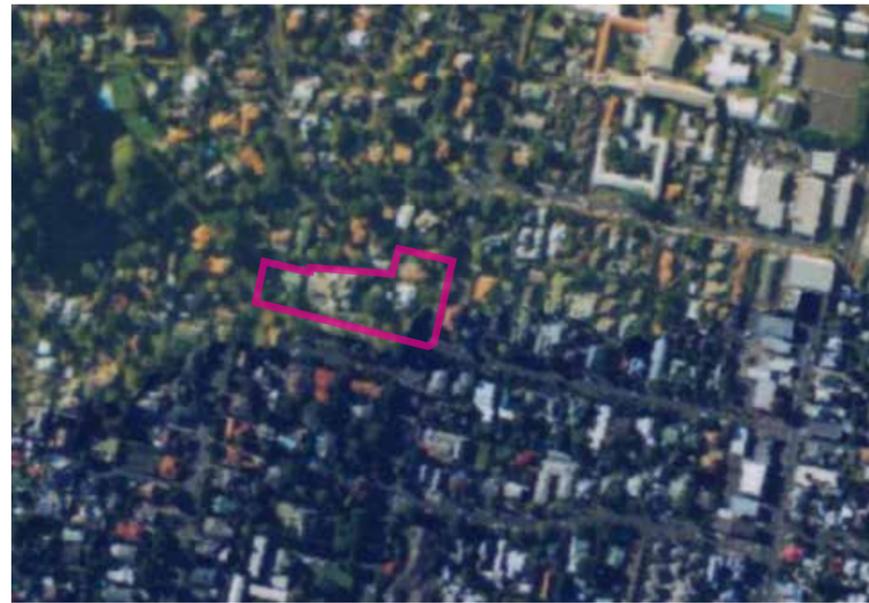
- Sun path
- Views to existing trees
- Potential pedestrian route
- Existing gardens
- Existing stone walls

2.4 SITE HISTORY

Hospital activities were first established on this site in 1922 and the site was extensively redeveloped and re-opened in 2000.

In the intervening years there has been a continuous increase in demand for both day-stay and in-patient surgical services and Southern Cross wish to expand the existing facilities to respond to this demand.

Refer to conservation consultant's report for a more detailed account of the site's history.



A	B	A- 1940
		B- 1956
C	D	C- 1996
		D- 2001
E	F	E- 2006
		F- 2016



SITE ANALYSIS

2.5 SITE ANALYSIS DIAGRAMS

2.5.1 URBAN REALM



- Buildings
- Public Space
- Roads

2.5.2 BUILDING USE



- Residential
- Commercial
- Education
- Transport
- Infrastructure

2.5.3 BUILDING HEIGHT



- 1-2 Storeys
- 3+ Storeys

2.5.4 SITE ROUTES



- Primary traffic route
- Motorway
- Secondary traffic route
- Public transportation route
- Bus only route
- Pedestrian route
- Bus Stop

SITE ANALYSIS
2.6 SITE CONTEXT PHOTOS



KEY VIEWS



VIEW 1
Existing hospital vehicle entry/exit



VIEW 2
Existing intersection Brightside Road & Gillies Avenue



VIEW 3
Gillies Avenue winter view



VIEW 4
Existing landscaped boundary to northern neighbours- 151, 153 Gillies



VIEW 5
Existing stone wall and detail, Brightside Road



VIEW 6
Along Gillies Ave. towards 151, 153 and 149 sites



VIEW 7
Existing boundary stone wall between 151 and 149 Gillies Avenue.



VIEW 8
Existing garden paving at 151 Gillies Avenue with sundial feature



VIEW 9
View west towards the existing 3 Brightside hospital

SITE ANALYSIS
2.6 SITE CONTEXT PHOTOS



KEY VIEWS



VIEW 1
Boundary fence between 147 and 149 Gillies Ave.



VIEW 2
Driveway of 151 Gillies Ave.



VIEW 3
32a Owens Road as viewed from existing 3 Brightside garden



VIEW 4
Existing stone wall and fence between 149 and 151 Gillies Ave.



VIEW 5
Boundary fence between 147 and 149 Gillies Ave.



VIEW 6
Boundary fence between 147 and 149 Gillies Ave. and base of copper beech tree



VIEW 7
Rear of hedge and wall of 153 Gillies Ave bordering Brightside Road.



VIEW 8
East side of wall and fence between 32a Owens Road and 149 Gillies Ave.

SITE ANALYSIS

2.7 NEIGHBOURHOOD CONTEXT PHOTOS



Stitched photo of Gillies Avenue street frontage.



10 Brightside Road



14 Brightside Road



25 Kipling Ave.



147 Gillies Ave.



137 Gillies Ave.



Epsom Girls Grammar School street frontage, Gillies Ave.

SITE ANALYSIS

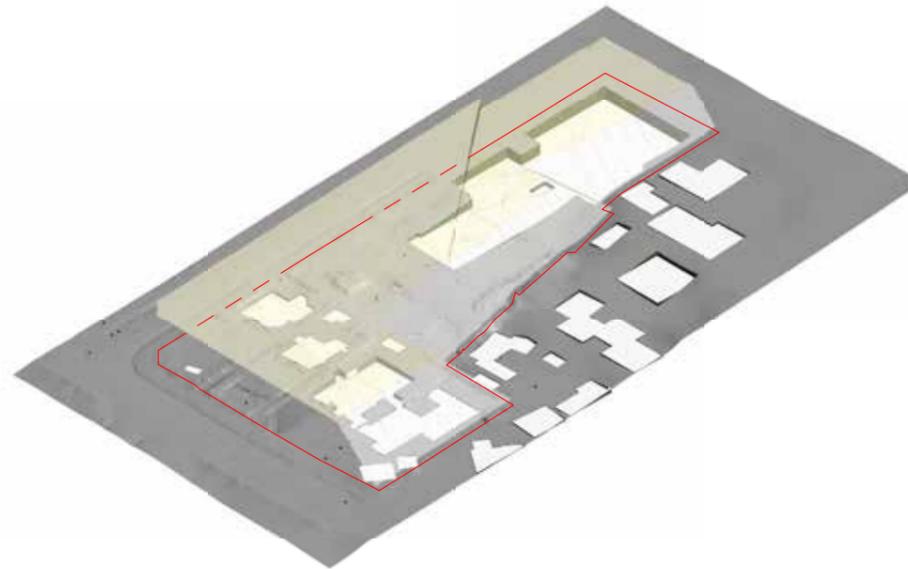
2.7 SITE BULK & MASS POTENTIAL

2.7.1 BULK & MASS DEVELOPMENT CONTROLS

The H25 'Special Purpose – Healthcare Facility and Hospital Zone' has the following stated standards under section H25.6:

- Building height is a Permitted Activity up to 16m, and there is no Height Variation Control applied to this site. The Volcanic Viewshaft restriction applies across the whole site and affects the maximum heights on the western half of 3 Brightside.
- Height in relation to boundary restrictions under the H25 zoning are adopted from the zones of the adjacent properties. In this case the 'Residential - Mixed Housing Suburban Zone' and 'Residential - Single House Zone' both have recession planes measured from a point 2.5m vertically above ground level along side and rear boundaries. Under certain circumstances the 'Alternative' height in relation to boundary planes can be utilised, however for the purposes of this exercise the 'standard' measure has been used. There are no restrictions on the three road frontages.
- The clear yard space requirement under the H25 zone is 3m to all boundaries, however under H25.4.1 (A20) development within the first 10m from the road boundary is a Restricted Discretionary activity.
- The maximum impervious area for a proposed scheme would be 80% of the total site area.
- Under section H25.6.5 it is noted that "Any outdoor storage or rubbish collection areas that directly face and are visible from a residential zone or public open space adjoining a boundary with, or on the opposite side of the road from, a Special Purpose – Hospital and Healthcare Facility Zone, must be screened from those areas by a solid wall or fence at least 1.8m high."

The planar restriction on bulk and mass for proposals as a permitted activity under the H25 Zone is illustrated in the 3D diagrams adjacent.



NORTH-EAST VIEW



NORTH-WEST VIEW



SOUTH-EAST VIEW



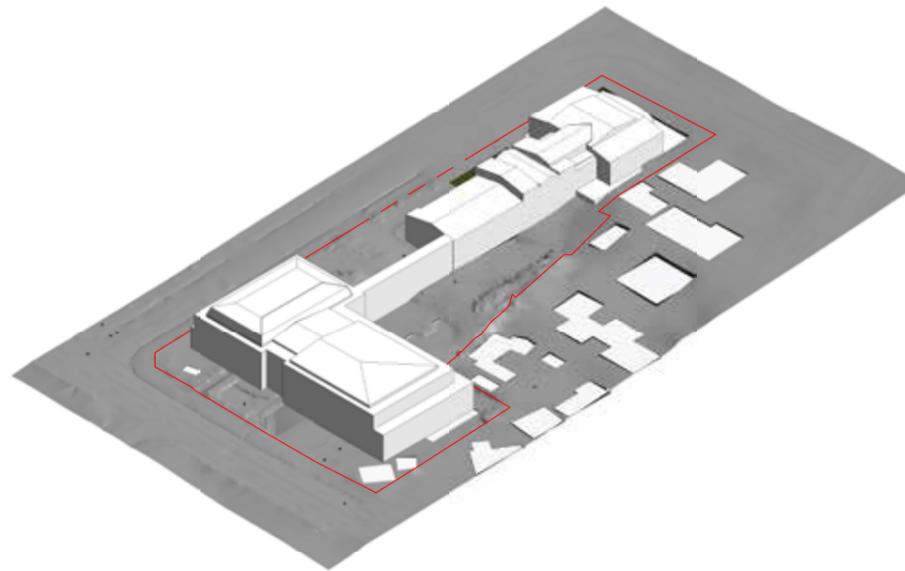
SOUTH WEST VIEW

2.7.2 BULK & MASS UNDER CURRENT LAND-USE APPLICATION

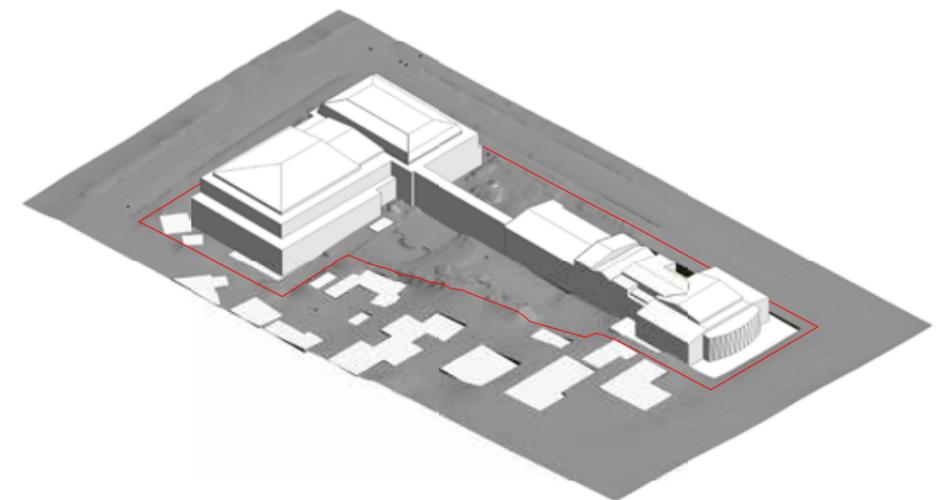
The diagrams adjacent illustrate the masses of the existing 3 Brightside hospital facility and the scheme proposed under the current land-use application.

The existing 3 Brightside Road building is generally compliant with both the existing and proposed zoning.

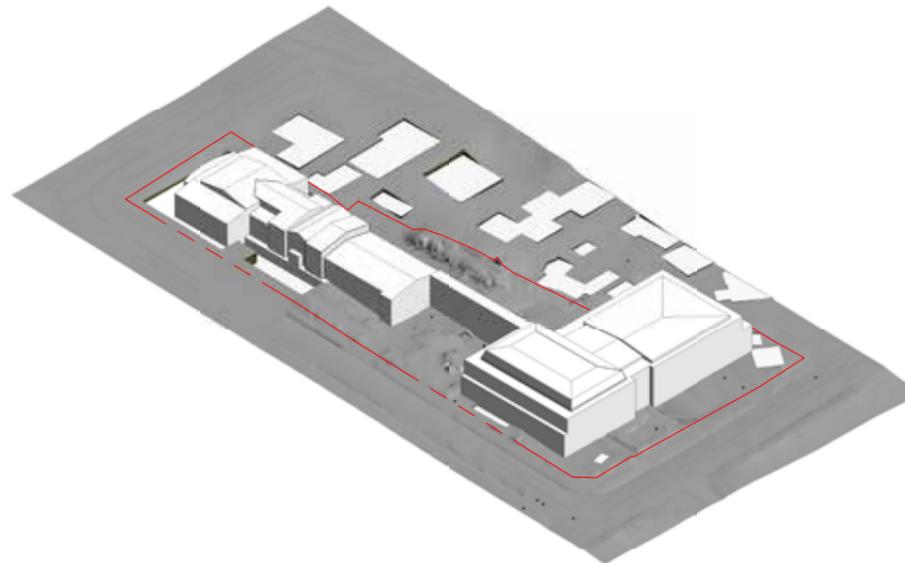
The scheme proposed under the land-use application, and existing zoning, infringes the building and impervious area maximum coverage, maximum height allowance and the HIRB plane on the southern side of the site. The additional shadow cast by the infringement falls on the road behind.



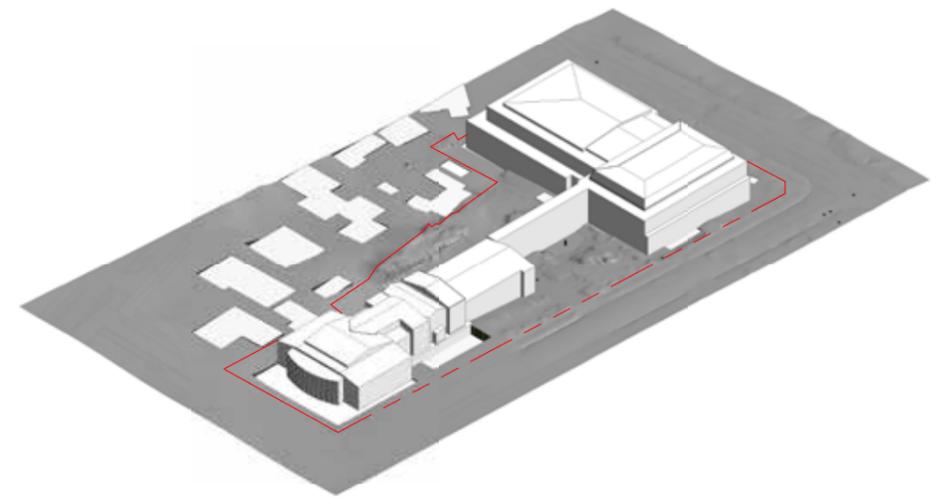
NORTH-EAST VIEW



NORTH-WEST VIEW



SOUTH-EAST VIEW

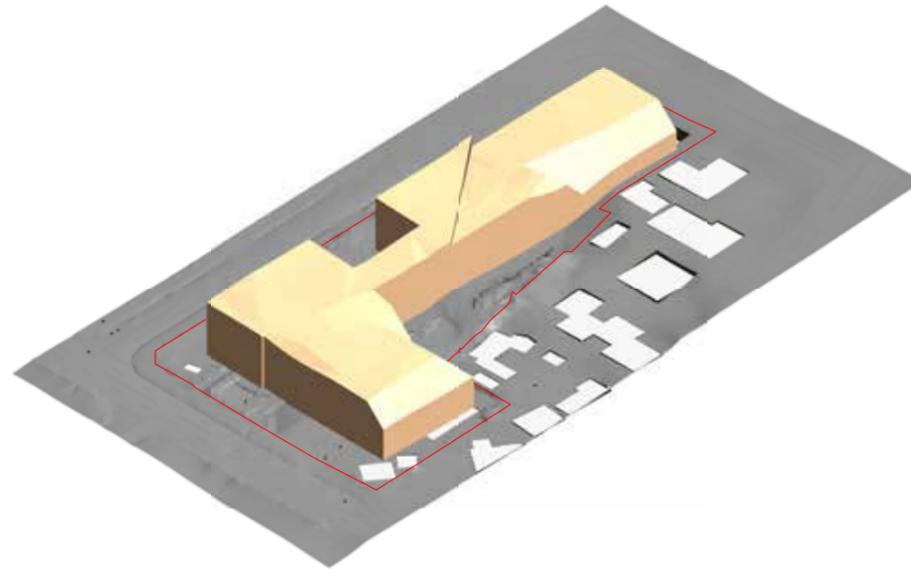


SOUTH WEST VIEW

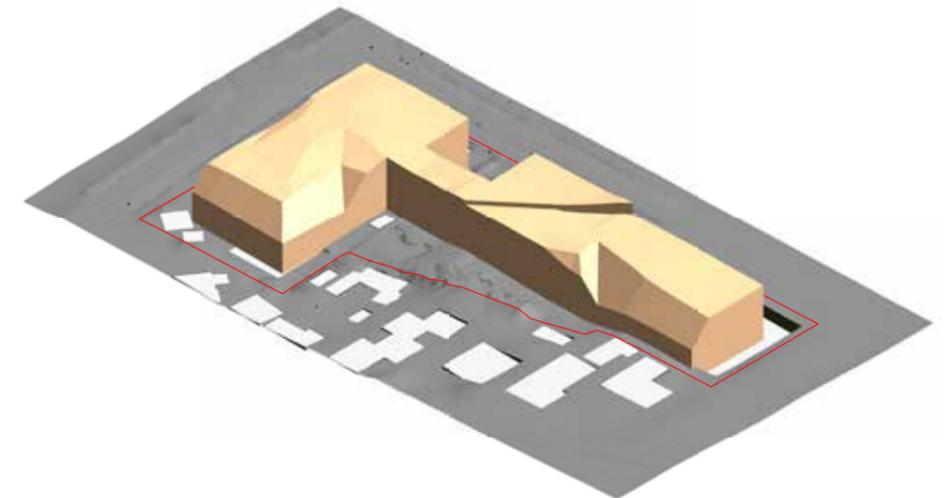
2.7.3 MAXIMISED BULK & MASS POTENTIAL

The adjacent diagrams illustrate the massing permitted under the H25 and Unitary Plan restrictions, and other site constraints (including scheduled trees).

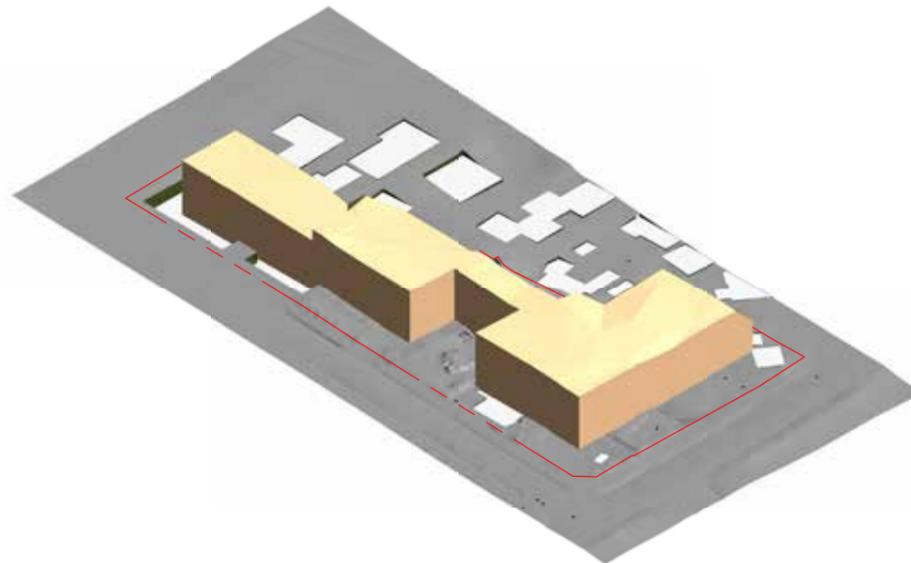
While these forms represent the full extent of the massing available under the zone, it should be noted that depending on the floor heights, internal uses, and servicing requirements it will not be feasible to fully occupy these. On-site parking restrictions for instance will limit the Gross Floor Area which could be achieved within the confines of the massing.



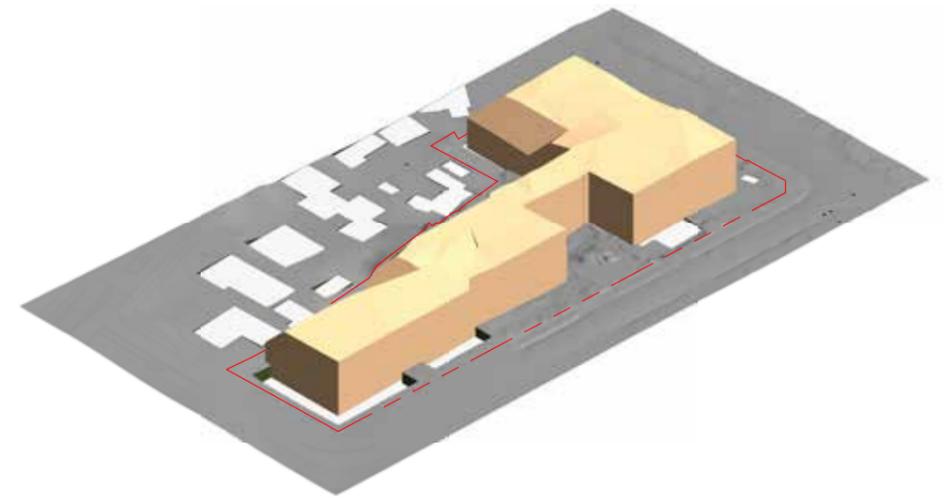
NORTH-EAST VIEW



NORTH-WEST VIEW



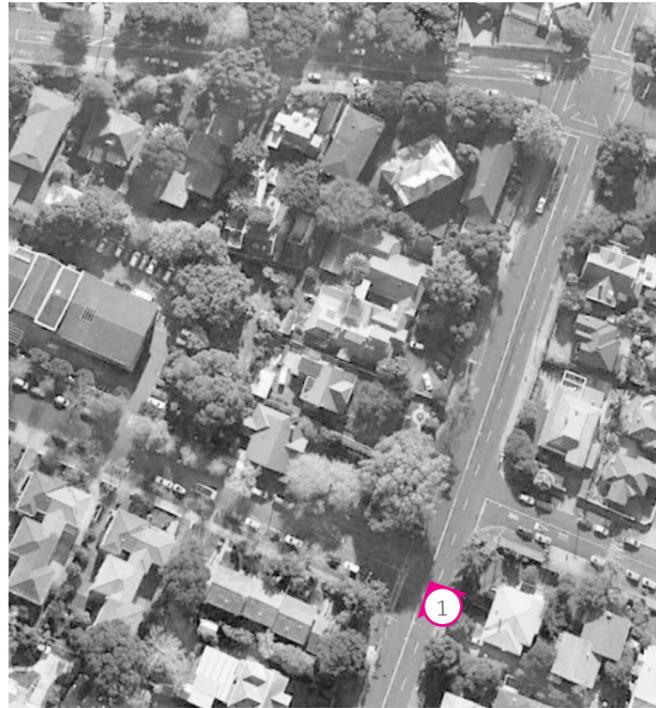
SOUTH-EAST VIEW



SOUTH WEST VIEW

3.0 VISUAL IMPACT

3.1 PHOTOMONTAGE VIEW 1



Existing

Photomontage Methodology

Original photos for view 1 – 4 were taken with a 50mm focal length lens on a full-frame 35mm camera on 17/07/2018 at approximately 10am.

These photos were taken into a 3D modelling program (Autodesk Revit) and photo matched with a scaled 3D model of the proposed mass. The sun settings in the 3D model render were matched to the same time and dates as when the photos were taken.

The main references that were used for alignment were taken from the horizon and perspective lines and other site features such as fence lines, driveways, road markings and power poles. The landscaping has been edited to reflect the landscape plan designed by Motu Design.

Photos for view 5 and 6 were supplied by LA4. These photos were photo matched using the same technique as views 1-4

Refer to LA4's visual assessment report for a more detailed assessment.

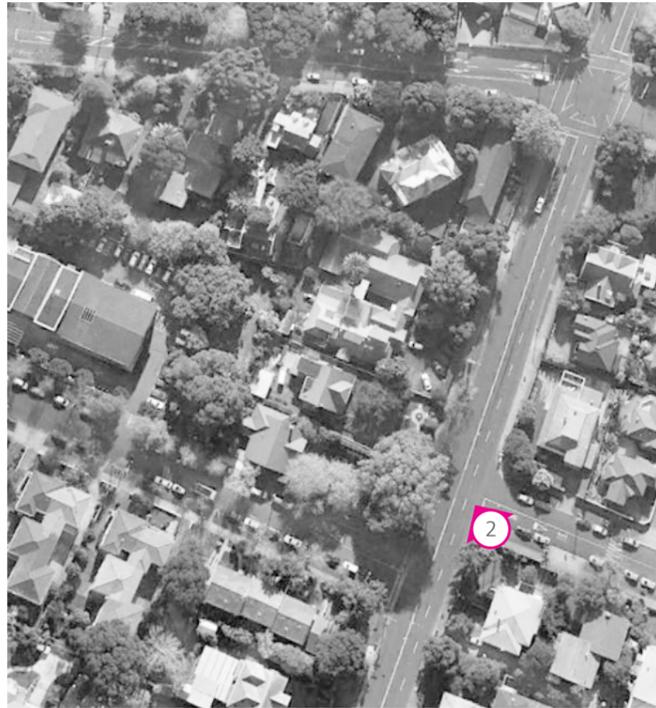
Resource Consent Application



H25 Massing Version



3.2 PHOTOMONTAGE VIEW 2



Existing

Resource Consent Application



H25 Massing Version



3.0 VISUAL IMPACT

3.3 PHOTOMONTAGE VIEW 3



Existing

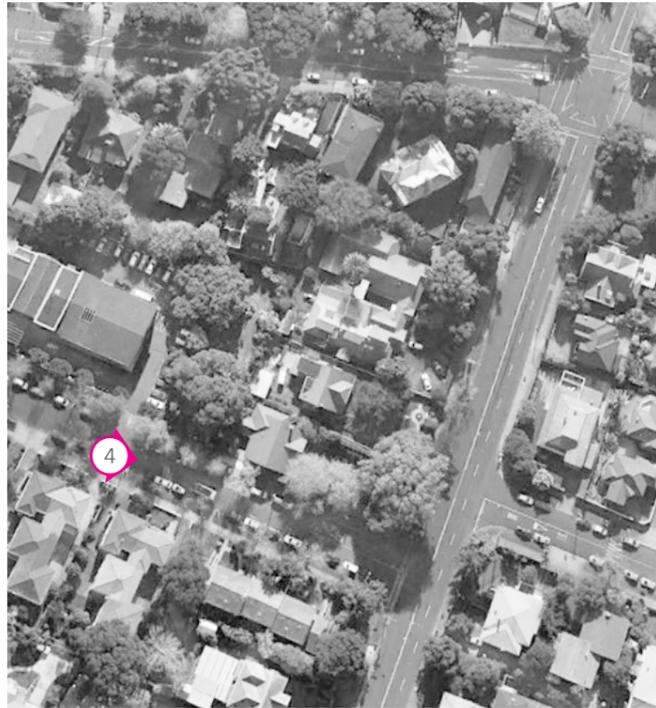
Resource Consent Application



H25 Massing Version



3.4 PHOTOMONTAGE VIEW 4



Existing

Resource Consent Application



H25 Massing Version



3.0 VISUAL IMPACT

3.5 PHOTOMONTAGE VIEW 5



Existing

Resource Consent Application



H25 Massing Version



3.6 PHOTOMONTAGE VIEW 6



Existing



Resource Consent Application

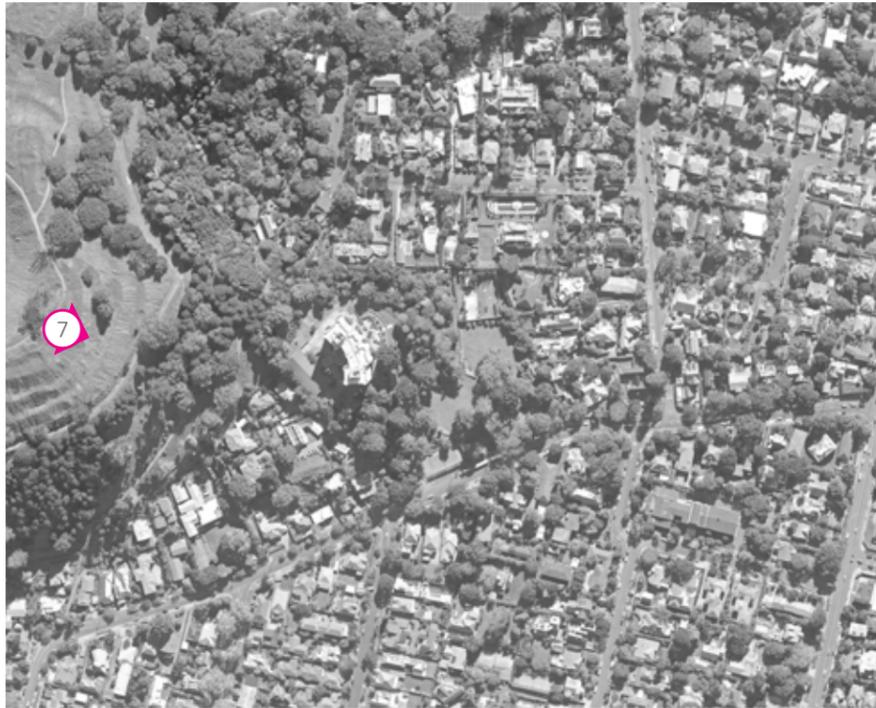


H25 Massing Version



3.0 VISUAL IMPACT

3.7 PHOTOMONTAGE VIEW 7



Existing



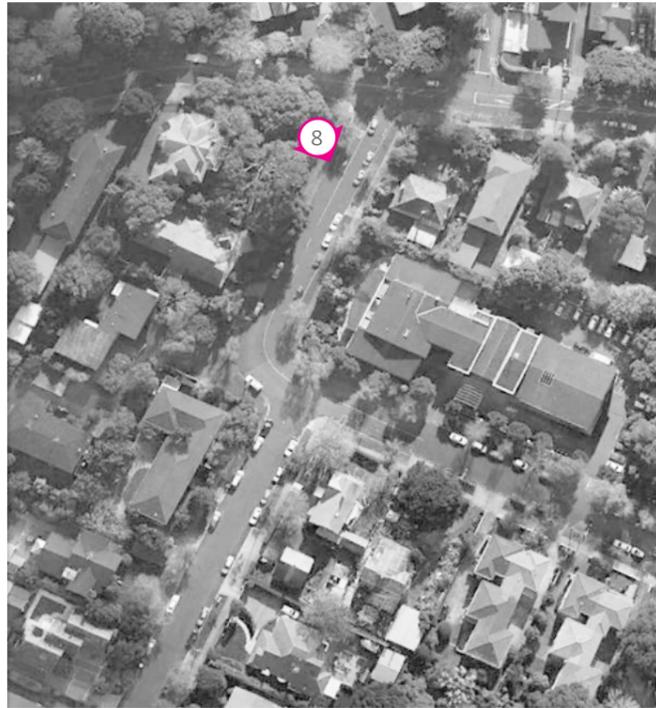
Resource Consent Application



H25 Massing Version



3.8 PHOTOMONTAGE VIEW 8



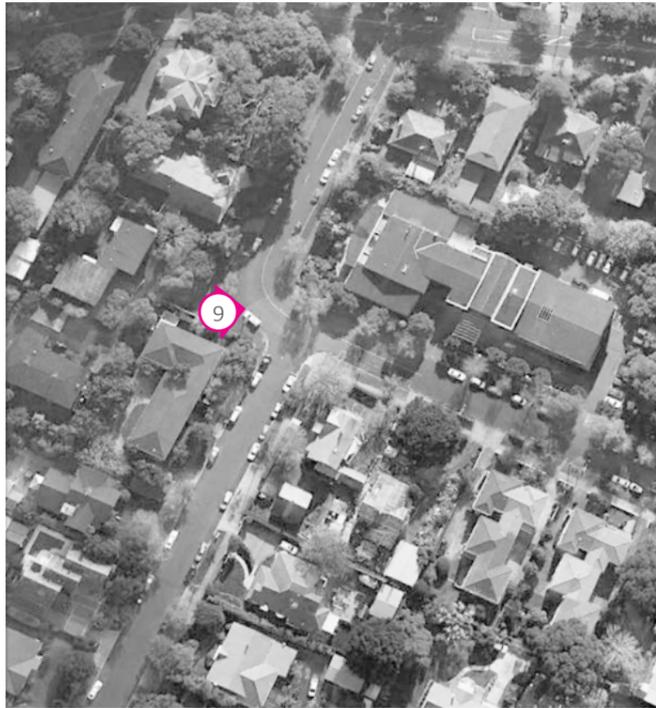
Existing



H25 Massing Version



3.0 VISUAL IMPACT 3.9 PHOTOMONTAGE VIEW 9



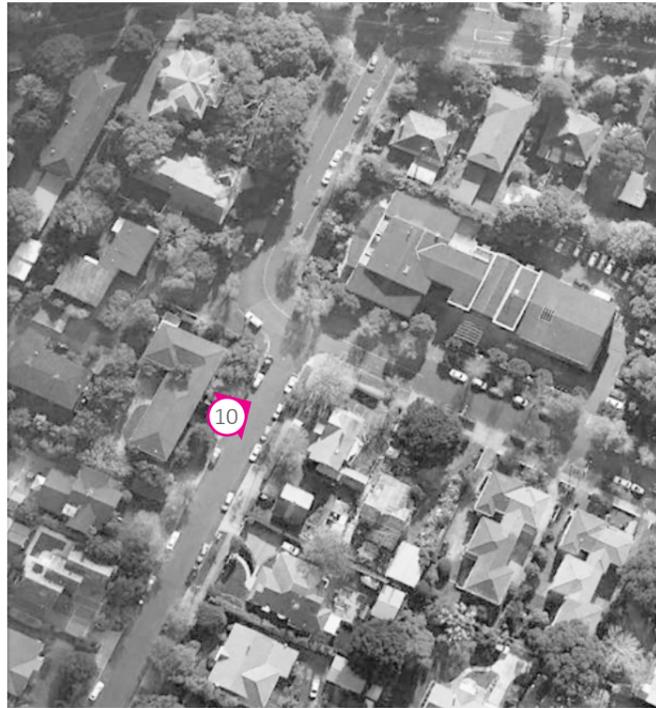
Existing



H25 Massing Version



3.10 PHOTOMONTAGE VIEW 10



Existing



H25 Massing Version



3.0 VISUAL IMPACT

3.11 PHOTOMONTAGE VIEW 11



Existing

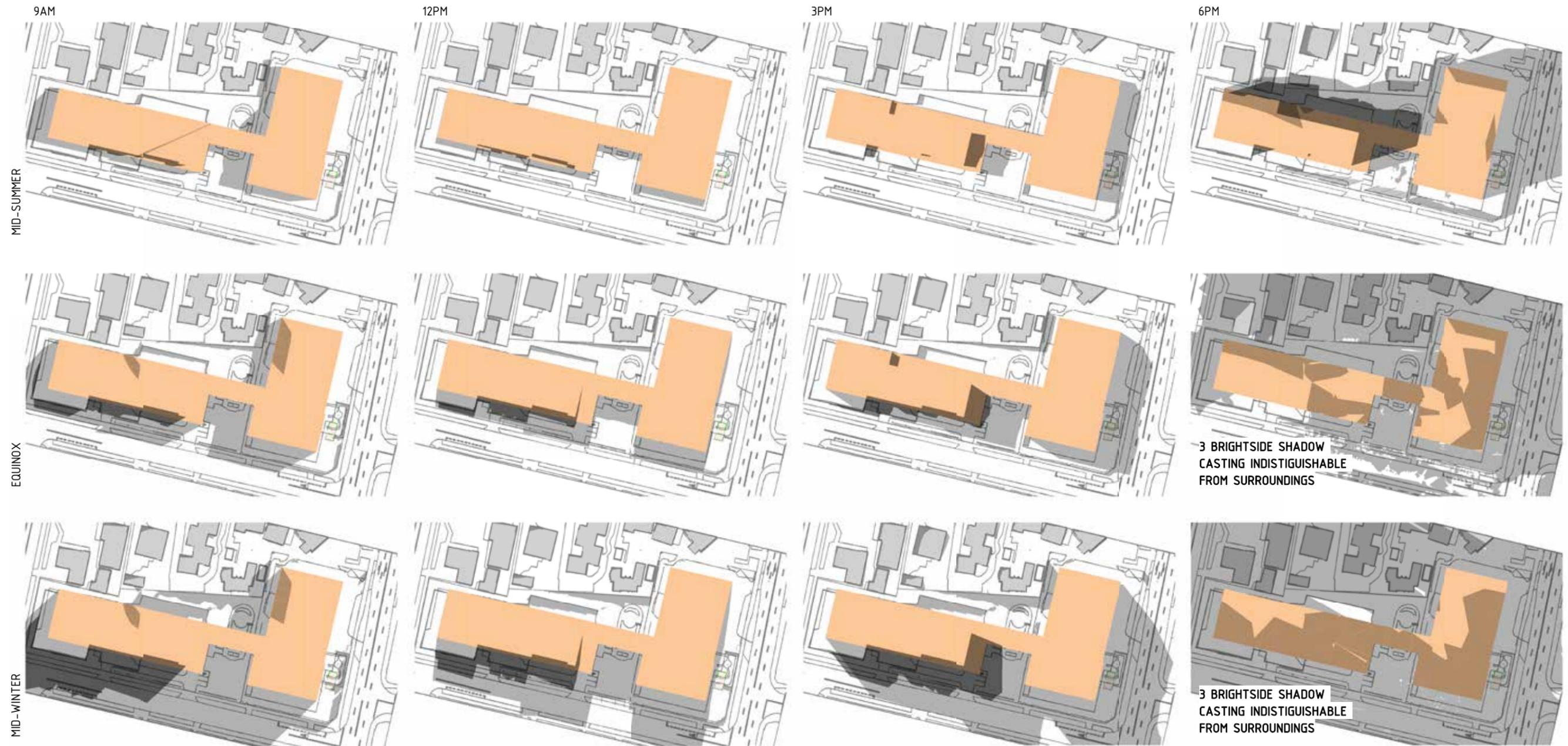


H25 Massing Version



4.0 SUNLIGHT ACCESS

4.1 SHADOW CASTING DIAGRAM FOR MAXIMISED BULK & MASS



4.4 SHADOW CASTING ANALYSIS

Shadow casting diagrams have been prepared for the maximised mass as illustrated in section 2.7.3. The diagrams are snap-shots of the shadows at 9am, 12am, 3pm and 6pm, during the longest and shortest days and the equinox.

The site benefits from sitting to the south of it's adjacent neighbours, with Brightside Road on the southern side. These diagrams demonstrate that while the proposed massing is up to 16m high, its impact in terms of access to sunlight for the neighbouring properties is mostly negligible for most of the year.

The comparison shows that while the larger possible mass casts longer shadows than the existing Brightside hospital. The impact of the increase is felt predominantly on the road surface and would only reach neighbouring properties during the early morning and evenings of the shortest days of the year.

The property at 32a Owens Road does receive additional or earlier shading in the early evening from the taller available mass on 3 Brightside. Given the number of achievable floors under the step in that section of the mass from the Volcanic Viewshaft, the additional height causing the early shading might not be practical or economical to utilise.

SHEET #	DRAWING NAME	Current Revision
A900	H25 ZONE MAXIMUM DEVELOPMENT PLANES	C
A901	EXISTING 3 BRIGHTSIDE & PROPOSED SCHEME MASSES	C
A902	H25 ZONE MAXIMUM DEVELOPMENT MASSES	C
A910	BUILDING SHADOW STUDY	C
A920	MASSING REFERENCE PLAN - GROUND FLOOR	C
A921	MASSING REFERENCE PLAN - FIRST FLOOR	C
A922	MASSING REFERENCE PLAN - SECOND FLOOR	C
A923	MASSING REFERENCE PLAN - THIRD FLOOR	C
A930	MASSING ELEVATIONS - NORTH & EAST	C
A931	MASSING ELEVATIONS - SOUTH & WEST	C
A940	MASSING SECTIONS	C
A950	PPC MAX 3 BRIGHTSIDE GFA UNDER H25 ZONING	D
A951	PPC 149-153 GILLIES GFA UNDER H25 ZONING	D

18058

SOUTHERN CROSS HOSPITALS LTD

PROJECT

BRIGHTSIDE HOSPITAL '2' PRIVATE PLAN CHANGE

ADDRESS

3 BRIGHTSIDE ROAD, 149, 151 & 153 GILLIES AVE, EPSOM

DISCIPLINE

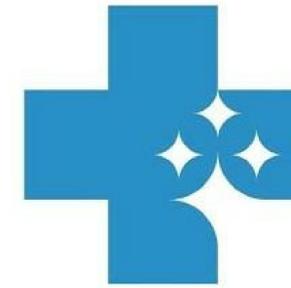
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ISSUE

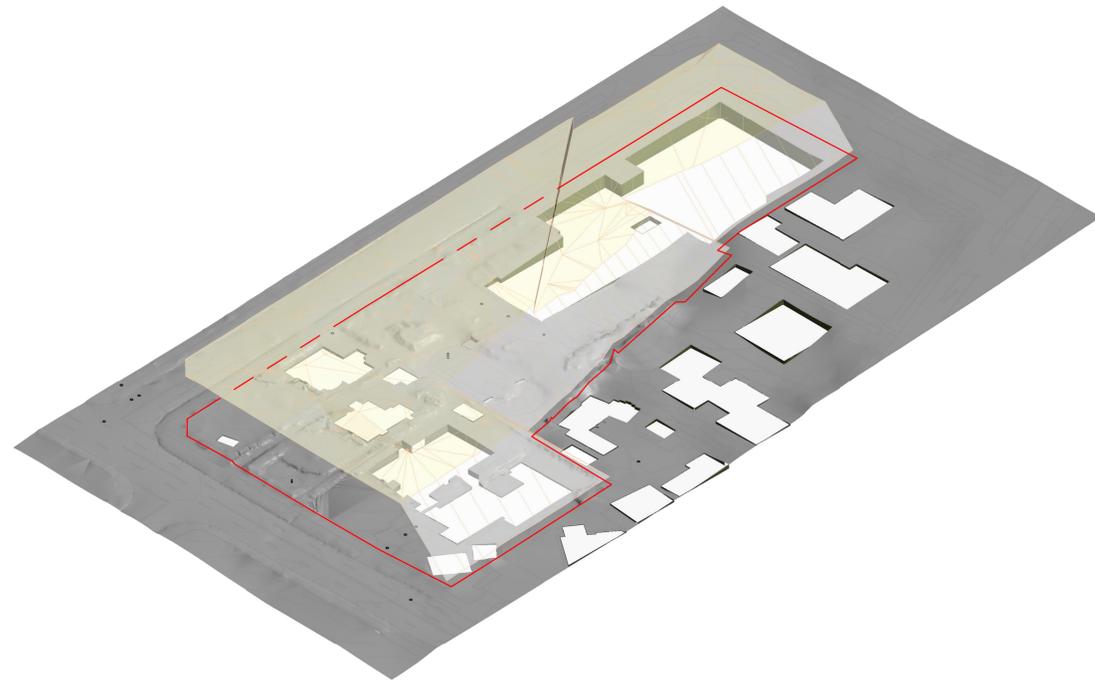
FOR PRIVATE PLAN CHANGE REQUEST

DATE

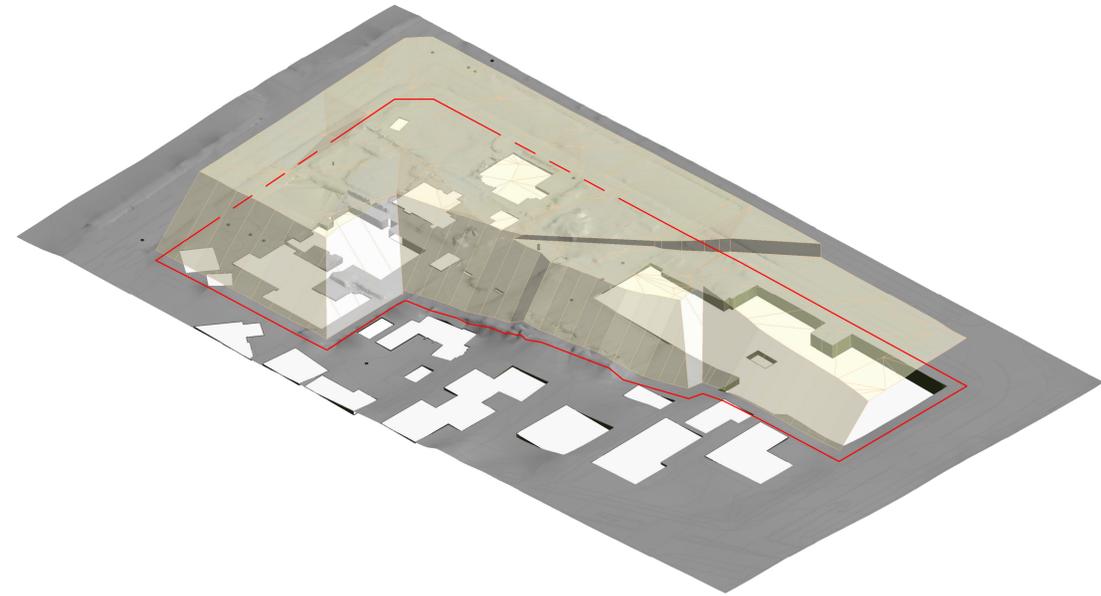
17.01.19



Southern Cross
Hospitals



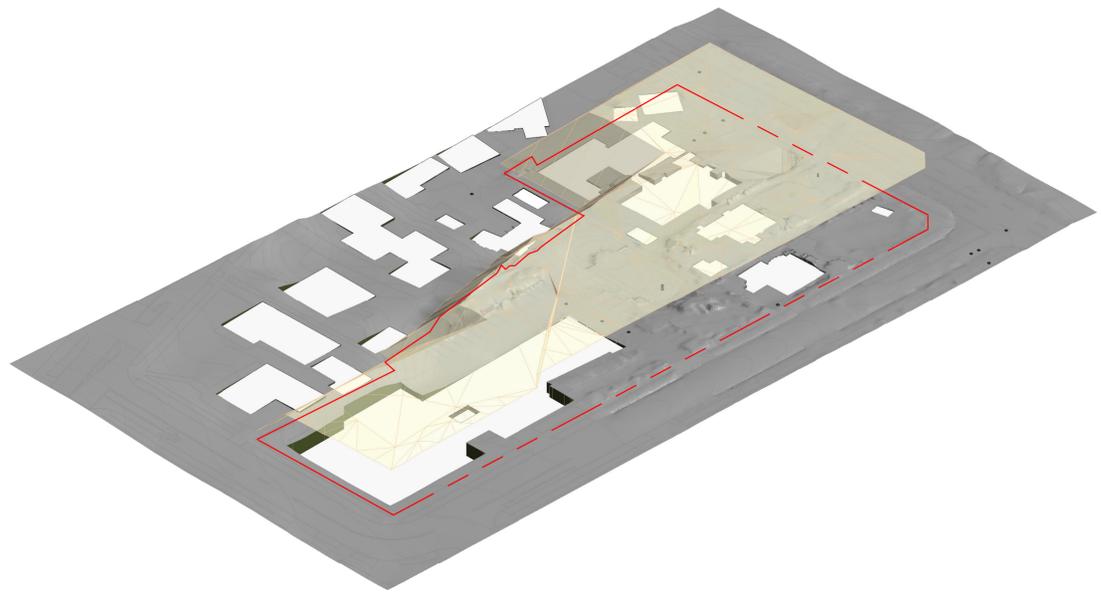
NORTH-EAST VIEW



NORTH-WEST VIEW



SOUTH-EAST VIEW



SOUTH WEST VIEW

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Rev	Date	Description
A	28.11.18	DRAFT FOR INFORMATION
B	13.12.18	DRAFT FOR INFORMATION
C	17.01.19	FOR PRIVATE PLAN CHANGE REQUEST

Client
SOUTHERN CROSS HOSPITALS LTD



Consultants

Project
**BRIGHTSIDE HOSPITAL '2'
PRIVATE PLAN CHANGE
3 BRIGHTSIDE ROAD,
149, 151 & 153 GILLIES
AVE, EPSOM**

Notes

NOT FOR CONSTRUCTION COLOUR PRINT
FOR PRIVATE PLAN CHANGE REQUEST

Sheet Title
**H25 ZONE MAXIMUM
DEVELOPMENT PLANES**

Date
17.01.19

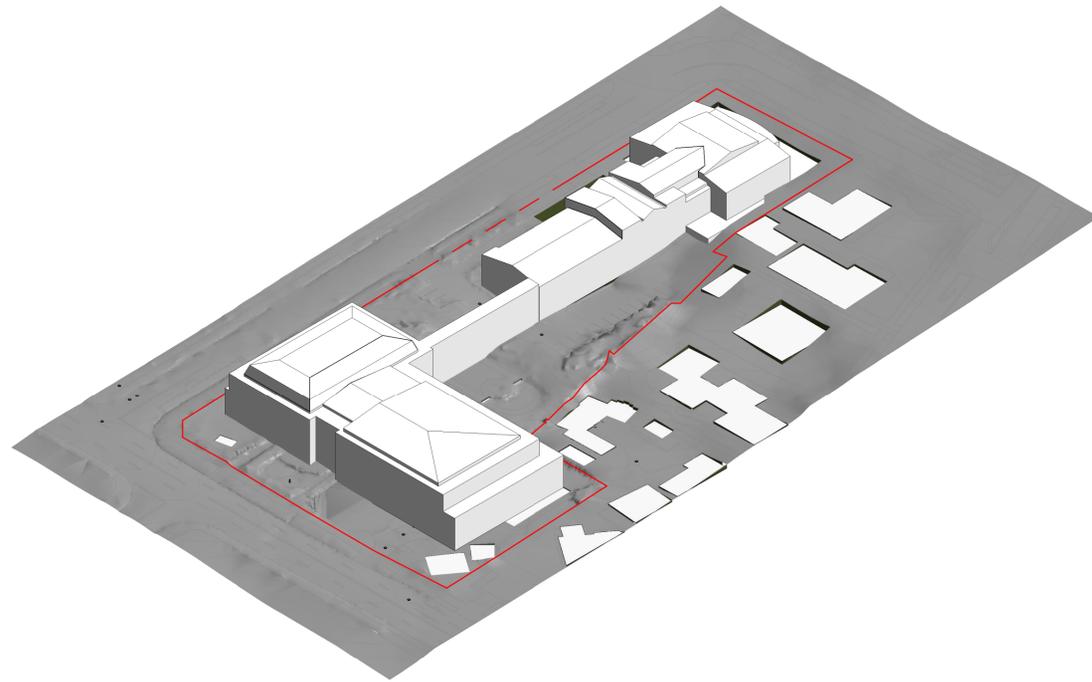
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1 : 500			
QA Checked	Signed		
Date	Project number	Sheet Number	Revision
17.01.19	18058	A900	C

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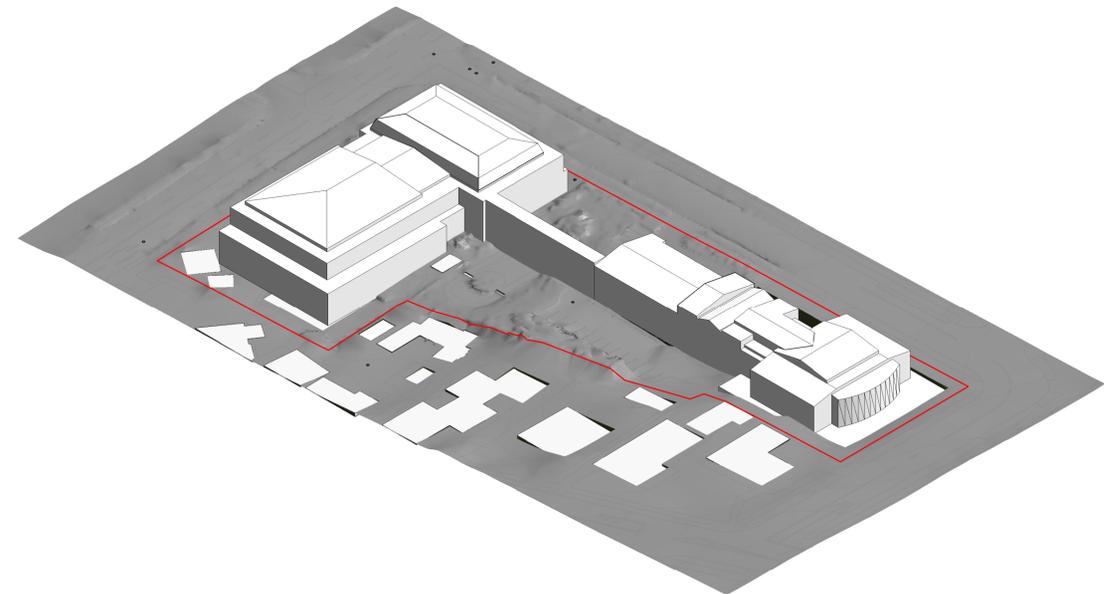
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Phone 64 9 377 6414 Fax 64 9 377 6418 Email amakl@archimedia.co.nz

26 Clifton Road Hamilton PO Box 4166 Hamilton East
Phone 64 7 838 0464 Fax 64 7 838 0467 Email amhfn@archimedia.co.nz

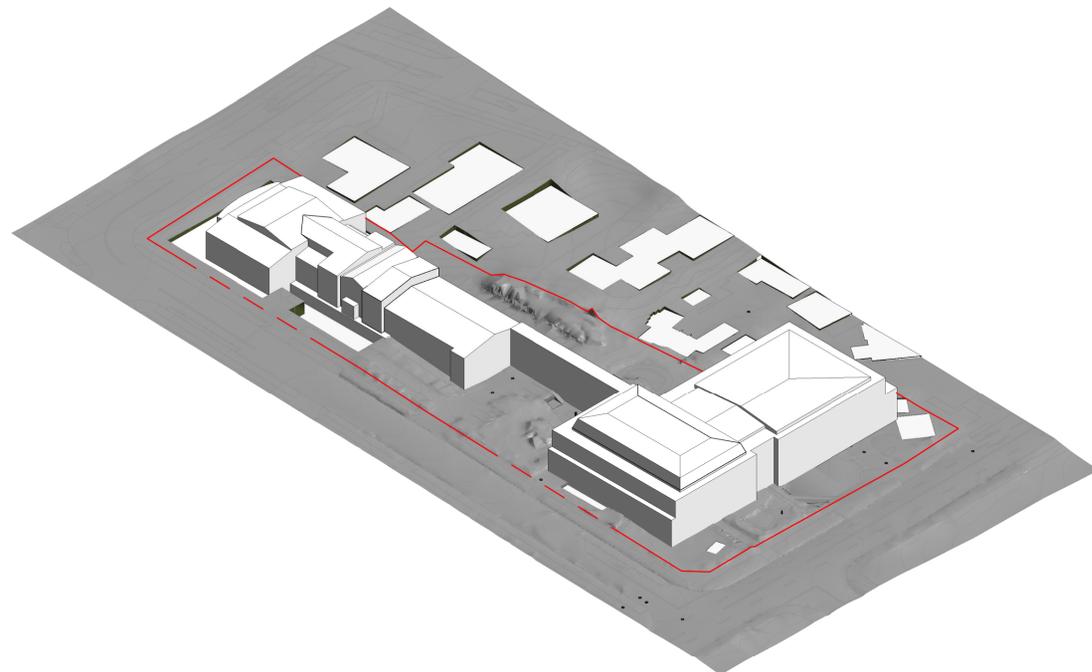
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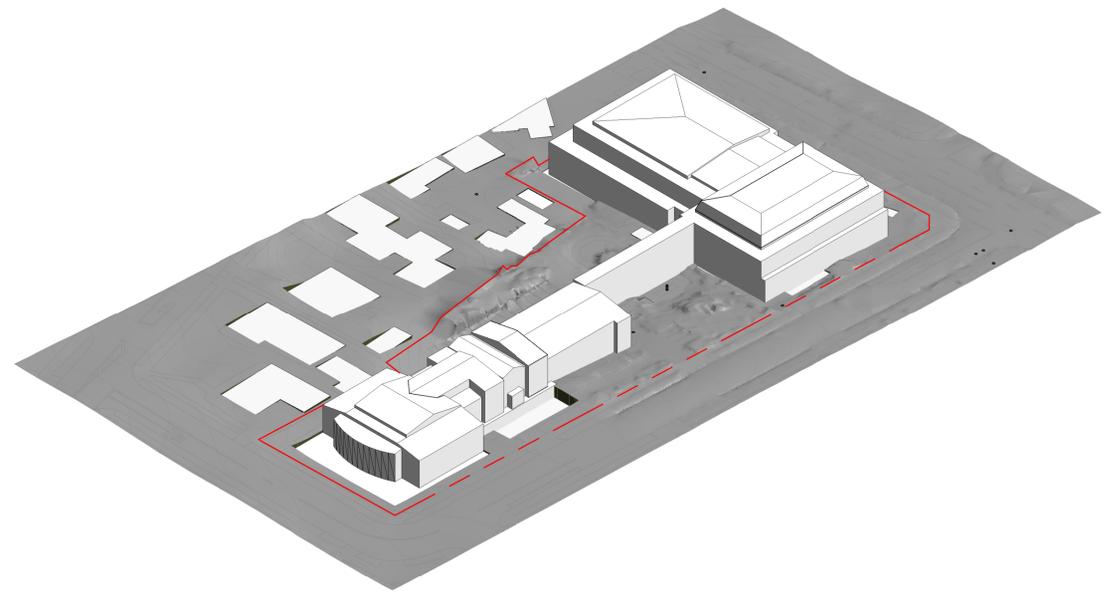
NORTH-EAST VIEW



NORTH-WEST VIEW



SOUTH-EAST VIEW



SOUTH WEST VIEW

PLOTTED: 17/01/2019 10:01:47 AM

Rev	Date	Description
A	28.11.18	DRAFT FOR INFORMATION
B	13.12.18	DRAFT FOR INFORMATION
C	17.01.19	FOR PRIVATE PLAN CHANGE REQUEST

Client
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Project
BRIGHTSIDE HOSPITAL '2'
PRIVATE PLAN CHANGE
3 BRIGHTSIDE ROAD,
149, 151 & 153 GILLIES
AVE, EPSOM

Notes

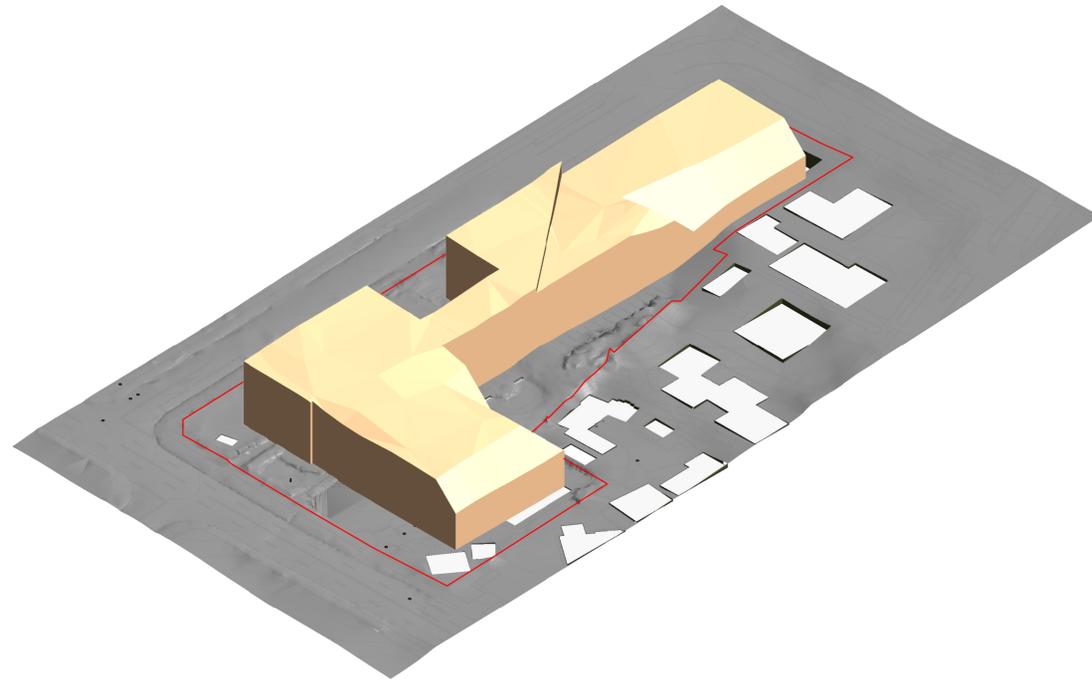
FOR PRIVATE PLAN CHANGE REQUEST

Sheet Title		Scale @ A1	Scale @ A3
EXISTING 3 BRIGHTSIDE & PROPOSED SCHEME MASSES		1 : 500	
		QA Checked	Signed
Date	Project number	Sheet Number	Revision
17.01.19	18058	A901	C

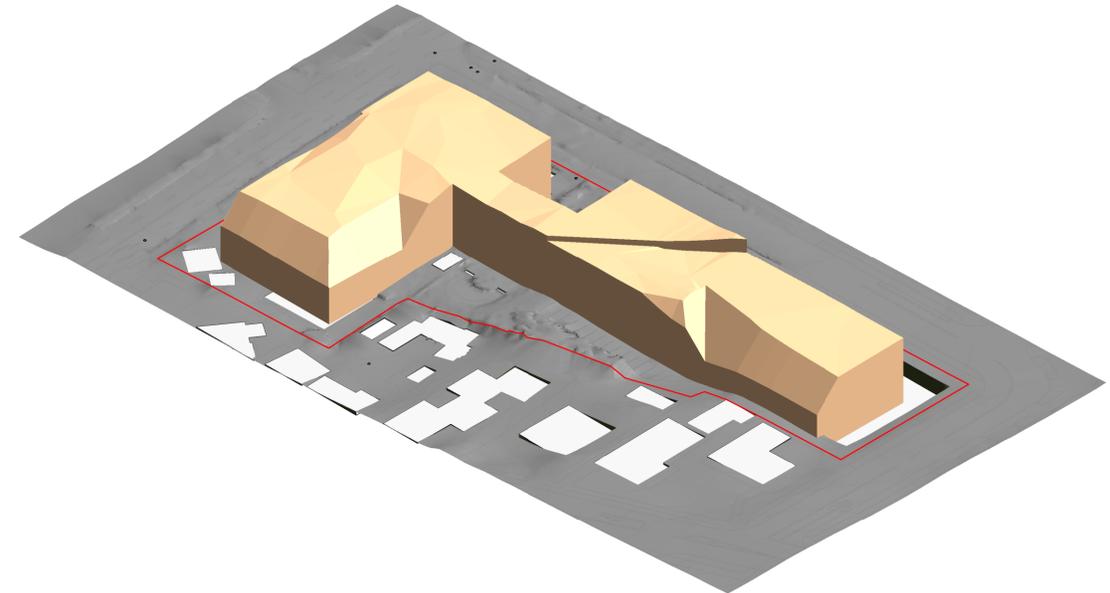
archimedia Level 01 Shed 19 Princes Wharf PO Box 106 257 Downtown Auckland
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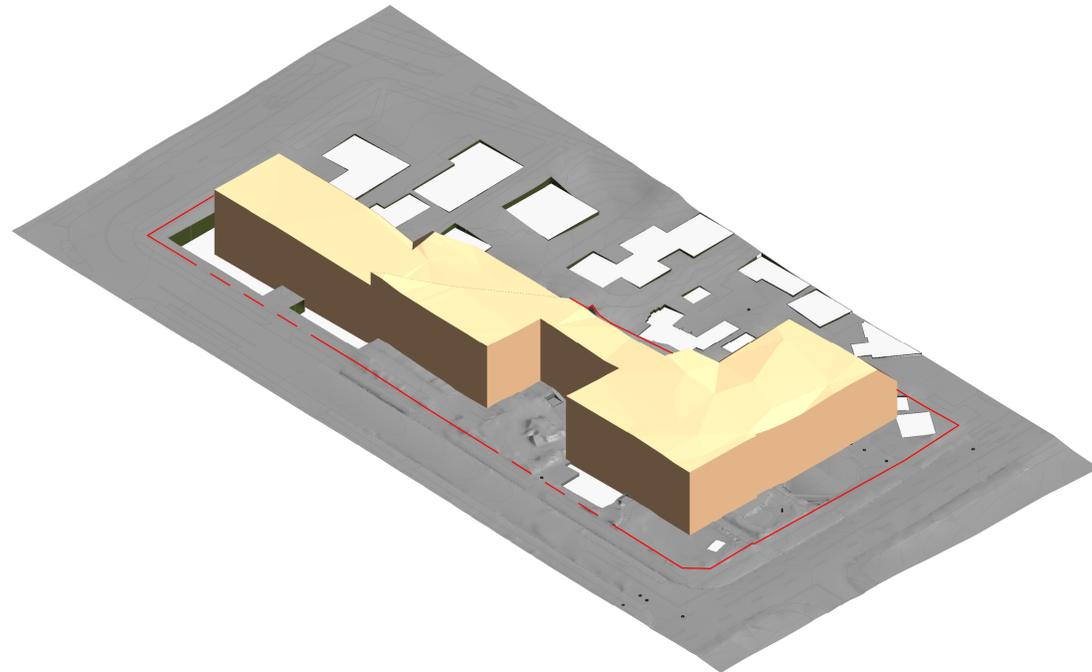
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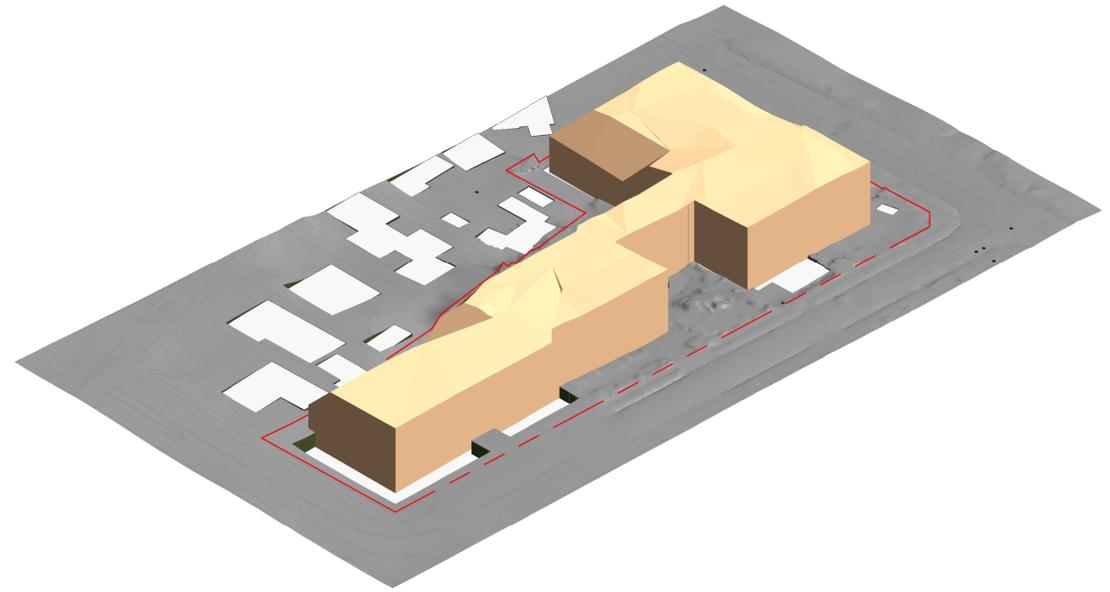
NORTH-EAST VIEW



NORTH-WEST VIEW



SOUTH-EAST VIEW



SOUTH WEST VIEW

PLOTTED: 17/01/2019 10:01:58 AM

Rev	Date	Description
A	28.11.18	DRAFT FOR INFORMATION
B	13.12.18	DRAFT FOR INFORMATION
C	17.01.19	FOR PRIVATE PLAN CHANGE REQUEST

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Project
**BRIGHTSIDE HOSPITAL '2'
PRIVATE PLAN CHANGE
3 BRIGHTSIDE ROAD,
149, 151 & 153 GILLIES
AVE, EPSOM**

Notes

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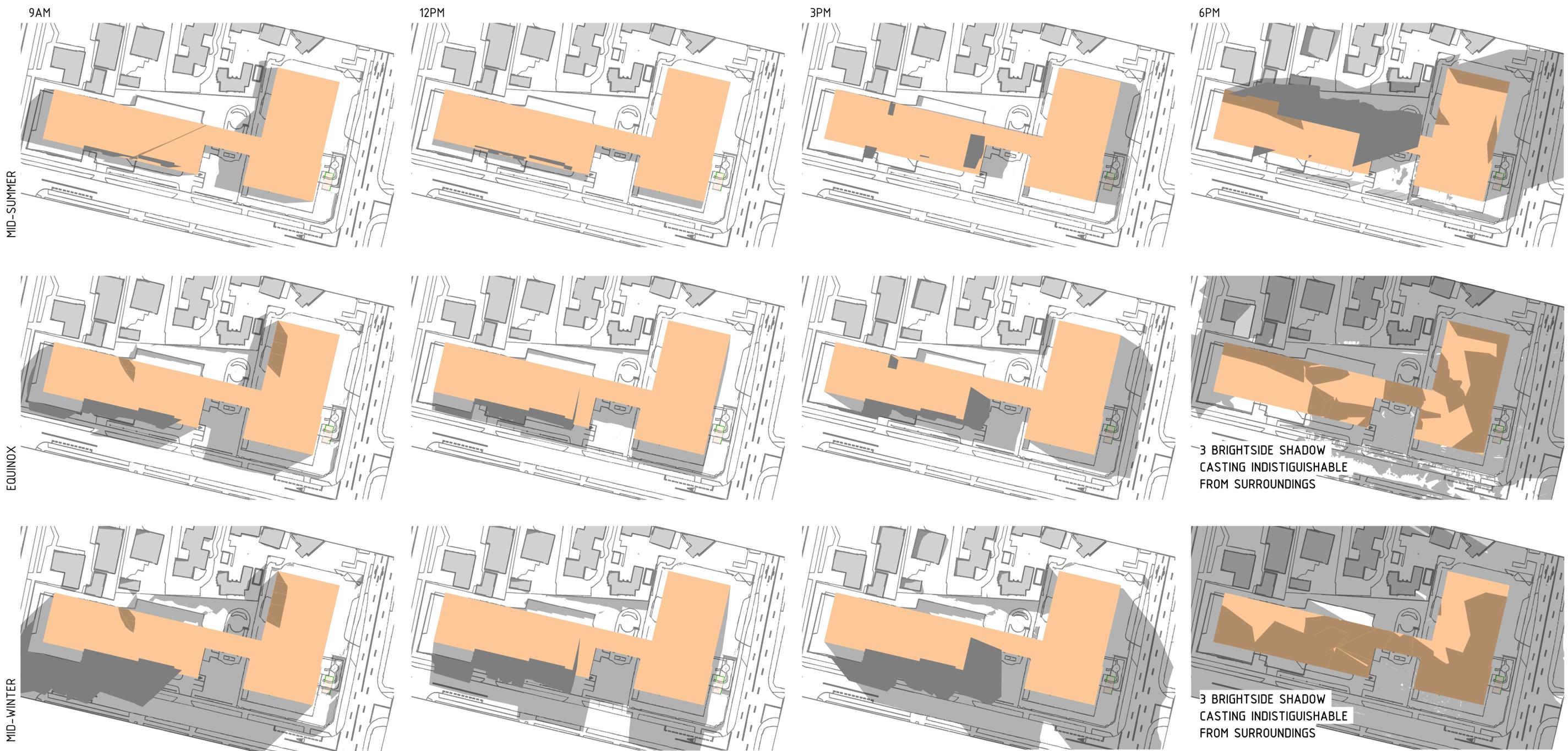
Sheet Title		Scale @ A1	Scale @ A3
H25 ZONE MAXIMUM DEVELOPMENT MASSES		1 : 500	
QA Checked	Signed		
Date	Project number	Sheet Number	Revision
17.01.19	18058	A902	C

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3 BRIGHTSIDE SHADOW
CASTING INDISTIGUISHABLE
FROM SURROUNDINGS

3 BRIGHTSIDE SHADOW
CASTING INDISTIGUISHABLE
FROM SURROUNDINGS

MASSING SHADOW COLOR KEY		
	MAXIMUM DEVELOPMENT MASS POTENTIAL UNDER H25 ZONE	
	SHADOWS CAST BY MAXIMUM MASS	
	SHADOWS CAST BY EXISTING 3 BRIGHTSIDE BUILDING	

PLOTTED: 17/01/2019 10:02:40 AM		
Rev	Date	Description
A	28.11.18	DRAFT FOR INFORMATION
B	13.12.18	DRAFT FOR INFORMATION
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Project
**BRIGHTSIDE HOSPITAL '2'
PRIVATE PLAN CHANGE
3 BRIGHTSIDE ROAD,
149, 151 & 153 GILLIES
AVE, EPSOM**

Notes

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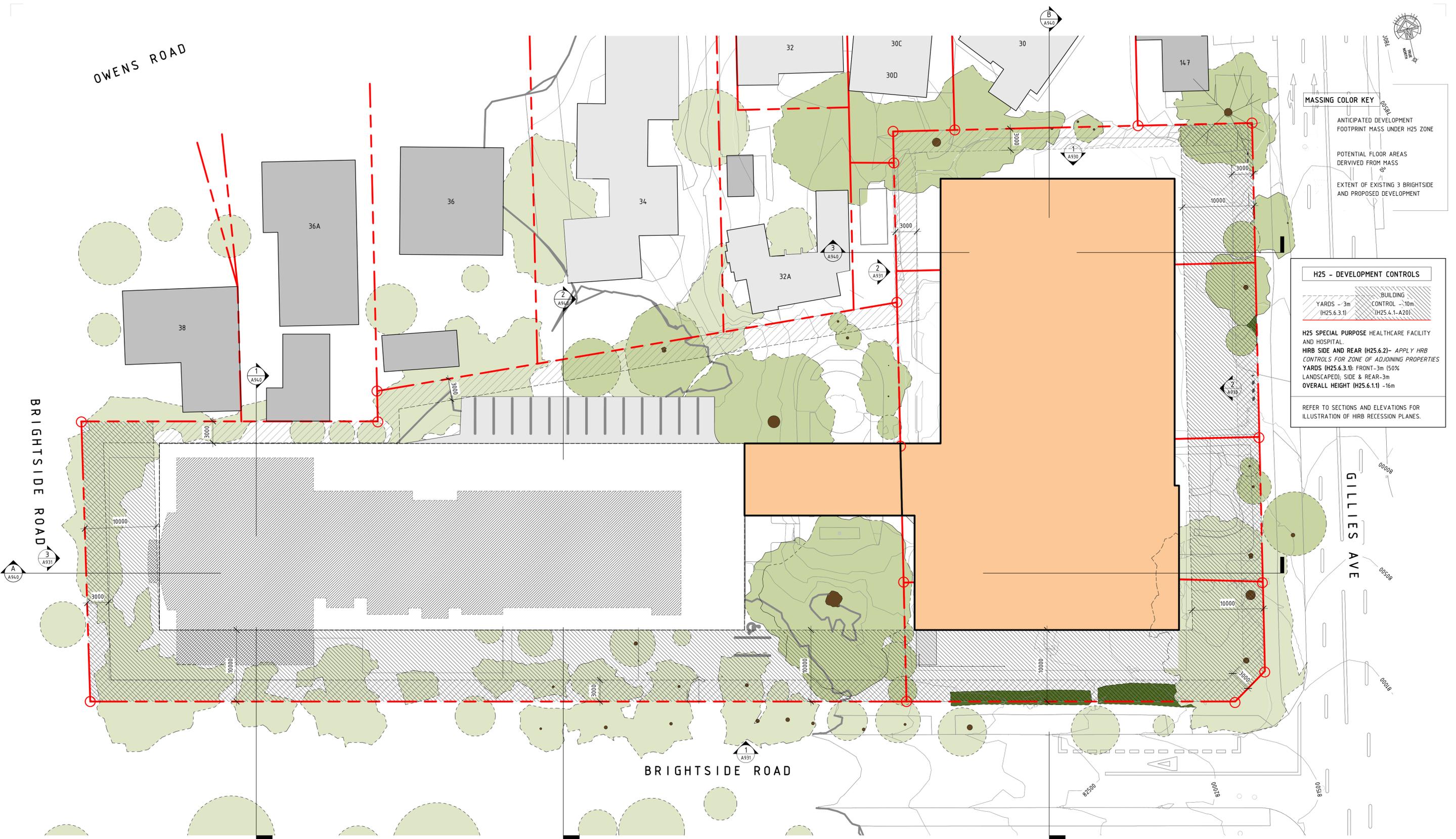
Sheet Title BUILDING SHADOW STUDY		Scale @ A1 As indicated	Scale @ A3 Signed
Date 17.01.19	Project number 18058	Sheet Number A910	Revision C

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MASSING COLOR KEY

- ANTICIPATED DEVELOPMENT FOOTPRINT MASS UNDER H25 ZONE
- POTENTIAL FLOOR AREAS DERIVED FROM MASS
- EXTENT OF EXISTING 3 BRIGHTSIDE AND PROPOSED DEVELOPMENT

H25 - DEVELOPMENT CONTROLS

YARDS - 3m (H25.6.3.1)
 BUILDING CONTROL - 10m (H25.4.1-A20)

H25 SPECIAL PURPOSE HEALTHCARE FACILITY AND HOSPITAL.
 HIRB SIDE AND REAR (H25.6.2)- APPLY HIRB CONTROLS FOR ZONE OF ADJOINING PROPERTIES YARDS (H25.6.3.1): FRONT-3m (50% LANDSCAPED); SIDE & REAR-3m
 OVERALL HEIGHT (H25.6.1.1) -16m

REFER TO SECTIONS AND ELEVATIONS FOR ILLUSTRATION OF HIRB RESSION PLANES.

PROPOSED GROUND FLOOR PLAN

PLOTTED: 17/01/2019 10:03:42 AM

Rev	Date	Description
A	28.11.18	DRAFT FOR INFORMATION
B	13.12.18	DRAFT FOR INFORMATION
C	17.01.19	FOR PRIVATE PLAN CHANGE REQUEST

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Project
**BRIGHTSIDE HOSPITAL '2'
 PRIVATE PLAN CHANGE
 3 BRIGHTSIDE ROAD,
 149, 151 & 153 GILLIES
 AVE, EPSOM**

Notes

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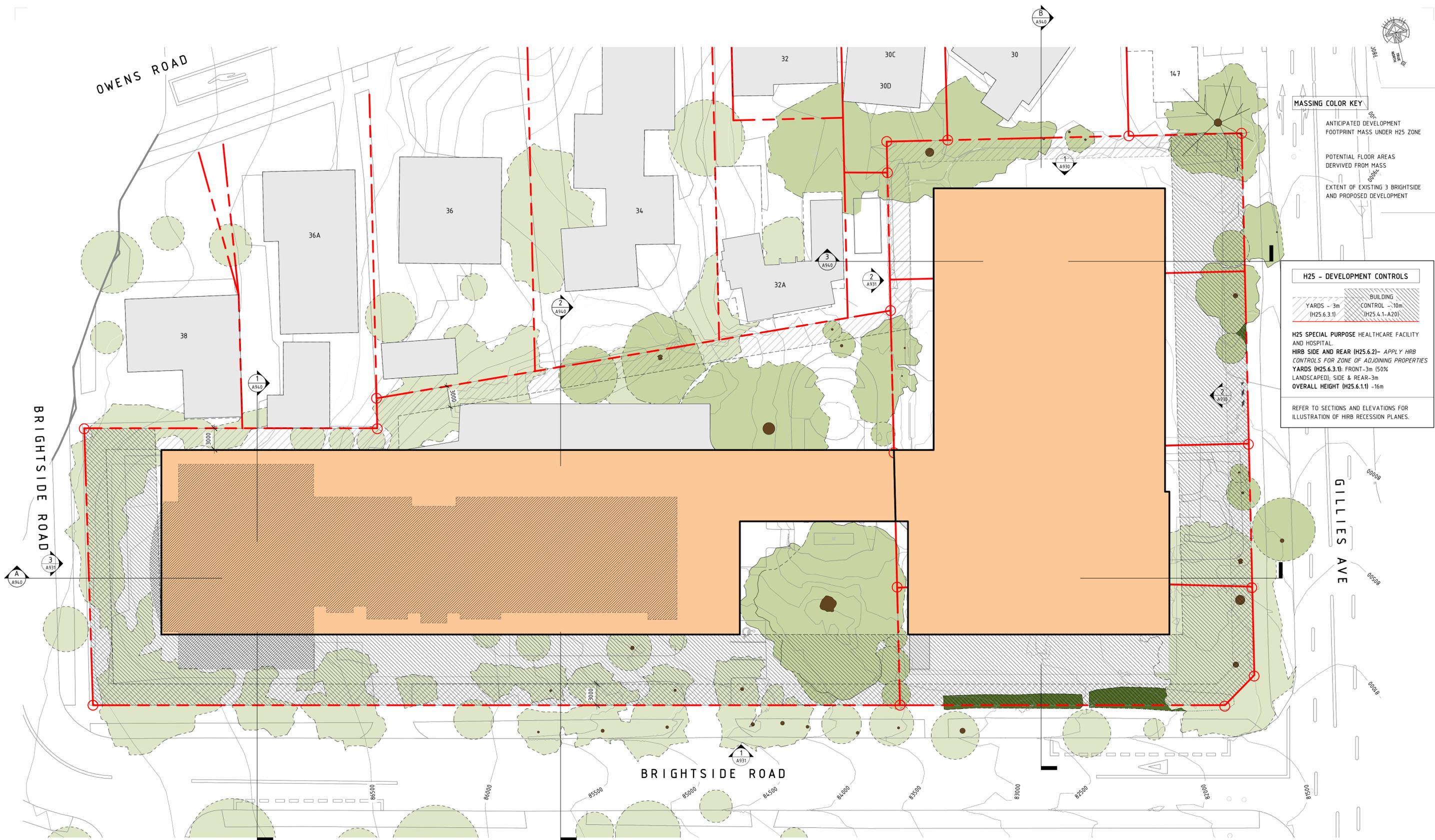
Sheet Title		Scale @ A1	Scale @ A3
MASSING REFERENCE PLAN - GROUND FLOOR		1 : 250	
		QA Checked	Signed
Date	Project number	Sheet Number	Revision
17.01.19	18058	A920	C

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MASSING COLOR KEY

- ANTICIPATED DEVELOPMENT FOOTPRINT MASS UNDER H25 ZONE
- POTENTIAL FLOOR AREAS DERIVED FROM MASS
- EXTENT OF EXISTING 3 BRIGHTSIDE AND PROPOSED DEVELOPMENT

H25 - DEVELOPMENT CONTROLS

YARDS - 3m (H25.6.3.1)	BUILDING CONTROL - 10m (H25.4.1-A20)
------------------------	--------------------------------------

H25 SPECIAL PURPOSE HEALTHCARE FACILITY AND HOSPITAL.
 HRB SIDE AND REAR (H25.6.2) - APPLY HRB CONTROLS FOR ZONE OF ADJOINING PROPERTIES
 YARDS (H25.6.3.1): FRONT - 3m (50% LANDSCAPED); SIDE & REAR - 3m
 OVERALL HEIGHT (H25.6.1.1) - 16m

REFER TO SECTIONS AND ELEVATIONS FOR ILLUSTRATION OF HRB RESSION PLANES.

PROPOSED FIRST FLOOR PLAN

PLOTTED: 17/01/2019 10:05:09 AM

Rev	Date	Description
A	28.11.18	DRAFT FOR INFORMATION
B	13.12.18	DRAFT FOR INFORMATION
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Project
BRIGHTSIDE HOSPITAL '2'
PRIVATE PLAN CHANGE
3 BRIGHTSIDE ROAD,
149, 151 & 153 GILLIES
AVE, EPSOM

Notes

Sheet Title	Scale @ A1	Scale @ A3
MASSING REFERENCE PLAN - FIRST FLOOR	1 : 250	
Date	Project number	Sheet Number
17.01.19	18058	A921
Revision	QA Checked	Signed
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PROPOSED SECOND FLOOR PLAN

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A	28.11.18	DRAFT FOR INFORMATION
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PRIVATE PLAN CHANGE
3 BRIGHTSIDE ROAD,
149, 151 & 153 GILLIES
AVE, EPSOM**

Notes

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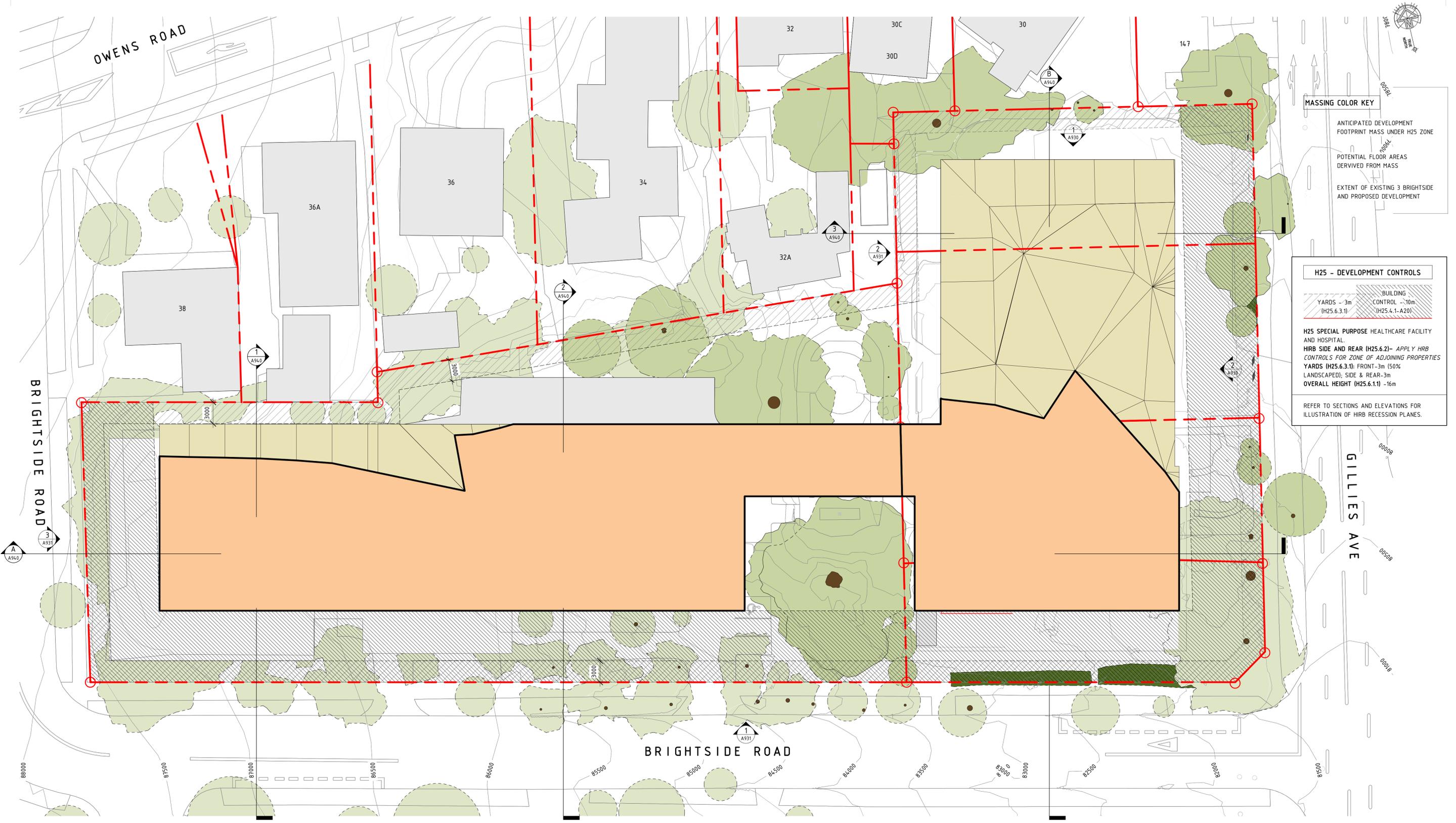
Sheet Title MASSING REFERENCE PLAN - SECOND FLOOR	Scale @ A1 1 : 250	Scale @ A3
Date 17.01.19	Project number 18058	Revision C
QA Checked	Sheet Number A922	Signed

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MASSING COLOR KEY

- ANTICIPATED DEVELOPMENT FOOTPRINT MASS UNDER H25 ZONE
- POTENTIAL FLOOR AREAS DERIVED FROM MASS
- EXTENT OF EXISTING 3 BRIGHTSIDE AND PROPOSED DEVELOPMENT

H25 - DEVELOPMENT CONTROLS

YARDS - 3m (H25.6.3.1)

BUILDING CONTROL - 10m (H25.4.1-A20)

H25 SPECIAL PURPOSE HEALTHCARE FACILITY AND HOSPITAL

HIRB SIDE AND REAR (H25.6.2) - APPLY HIRB CONTROLS FOR ZONE OF ADJOINING PROPERTIES

YARDS (H25.6.3.1): FRONT-3m (50% LANDSCAPED), SIDE & REAR-3m

OVERALL HEIGHT (H25.6.1.1) -16m

REFER TO SECTIONS AND ELEVATIONS FOR ILLUSTRATION OF HIRB RECESSION PLANES.

PROPOSED THIRD FLOOR PLAN

PLOTTED: 17/01/2019 10:08:12 AM

Rev	Date	Description
A	28.11.18	DRAFT FOR INFORMATION
B	13.12.18	DRAFT FOR INFORMATION
C	17.01.19	FOR PRIVATE PLAN CHANGE REQUEST

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Project
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PRIVATE PLAN CHANGE
3 BRIGHTSIDE ROAD,
149, 151 & 153 GILLIES
AVE, EPSOM**

Notes

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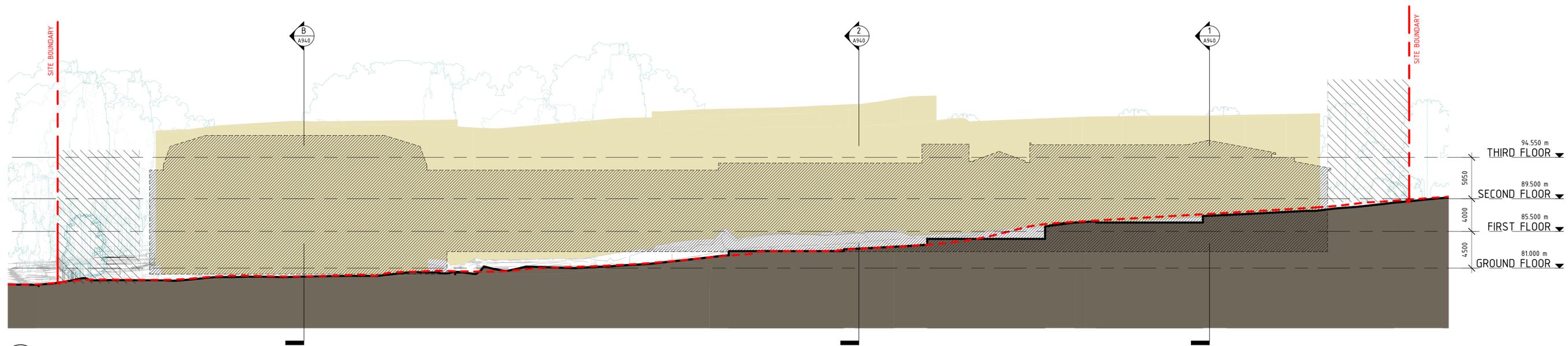
Sheet Title		Scale @ A1	Scale @ A3
MASSING REFERENCE PLAN - THIRD FLOOR		1 : 250	
QA Checked		Signed	
Date	Project number	Sheet Number	Revision
17.01.19	18058	A923	C

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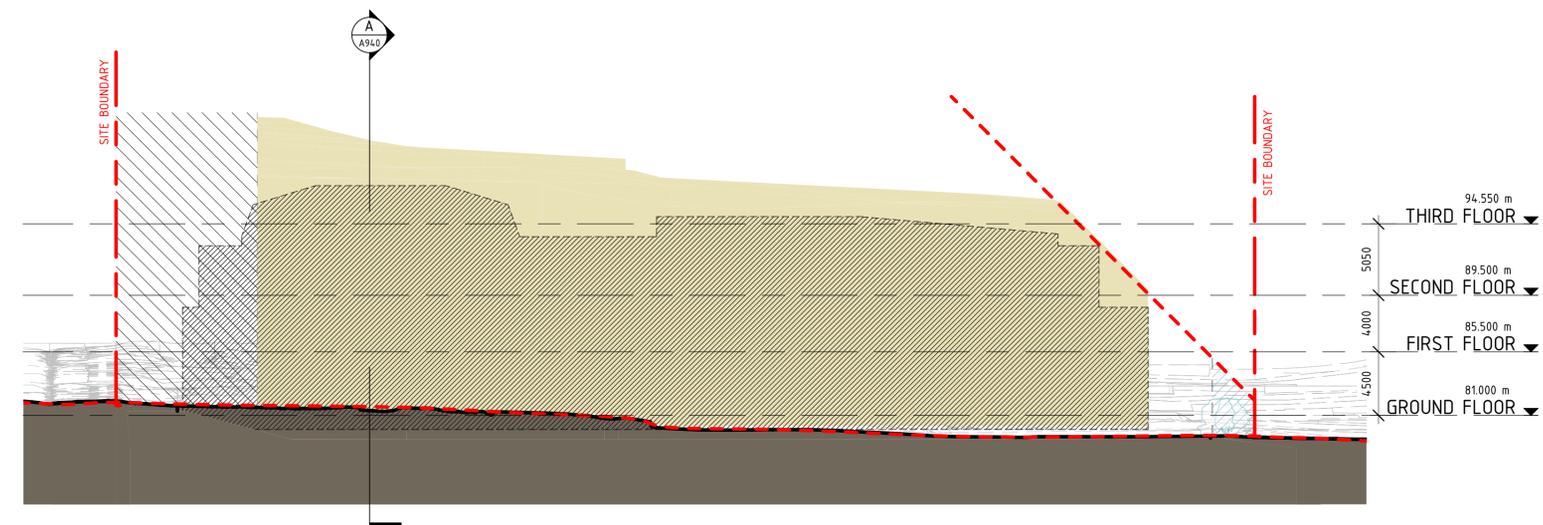
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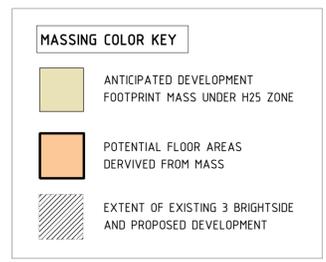
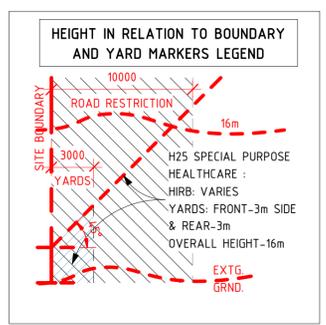
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1 MASSING ELEVATION NORTH
A110 1 : 250



2 MASSING ELEVATION EAST
A110 1 : 250



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A	28.11.18	DRAFT FOR INFORMATION
B	13.12.18	DRAFT FOR INFORMATION
C	17.01.19	FOR PRIVATE PLAN CHANGE REQUEST

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Project
**BRIGHTSIDE HOSPITAL '2'
PRIVATE PLAN CHANGE
3 BRIGHTSIDE ROAD,
149, 151 & 153 GILLIES
AVE, EPSOM**

Notes

Sheet Title MASSING ELEVATIONS - NORTH & EAST	Scale @ A1 1 : 250	Scale @ A3
Date 17.01.19	Project number 18058	Sheet Number A930
QA Checked	Revision C	Signed

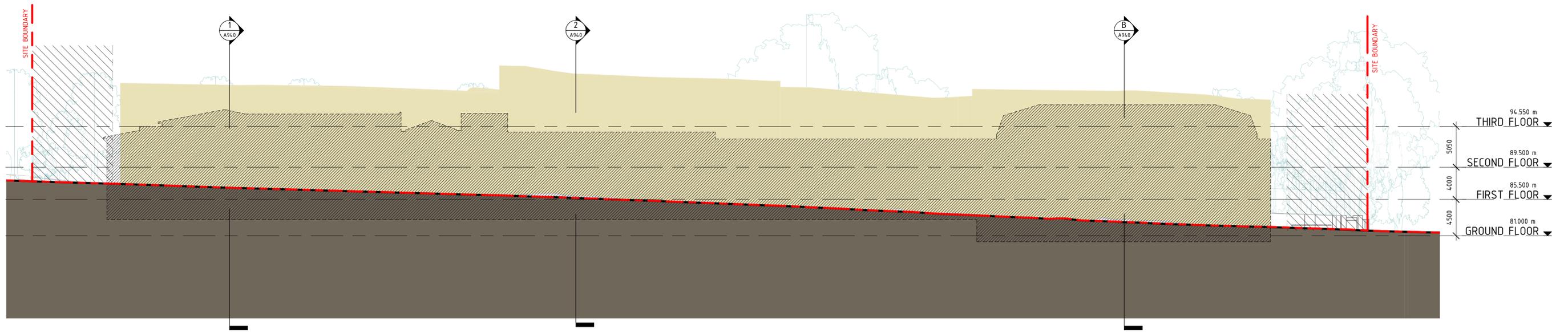
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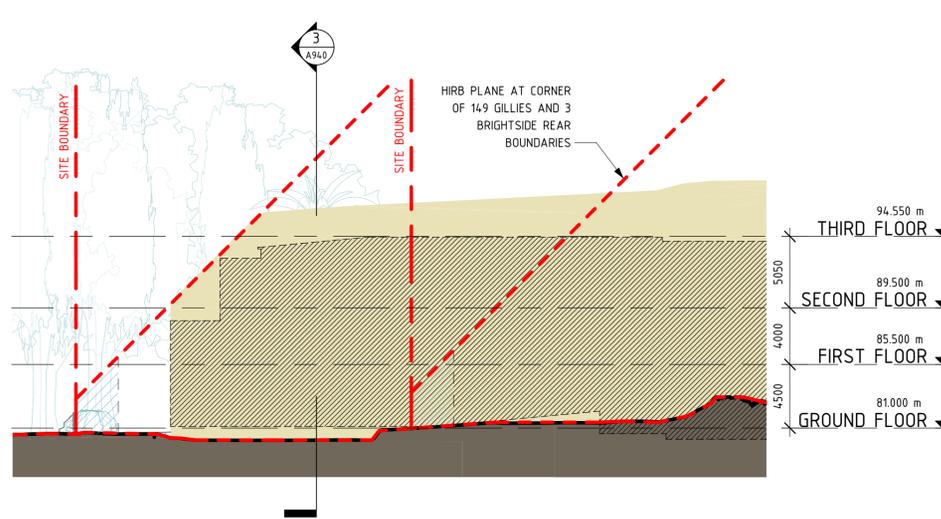
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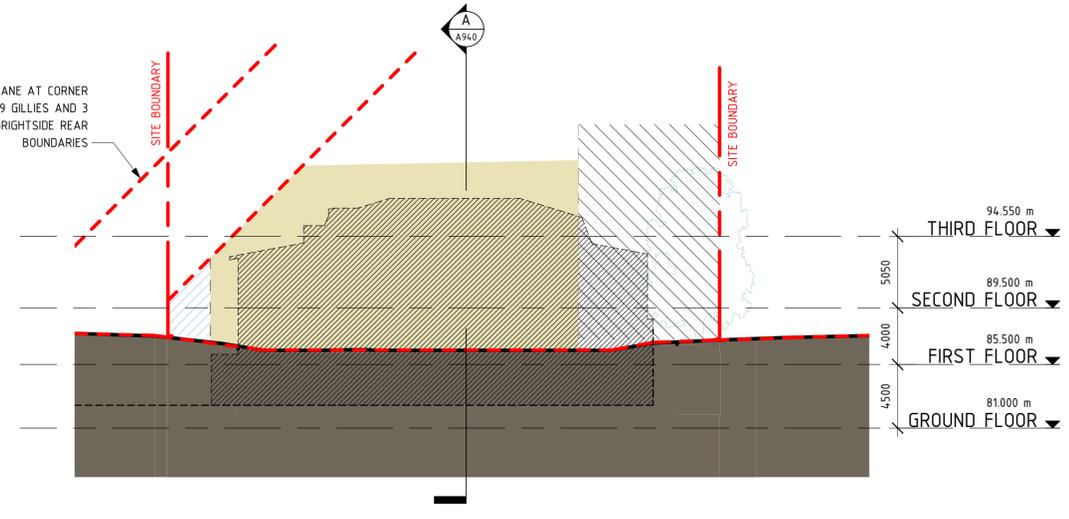
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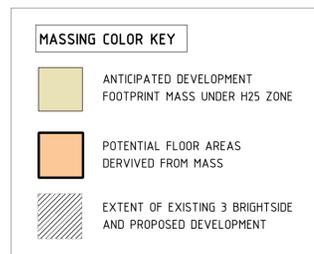
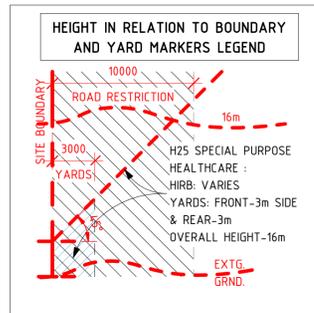
1 MASSING ELEVATION SOUTH
A110 1 : 250



2 MASSING ELEVATION WEST (32a OWENS ROAD)
A110 1 : 250



3 MASSING ELEVATION WEST (BRIGHTSIDE ROAD)
A110 1 : 250



PLOTTED: 17/01/2019 10:08:40 AM

Rev	Date	Description
A	28.11.18	DRAFT FOR INFORMATION
B	13.12.18	DRAFT FOR INFORMATION
C	17.01.19	FOR PRIVATE PLAN CHANGE REQUEST

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Project
**BRIGHTSIDE HOSPITAL '2'
PRIVATE PLAN CHANGE
3 BRIGHTSIDE ROAD,
149, 151 & 153 GILLIES
AVE, EPSOM**

Notes

Sheet Title
**MASSING ELEVATIONS -
SOUTH & WEST**

Scale @ A1 1 : 250

Scale @ A3
QA Checked Signed

Date 17.01.19 Project number 18058 Sheet Number A931 Revision C

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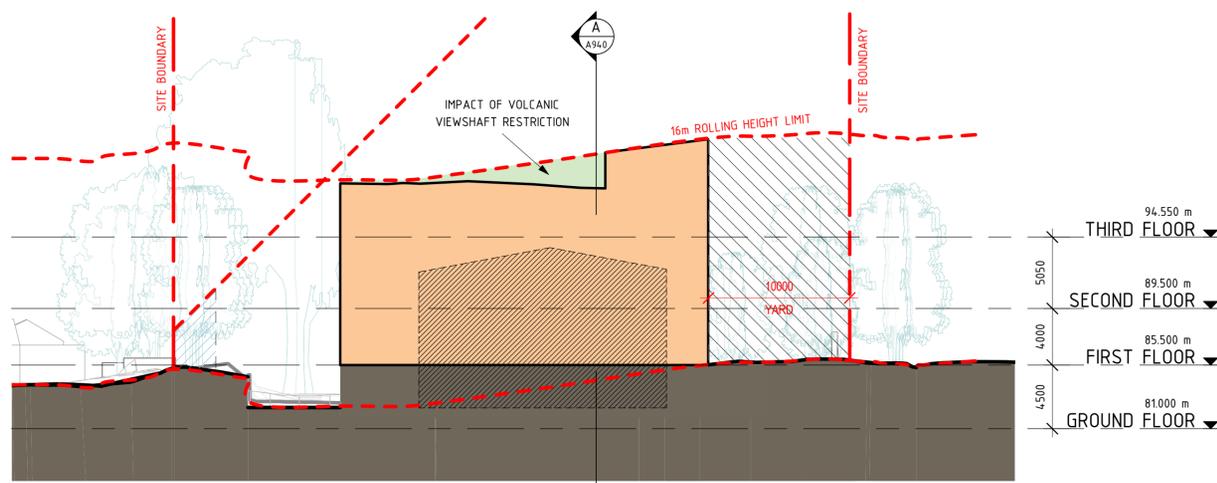
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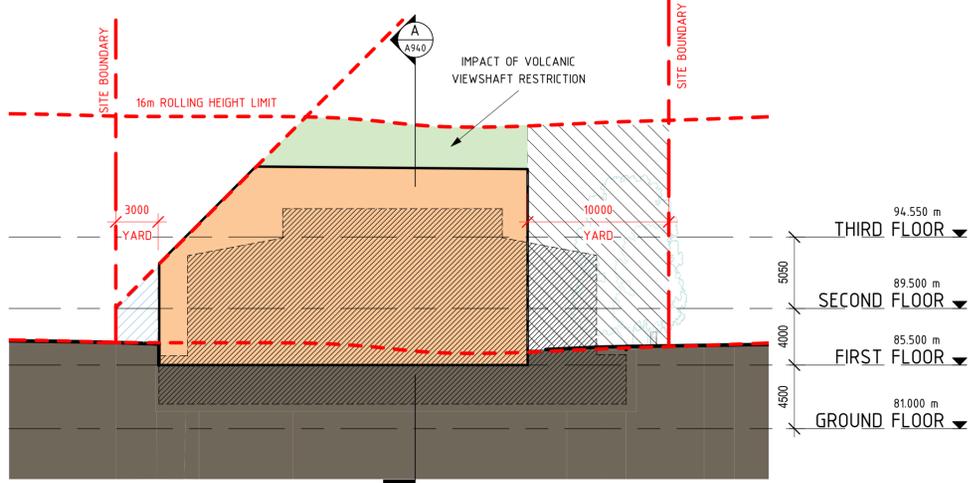
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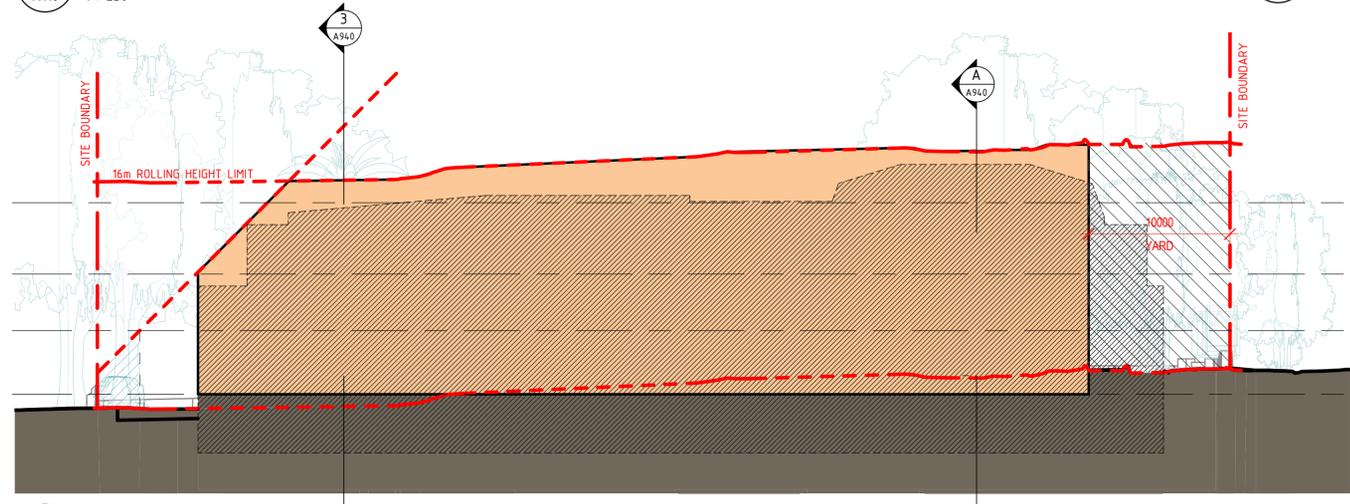
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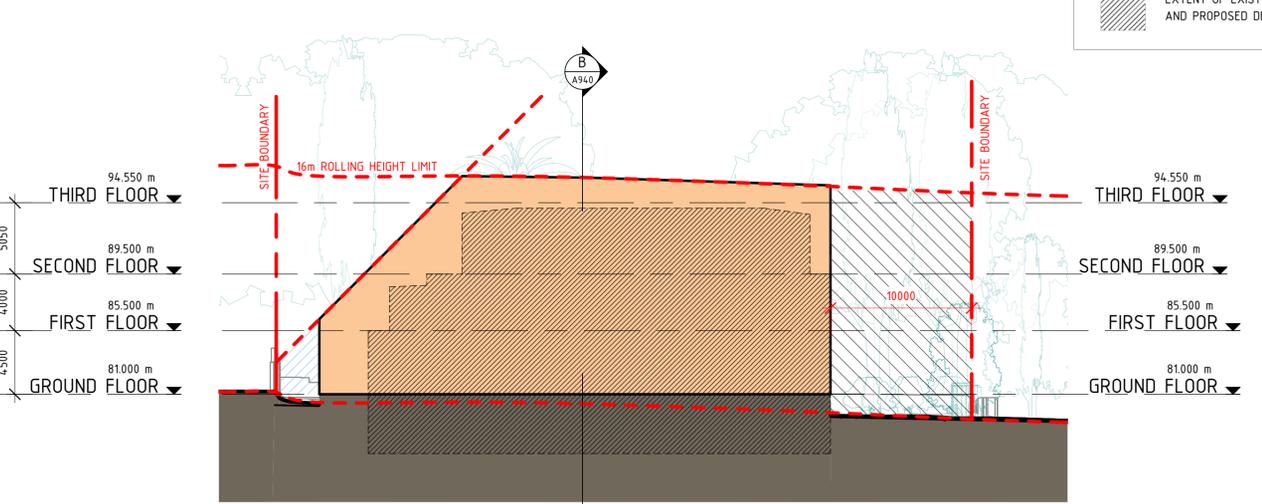
2 CROSS SECTION 2
A110 1: 250



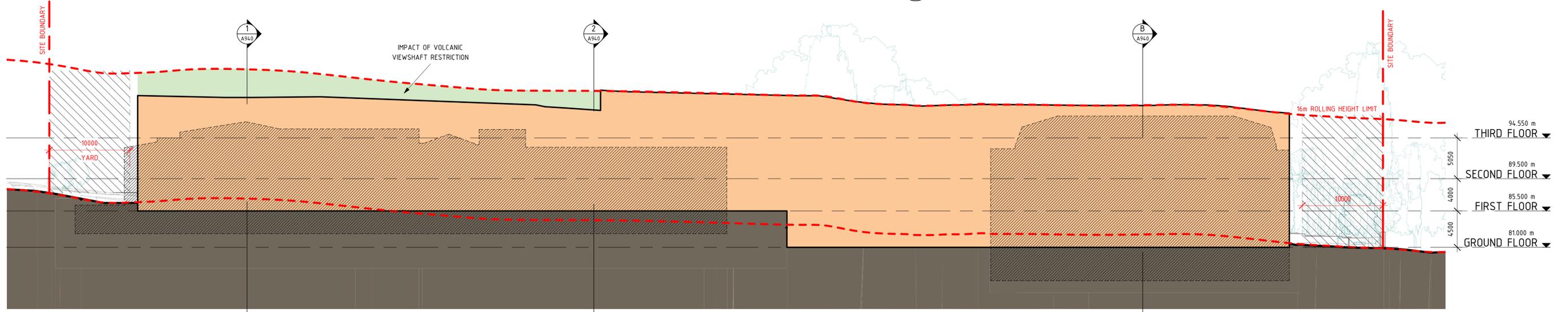
1 CROSS SECTION 1
A110 1: 250



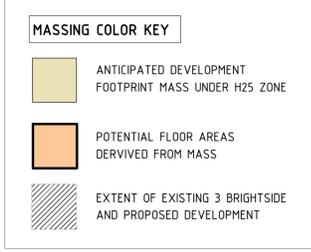
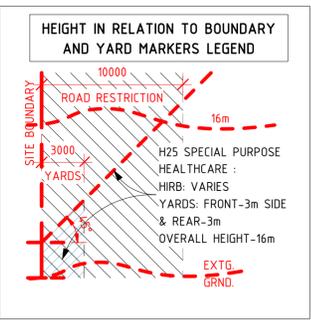
B LONG SECTION B
A110 1: 250



3 CROSS SECTION 3
A110 1: 250



A LONG SECTION A
A110 1: 250



PLOTTED: 17/01/2019 10:09:13 AM

Rev	Date	Description
A	28.11.18	DRAFT FOR INFORMATION
B	13.12.18	DRAFT FOR INFORMATION
C	17.01.19	FOR PRIVATE PLAN CHANGE REQUEST

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Project
BRIGHTSIDE HOSPITAL '2' PRIVATE PLAN CHANGE
3 BRIGHTSIDE ROAD,
149, 151 & 153 GILLIES AVE, EPSOM

Notes

Sheet Title MASSING SECTIONS	Scale @ A1 1: 250	Scale @ A3
Date 17.01.19	Project number 18058	Sheet Number A940
QA Checked	Signed	Revision C

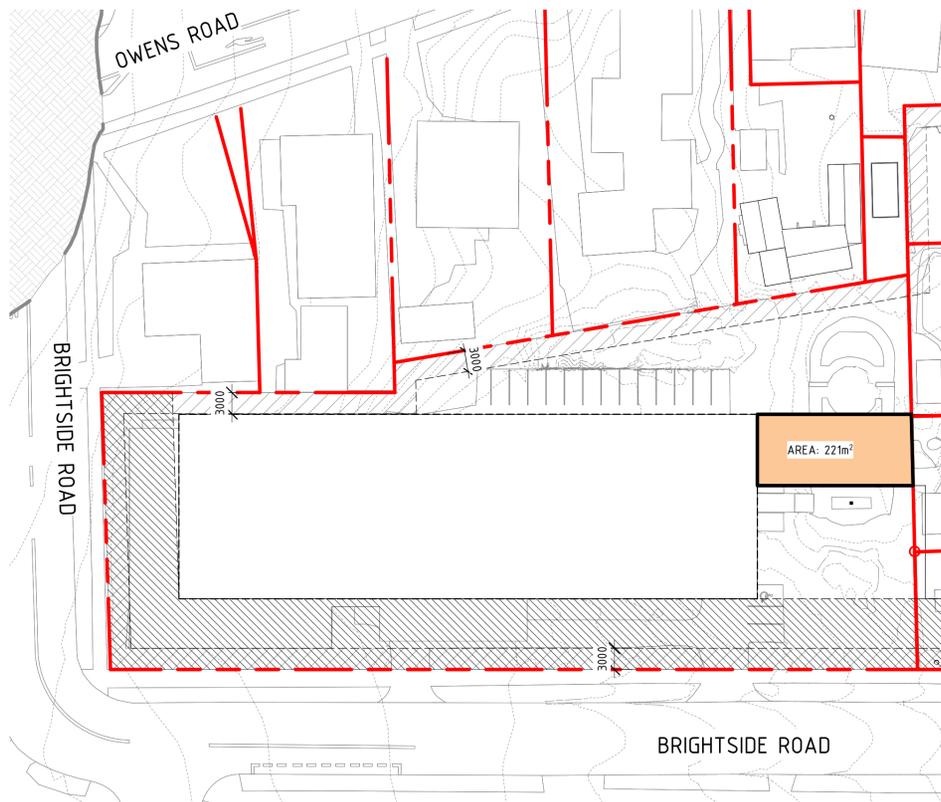
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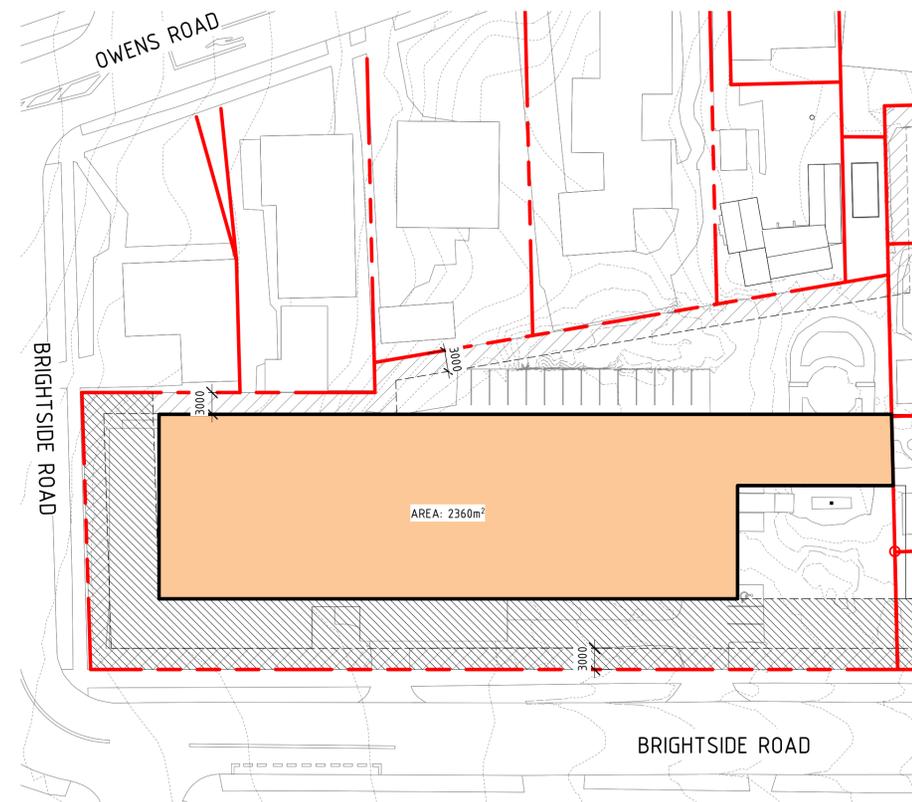
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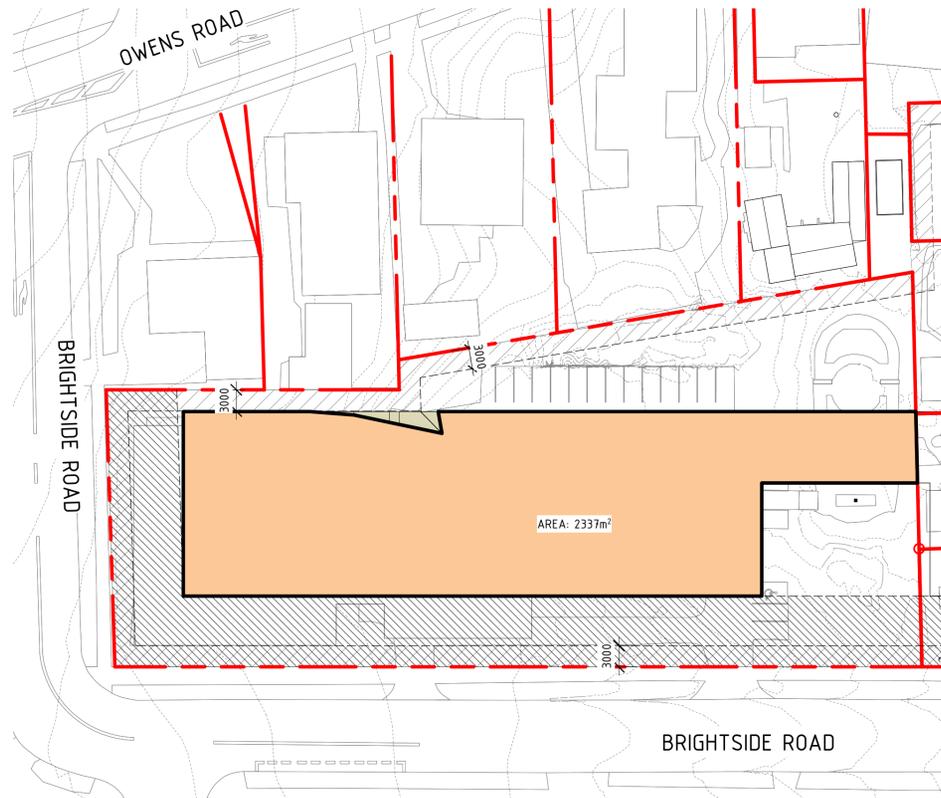
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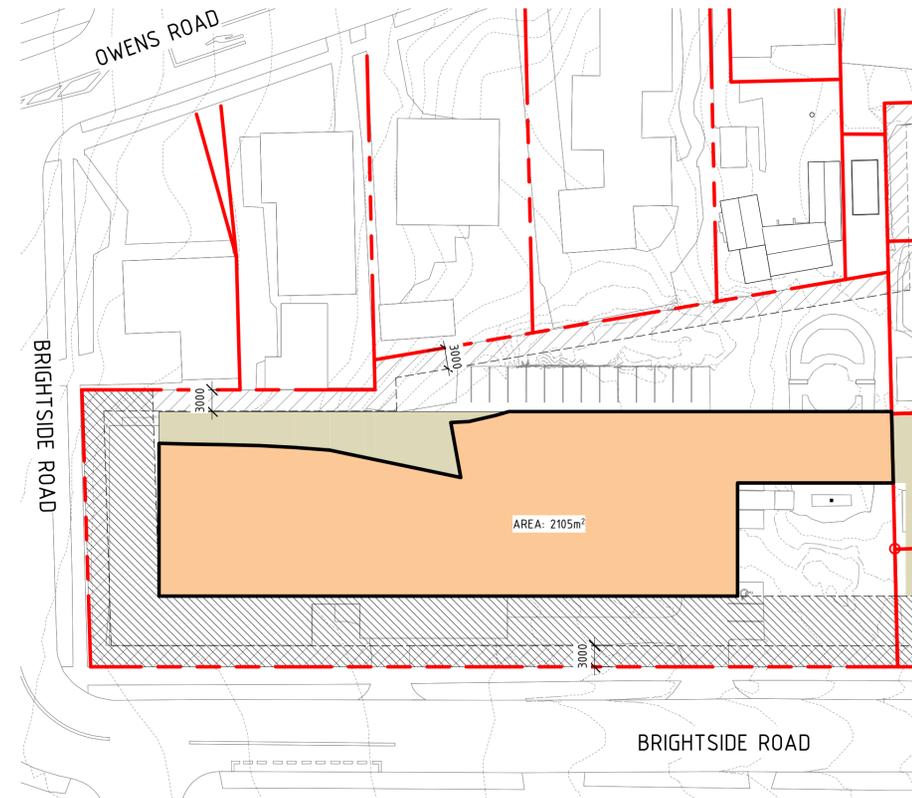
GROUND FLOOR MASSING MAX GFA



FIRST FLOOR MASSING MAX GFA



SECOND FLOOR MASSING MAX GFA



THIRD FLOOR MASSING MAX GFA



SITE POTENTIAL GFA	
3 BRIGHTSIDE	
S1 L00:	221m ²
S1 L01:	2360m ²
S1 L02:	2337m ²
S1 L03:	2105m ²
TOTAL:	7023m²
149-153 GILLIES	
S2 L00:	2195m ²
S2 L01:	2195m ²
S2 L02:	2029m ²
S2 L03:	1029m ²
TOTAL:	7448m²
SITES TOTAL POTENTIAL:	
7023m² + 7448m²	14471m²

MASS GFA METHOD STATEMENT

MAXIMISED BUILDING MASSING GENERATED FROM ANTICIPATED BUILDING FOOTPRINTS UNDER H25 ZONE. FOOTPRINTS HAVE BEEN EXTRUDED UP TO MEET THE HIRB, VOLCANIC VIEW CONE AND MAX HEIGHT PLANES. THE CALCULATION LEVELS HAVE BEEN SET AS PER THE EXPECTED FLOOR-TO-FLOOR HEIGHTS FOR EACH BUILDING GIVEN THE ZONE USE. A 3000MM MIN. OCCUPIED FLOOR HEIGHT IS ASSUMED TO PROVIDE THE ACHIEVABLE FLOOR OUTLINE AT EACH LEVEL.

MASSING COLOR KEY	
	ANTICIPATED DEVELOPMENT FOOTPRINT MASS UNDER H25 ZONE
	POTENTIAL FLOOR AREAS DERIVED FROM MASS
	EXTENT OF EXISTING 3 BRIGHTSIDE AND PROPOSED DEVELOPMENT

Rev	Date	Description
A	22.11.18	DRAFT FOR PPC
B	28.11.18	DRAFT FOR INFORMATION
C	13.12.18	DRAFT FOR INFORMATION
D	17.01.19	FOR PRIVATE PLAN CHANGE REQUEST

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Project
BRIGHTSIDE HOSPITAL '2' PRIVATE PLAN CHANGE
3 BRIGHTSIDE ROAD,
149, 151 & 153 GILLIES
AVE, EPSOM

Notes

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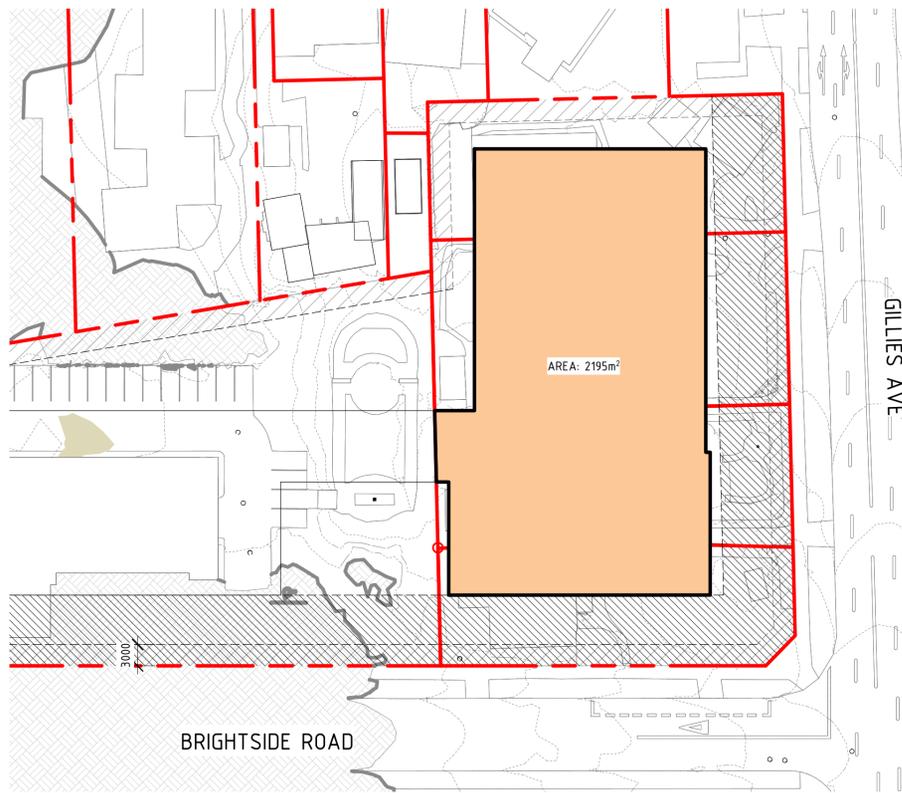
Sheet Title		Scale @ A1	Scale @ A3
PPC MAX 3 BRIGHTSIDE GFA UNDER H25 ZONING		As indicated	
Date	Project number	Sheet Number	Revision
17.01.19	18058	A950	D



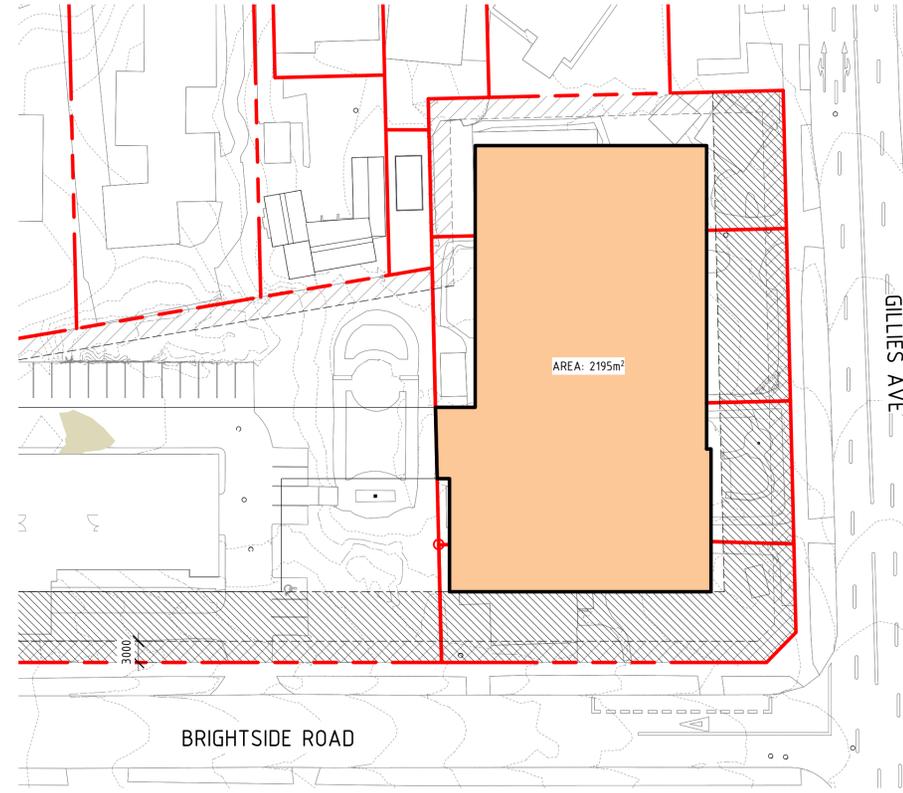
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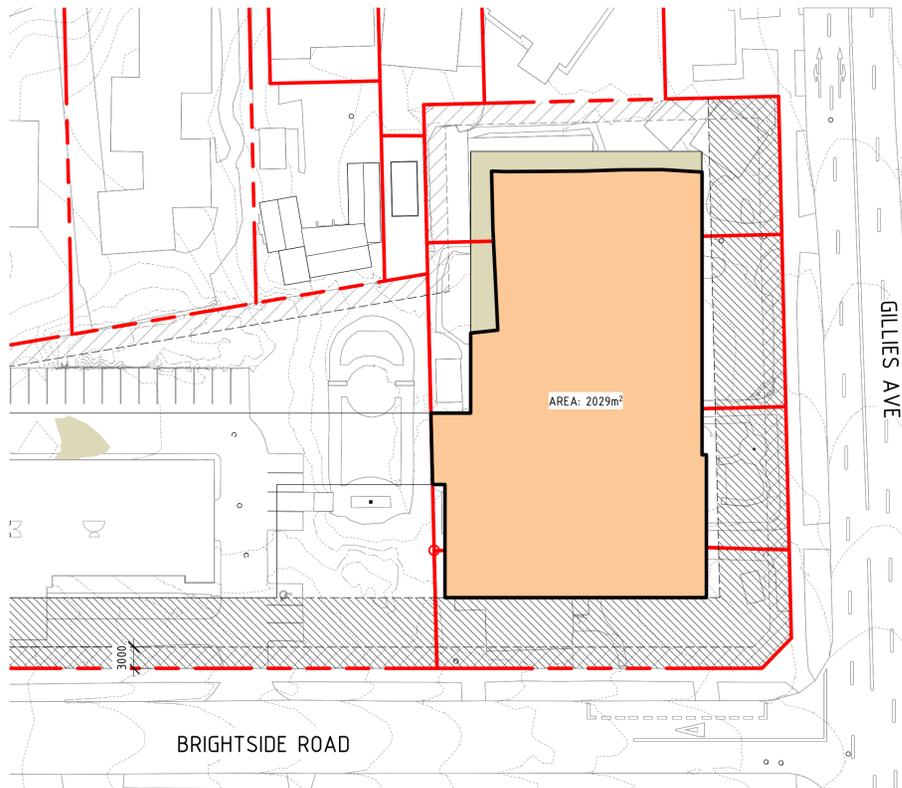
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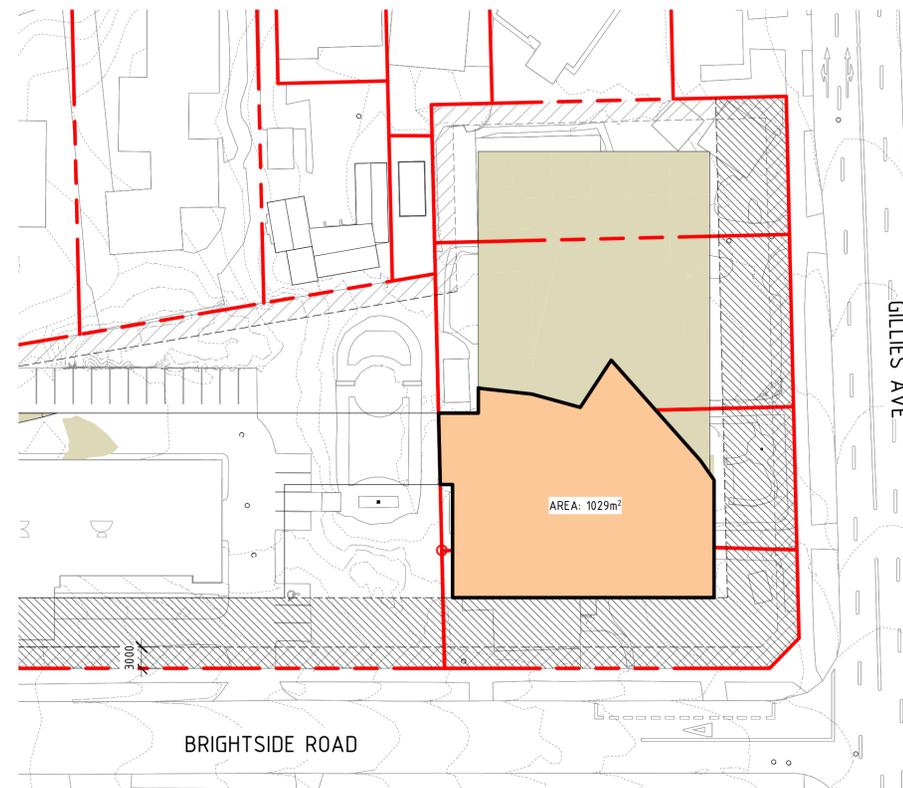
GROUND FLOOR MASSING MAX GFA



FIRST FLOOR MASSING MAX GFA



SECOND FLOOR MASSING MAX GFA



THIRD FLOOR MASSING MAX GFA



SITE POTENTIAL GFA

3 BRIGHTSIDE	
S1 L00:	221m ²
S1 L01:	2360m ²
S1 L02:	2337m ²
S1 L03:	2105m ²
TOTAL:	7023m²

149-153 GILLIES	
S2 L00:	2195m ²
S2 L01:	2195m ²
S2 L02:	2029m ²
S2 L03:	1029m ²
TOTAL:	7448m²

SITES TOTAL POTENTIAL:	7023m² + 7448m² = 14471m²
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MASS GFA METHOD STATEMENT

MAXIMISED BUILDING MASSING GENERATED FROM ANTICIPATED BUILDING FOOTPRINTS UNDER H25 ZONE. FOOTPRINTS HAVE BEEN EXTRUDED UP TO MEET THE HRB, VOLCANIC VIEW CONE AND MAX HEIGHT PLANES. THE CALCULATION LEVELS HAVE BEEN SET AS PER THE EXPECTED FLOOR-TO-FLOOR HEIGHTS FOR EACH BUILDING GIVEN THE ZONE USE. A 3000MM MIN. OCCUPIED FLOOR HEIGHT IS ASSUMED TO PROVIDE THE ACHIEVABLE FLOOR OUTLINE AT EACH LEVEL.

MASSING COLOR KEY

- ANTICIPATED DEVELOPMENT FOOTPRINT MASS UNDER H25 ZONE
- POTENTIAL FLOOR AREAS DERIVED FROM MASS
- EXTENT OF EXISTING 3 BRIGHTSIDE AND PROPOSED DEVELOPMENT

PLOTTED: 17/01/2019 10:09:48 AM

Rev	Date	Description
A	22.11.18	DRAFT FOR PPC
B	28.11.18	DRAFT FOR INFORMATION
C	13.12.18	DRAFT FOR INFORMATION
D	17.01.19	FOR PRIVATE PLAN CHANGE REQUEST

Client
SOUTHERN CROSS HOSPITALS LTD



Consultants

Project
**BRIGHTSIDE HOSPITAL '2'
PRIVATE PLAN CHANGE
3 BRIGHTSIDE ROAD,
149, 151 & 153 GILLIES
AVE, EPSOM**

Notes

Sheet Title	Scale @ A1	Scale @ A3
PPC 149-153 GILLIES GFA UNDER H25 ZONING	As indicated	
Date	Project number	Sheet Number
17.01.19	18058	A951
Revision		
D		

NOT FOR CONSTRUCTION COLOUR PRINT
**FOR PRIVATE PLAN CHANGE
REQUEST**



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