

Design Excellence Statement

Showground Road Integrated Medical Office Building

60 and 62 – 64 Showground Road, Gosford, NSW

Revision C (December 2022)

*Prepared for
Cornerstone Healthcare Properties
by Elevation Architecture*



I verify that this development was designed in accordance with, and satisfies the design principles contained in SEPP 65 Design Quality of Residential Apartment Development. I have been involved with all rounds of the design review panel process (NSW Government and State Architect), through to this response for the request for additional information.

This refined proposal offers satisfactory urban design, architectural and landscape outcomes due to;

- 4 meetings with the design review panel providing collaboration and feedback,
- Internal design reviews at Elevation Architecture, and
- Collaboration and feedback from the client and consultant team.

As per this design excellence statement, we have met and often exceeded the principles as per the SEPP 65 Design Quality of Residential Apartment Development.

The proposal responds to the surrounding uses and provides more specialist disability accommodation for Gosford having met the design principles contained in the SEPP 65 Design Quality of Residential Apartment Development.

Regards,



Greg Adsett
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01 Introduction

This Design Excellence Statement has been prepared in support of a proposed development at 60, 62 and 64 Showground Road, Gosford. The DA seeks consent to demolish existing structures at 60 and 62-64 Showground Road Gosford (Lots 1-4 on SP 20095 and Lots 1-6 on SP 20058) and erect a 6-storey building to be used as a multi-disciplinary health hub, including medical centre with ancillary ground floor retail and basement parking, and specialist disability accommodation (SDA) on the sixth level. The intent of the SDA accommodation is to assist people who currently receive National Disability Insurance Scheme (NDIS) funding, with the accommodation to be managed by a provider.

This Statement should be read in conjunction with the following key documents:

- Architectural drawings prepared by Elevation Architecture;
- Landscape drawings prepared by Terras Landscape Architecture;
- Statement of Environmental Effects prepared by Metroplan Services.

The proposed development was the subject of pre-DA meetings with Department of Planning and Environment (DPE) Officers on 21 July 2021 and the City of Gosford Design Advisory Panel (GDAP) three times (13 October 2021, 8 December 2021 and 16 February 2022) and has achieved design excellence.



Figure 1: Artists impression of the proposal in the current context

Source: Elevation Architecture

02 Site Location

2.1 Context

The subject site is located at 60, 62 and 64 Showground Road, Gosford comprising of Lots 1-4 on SP 20095 and Lots 1-6 on SP 20058. The site area is 2437m² and is zoned for 'B4 Mixed Uses – SEPP Gosford City Centre 2018'.

The street frontage is Showground Road to the east (60m). The site is shown in Figure 2.



Figure 2: Site

Source: Nearmap, modified by Elevation Architecture

2.2 Surrounding Development

The site is located within the Gosford City Centre and more broadly the Central Coast Health District. The site is surrounded by a range of mixed uses.

To the North-West is the Gosford Hospital and the University of Newcastle Central Coast Clinical School. Directly to the North (on Showground Road) is a multi-level carpark that services Gosford Hospital. The drop-off, taxi rank & pedestrian lifts are immediately adjacent to the subject site. The proposal acknowledges these functions to create further connectivity and activation along Showground Road.

From the East of the subject site (across Showground Road) is the train line and a view to the Gosford City Centre.

The adjacent development to the South is existing residential. This comprises in mainly town houses or multi-residential that ranges from 1 to 4 levels. The West has existing single storey buildings (retrofitted houses) that are utilized as part of health precinct.

The site's surrounding development context is presented in the following figures.



Figure 3: Panorama of the existing pedestrian crossing on Showground Road (North-Eastern corner of site). The Gosford Hospital Carpark Lift & Entrance is on the right of the image and the Gosford Train Station to the far left of the image.

Source: Elevation Architecture



Figure 4: The three existing buildings and carport structures on site (60, 62 and 64 Showground Road)

Source: Google street view



Figure 5: View east looking across subject site (towards Showground Road)

Source: Elevation Architecture



Figure 6: 70 – 74 Showground Road, Gosford

Source: Google street view



Figure 7: 81 – 85 Holden Street, Gosford

Source: Google street view



Figure 8: Racecourse Road, Gosford (part of the Gosford Hospital precinct)

Source: Google street view

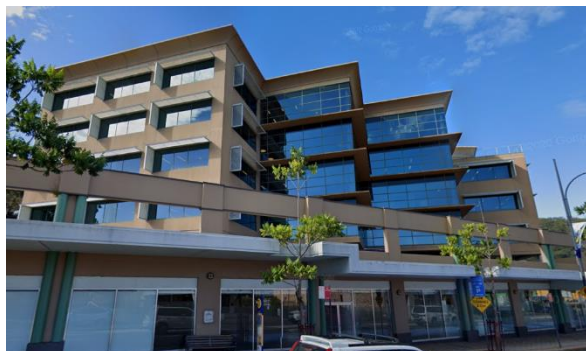


Figure 9: 92 Pacific Highway, Gosford

Source: Google street view



Figure 10: Central Coast Council
49 Mann St, Gosford

Source: Google street view



Figure 11: Gosford Australian Tax Office
99 Georgiana Terrace, Gosford

Source: Google street view

03 Overview of Proposed Development

3.1 Design Intent

Following an analysis of the Gosford Health District and greater Gosford Context, architectural styles and materials have been integrated into the proposal.



Figure 12: Artists impression of the proposal (Eastern elevation)

Source: Elevation Architecture

Public Domain (Ground floor)

- The ground floor ‘verandah’ allows connection, weather protection and access to the Showground Road tenancies.
- For privacy, there is a separate entry for SDA residents.
- The building entry (north-eastern corner) has a raised awning, aluminium battens, vertical greenery to accentuate the building entry.

SDA Units

- The 7 apartments are located along the Western edge.
- Each apartment has a generous private outdoor area or balcony. The private outdoor areas provide a great connection to the main courtyard.
- Clerestory windows provide sunlight.
- Minimal visual impact of the SDA units from the street.

- Greater connection for residents to the communal open space.
- Communal laundry to increase connection and interaction amongst residents.
- Dedicated lift to SDA level allows easy access to medical facilities within the same building or local health district.
- SDA courtyard has spaces available for larger gatherings (undercover BBQ area etc.).
- An eave has been provided to the SDA apartments roof for sun shading to balconies, apartments, and several areas on the courtyard.

Lightweight cladding and floor to ceiling windows

- Changes in paint colour extents to create visual interest.
- Location and widths of windows creates visual interest whilst providing reduced openings due to privacy concerns.

Vegetation

- Vertical vegetation assists in softening the building and providing visual amenity. Refer to the landscape drawings for further details.
- Terraced landscaping along Showground Road to soften the change in height between the footpath and retail tenancies.

Simplicity of form

- Due to the rectangular form, articulation has been provided on both the Southern & Northern elevations.

Vehicular & service entry

- The driveway opening aims to be as indiscreet as possible.
- There is only one driveway required compared to two existing driveway crossovers on Showground Road.

Showground Road elevation

- The Eastern elevation has been broken in to three parts and transitions from solid to transparent to direct attention and prominence to the main (pedestrian) entry. The vehicular entry is aligned to the solid section of the elevation.
- Vertical fins have been provided to continue the Showground Road rhythm developed by the existing carpark screening.

Slab projections

- Slab projects have been provided to the Eastern, Northern and Western elevations to reduce the heat load on the Eastern elevation.



Figure 12: Artists impression of the North-Eastern corner of the proposal

Source: Elevation Architecture



Figure 13: Artists impression of the South-Eastern corner of the proposal

Source: Elevation Architecture

3.2 Design Intent

This proposal provides a contemporary and complimentary design to the existing Gosford fabric. The design techniques, features and materiality provide an appropriate response to its site and surrounds.

Following an analysis of the existing context, a simple material palette has been developed. This palette was derived from the existing buildings on the subject site, from buildings within the Gosford Health district and the greater Gosford City Centre.

The 3 existing buildings (as per Figure 14) the primary external material is brick. In the proposed building, brick is a feature of the ground & podium levels in acknowledging the previous brick that once was built on the site.



Figure 14: View from Showground Road to the existing site

Source: Google street view



Figure 15: Gosford Hospital Carpark

Source: Google street view

3.3 Relationship with other developments

Street setback, mass and height of the existing multi-level carpark have been replicated in the proposed development.

The proposed development compliments the existing rhythm of Showground Road (northern end).

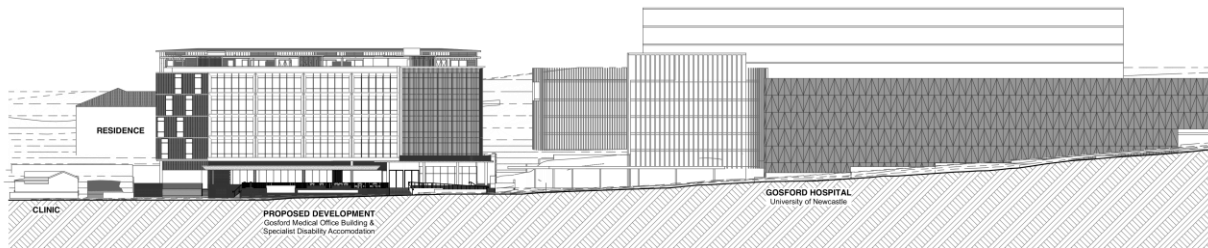


Figure 16: Development proposal with surrounding context

Source: Elevation Architecture

3.4 Existing and future developments

Figure 17 and 18 illustrate a comparison between the current context (along Showground Road) and future development. These images illustrate that the scale and mass of the proposal fits well in the future context.

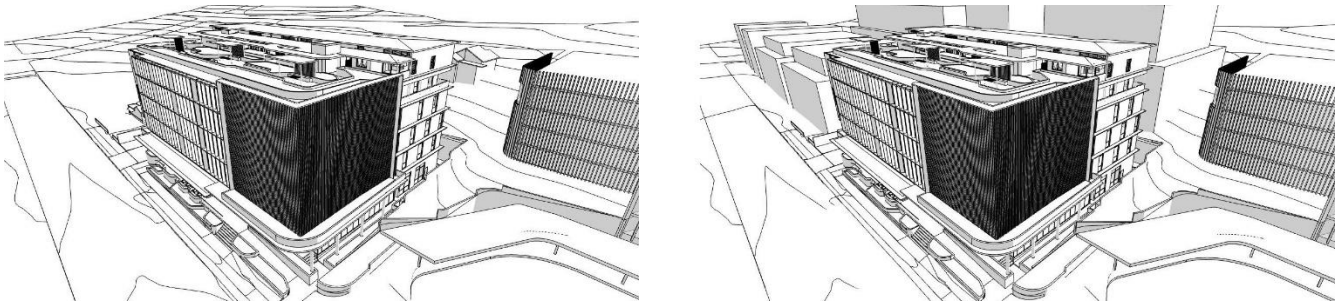


Figure 17: Showground Road (view from North) illustrating current and future context

Source: Elevation Architecture

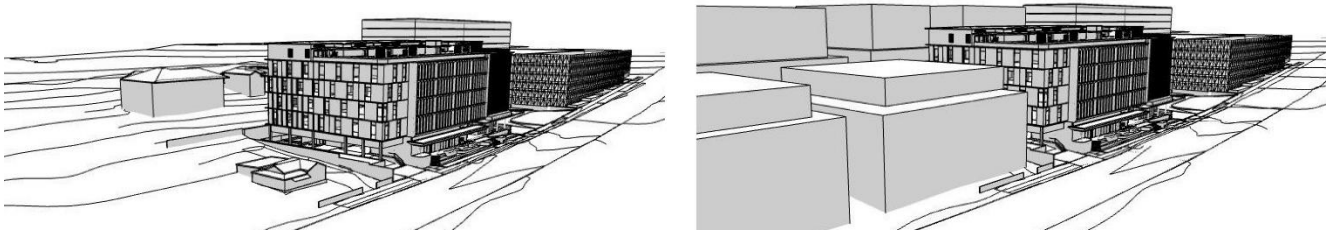


Figure 18: Showground Road (view from South) illustrating current and future context

Source: Elevation Architecture

04 City of Gosford Design Advisory Panel

The proposed development was the subject of pre-DA meetings with the Department of Planning and Environment (DPE) Officers on 21 July 2021 and the City of Gosford Design Advisory Panel (GOGDAP) four times (13 October 2021, 8 December 2021, 16 February 2022 and 15 December 2022), and now has the ability to demonstrate design excellence.

At the most recent meeting of 15 December 2022, the Panel raised the following matters;

- *For the building façade to the North-Eastern corner of the proposal provide consideration to the maintenance and cleaning requirements for the aluminium batten screens.*
- *Particular attention needs to be given to the landscaping along the Western and Southern boundaries. Mature landscaping should be delivered to landscape area and deep soil locations.*
- *Investigate options to improve solar access for the specialist disability accommodation units. The areas of private open space should be partly open to natural light. The layout and fenestration of the Northern most apartment should also consider the use of clerestory windows to improve natural light for all the units.*
- *Explore options to provide street trees along Showground Road.*
- *Continue to liaise with the Regional Assessment Team regarding compliance with the Apartment Design Guidelines and building sustainability and environmental performance standards to satisfy the Design Excellence requirements.*

The items above have been addressed in the architectural and landscape architects drawing set.

05 Gosford Urban Design Framework

The Urban Design Framework (UDF) helps to shape the continued development and renewal of the Gosford City Centre and support implementation of the Central Coast Regional Plan 2036 vision for Gosford. The site falls within the City North precinct. The proposal is consistent with the aims of the City North Precinct.

It reinforces health investment to revitalise the city, helps connect the hospital with the city, increases the range of accommodation available, promotes a diversity of built form and provides for an improved public domain and pedestrian connectivity.

06 Gosford Development Control Plan 2018

The Gosford City Centre Development Control Plan 2018 (DCP) supports the objectives identified in Chapter 5 of State Environmental Planning Policy (Precincts - Regional) 2021. The purpose of the DCP is to provide development controls for quality development and sound environmental outcomes within Gosford City Centre. The DCP also provides desired future character statements that will inform the design excellence process and determination of applications.

The site is in the City North character area. The objectives of the City North character area are to (**our emphasis**):

- **Promote health and education uses to support the creation of an innovation precinct;**
- Connect the hospital to the city with improved active transport connections;
- Improve permeability and provide new pedestrian links across the rail corridor;
- Increase public open space, to provide green relief, connect with the surrounding bushland, and provide a sense of identity for the North;
- Provide a range of housing types to support a diverse and varied population, including key workers, students, young professionals, and aged care.

The proposed development is consistent with and helps achieve the above objectives. It will promote and reinforce the existing health precinct and contribute to a sense of identity for the north. It will also contribute to a diverse range of housing types and provide specialist disability accommodation close to existing services.

A detailed assessment of the how the proposal is consistent with the requirements of Gosford DCP 2018 is set out under 5.1.2.1 of the Statement of Environmental Effects which accompanies this Development Application.

07 Section 5.46 of SEPP (Precincts Regional) 2021

Section 5.46 of SEPP Precincts Regional relates to exceptions to height and floor space in Zones B3, B4 and B6. Section 5.45 relates to Design Excellence and sets out matters which the consent authority must have regard to when considering whether a development exhibits design excellence. These matters are considered in detail below:

Consideration	Comment
<p>“(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,</p> <p>(b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,</p> <p>(c) whether the development is consistent with the objectives of clauses 8.10 and 8.11,</p> <p>(d) any relevant requirements of applicable development control plans,</p>	<p>In relation to matters (a) to (d) above, during design development the project team met with the City of Gosford Design Advisory Panel (GDAP) four times and the proposal now has the ability to achieve design excellence. The development is also consistent with the objectives of clauses 5.52 and 5.53 in that solar access to key public open spaces will not be affected and key vistas and view corridors will be retained. The relevant requirements of Gosford City Centre DCP 2018 are considered below.</p>
<p>(e) how the development addresses the following matters—</p> <p>(i) the suitability of the land for development,</p>	
<p>(ii) existing and proposed uses and use mix,</p>	
<p>(iii) heritage issues and streetscape constraints,</p>	
<p>(iv) the relationship of the development with</p>	<p>The site adjoins Gosford Hospital, the Gosford central business district and Gosford Railway Station and is zoned B4 Mixed Use. The site is considered suitable for the mix of uses and scale of building proposed.</p>
	<p>There are currently 14 existing (within 2 buildings) units. These existing dwellings will be demolished for the proposed development. The proposed uses are a GP clinic, pharmacy, radiology, pathology, medical suites (and associated services and amenities), SDA apartments (7) and a retail tenancy.</p>
	<p>There are no heritage issues with the existing site or dwellings.</p>
	<p>This development is adding to and providing further support to the Central Coast Health District. The proximity of this development to the existing health</p>

Consideration	Comment
<p>other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,</p>	<p>infrastructure, will benefit the medical professionals and visitors due to the variety of treatments/specialists currently available within the same area.</p> <p>The residents of the SDA units will greatly benefit from the proximity of existing facilities.</p> <p>The uses on the ground floor (retail, GP, clinic, pharmacy, radiology and pathology) will activate the street frontage of Showground Road. Seating areas, garden beds and street trees have been provided to the 'verandah' (ground floor). Stairs and a ramp provide great connection to the 'verandah'. The awning above the 'verandah' has been stepped to retain a human scale of the building and help the awning transition up to the scale of the entry awning. These items provide a softened edge for the Showground Road frontage.</p> <p>The setback to the rear boundary is 4m. Due to the existing site, significant retaining will be required for the Western edge to allow sunlight to filter down to the ground floor. This proposal won't cause any significant overshadowing to the West, due to the contours of the natural ground.</p> <p>The building has been articulated on the North & Southern elevations with a slight angle. The window arrangement and cladding paint colours for Levels 1-4 (on the West & South elevations), creates visual interest and provides natural sunlight for each level without the need of placing a curtain wall in. The benefits of not having a curtain wall on the West will keep the building cooler and create minimal reflection. The benefit of not having a curtain wall on the South will reduce the amount of over-viewing between the neighbour and proposed development.</p> <p>Several techniques have been utilised in responding to solar gain. These include vertical fins adjacent to window openings, natural vegetation growing up aluminium battens and slab projections.</p> <p>Along with the abovementioned techniques, the Northern façade an outdoor terrace on level 4.</p> <p>The Eastern elevation (Showground Road) aims to be as visible and inviting for residents and visitors to the development. Whilst utilizing slab projections and expressed structure, the curtain wall glazing has an 1800mm opaque section between each level for privacy and the reduction of solar heat gain. Due to the volume of glazing, the glass will be tinted for privacy.</p> <p>On the Western façade aluminium battens are screening windows and balconies on Level 5 (SDA apartments) to reduce solar heat gain and provide privacy for residents.</p> <p>To highlight the pedestrian entrance to the building (North-Eastern corner on Showground Road) the following has been provided; a high-level garden bed provided and aluminium battens wrapping around this corner with natural vegetation climbing up it. This will provide visual interest and wayfinding for visitors. Stairs have been provided at the southern end of the 'verandah' to increase access between the footpath and ground floor tenancies.</p>
<p>(v) bulk, massing and modulation of buildings,</p>	<p>As illustrated in the renders, the proposed development compliments the existing rhythm of the street (Showground Road). The street setback, mass and height of the existing multi-level carpark have been replicated in the proposed development. The drop-off/pick-up area (of the existing multi-level carpark) provides relief to Showground Road between these two buildings. To continue the repetition of</p>

Consideration	Comment
	<p>building and relief, the South-Eastern corner of the proposed development has been stepped back from the street frontage. This step in the street elevation also acknowledges the transition along Showground Road where the current typology returns to residential.</p> <p>To remain considerate to the street wall height, the SDA apartments (Level 5) have been positioned along the Western edge/boundary. Each apartment is provided with an outdoor seating area that overlooks the courtyard. The courtyard (for SDA residents) has a range of gardens, seating areas (covered and uncovered), Astro turf areas and a BBQ area.</p>
(vi) street frontage heights,	The street frontage height is comparable to that of the adjoining hospital car park to the north.
(vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,	<p>Due to the contours, overshadowing will occur to the adjacent lot to the South. Shadow diagrams have been developed to illustrate the amount of shadowing (caused by the proposed development) at various times of the year.</p> <p>A significant amount of vegetation has been provided to the Showground Road frontage. Vertical vegetation has been provided to the North-Eastern corner. Significant vegetation has been provided to Level 5 (SDA units) for their recreational space. Due to the contours, this will provide a great amenity and outlook for adjacent buildings to the North-West. Vegetation on and around the building will assist in sun-shading and softening the building.</p> <p>In the demolition of the existing dwellings, any building materials that can, should be recycled.</p> <p>(Item 4e iv) has provided further information on sun shading and articulation of building mass.</p>
(ix) pedestrian, cycle, vehicular and service access, circulation and requirements,	<p>The primary objective for this proposal was to increase the pedestrian connection and minimise the vehicular footprint along the Showground Road frontage. A significant driver of pedestrian movement on the ground floor will be for the retail space and building foyer. These have been located on the North-Eastern corner of the site due to the connection with the generous footpath of the drop-off/prick-up area (for the carpark) to the North of the site. This footpath leads to the lift foyer for the multi-level carpark which is the critical connection to the Gosford Hospital.</p> <p>Cycle – short term bicycle parking (visitors) will be provided on the ground floor. Long term bicycle parking and end-of-trip facilities are provided on Basement 01.</p> <p>Vehicles – Cars, motorcycles, service vehicles & ambulances will all utilize the one crossover at the Southern corner of Showground Road. The crossover has been positioned here to create the maximise the distance between the existing crossover (for the Hospital carpark), and the pedestrian crossing on the northern part of the site</p>
(x) the impact on, and any proposed improvements to, the public domain.	There will be no negative impacts to the public domain as a result of the development. The building will interface positively with the street through its design and proposed landscaping solution which in turn will enhance the public domain.

08 SEPP 65 Design Quality of Residential Apartment Development

The following reflection of the proposal is as per 'Schedule 1: Design quality principles' within the *SEPP 65 Design Quality of Residential Apartment Development*.

Principle 1: Context and neighbourhood character

There is a future pedestrian connection from Beane Street (across the rail corridor) to the Gosford health precinct. The proposal for 60,62 and 64 Showground Road, will complement the new pedestrian link with improved walkability and enhancement to the public domain. The proposal provides further public open space for the community of Gosford, and more greenery that connects to the surrounding bushland. The proposal will also provide housing to the diverse and varied population of Gosford.

This proposal compliments the existing rhythm of the street. The street setback, mass and height of the existing multi-level carpark have been replicated in the proposed development. The North-Eastern corner (on Showground Road) connects to the existing pick-up/drop-off location for the Gosford Hospital.

Principle 2: Built form and scale

The permissible building height is 18 metres. The proposed development exceeds the height limit (measured from the natural ground line) by a maximum of 4.1 metres on the South-Western corner. After four presentations and feedback with the design review group, the proposal achieves design excellence and the building height proposed is acceptable.

The proposal provides character to the streetscape and enhances the public domain. The proposal provides internal amenity and a quality outlook to the North, East & South.

Principle 3: Density

This proposal has responded to the need for more specialist disability accommodation within the Gosford region.

Principle 4: Sustainability

This proposal combines positive environmental, social, and economic outcomes. All apartments have the ability for cross-ventilation and adequate sunlight. Further information for the overall building proposal and its response to sustainability can be found within the Ecologically Sustainable Development.

Principle 5: Landscape

All residents have access to a well-designed courtyard. The plant selection and garden bed locations within the courtyard, provide privacy between the public and semi-private (private open space) spaces for residents. Garden beds (ground floor & first floor), landscaping to Showground Road and vertical vegetation, provide further amenity for the residents and neighbours.

This development promotes the best practice and quality environment outcomes with the addition of significant vegetation. Through careful consideration and collaboration with the landscape architect, the proposal is connected to nature and its surrounding landscape. The proposal has several quality public spaces for residents and visitors. These spaces provide an opportunity for the greater Gosford community to meet and enjoy public life.

Principle 6: Amenity

As per *Section 09: Apartment Design Guide Criteria* of this document, the apartments are of good amenity. Residents have access to sunlight and natural ventilation. All units have been designed to accommodate all degrees of mobility.

Principle 7: Safety

Safety & security have been at the forefront of this design. Public and private spaces are clearly designed with careful consideration to maximise passive surveillance. The ground floor has clearly defined secure access points (for both the medical levels and SDA level), that are well lit, visible and easy to maintain.

Principle 8: Housing diversity and social interaction

The fifth level has a mix of specialist disability accommodation units (one and two bedroom units), providing housing choice for different demographics and living needs. This proposal has responded to the need Gosford has for more specialist disability accommodation. The courtyard to the East of the units provides many opportunities for social interaction among residents.

Principle 9: Aesthetics

This apartments are a simple layout with good proportions for the residents that will live in the seven apartments. The external composition of the building has a variety of materials, colours and textures. This material palette of this proposal has responded to the existing context (immediate and greater city of Gosford).

09 Apartment Design Guide Criteria

The fifth floor contains 7 specialist disability accommodation apartments (5 x 2 bedroom and 2 x 1 bedroom). In Table 4, each apartment has been deemed compliant, partially compliant, or non-compliant against several criteria.

The fifth floor also contains an outdoor courtyard area (for residents only), fronting Showground Road which includes covered seating areas and BBQ area within a landscaped setting.

The *Apartment Design Guide* has been instrumental in developing the layout and design of all units.

4A: Solar Access

As a result of the design review panel comments, the inclusion of clerestory windows has been incorporated into the design to achieve 3 hours of sunlight to the living areas, for all apartments. Despite adding additional height due to the clerestory windows, the panel was in support of this addition as per the minutes provided on the 24th of February 2022.

- All apartments have an easterly aspect (with one apartment having a northerly and easterly aspect).
- Shading devices (battens and window hoods) have been provided to the Western habitable rooms and balconies to reduce the amount of Western sun.

4B: Cross Ventilation

The apartment layout and building depth allow all apartments to be naturally ventilated. Sustainable design practice incorporates natural ventilation by responding to the local climate and reduces the need for mechanical ventilation and air-conditioning. The apartments have been arranged in an East-West layout, to maximise views to the East. The apartments have been located along the Western edge to assist with the reduction of the building height.

- The overall depth of the cross-through apartment does not exceed 18m.
- The depths of habitable rooms support natural ventilation.
- The area of unobstructed window openings is at least 5% of the floor area served.
- Doors and openable windows maximise natural ventilation opportunities.

4C: Ceiling Height

- Ceiling height achieves sufficient natural ventilation and daylight access.
- Compliance is achieved for habitable and non-habitable ceiling heights. Non-habitable ceiling heights are increased to 2.7m. Increased ceiling heights in the non-habitable rooms increases the sense of space in apartments.

4D: Apartment Size

The apartment layouts are considered to have a high degree of residential amenity by incorporating appropriate room shapes and window designs to deliver daylight and sunlight, natural ventilation, acoustic privacy, and visual privacy. All apartments include private open space and conveniently located storage.

The one-bedroom apartments are non-compliant due to the overall width available on the floor plate. Despite not achieving compliance for this criteria, the one-bedroom units have a large private balcony and access to the main SDA courtyard.

- All apartments provide the minimum internal area.
- Every habitable room has a window (achieving minimum 10% of floor area of the room) in an external wall.
- All living areas and bedrooms have been located on the external face of the building.
- A window is visible from any point in a habitable room.

4E: Private open space & balconies

A balcony and/or private open space has been provided to each apartment to enhance the amenity and indoor/outdoor lifestyle for the residents to enjoy the temperate climate.

- Each balcony achieves the minimum depth and area required.
- Private terraces and balconies face East or West and are located adjacent the living room, dining room or the kitchen.
- The longer side of the private terrace and balcony is facing outwards.
- Balustrades (solid or clear) have been selected to respond to their location (views/privacy).

4F: Common circulation and spaces

Although being external, the circulation paths to each unit entry, and access to the lift, stairs and communal laundry are all undercover. The courtyard provides several common spaces to encourage social interaction amongst residents. The circulation and common spaces are considered safe, durable and provide a positive amenity.

- A generous size of corridor, area to the apartment entry doors, and lift lobby has been provided.
- Daylight and natural ventilation are provided to all common and circulation spaces.
- Corridor articulation has been provided due to the length being greater than 12m from the lift core.
- Primary living room or bedroom windows do not open directly onto common circulation spaces.
- Either a substantial garden bed or outdoor courtyard (private) has been provided as separation between the circulation and residential unit.
- Circulation spaces are well lit at night.

- The proposal has legible signage for apartment numbers, common areas and general wayfinding.

4G: Storage

As illustrated in Table 4, all 7 apartments will achieve the minimum amount of storage required. This has been illustrated as partially compliant and will be ensured it is documented during the detailed design phase. The storage areas/joinery have not yet been documented. The apartment storage design will be;

- Accessible from the living areas.
- Considered for larger and less frequently accessed items.
- Will not be visible from the public domain or on the balconies.

4H: Acoustic privacy

The apartment layouts are designed for minimal noise transfer.

- Adequate building separation has been provided (as per section 2F building separation and section 3F visual privacy).
- Garden beds have been located to buffer noise from external sources.
- Party walls are appropriately insulated between units
- Service areas, plant rooms, mechanical equipment, active communal open spaces are located at least 3m away from bedrooms

4J: Noise and pollution

As this project is located adjacent a rail line the apartments have been located to the rear of the site. The private courtyard/open space is adjacent Showground Road/rail line. This will assist in improving the quality of amenity by minimising potential noise and pollution impacts.

- Physical separation has been provided between the buildings and noise source (rail line).
- Landscape design acts as a buffer from the noise source and reduces the perception of noise.
- Non-residential uses have been located on the lower levels of the development, which vertically separates the apartments from the noise source (rail line and Showground Road).

4K: Apartment Mix

A mix of apartment types are provided to create housing choice and support equitable housing access.

- Specialist Disability Accommodation has been provided to meet current market demands and a shortage within Gosford of this form of accommodation.

Table 4: Apartment Design Guide Criteria

Amenity			U01 (2 Bed)	U02 (1 Bed)	U03 (2 Bed)	U04 (2 Bed)	U05 (2 Bed)	U06 (1 Bed)	U07 (2 Bed)
4A	Solar Access	3 hours of direct sunlight between 9am & 3pm at mid-winter							
4B	Cross Ventilation	Natural Cross Ventilation							
		Overall depth of a cross-over or cross-through apartment does not exceed 18m (glass line to glass line)							
4C	Ceiling	2.7m habitable 2.4m non-habitable							
4D-1	Apartment Size	Studio – 35sqm 1 Bedroom 50sqm 2 Bedroom 70sqm 3 Bedroom 90sqm							
		Every habitable room must have a window in an external wall							
4D-2		Habitable room depth limited to a maximum 2.5 x ceiling height (open plan) e.g. 2.7 x 2.5 = 8m max.							
4D-3		Master bedroom min. area = 10sqm							
		Bedrooms min. 3m dimension							
		Living rooms or combined living/dining min. width - 3.6m for studio or 1 bedroom - 4.0m for 2 and 3 bedrooms							
		Width of cross over to cross through apartments are at least 4m internally		3.75m wide			3.8m wide		
4E	Private open space & balconies	Studio = 4sqm 1 bedroom = 8sqm (min. depth 2m) 2 bedroom = 10sqm (min. depth 2m) 3 bedroom = 12sqm (min. depth 2.4m)							
		Apartments at ground level or podium level 15sqm	n/a	n/a	n/a	n/a	n/a	n/a	n/a
4F	Common circulation and spaces								
4G	Storage	1 Bedroom = 6m³ 2 Bedroom = 8m³	Final design to incl. 8m³ of storage	Final design to incl. 6m³ of storage	Final design to incl. 8m³ of storage	Final design to incl. 8m³ of storage	Final design to incl. 8m³ of storage	Final design to incl. 6m³ of storage	Final design to incl. 8m³ of storage
4H	Acoustic privacy	Minimal noise transfer due to siting of buildings and apartment layout							
4J	Noise and pollution	Improving quality of amenity by minimising potential noise and pollution impacts							

Compliant

Partially compliant

Non-compliant

Conclusion

This Design Excellence Statement has been prepared in support of a proposed concept at 60, 62 and 64 Showground Road, Gosford. This proposal is a mixed-use development including integrated health hub facility and specialist disability accommodation (SDA).

This statement has illustrated that the proposal will be a high-quality development for the Gosford City Centre and one that will complement the existing health facilities with the Central Coast Health District.