

Details

Name	Design Reference Group Workshop Integrated Health Hub and Specialist Disability Accommodation
Location	Department of Planning, Industry and Environment via Microsoft Teams Meeting
Date/Time	8 December 2021 – 10:00am to 12:00pm
Chair	Esther Dickins, CoGDAP Design Reference Group
Attendees	Peter Smith, CoGDAP Design Reference Group Jared Phillips, COGDAP Design Reference Group Trent Wink, CoGDAP Secretariat William Oxley, CoGDAP Case Manager (first 30mins) Kendall Clydsdale, Regional Assessments, DPIE Jonathon Kerr, Regional Assessments, DPIE Josh Peacock, Corner Health Property Fund Andrew Biller, Metroplan Services Greg Adsett – Elevation Architecture David Stay - Elevation Architecture Steve Rushworth – Terras Landscape Architects
Site	No.60-64 Showground Road, Gosford

Design Reference Group workshop advice

Overview

The proposed development and nominated land uses should support the continued growth of hospital precinct located in the City North.

The presentation, including urban design analysis, outlined how the proposed development has responded to previous design advice and how its massing and built form contributes towards the urban transformation and revitalisation of Gosford. The selection of materials, such as brickwork, repetition of design elements and façade treatments aims to respect the existing character of Gosford.

The development is heading in the right direction. The design responses to address building sustainability and environmental performance, through the use of techniques such as vertical and horizontal fins; aluminium batten screening, slab projections, roof eaves and the reduction of glazing is well resolved.

The relocation of the special disability accommodation to the rear of the site, proposed landscaping and embellishments of the communal open space is well resolved, subject to addressing visual privacy and solar access requirements. Relocating the apartments also reduces the visual impact and perceived height of the building as viewed from Showground Road and key vantage points.

Significant progress has been made in respect to reducing driveway widths, landscaping and providing separate access points to reduce potential conflicts between user groups. However, further design analysis is still required to address the specific design advice outlined below.

The Design Reference Group (DRG) will review the adequacy of the design responses (out of session) and decide whether it is adequate to be forwarded to the City of Gosford Design Advisory Panel (The Panel). If required, additional information may be requested. The DRG is happy to provide feedback on the design solutions before you submit full development plans and supporting information for the Panel meeting.

Design Advice

Building Footprint

The rear courtyard is not very successful as an external space being located below ground level. It is understood from the presentation that the ground floor occupants only require limited windows along this façade, therefore it is suggested that the design team investigate the option of constructing the ground floor level to the property boundary (zero lot line) to increase GFA, which may compensate for other design trade-offs to achieve design excellence.

Ground Floor Layout

The café and entry to the north is supported and the relationship to the car park works well. Is there an opportunity to move the Café to the front tenancy building to increase the activation and passive surveillance along Showground Road?

The Northern façade of the building is well resolved. Has any progress been made with the adjoining neighbour about the removal of the concrete retaining wall to improve public accessibility and to open up this entry area?

The following other design suggestions were also made to improve the design excellence outcomes:

- Increase width of entry to lobby;
- Provide a stronger visual and physical connection from the street to the entry, currently the visual connection is blocked by the planters and handrails. Reducing the finished floor level will reduce the need for long ramps.
- Provide stairs at the southern end of the verandah to connect to the footpath;
- Instead of seating bays at the footpath level, consider pop out seating bays along the verandah.

Façade Treatment

The building façade, size and positioning of windows and use of material is heading in the right direction and makes a positive contribution to the evolving streetscape.

It is suggested that the number of façade types could be simplified and reduced to three with only minor variations.

Façade Types

- A - east facing grid
- B - corner batten element
- C - FC cladding – with sun shading (with variation in different sun shading – horizontal vs vertical based on orientation)

The eastern elevation (Showground Road) is considered well resolved. Consider applying the type C façade to the south and west elevations. Consider using Type B façade to distinguish the SDA façade at the upper level and create a top and battens can also assist privacy for this level as well.

The material palette is well selected. It is suggested that the use of the darker face brick at the ground plane including planters, will provide a stronger contextual link.

Street Awning

The street awning should maintain the human scale of the building facade along Showground Road. The design team should undertake further design analysis and consider reducing its size and setback from the street.

Driveway Entrance

The realignment and narrowing of the driveway entrance is an improvement, but the alignment is still considered an awkward geometry.

Whilst, it is understood that the driveway has been designed around the electricity transformer and operational needs of the future occupants. The design team is encouraged to further explore options to amend the ground floor layout to facilitate the straightening of the driveway and lowering the finished floor level to reduce the ramp gradient.

Straightening the driveway would make it possible to locate the columns under the façade above and to avoid the step in the façade. This step does not integrate well with the overall articulation of the façade. It should also make it possible to widen the landscape strip and provide deep soil to accommodate more substantial plantings along this boundary.

Medical Suites

The design team should consider continuing the corridors for the medical suites located on levels 1-3 to the northern façade for daylight and outlook.

Special Disability Accommodation Apartments

The separate entrance to the specialist disability accommodation is supported, but the entry should be visible from the street and identifiable as a residential entrance.

The design team should explore visual privacy measures for the SDA apartments along the western boundary. In addition, you should review the adequacy of the natural light being received within the SDA apartments. They are very deep and maybe a row of highlight windows mid plan will provide light into the centre of the room and also provide light and ventilation to the bathrooms.

It was commented that a curved awning linking the lobbies at the roof top level may be a better outcome.

ADG Compliance

Do the upper levels of the development comply with the building and visual separation requirements? Provide an assessment of the SEPP 65 and ADG requirements, including solar access, building separation, visual privacy for the SDA apartments, storage requirements and landscape design. Areas of non-compliance should be justified for further discussion.

Landscaping

The landscape elements of the proposal are fundamental to design excellence. The proposed landscaping should complement the built form and architectural design of the building.

Depending on how the building footprint, driveway alignment and street awning issues are resolved, there may be opportunity to provide more substantial plantings along the southern and eastern (Showground Road) boundaries.

Road Reserve Embellishments

Landscaping and planting of street trees within the road reserve is supported. Need to obtain the relevant Council approvals before this forms part of your development application. It is recommended that you liaise with Sonia Dennehy about what is involved to obtain approvals for the proposed works within the road reserve. Sonia may be contacted on 02 43258170 or mobile 0438386435 or via email on

Sonia.Dennehy@centralcoast.nsw.gov.au.

Urban Design Package/Architectural Drawings

The following information is required to proceed to a Panel meeting:

Architectural Drawings

- site plan
- development plans – ground and typical floor plans, elevations, key site sections including topography and surrounding built form – existing and proposed
- 3D massing model
- Shadow diagrams for the 21 June and taking into consideration the topography of surrounding sites
- Façade treatment, material palette, colour and finishes
- Landscape plans with species selection
- Freehand drawings to articulate specific design responses.

Design Evolution (Required for Panel Meeting)

- Outline how the development has evolved to improve urban design outcomes.

Visualisations

- Development visualisation as viewed from Showground Road and Gosford train station
- Views on approach from both directions on Showground Road (could be less developed images)
- Views from Holden Street

Gosford City Centre 3D Model (Required for Panel meeting)

- A 3D digital model is required for the Panel meetings. The 3D digital model should be supplied in SketchUp (V8) format (*.skp) and Collada format (*.dae). The supplied model shall contain all the respective texture images and comply with Council 's specifications, attached.

The 3D model information needs to be submitted at least 1 week before the Panel.

Design Excellence Statement

The Design Excellence Statement should explain how the development achieves design excellence, and should demonstrate:

- consideration of the Gosford Urban Design Framework;
- how the proposal responds to development standards within the State Environmental Planning Policy (Gosford City Centre) and planning controls within the Gosford City Centre DCP;
- the proposed approach to materiality, form and aesthetics; and
- how the proposal meets the design excellence considerations listed in Clause 8.3(4) of the of the GCC SEPP.

State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development and Apartment Design Guidelines (ADG)

- Provide an assessment of the SEPP 65 and ADG requirements, including solar access, building separation, visual privacy, cross-ventilation, storage and landscape design. Areas of non-compliance should be justified for further discussion at the workshop.

Next steps

- The Design Reference Group (DRG) will review the adequacy of the design responses (out of session) and decide whether it is adequate to be forwarded to the City of Gosford Design Advisory Panel (The Panel). If required, additional information may be requested.

The DRG is happy to provide feedback on the design solutions before you submit full development plans and supporting information for the Panel meeting.

- The Panel will decide whether the proposal is capable of achieving design excellence and should proceed to the development application lodgement stage.

