

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	13 October 2021 – 10:00am to 12:30pm
Chair	Peter Smith, CoGDAP Design Reference Group
Attendees	Esther Dickins, CoGDAP Design Reference Group Jared Phillips, COGDAP Design Reference Group Trent Wink, CoGDAP Secretariat William Oxley, CoGDAP Case Manager Teresa Gizzi, Regional Assessments, DPIE Josh Peacock, Corner Health Property Fund Harrison Robinson, Corner Health Property Fund Andrew Biller, Metroplan Services Greg Adsett – Elevation Architecture David Stay - Elevation Architecture
Site	No.60-64 Showground Road, Gosford

Design Reference Group workshop advice

Overall Design Concept

The proposed mix use of land uses consisting of a café, pharmacy, GP clinic, medical suites and specialist disability accommodation were supported and should reinforce the hospital precinct located in the City North.

Detailed urban design analysis is required to determine how the site contributes towards the urban transformation and revitalisation of Gosford. This analysis should determine massing, built form, façade treatment and use of materials. The next iteration of drawings should provide more detailed design resolution and façade articulation addressing key design principles, such as an active street frontage, solar access, landscaping and pedestrian access and circulation.

Building sustainability and environmental performance are core design principles which must be embodied in the evolving development design– they are not later stage considerations. Sustainability should address a wide range of matters, such as the use of materials and should not be limited to BASIX conformity. Specific design comments are provided below.

It is understood that the proponent intends to lodge a Part 4 development application with regional assessments. The City of Gosford Development Advisory Panel (The Panel) needs to form the opinion that the development is capable of achieving design excellence before bonus height provisions can be considered for the site under *State Environmental Planning Policy (Gosford City Centre) 2018*.

Specific Design Comments

Massing and Urban Form

The proposed building height and built form has not been adequately justified at this stage. The carpark to the north clearly establishes the scale of built form expected within the 18m height limit zone fronting Showground Road. The height limit also increases from 18m to 24m for the land adjoining the western boundary, along with a steep change in topography. It is recognised that there are a number of tall buildings within the hospital precinct which should be considered in context to the proposed development.

A detailed urban design/visual analysis is required to investigate the scale of existing and future development in the immediate vicinity and the impact of topography and demonstrate how the proposed built form contributes towards the urban transformation and revitalisation of Gosford.

It was recognised that there may be an opportunity to relocate the special disability accommodation to the rear of the site and locate the communal open space in front (so as not to visually impact on the street wall). Residential amenity could also be improved by providing access through the communal open space.

The analysis should also determine whether there is merit to increasing the building height at the rear of the building and providing another level of SDA apartments.

Ground Floor Plane and Internal layout

The café and entry to north is supported and the relationship to the car park works well. The Northern façade and exposure is the 'second' public face to the building and requires appropriate resolution. Support discussions with neighbour about the removal of concrete retaining wall.

The verandah is considered integral to the circulation flow and there is an opportunity to provide entrances to tenancies off the verandah.

It is suggested that the development provides separate entrance for the residential apartments because there are potential conflicts between the different user groups.

Further planning is required along the western boundary. Concern was raised about the western interface – height of retaining wall, depth of excavation and narrowness of setback. Consideration of the land uses that abut this space is critical.

The car park / loading entrance require better alignment with the development and its ingress/egress should be reduced at the street.

The internal layout needs to ensure that there is a functional relationship between the façade and the internal functions of the building. More details to be provided at the next workshop.

Building Façade and Use of Materials

A façade analysis should be undertaken to explain the use of materials and why the different treatments are being applied to the building. There needs to be a strong connection between the different façade types, their orientation, relationship to public spaces, uses within the building and the environmental performance. This will also be influenced by the mentioned use cross laminated timbers.

Consideration should be given to the eastern and western façade with respect to shading and environmental performance.

Design Excellence

The mixed use development needs to be accompanied by a Design Excellence Statement. It should set out the arguments as to why the development is excellent and why the Panel should recommend design excellence is achieved. It should also justify why the additional height provides an opportunity for a better outcome vs the compliant height.

It should contain the SEPP 65 statement that demonstrates how the design meets the design principles and objectives of the Apartment Design Guidelines. The best reports are illustrated with the evidence and diagrams that indicate where and how it is achieved.

It is noted that a Design Excellence Statement should articulate how the proposal exhibits design excellence and contributes to the natural cultural, visual and built character values of Gosford City Centre in accordance with Clause 8.3 of the SEPP Gosford City Centre.

Landscaping

The landscape elements of the proposal are fundamental to design excellence. The landscaping and species selection need to be complementary to the built form and architectural design.

Landscaping should have a functional benefit – either to contribute to deep soil and tree canopy or to provide amenity to the public or private domain. Is landscape above awning or vines up the building façade necessary and what are the maintenance implications if provided? The landscape plan should give further consideration to the depth and width of soil around the building.

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 should be submitted for consideration at the next workshop:

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
- Façade treatment, material palette, colour and finishes
- Landscape plans with species selection
- Freehand drawings to articulate specific design responses.

Visualisations

- A 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

Urban Design Analysis

A detailed urban design/visual analysis is required to investigate the scale of existing and future development in the immediate vicinity and the impact of topography and demonstrate how the proposed built form contributes towards the urban transformation and revitalisation of Gosford.

Façade Analysis

A façade analysis is required to explain the use of materials and why the different treatments are being applied to the building.

Draft 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 a preliminary assessment of the SEPP 65 and ADG requirements, including solar access, setbacks, privacy, cross-ventilation, storage and landscape design. Areas of non-compliance should be justified for further discussion at the workshop.

Next steps

- Another Design Review Group workshop will be organised when the requested architecture design package is received.

