

EF21/11018
24th February 2022

Mr Josh Peacock
Cornerstone Healthcare Properties
Level 3/1642 Anzac Avenue
Northlakes QLD 4509

Dear Mr Peacock

**Integrated health hub facility and specialist disability accommodation
at No. 60-64 Showground Road, Gosford**

Thank you for presenting your proposal to the City of Gosford Design Advisory Panel (The Panel) on 16 February 2022. A summary of the Panel's advice and recommendations is attached to this letter (**Attachment A**).

The Panel operates as the design review panel for development proposals under clause 8.4 of *State Environmental Planning Policy (Gosford City Centre) 2018* and to encourage Design Excellence in Gosford City Centre.

The Panel commends the work your design team has undertaken throughout the design review process and significant progress has been made. The Panel is unanimous in determining that the scheme has the ability to demonstrate Design Excellence and recommends:

1. The proposal proceeds to the development assessment (DA) pathway, and
2. The proponent addresses the issues identified in Attachment A when preparing the DA.

Subsequent Design Reference Group workshops can be organised to assist the preparation of the development application, if requested by you. When the development application is lodged with the Regional Assessments Team, it will be referred to the Panel for further advice regarding the adequate resolution of the design issues and to determine if the proposal exhibits Design Excellence.

Should you have any enquiries about this matter, I have arranged for Mr Trent Wink to assist you. He can be contacted on 4904 2716.

Yours sincerely,



Paulo Macchia FRAIA
Director Design Governance
Government Architect NSW
Chair, City of Gosford Design Advisory Panel

Attachment A – Design Review Panel Advice

City of Gosford Design Advisory Panel*	
Panel meeting	16 February 2022
Panel members	<p>Paulo Macchia, NSW Government Architect (Chair)</p> <p>John Choi, Design Reference Group</p> <p>Esther Dickins, Design Reference Group</p> <p>Peter Smith, Design Reference Group</p> <p>Jared Phillips, Central Coast Council - Design Reference Group</p>
Proposal name	Integrated health hub facility and specialist disability accommodation
Street Address/property description	<p>60, 62 and 64 Showground Road Gosford</p> <p>Lots 1-4 on SP 20095 and Lots 1-6 on SP 20058</p>
Proposal description	<p>Mixed use development consisting of an integrated health hub facility and specialist disability accommodation.</p> <p>Retail and medical land uses such as GP clinic, pharmacy, radiology, pathology on the ground level; with 4 levels of medical suites above. The top level will provide 7 specialist disability accommodation units.</p>
Proposal details	<p>Pre- Lodgement DA to develop mixed use development.</p> <p>The site is zoned B4 mixed use and has a height restriction of 18m and a FSR of 2:1 under the <i>State Environmental Planning Policy (Gosford City Centre) 2018</i>.</p> <p>The development proposes a maximum height of 22.9m, a variation of 4.9m and FSR of 3.17:1 (GFA 7734sm).</p> <p>The site has an area of 2437sm.</p>
Proponent	<p>Mr Josh Peacock</p> <p>Cornerstone Healthcare Properties</p>
Pre Lodgement Design Reference Group workshops	<p>13 October 2021 – Design Reference Group Workshop No.1</p> <p>8 December 2021 – Design Reference Group Workshop No.2</p>
Material considered by the Panel	<p>The proponent submitted the following information:</p> <ul style="list-style-type: none"> • Presentation by Elevation Architecture dated February 2022 • Covering letter and response to previous workshop advice prepared by Metroplan Services dated 04/02/22 • Architectural Drawings by Elevation Architecture dated 27/01/22 • Landscape Design by Terras Landscape Architects dated 21/01/22 • Built form & Materiality summary by Elevation Architecture • Shadow Diagrams by Elevation Architecture • Design Excellence Statement

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Andrew Roach and William Oxley were apologies for Panel meeting

Panel advice:

A summary of the Panel's comments and advice is provided below:

1. The proponent and the design team are commended for their commitment and responsiveness to the design review process. The team has tested a number of options and has gone through an iterative process to address specific design issues and development constraints;
2. The proposed scale, built form, use of materials and landscaping will positively contribute to the existing local character and the hospital precinct located in the City North.
3. The Panel is unanimous and forms the opinion that the development has the ability to demonstrate Design Excellence and should proceed to the development assessment (DA) pathway, subject to addressing the following points, below:
 - The building façades make a positive contribution to the evolving streetscape. The use of the vertical curtain element (white aluminium batten screening) on the north east corner of the building should be reconsidered. It was suggested that the design team revert back to the façade treatment proposed at the 2nd DRG workshop. Consideration should also be given to the maintenance and cleaning requirements for these aluminium batten screens.
 - The building footprint, realignment of driveway and increased setback to the western boundary was supported. Retaining wall and landscaping details should be submitted with the DA for further consideration. Particular attention needs to be given to the landscaping along the western and southern boundaries. Mature landscaping should be delivered to landscaped areas and deep soil locations.
 - The embellishments (outdoor seating and landscaping) and improved accessibility of the public domain on the ground level was supported. The design team should consider widening the building entryway to improve visibility of the apartment lobbies from the street. Consideration should be given to Crime Prevention through Environmental Design and this may require the revision of the glazing line on the ground floor.
 - The design team should 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 be further considered. The design team should also consider the use of clerestory windows to improve natural light for all the units even if there is a slight increase in building height.
 - The design team should continue to explore options to provide street trees along Showground Road. It is necessary to obtain the relevant approvals before this forms part of your DA. Please contact Sonia Dennehy from Central

Coast Council for further information. Sonia may be contacted on 02 43258170 or (m)0438386435 or via email on Sonia.Dennehy@centralcoast.nsw.gov.au.

- The proponent should 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.