

Design Comparison Report

Gosford Integrated Medical Building

60 and 62 – 64 Showground Road, Gosford NSW

Prepared for Cornerstone Healthcare Properties (CHP) by TVS Architects.
Revision D – 30 May 2024



Design Comparison Report

Gosford Integrated Medical Building
60 and 62 – 64 Showground Road, Gosford NSW

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01 Introduction

Minor changes are proposed to the building design, which remains substantially the same development. This Design Comparison Report has been prepared to address the design changes proposed for the approved Development Application at 60 and 62-64 Showground Road Gosford (Lots 1-4 on SP 20095 and Lots 1-6 on SP 20058).

Notice of decision & Approval for Development Application number DA 22/11444 / Pan-253309 was received 24 May 2023.

The building design has further evolved with additional inputs provided by services consultants, potential tenants & detailed architectural development. The building remains substantially the same development and the design changes are only minor in nature.

1.1 Report Summary

The amended proposal has not altered considerably from the original approved design concept. The architectural features have remained consistent with the approved council drawings.

The report breaks down the changes to floor plans, elevations, and materiality.
A summary of this is listed below:

- ❖ The site coverage and footprint generally match the original approved development.
- ❖ The height of the building has been reduced by one level reducing the overall bulk of the development.
- ❖ The design concept for the elevations has not changed with the proposed articulation and segmentation of materials.
- ❖ The materials proposed have not changed and still comprise brick, fibre cement cladding, rendered concrete and glazing.

We believe the overall architectural design concept and aesthetics have been maintained. The design has been developed to refine and improve details and constructability whilst remaining substantially the same development.

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02 Floor Plan Comparison

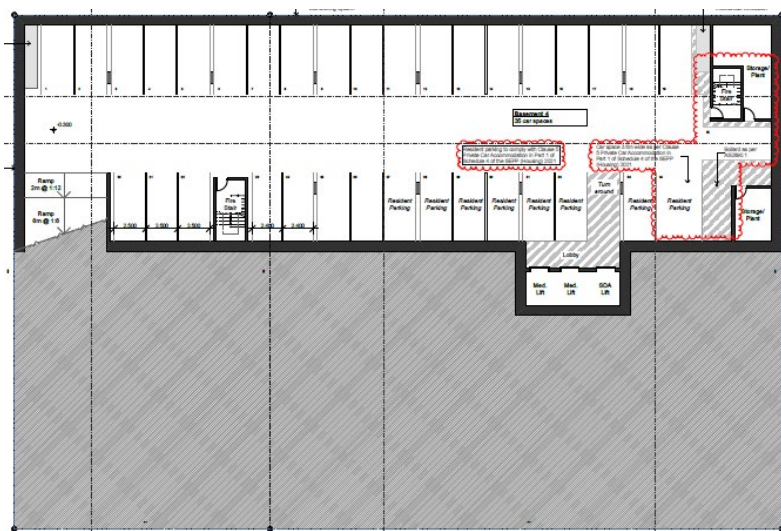
This Section is a level-by-level comparison between the approved DA set and the revised DA set floor plans.

2.1 Basement 4

Revised Development changes include:

- ❖ Basement 4 has been deleted in full
- ❖ Refer to the updated traffic report for a revised car parking analysis.

Basement 4: Approved DA Layout



Basement 4: Proposed Revised Plans

A Proposed plan is not shown as the basement is deleted in full.

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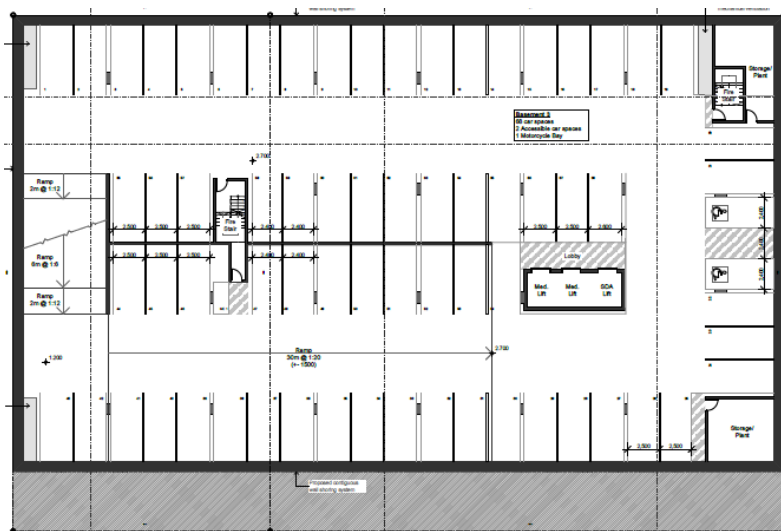


2.2 Basement 3

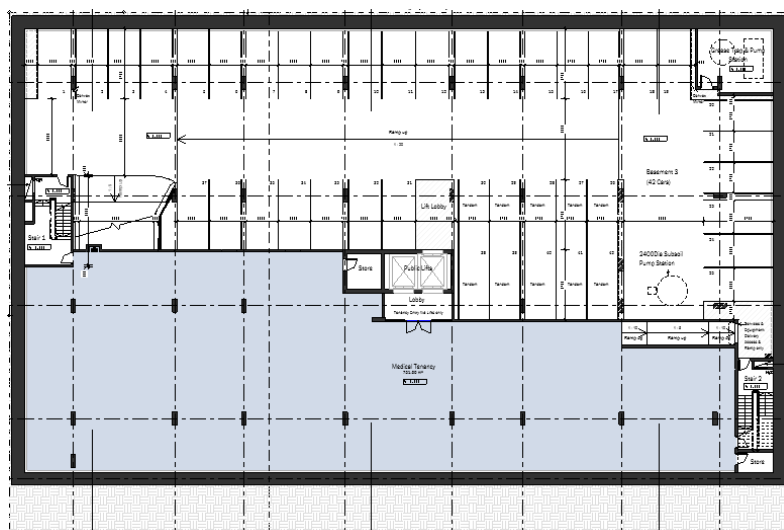
Revised Development changes include:

- ❖ Lift core repositioned to suit the tower
- ❖ Stairs repositioned for better egress for BCA compliance
- ❖ BCA-compliant Medical Tenancy added to Basement 3 (750m²)
- ❖ Refer to the updated traffic report for a revised car parking analysis.

Basement 3: Approved DA Layout



Basement 3: Proposed Revised Layout



Basement 3: Overlaid Revised and Approved Plans

An Overlay plan is not shown as the extent of the basement is identical and clearly seen on the Proposed Revised Layout

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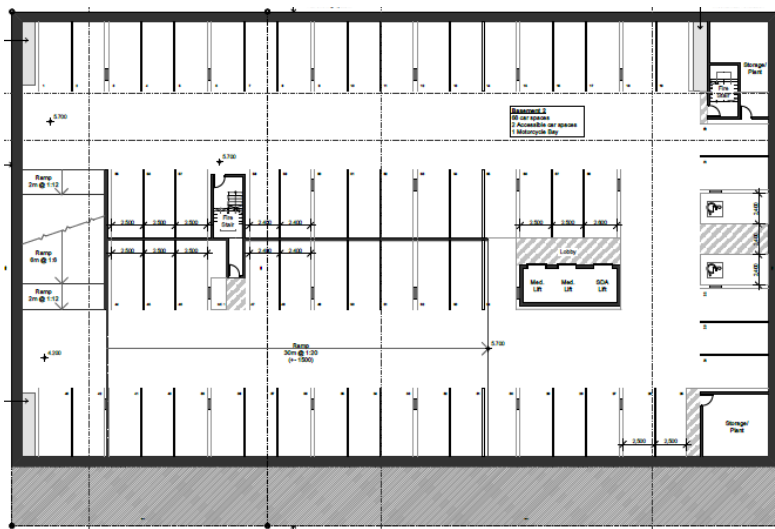


2.3 Basement 2

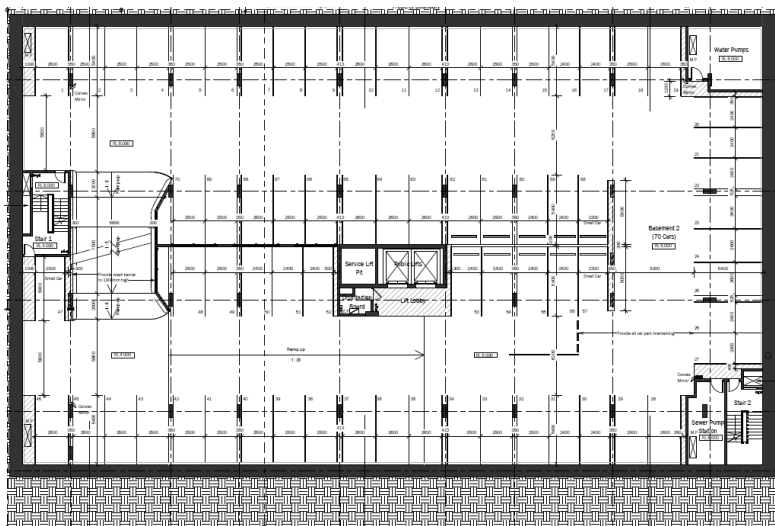
Revised Development changes include:

- ❖ Lift core repositioned to suit tower
- ❖ Stairs repositioned for better egress for BCA compliance
- ❖ Refer to the updated traffic report for a revised car parking analysis.

Basement 2: Approved DA Layout



Basement 2: Proposed Revised Layout



Basement 2: Overlaid Revised and Approved Plans

An Overlay plan is not shown as the extent of the basement is identical and clearly seen on the Proposed Revised Layout

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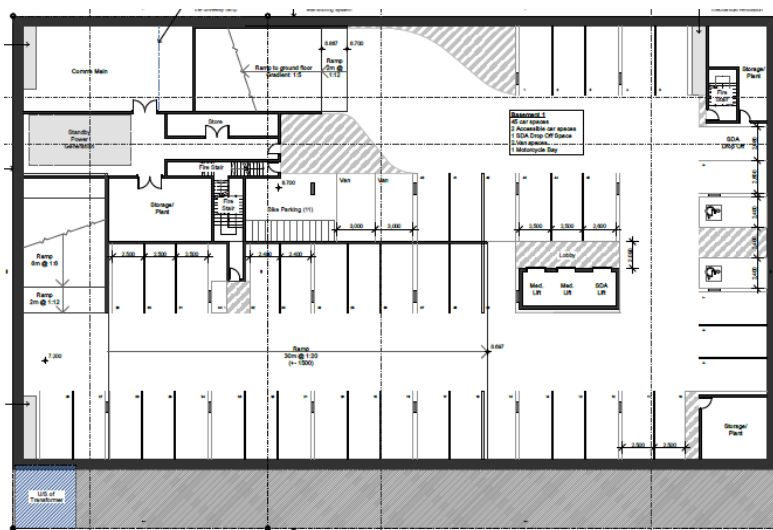


2.4 Basement 1

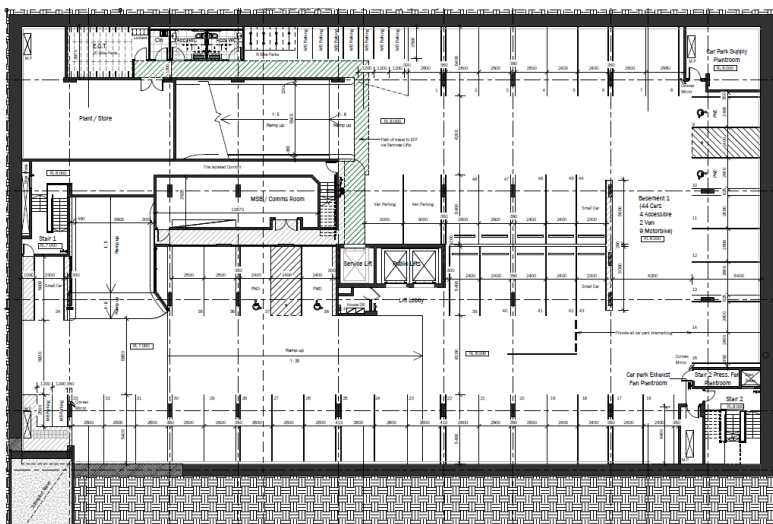
Revised Development changes include:

- ❖ Lift core repositioned to suit tower – service lift has direct access to the van bays
- ❖ Stairs repositioned for better egress for BCA compliance
- ❖ End-of-trip facilities, Cleaners and Bicycle parking and staff toilets relocated to Basement 1
- ❖ MSB relocated to Basement 1
- ❖ Position of ramp to basement moved
- ❖ Refer to the updated traffic report for a revised car parking analysis

Basement 1: Approved DA Layout



Basement 1: Proposed Revised Layout



Basement 1: Overlaid Revised and Approved Plans

An overlay plan is not shown as the extent of the basement is identical and clearly seen on the Proposed Revised Layout

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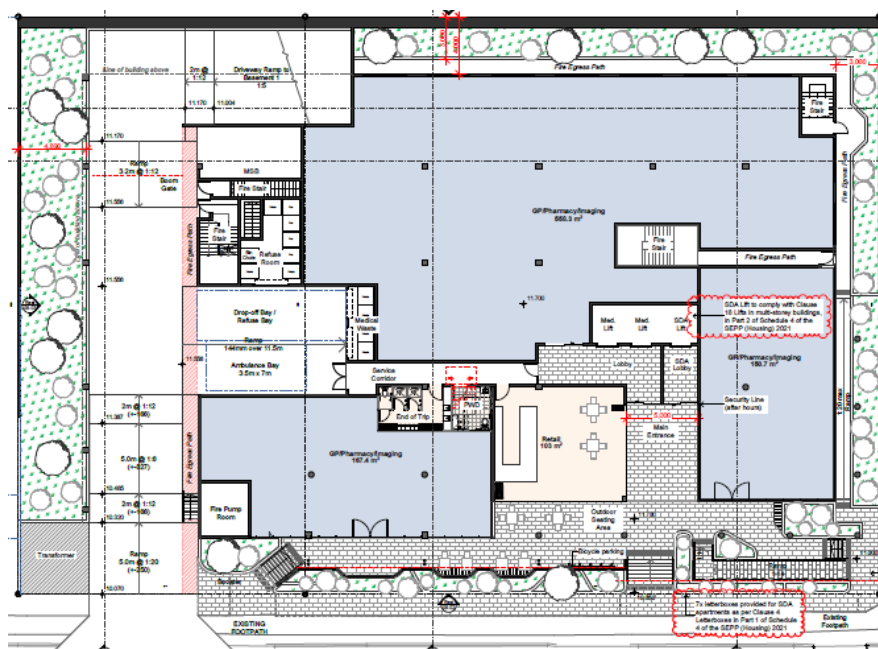


2.5 Ground Floor

Revised Development changes include:

- ❖ Lift core repositioned to allow direct access of a lift to the loading bay.
- ❖ Stairs repositioned to suit the new lift core arrangement
- ❖ End-of-trip facilities, Cleaners and Bicycle parking and staff toilets relocated to Basement 1
- ❖ MSB relocated to Basement 1
- ❖ Position of ramp to basement moved
- ❖ Piled walls to rear and side boundaries shown accurately
- ❖ Medical gas storeroom added (top of roof is below the adjacent ground level on the rear neighbouring property)
- ❖ Consolidated Medical tenancies on the Ground
- ❖ Setback to the Western boundary adjusted from 4m to 3m
- ❖ Services and support rooms adjusted to required sizes
- ❖ Ground level lowered 500mm to align with the existing street frontage at the northern boundary, to eliminate the stairs and ramps and to reduce driveway ramp length
- ❖ Street activation increased by lowering the ground floor level, moving the shopfront closer to the street frontage and better connect with pedestrians
- ❖ CPTED principles employed to improve passive surveillance for safety. Improvements include:
 1. lowering the ground floor level so it is more visible from the street, 2. The shop front has been straightened to remove recessed/blind areas and 3. The open stairs from the basement have been relocated within the building envelope and secured.
- ❖ Landscape increased where open stair removed
- ❖ The extent of outdoor seating has been increased to improve user amenity at street level

Ground Floor: Approved DA Layout



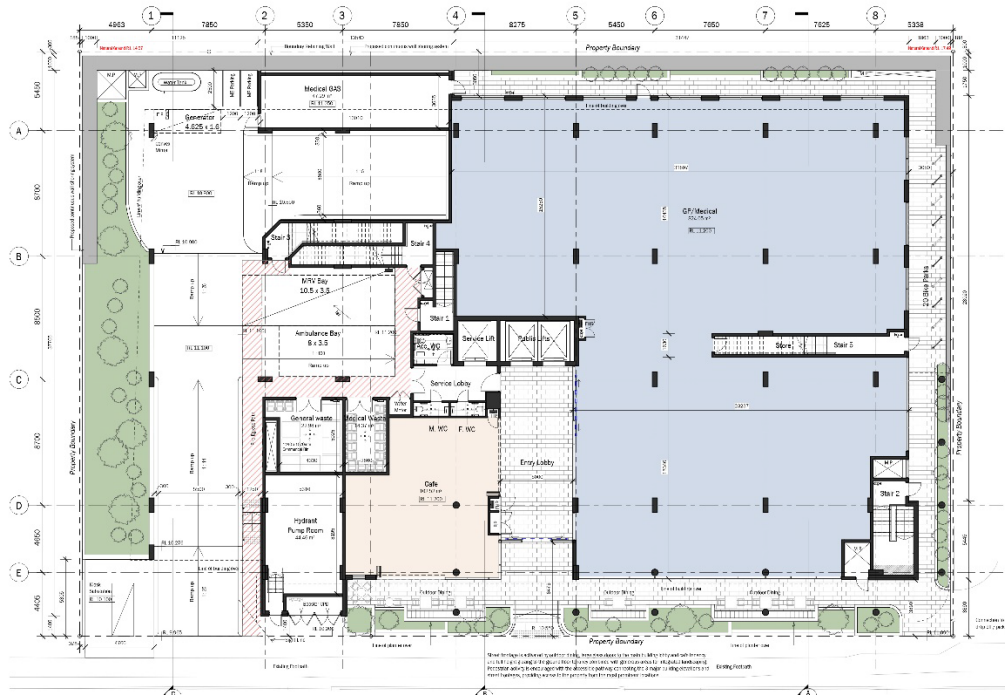
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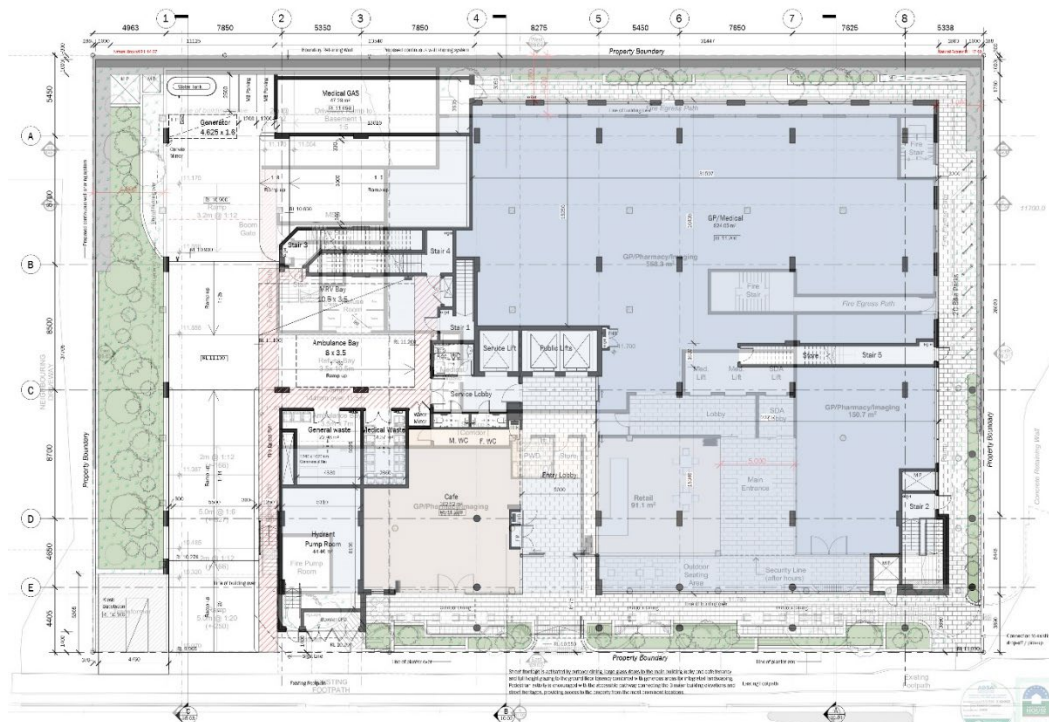
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Ground Floor: Proposed Revised Layout



Ground Floor: Overlaid Revised and Approved Plans



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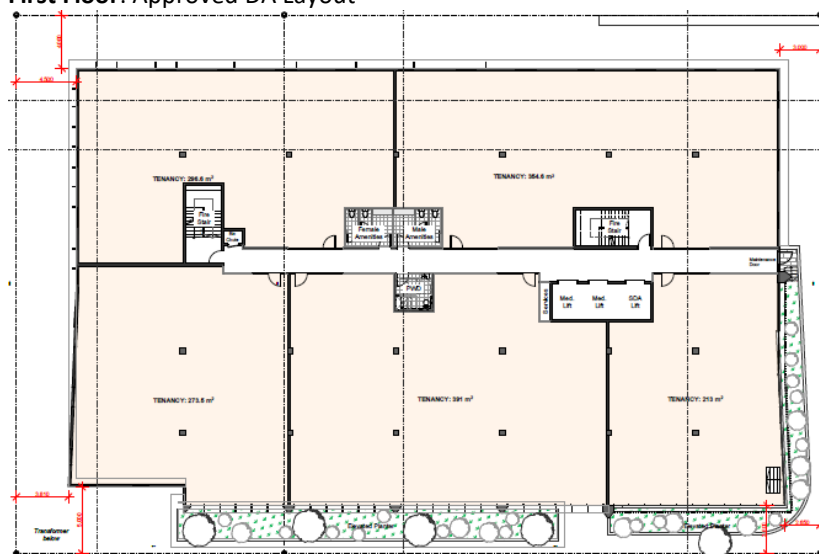


2.6 First Level

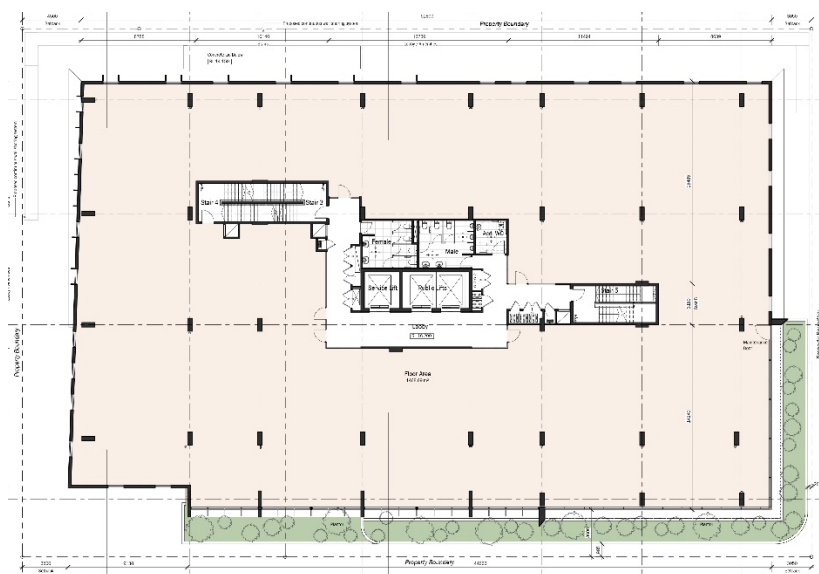
Revised Development changes include:

- ❖ Lift core repositioned to the centre
- ❖ Stairs repositioned to suit new lift core arrangement
- ❖ Toilet numbers increased for BCA compliance
- ❖ Service ducts and cupboards added
- ❖ Planter on the North-east corner extended to capture location of new entry. Planter has also increased in size to cater for structural column support on capping beam as well as provide a maintenance path behind louvres for window cleaning.
- ❖ North-East wall splay has been deleted. Setback increased to 3m from the original 2.65, South-east corner splay altered from 3.8m to 3.5m.
- ❖ South-East corner setback from street increased from 5m to 5.25m.

First Floor: Approved DA Layout



First Floor: Proposed Revised Layout



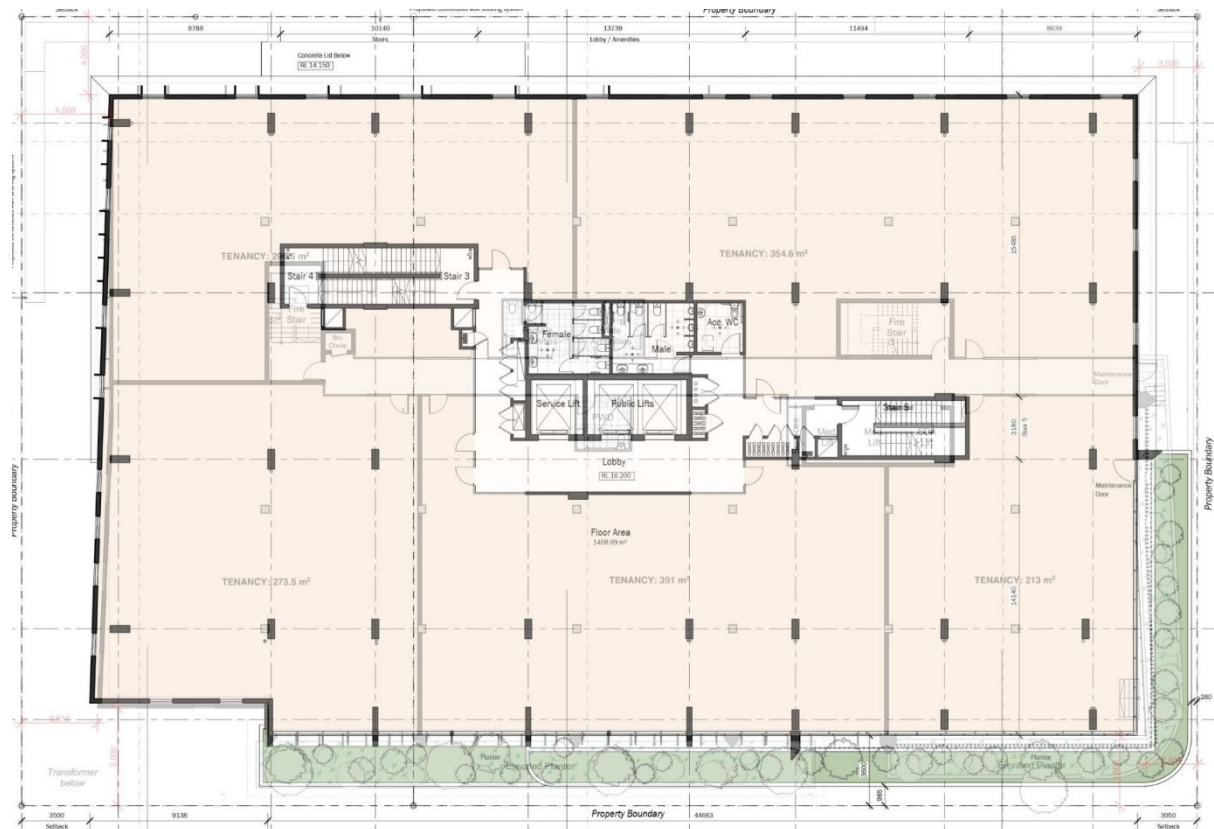
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First Floor: Overlaid Revised and Approved Plans



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Revised Development changes include:

- ❖ Lift core repositioned to the centre
- ❖ Stairs repositioned to suit new lift core arrangement
- ❖ Toilet numbers increased for BCA compliance
- ❖ Service ducts and cupboards added
- ❖ North-East wall splay has been deleted. Setback increased to 3m from the original 2.65, South-east corner splay altered from 3.8m to 3.5m.
- ❖ South-East corner setback from street increased from 5m to 5.25m.

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100' 0"

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Property Boundary

1st Floor

Room 101

Room 102

Room 103

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2.8 Third Level

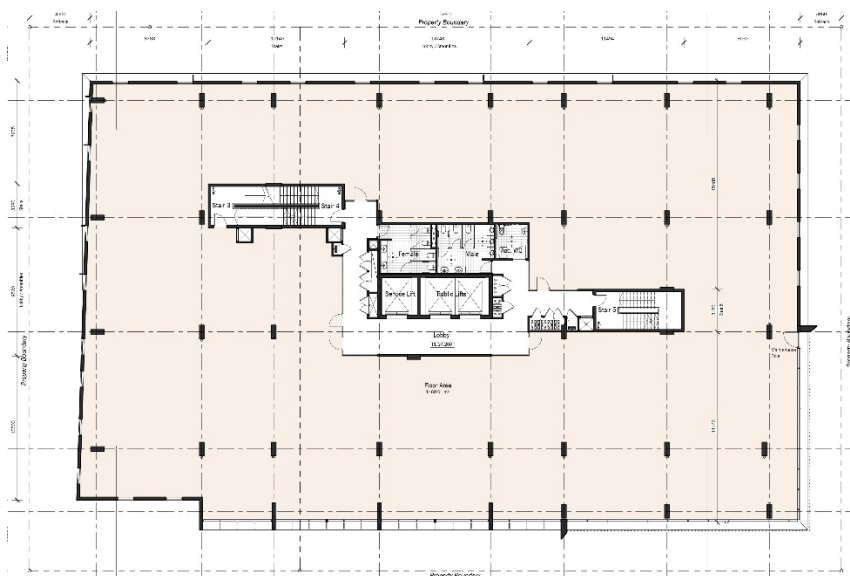
Revised Development changes include:

- ❖ Lift core repositioned to the centre to allow direct access of a lift to the loading bay.
- ❖ Stairs repositioned to suit new lift core arrangement
- ❖ Toilet numbers increased for BCA compliance
- ❖ Service ducts and cupboards added
- ❖ North-East wall splay has been deleted. Setback increased to 3m from the original 2.65, South-east corner splay altered from 3.8m to 3.5m.
- ❖ South-East corner setback from street increased from 5m to 5.25m.

Third Floor: Approved DA Layout

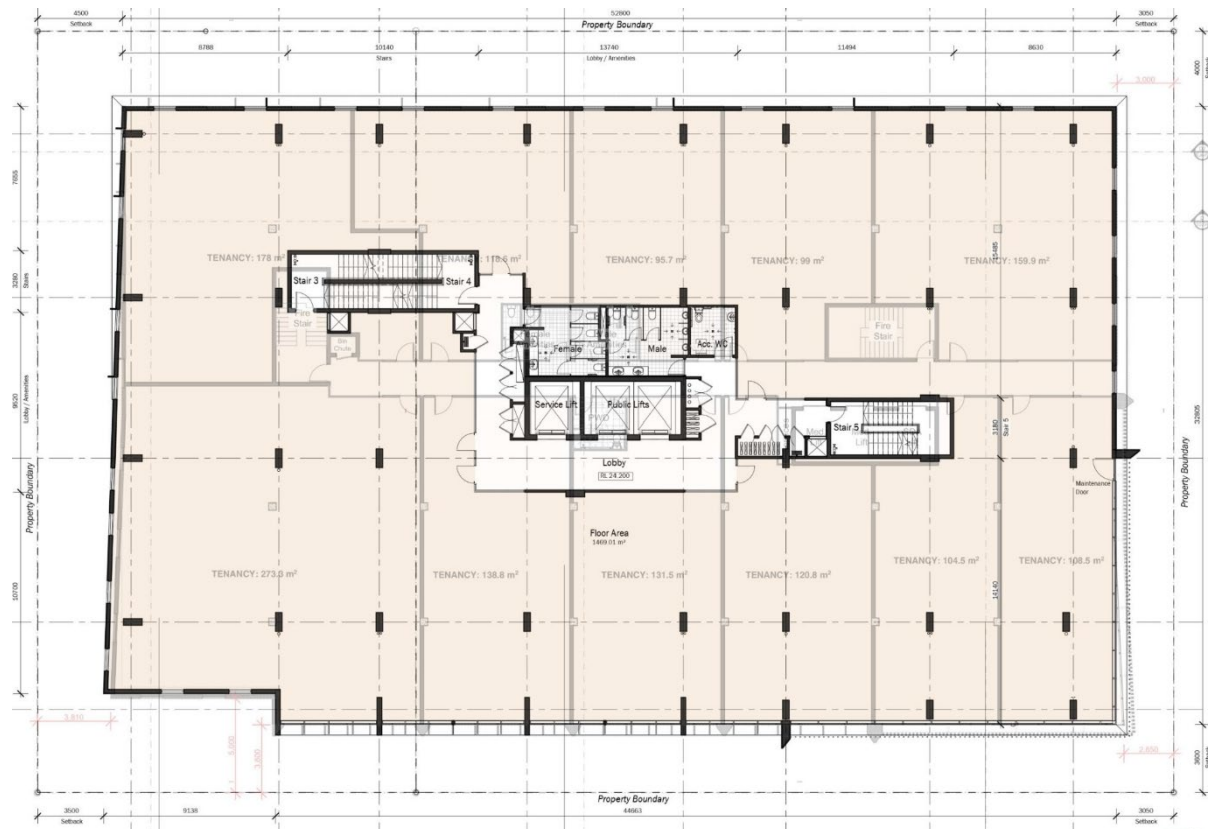


Third Floor: Proposed Revised Layout





Third Floor: Overlaid Revised and Approved Plans



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2.9 Fourth Level

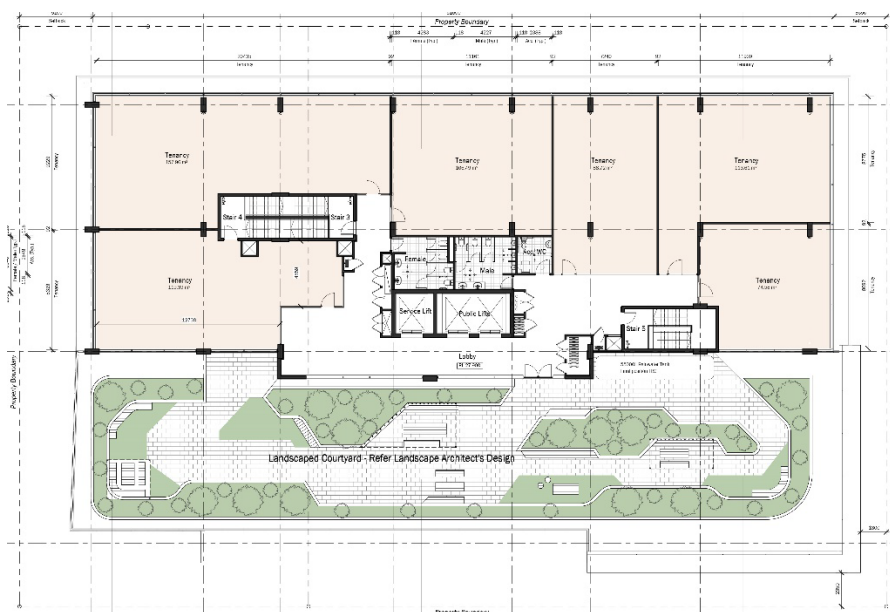
Revised Development changes include:

- ❖ Lift core repositioned to the centre
- ❖ Stairs repositioned to suit new lift core arrangement
- ❖ Toilet numbers increased for BCA compliance
- ❖ Service ducts and cupboards added
- ❖ Outdoor Terrace removed as a link to the existing hospital is no longer contemplated
- ❖ Medical Tenancy footprint has been reduced
- ❖ Landscaped Roof Terrace added

Fourth Floor: Approved DA Layout



Fourth Floor: Proposed Revised Layout



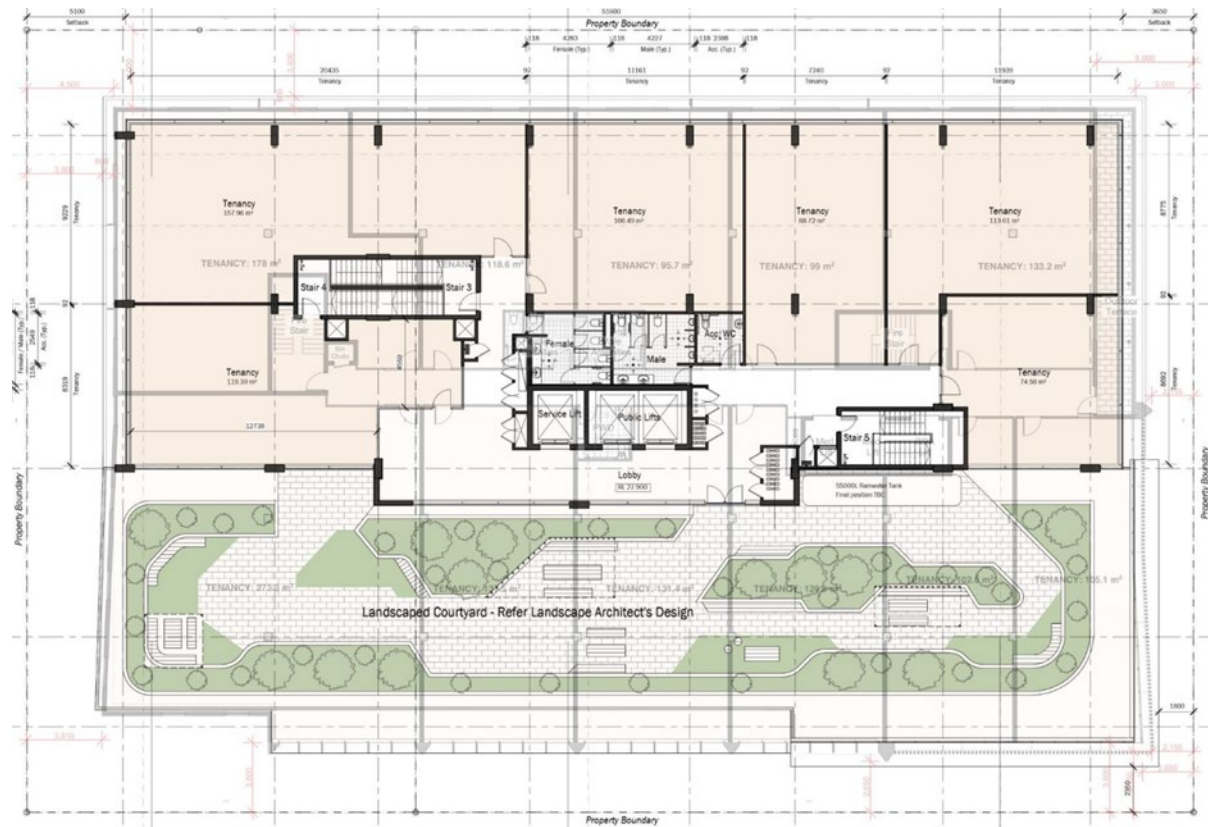
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Fourth Floor: Overlaid Revised and Approved Plans



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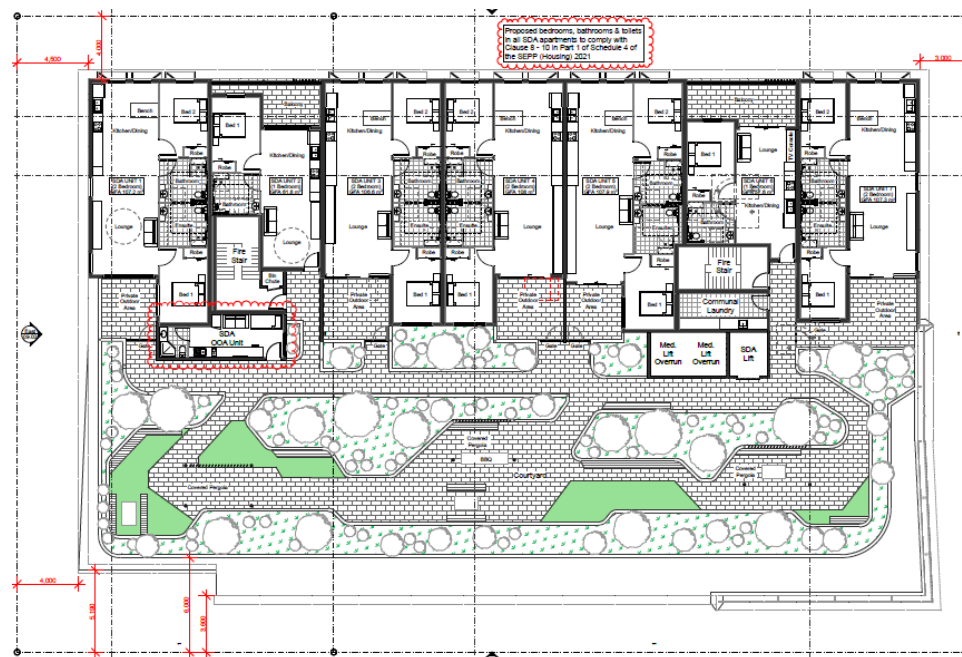


2.10 Fifth Level

Revised Development changes include:

- ❖ SDA units and the entire 5th level has been deleted

Fifth Floor: Approved DA Layout



Fourth Floor: Proposed Revised Layout

A Proposed Plan is not shown as the whole floor has been deleted

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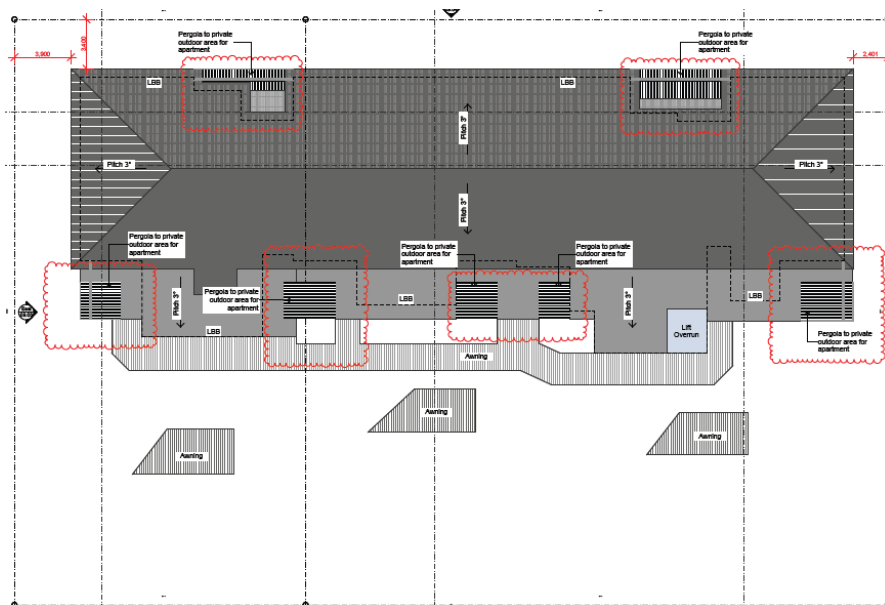


2.11 Roof Plan

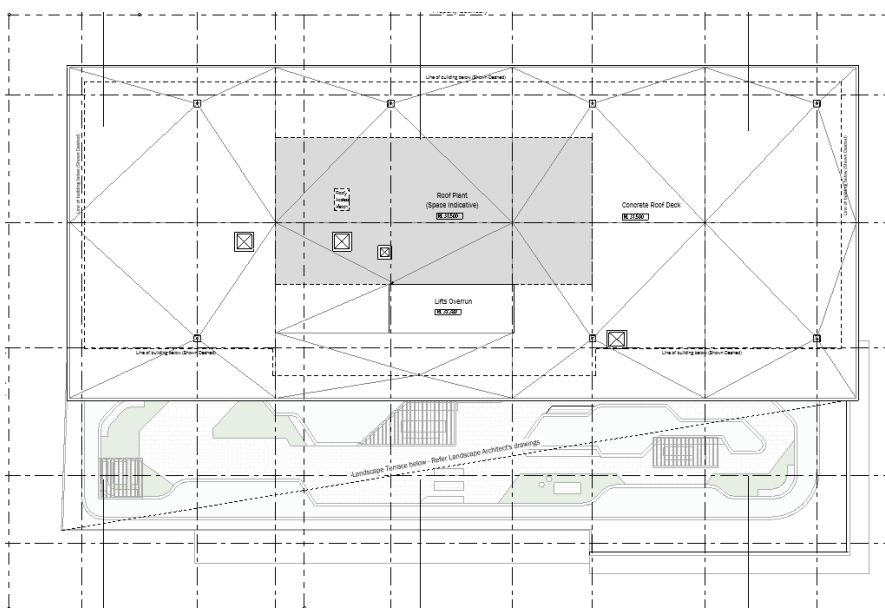
Revised Development changes include:

- ❖ Roof is one floor lower to suit the new Level 4 layout.
- ❖ Original pitched metal roof changed to concrete roof more suitable for commercial projects.
- ❖ Air conditioning/mechanical plant located on the roof behind a screen

Roof Plan: Approved DA Layout



Roof Plan: Proposed Revised Layout



Fifth Floor: Overlaid Revised and Approved Plans

An overlay plan is not shown as the extent of roof reduction is clearly seen on the Proposed Revised Layout

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03 Building Heights Comparison

The floor levels have been adjusted for each level to better suit the purpose of use and to cater for in-ceiling services. Level 1 & 2 have higher floor to floor to cater for more specialist medical services.

The Approved DA shows a maximum roof RL of 35.474. The roof RL proposed (at the edge hobs) is RL31.650 which is 3.8m below the approved maximum height.

Below table shows the differences in levels.

| Building Level | DA Approved | Proposed |
|--------------------------|-------------|------------|
| Basement 4 | RL -0.300 | Deleted |
| Lower Basement 3 | NA | RL -1.060 |
| Basement 3 | RL 2.700 | RL 2.000 |
| Basement 2 | RL 5.700 | RL 5.000 |
| Basement 1 | RL 8.700 | RL 8.000 |
| Ground Floor | RL 11.700 | RL 11.200 |
| First Floor | RL 16.500 | RL 16.200 |
| Second Floor | RL 20.100 | RL 20.200 |
| Third Floor | RL 23.700 | RL 24.200 |
| Fourth Floor | RL 27.300 | RL 27.900 |
| Fifth Floor | RL 30.900 | Deleted |
| Roof | RL 34.100 | Max 31.650 |
| Top of Lift Overrun | RL 34.900 | RL 32.380 |
| Top of Plant Deck Screen | N/A | RL 34.050 |
| Top of Roof | RL 34.863 | RL 34.050 |

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04 Building Heights Comparison

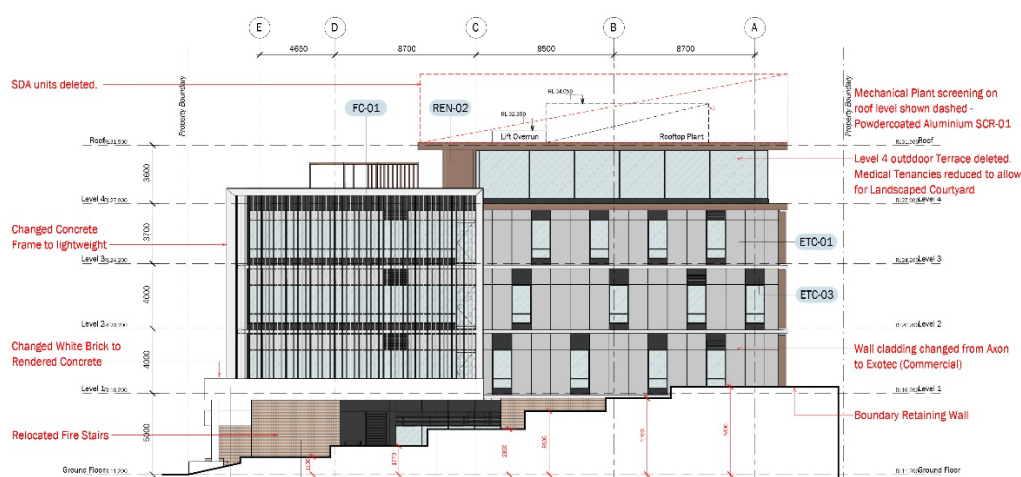
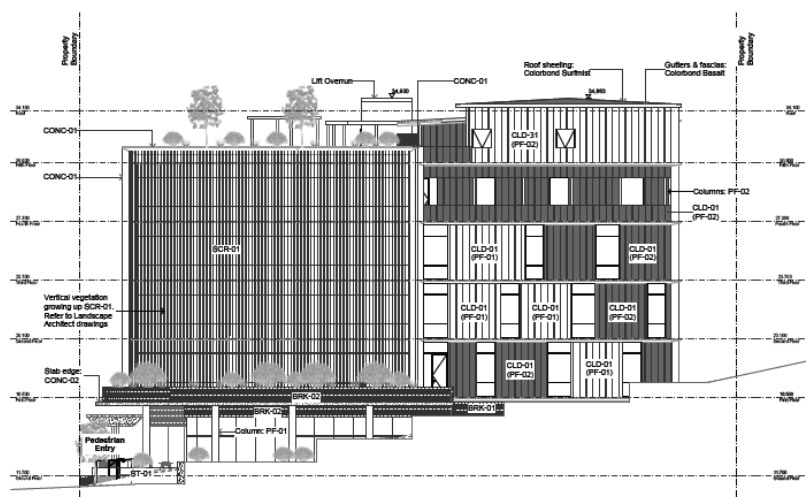
This Section is a comparison between the approved DA set Elevations and the revised DA set Elevations.

4.1 North Elevation

Revised Development changes include:

- ❖ Axon cladding has changed to Exo-tec cladding
- ❖ All window widths have been standardised in size.
- ❖ SDA units deleted
- ❖ Level 5 deleted in full.
- ❖ Level 4 Medical Tenancy reduced to the rear part of the floor
- ❖ Landscaped roof terrace added to the Level 4 street frontage.
- ❖ Level 4 Balcony Deleted.
- ❖ North-East Concrete frame changed to lightweight frame.
- ❖ Rear fire Stairs relocated to the front of the building

North Elevation: Approved DA Elevation



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North Elevation: Overlaid Revised and Approved Plans



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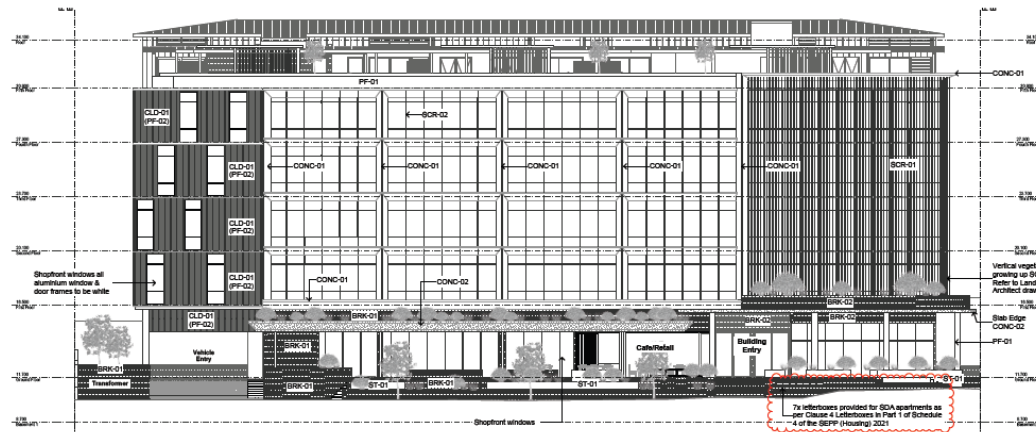


4.2 East Elevation (street frontage)

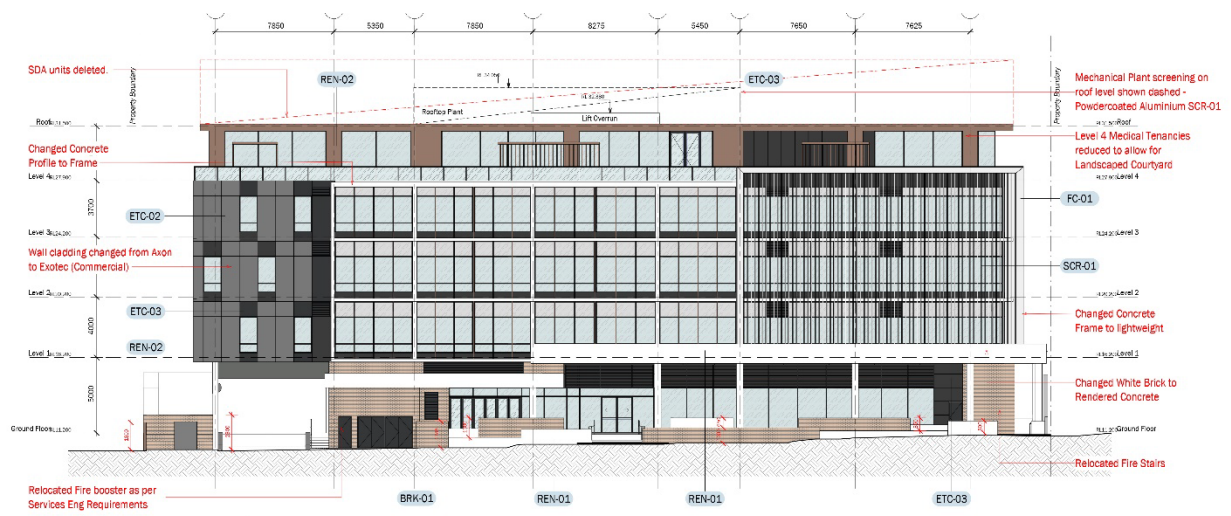
Revised Development changes include:

- ❖ Axon cladding has changed to Exo-tec cladding
- ❖ All window widths have been standardised in size.
- ❖ SDA units deleted
- ❖ Level 5 deleted in full.
- ❖ Level 4 Medical Tenancy reduced to the rear part of the floor
- ❖ Landscaped roof terrace added to the Level 4 street frontage.
- ❖ North-East Concrete frame changed to lightweight frame.
- ❖ Changed Profile of the Window Border frame.
- ❖ Rear fire Stairs relocated to the front of the building
- ❖ Fire pump and booster relocated to comply with Fire brigade requirements.

East Elevation: Approved DA Elevation



East Elevation: Proposed Revised Elevation



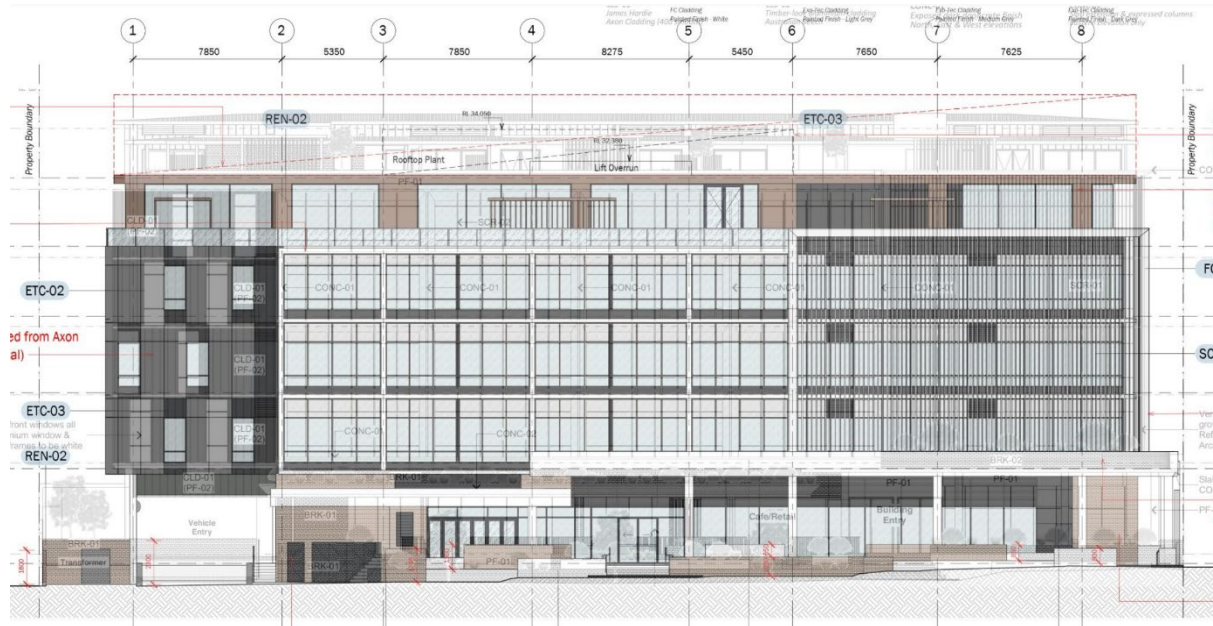
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East Elevation: Overlaid Revised and Approved Elevations



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4.4 West Elevation

- ❖ Axon cladding has changed to Exo-tec cladding
- ❖ All window widths have been standardised in size.
- ❖ SDA units deleted
- ❖ Level 5 deleted in full.

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Architectural section drawing of a building facade. The drawing shows a multi-story building with a flat roof. The vertical axis on the left indicates levels: Ground Floor (0.000), Level 1 (1.000), Level 2 (2.000), Level 3 (3.000), Level 4 (4.000), and Level 5 (5.000). The horizontal axis at the top shows grid lines numbered 1 through 8. The building facade is composed of various materials and colors, including light blue, grey, and brown. Annotations include 'REN-02' (Roof Edge Noise Barrier), 'FC-01' (Floor Cladding), 'ETC-01', 'ETC-02', and 'ETC-03' (External Thermal Cladding). Red dashed lines indicate roof level screening. A red line at the bottom marks the 'Existing Ground Line at Boundary'. The drawing is divided into sections by vertical grid lines numbered 1 through 8.



West Elevation: Overlaid Revised and Approved Plans

