

Design Excellence Statement

Gosford Integrated Medical Building

60 and 62 – 64 Showground Road, Gosford NSW

Prepared for Cornerstone Healthcare Properties (CHP) by TVS Architects.
Revision D – 21 May 2024



Design Excellence

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60 and 62 – 64 Showground Road, Gosford NSW
Revision D – 21 May 2024



Contents

01	Introduction	3
02	Site Location	4
	2.1 Context	
	2.2 Surrounding Development	
03	Overview of Proposed Development	6
	3.1 Design Intent	
	3.2 Materials and Finishes	
	3.3 Building Mass, Setbacks & Relationship with other developments	
04	Conclusion	13

Design Excellence

Gosford Integrated Medical Building
60 and 62 – 64 Showground Road, Gosford NSW
Revision D – 21 May 2024



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 5-storey building to be used as a multi-disciplinary health hub, including medical centre with ancillary ground floor retail and basement parking.

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

- ❖ Architectural drawings prepared by TVS Architects;
- ❖ Landscape drawings prepared by Terras Landscape Architects;
- ❖ Statement of Environmental Effects prepared by Metroplan Services.

The proposed development has previously been approved for and integrated 6-storey building comprised of 5 levels of health tenancies with the 6th level being a specialist disability accommodate (SDA).

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

This revised development application submission is substantially the same as the approved development but proposes the following changes:

- i) Revised location of building cores such as lifts and fire stairs
- ii) Removing Level 6 SDA units so there are only 5 Levels of medical tenancies
- iii) External Balcony removed.
- iv) Removing Basement 4
- v) Revising Basement 3 to accommodate a medical tenancy.
- vi) Floor to Floor levels have been adjusted to suit requirements of in ceiling services & Ground floor level moved to better align with existing street frontage levels.



Figure 1: Artist's impression of the proposal in the current context

Design Excellence

Gosford Integrated Medical Building
60 and 62 – 64 Showground Road, Gosford NSW
Revision D – 21 May 2024



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.

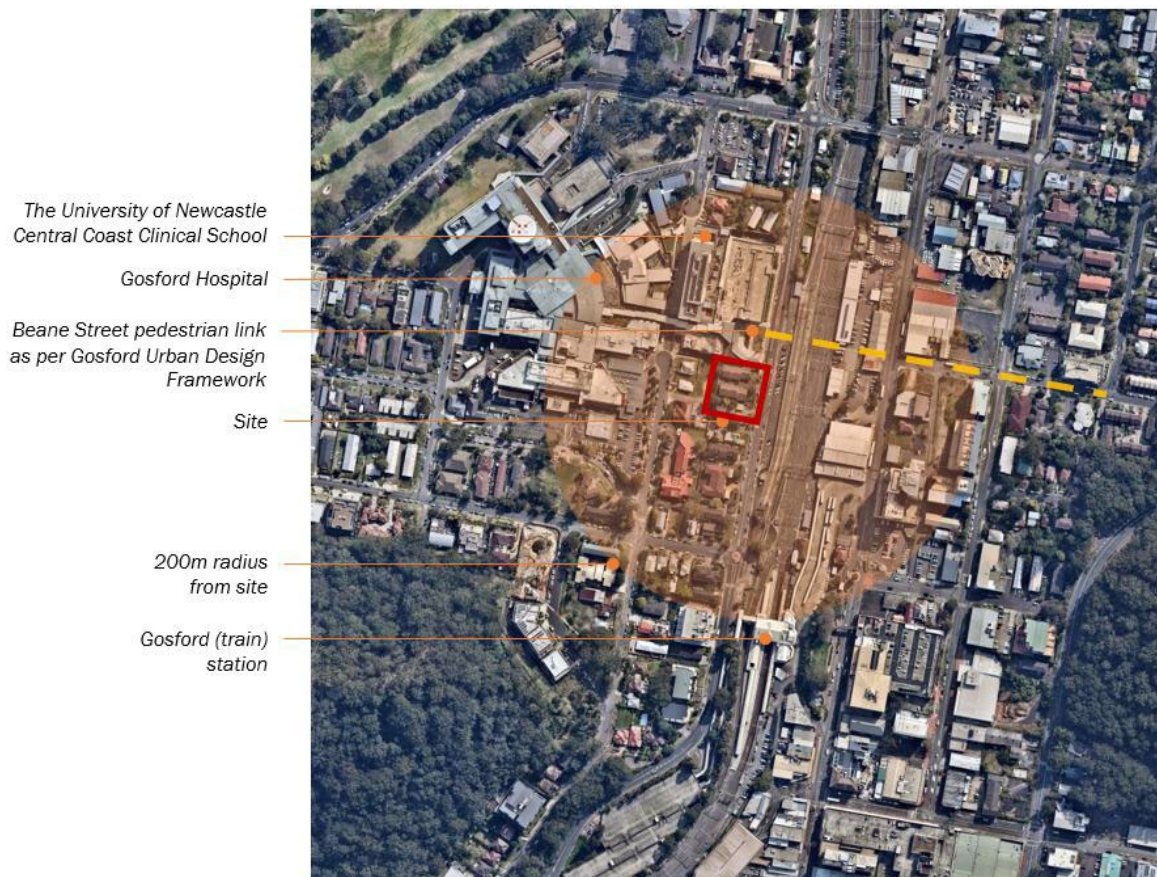


Figure 2: Site

Source: Nearmap, modified by Elevation Architecture

Design Excellence

Gosford Integrated Medical Building
60 and 62 – 64 Showground Road, Gosford NSW
Revision D – 21 May 2024



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.

For further imagery of the site's surrounding development context – please refer to previous design statement submitted by Elevation Architecture.

Design Excellence

Gosford Integrated Medical Building
60 and 62 – 64 Showground Road, Gosford NSW
Revision D – 21 May 2024



03 Overview of Proposed Development

3.1 Design Intent

The design intent and architectural styles and material are generally consistent with the Approved Development.



Figure 3: Artist's impression of the proposal (Street Frontage View)

Public Domain & Cafe (Ground floor)

- ❖ The ground floor 'verandah' allows connection, weather protection and access to the Showground Road tenancies.
- ❖ The building entry is framed by planters and landscaping
- ❖ Proposing a seamless internal / external lobby area with high ceiling space.
- ❖ Ground floor level has been lowered by 500mm to provide more direct connection with the existing footpath and streetscape. This also removed the need for stairs and ramps on the Northern end.
- ❖ The café size as increased to allow for more seating area. With the operable wall open this becomes an internal/external seating area.
- ❖ Entry to café to be both internally and externally to service building occupants as well as walk-ins.

Lightweight cladding

- ❖ Changes in paint colour extents to create visual interest. Proposing for 3 varying shades of grey - Darker on the South-east corner and gradually getting lighter as we progress from western elevation to the northern elevation.

Design Excellence

Gosford Integrated Medical Building
60 and 62 – 64 Showground Road, Gosford NSW
Revision D – 21 May 2024



Windows & Glazing

- ❖ Window width has been standardized to one size to suit new cladding widths.
- ❖ Windows and glazing generally from 300mm AFFL to underside of level above. The raise to 300mm is to allow for services runs along these walls. Furthermore, raising the windows to 300mm sill will remove need for slab rebates and waterproofing issues.

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. The South-East corner is splayed to allow for articulation whilst the North-East creates a visually appealing box frame to break down the bulk of the rectangular building.

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 indirect transparency.
- ❖ The vehicular entry is aligned to the solid section of the elevation whilst the entry is aligned to the intersection of transparent / indirect transparency.
- ❖ Vertical fins have been provided to continue the Showground Road rhythm developed by the existing carpark screening.
- ❖ Planting on the Ground level framing the entry has been simplified for construction & re-aligned to suit the new building lift cores.

Slab projections

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

Level 5 Medical Tenancies

- ❖ Level 5 (Forth level) Medical tenancies are to create as little visual impact as possible to the overall bulk of the development. This is achieved via:
 - Providing a further setback for forth level tenancies compared to the levels below.
 - Use of lightweight materials and glazing for transparency (glazing will be tinted for privacy).
 - Different treatment of forth level tenancies to the tenancies below.
- ❖ Roof will overhang to provide shading.

Design Excellence

Gosford Integrated Medical Building
60 and 62 – 64 Showground Road, Gosford NSW
Revision D – 21 May 2024



Figure 4: Artist's impression of the North-Eastern corner of the proposal



Figure 5: Artist's impression of the South-Eastern corner of the proposal

Design Excellence

Gosford Integrated Medical Building
60 and 62 – 64 Showground Road, Gosford NSW
Revision D – 21 May 2024



3.2 Materials and Finishes

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.

The 3 existing buildings (as per Figure 6) 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 6: View from Showground Road to Existing site

The revised Development submission proposes only minor alterations to the approved materials as listed below:

a) (CLD-01) Axon Fibre cement cladding → (ETC) Exotec Compressed Fibre cement cladding

- ❖ Axon is a residential cladding and is unsuitable for commercial purposes.
- ❖ Exotec is a commonly used CFC cladding system used in the commercial construction.
- ❖ Original cladding is finished with 2 varying paint colours. The proposed scheme now shows 3 varying paint colour to further create visual interest to the Northern, Southern & Western facades.

b) (BRK-02) White Bricks → (REN-01) White Rendered Blockwork

- ❖ Changes due to constructability – these white bricks services mainly the level 1 planters. Waterproofing planters is easier with Blockwork.

c) (FC-01) FC Cladding – Paint Finish

- ❖ The North-East building frame has been changed from concrete to lightweight frame with FC cladding to allow ease of construction.

Refer to drawings 09.01, 09.02, 09.03 & 09.04 Elevations for more detailed material selection.

Design Excellence

Gosford Integrated Medical Building
60 and 62 – 64 Showground Road, Gosford NSW
Revision D – 21 May 2024



3.3 Building Mass, Setbacks & Relationships with other developments

Street setback, mass of the existing development have been replicated in the proposed development. Height has been reduced.

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

The revised development retains the same setbacks as the Approved Development.

- ❖ Eastern Setback – remains 3.6m setback
- ❖ Southern Setback – remains between 3.8m to 4.5m setback has been adjusted to be between 3.5m to 4.5m
- ❖ Western Setback – remains 4m setback
- ❖ Northern Setback – 2.65m setback has been adjusted to 3m setback

Setback to the North-East corner has been increased / squared off to 3m as per below Figure 7.

This change is driven by fire-rating requirements whereby if the wall was within 3m to boundary it will need to be fire rated.

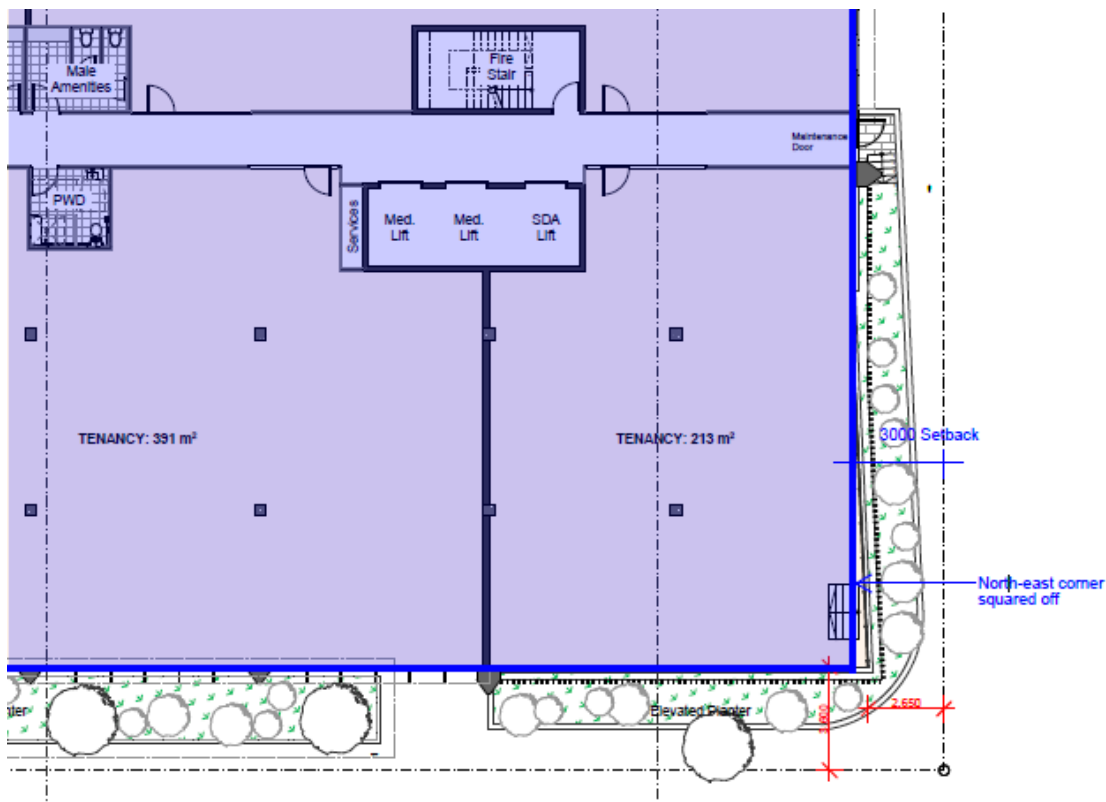


Figure 7: North-East Corner Squared off.

Design Excellence

Gosford Integrated Medical Building
60 and 62 – 64 Showground Road, Gosford NSW
Revision D – 21 May 2024



The building splay to the South-East corner has been amended to be set back 3.5m from the boundary compared to the approved 3.8m. This is to balance out the footprint pulled back on the North-East corner.

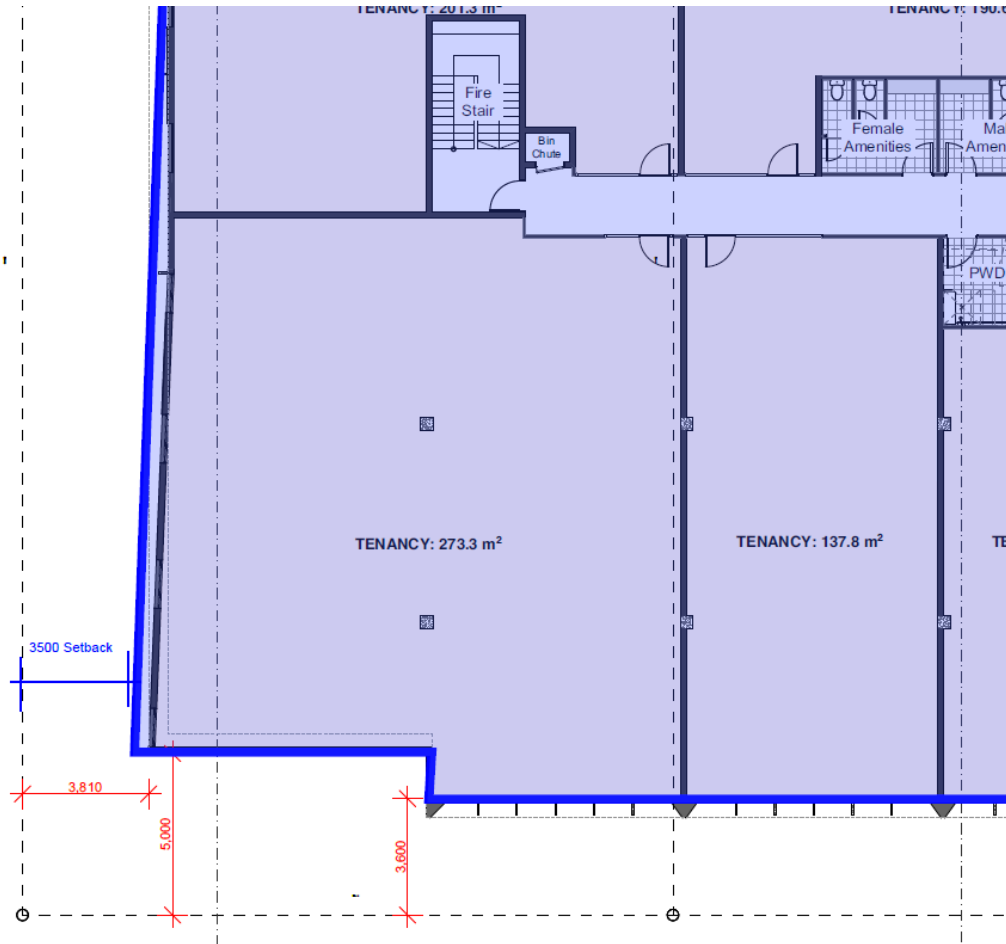


Figure 8: South-East Corner Splay

Level 6 SDA units has been removed completely and the development is now a 5 Storey Medical Tenancy unit.

Level 6 originally had a pitched roof with the Maximum ridge at RL35.474.

The current proposal showcases a flat concrete roof with the top of the concrete roof at RL31.500 – considerably lower than the original proposal.

Design Excellence

Gosford Integrated Medical Building
60 and 62 – 64 Showground Road, Gosford NSW
Revision D – 21 May 2024



The ground floor Medical Gas room at Grids A/3 encroach into the western setback however as per below image showing the section view, the medical gas room sits below the Natural ground line and will not be visible in view to the Western neighbours.

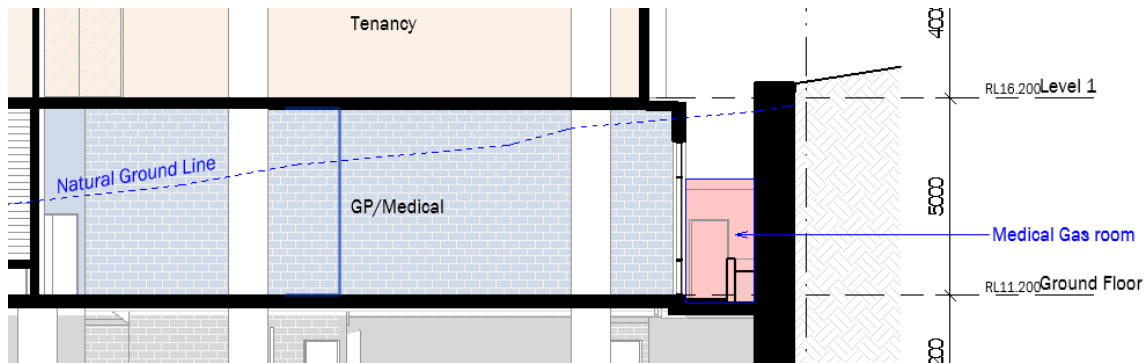


Figure 9: Medical Gas Store Section

Design Excellence

Gosford Integrated Medical Building
60 and 62 – 64 Showground Road, Gosford NSW
Revision D – 21 May 2024



04 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 for a 5-storey mixed-use development integrated health hub facility with basement car parking.

The proposed development is a high-quality development that will complement the existing health facilities within the Central Coast Health District of Gosford City Centre due to its:

- ❖ Public domain ground floor seamlessly connecting to the existing street front and adjacent developments.
- ❖ Appropriate use of building form and scale.
- ❖ Use of materials to complement existing buildings and create visual aesthetics and interest.
- ❖ Abundance of landscaping and greenery.