

# 9-13 Shackel Rd, Bangor

## Proposed Healthcare Facility Briefing Presentation

Grimshaw Architects Pty Ltd  
MAAP Architects

We respectfully acknowledge the Traditional Custodians of the land and waters of Country, the Dharawal people, whose connection to Country is ongoing and pay our respects to Elders past and present.

Our team is committed to working with Traditional Custodians on matters of land, water, language and cultural heritage.



# Development Summary

The proposal seeks to redevelop an existing undeveloped site by building a new 3-level health services facility, including consultation suites, multi-purpose treatment / recovery rooms, treatment spaces, cafe and various ancillary clinical spaces, and accompanying external landscaping works.



**5,802m<sup>2</sup>**  
Site Area

**2,603 m<sup>2</sup>**  
Gross Floor Area

**54**  
Staff & Visitor Car Parking

**0.45:1**  
FSR

**1,618 m<sup>2</sup>**  
Net Floor Area

**2**  
Accessible Car Parking

**12**  
Overnight Bedrooms

**3**  
Motorcycle Parking

**18**  
Day Rooms

**16**  
Bicycle Parking

**8**  
Consulting Suites

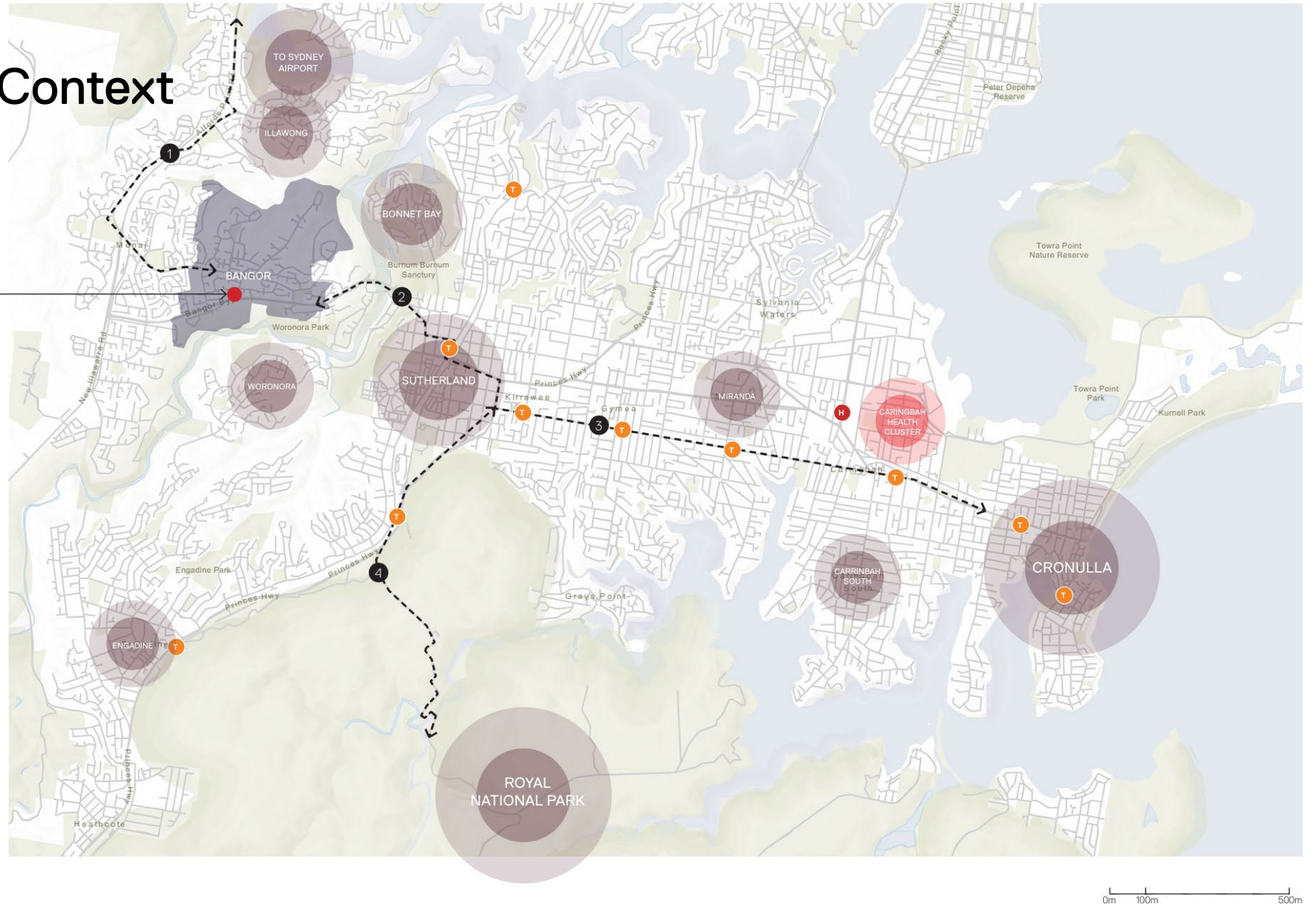
**2**  
Treatment rooms

# Strategic Context

9-13 SHACKEL ROAD,  
BANGOR, NSW, 2234

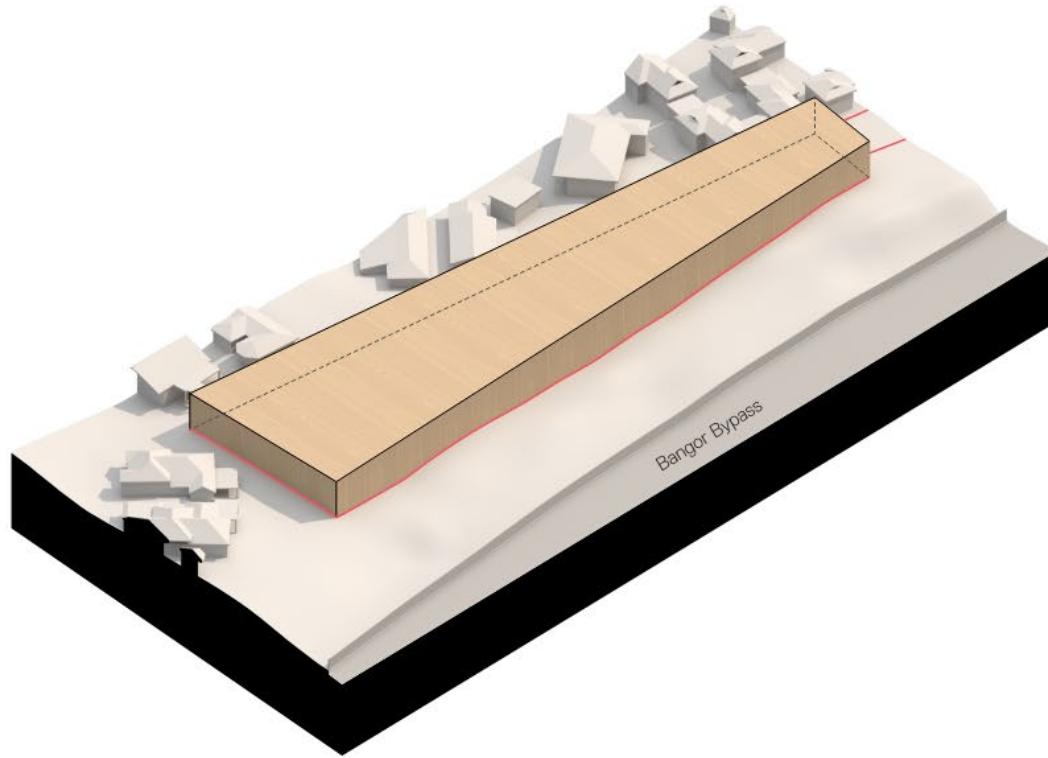
## KEY

- 1. TO CITY CBD LINK
- 2. TO SUTHERLAND TRAIN STATION
- 3. TO CRONULLA
- 4. TO ROYAL NATIONAL PARK
-  THE SUTHERLAND HOSPITAL



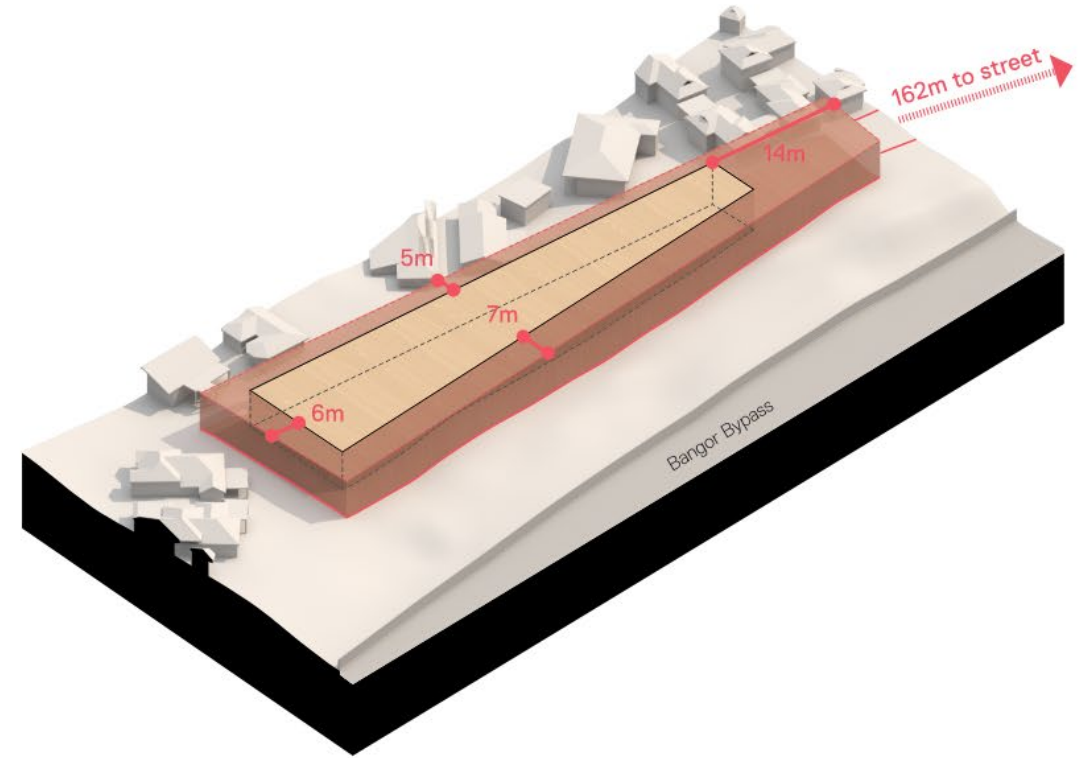


## 1. BOUNDARY



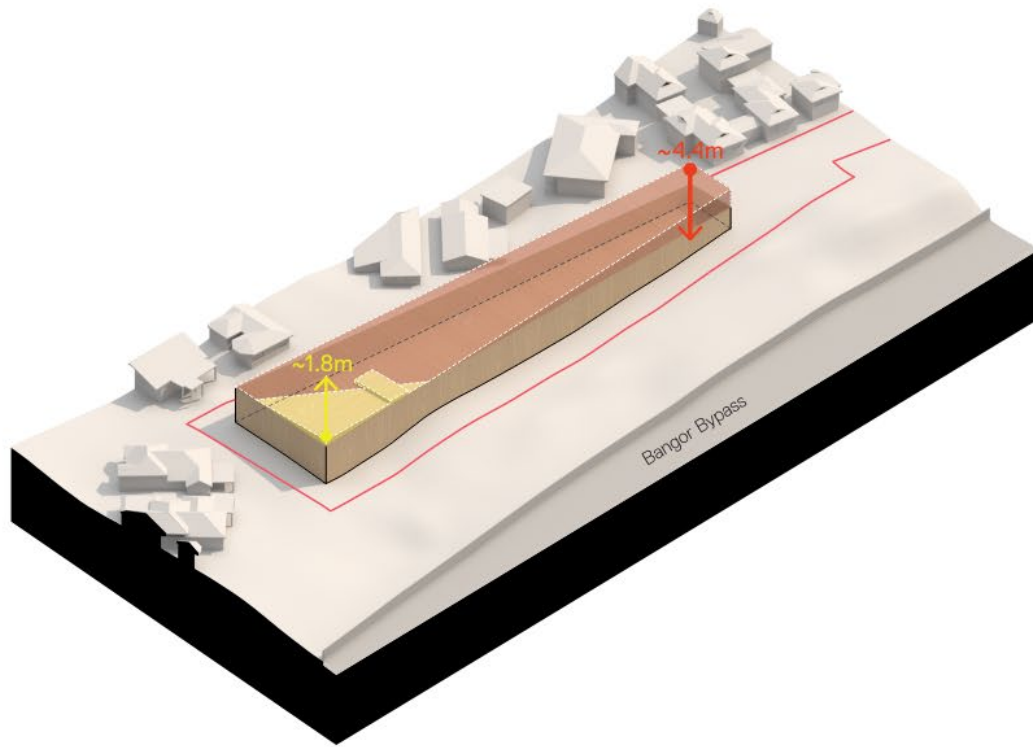
Moves to establish the site's development potential and height limit above ground level

## 2. SETBACKS



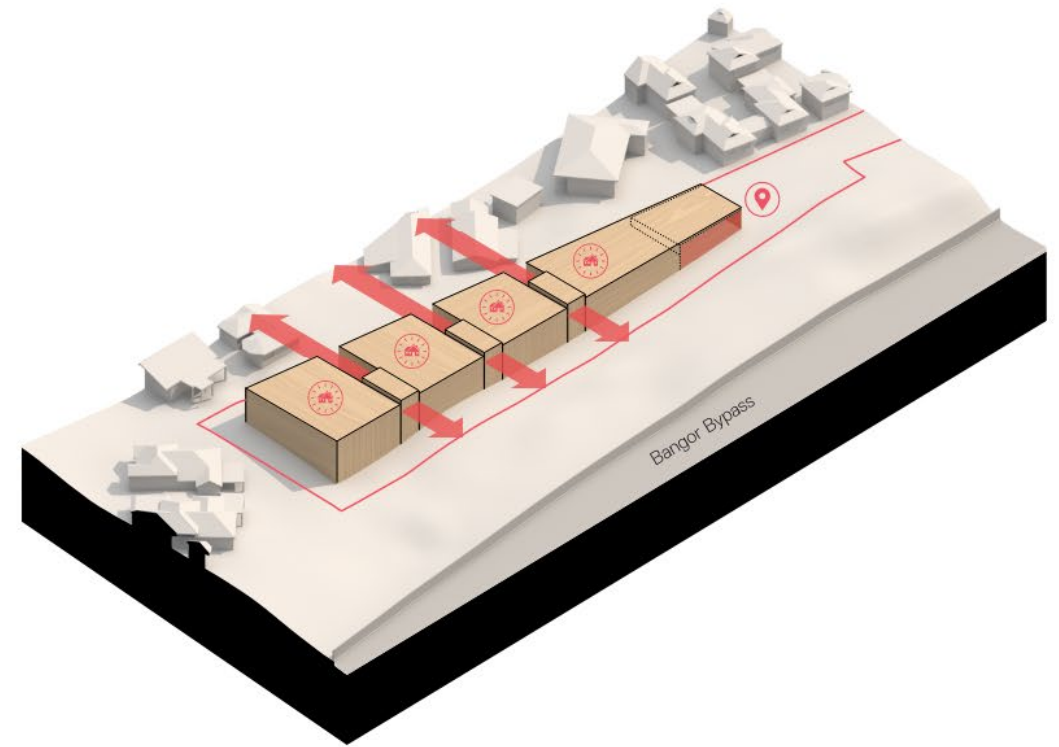
Incorporating required set backs to boundary  
5m to North (4m required 2.C5 DCP), 6m to West (4m required), 7.6m & 176m to Southern and Eastern boundaries (4m & 7.5m required) to provide access for vehicles and ensure sufficient Bushfire setbacks. Maximising the height plane creates a significant impact to neighbours to the West & North

### 3. ROOF



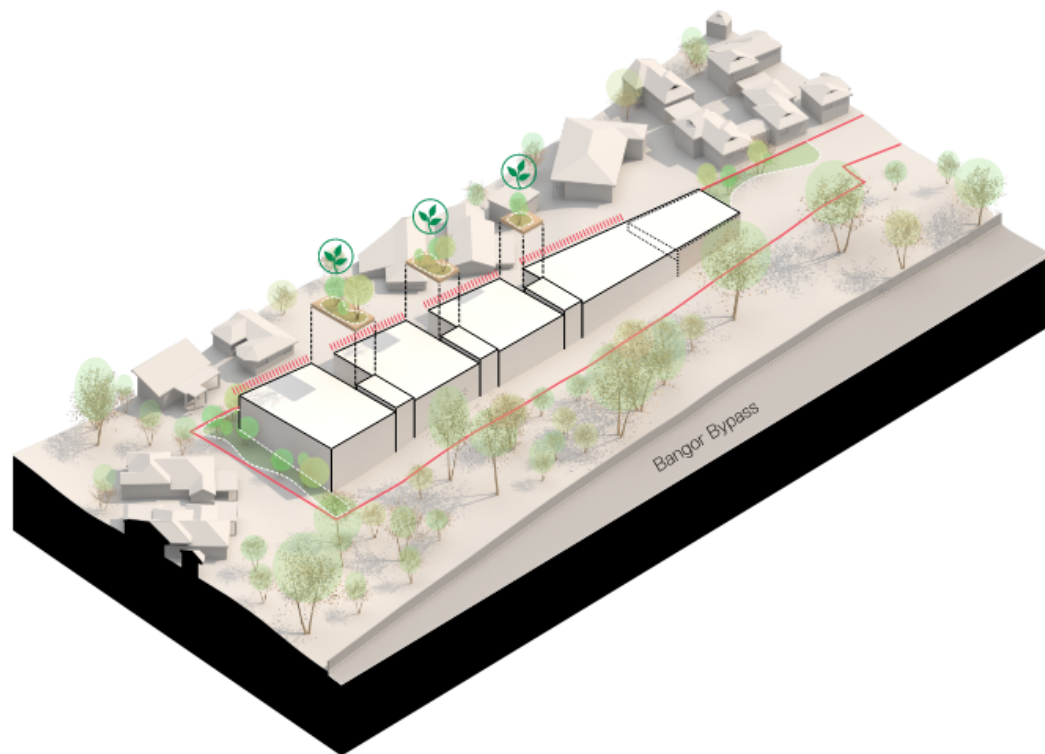
Adjust roof plane to enable a two-storey volume with contiguous floor to ceiling heights. The resulting volume slightly exceeds the height plane to the south but is lowered to north, thereby improving visual amenity to the neighbours.

### 4. FOUR VOLUMES



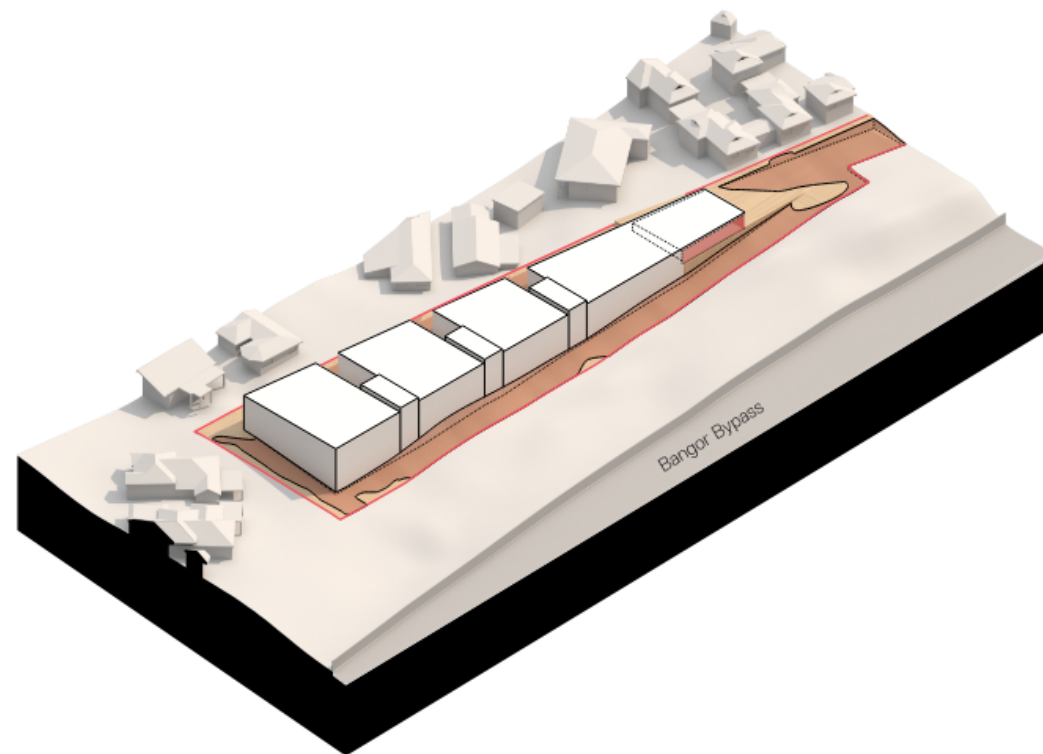
Massing subdivision to create four distinct volumes that responds to the surrounding residential scale and built form and creates a legible address through the integration of a porte cochère for drop off and pedestrian access

## 5. COURTYARDS



The erosion of the massing enables the integration of courtyards and terraces that the north facing spaces look into, preserving the privacy of the neighbours by eliminating overlooking north and providing access to daylight, fresh air and garden amenity

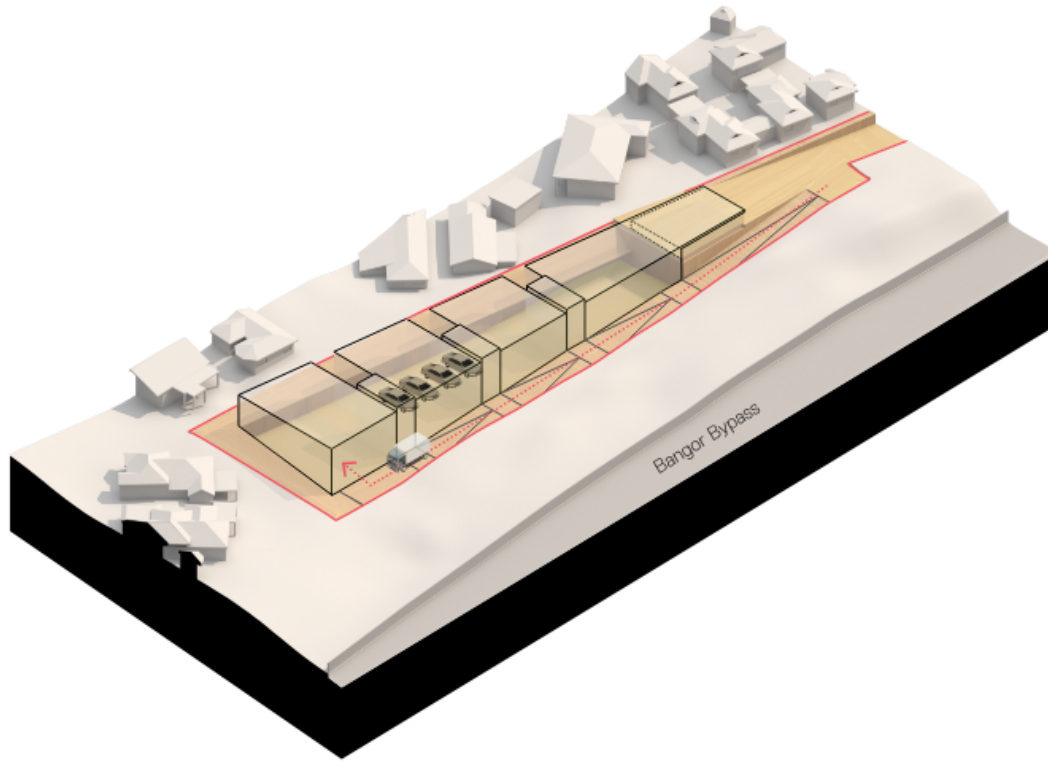
## 6. TOPOGRAPHY



Work with the natural landform of the site and minimise excavation to protect the integrity and stability of the site and neighbouring lots. Our approach is to minimise the visual and physical impact by entering the building at first floor, minimising cut and fill and giving an appearance of a building nestled into the hillside that only gradually unfolds as a two-storey volume as the natural topography falls away.

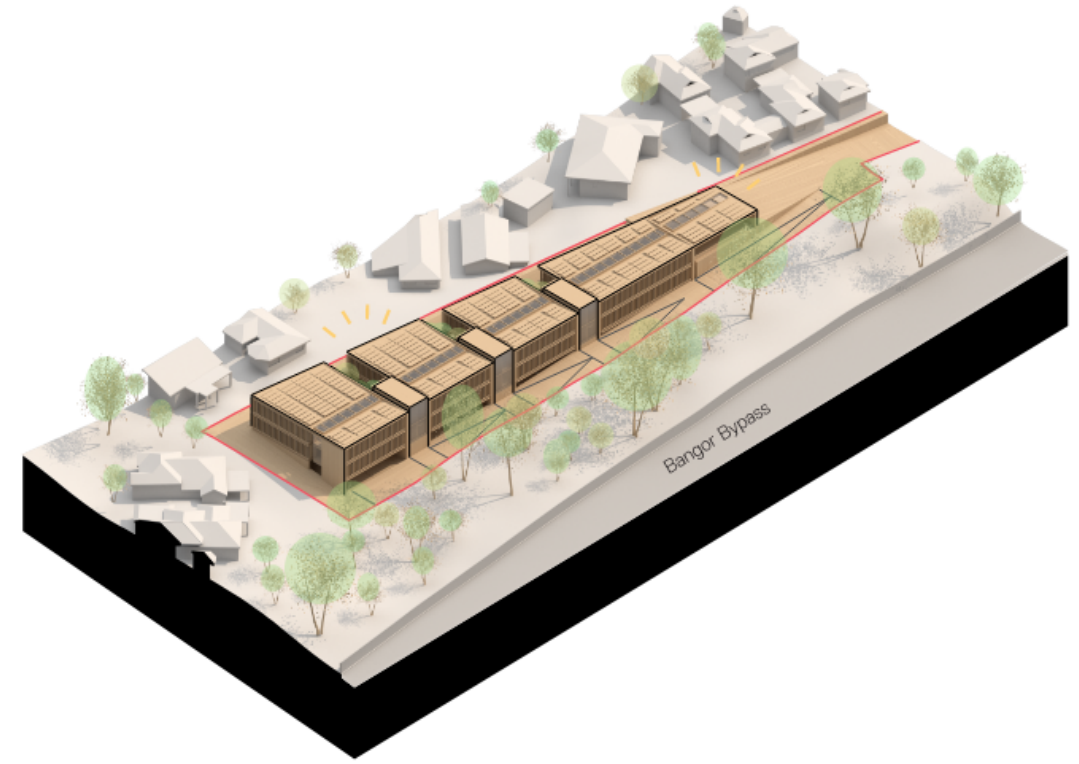


## 7. BASEMENT



Carving out the base to provide car park and plant below the building, preserving the existing landscape by limiting the basement to the proposed footprint and enabling the reduction in construction and demand for artificial light and ventilation by incorporating open sides. This approach allows deep soil zones where possible and a landscape that supports patient recovery and wellbeing.

## 8. ARTICULATION



A beautiful composition comprising finely detailed timber blades that screen the interiors with an interplay of transparency and solidity modelled in sunlight, alluding to the bushland context, while providing ornamental scale and texture to the facade that acknowledges the vernacular residences.

# Site Plan



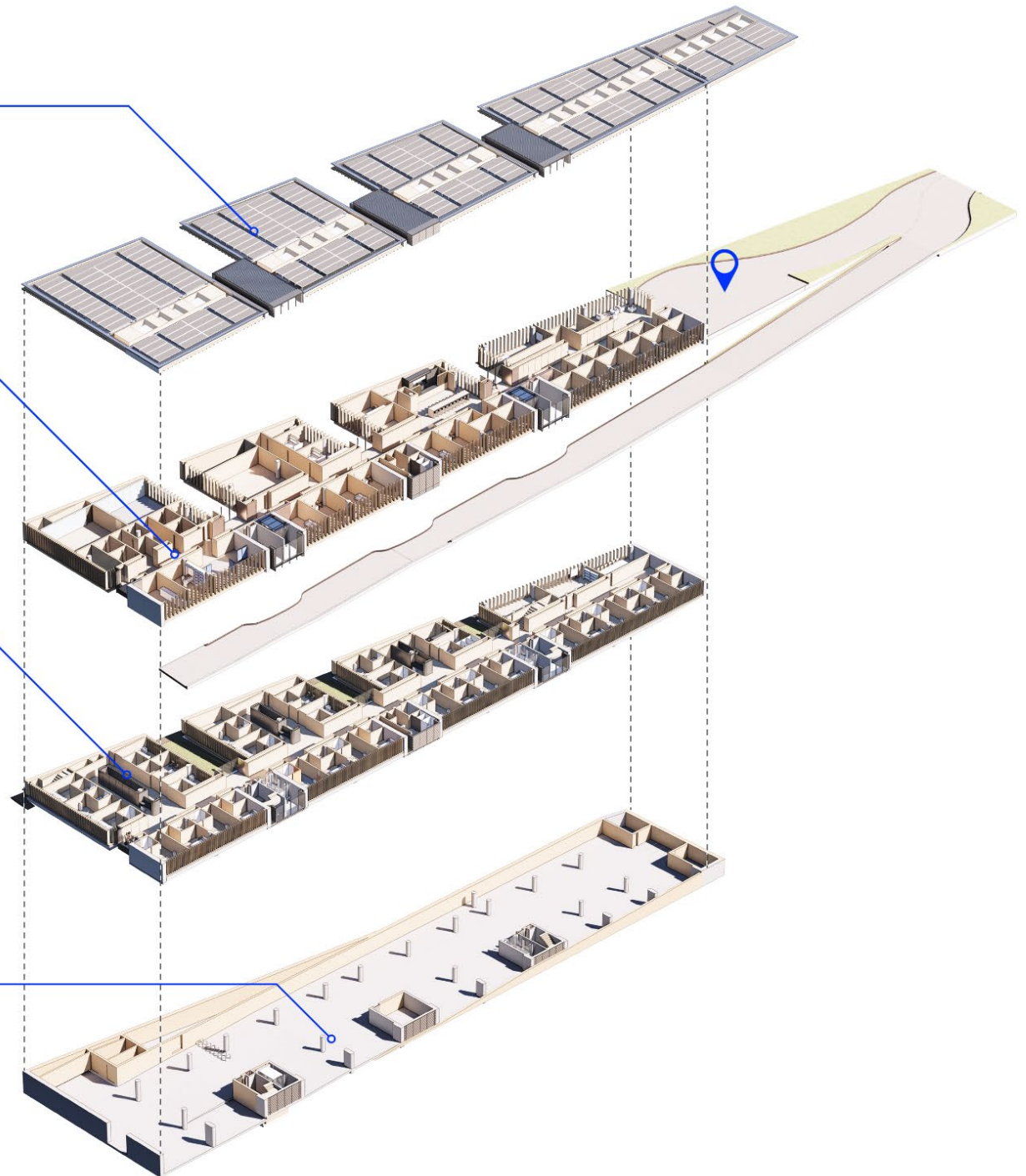


Maximised PV Array for  
on-site energy generation

Entrance level including  
reception, cafe, consultation  
suites, operating theatres  
and clinical support spaces

30 inpatient bedrooms arranged  
over a single storey allows for  
reduced staffing with courtyards  
maximising views and daylight

Basement to accommodate  
Bicycle, Car and MRV parking  
and ancillary plant facilities  
with lift and stair access to  
the accommodation above



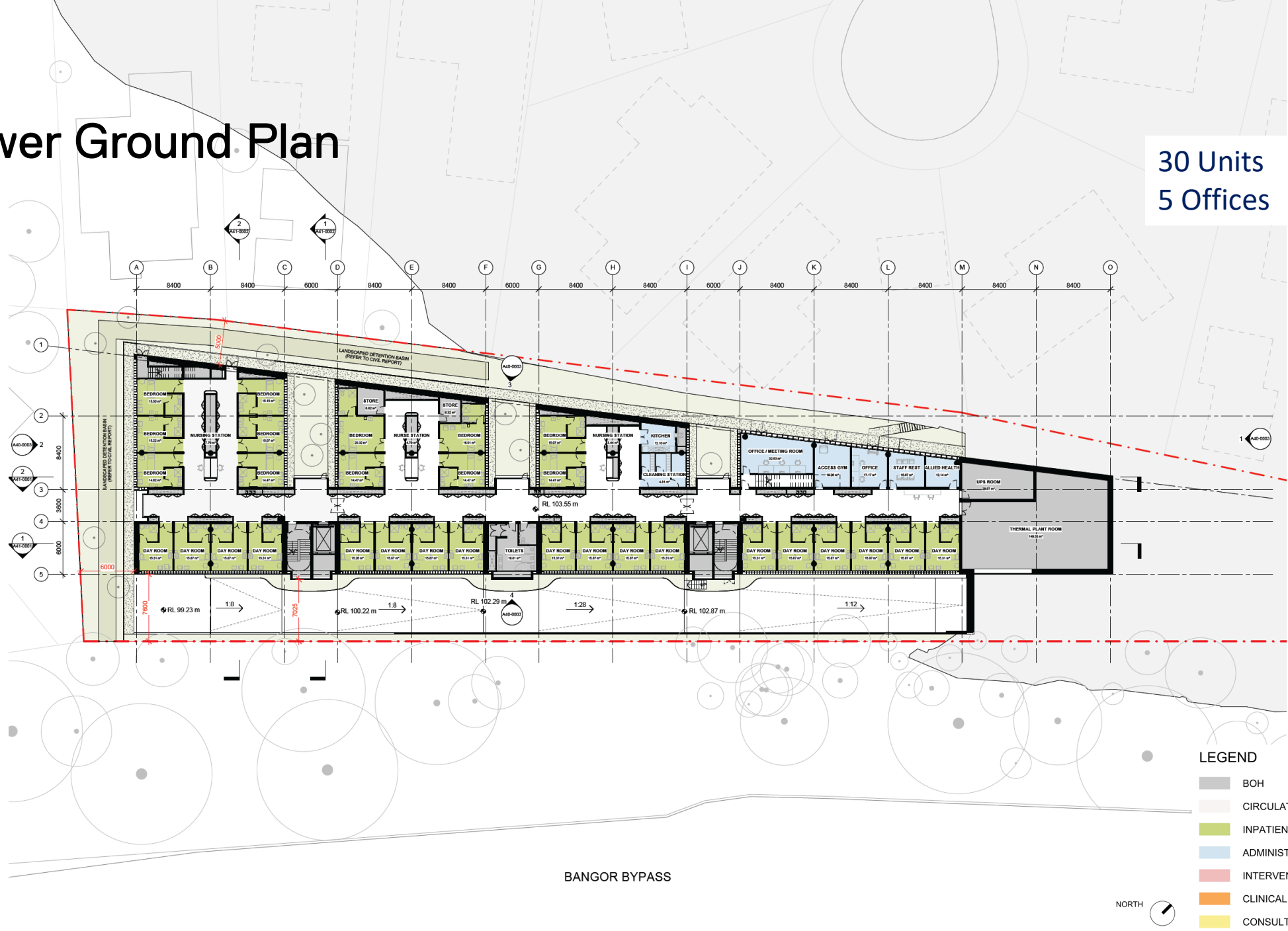
# Basement Plan



- 54 Staff & Visitor Car Parking
- 2 Accessible Car Parking
- 3 Motorcycle Parking
- 16 Bicycle Parking

# Lower Ground Plan

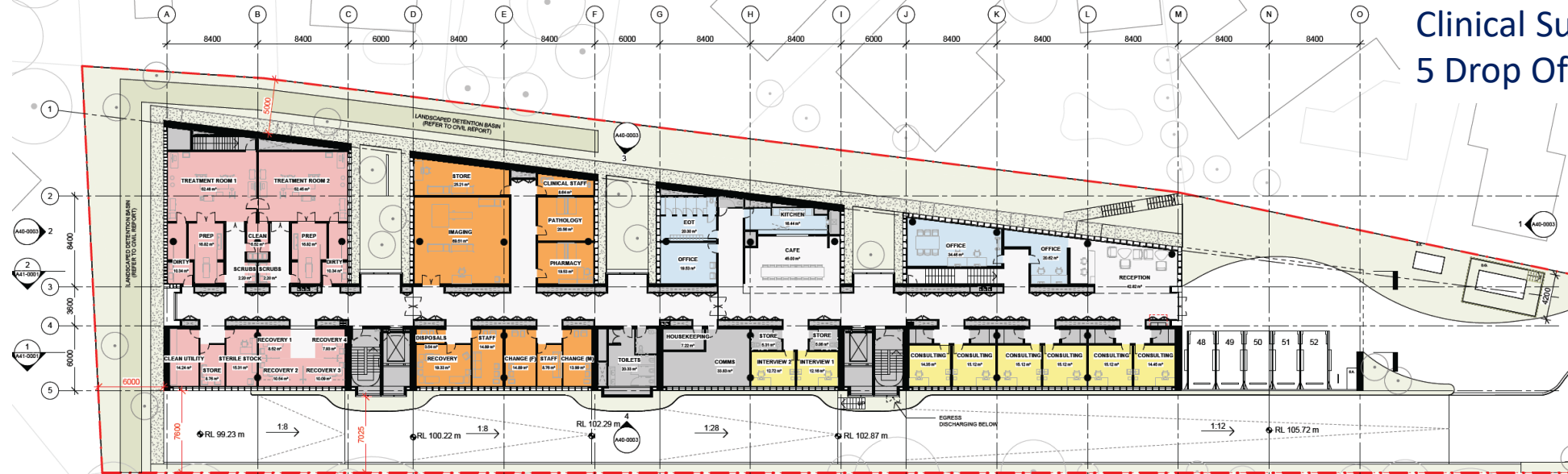
30 Units  
5 Offices





# Upper Ground Plan

8 Suites  
4 Offices  
2 Operating Suites  
Clinical Support  
5 Drop Off Bays

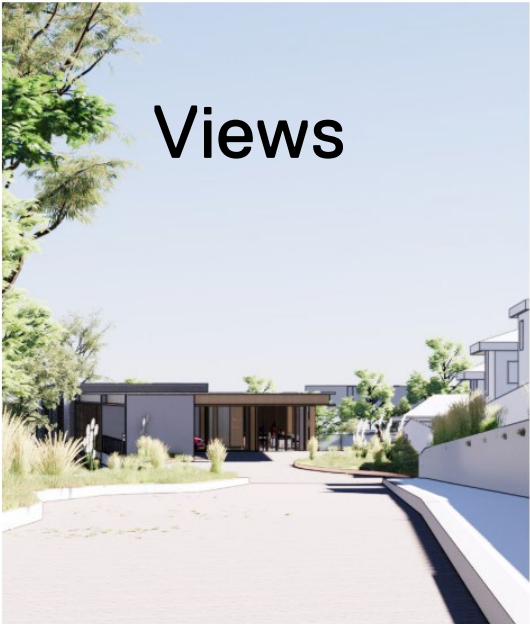


## LEGEND

- BOH
- CIRCULATION / FOH
- INPATIENT UNIT (BEDROOMS)
- ADMINISTRATION
- INTERVENTION SUITES (OPERATING)
- CLINICAL SUPPORT (E.G. DIAGNOSTICS)
- CONSULTING SUITES

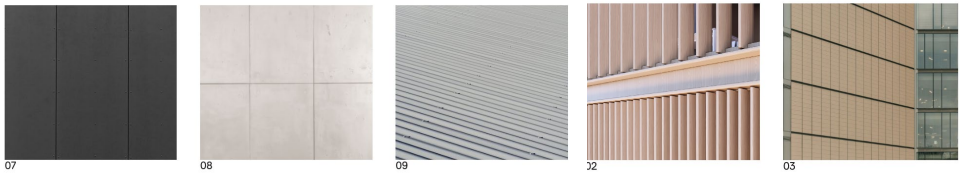
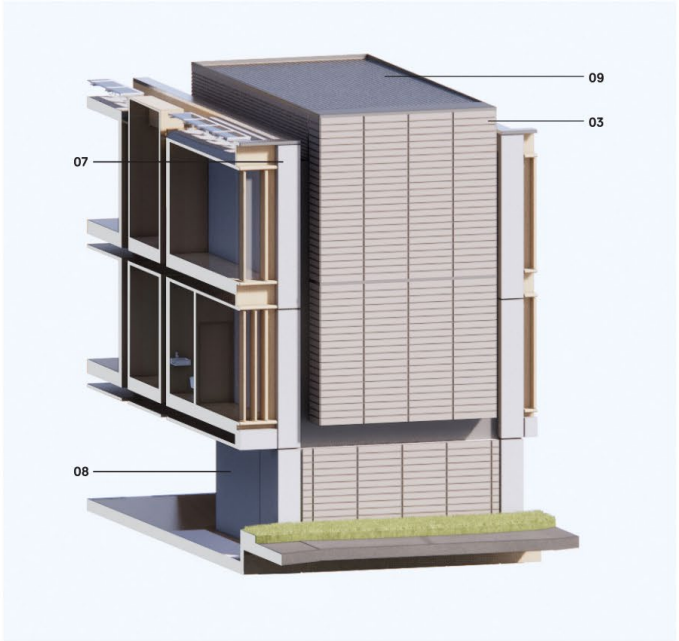
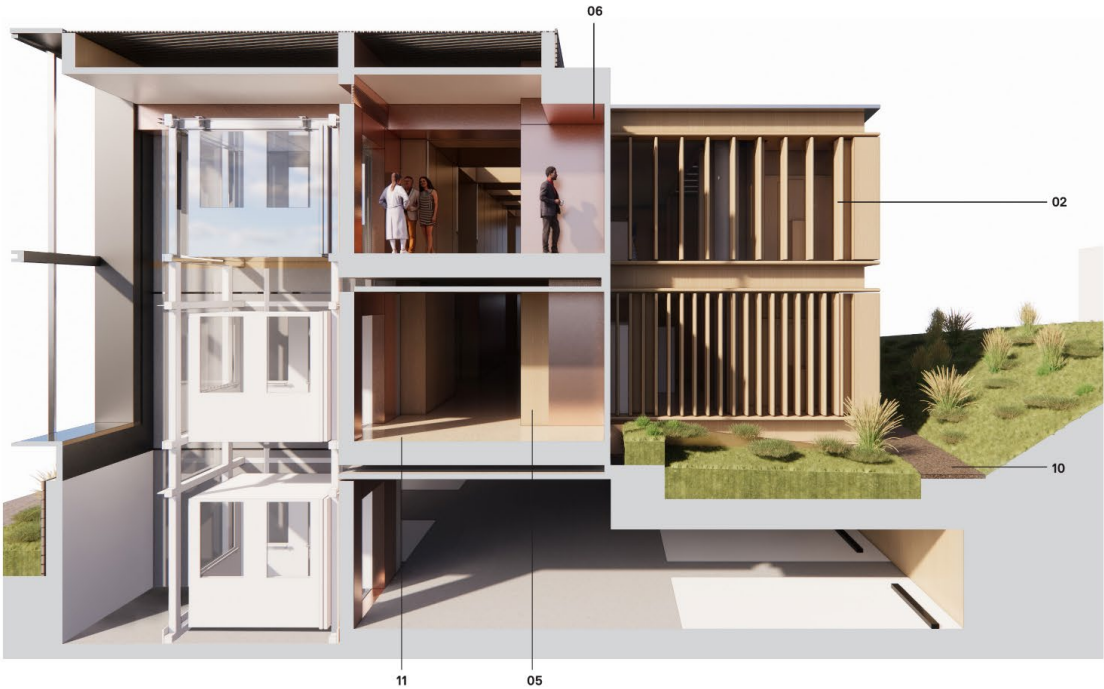
BANGOR BYPASS





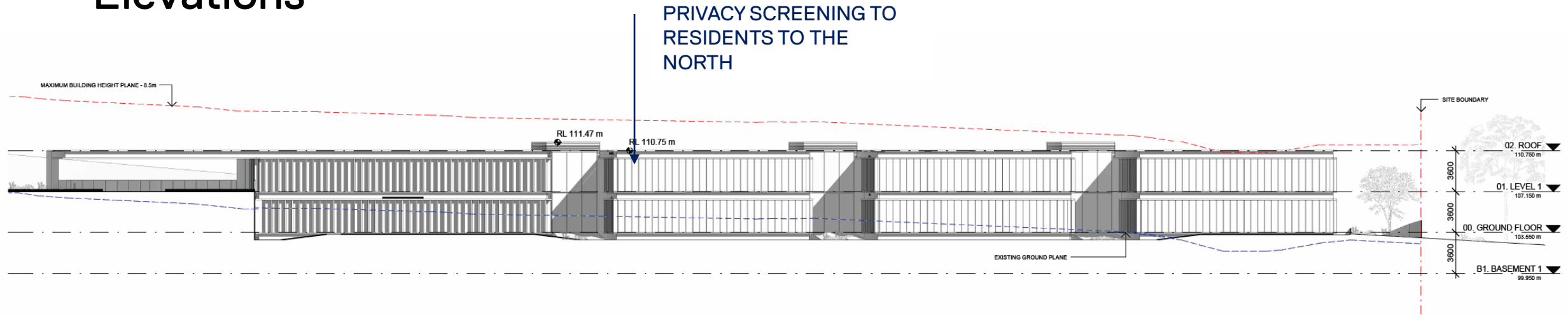
# Views

VEHICLE ENTRY FROM DRIVEWAY

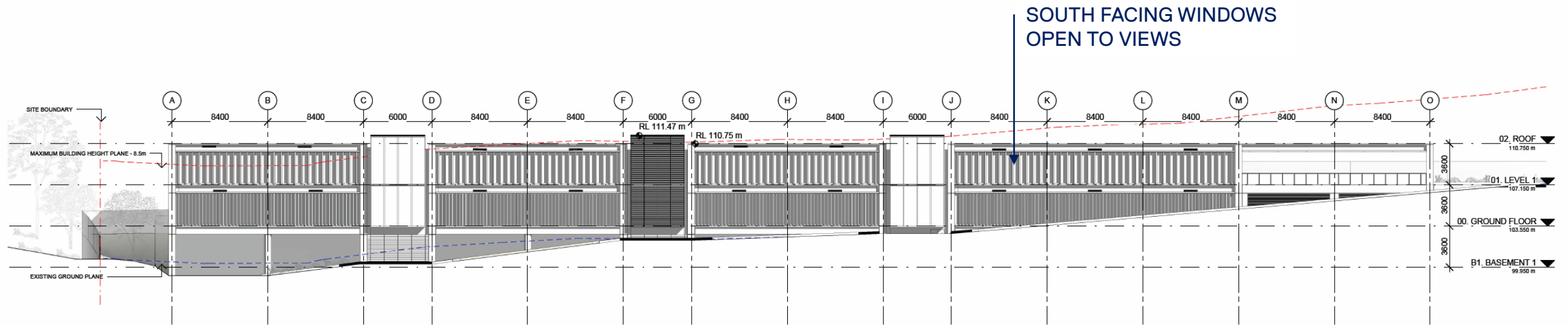


- 07\_ANODISED ALUMINIUM
- 08\_OFF FORM CONCRETE
- 09\_POWDERCOAT ROOF SHEET
- 02\_TIMBER FRAMING
- 03\_TERRACOTTA CLADDING

# Elevations



① A40 ELE NO  
1:200



② A40 ELE SO  
1:200




# Specialist Reports

Aboriginal Due Diligence Assessment  
Access Report  
Acid Sulfate Soil Assessment  
Acoustic Report  
Arborist Report  
Bushfire Assessment Report  
Clause 4.6 Variations Statements  
Ecology & Sustainable Design Report  
Flood Study  
Flora & Fauna Assessment Report  
Geotechnical Report  
Revised 1 Stormwater Plans 2024 03 13  
Section J Report  
Social Impact Assessment  
Statement of Environmental Effects  
Traffic & Parking Report  
Waste Management Report

# Specialist Reports

DocuSign Envelope ID: 691C52C9-5A91-49AE-A952-D9FEBE492CF4

  
A Jensen Hughes Company

Nathan Elali

Bangor Healthcare

**DA Access Review -  
FINAL**

31 January 2024

Morris Goding    Studio 6, Level 1    T 02 9692 9322    NSW  
Access Consulting    56 Bowman Street    F 02 9692 9433    QLD  
ABN 67 658 378 262    Pymont NSW 2009    W mgac.com.au    VIC

**koikas**acoustics PTY LTD  
CONSULTANTS IN NOISE & VIBRATION  
DELIVERING SOUND ADVICE

Commercial 1 (Unit 27)    +612 9587 9702  
637-645 Forest Road    office@koikasacoustics.com  
Bexley NSW 2207    www.koikasacoustics.com    ABN: 12 058 524 771

**ACOUSTICAL REPORT**

**PROPOSED HEALTHCARE DEVELOPMENT**

**NO. 9-13 SHACKEL ROAD, BANGOR NSW**

**Date:** Wednesday, 8 November 2023  
**File Reference:** 3047R20231010j9-13ShackelRdBangor\_DA.docx

neillydavies

OVERLAND FLOW ANALYSIS (1% AEP) FOR  
PROPOSED DEVELOPMENT AT 9-13 SHACKEL RD  
BANGOR, NSW 2234

*Request for:  
Nathan Elali*

*9-13 Shackel Rd,  
Bangor, NSW 2234*

Neilly Davies & Partners Pty. Ltd.  
ABN: 711 216 235 50  
5 February 2024

Flood Study | 5 February 2024 | Neilly Davies & Partners Pty Ltd    Page 1 of 13

# Specialist Reports

