

An architectural rendering of a modern, multi-story building with a mix of dark grey, light grey, and white panels. The building features large windows and a prominent vertical slatted section. In the foreground, a man in a light blue shirt and dark trousers is walking on a path. The scene is set against a blue sky with clouds, and there are trees and bushes in the foreground.

TEAM

F / 001 / Client / 211221 903

Architectural Design Statement

19 January, 2022

F/001/Client/211221 903 Architectural Design Statement

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3	24.05.2022	Additional comments added

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1.0 Executive Summary

This architectural design statement sets out the response by Team 2 Architects in relation to the Stage 2 expansion of the Northside West Mental Health facility located in Wentworthville, NSW.

The proposal related to the development of the approved Planning Proposal to State Significant Development Application, and comprises a four storey, purpose designed mental health building, as well as demolition of existing outdated inpatient rooms, construction of a new car park and modifications to the interior of the existing hospital.

The proposed Stage 2 addition is a state of the art, non-acute mental health facility which responds architecturally to the previous Stage 1 addition (also by Team 2 Architects), and has been carefully considered to sit within its context having regard for the historic and cultural significance of the locality as well as the specific site context and topography.

Mental health facilities are a highly specific health proposition and must be designed to straddle the operational and patient safety requirements, while simultaneously being inviting and imbuing a sense of comfort and domesticity.

There are however highly prescriptive directions set out in the Australasian Health Facility Guidelines (AHFG's) which must be fulfilled to obtain a private license. Ramsay Healthcare, the owner and operator of the facility, are the national leader in non-acute mental health, have an additional overlay of requirements to achieve best practice.

2.0 Context Plan and Project Background Information

The subject site is located on Lytton Street on the eastern side Lytton Park overlooking Finlayson's Creek. Following the Stage 1 development Team 2 were engaged to prepare a Planning Proposal for a future development to accommodate expansion on the southern car park which is both unsightly, and an underused area of the site.

The Planning Application contemplated what would effectively be the final significant stage of the brownfield development possible on the Lytton Street site, and therefore sought to maximise the opportunities for modernising the facility to move into the future.

The Planning Proposal was approved in 29 February 2016 - Gateway determination and letter - PP_2015_HOLRO_004_00.

3.0 Masterplan Options and Feasibly Development.

Prior to commencing on schematic design for Stage 2, and exhaustive series of needs demand and, block and stack and feasibility options were undertaken to review the condition of the existing building stock and establish future needs for the facility based on current and projected demand.

Out of this exercise it became apparent that:

- A. The existing two storey ward structure on the north west of the site were undersized and no longer fit for purpose in terms of current best practice, in addition to which the lower level was significantly flood affected and therefore posed a risk to patients;
- B. Demand analysis supported the view that within 5 years a further **30** beds are required to bring the capacity to **95**. Currently there are 6 shared rooms in the west wing – shared rooms are no longer considered good practice.
- C. For security and patient safety considerations, there was an operational preference for the main entry to remain at the northern end of the site; and in this context it was felt that the majority of car parking for staff, and visitors should be accessed at the north eastern end of the site.
- D. The Day Programme required modernisation and expansion, including additional group and multipurpose rooms, breakout spaces and improved connectivity.



Aerial view of Northside West (Google Maps)

The conclusion of this exercise determined the most effective course of action to be:

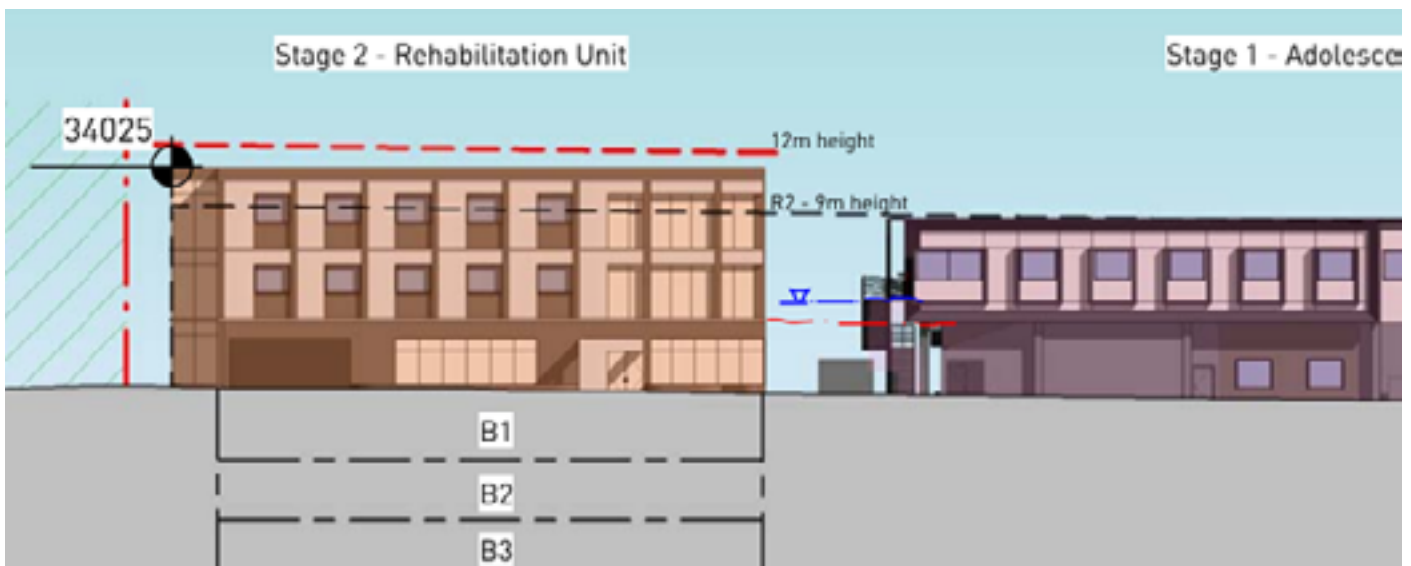
1. Demolish the dilapidated two-storey west wing comprising outdated and shared rooms, and replacing it with new purpose designed wards and overnight accommodation lined to the Stage 1 ward.
2. Provide upgrades to the day programme including internal modifications;
3. Create new café or patients and local community on north east corner of building breaking out onto Lytton Street
4. Consolidate car parking to northern and southern portions of the site, including a new two storey parking structure to replace the north west ward wing.

4.0 Evolution of the approved Planning Proposal to the current design.

The original approved Planning Proposal, submitted in 2015, contemplated a stand-alone Rehabilitation Unit, which was unconnected with the existing Mental Health facility with a 2 level basement car park. In the intervening period between the approval of the Planning Proposal and the current design, the demand for Mental Health has risen considerably (and has escalated again during the COVID pandemic). In addition, the flood studies have suggested that an underground car park is not practical from a flooding or cost perspective.

The upshot of this has been that Ramsay Healthcare have made the decision to expand and upgrade the existing facility to accommodate the increased pressure for beds.

The outcome of this from a design perspective, is that the Stage 2 development is conjoined with the RL of first floor level of the Stage 1 development, to provide operational connectivity across the site, where previously this was not the case. The corollary of the need to align the floor levels is that the building height has correspondingly increased, however as we believe this Design Excellence Statement proves, the architectural and urban design outcome is a high quality one, and consistent with the intent of the planning proposal.



Lytton Street elevation of approved planning proposal showing differences in floor level



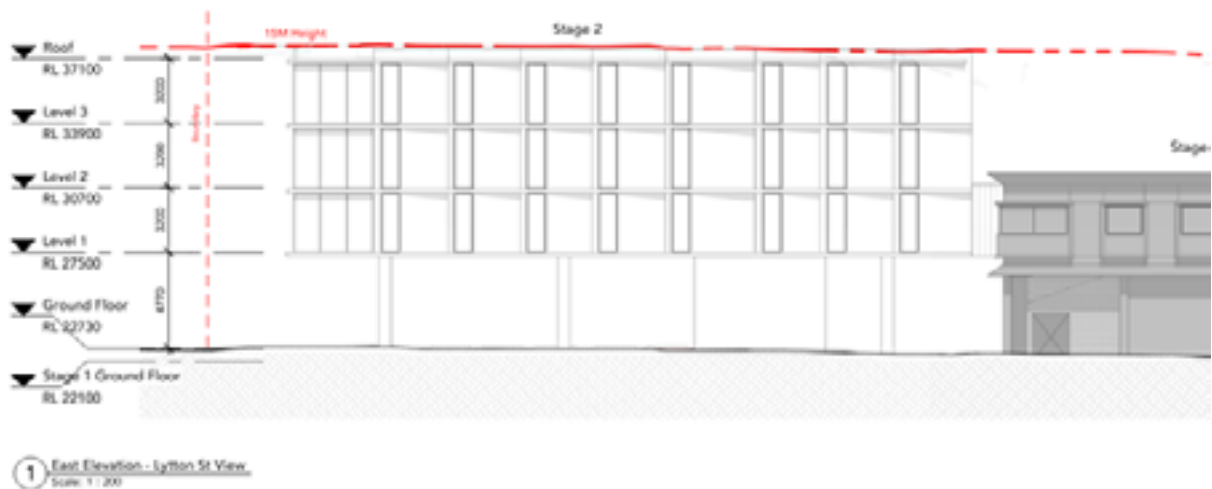
Lytton Street elevation of current proposal showing aligning floor level

5.0 Changes in building height between SEARS requests and SSDA submission

Between the SEAR request submission and the final SSDA submission, there has been significant design development as would be reasonably expected as part of the process.

As part of this exercise the design team determined that to meet the requirements of a highly serviced building of this nature, it was necessary to increase the Floor – Floor levels from 3200mm to 3500mm. In addition, a further tolerance was added to allow for roof falls, flashing zones etc. The culmination of these measures (which would have happened in any design development process) is that the building will project through the building height plane by approximately 0.95m at the South East corner of the site.

The visual bulk is managed through recessing the roof zone which will be read as a recessive element in relation to the main elevation.



Proposal Submitted for SEARS - April 2021



Proposal submitted for SSDA January 2022

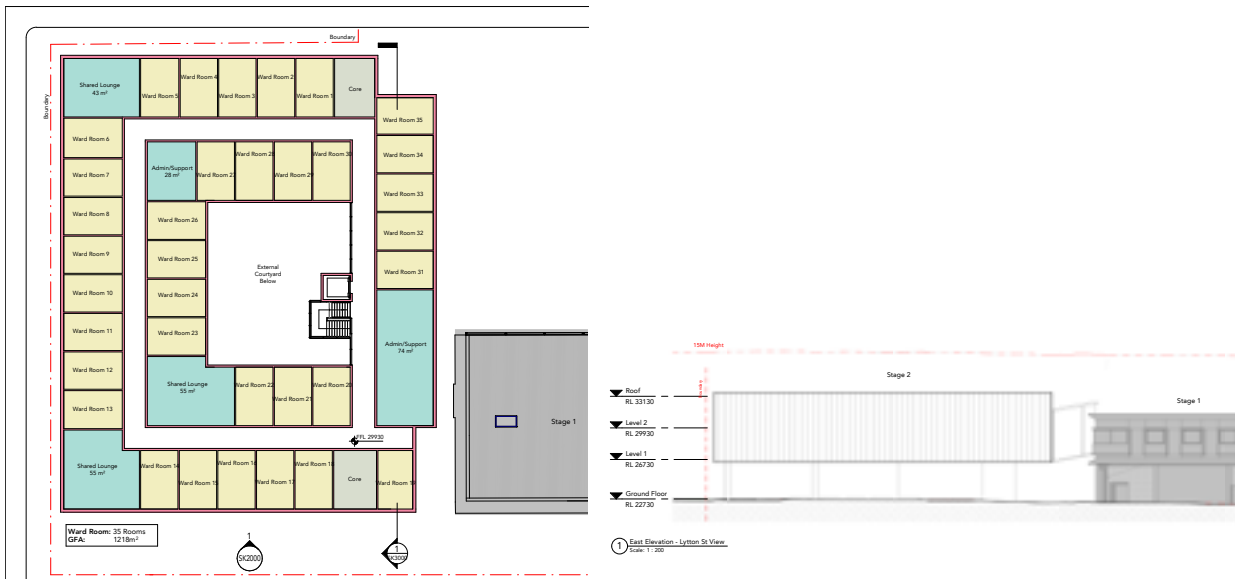
6.0 Project Brief

The final developed brief and Clinical Service Plan (CSP) called for a drastic modernisation to the facility including demolition of existing outdated building stock, the expansion of the Day Programme, and the construction of **30** new single rooms of a similar standard to the recently completed accommodation, which allowed for an expansion of **95** rooms. All of the new rooms are clustered around a new internal landscaped courtyard space, and each of the new levels has a variety of internal and external spaces for the patients (in line with the AHFG requirements)

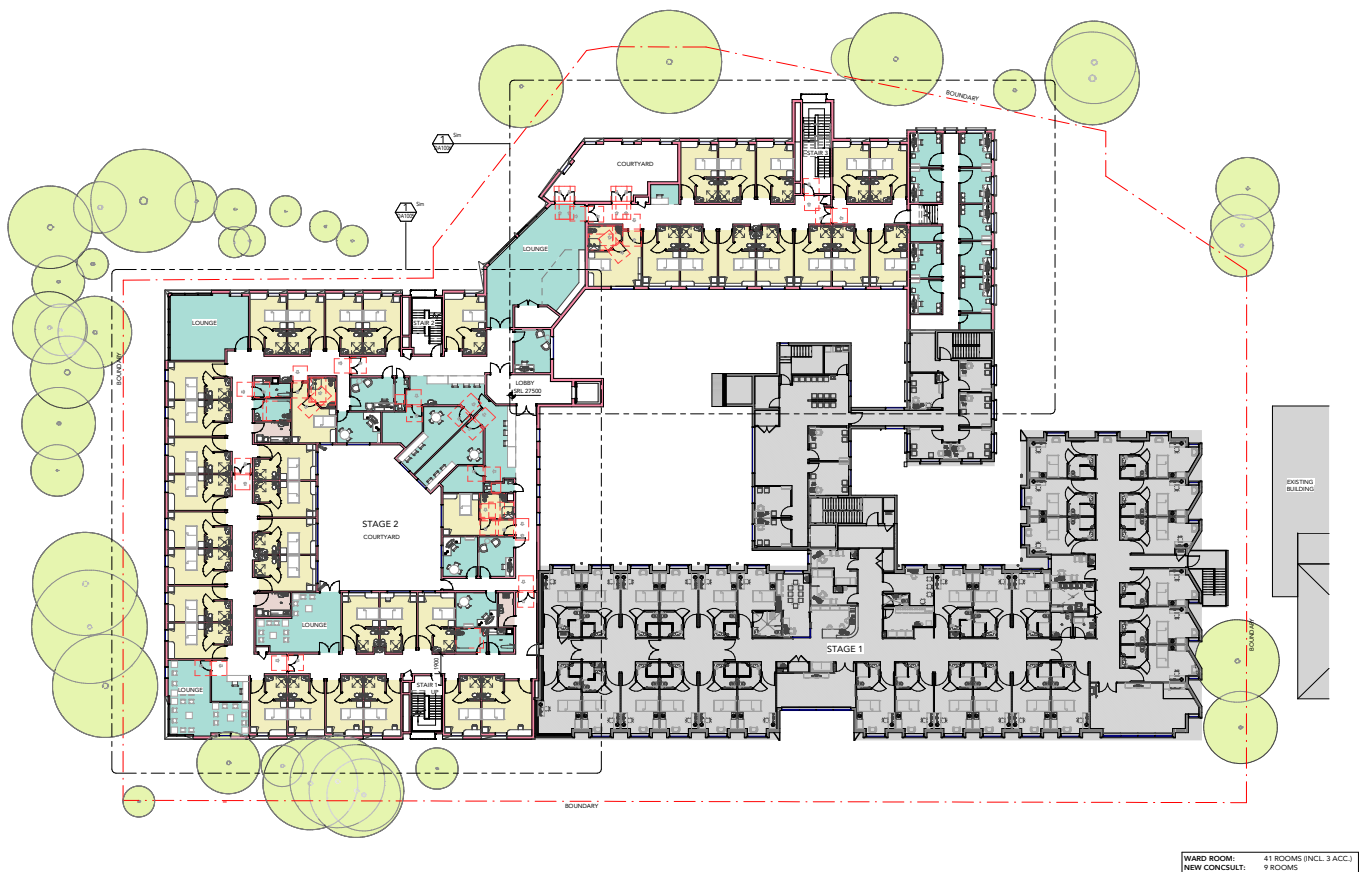
In addition, the CSP called for an expanded gym space, wellness centre, Yoga room, and art room. At the heart of the new development sits a large centralised dining room and external courtyard, with views over Lytton Park and Finlayson's Creek. It is envisaged that this space will be used throughout the day for meals, soft breakout, family visits and a variety of other uses.

The central theme to the planning is patient and staff safety, and this is addressed with the centralised entry to the facility as previously discussed. The plan of the new wards contains a corridor loop which allows for access if a patient becomes distressed; and access points to the facility are minimised.

Biophilia is fundamental to the design and consideration has been given to maximise opportunities for providing live planting, both internally and externally which has been proven to have a positive effect on patient experience and recovery times. Proposals will include; external planting and climbers to soften interface with the ground, and meandering landscape routes.

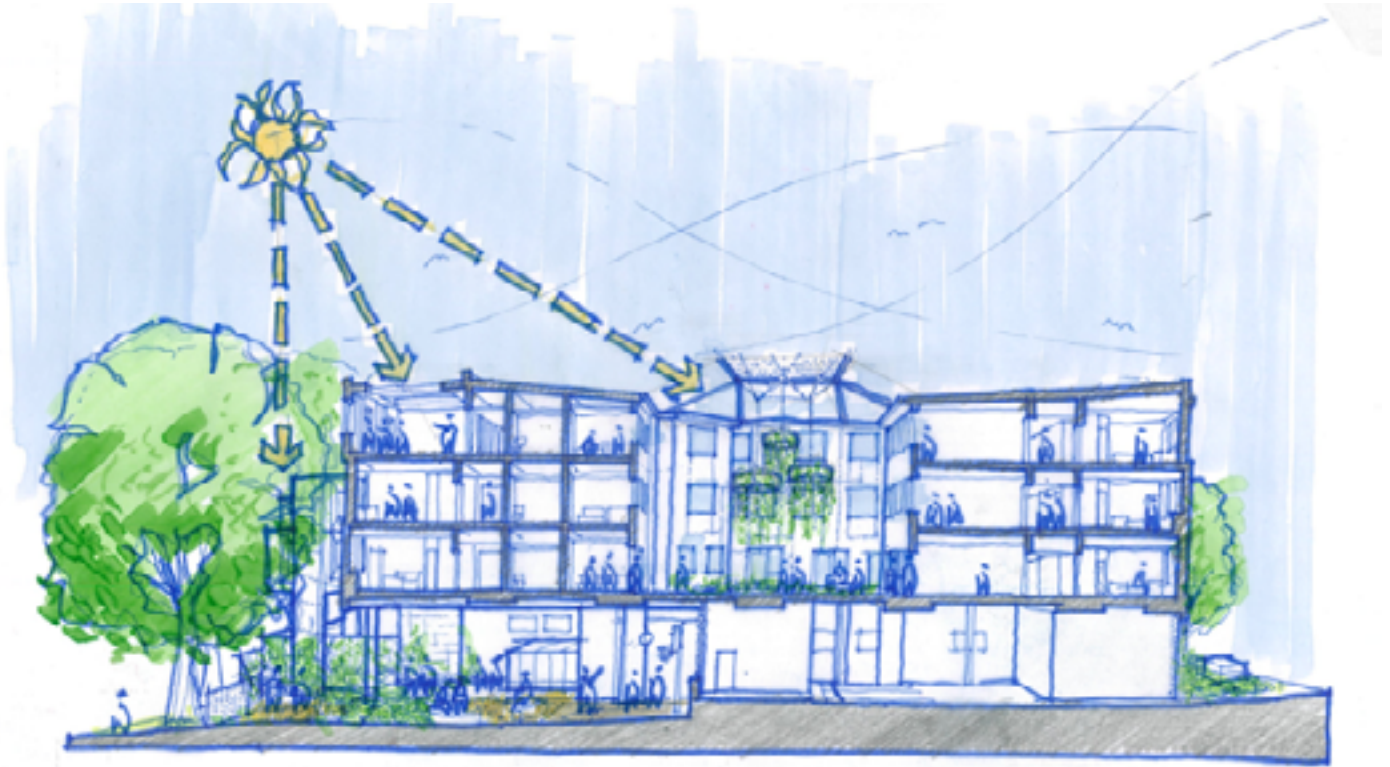


Plan dated 5 July 2020 illustrating ongoing issues with levels and car parking.

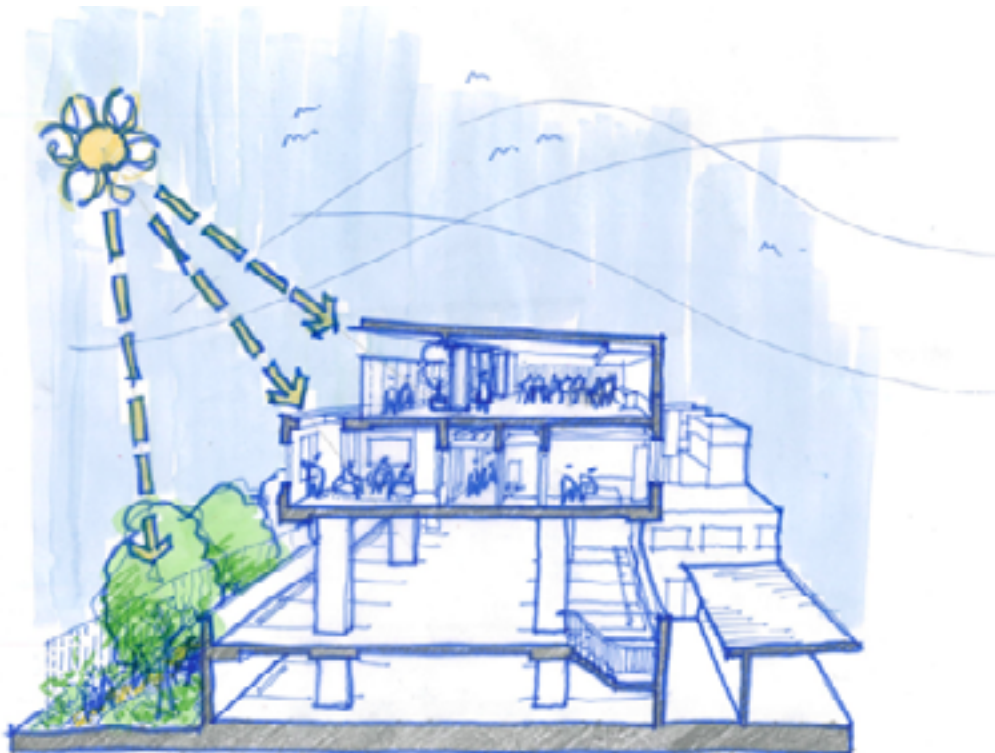


Final approved design 27 November 2021

The outcome of the design development is a series of pavilion type structures which are perforated by courtyards and balconies to provide safe internal and external spaces to serve the patients, and comply with the provisions of the Australasian Health facility Guidelines.



Sectional perspective through main courtyard.



Sectional perspective through dining room

Connectivity via Level 1 for Stage 2 development:

Following the modification to the brief to determine that the entire site would remain as a mental health facility, it became necessary to provide connectivity to the new Stage 2 developments via a new lift, but also, critically, through a new connection at Level 1 between the Stage 1 and 2 developments – this is key to the functional relationships which in turn inform the Clinical Services Plan and Business Case.

As has been discussed in detail in this document, the operational and patient safety aspects of this type of facility take top priority. Comment has been received concerning the possibility to reduce the height of the Stage 2 development by reducing the Level RL, thus misaligning the critical connection between Stages 1 and 2.

The Australasian Health Facility Guidelines (AHFG's) make a statement to the effect that changes of level within a clinical facility of less than a storey is considered poor practice and should be avoided wherever possible – the reasons behind this are numerous, but mainly focus around patient movements, safe staffing standards, movement of beds and trolleys etc. It therefore not advisable to incorporate level changes within a floor plate.

In addition, to achieve this between stages 1 and 2 would result in a large number of rooms being decommissioned due to the need for a ramp within the corridor of one or other of the stages.

Having regard for the above, we therefore do not this is a practical or reasonable suggestion.

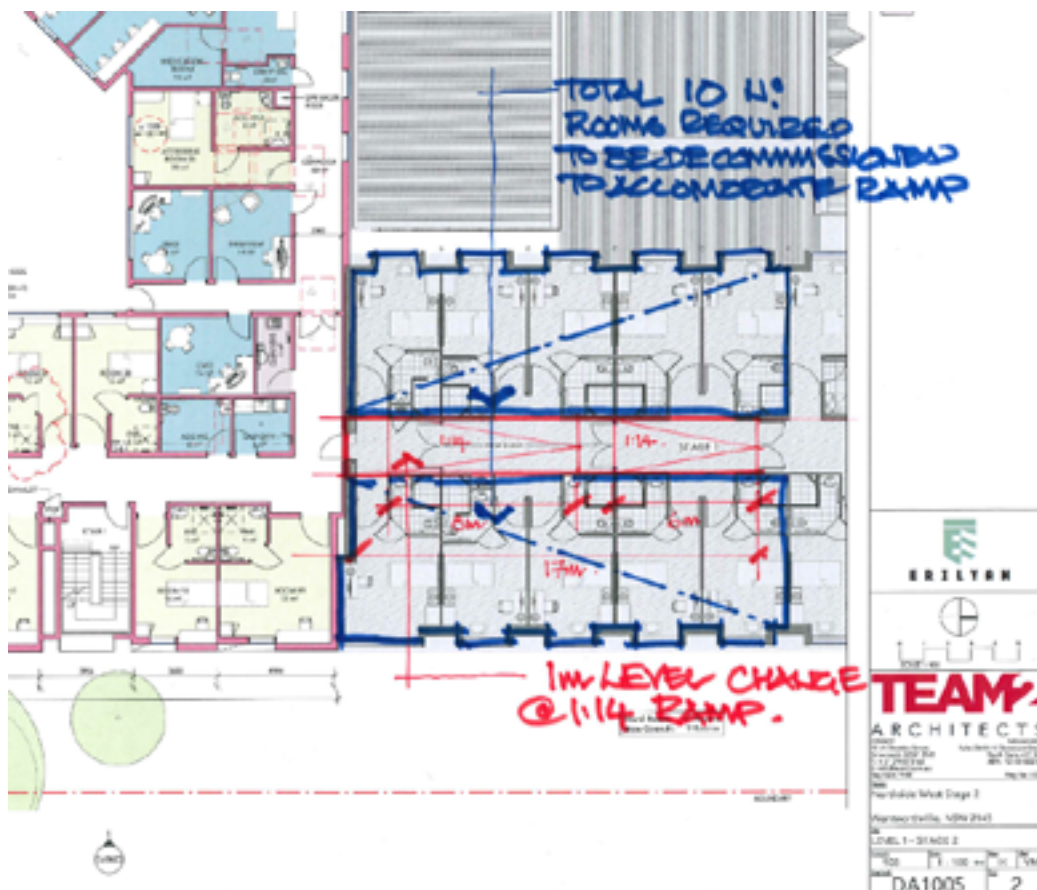


Diagram indicating the effect of installing a ramp to accommodate a 1m level change between Stages 1 and 2 developments.



Figure 1 - Out of phase facade



Figure 2 - Splayed reveals



Figure 3 - Use of texture on facade

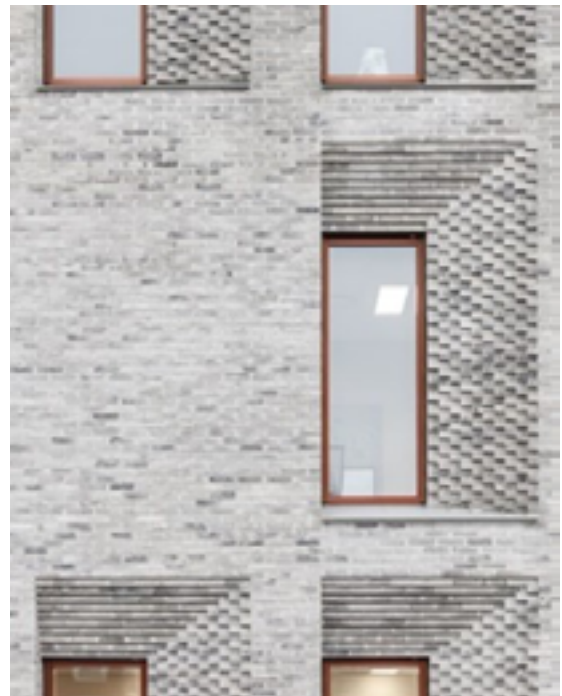


Figure 4 - Splayed reveals



Figure 5 - Equitone profile cladding



Figure 6 - Facade Treatment

9.0 Design Standards:

9.1 - Response to Better Placed - An integrated design policy for the built environment of NSW

Careful consideration has been given the aspirations of the Better Placed Policy set out by the NSW Government Architect as follows:

Better Fit – the building has been designed harmonise with the existing Stage 1 development, and the scale of the local residential building stock. This is followed through in the strong accentuated rhythm of the elevations, and architectural relief of the recessed and projecting panels. Ample landscaping is provided at the ground level interface on all aspects of the building as relates to the public realm.

Better Performance – The new extension has been designed with sustainability at the forefront (within the context of what is achievable within a mental health facility), and incorporate some or all of the following: initiatives including double glazing, passive solar control, high levels of insulation, efficient mechanical systems; rainwater harvesting (for irrigation), and water efficient appliances.

The intention is, where possible, to achieve a performance at least 10% better than NCC DTS reference building, which would effectively correspond to a 4 Star Greenstar building.

Better for Community – The facility will provide a valuable piece of social infrastructure, which will provide a highly valuable and much needed service for local community into the future.

Better for People – by building over the existing on-grade car park, the new development will effectively ‘complete’ the overall development of the site and provide a defined ‘edge’ on all boundaries. The outcome will be a suitably scaled addition to the streetscape with drastically improved passive surveillance of Lytton Street, the side lane to the south of the site, and the Lytton Park interface.

Each of the ward rooms will provide generous areas of glazing and state of the art facilities for patients and staff.

Better Working – The proposed development essentially cleans up the site, removing the remaining end-of-life facilities in the West Wing, and replacing them with fit for purpose, light filled ward, support and staff spaces. The connectivity across the site will drastically improve providing a better and more efficient working environment, and existing security concerns over the on-grade car park have been addressed by providing secure staff and visitor car parking.

Better Value – The proposed development will round out the development opportunities on the site, and at its conclusion will provide a world leading, state of the art non-acute mental health unit.

Better Look and Feel – as is demonstrated in this report and the supporting documentation, the Stage 2 development is a great architectural and urban outcome, using high quality and hard-wearing materials that will patinate and improve over time. The existing mature trees surrounding the site are retained and augmented with new landscaping to provide a lush and softened interface with the public realm.

9.2 – Crime Prevention Through Environmental Design (CPTED)

The following measures have been implemented as part of the design strategy to address the principles of CPTED:

Surveillance and Visibility – the entire street perimeter of the proposed development is lined with ward rooms with large areas of glazing, and which overlook Lytton Street, the side lane to the south of the site, and the Lytton Park interface.

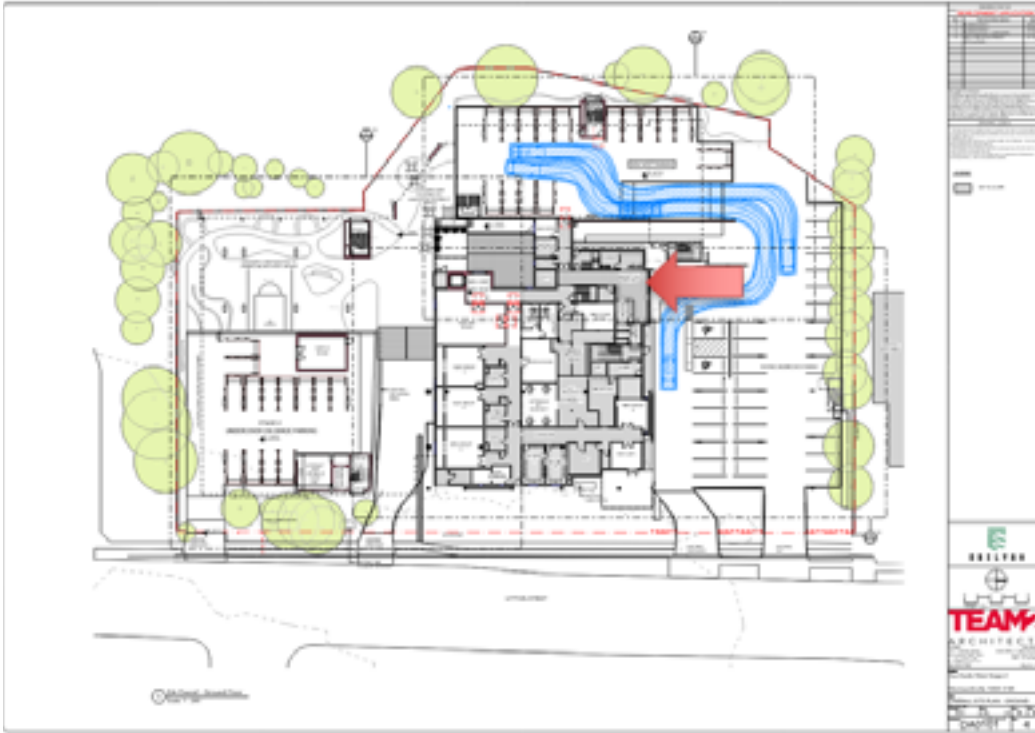
Further, the facility is operational 24 hours a day and there are continual staff and patient movement within the site. The Stage 2 development consolidates the landscaping approach and provides patient areas at ground level across the Lytton Park frontage (albeit separated by a visually permeable fence).



Diagram indicating passive surveillance resulting from perimeter activation

Access Control – Even though this is a non-acute facility, there is strict access control to the facility via the main front entry. Access to the site is constantly monitored and controlled and members of the general public are not permitted inside the building unless they are visiting a patient.

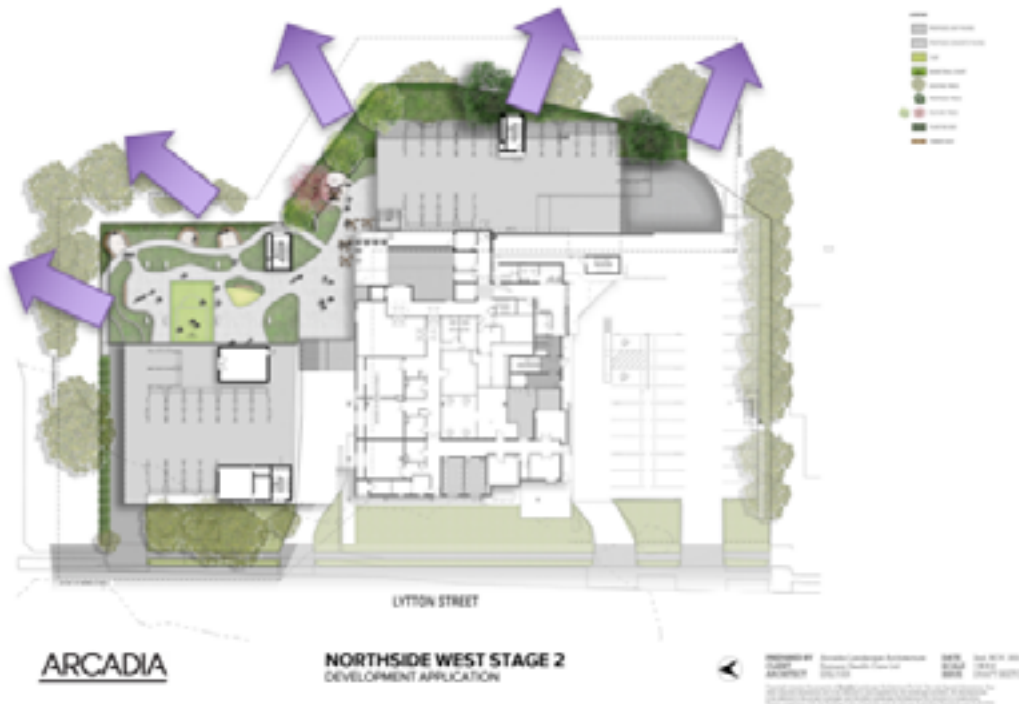
Staff are equipped with swipe cards to obtain access into non-patient areas which are linked back to the site security system.



Ground level showing access to facility

Territorial Reinforcement – Places that are well maintained and designed are often more regularly visited and endowed with a sense of community, accordingly well used spaces reduce crime opportunities, and in this instance, it is intended that the new landscaped permitted will provide patients with recreational and congregating opportunities which, from experience of other facilities, will be well used.

A key part of the therapy is a gardening elective which will take place in the grounds, and encourages patients to engage with, and augment the landscape, which in turn populates the landscaped areas, and improves the appearance of the facility.



Landscape proposal incorporating leisure and sport facilities along the western boundary

Space Management – Well maintained and cared for spaces discourage crime as they tend to be more actively used and unwelcome persons readily identified.

The hospital is a secure facility from the perspective of public access, with monitored access points at the main entry, and CCTV monitoring of the external areas.

9.3 – Residential Character

The residential character is preserved along the Lytton Street frontage, despite the slight height increase over the Approved Planning Proposal. This is achieved through:

A strong horizontal feel accentuated with banding;

The replication of a rhythmic and modulated façade treatment which pays homage the existing residential street grain.

The erosion of the building corners which visually step down to the adjoining residential lot to the south.

A heavily landscaped perimeter to the site on Lytton Street incorporating landscaped screening



Lytton Street frontage

10.0 Incorporation of Indigenous culture and heritage through public art

Ramsay Healthcare and the design team acknowledge and pay respects to the Dharug People, and the notion of belonging to land is extremely important to the development of the design.

The architectural and landscape design has been carefully considered to incorporate a number of significant pieces of public art, both at a tactile level in the landscaped paths and planting, and in the building where each of the three staircases offer the possibility of a major installation by local artists on a canvas nearly 3m wide by between 15 and 20m high.

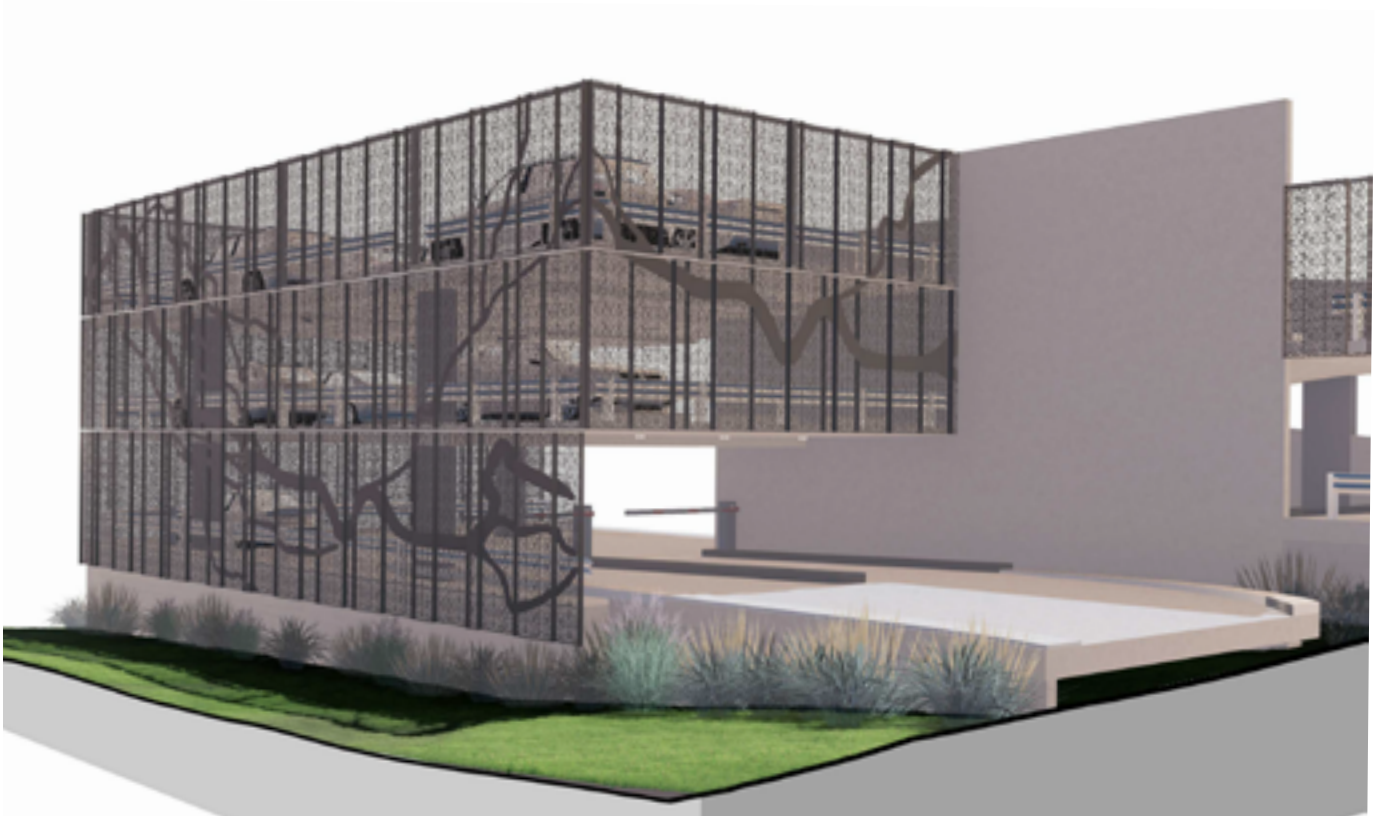


Opportunities for public and indigenous art

An example of this is the recently completed Dubbo Hospital car park where a similar technique was employed. This outcome was developed by Team 2 in conjunction with the local First Nation Community and has received widespread approval.



Team 2 Architects - Dubbo Hospital Car Park



Team 2 Architects - Dubbo Hospital Car Park Render

11.0 Community Consultation.

The design team met with members of the local community on 8 September 2021 in a virtual community forum moderated by Dominique Wolfe from APA. During this meeting Team 2 and the design team presented the scheme to the local residents and engaged in a Q+A session.

The proposal was universally supported by this in attendance.

12.0 State Design Review Panel.

The project team presented to the State Design Review Panel (SDRP) on two occasions, the 15 September 2021 and 24 November 2021. Where possible the suggestions from the panel were incorporated.

A record of the recommendations and the project team response is set out in the tables below:

Table 1 GANSW comments dated 30 September 2021	
Key Issues	Response
The increased FSR and height beyond the approved planning proposal (PP-2020-2448) are not supported – the increased density leads to compromised internal amenity, lack of quality landscape spaces and excessive overshadowing to the south residential neighbour. The current proposal is responding primarily to the challenges of the site and the high yield brief rather than prioritising wellbeing, recovery and amenity for the vulnerable future patients. The opportunities outlined below allow for a competitive clinical facility and provide an improved patient experience.	The proposal has been developed with the focus of expanding in order to meet the increasing demand, and providing the much needed services and facilities to support the mental health and well being of young people in the local community. The brief was to provide a dedicated Adolescent and Young Adult Mental Health Service to provide inpatient care and day programs to young people aged 14 to 25 years old. It builds on the adult programs which have been running at the facility since 2002. A landscaped open space will be provided in the undercroft area of the Stage 2 building to provide outdoor recreation area for patients and staff. As demonstrated in the Shadow Diagrams, the proposed development has been designed to retain solar access for the surrounding residential properties. It is noted that the residential property located directly south and south east of the Site (31 Lytton Street and 48 Haig Street) will continue to receive a minimum of three hours of solar access during winter solstice and unobstructed solar access throughout the day during summer solstice. Additionally, Lytton Street Park will also receive a minimum of three hours of solar access during winter solstice. As such, the proposed development is not anticipated to result in any adverse overshadowing or visual amenity impacts to the surrounding residential properties
Connecting with Country	
Explore additional locations for Aboriginal artwork and develop the design by partnering with local Aboriginal artists where possible.	Additional locations have been identified in the increased landscape area to the south-west of the site and the project team will consider further interaction with local Aboriginal Artists where possible throughout the detailed design stage of the project
Applied art alone is not considered comprehensive or an integrated response to Country. It is challenging to respond to Country when the building is elevated spatially, but still possible. For example, consider what parts of the landscape or building people gravitate to in order to feel connected to the place during different times of the year. Consider access to running water, the breeze, endemic plant species, biophilia and, critically, solar access to useable spaces.	The additional landscape area will be developed with a strong focus on Connection and Response to Country. It is intended that it will expand and connect directly with the large vertical indigenous artwork opportunities. Given the unique location of the extended landscape area, the design team has identified the importance of ensuring the selection plant species and biophilia are undertaken with within the Connection to Country framework to ensure best possible outcomes for the spaces and the people who will use them.
It is recommended the project team engages with local Indigenous Community members early and consistently throughout the project lifecycle. If this is not possible due to Covid-19, consider engaging with an Aboriginal cultural heritage and spatial expert. Refer to the draft framework Connecting with Country on the GANSW website for further information	The project team undertook an Aboriginal Cultural Heritage Assessment Report which included consultation in accordance with the Consultation Requirements of the Department of Environment, Climate Change and Water (DECCW 2010a). Four responses were provided by RAPs all of which were in support of the project.

Table 1 GANSW comments dated 30 September 2021

Key Issues	Response
Site strategy and landscape	
Prioritise the reconfiguration of the stage 2 massing to improve the amenity of the raised courtyard. A courtyard enclosed on four sides by three-storey walls is not supported. Creating a U-shaped courtyard could provide an outdoor space facing the park, providing airflow and western sun during winter. When designing outdoor spaces, strive for high amenity and quality – beyond making an area for smokers.	The circular layout is a requirement for the wards to operate in an efficient, safe and secure manner whilst also allowing flexibility for beds to swing between different services dependent on demand. If the design were to provide a U-shaped layout the staffing levels would be required to be doubled on each level as would the provision of support spaces. The Australian Health Facility Guidelines require units to be designed in order to ensure ease of observation for staff to permit continuous monitoring via: Line of sight from staff station or bases to common areas such as a communal lounge, dining, activity and outdoor areas. Further to this providing a courtyard that faced the park, would result in a minimum of eight rooms no longer receiving park views as well as the loss of the Level 3 courtyard facing the park. It should be noted that the south-west corner of levels 1 & 2 level consists of a large lounge area with excellent solar access and views of the park and level 3 already has a courtyard overlooking the park. The panel's comments regarding designing outdoor spaces are noted and it is confirmed that all courtyards on ward levels will be non-smoking areas.
Reduce the parking to the minimum requirement to enable internal communal spaces and increased external landscape on the ground level, taking advantage of favourable outlooks to the park and creek. Explore the possibility of physically opening the facility up to the park or providing a ground-level visual connection through reconsidered boundary and fencing conditions	The parking provision has been reduced to provide additional landscaped area on the Site. The design of the proposed landscaped area is illustrated in the Landscape Strategy (Appendix 6) and Architectural Plans (Appendix 3). Unfortunately from a safety and security perspective fencing is required however it will be made as recessive and integrated with the landscaping as possible.
The entry sequence is unclear and could feel unsafe as it is located at the back of the car park. Relocate or reconfigure the entry so it is well lit with access to natural light and visibility and clarity of approach from the public domain to help with orientation. Additionally, consider how to make the transition from ground level to the upper levels clearer and more welcoming.	The existing photos in Figure 35 demonstrate that suitable natural light and visibility are provided on Site. Patients and visitors who will be transitioning from ground to upper levels are escorted by staff and the pathway is clear and welcoming.
The stage 2 undercroft car park height of approximately 5m is significantly higher than required for vehicles. It is recommended the design team explore providing a different floor level for stage 2 compared to stage 1 to reduce the floor to floor height closer to 3m, resulting in a lower overall building height.	This cannot be achieved as it will affect connectivity between ward and support spaces. Providing different floor levels between the new and existing buildings will require the facility to be operated separately and will essentially double staff numbers. It will also have major impacts on DDA Compliance and well as Fire Egress paths.
The residential property to the south is overshadowed, which requires mitigation as described above. For future presentations, clarify the shadows produced by buildings by removing the trees from the shadow diagrams.	As demonstrated previously, the proposed development has been designed to retain solar access for the surrounding residential properties. The proposed development is not anticipated to result in any adverse overshadowing or visual amenity impacts to the surrounding residential properties.

Table 1 GANSW comments dated 30 September 2021

Key Issues	Response
Some of the ground floor rooms have no windows or views. Re-evaluate how these occupied spaces could receive natural light and outlooks.	Natural light has been provided wherever possible. Several skylights have been provided where access to windows is not possible
Where possible, provide access to natural light and views to the outdoors at the end of corridors. The stage 2 extension blocks the natural light to the stage 1 corridor – consider how this condition could be improved.	Lounges situated on the corners have internal glazing to the corridor which will assist in transmitting natural light to the corridors in the stage 2 extension. The end of the stage 1 corridor is a fire rated door which current does not have natural light so stage 2 is not blocking any natural light at this end of the corridor
Use high quality and visually considered screening to the undercroft car park, which does not rely on planting as it could die or take some time to provide coverage to mitigate views of the undercroft car park. Additionally, this screening could form the secure line to the facility rather than a fence in some locations to create a more nuanced and welcoming boundary condition.	Noted and this will be adopted. As demonstrated in the Elevations within the Architectural Plans, landscaping will be planted around the security fence to enhance the visual amenity of the screening.
Use the built fabric as the secure line where appropriate to blend the public domain and the private space. Allow for landscaping at this boundary that benefits the public, staff and patients and integrates the project into the neighbourhood. Where a fence is required, provide a high-quality one that is well integrated with the landscape design	Noted and this will be adopted. As discussed previously, landscaping will be provided along the western boundary to soften the built form and enhance the visual interest of the proposed development. The proposed fencing is well integrated into the architectural and landscape design of the proposal.
During construction, ensure the existing tree roots on and around the site are protected for long term tree survival.	Noted. This forms part of the Arborist Report and will form part of the landscape specification.
Consider the placement of site sheds during construction as the site lacks open space.	Noted. This will be considered as part of the design development process.
Consider the use of the undercroft car park for future extensions.	The use of the undercroft car park will be taken into consideration in future extensions.
Architecture	
To provide increased amenity to patients (and create a point of difference in the mental healthcare market), consider if patient rooms could have a balcony or Juliet balcony	In order to ensure compliance with the Australian Health Facility Guidelines in particular the HPU 131 Mental Health –Overarching Guideline. Providing Juliet balcony's to patient rooms would then require 3.5m fencing or barriers with no handhold or foothold points to prevent scaling.
Sustainability and Climate Change	
Develop ESD ambitions for the project. Utilise the vast roof surfaces for renewable energy and capturing stormwater. Provide operable windows for natural ventilation.	The ESD objectives of this project is to encourage a balanced approach to designing new facilities for the project; to be resource-efficient, cost-effective in construction and operation; and to deliver enhanced sustainability benefits with respect to impacts on the environment and on the health and well-being of patients, staff, and visitors whilst providing the best possible facilities for a constructive environment. The proposal has been designed in accordance with the Green Star Design & As-Built v1.3 Rating System. Whole of Life considerations including running costs, long-term maintenance, quality, life-span, future improvement, value of money and sustainability, will be used to inform the design of the development.
Aiming for a net-zero building is highly encouraged to reach NSW's Net Zero emissions goal by 2050. Refer to 'NSW, DPIE, Net Zero Plan, Stage 1: 2020-2030' for further information.	Noted. The proposed development has been designed to address the ecologically sustainable development (ESD) principles.

Table 2 GANSW comments dated 8 December 2021

Key Issues	Response
The SEARs requires the EIS submission to include evidence of issues raised at the SDRP and how the “design of the development has been amended in response to these issues”. The proposal presented at the second SDRP has largely remained unchanged from the first SDRP, at which fundamental aspects of the scheme were not supported. The specific requirements of the brief, site constraints, the increased FSR over the permissible 1:1 FSR and height limits have resulted in a compromised proposal. Refer back to the advice letter from the first SDRP to review and re-examine concerns raised. The project team is encouraged to strive for better amenity outcomes. This may not be achievable without a significant redesign from first principles	The SDRP comments are acknowledged and changes to the proposed development have been made for the betterment of the design wherever possible. As discussed in the SDRP meeting there are several patient and operational requirements that take precedent over some of the issues raised by the SDRP. As has always been the case throughout the design process, the development has been designed to provide the best possible design solutions, whilst still complying with Australian Health Facility Guidelines, Mental Health Facility operational requirements and most importantly meeting and exceeding the needs to youth mental health patients from the area. As discussed previously, the additional floor space is necessary to respond to the increasing demand for mental health services in Greater Sydney and increase the supply for health care services in the Cumberland LGA. The proposed height of building is primarily due to the sloping topography of the Site. It should be noted that the maximum building height of 19.6m (30.7% variation) is measured from the level of the existing access driveway, which had previously been excavated as part of the construction of current facility. Further, the maximum height variation of 30.7% occurs in the central portion of the building only, and it is noted that the built form surrounding the central courtyard comprises a building height of 16.3m, presenting a variation of 8.6%. As measured from the East Elevation, the proposed development presents a building height of 15.9m fronting Lytton Street, which exhibits a variation of 6% only. The proposed development has been designed to preserve the existing topography through providing an undercroft parking area rather than basement carpark. The proposed height is also required to enable the physical connection with the Stage 1 building to ensure optimal operational efficiency and compliance with access requirements. Further details on the proposed height and FSR variations are provided in the Clause 4.6 Variation Request at Appendix 30. Importantly, the proposed development is generally consistent with the development controls under CLEP2021 and CDCP2021 which would ensure minimal impact on the local community
The scheme is currently car-parking driven, although parking numbers in Stage 2 are not significant (13 spaces). The stage 2 undercroft parking could be relocated elsewhere to allow for redistribution of GFA and useable space at ground level to reduce overall height, bulk and create a better public interface. The quality of the open space, terraces and the central courtyard should be prioritised to promote the health and wellbeing of the future vulnerable patients and staff.	The proposed development is subject to the parking requirements under CDCP2021, which refers to the parking rates under the TfNSW Guide. The proposed development will provide a total of 77 carparking spaces which are required to accommodate the parking demand of the proposed facility. Throughout the design process, the south western portion of the Stage 2 has been changed from a parking area to a landscaped area in response to the SDRP comments dated 30 September 2021, which is considered adequate to provide high quality landscape space and recreation area for patients and staff

Table 2 GANSW comments dated 8 December 2021

Key Issues	Response
Connecting with Country	
Develop an architectural design response to Country in addition to the art and landscape response. Applied art and native planting are not considered a comprehensive or an integrated response to Country. Below are some examples of how Country can be better integrated into the design: a. consider how ground-level landscaped space and upper-level terraces can celebrate the microclimate (breeze, sunlight) and frame views toward the park b. think about how flood mitigation could be celebrated – for example, a rain garden c. consider the possibility of a native sensory garden/ bush tucker garden with input from the local Indigenous community d. develop the finishes and colour palette in areas to relate to the site e. consider Indigenous language for naming and wayfinding with guidance by the local Indigenous community.	The proposed landscaped space on ground level has been designed to provide shade and cooling urban area through the planting design to mitigate the urban heat island effect. The landscape strategy will provide a minimum of 40% canopy including retained existing significant trees canopy across the ground level landscape area to mitigate urban heat island effect based on the 5 Million Trees Program (5MT Program). The strategy will provide approximately 70% of green space including the tree canopy to provide urban cooling. Biophilia is fundamental to the design and consideration has been given to maximise opportunities for providing live planting, both internally and externally, which has been proven to have a positive effect on patient experience and recovery times. The proposal will include external planting and climbers to soften interface with the ground and meandering landscape routes. The modelling and materiality of the building were explored and evaluated through a series of sketch studies to determine the most appropriate outcome given in respect of the internal planning and surrounding context
Hold in-person consultation throughout the project lifecycle with local Indigenous community members on the art strategy, landscape and architectural design. Demonstrate how this consultation input is reflected within the design. Refer to the draft framework Connecting with Country on the GANSW website for further information	Engagement with Indigenous community members will be taken into consideration should they wish to be involved to assist in the development of design and specific spaces within the facility.
As mentioned in the first SDRP advice, show the development of the Aboriginal artwork by partnering with local Aboriginal artists where possible, as early as possible in the design process to assist a rich integration of ideas.	Further interaction with local Aboriginal artists will be undertaken to further develop the Aboriginal artwork
Site Strategy and Landscape	
The central courtyard should be reconsidered fundamentally. It is recommended that the courtyard be enlarged to improve its proportions. The central courtyard is the only open space that is completely open to the sky, and it is enclosed on all four sides and overshadowed. For example, improve the courtyard by: a. increasing its size b. considering its use for all possible users c. considering acoustics d. including vertical planting for privacy, beautification and softening e. consider hanging sculptural and planting elements to make it an interesting area to look onto f. think about what Indigenous themes could be further integrated into the design	Details of the central courtyard design are illustrated in the Landscape Strategy and Landscape Plans at Appendix 6 and are discussed in Section 6.3.

Table 2 GANSW comments dated 8 December 2021

Key Issues	Response
Invest in the other terraces to improve access to the sun and sky. Given the limitations of the brief and program, the terraces should be designed to feel like a destination and an enjoyable space where people want to spend time.	Design of the Level 1 inner courtyard in the western building is illustrated in the Landscape Strategy.
Develop the tactility of the ground level and terrace landscaped areas, so the building does not feel institutional. Consider planting and materials that appeal to all the senses.	Landscaping has been incorporated as part of the design to soften the built form and engage with the open space at Lytton Street Park.
There is not enough justification for this scheme to be driven by parking. Explore options to relocate the 13 parking spaces under stage 2. Consider introducing basement parking or half-sunken parking below the stage 2 building. Alternatively, the stage 2 undercroft parking could be relocated by extending the west parking area and introducing parking off Lytton Street in front of the stage 1 building.	The provision of basement parking and parking in front of the Stage 1 building off Lytton Street are not considered to be beneficial to the facility or the public. As discussed previously, the provision of basement parking will require extensive excavation and earthworks, which is likely to result in significant impacts on the amenity of the surrounding residential properties. Further, excavation or earthworks may also impact on the soil stability and drainage patterns on the Site. Provision of carparking at the front of the Stage 1 building is also not considered to be appropriate. Given the site constraints and limited space within the Site, major redesign will be required to accommodate the turning paths and access arrangements for carparking in front of the Stage 1 building. The scheme is not driven by parking however it should be acknowledged that CDCP2021 provides minimum carparking requirements for the proposed development. The proposal will provide a total of 77 parking spaces which are considered suitable to the development to accommodate the anticipated parking demand.
Explore how to reduce the building height by removing car parking at the stage 2 ground level and introducing ramps to mitigate the level change between stages 1 and 2	As demonstrated in Section 3.4 , numerous design options were explored before arriving at the current design. Further details of the proposed height variation are provided in the Clause 4.6 Variation Request at Appendix 30
The building height should be reduced to below 15m to mitigate overshadowing to the park during winter	As above. The proposal has been designed to preserve adequate solar access for the neighbouring properties and Lytton Street Park
Place active rooms on the ground level to articulate the street and park entrance path in a friendly manner	As carparking is proposed to be provided on ground level, active rooms are unable to be facilitated on ground level. Entry area will be provided on ground level to facilitate access into the building.
Reconsider the fence design to be a part of the architecture to create privacy and a positive interface with the park. For example, avoid using only metal fencing and provide sections of solid materials such as stone piers or hedges with portions that allow views into the park. Alternatively, create a dense buffer to the fence with planting on both sides. Define the security function of this boundary fence in relation to the open, unfenced boundary to Lytton Street	As demonstrated in the Architectural Plans, landscaping will be planted along the security fence to enhance the visual interest of the building when viewed from Lytton Street Park
Carefully consider the design development of the landscaped and recreation open space within the undercroft area to ensure it is inviting	Details of the proposed landscape design and open spaces are provided in the Landscape Plans and Landscape Strategy at Appendix 6 .

Table 2 GANSW comments dated 8 December 2021

Key Issues	Response
Discuss the inclusion of additional street trees with the Council to improve the street interface. Additionally, as mentioned within the first SDRP, allow for landscaping at this boundary that benefits the public, staff and patients and integrates the project into the neighbourhood.	Discussion with Council will be undertaken to explore the inclusion of additional street trees. Existing trees along the Lytton Street boundary will be retained and protected for the proposal.
Communicate the quality of the open space, courtyard and terraces through design sections and 3Ds. For example, these could be hand-drawn. Show people within the drawings to demonstrate spatial qualities	Updated renders have been provided to demonstrate the design of the undercroft landscaped space. People are included in the renders to demonstrate spatial qualities (refer to Section 3.2). Further details of the design of the open spaces are provided in the Landscape Strategy and Plans.
Architecture	
Provide updated perspectives that demonstrate the visually considered screening to the undercroft car park. This suggestion was noted as “adopted” but is not shown within the 3Ds.	As above.
Consider safety through environmental design and lighting to the existing facility, including the current entry and the new stage 2 extension	CPTED principles have been incorporated in the design and are addressed in Section 4.2.9 and the Architectural Design Statement at Appendix 4 .
Consider including skylights for the upper-level communal spaces to introduce additional light.	Skylights have been incorporated in the architectural design and are illustrated in the Architectural Plans.
Dimension the 350mm articulation zone of the façade.	The 350mm articulation zone has been shown in the Architectural Plans.
Sustainability and Climate Change	
Include health and wellbeing targets within the ESD principles. For example, refer to the WELL Building Standard.	The proposed development has been designed to incorporate ESD principles. Further details are provided in Section 6.6 and ESD Report at Appendix 7
Consider an ESD rating standard, such as Green Star, to guide the sustainability ambitions and promote your business commitment to sustainability.	The proposal has been designed in accordance with the Green Star Design & As-Built v1.3 Rating System. Whole of Life considerations including running costs, long-term maintenance, quality, life-span, future improvement, value of money and sustainability, will be used to inform the design of the development
The issues outlined above are to be addressed as part of the EIS submission. This project should return to the SDRP after the exhibition period and prior to lodging the RTS. Allow time for SDRP comments to be incorporated in the RTS submission when booking the next SDRP session	Noted. Further consultation will be undertaken in line with the statutory timings set by DPIE. Comments received from SDRP during exhibition will be responded to at Response to Submission (RTS) stage..

13.0 Final façade renders

View from north east showing relationship with Stage 1 and Lytton Street





View from Lytton Park showing undercover courtyard



View from Lytton Park showing undercover courtyard and stepped façade at south west corner