

GOSFORD CITY NORTH PRECINCT

NORTHSIDE

PRIVATE HOSPITAL

Concept Master Plan and
Urban Design Justification

September 2019



DISCLAIMER & COPYRIGHT

This document was prepared for the exclusive use of DCWC. This information is considered 'preliminary' and should not be used for detailed design discussions. RobertsDay acts in all professional matters as a faithful advisor to its clients and exercises all reasonable skill and care in the provision of its professional services. The information presented herein has been compiled from a number of sources using a variety of methods. RobertsDay does not attempt to verify the accuracy, validity or comprehensiveness of any information supplied to RobertsDay by third parties. RobertsDay makes no warranty, express or implied, or assumes any legal liability or responsibility for the accuracy, validity or comprehensiveness of this document, or the misapplication or misinterpretation by third parties of its contents. Reference herein to any specific commercial product, process, or service by trade name, trademark, manufacturer, or otherwise, does not necessarily constitute or imply its endorsement, recommendation, or favouring by RobertsDay. This document cannot be copied or reproduced in whole or part for any purpose without the prior written consent of RobertsDay.

RobertsDay

Level Four, 17 Randle Street Surry Hills NSW 2010

T: +612 8202 8000

© Roberts Day Pty Ltd, 2019

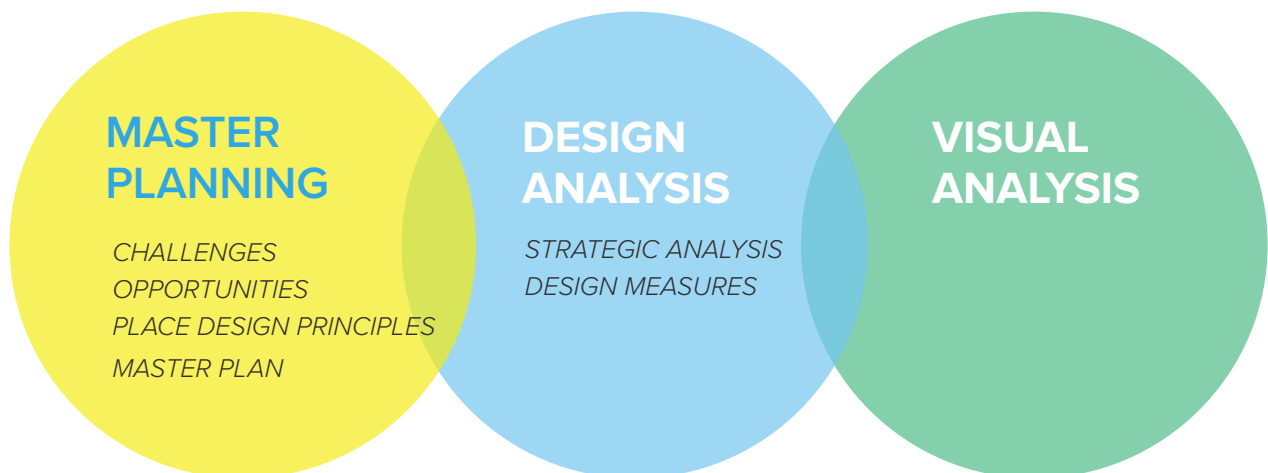
ABN 53 667 373 703, ACN 008 892 135

www.robertsday.com.au

TABLE OF CONTENTS

SETTING THE SCENE	5
MASTER PLANNING	8
DESIGN ANALYSIS	30
VISUAL ANALYSIS	46

REPORT STRUCTURE





**Northside Private
Hospital**, a Gateway Building to
Gosford **Health & Innovation
Precinct**



SETTING THE SCENE

GOSFORD TRANSFORMATION

In July 2017, the NSW Government Architect was engaged to develop an Urban Design Framework (UDF) to revitalise city of Gosford. The UDF provides a consistent, forward looking vision for Gosford and helps shape the continued development and renewal of the regional capital.

The main approach of the UDF is to focus on three distinctive but connected precincts: Civic Heart, City South and City North. Each precinct has a unique character and provides design principles and recommendations to create great places for people.

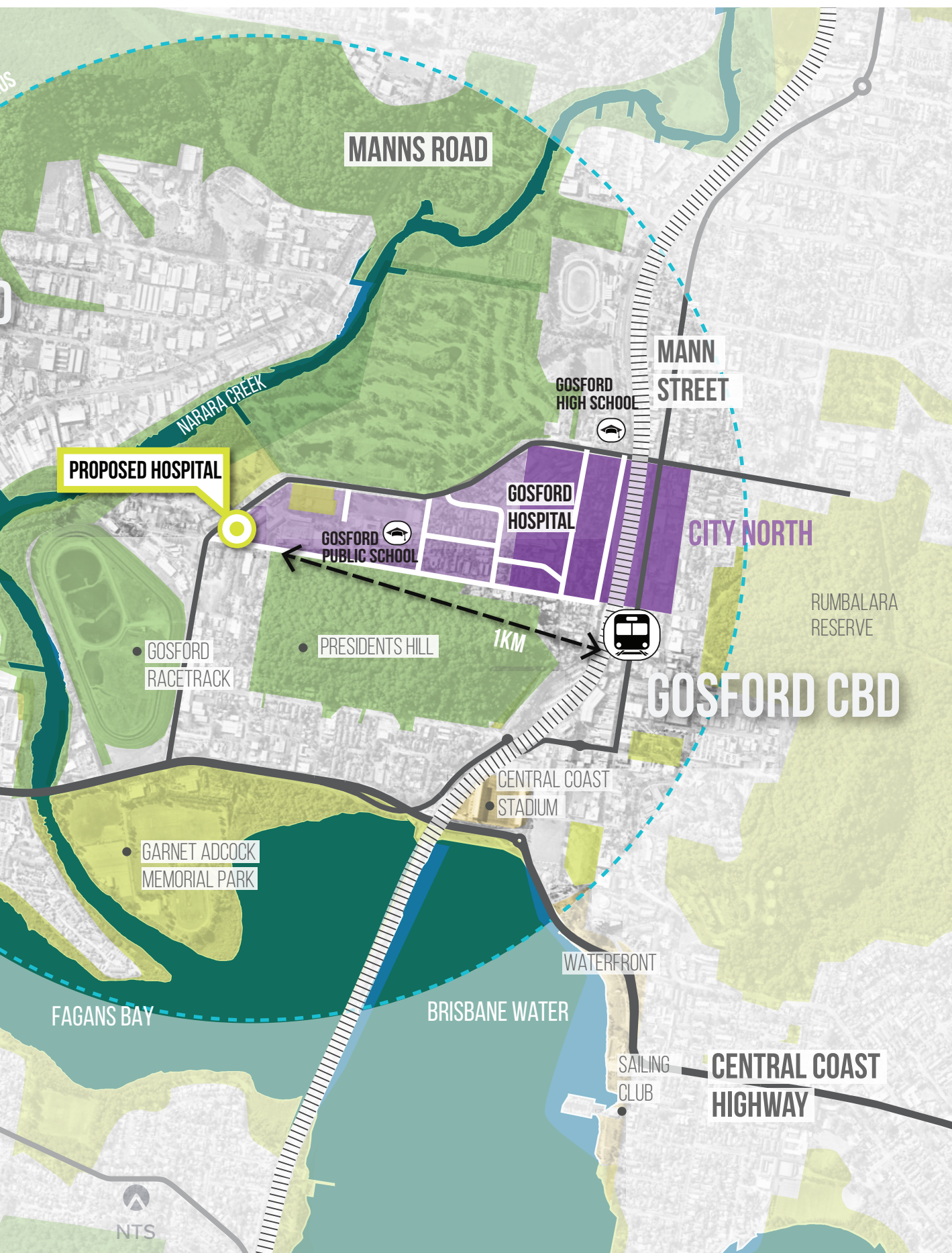
The Framework identifies City North as a place to have significant opportunities for a leading health and innovation precinct.

MASTER PLANNING

The proposed Northside Private Hospital is in close proximity to the public hospital and City North precinct. In response to City of Gosford Design Advisory Panel recommendation in May 2019, RobertsDay was engaged to provide design advice on the proposed Private Hospital and its relationship both to the existing Gosford Hospital and the broader City North Precinct.

A Concept Master Plan has been developed to explore a vision and design principles for a potential Gosford City North Health and Education Precinct. The Concept Master Plan focuses on providing improved connectivity, walkability and an attractive public domain in a revitalised urban area connecting the existing Gosford Hospital with the proposed Northside Private Hospital.







"ALWAYS DESIGN A THING
BY CONSIDERING IT IN ITS
NEXT LARGER CONTEXT
— A CHAIR IN A ROOM, A
ROOM IN A HOUSE, A HOUSE
IN AN ENVIRONMENT, AN
ENVIRONMENT IN A CITY
PLAN."

ELIEL SAARINEN

MASTER PLANNING

VISION FOR CITY OF GOSFORD

The city of Gosford has a unique structure and a great potential to be a successful regional capital. The Government Architect NSW 'Gosford UDF the way forward' document provides a vision and design principles for the continued development and renewal of Gosford. The UDF identifies three linked precincts as stepping stones to navigate and connect across the city.

The identified precincts are less than 400m apart which encourages people to walk and explore the city.

Civic Heart Precinct

The main focus of the Civic Heart precinct is Kibble Park located in the centre of Gosford close to the train station, and adjacent to Mann Street. Kibble Park is considered to be the only major open space in the centre and has attracted a significant amount of public and private developments around it. The UDF document provides detailed design principles to help shape the heart of Gosford.

Civic South Precinct

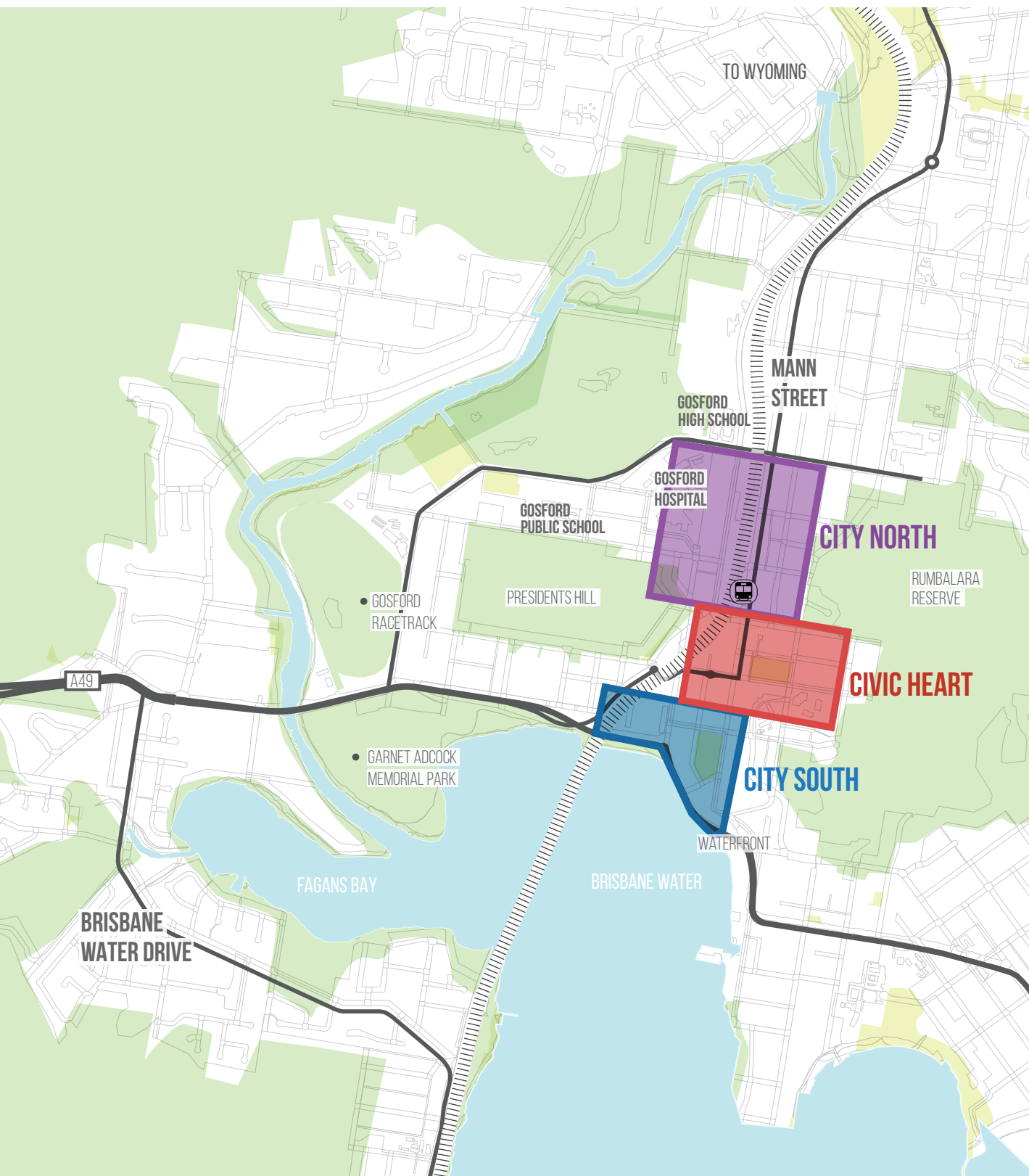
The City South precinct has a rich history and includes the extensive parklands in south and a diversity of facilities and regional attractors. The precinct is a key arrival point connecting the people to the Civic Heart. The UDF principles focuses on activating the parkland and improving the connections to the waterfront.

Civic North Precinct

The City North precinct includes the expanded Gosford Hospital site, a number of private and public schools, Burns place and Gosford Station. The Framework recommends the opportunity to connect the City North to the Civic Heart for synergies and investment in the area.

“Gosford has been shaped by a rich history and is defined by its natural setting and diverse communities with a strong local identity.”





FUTURE OF CITY NORTH PRECINCT

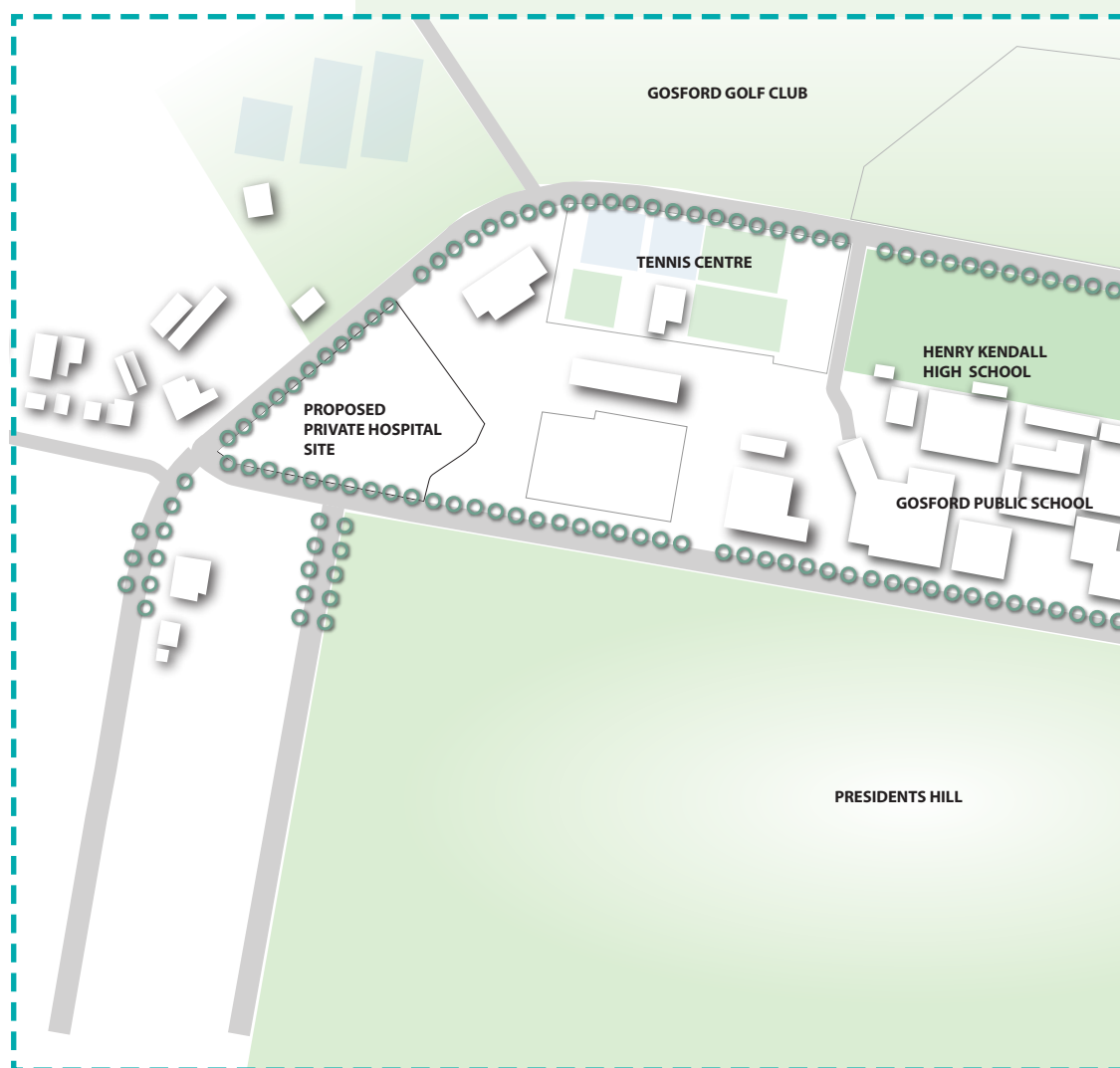
The Gosford UDF identifies City North as a place to have significant opportunities for the creation of a health and well-being precinct, potential for an innovation precinct and a range of housing types. The vision for the area is to provide a gateway precinct with pedestrian connections, improved walkability and an attractive public domain.

The Gosford UDF includes a Structure Plan for North City highlighting the recommended key moves for the future development of the precinct. The main focus of the Structure Plan is to improve the connections between City North and Civic Heart.

THE OPPORTUNITY

Development of a new hospital can play an important role in promoting the growth of health allied services in the surrounding areas and evolve the character of City North.

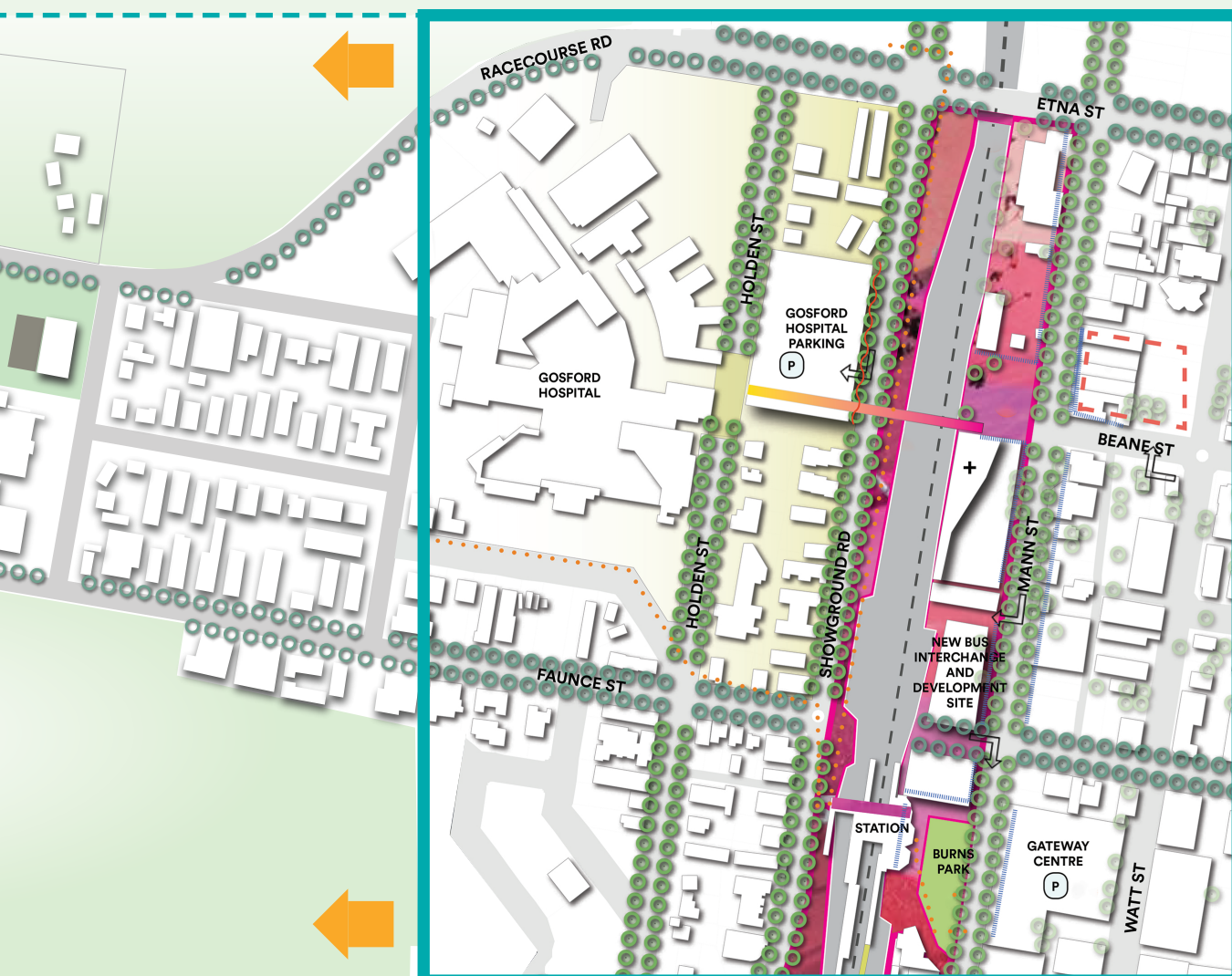
There is an opportunity for the City North Precinct to be redefined to include the proposed Northside Private Hospital, Henry Kendall High School, Gosford Public School, and adjacent urban areas. This opportunity can incorporate key design principles in a Concept Master Plan. This plan can inform the future development of the precinct, particularly in linking the two hospitals with a network of walkable connections, and supporting the hospitals with a range of complementary uses.



An **Opportunity** to Expand City North to include **Proposed Hospital** in the **Health Precinct.**

City North Structure Plan

Gosford Urban Design Framework, 2018



CITY NORTH FOUR CHALLENGES



1.

The rail corridor forms a major barrier through the precinct disconnecting the places on either side of the railway line.



2.

The existing institutions including the public hospital and the schools are inwardly focused with limited connection to their surrounding public domain.



3.

Lack of public spaces, street trees, active frontages and diversity contributes to a poor quality public domain and limits the connections between different facilities.



4.

The existing urban environment doesn't support healthy living. There is lack of walking connectivity, foot paths and active travel network. Access to nature including Narara Creek and Presidents Hill is poor.

CITY NORTH FOUR OPPORTUNITIES

**1.**

Opportunities to provide better connectivity between the city, Presidents Hill and Narara Creek corridor through improving East-west connections.

**2.**

A new hospital will promote the growth of health allied services in the area. Opportunities exist to connect the existing and proposed hospital as the main precinct facilities.

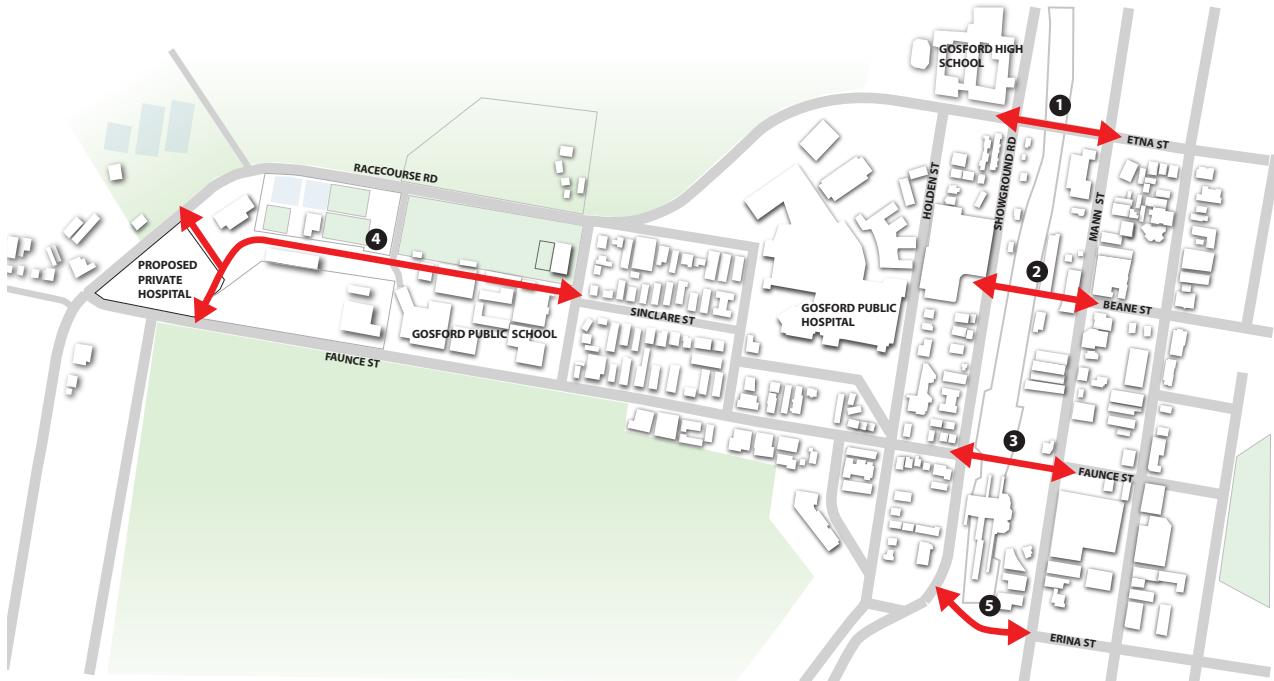
**3.**

City North is surrounded by regional natural assets which creates an attractive and healthy place to live, work and visit.

**4.**

City North urban fabric offers the opportunity to accommodate a variety of health services and activities to create a healthy precinct.

PLACE DESIGN PRINCIPLES



1.

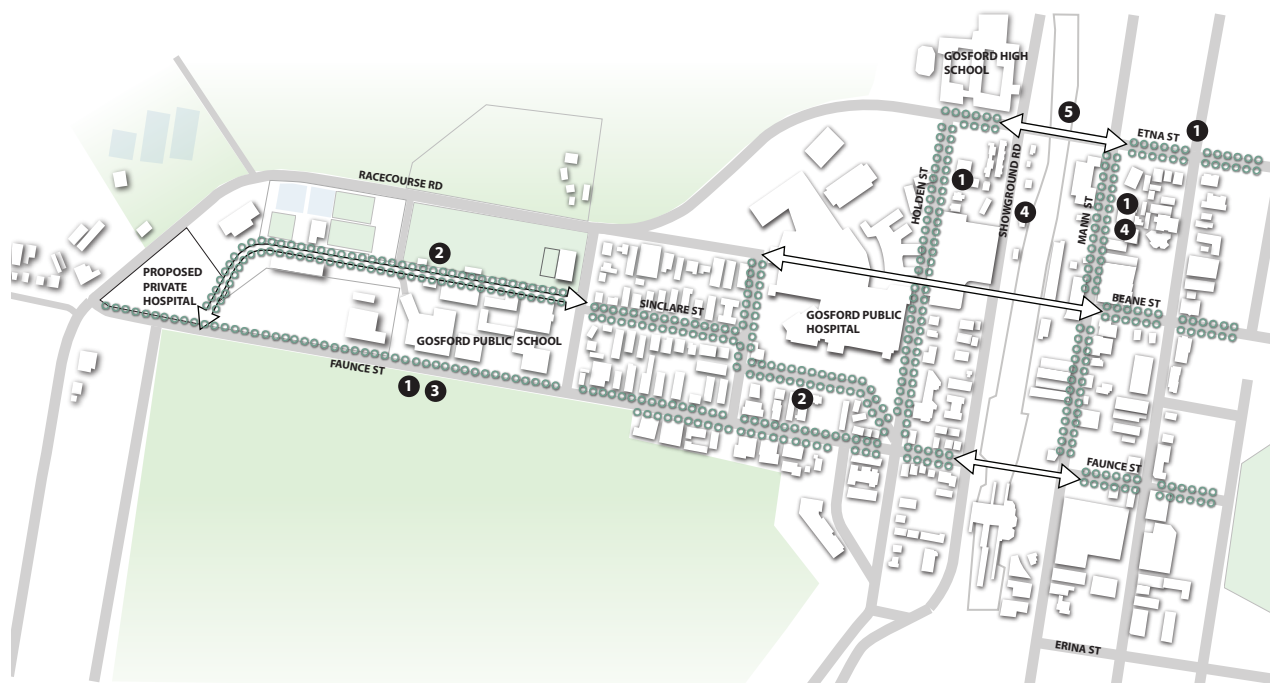
Create new pedestrian connections across the precinct

OBSERVATION:

The City North including the public hospital is poorly connected with the Civic Heart across the railway line. There is also lack of pedestrian connections throughout the precinct.

PRINCIPLE:

1. Improve the existing connections at Etna Street prioritising pedestrian movement.
2. Investigate options for a new pedestrian crossing from the public hospital to Beane Street in the east.
3. Investigate options for a new pedestrian crossing connecting Faunce Street West to Faunce Street in the east.
4. Improve east-west connection by introducing a new link from Sinclair Street to Racecourse Rd.
5. Investigate options for an additional crossing of the railway at Erina Street and a potential new station entry point.



2.

Improve priority pedestrian connections with high quality public domain and landscaping

OBSERVATION:

The City North precinct has poor pedestrian environment impacting walkability and connectivity between existing and potential future developments including health related services.

PRINCIPLE:

1. Improve pedestrian amenity along priority connections including Faunce Street, Holden Street, Etna Street and Mann Street
2. Improve pedestrian connection/ amenity between two hospitals and from the station to the precinct.
3. Improve footpath along Faunce Street.
4. Investigate opportunities to widen footpaths and create active transport links on Mann street and Showground Road.
5. Improve footpaths and active transport across Etna Bridge.



3.

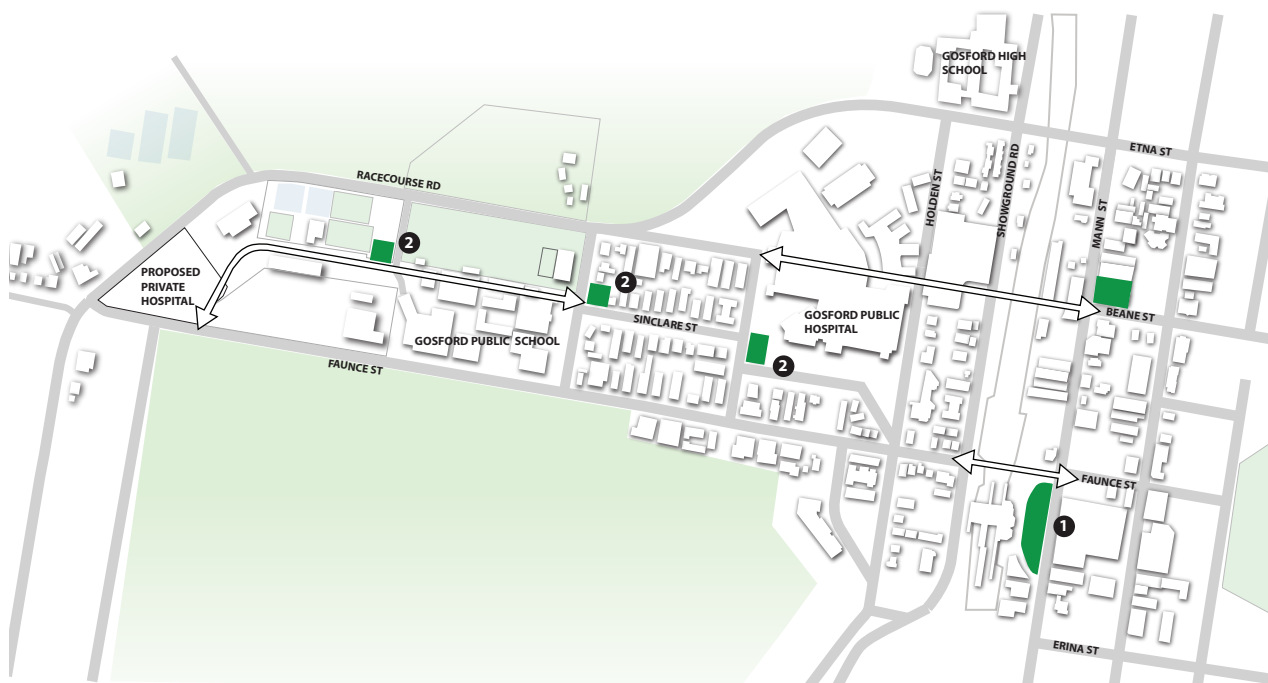
Create New Separated Cycle Links between Hospitals, Schools, Transport and Parks

OBSERVATION:

There is a lack of cycle links in the precinct.

PRINCIPLE:

1. Provide a separate cycle path in Racecourse Road to create a link between precinct's key uses.
2. Provide a separate cycle path in Mann Street as the main cycle access in City.



4.

Provide a New network of Public Spaces

OBSERVATION:

There is a lack of public open space in the precinct.

PRINCIPLE:

1. Provide public open spaces in Mann Street and next to the Station to connect the precinct to the Civic Heart.
2. Provide a series of connected public open spaces that can bring the east and west of the precinct together and link the two hospitals.
3. Provide a variety of soft and hard spaces for people to meet, enjoy a lunch break and engage as a community.
4. Ensure the spaces have good solar access
5. Provide trees and greener places.



5.

Provide a Diversity of Built Form and Variety of health, Education, Living and Working Uses

OBSERVATION:

City North has important health and education uses including the hospitals and the schools.

PRINCIPLE:

1. There is an opportunity for a diversity of built forms and scales to create a fine grain and pedestrian scale environment along Mann Street as well as the pedestrian priority link between the two hospitals.
2. Accommodate a range of uses including health allied services, educational uses, and residential uses.
3. Encourage a permeable network of streets and through-site links.



6.

Provide Walking Links to Key Landscape features (Creek, Presidents Hill and Rumbalara Reserve)

OBSERVATION:

The City North is surrounded by natural assets including Narara Creek and Presidents Hill.

PRINCIPLE:

1. Provide pedestrian link to Narara Creek from Racecourse Road.
2. Improve pedestrian link to Presidents Hill from Faunce Street.
3. Investigate sharing of some school green spaces and facilities with the community.

CONCEPT MASTER PLAN





CONNECTION, MOVEMENT AND ACCESS

1.

Improved east/west connections to the Civic Heart

One of the main focuses of the master plan is to improve the east west connections to Mann Street and Civic Heart for pedestrians and active transport:

- Etna Street Bridge upgrade for improved active transport for pedestrians and cyclists;
- Hospital pedestrian bridge and through site link connecting Mann St to the hospital and Cape St N;
- Erina Street pedestrian bridge connecting Mann Street retail and commercial hub to the precinct.

2.

Improved connections between the hospitals

The proposed and the existing hospitals are connected through the existing street network; Racecourse Rd and Faunce St. However, there is an opportunity for a fine grain street network to strengthen the relationship and connection between the two hospitals.

While Racecourse Rd continues to be the main vehicle access to the hospitals, Faunce Street and the new proposed east west connection offer a more pedestrian-friendly environment.

3.

Improved connections between green corridors

The City North precinct sits within a stunning environment surrounded by picturesque natural assets and green spaces. Faunce St, as the main east west connection within the precinct, plays an important role in linking existing natural features including Narara Creek, Presidenst Hill and Rumbalara Reserve.

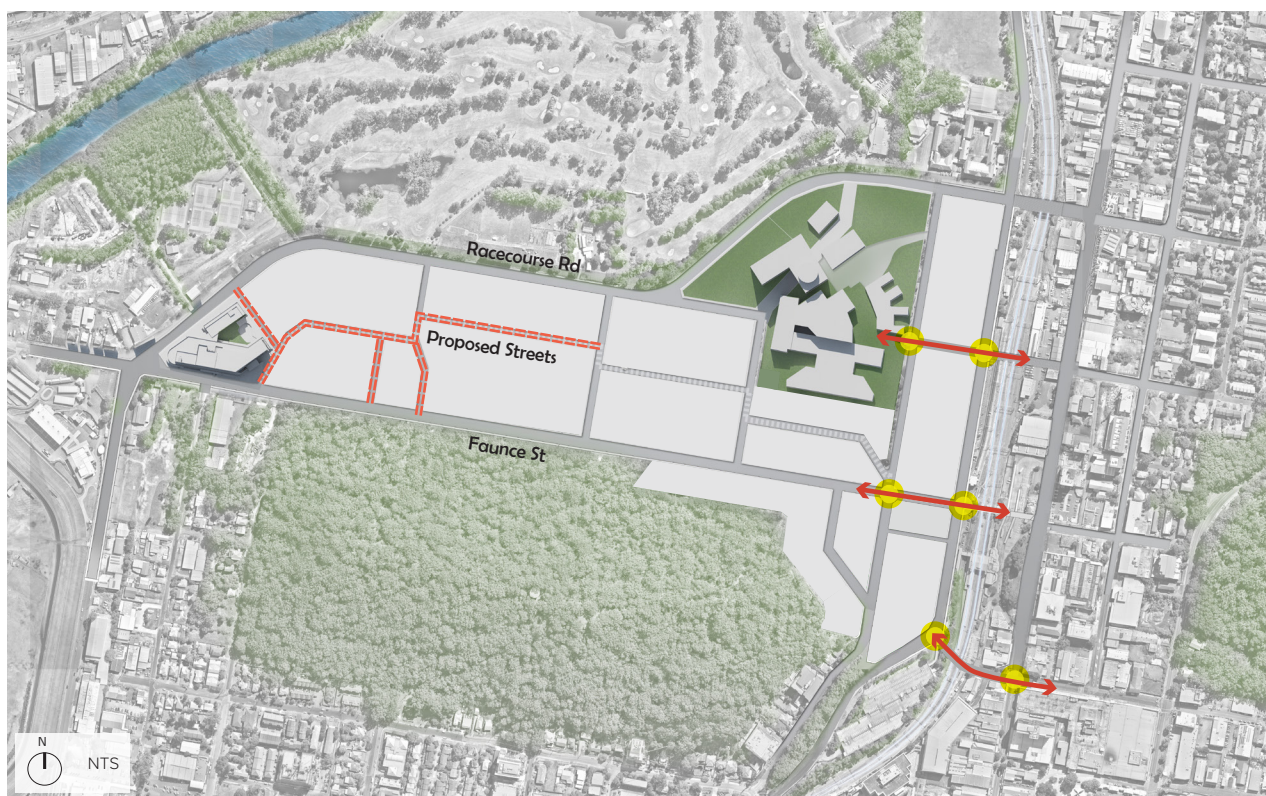
The master plan recommends a pedestrian bridge linking Faunce St West to the east to strengthen the relationship and connection between the existing green corridors.

4.

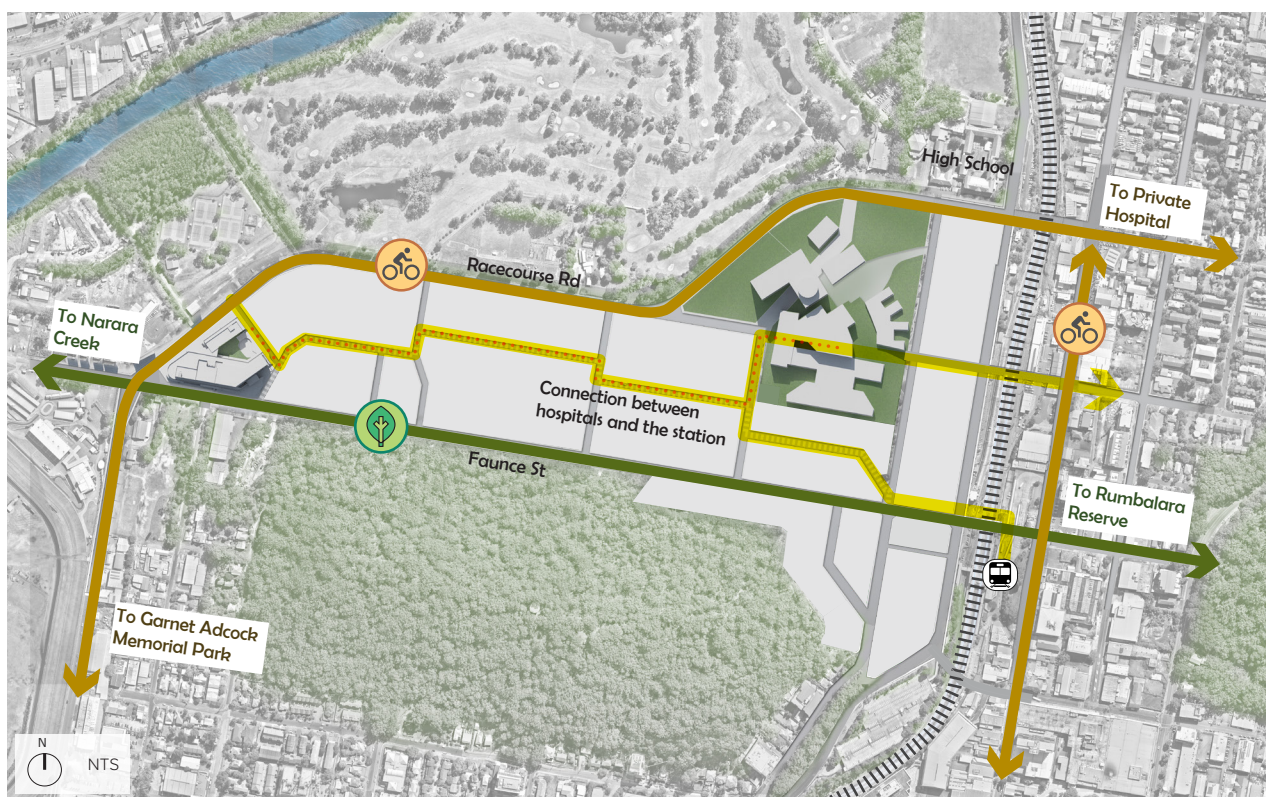
Improved active transport connection for cyclists along Racecourse Rd

A separate cycle path along Racecourse Rd improves the connection between the main attractions and facilities within the area including Garnet Adcock Memorial park, the proposed hospital, public hospital, public school, High school and the Civic Heart.

The Racecourse Rd cycle path connects to the main cycle access in the city.



Proposed streets/ pedestrian bridges



Improved connections

STREETS AND PUBLIC DOMAIN

1.

New public open spaces

The master plan offers a series of connected public open spaces and plazas to create a legible and accessible network and promote walking within the precinct. The public open spaces vary in scale and provide workers, students and residents with high amenity places to gather, relax and enjoy their time.

The existing school open space will be shared with the wider community as a recreation land/ active open space.

2.

Improved existing streets

The Faunce Street footpath is upgraded and widened to a shared path with a focus on pedestrian movement to create clear, direct and complete connection between the main attractors along the road including the hospitals and the school site.

The Racecourse Road accommodates a new shared path to connect to the potential main cycle access in City.

3.

Diverse character and built forms

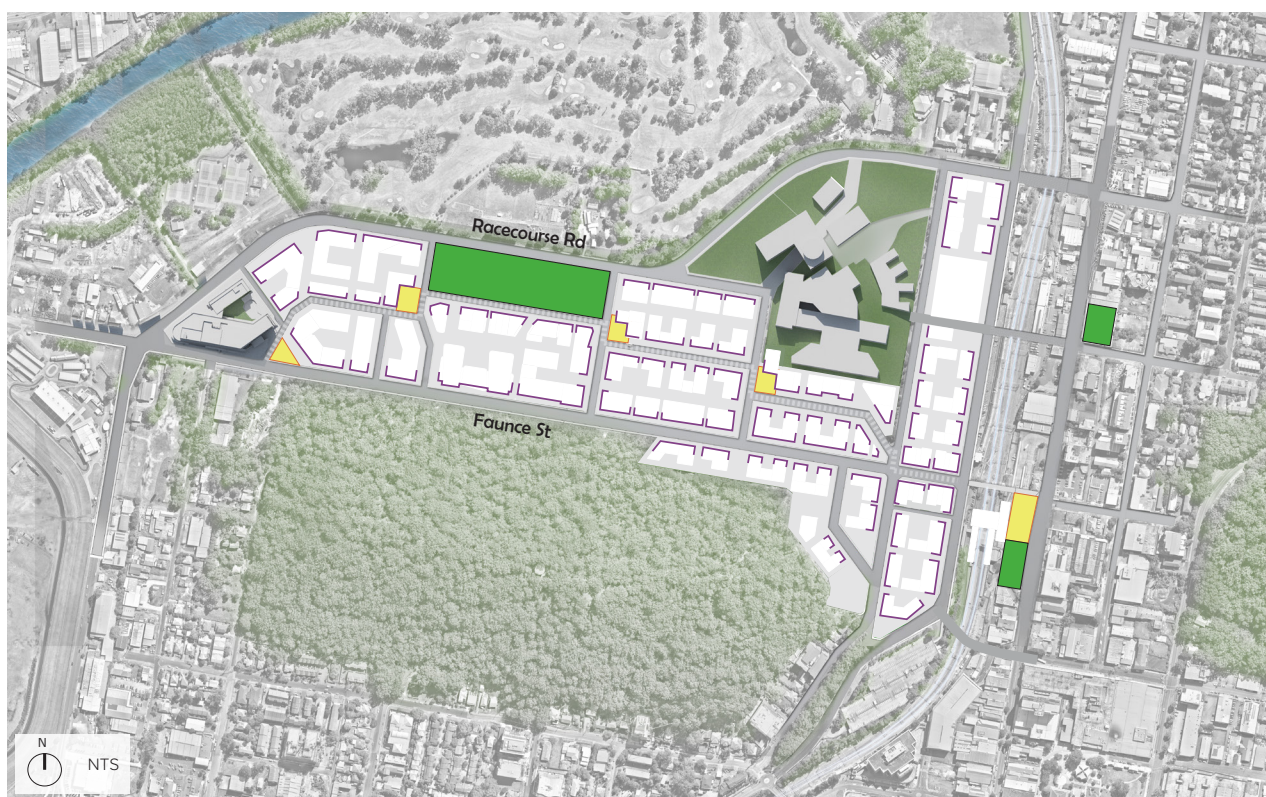
The master plan enables a range of opportunities for health, education and research to reinforce distinct character of the precinct. It also provides residential buildings to accommodate the new population including the students and workers.

Different uses and built forms define the sub-character areas of the master plan:

- **The proposed connection** between the hospitals is an accessible east west pedestrian spine and acts as a linear plaza. It accommodates wide footpaths and landscaping to create a high amenity pedestrian environment. The buildings along the pedestrian spine are fine grain with lower scale to ensure adequate solar access and that the massing do not dominate the streetscape. The small retail/ activity nodes are located around the plazas and are linked to the pedestrian spine.
- **Faunce Street** accommodates larger scale built forms with a focus on medical and health allied services as well as education and research. Faunce Street is considered as the main existing pedestrian access to the precinct. Therefore, the built forms along the street offer ground level activation with an attractive and inviting facade design.
- **Racecourse Road** is the main link for vehicles and cyclists. It accommodates large scale medical and health allied services to support the hospitals.



Proposed connected open spaces/ plazas



Diverse characters and built forms

POTENTIAL FUTURE CITY NORTH PRECINCT







"Instead of looking at architecture from the outside, we must look at the environment from inside out."

KENGO KUMA

DESIGN ANALYSIS

ARCHITECTURE AND DESIGN

'BETTER PLACED': NSW ARCHITECTURE AND DESIGN STRATEGY

The Architecture and Design strategy articulates the means and methods to value and improve the built environment and public domain. Leveraging the GA200+ series of forums, workshops and discussions delivered to date, it offers directions towards design excellence at the scale of cities and towns, the public realm, and buildings.

From a planning perspective, the Policy directly references existing State Environmental Planning Policies, Local Environment and Development Control Plans and influences the development of new ones.

THE OBJECTIVE

The strategy aims to create a safe, equitable, sustainable built environment, which is distinctive and of its place, creates value and is fit for purpose.

WHAT IS DESIGN EXCELLENCE?

Every new development has the potential to transform people's quality of life, stimulate the economy and enhance the environment. The design of built environment shapes the places in which we live, work and meet.

The quality of design affects how spaces and places function, what they contribute to the broader environment, and which kind of end-user or audience they attract.

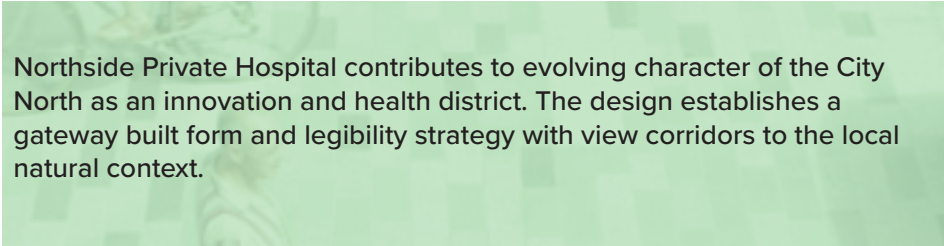
THE PRINCIPLES

Collectively, the principles, seen to the right, aim to achieve the kinds of urban places and spaces we collectively aspire to, how we deliver these and ultimately move towards better understanding, measuring and capturing the benefits of good design.

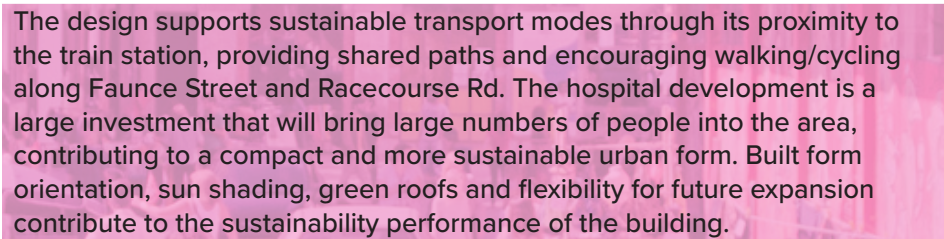
“Better Placed has been developed by the Government Architect to deliver the strategic approach needed to ensure that as our cities and towns grow bigger they get even better.”

Image: Better Placed Strategic Design Policy, 2017

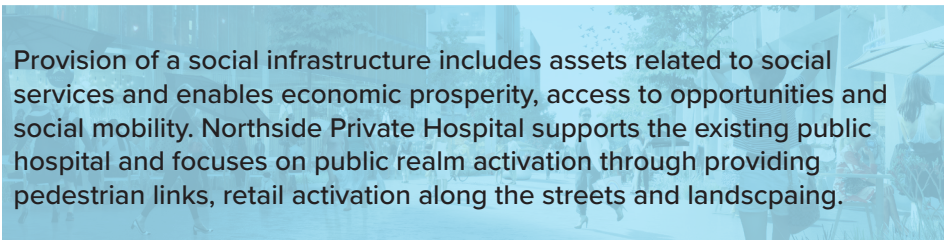


*How does Northside Private Hospital respond to 'Better Placed'?***1****BETTER FIT:**
CONTEXTUAL,
LOCAL AND OF
ITS PLACE


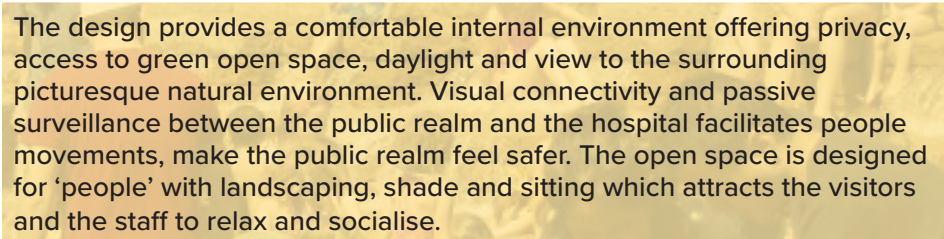
Northside Private Hospital contributes to evolving character of the City North as an innovation and health district. The design establishes a gateway built form and legibility strategy with view corridors to the local natural context.

2**BETTER PERFORMANCE:**
SUSTAINABLE,
ADAPTABLE,
DURABLE


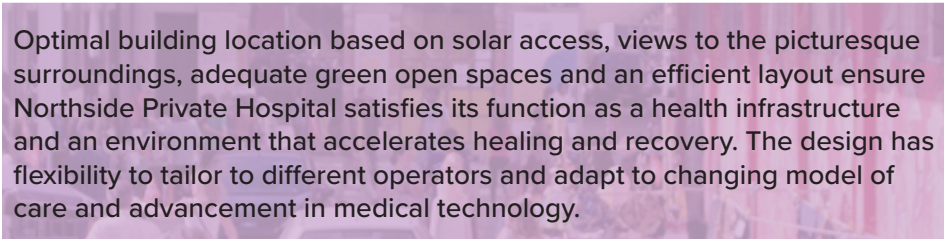
The design supports sustainable transport modes through its proximity to the train station, providing shared paths and encouraging walking/cycling along Faunce Street and Racecourse Rd. The hospital development is a large investment that will bring large numbers of people into the area, contributing to a compact and more sustainable urban form. Built form orientation, sun shading, green roofs and flexibility for future expansion contribute to the sustainability performance of the building.

3**BETTER FOR COMMUNITY:**
INCLUSIVE,
CONNECTED AND
DIVERSE


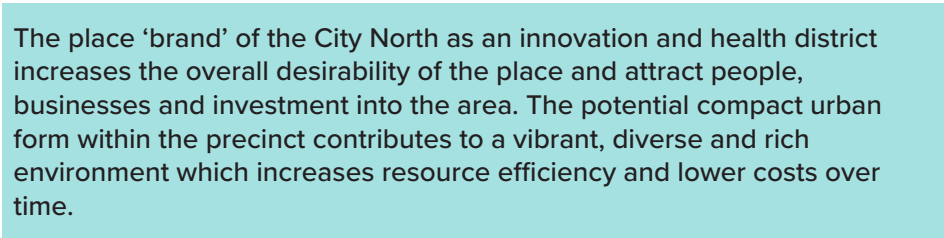
Provision of a social infrastructure includes assets related to social services and enables economic prosperity, access to opportunities and social mobility. Northside Private Hospital supports the existing public hospital and focuses on public realm activation through providing pedestrian links, retail activation along the streets and landscaping.

4**BETTER FOR PEOPLE:** SAFE,
COMFORTABLE
AND LIVABLE


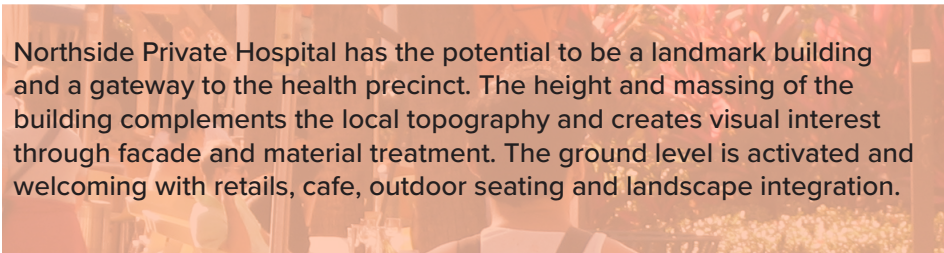
The design provides a comfortable internal environment offering privacy, access to green open space, daylight and view to the surrounding picturesque natural environment. Visual connectivity and passive surveillance between the public realm and the hospital facilitates people movements, make the public realm feel safer. The open space is designed for 'people' with landscaping, shade and sitting which attracts the visitors and the staff to relax and socialise.

5**BETTER WORKING:**
FUNCTIONAL,
EFFICIENT AND
FIT FOR PURPOSE


Optimal building location based on solar access, views to the picturesque surroundings, adequate green open spaces and an efficient layout ensure Northside Private Hospital satisfies its function as a health infrastructure and an environment that accelerates healing and recovery. The design has flexibility to tailor to different operators and adapt to changing model of care and advancement in medical technology.

6**BETTER VALUE:**
CREATING AND
ADDING VALUE


The place 'brand' of the City North as an innovation and health district increases the overall desirability of the place and attract people, businesses and investment into the area. The potential compact urban form within the precinct contributes to a vibrant, diverse and rich environment which increases resource efficiency and lower costs over time.

7**BETTER LOOK AND FEEL:**
ENGAGING,
INVITING AND
ATTRACTIVE


Northside Private Hospital has the potential to be a landmark building and a gateway to the health precinct. The height and massing of the building complements the local topography and creates visual interest through facade and material treatment. The ground level is activated and welcoming with retails, cafe, outdoor seating and landscape integration.

GREEN INFRASTRUCTURE

'GREENER PLACES': DRAFT GREEN INFRASTRUCTURE POLICY

Greener Places is a draft Green Infrastructure policy produced by the Government Architect NSW to guide the planning, design and delivery of Green Infrastructure in urban areas across NSW.

The policy builds on the Sydney Green Grid - the design-led Green Infrastructure strategy developed to create a network of high quality green areas that connect town centres, public transport networks and major residential areas in Sydney.

The policy is assessed against agreed criteria, enabling better opportunities for industry to embed the benefits of a greener approach to projects.

THE OBJECTIVE

The draft policy aims to create a healthier, more livable and sustainable urban environment by improving community access to recreation and exercise, supporting walking and cycling connections, and improving the resilience of urban areas.

WHAT IS GREEN INFRASTRUCTURE?

Green Infrastructure is the network of green spaces, natural systems and semi-natural systems including parks, rivers, bushland and private gardens that are strategically planned, designed and managed to support a good quality of life in an urban environment.

THE PRINCIPLES

Green Infrastructure connects vital life support systems for urban environments. Well-designed Green Infrastructure responds to four key principles:

- Integration
- Connectivity
- Multifunctionality
- Participation.

Image: Greener Places Strategic Design Policy, 2017

“Greener Places is an overarching schema for ensuring connection and integration of our green assets, ensuring their contribution to quality of life, and that the environment and the economy are maximised, rendering a working whole that is far greater than the sum of its parts.”



How does Northside Private Hospital respond to 'Greener Places'?

1

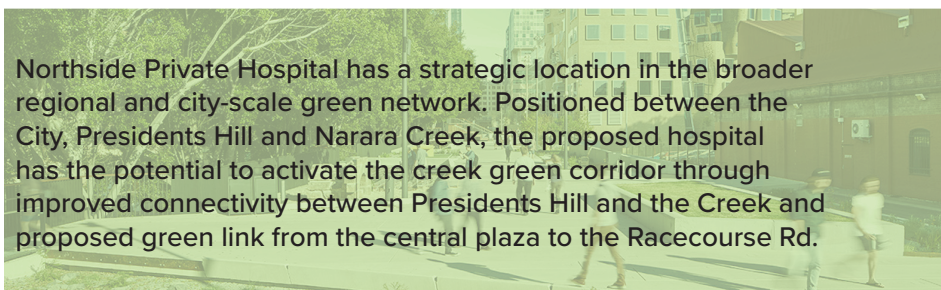
INTEGRATION:
COMBINE GREEN
INFRASTRUCTURE
WITH URBAN
DEVELOPMENT + GREY
INFRASTRUCTURE

The proposed design transforms existing hardstand and single storey buildings into a high quality environment through verdant greenery and functional open spaces. The podiums are brought to life through the integration of above-ground green infrastructure.

**2**

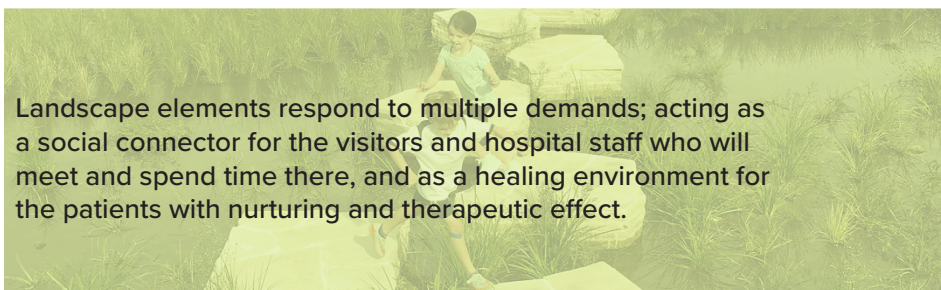
CONNECTIVITY:
CREATE AN
INTERCONNECTED
NETWORK OF OPEN
SPACE

Northside Private Hospital has a strategic location in the broader regional and city-scale green network. Positioned between the City, Presidents Hill and Narara Creek, the proposed hospital has the potential to activate the creek green corridor through improved connectivity between Presidents Hill and the Creek and proposed green link from the central plaza to the Racecourse Rd.

**3**

MULTIFUNCTIONALITY:
DELIVER MULTIPLE
ECOSYSTEM SERVICES
SIMULTANEOUSLY

Landscape elements respond to multiple demands; acting as a social connector for the visitors and hospital staff who will meet and spend time there, and as a healing environment for the patients with nurturing and therapeutic effect.

**4**

PARTICIPATION:
INVOLVE
STAKEHOLDERS IN
DEVELOPMENT AND
IMPLEMENTATION

The design process involved various design and workshops to collect knowledge, opinions and perspective from different range of specialists.



REGIONAL VISION

‘CENTRAL COAST REGIONAL PLAN 2036’:

The Central Coast Regional Plan 2036 provides the strategy necessary to deliver the vision for the central Coast. The Plan is the product of extensive consultation with Central Coast Council and the wider community.

The Plan sets regional planning priorities and provides a framework for regional and local planning decisions. It identifies economic, social and environmental opportunities and actions to guide growth and land use.

THE VISION

The vision for Central Coast is to provide a healthy natural environment, a flourishing economy and well-connected communities.

THE GOALS

In order to achieve the vision, the NSW Government has identified four goals for the region:

- A prosperous Central Coast with more jobs close to home
- Protect the natural environment and manage the use of agriculture and resource lands
- Well-connected communities and attractive lifestyles
- A variety of housing choice to suit needs and lifestyles.

Each goal within the Regional Plan has directions that provide a focus for a series of actions. Some of key actions include:

- Identify opportunities in Growth Corridors and update local plans to foster economic development
- Align housing and employment land with development-enabling infrastructure
- Support Central Coast Council in aligning local plans with the Regional Plan, and develop and implement a local planning toolkit to inform the preparation of local planning strategies.

Image: Central Coast Regional Plan 2036, 2016

“Godford is the capital of the region. This thriving centre is a smart hub for health and education.... The region’s renowned natural environment provides attractive settings for a range of lifestyles.”



How does Northside Private Hospital respond to 'Central Coast Regional Plan'?

1

**A PROSPEROUS
CENTRAL COAST WITH
MORE JOBS CLOSE TO
HOME**

Northside Private Hospital will be a major investment in the future of northern end of Gosford. It will promote the growth of a new generation of innovation, allied health facilities and education services in the surrounding area. The potential growth attracts businesses and residential developments, and offers an attractive place 'to live and work'.

2

**PROTECT THE
NATURAL
ENVIRONMENT AND
MANAGE THE USE OF
AGRICULTURAL AND
RESOURCE LANDS**

The Gosford natural environment is celebrated in design through providing visual and/or physical connections to the local and regional green corridors including Presidents Hill, Narara Creek and Strickland State Forest.

3

**WELL-CONNECTED
COMMUNITIES
AND ATTRACTIVE
LIFESTYLES**

The growth of the City North as a result of new investments including Northside Private Hospital provides opportunities for a rich mix of use, investment and housing typologies to occur. A compact urban pattern with housing diversity, employment opportunities and existing natural assets offers an attractive and liveable lifestyle to the residents.

4

**A VARIETY OF
HOUSING CHOICE
TO SUITE NEEDS
AND LIFESTYLES**

Northside Private Hospital supports an increase in population more specifically to the health sector workforce. The new population triggers housing supply and development of a variety of housing types to suit the demographic trends toward smaller households and an aging population.

COMMUNITY STRATEGIC PLAN

‘ONE CENTRAL COAST’:

The One Central Coast is the first community Strategic Plan for the Central Coast to understand the aspirations and concerns of the Central Coast community as a whole.

From a planning perspective, the Strategic Plan, where possible, links between the community objectives and the NSW State Health Plan: Towards 2021, the NSW State Infrastructure Strategy 2018-2038, Future Transport 2056 and the Australian Government Smart Cities Plan (2016).

Central Coast Council will use One Central Coast Strategic Plan to shape business activities, future plans, services and expenditure.

THE VISION

The Strategic Plan aims to create one Central Coast; a smart, green and liveable region with a shared sense of belonging and responsibility.

THE VALUES

One Central Coast has been built around five key themes that reflect the needs and values of the people who live in the region:

- Belonging
- Smart
- Green
- Responsible
- Liveable

The Plan also aligns with United Nations Sustainable Development Goals (UN SDGs). The SDGs aim to end poverty, protect the planet and ensure all people enjoy peace and prosperity.

“Investing in infrastructure to meet the diverse needs of our growing community will ensure we serve the next generations who will live here.... Our future prosperity as a region depends on industry, diversity and employment growth.”



Image: One Central Coast - Community strategic Plan

How does Northside Private Hospital respond to 'One Central Coast'?

1

BELONGING

**COMMUNITY
SPIRIT, CREATIVITY,
CONNECTION AND
LOCAL IDENTITY**

Northside Private Hospital contributes to the local identity of the North City Gosford as a health and innovation precinct.

2

SMART

**A GROWING
REGION, A PLACE OF
OPPORTUNITIES FOR
PEOPLE**

The hospital development provides incentives to attract businesses to the area. It contribute to the growth of region by providing a range of job opportunities for people.

3

GREEN

**CHERISHED AND
PROTECTED NATURAL
BEAUTY**

Northside Private Hospital incorporates renewable energy and energy efficiency through sustainable design. The design comprises of various green open spaces and provides visual and/or physical connections to the local and regional green corridors.

4

RESPONSIBLE

**DELIVERING ESSENTIAL
INFRASTRUCTURE,
SUSTAINABLE
DEVELOPMENT**

Hospitals are essential developments for the benefit of the local population. The new development is a balanced and sustainable development offering green spaces, public open space, stormwater management and easy access to public transport.

5

LIVEABLE

**RELIABLE PUBLIC
TRANSPORT, OUT
AND ABOUT IN THE
FRESH AIR, HEALTHY
LIFESTYLES**

Northside Private Hospital is a key health service to the community. It also promotes an active and healthy lifestyle through its proximity to the train station, provision of shared paths for active transport along Faunce Street and Racecourse Rd, and provision of variety of green open spaces for patients, visitors and workers.

KEY DESIGN MOVES

The following design moves establish a robust framework for Northside Private Hospital. They are grounded in best practice urban design, tested against GANSW's Better Placed policy and is consistent with the City North concept master plan principles.

CREATE A BUILT FORM THAT RESPONDS TO CONTEXT

Northside Hospital will be a major local institution near the base of Presidents Hill. The built form steps sympathetically to complement rather than contrast the local topography.

IMPROVE THE STREET NETWORK AND CONNECTIVITY

The proposal improves the existing street network through a new road connection to enhance the permeability of the area and respond to the potential future developments in adjacent sites.

STREET ACTIVATION AND PEDESTRIAN EXPERIENCE

The main street frontages are activated through entry points, retails and cafe, outdoor seatings, landscaping within the setback and active facade design. These pockets of human scale spaces are attractive, inviting and promotes pedestrian activity in the area.

INTEGRATE LANDSCAPE FEATURES

The proposal provides a green link from the Creek line corridor to the main plaza contributing to creation of a series of connected green spaces in the precinct.

BETTER PLACED: NSW ARCHITECTURE AND DESIGN STRATEGY

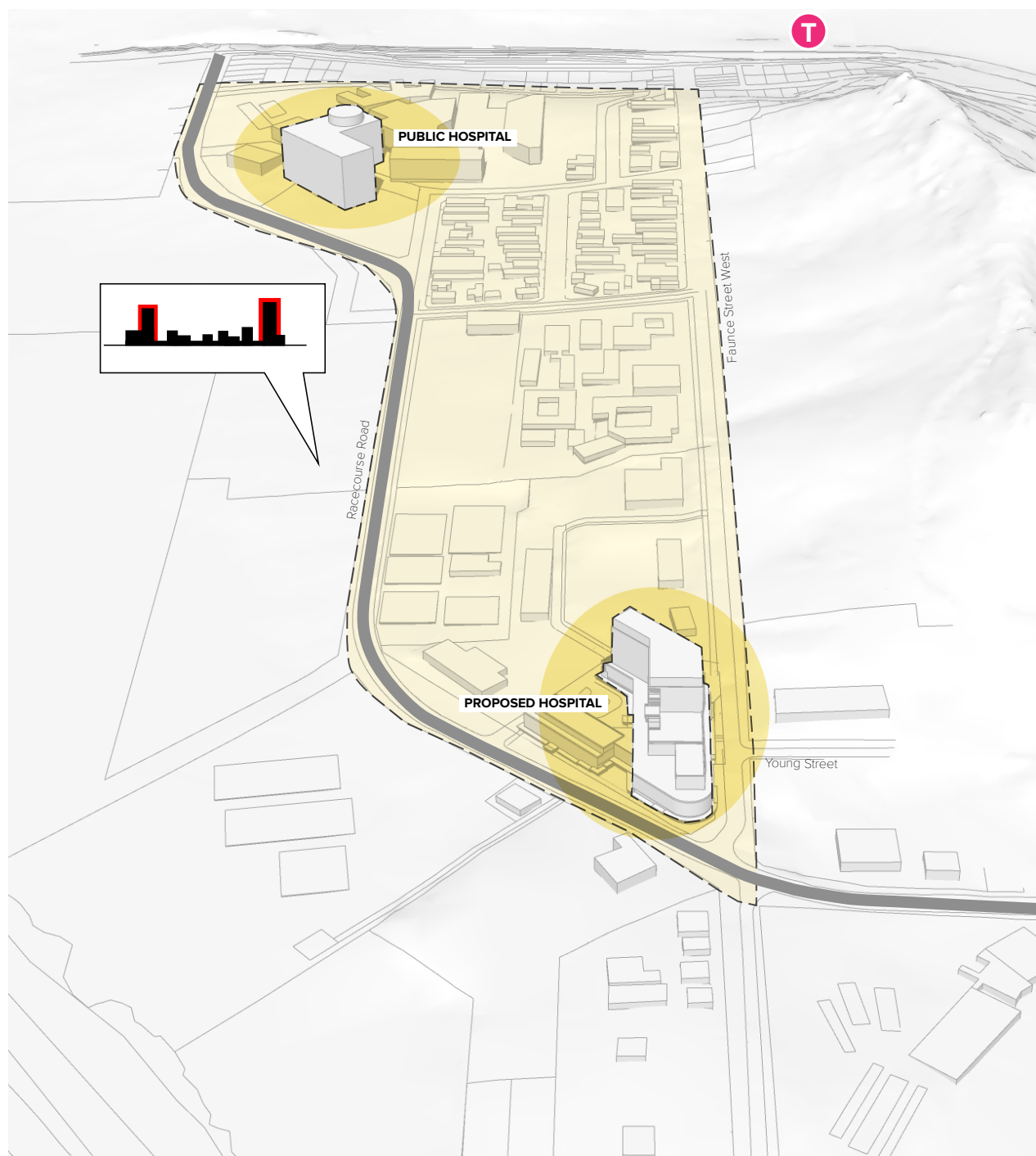
SCORECARD



CREATE A BUILT FORM THAT RESPONDS TO CONTEXT

A 'Better Placed' Northside Hospital:

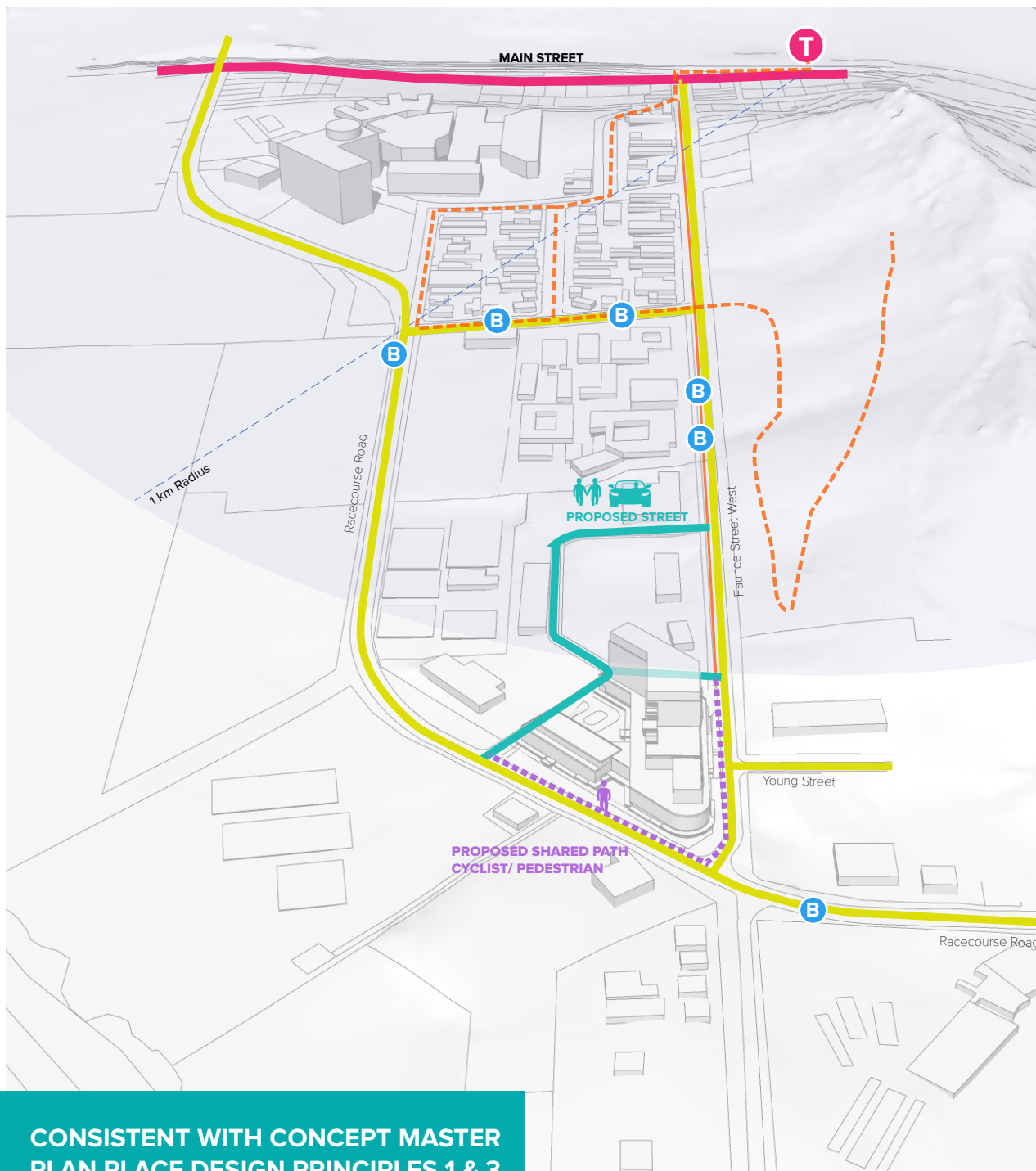
1 2 3 5 6 7



IMPROVE THE STREET NETWORK AND CONNECTIVITY

A 'Better Placed' Northside Hospital:

1 2 4 5 7



**CONSISTENT WITH CONCEPT MASTER
PLAN PLACE DESIGN PRINCIPLES 1 & 3**

CATALYST FOR FUTURE DEVELOPMENTS

A 'Better Placed' Northside Hospital:

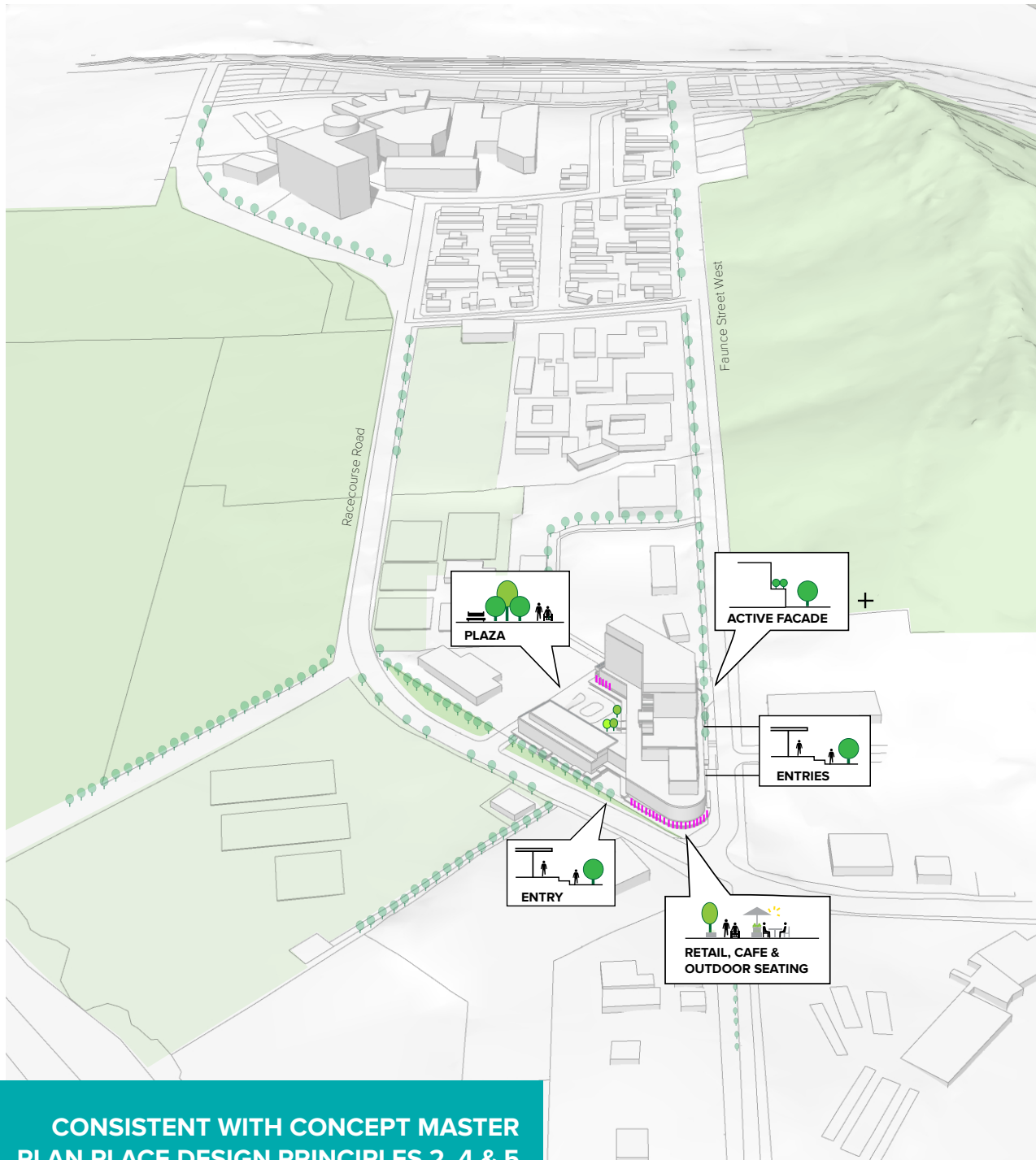
1 2 3 5 6 7



STREET ACTIVATION AND PEDESTRIAN EXPERIENCE

A 'Better Placed' Northside Hospital:

2 3 4 6 7



**CONSISTENT WITH CONCEPT MASTER
PLAN PLACE DESIGN PRINCIPLES 2, 4 & 5**

INTEGRATING LANDSCAPE FEATURES

A 'Better Placed' Northside Hospital:

1 3 4 5 6 7





"WHAT GETS US INTO
TROUBLE ISN'T WHAT WE
DON'T KNOW, IT'S WHAT
WE KNOW FOR SURE
THAT JUST AIN'T SO."

YOGI BERRA

VISUAL ANALYSIS

ASSESSMENT METHODOLOGY

CONTEXTUAL ANALYSIS

RobertsDay carried out site inspections on the 1st May 2019 at 11.00am and 15th May 2019 at 10:30am to better understand the results of desktop studies and the existing visual character of the area. The team inspected a number of locations to evaluate the scenic qualities and visual prominence of the site and cross referenced these locations with aerial photographs, land topography and panoramic photographs to identify potential vantage viewpoints.

DETAILED ASSESSMENT METHODOLOGY

A qualitative assessment of the visual impacts and changes to landscape has been undertaken based on the following guidelines:

- RMS Environmental Impact Assessment Guidance Note: Guidelines for landscape character and visual impact assessment (2013)
- The Guidance for Landscape and Visual Impact Assessment (GLVIA), Third Edition (2013) prepared by the Landscape Institute and Institute of Environmental Management and Assessment; and
- Visual Representation of Development Proposals, Technical Guidance Note 02 (2017)

The guidelines describe the assessment as a way to define the changes to the physical landscape and day to day visual effects of a project on people's views. The determination of the impacts is based on the following criteria:

Sensitivity is defined as "The sensitivity of a landscape character zone or view and its capacity to absorb change" (EIA No4 Guidelines, 2013, RMS).

The visual sensitivity of a view is defined by the nature of the view and its duration. A higher visual sensitivity is given to views which would be seen for longer, by a higher numbers of potential viewers and where visual amenity is important to viewers. The context of the view and the distance from the views are also used to determine the visual sensitivity level of the landscape.

Magnitude is defined as "The measurement of the scale, form and character of a development proposal when compared to the existing condition" (EIA No4 Guidelines, 2013, RMS).

It reflects the degree of visual contrast between the proposal and the existing landscape setting. In the case of visual assessment this also relates to how far the proposal is from the viewer.

For the purposes of this assessment the criteria listed in the following tables have been specifically defined for sensitivity and magnitude of change for both the assessment of landscape character and the visual impact to viewpoints. The combined assessment of sensitivity and magnitude provides an overall rating of the visual impact, as shown in the Impact Level table.

EXISTING AND PROPOSED SCENARIOS

Finalisation of the design and supporting technical documentation enabled the selected vantage points to be realistically documented.

The accuracy of the existing and proposed images is based on the following process and information:

- Creating a 3D model of the terrain;
- 3D massing model of the proposed built forms provided by the project architect;
- Digitally linking the coordinate data into Google Earth (GE);
- Positioning camera in 3D software to prepare proposed scenarios from vantage points based on existing coordination and reference points;
- Photo matching and rendering to reflect landscaping, intended materials and lighting.

		MAGNITUDE					
		Very High	High	Moderate	Low	Very Low	Negligible
SENSITIVITY	Very High	Substantial	High	High/ Moderate	Moderate	Moderate/ Low	None
	High	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
	Moderate	High / Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
	Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None
	Very Low	Moderate/ Low	Low	Low/ Negligible	Negligible	Negligible/ None	None

Impact Level (Matrix of Sensitivity & Magnitude)

Sensitivity	Criteria
Very High	Nationally designated landscape with high conservation or heritage value and absence of landscape detractors. Protected views identified in planning policy designation, State designated publicly accessible landscape or heritage assets.
High	Locally designated valued landscape with many distinctive characteristics and very few landscape detractors. Public views with a high visual prominence and a high number of users in close proximity, private views in close proximity, passive recreational receptors where the landscape has a high visual value.
Moderate	Landscape with some distinctive characteristics and few landscape detractors. Public views with a moderate visual value and a moderate number of users in close proximity, active recreational receptors where the landscape has little visual value.
Low	Landscape with few distinctive characteristics and presence of landscape detractors. Public views with a little visual value and a low number of users, where receptors are mostly road users in motor vehicles or passers-by, people at their work place or views from commercial buildings where the landscape has some visual value.
Very Low	Landscape with no distinctive characteristics and presence of many landscape detractors. Public views with none visual value and a limited number of users not in close proximity, people at their work place or views from commercial buildings where the landscape has little or no visual value.

Sensitivity Ranking Criteria

Magnitude	Criteria
Very High	Total loss or major change to key characteristics of the existing landscape. The proposal forms a significant and immediately apparent part of the scene. It significantly contrasts in scale and character (either existing or planned). It is severely detrimental to the quality of the scene.
High	Notable loss or change to key characteristics of the existing landscape. The proposal forms a dominant feature of the scene to which other elements become subordinate. It contrasts in scale and character (either existing or planned). It is reducing the quality of the scene.
Moderate	Partial loss or change to key characteristics of the existing landscape. The proposal forms a visible new element within the overall scene, yet one that is relatively compatible with the surrounding character (either existing or planned) and view's composition. It is possibly reducing the quality of the scene.
Low	Minor loss or change to key characteristics of the existing landscape. The proposal constitutes only a minor component of the wider view, that is compatible with the surrounding character (either existing or planned) and view's composition.
Very Low	Limited or no loss or change to key characteristics of the existing landscape. The proposal constitutes only a minor component of the wider view, which might be missed by the casual observer or receptor. Awareness of the proposal would not have an effect on the overall quality of the scene.
Negligible	No change in the landscape or view.

Magnitude Ranking Criteria

SITE VISIBILITY

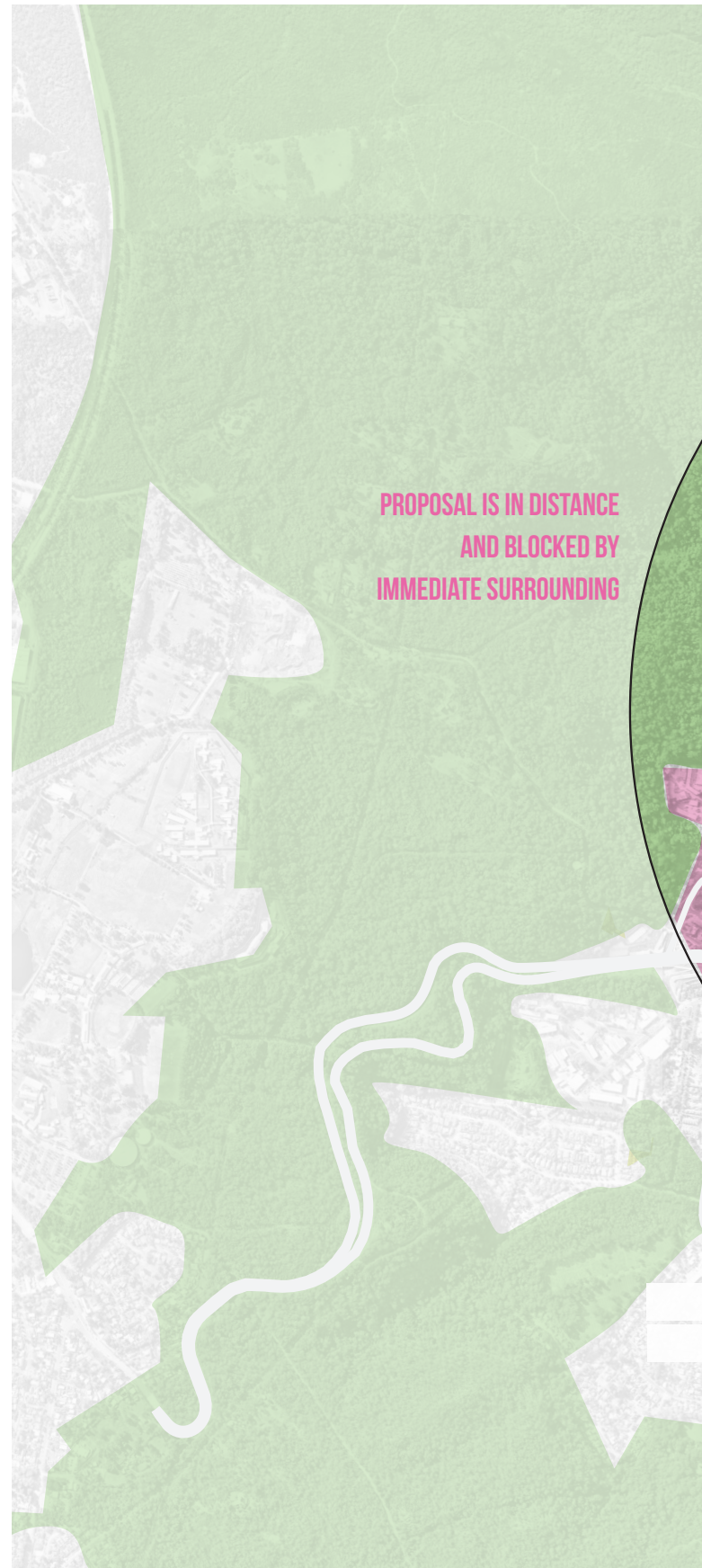
PHYSICAL ABSORPTION CAPACITY

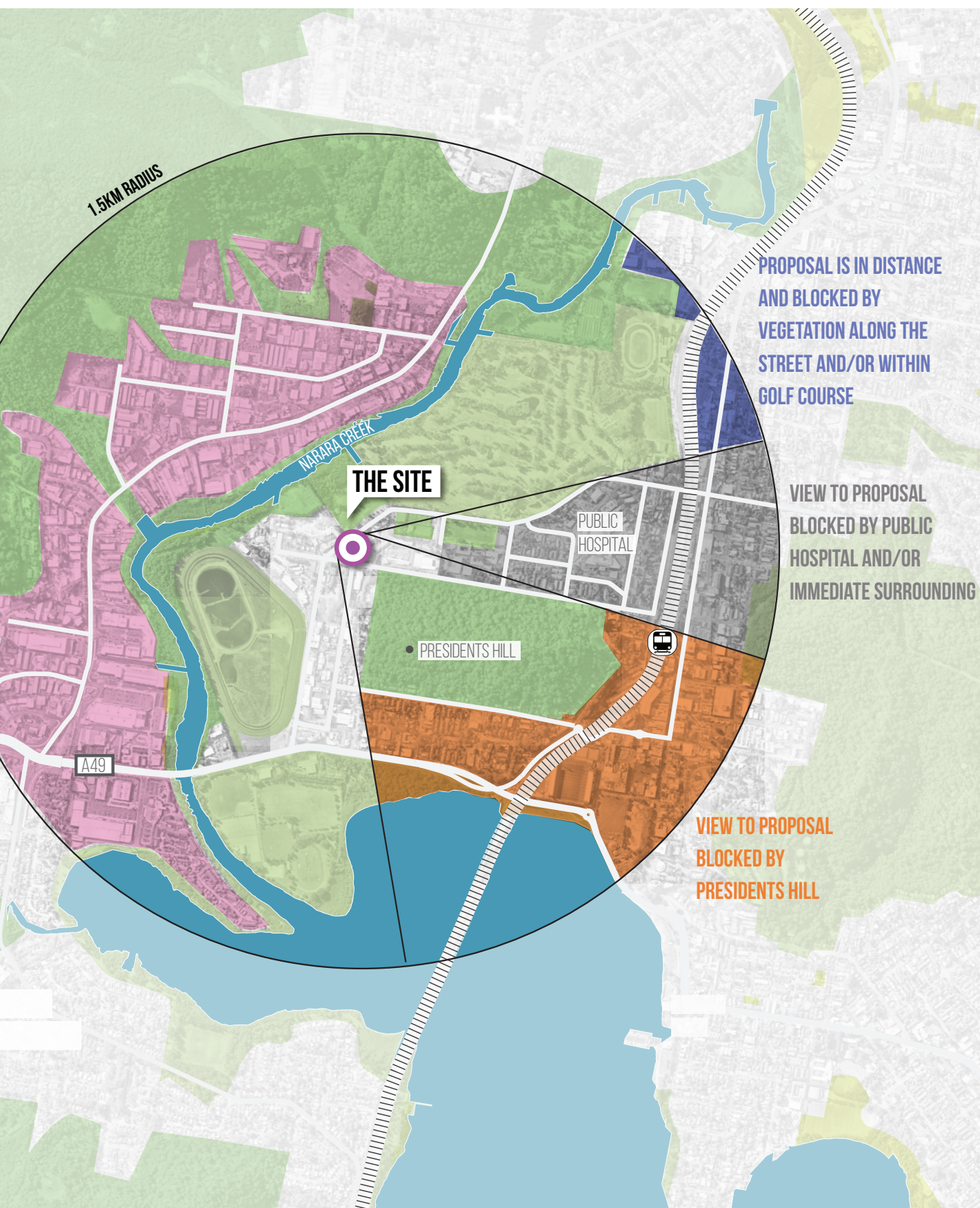
Physical Absorption Capacity means the extent to which the existing visual environment can reduce or eliminate the perception of the visibility of the proposed development or its effects, such as view blocking. It includes the ability of the existing and future elements of the landscape setting to physically hide, screen or disguise the proposed development.

Physical Absorption Capacity also includes the extent to which the material and finishes of the proposal blend with others of the same or closely similar kinds, to the extent that they cannot be easily perceived as new elements of the environment.

The following factors provide some physical absorption capacity for the proposal and reduces the visibility of the site:

- Presidents Hill blocking the development from south and south east
- The compact configuration of industrial warehouses in Gosford West with limited open views and publicly accessible areas towards the proposed site
- The presence of the existing public hospital east of the site that causes screening of the views from Mann Street and eastern residential dwellings
- Dense vegetation throughout the golf course and along the edge





VANTAGE POINTS

SELECTION OF VANTAGE POINTS

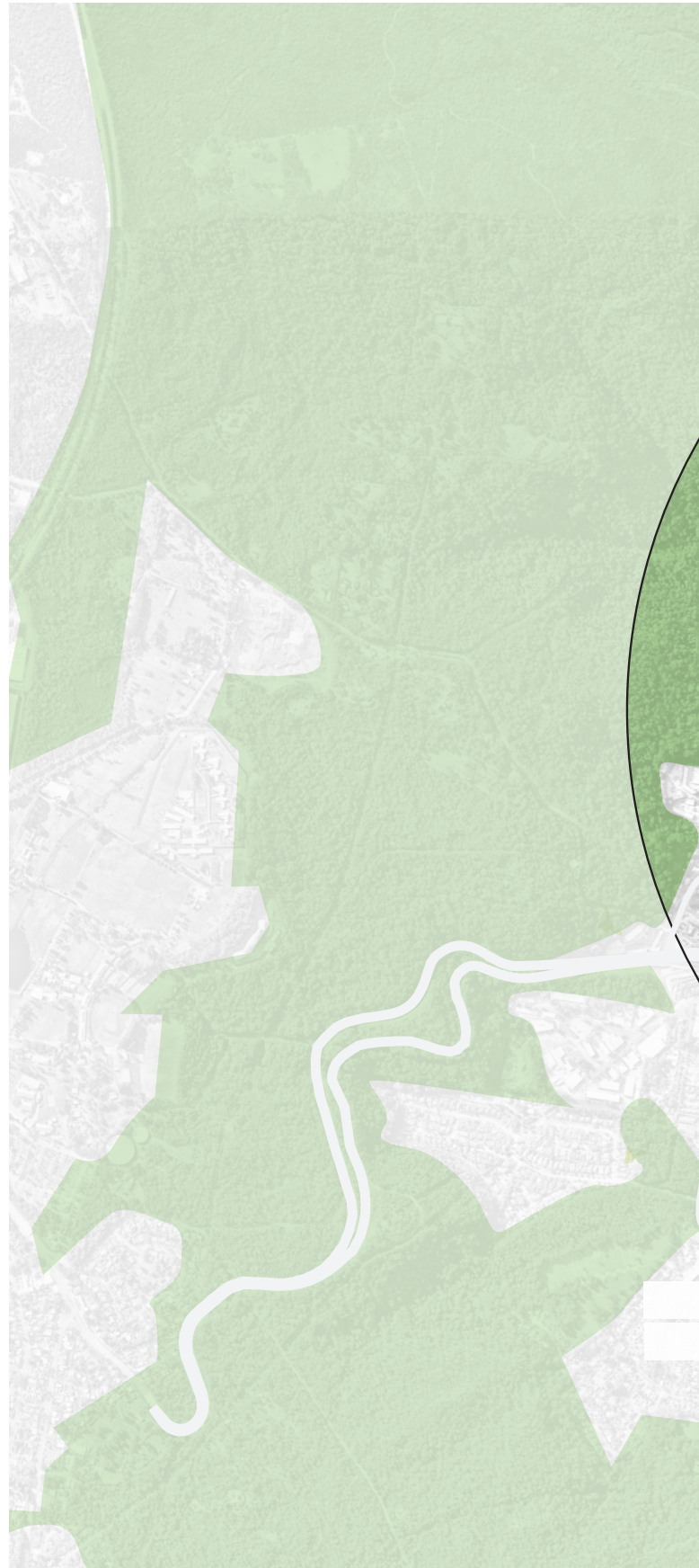
The key vantage points for the purpose of visual impact assessment have been determined through identification of physical absorption capacity and visibility of the site as well as focus on the areas that are more likely to be affected by the proposal.

The scope of this VA is primarily focused on the distant views from the public realm. This is based on the priority given to Gosford main view corridors and dominating topography.

The key vantage points analysed include:

- Distant view from Central Coast Highway entering the precinct
- View from Racecourse Rd (South)
- View from Young Street
- View from Racecourse Rd (North) next to the existing tennis court
- View from Faunce Street

Analysing **distant views** for potential visual impact on **main view corridors** and **local topography**





View 1- Distant view from Central Coast Highway



NTS



Proposed



Existing

		MAGNITUDE					
SENSITIVITY		Very High	High	Moderate	Low	Very Low	Negligible
	Very High	Substantial	High	High/ Moderate	Moderate	Moderate/ Low	None
	High	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
	Moderate	High / Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
	Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None
	Very Low	Moderate/ Low	Low	Low/ Negligible	Negligible	Negligible/ None	None

The aim of assessing the view from Central Coast Highway is:

- To understand the visual impact of proposed built form viewed from the key highway connecting to Gosford from west;
- To assess to what degree the existing hills topography will be impacted by the proposal; and
- To test the extent to which the change of built elements may alter the existing character.

Sensitivity

The sensitivity of view from Central Coast Highway factors the following points:

- Receptors are road users in motor vehicles that are passing through therefore have short term views. In general, passers-by are less likely to notice or be concentrating on views;
- Proposal is not in close proximity.

However, the existing valuable views to the surrounding hills and ridges increases the sensitivity. Therefore, the sensitivity of the viewpoint is considered MODERATE.

Magnitude

The magnitude of the proposal in this view is considered LOW, due to:

- The proposed hospital responds to the topography by positioning the taller element of the built form closer to wards Presidents Hill which allows for the base of the valley to be left more visually open;
- Whilst the proposal introduces a new high rise building to the view, it is consistent with the future character of the area;
- There already exists a presence of landscape detractors including the existing structures and built forms;
- Proposal is, in part, screened by the existing built forms;
- Proposal is not reducing the quality of the scene.

The visual impact for this view is assessed as LOW.

View 2- Distant view from Racecourse Road



Google Earth Coordinate: 33°25'25.4"S 151°19'40.4"E

NTS 



Proposed



Existing

		MAGNITUDE					
SENSITIVITY		Very High	High	Moderate	Low	Very Low	Negligible
	Very High	Substantial	High	High/ Moderate	Moderate	Moderate/ Low	None
	High	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
	Moderate	High / Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
	Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None
	Very Low	Moderate/ Low	Low	Low/ Negligible	Negligible	Negligible/ None	None

The aim of assessing the view from Racecourse Rd south is:

- To understand the visual impact of proposed built form viewed from the key entry road to the precinct;
- To assess to what degree the existing structure and built forms mitigate views to the future development; and
- To test the extent to which the change of built elements may alter the existing character.

Sensitivity

The view from Racecourse Rd south is considered to have LOW sensitivity due to:

- Receptors are mostly road users in motor vehicles and/or pedestrians that are passing through therefore have short term views. In general, passers-by are less likely to notice or be concentrating on views;
- Public view has no visual value;
- Proposal is not in close proximity.

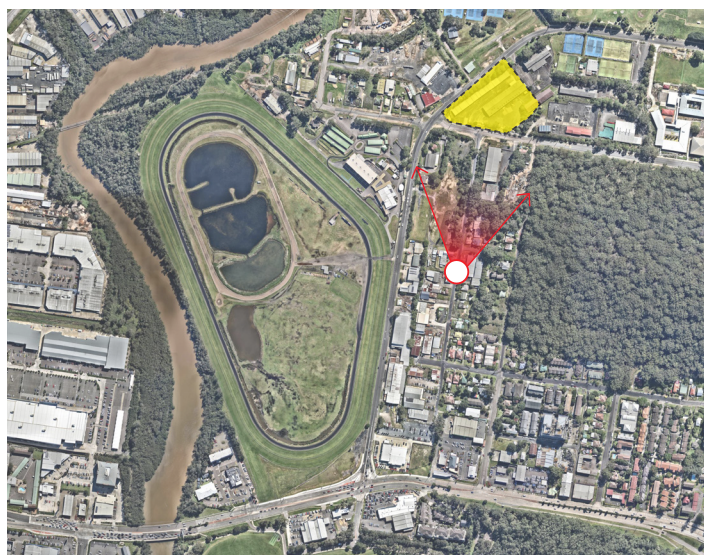
Magnitude

The magnitude of the proposal in this view is considered LOW, due to:

- Proposal is, in part, screened by the existing structure and built forms;
- Proposal is not reducing the quality of the scene and is consistent with the urban character of the area.

The visual impact for this view is assessed as LOW/ NEGLIGIBLE.

View 3- View from Young Street



Google Earth Coordinate: 33°25'25.7"S 151°19'44.8"E

NTS



Proposed



Existing

		MAGNITUDE					
SENSITIVITY		Very High	High	Moderate	Low	Very Low	Negligible
	Very High	Substantial	High	High/ Moderate	Moderate	Moderate/ Low	None
	High	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
	Moderate	High / Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
	Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None
	Very Low	Moderate/ Low	Low	Low/ Negligible	Negligible	Negligible/ None	None

The aim of assessing the view from Young Street is:

- To understand the visual impact of proposed built form viewed from the street offering direct views to the proposal;
- To assess to what degree the existing vegetation and built forms mitigate views to the future development; and
- To test the extent to which the change of built elements may alter the existing character.

Sensitivity

The view from Young Street is considered to have LOW sensitivity due to:

- Receptors are mostly road users in motor vehicles and/or pedestrians that are passing through therefore have short term views. In general, passers-by are less likely to notice or be concentrating on views;
- Public view has no visual value.

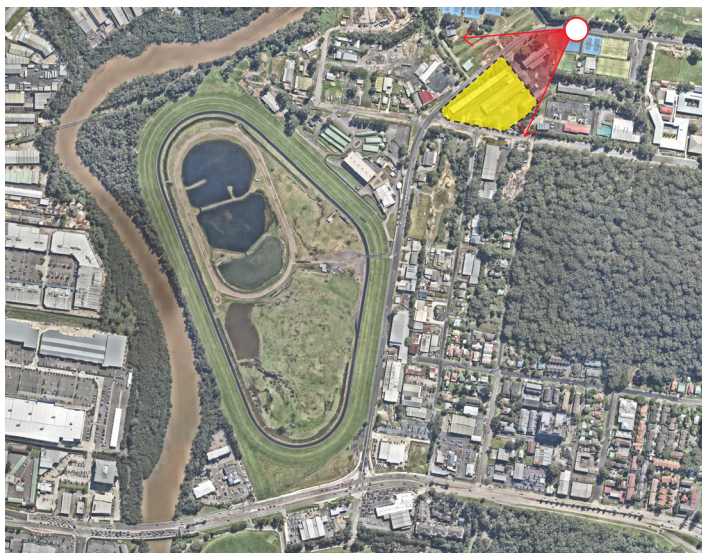
Magnitude

The magnitude of the proposal in this view is considered NEGLIGIBLE, due to:

- Young street is narrow and proposal is almost completely screened by the existing mature trees and vegetation along both sides of the Street;
- No change in the view.

The visual impact for this view is assessed as NONE as it will have no expression in comparison to the existing landscape.

View 4- View from Racecourse Road



Google Earth Coordinate: 33°25'09.7"S 151°19'53.8"E

NTS



Proposed



Existing

		MAGNITUDE					
SENSITIVITY		Very High	High	Moderate	Low	Very Low	Negligible
	Very High	Substantial	High	High/ Moderate	Moderate	Moderate/ Low	None
	High	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
	Moderate	High / Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
	Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None
	Very Low	Moderate/ Low	Low	Low/ Negligible	Negligible	Negligible/ None	None

The aim of assessing the view from Racecourse Rd North is:

- To understand the visual impact of proposed built form viewed from the tennis court and north of the site;
- To assess to what degree the existing structure and built forms mitigate views to the future development; and
- To test the extent to which the change of built elements may alter the existing character.

Sensitivity

The view from Racecourse Rd north is considered to have LOW sensitivity due to:

- Receptors are road users in motor vehicles that are passing through therefore have short term views. In general, passers-by are less likely to notice or be concentrating on views;
- Public view has no visual value;
- Users engaged in active recreation including sports are less sensitive to visual change of their surroundings.

Magnitude

The magnitude of the proposal in this view is considered MODERATE, due to:

- There already exists a presence of landscape detractors including the existing warehouses with the potential for future development;
- Whilst the proposal forms an apparent new element, it is consistent with the future character of the area and provides a gateway built form to the precinct;
- Proposal is not reducing the quality of the scene.

The visual impact for this view is assessed as LOW.

View 5- View from Faunce Street



Google Earth Coordinate: 33°25'17.8"S 151°19'58.6"E

NTS



Proposed



Existing

		MAGNITUDE					
		Very High	High	Moderate	Low	Very Low	Negligible
SENSITIVITY	Very High	Substantial	High	High/ Moderate	Moderate	Moderate/ Low	None
	High	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
	Moderate	High / Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
	Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None
	Very Low	Moderate/ Low	Low	Low/ Negligible	Negligible	Negligible/ None	None

The aim of assessing the view from Faunce Street is:

- To understand the visual impact of proposed built form viewed from the main street connecting to the School, Showground Rd and the train station;
- To assess to what degree the existing vegetation and built forms mitigate views to the future development; and
- To test the extent to which the change of built elements may alter the existing character.

Sensitivity

The view from Faunce Street is considered to have MODERATE sensitivity due to:

- Faunce street is a public view corridor to the green hills surrounding city of Gosford and has some visual value.

Magnitude

The magnitude of the proposal in this view is considered NEGLIGIBLE, due to:

- Proposal is almost completely screened by the existing mature trees and vegetation along the Street;
- No change in the view.

The visual impact for this view is assessed as NONE as it will have no expression in comparison to the existing landscape.

SUMMARY OF VIEW ANALYSIS

This Visual Analysis chapter has reviewed and assessed the sensitivity and magnitude of the proposed changes on the landscape and from various key locations to assist people with interpreting any impacts they believe may exist.

Overall, the visual impacts assessed from multiple distant viewpoints surrounding the site result in impacts considered to be in the none/ negligible to low ranges. This is mostly due to the physical absorption capacity of the surrounding environment including Presidents Hill, existing public hospital, limited public streets with direct views to the proposal and narrow streets with mature trees.

The proposal establishes a gateway built form and landmark to the City North identified as a health precinct and is consistent with the existing public hospital and future character of the area.

Viewpoints	Visual Sensitivity	Magnitude of Visual Change	Impact Level
View 1 Distant view from Central coast Highway	Moderate	Low	Low
View 2 Distant view from Racecourse Rd	Low	Low	Low/ Negligible
View 3 View from Young Street	Low	Negligible	None
View 4 View from Racecourse Rd	Low	Moderate	Low
View 5 View from Faunce Street	Moderate	Negligible	None

Summary of Visual Impacts on Key Viewpoints

