



## Planning & Environment

Our Ref: EF19/12260

John Kilzi  
Donald Cant Watts Corke  
Level 10, Angel Place  
123 Pitt Street  
SYDNEY NSW 2000

### City of Gosford Design Advisory Panel

Proposal: Northside Private Hospital  
Panel Meeting: 28/05/2019

Dear Mr Kilzi

Thank you for the opportunity for the City of Gosford Design Advisory Panel (the Panel) to review the Northside Private Hospital proposal for the site on the corner of Faunce Street (West) and Racecourse Road, Gosford. A summary of the Panel's advice and recommendations arising from the Panel meeting held on Tuesday 28 May 2019 is attached to this letter (**Attachment A**).

The Panel operates as the design review panel for development proposals under clause 8.4 of *State Environmental Planning Policy (Gosford City Centre) 2018* and to encourage design excellence in Gosford City Centre. The Panel's role is advisory in nature and it does not have a role in the determination of applications.

The Panel acknowledges the work your design team has undertaken throughout the design review process to improve design outcomes. The Panel recommends:

1. The proposal proceeds to the development assessment (DA) pathway, and
2. The proponent addresses the issues identified in Attachment A when preparing their DA.

If the submitted DA still proposes to use the provisions in Clause 8.4 of *State Environmental Planning Policy (SEPP) (Gosford City Centre) 2018* to vary the permitted height and/or floor space, the Panel's views will also be sought and considered, as part of the DA assessment process.

If you have any questions, please contact the Panel Secretariat on (02) 4345 4400 or [centralcoast@planning.nsw.gov.au](mailto:centralcoast@planning.nsw.gov.au)

Yours sincerely <sup>1</sup>

Gary White  
Chief Planner of NSW  
**Chair, City of Gosford Design Advisory Panel**

Enclosed:  
Attachment A - Panel Advice

### Attachment A – Design Review Panel Advice

| City of Gosford Design Advisory Panel* |                                                                                                                                                                                                         |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Panel meeting                          | Tuesday 28 May 2019                                                                                                                                                                                     |
| Panel members                          | Gary White, Chief Planner of NSW (Chair)<br>Peter Smith, Design Reference Group<br>Gabrielle Morrish, Design Reference Group                                                                            |
| Proposal name                          | Northside Private Hospital                                                                                                                                                                              |
| Street Address/property description    | Corner of Faunce Street (West) and Racecourse Road, Gosford<br>(Part of Lot 2 in DP1226923)                                                                                                             |
| Proposal description                   | Private Hospital, including medical suites, inpatient units, general practitioner clinics, radiology rooms, pathology room, intensive care unit and operating theatres                                  |
| Proposal details /optional             | GFA 29,943 m <sup>2</sup><br>FSR 2.98:1<br>Maximum height: 49m                                                                                                                                          |
| Proponent                              | AA Crown Holdings Pty Ltd                                                                                                                                                                               |
| Design workshops                       | 5 April 2019<br>7 May 2019                                                                                                                                                                              |
| Material considered by the Panel       | Plans provided 21 May 2019 with supporting documents including the proposed site masterplan, draft Design Excellence Statement and Design Panel cover sheet<br><br>Architectural presentation on 28 May |

\* The Panel operates as the design review panel for State Significant Development proposals in Gosford City Centre, as well as proposals under clause 8.4 in State Environmental Planning Policy (Gosford City Centre) 2018.

#### Panel advice:

A summary of the Panel advice provided at the 28 May meeting is provided below:

1. The Panel notes the overall suitability of the site for the proposed use and intensity of use given:
  - a. The proposed use of this site as a private hospital would be a good outcome for Gosford City Centre and could act as a catalyst for a health precinct in the immediate vicinity of the site and the Gosford City Centre.
  - b. The proponent is to include master planning of the balance of the site and the wider precinct in the DA submission for context. There needs to be a connection to the existing public hospital.
  - c. Construction of the podium in stage one would be a preferred outcome.
2. The Panel advised that the proposal could take greater advantage of the natural setting by improving its relationship with it, including the connection to vegetated ridgelines and hillsides and patient experience with the surrounding landscape.

4. The Panel notes the sections show the Racecourse Road entry as being accessible for pedestrians, but the Faunce Street entry appears to be secondary – this is created by the level of the entry. If the entry point is at street level and includes an access from Faunce Street, it will be more accessible.
5. As the design develops, it should consider greater reinforcement of the conceptual structure of the site that includes the 'pedestrian through links' and the 'landscape spine' that traverse the site- intersecting at the entrance. The Panel suggested the proponent make the most of the landscaping running through the site. Slight adjustments in the alignment of the entries and walkways from Faunce Street (meeting the Young Street alignment) and Racecourse Road will create better opportunities for through-site links as well as visual and landscape connections/views that extend beyond the site.
6. The Panel commends the work done on the master planning of the precinct and considers the potential development of the precinct generally in accordance with the plan as key to the success of the precinct.
7. The Panel advises that the development application should detail the intended approach for delivery of road and access infrastructure on the remainder of the site to ensure the full access road (linking racecourse Road to Faunce Street) is built.
8. The Panel suggests the drop-off road be a U-shape rather than a donut to reduce impact of fall in contours and need for multiple, high retaining walls. There should be increased landscaping provided in the front forecourt area.
9. The Panel suggests the lift exits on all floors be reconsidered as these spaces could potentially give beneficial views of the landscape rather than face walls.
10. The Panel suggests the location of the fire stairs is reviewed – if they are at the ends of buildings, they create large blank walls. The ends of the wings could be lounges/habitable spaces to take advantage of views.
11. The Panel suggests that, in the roof-top courtyard, the proponent consider the adjacent walls/rooms to maximise the views and feel of the space.
12. The Panel notes the basement extends under most of the building and plaza. In the final design, ensure that the building is set back enough for deep soil planting and consider punching through areas of the basement to allow for plantings along the green spine.
13. The Panel suggests, when finalising the materiality, consider how to transition between the three different styles, the finishes that were proposed for previous curved design may not translate well for a linear built form. The fine detailing proposed for the ground level is supported as it creates a relationship at street level.
14. The proposal is required to undergo a detailed environmental assessment during development assessment (DA). At this time, the consent authority will assess compliance with *State Environmental Planning Policy (Gosford City Centre) 2018* including the findings of the Panel, adequacy of commercial floor space and satisfactory level of building sustainability and environmental performance and any environmental impacts associated with the proposal.
15. A Design Excellence Statement is required for any subsequent DA to articulate how the proposal exhibits design excellence and contributes to the natural, cultural, visual and built character values of Gosford City Centre in accordance with Clause 8.3 of *State Environmental Planning Policy (SEPP) (Gosford City Centre) 2018*, and also the Design Objectives in the Government Architect's publication *Better Placed*.
16. If the submitted DA still proposes to use the provisions in Clause 8.3 of *State Environmental Planning Policy (SEPP) (Gosford City Centre) 2018* to vary the permitted

height and/or floor space, the Panel's views will also be sought and considered, as part of the DA assessment process.

**Panel recommendations:**

The Panel has reviewed the proposal and recommends that:

1. The proposal proceeds to the development assessment (DA) pathway, and
2. The proponent addresses the issues identified in Attachment A when preparing their DA.