



Mr Brendon Roberts
Regional Assessments
Department of Planning, Industry and
Environment
brendon.roberts@planning.nsw.gov.au

Our Ref: SF20/53036

Your Ref: SSD 10159

City of Gosford Design Advisory Panel

Proposal: State Significant Development Application - Northside Private
Hospital, Gosford (SSD-10159)

Panel Meeting: 26/06/2020

Dear Mr Roberts

The City of Gosford Design Advisory Panel (the Panel) has reviewed the Environmental Impact Statement (EIS) and the additional information received on 31 July 2020 for the Northside Private Hospital proposal.

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 commends the project team on the improvements made in massing, interfaces with street and public domain; materials and architectural expression. The Panel is satisfied that the revised proposal adequately addresses previous design issues raised and now exhibits Design Excellence for this stage of the process.

The Panel provides the following specific design advice in **Attachment A** and recommends that the application be conditioned to ensure the architectural and urban design excellence of the development is retained throughout the construction certificate phase. If you have any questions, please contact the Panel Secretariat on (02) 49042700 or centralcoast@planning.nsw.gov.au

Yours sincerely

14/8/2020

Ben Hewett

Chair
City of Gosford Design Advisory Panel

Cc AA Crown Holdings Pty Ltd

Enclosed: Attachment A - Panel Design Advice

Attachment A – Design Review Panel Advice

City of Gosford Design Advisory Panel*	
Panel meeting	26 June 2020
Panel members	Ben Hewett, Deputy NSW Government Architect (Chair) Gabrielle Morrish, Design Reference Group Peter Smith, Design Reference Group
Proposal name	Northside Private Hospital
Street Address/property description	Corner of Faunce Street (West) and Racecourse Road, Gosford (Lot 2 DP 1226923)
Proposal description	Private Hospital, including medical suites, inpatient units, general practitioner clinics, radiology rooms, pathology room, intensive care unit and operating theatres.
Proponent	AA Crown Holdings Pty Ltd
Design workshops and previous Panel meetings	5 April 2019 – Design Reference Group workshop 1 7 May 2019 – Design Reference Group workshop 2 28 May 2019 – Panel meeting 25 March 2020 – Panel meeting
Material considered by the Panel	Exhibited SSD documents, Concept Masterplan and Urban Design Justification prepared by Roberts Day dated July 2020, Development plans prepared by SJB Architects dated 30.07.2020, SSDA Landscape Design Report dated July 2020, Architectural Design Statement prepared by SJB Architects dated July 2020

** 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.*

Panel's Design Advice

As per the detailed development plans the ground level connections from the public domain to the building and integration of landscape in both stages have improved significantly. The Faunce Street entry is significantly improved, the awning and step in the building provides a clear entry to the building. The entry to loading dock has been well resolved and is now supported. Landscape works are well integrated into the built form and provides enclosure to roof top space and some good spaces at the entrances to the building. The Panel has not reviewed the adequacy of the proposed plant species, but supports the scale of plantings.

The approved development application drawings should include 3D views in order that the design intent is communicated through to the next stage as these capture detailing not readily perceived in the 2D plans and elevations.

It is recommended that the application be conditioned as follows:

In order to ensure the architectural and urban design excellence of the development is retained throughout the construction certificate phase:

- *The design architect is to have direct involvement in the design documentation, contract documentation and construction phases of the project.*
- *Evidence of the design architect's commission is to be provided to the Principal Certifying Authority prior to the release of the construction certificate.*
- *The design architect of the project is not to be changed without prior notice and approval of the Department of Planning Industry and Environment.*

Panel Recommendation

The Panel is satisfied that the revised proposal now exhibits Design Excellence.