



09 September 2016

Attention: James Pearce

Akalan Project Pty Ltd
104 Alexander Street
Crows Nest NSW 2065

Dear James

RE: Northside Mental Health Facility, St Leonards (SSD 7588), Response to submissions – Architectural components

Background to response –

As noted within the Willoughby Council submission in response to the afore mentioned SSD, the built form of the Northside Clinic has been previously reviewed and consulted with Council on a number of occasions. During this consultation period STH responded to not only the quantitative requirements of the WLEP (such as FSR) but also to the qualitative requirements that the design responds to the existing and future context of the site. This is evidenced in the not only the massing of the façade (which seeks through its articulation to break down any sense of visual dominance on Frederick or Herbert Street) but also through application of materials. For example, the fresh palette of off-white and subtle highlight colours within the primary composite cladding (contrasted to the lower darker base materials) is referential of the surrounding built environment (in particular the recently built RNSH acute services building) as well as the wider suite of tech and light industrial buildings seen throughout the 'global knowledge arc' which the site is situated within.

In addition we should note that the form of the building is very much driven by the particular requirements of a mental health hospital.

Formal response –

The primary item for response from an architectural perspective to the *DoP&E Formal Response & Agency Submissions* (dated 06/09/16 and received by our office 07/09/16) is the following section from paragraph 2 -

In accordance with clause 85A of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation), the Secretary requires the applicant to respond to the issues raised in these submissions. Particular consideration should be given to the issues raised by Willoughby City Council with regards to the built form of the proposed development, and stormwater management measures

**LEVEL 4, 89 YORK ST
SYDNEY NSW 2000
AUSTRALIA**

T +61 (2) 8299 4600
F +61 (2) 8299 4646
E sth@sth悉尼.com.au

**SILVER THOMAS HANLEY
(AUS) PTY LTD**
ABN 21 134 476 065

STH.COM.AU

This item should be dealt with by responding in full to the built form issues within 'discussion / response item 2 (Built Form and Urban Design)' of the Willoughby City Council letter it references. That section reads as follows -

The proposed L-shaped built forms provide a visually interesting forecourt addressing Frederick Street. However, the proposed building has limited setbacks and building modulation along its south-eastern and western elevations. Considerations should be given to a podium - tower treatment to the proposed built forms to allow for a better transition of scale between the proposed building and surrounding developments. A podium level will also provide additional outdoor spaces and improved outlooks and amenity for rooms facing the side and rear elevations over adjoining industrial developments.

In response to above, we note that at the western elevation, the long edge of the 'L shape' is setback approximately 7 metres (the width of the driveway) at the lower levels. This setback reduces to 5 metres on the upper ward levels (Level 4 and above); whilst this is comparatively less articulation compared to the more prominent northern and eastern edge, it's appropriate given the relatively low adjacency and exposure to Frederick Street for this façade and the likelihood that the adjacent property to the west may be built out to a similar bulk and scale in the future.

The eastern edge is a shorter setback still at just under 4 metres to boundary (from L2 onward) but since this is the shortest edge of the building presented (and since the building steps back and recesses again from Level 6 upwards) we see this as more than adequate and not requiring change.

A classic 'tower-podium' approach would not be suitable for this site (as it might for another typology like residential or commercial) as the necessary square (or rectangular) footprint required doesn't lend itself to a functional mental health ward design like the L shape does. Having said this the strong stepping back of the current form as the building ascends, particularly at L4 upward creates a similar 'base to middle' contrast (a contrast further emphasized with material treatment). This stepping provides significant outdoor space at the lower level 3 as described in the Council submission as a desirable outcome.

We are happy to provide further information on this item as required.

Sincerely

Mark Saunders



Director



SILVER THOMAS HANLEY

T: +613 9885 2333

F: +613 9885 2455

E: mark@sth.com.au

W: sth.com.au