

Gosford Alive Design Excellence Strategy

April 2020



1 Design Excellence Strategy

It is recognised that whilst the final development must exhibit design excellence, in order to achieve the objectives of *State Environmental Planning Policy (Gosford City Centre) 2019* (the Gosford City Centre SEPP), the application as currently proposed is only a concept application which predominantly seeks approval for envelopes and building uses. Nevertheless, a reference design and masterplan has been developed and reviewed by the Design Advisory Panel (DAP) which assumes a potential final outcome.

It is therefore critical that a strategy be developed to ensure that the final outcome as envisioned under the masterplan and considered by the DAP can be achieved. This document establishes a strategy for ensuring that design excellence can be implemented into the final design.

The strategy, shown in the following flowchart, includes:

- ensuring only recognised high quality architectural firms are selected
- preparing designs in accordance with, and assessing designs against, endorsed Design Guidelines
- incorporating ESD commitments made at the concept application phase into subsequent tower designs
- having the scheme reviewed by another architectural firm
- engaging with the Design Advisory Panel (DAP).



High quality architectural firm

Any development application for substantial works (i.e. including towers, podiums, or public domain works) must be designed by a recognised high quality architectural firm.

It is recommended that this be from a pool of architects who have received awards or commendations from the Australian Institute of Architects within the previous 4 years of DA lodgement.

Design guideline consistency

Under separate heading, a set of Design Guidelines have been prepared which outline more detailed guidelines for the development related to tower heights, podium design, and streetscapes.

Under future applications, an assessment of the proposal against the Design Guidelines will be undertaken, which may include for example a statement against each key theme. In the event of any inconsistency with the outcomes presented in

the guideline, a rationale is to be presented as to why the outcome provides for a better outcome than anticipated in the Design Guidelines.

Significant variations should be accompanied by an amendment to the Design Guidelines themselves.

ESD commitments

A summary of ecologically sustainable development commitments has been prepared by Efficient Living (File Ref 20-0067 dated 04-03-20) for the project, related to:

- thermal comfort
- energy – residential
- energy – base building
- circulation spaces and common areas
- water
- stormwater
- pools and spas
- green roofs and vertical gardens
- building materials
- transport
- renewable energy
- future proofing.

The incorporation of the commitments which fall under these categories into the final design further ensure that design excellence will be achieved in future stages of the project.

Architectural peer review

Any future development application which includes any of the following must be reviewed and endorsed by a recognised architect from a group of architectural firms agreed to by the Department of Planning, Industry and Environment:

- any development which includes a podium element
- any development which incorporates individual or multiple towers
- development which incorporates the public domain for the two through site links
- any development with a capital value in excess of \$75 million.

NB: *Despite any of the above criteria, it is not intended that the peer review process would be needed for smaller applications which do not have a significant public domain component, such as enabling works, excavation, car parking, or tenancy fitouts. An ability to waive the peer review process is suggested, where agreed to by the consent authority.*

The process should be collaborative and allow for early engagement from the peer reviewer. The submission of any future development applications in line with the above must be accompanied by a statement from the peer reviewer which outlines:

- their involvement in the process and description of their recommended inclusions, and how these were incorporated by the team
- confirmation of their opinion that the final design incorporates design excellence.

Engagement with the Design Advisory Panel (DAP)

It is noted that any development application that meets the criteria of clause 8.4 of the Gosford City Centre SEPP would be required to engage further with the Design Advisory Panel.

As a part of this engagement, it is noted that a Design Excellence Statement will be required. The minimum requirements for these documents, as per the Appendix C of the *City of Gosford Design Advisory Panel Guide for Proponents and Stakeholders* is to demonstrate:

- consideration of the Gosford Urban Design Framework
- how the proposal responds to the GCC SEPP and DCP
- the proposed approach to materiality, form and aesthetics
- how a variety of architectural responses will be provided
- how the proposal meets the considerations of cl. 8.3(4) of the GCC SEPP.