



Gosford Alive

Draft Design Guidelines
March 2020

Executive Summary

The Gosford Alive project provides a unique opportunity to revitalise Gosford CBD through the planned redevelopment of derelict city buildings in a key location.

The design is centred around the strategic location, breaking down the site, establishing through site links and sight lines, and promoting activation.

Gosford Alive will reinvigorate the Gosford CBD. Its design, offer and location adjacent to Kibble Park provides the mechanism to reposition the Gosford CBD as the heart of the Central Coast.

This document provides describes the proposed urban, built form and public domain design guidelines which will be used to inform future stages of the project.

The guidelines provide a series of key design criteria that are to be adopted for all design aspects of the site.



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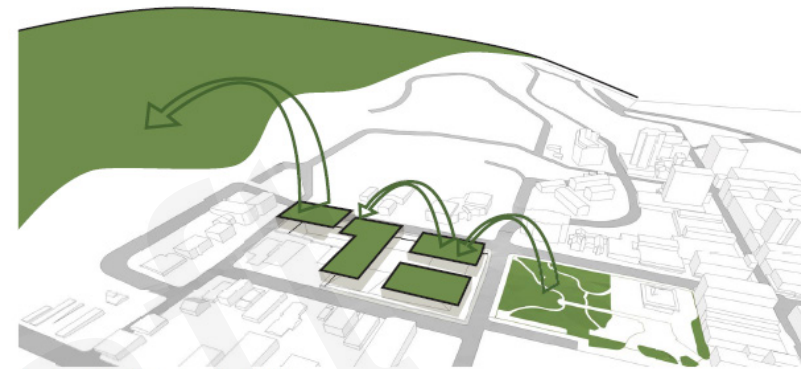
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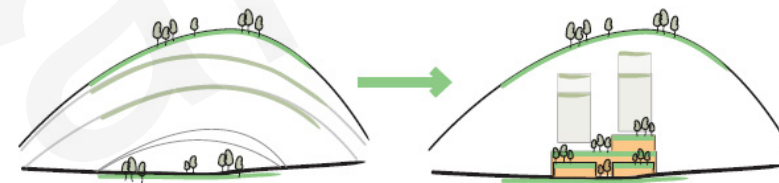
1. Site Layout

1.1 Local Setting

- The concept responds to the natural setting of Gosford and its proximity to Rumbalara Reserve through a series of design elements, which will be carried through in the detailed design of future stages and include:
 - A material and colour palette that responds to surrounding open skies, bushland, and nearby water.
 - Gradation of height upwards towards Rumbalara Reserve, which is kept as the highest point in the immediate vicinity
 - Native landscaping choices for podiums and public domain

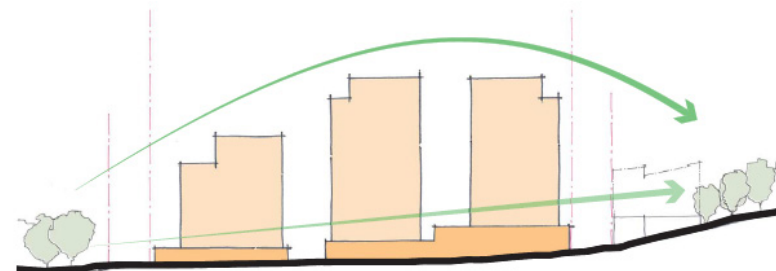


01 Layering the podium from the park towards the ridge

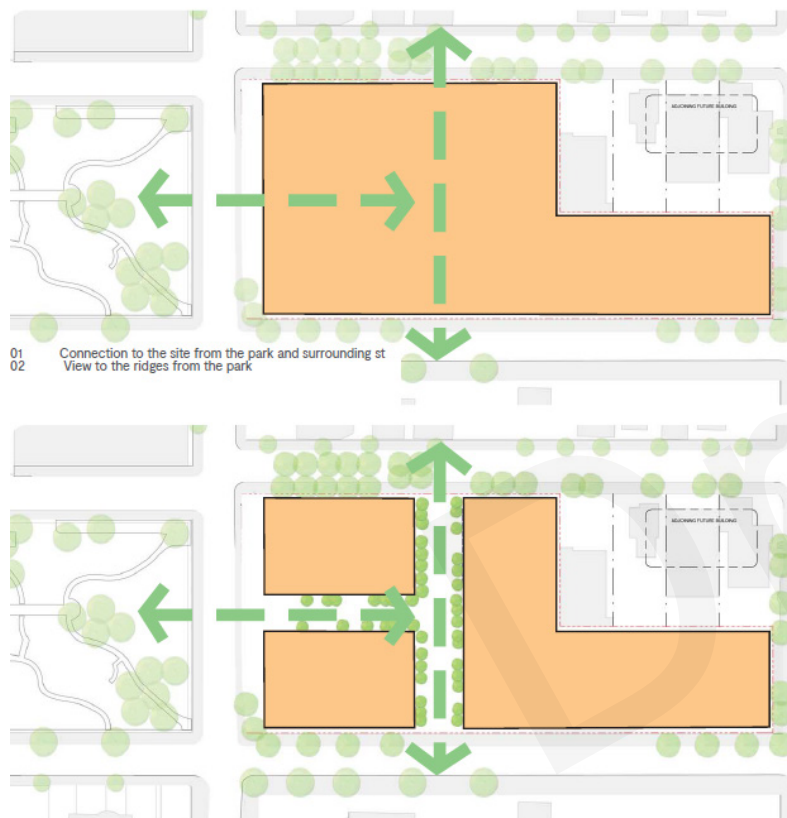


02 Existing terraced site and landscape

02 Proposed podium to imitate the terrain



01 Buftorm developed to respond to the surrounding built and nature



1.2 Master plan

The vision for the 14,000sqm site is to establish five individual sites linked by publicly accessible walkways and spaces, activated streetscapes, and connectivity into the CBD.

A north-south shared vehicular/pedestrian link will be a key feature of the site, connecting William Street and Donnison Street and breaking up podium lengths.

An east-west pedestrian walkway from Henry Parry Drive through to the North South link further breakdowns the scale of the development and creates activity and interest at the ground floor, also allowing for a potential future connection through to Kibble Park.

This East/West walkway ensures view corridors from Kibble Park and the CBD through to Rumbalara Reserve are maintained. Appropriate landscaping within these walkways ensure the natural setting of Gosford is preserved.

1.3 Set backs

The following diagrams provide approved set backs. Tower forms and podiums shall be designed / articulated within these set backs and separations.

Future design is to provide adequate tower separation ensuring:

- preserve internal amenity,
 - compliance with ADG,
- Breakdown scale of 5 towers
- View sharing – both apartments and ground level.

At Henry Parry Drive, future podium and tower designs should implement angled setbacks which extend further back from the envelopes, as envisaged in the reference design and to encourage a greater provision of publicly accessible open area.



2. Towers



2.1 Building Height

Building heights have been studied to achieve the best design outcomes for the site, maintaining views from Kibble Park to the ridgeline, minimising overshadowing, and providing for horizontal articulation.

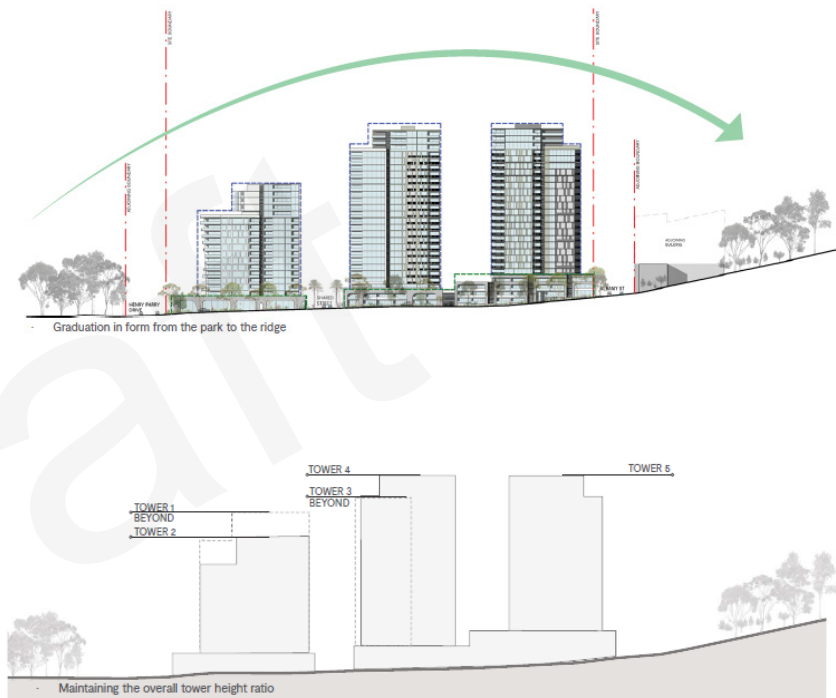
The following building heights shall not be exceeded:

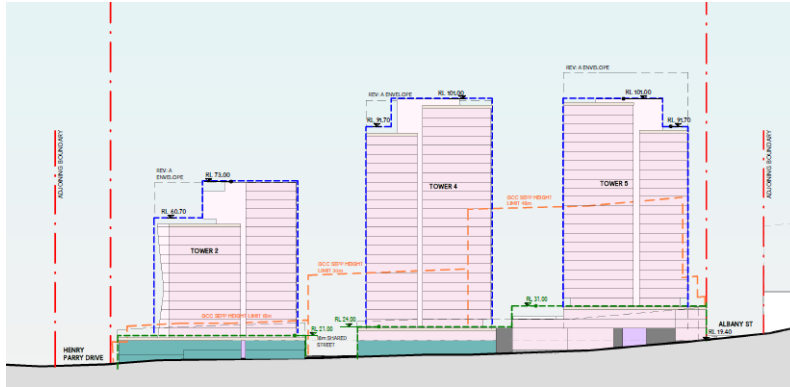
- Tower 1: RL 82.4
- Tower 2: RL 73.0
- Tower 3: RL 88.6
- Tower 4: RL 101
- Tower 5: RL 101

2.2 Building Height - Stepping

Building envelopes have been stepped from Kibble Park, creating visual interest, articulation and minimising overshadowing to public places.

Future design shall ensure variance across the stepping of towers for visual appeal and avoidance of a repetitive built form, and allowing for the use of stepping 'platforms' as communal open areas for building occupants.





2.3 Building Envelope

The Masterplan Envelopes allow for variation and flexibility in achieving the proposed GFA per tower, shown in the below table.

Future applications will ensure variability in the bulk and scale is maintained between individual towers, with a distribution of floorspace generally aligning with the individual tower breakdowns and efficiencies indicated below.

	Tower GFA	Masterplan Envelope
T1:	12,655	26,600
T2:	11,449	26,100
T3:	9,960	20,700
T4:	17,217	29,900
T5:	16,128	29,500
Total	67,360	132,800

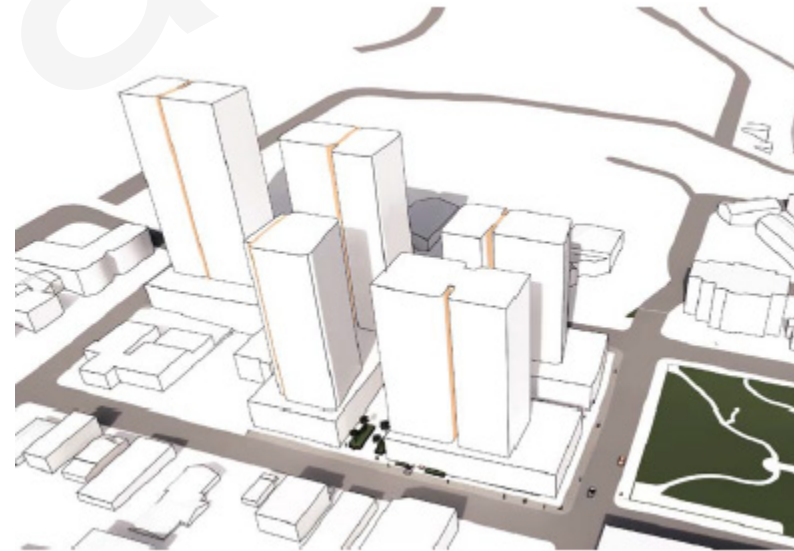
2.4 Vertical Articulation

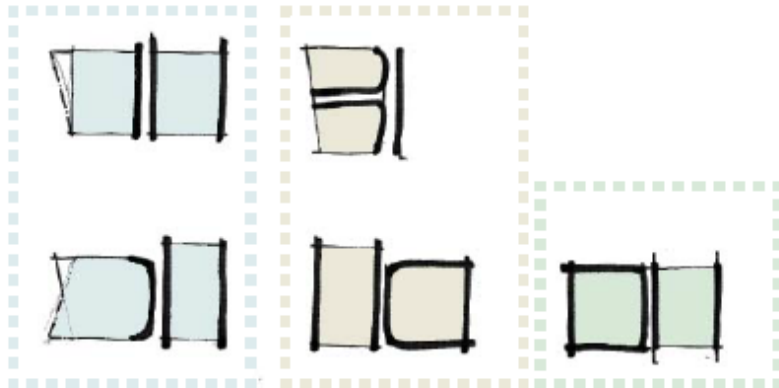
The design of towers should achieve an architectural solution that is appropriately articulated and strives to reduce the perceived visual bulk.

Create a design that provides good visibility, daylight, captures views, is energy efficient, while reducing the need for mechanical cooling/heating.

Key design notes:

- Ensure vertical articulation
- Split towers to create a vertical proportion
- Orient and optimise each tower element
 - Create visual pairs of towers





The Open Sky/

- fluid
- open
- light
- translucent



Layered Landscape/

- natural
- textural
- filtered
- grounded



Earthed and Shaded/

- urban
- vertical
- community
- connected

2.5 Design Language

Towers are to be appropriately designed to capture of the language of Gosford and the region.

Drawing on inspiration from the layered nature of the local landscape, the proposal envisions a series of paired towers, each with a slight different architectural language responding to their unique position and outlook.

Each pair should complement each other within the broader scheme. Mass design repetition across the five towers is to be avoided, but a similar design language is to be adopted to balance and pair towers.

Achieve an architectural solution that is appropriately articulated, with language and materials that reduce perceived bulk.

3. Podium

3.1 Podium / Streetscape

Consider human scale in the design of podiums to reduce the perceived tower heights at the ground level. Achieve this through activated podiums, broken up shopfront interfaces, fine grain design elements, landscaping, and awnings.

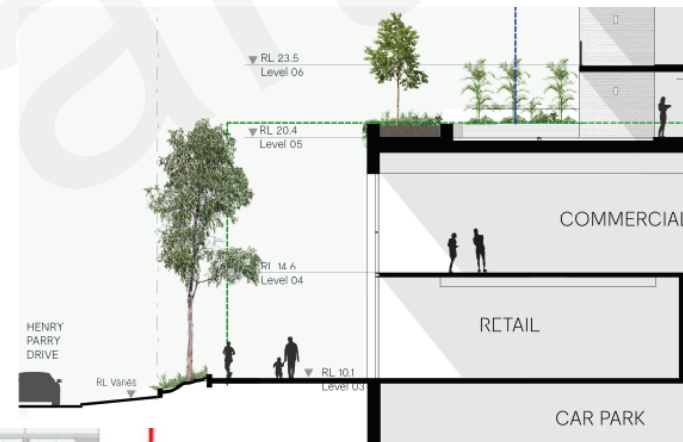


3.2 Street Activation – Henry Parry Drive

Provide for full site width activation of Henry Parry Drive.

Promote commercial uses, separated by intimate public domain landscaped plazas and walkways.

Limit podium heights to 10m to provide a more human scale experience and relationship to Kibble Park.

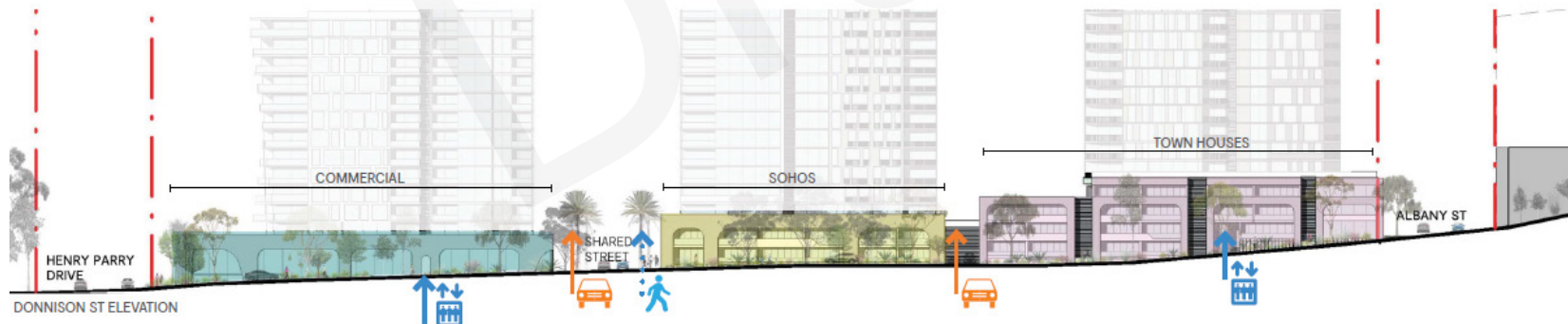
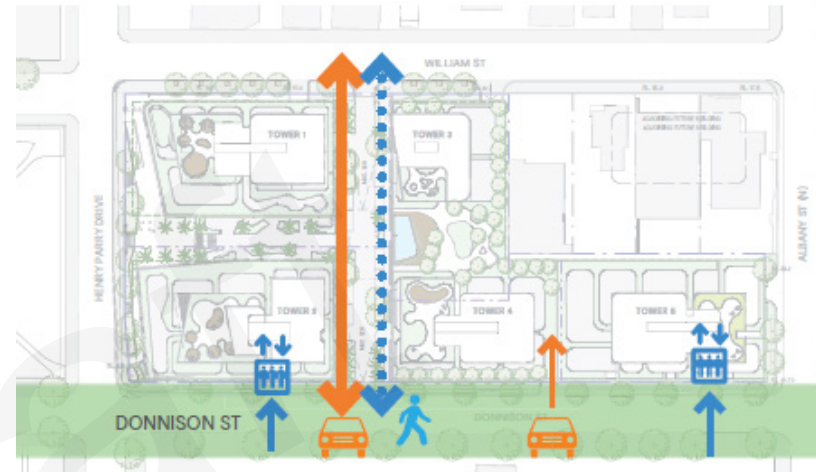


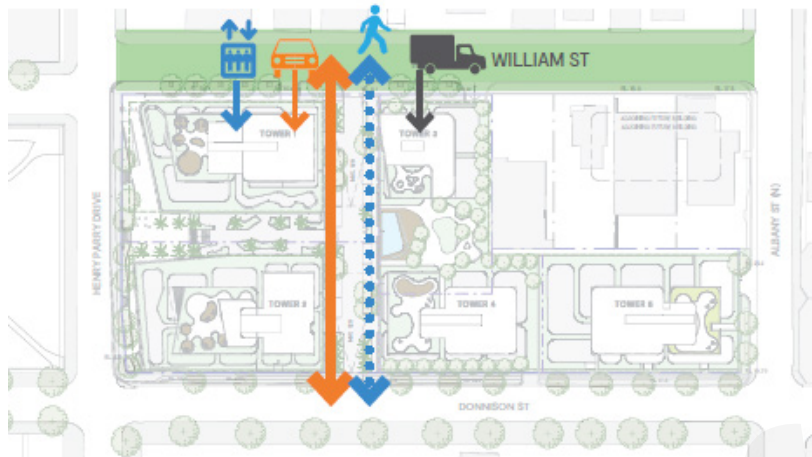
3.3 Street Activation – Donnison Street

Provide a full length activation of Donnison Street through lobbies, residential entries, and commercial and SOHO spaces.

Avoid blank walls to carparking.

Consider the siting and impact of driveways on pedestrian activity.

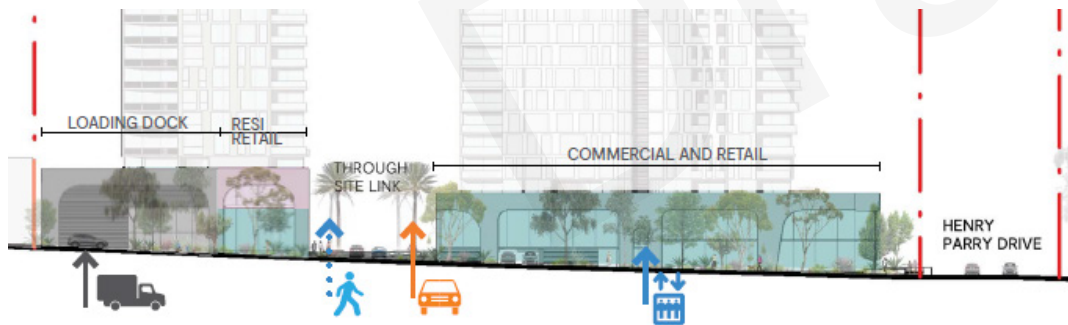




3.4 Street Activation – William Street

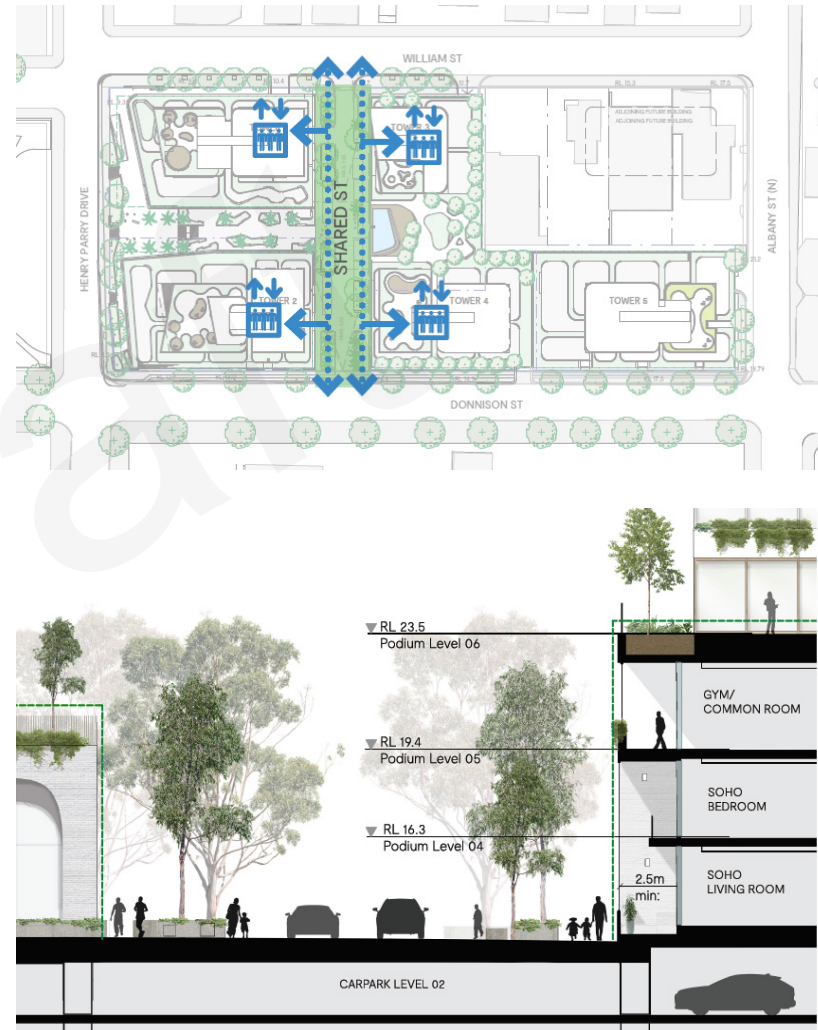
Provide for a double level commercial tenancy wrapped from Henry Parry Drive, and investigate opportunities for food and beverage retail outcomes at the entrance to the shared street.

Locate loading and servicing areas on William Street well away from other vehicle entries and primary pedestrian activity areas.

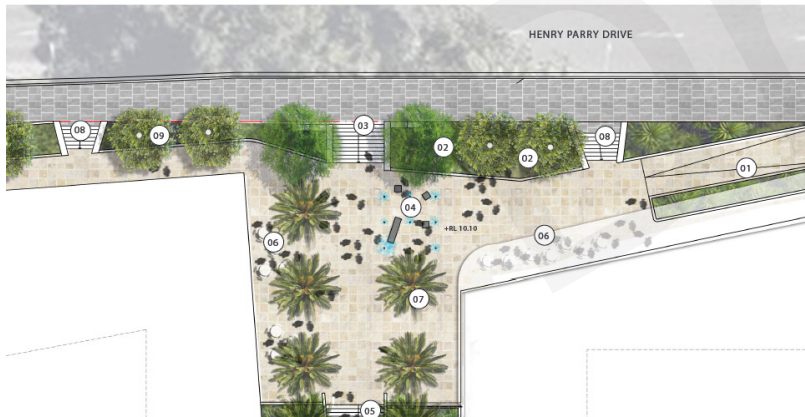


3.5 Street Activation – Shared Street

Activate the shared street on all edges with commercial uses at base of tower 1 & 2 and Small Office-Home Office (SOHO) or commercial within tower 3/4 to activate edges and screen car parking.



4. Public Domain



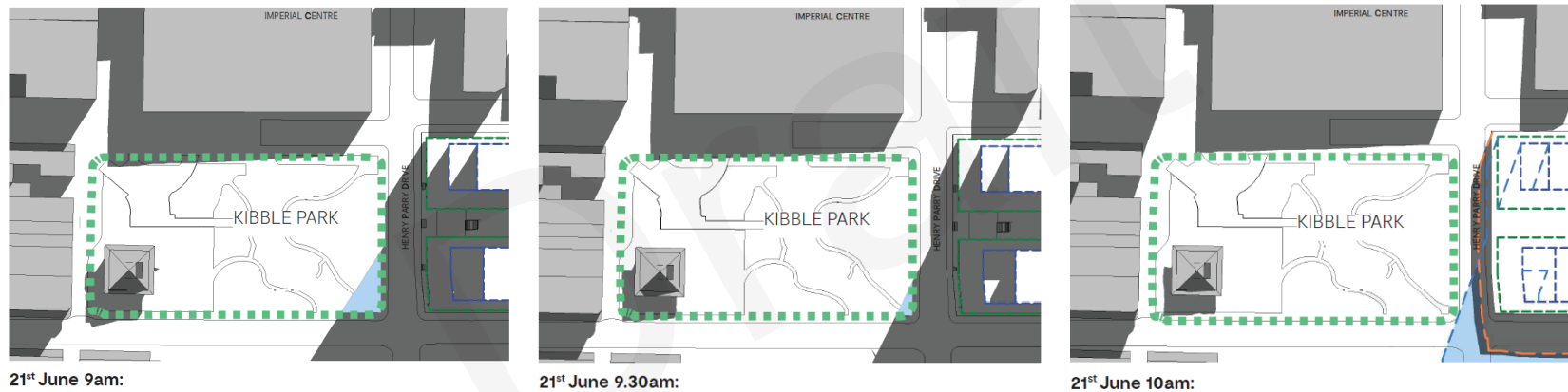
4.1 Open space

Provide clearly delineated public and private spaces.

People activate spaces - create open public domain spaces that invite use by the public and residents. Use retail to create activation and creative passive public spaces.

4.2 Kibble Park

The development shall protect the existing Kibble Park public domain from overshadowing, with no more than 310sqm of overshadowing resulting from the development in mid-winter, nor overshadowing after 10am.



5. Views & Sightlines



The scenic values of the local area and views from the local area are not be detrimentally affected.

Enhance visual connections from Kibble Park, through the site and its cascading language through to Rumbalara Reserve behind.

Maximise view opportunities for future tower residents of the Gosford setting, providing variance in tower form and aspect and capturing southern water views and northern and eastern views to bushland and Rumbalara Reserve.

Tiering of towers up the hill provides all towers with maximum view opportunity



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