



GOSFORD ALIVE

LANDSCAPE CONCEPT PACKAGE

APRIL 2020

ARCADIA
LANDSCAPE ARCHITECTURE

CONTENTS

1.0 SITE UNDERSTANDING

- _LOCATION
- _HISTORY
- _LANDSCAPE CONTEXT
- _BACKGROUND REPORTS + GUIDELINES

2.0 SITE ANALYSIS

- _URBAN SYSTEMS ANALYSIS
- _NATURAL SYSTEMS ANALYSIS
- _SURROUNDING INFLUENCE
- _LANDSCAPE VERNACULAR
- _LANDSCAPE TYPOLOGIES
- _STREETScape ANALYSIS

3.0 DESIGN CONCEPTS

- _LANDSCAPE VISION
- _BIG IDEAS + STRATEGIES
- _LANDSCAPE CONCEPT DIAGRAMS
- _LANDSCAPE MASTERPLAN
- _GROUND LEVEL - LANDSCAPE PLAN
- _PODIUM LEVEL - LANDSCAPE PLAN
- _LANDSCAPE DETAIL PLANS
- _LANDSCAPE SECTIONS
- _LANDSCAPE TOWER PRECEDENTS
- _CIRCULATION

1.0 SITE UNDERSTANDING

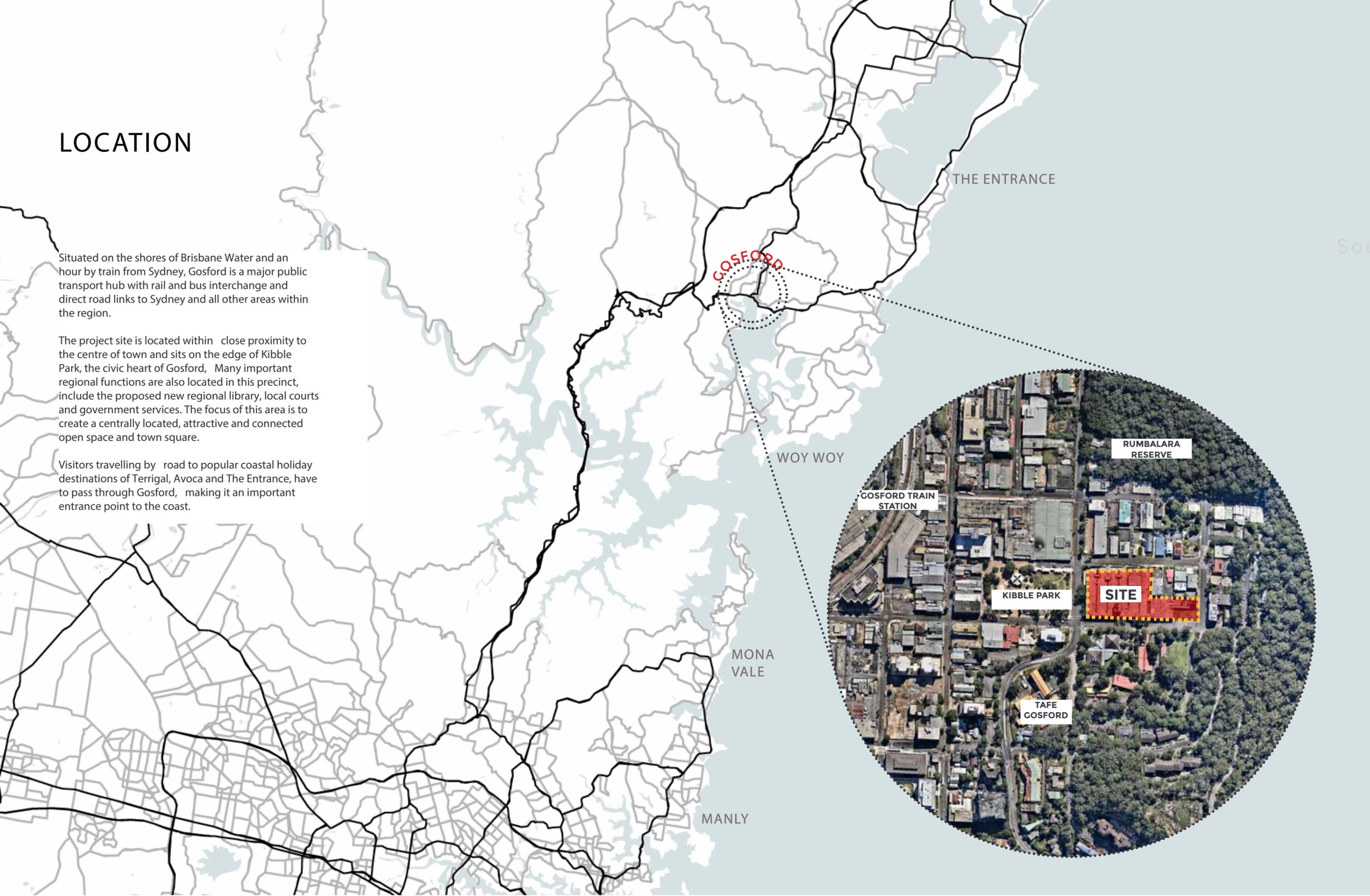


LOCATION

Situated on the shores of Brisbane Water and an hour by train from Sydney, Gosford is a major public transport hub with rail and bus interchange and direct road links to Sydney and all other areas within the region.

The project site is located within close proximity to the centre of town and sits on the edge of Kibble Park, the civic heart of Gosford. Many important regional functions are also located in this precinct, include the proposed new regional library, local courts and government services. The focus of this area is to create a centrally located, attractive and connected open space and town square.

Visitors travelling by road to popular coastal holiday destinations of Terrigal, Avoca and The Entrance, have to pass through Gosford, making it an important entrance point to the coast.



HISTORY

EARLY HISTORY

The area surrounding Gosford belongs to the Darkinjung people (who were principally coastal-dwellers) of the Guringai Nation.

An abundance of resources were available to the people of the Guringai Nation. An area of high rainfall, diet consisted predominately of seafood found within the many rivers and estuaries, and bushtucker harvested from the verdant bushland in the hinterland. Trade with other tribal groups within the Guringai was well established also, assisting with the development of a rich society with strong connections to the land.

The Rumbalara reserve, which heavily influences the site due to its location is an important Indigenous location. The name 'Rumbalara' comes from the Indigenous word meaning 'Rainbow'. It is important to draw on these environmental and Indigenous influences in order to better connect the built environment with the surrounding landscape.

Gosford was first explored by Governor Phillip in 1788, with European occupation beginning in 1823. The area surrounding Gosford was not settled until this time because of the rugged characteristic of the landscape, making it hard to navigate and understand.

Rich soils provided for a strong agricultural market, allowing for Gosford to continue to grow until in 1885 it was proclaimed a town. In 1887, the rail link to Sydney was complete - further accelerating the rapid development of the region. As Gosford continued development, reliance on agriculture declined, and holiday and service industries became the dominant market form.



CURRENT CONDITIONS

Gosford City Centre is the regional capital of the Central Coast area, despite significant planning efforts over the years it has been slow to eventuate.

Today the CBD of Gosford and the area surrounding our site has a high vehicle dominance, a lacking in green open space and has experienced a major retail downturn in the recent years. This decline has been affected by the rise of major shopping centres, which have also begun to fail in the more recent years.

Therefore there is huge potential for our site to add to and improve the surrounding CBD area of Gosford whilst remaining aligned to the current Central Coast Regional Strategy plan. "New opportunities for economic stimulus and growth will ensure Gosford takes advantage of its location and strengthens its position as the regional capital of the Central Coast". Gosford City Centre - Statement of Strategic Intent, Dec 2014, RobertsDay



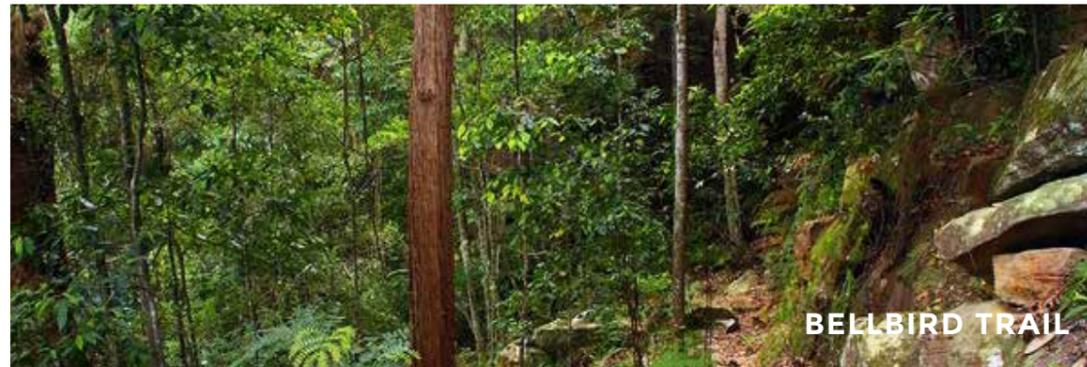
LANDSCAPE CONTEXT

BUSHLAND: BRISBANE WATER NATIONAL PARK + STRICKLAND STATE FOREST

Strickland State Forest is situated to the north west of Gosford and our site. The forest displays exceptionally diverse habitats including; heath woodland, dry grassland, wildflowers, eucalypt forests and lush rainforests. Walking tracks are set up throughout the forest, showcasing these unique and diverse ecosystems. It is considered a unique ecotourism destination for travellers from across NSW.

The forest was originally home to the first government nursery in NSW as well as the site for the first national forestry training school. As a result of this, remnants of exotic and native trees area still present in the site which are now among the oldest in Australia and can be seen whilst walking the Arboretum' track. There are examples of Hoop Pines, Tallow Wood, Red Cedars and Bunya Pines still present within the forest.

Brisbane Water National Park also contains a range of unique landscape offering as well as spots to picnic, cycle and fish. As well as this it also contains important ancient Aboriginal rock carvings across a number of sites. The sacred site is known as Bulgandry Art Site.



BACKGROUND REPORTS & GUIDELINES



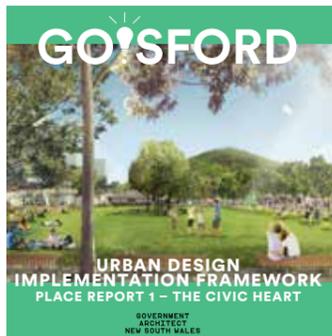
GOSFORD CITY CENTRE DCP 2018 CONTROL PLAN

This plan identifies four key principles for the redevelopment of Gosford City Centre. Outlined is a city that is connected to landscape, has quality space for streets and people, the promotion of investment and lastly a space where community can embrace public life.



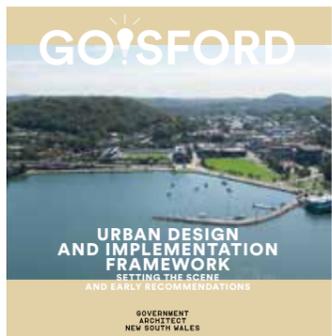
STREETScape GUIDELINES 2011 ECO-STREET INITIATIVE

Developed in association with council officers, this document aims to provide a clear guideline for future upgrades to city streets. Key issues include a local of consistent theme, poor pedestrian amenity and way finding, a need to express the unique qualities of Gosford, poor visual quality and the dominance of the vehicle.



UDIF REPORT 1 THE CIVIC HEART

The first of the UDIF reports, this paper outlines the opportunities which present themselves within the Gosford city centre, specifically around Kibble Park - the civic heart. This is the geographic centre of the city, adjacent to the public library and government headquarters.



UDIF 2017 IMPLEMENTATIONS

The Government Architect has released its first recommendations that relate to the overall renewal of Gosford City Centre, with an initial focus on enhancing Kibble Park, Gosford's civic heart and key gathering place, to improve the commercial, retail, lifestyle and cultural life of the regional capital.

CONNECTING THE CIVIC HEART

1. Create a green room – respite for the growing city
2. Relocate activity to the edge and activate where people move
3. Re-purpose library as a public building – possible Town Hall, meeting place, flexible exhibition space. Investigate upgrade or new cafe integrated with park
4. Create a civic plaza and connect to Mann Street with active edges. Increase visual connection between Mann St and the park. Streetscape upgrade to Mann Street
5. Establish through connection street at Watt Street
6. Align connection to new regional library. Explore secondary connections between regional library, TAFE, Conservatory of Music and Council
7. Investigate opportunity to retain public parking in part of future development behind an active edge to Henry Parry Dr.
8. Connect park to reserves with tree planting along Donnison Street
9. Locate development height to minimise overshadowing of Kibble Park.



Excerpt from 'Civic Heart Green Connecting Strategy'

2.0 SITE ANALYSIS



URBAN SYSTEMS ANALYSIS

CITY CENTRES



CIVIC FOCAL POINTS



PUBLIC TRANSPORT



PEDESTRIAN AND CYCLIST



NATURAL SYSTEMS ANALYSIS

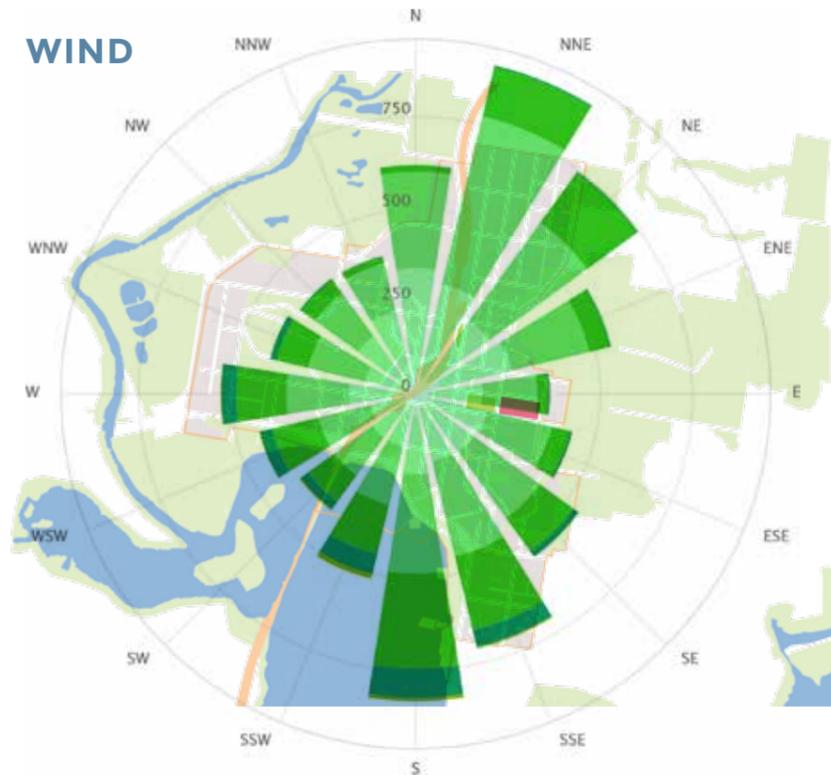
WATER SYSTEMS



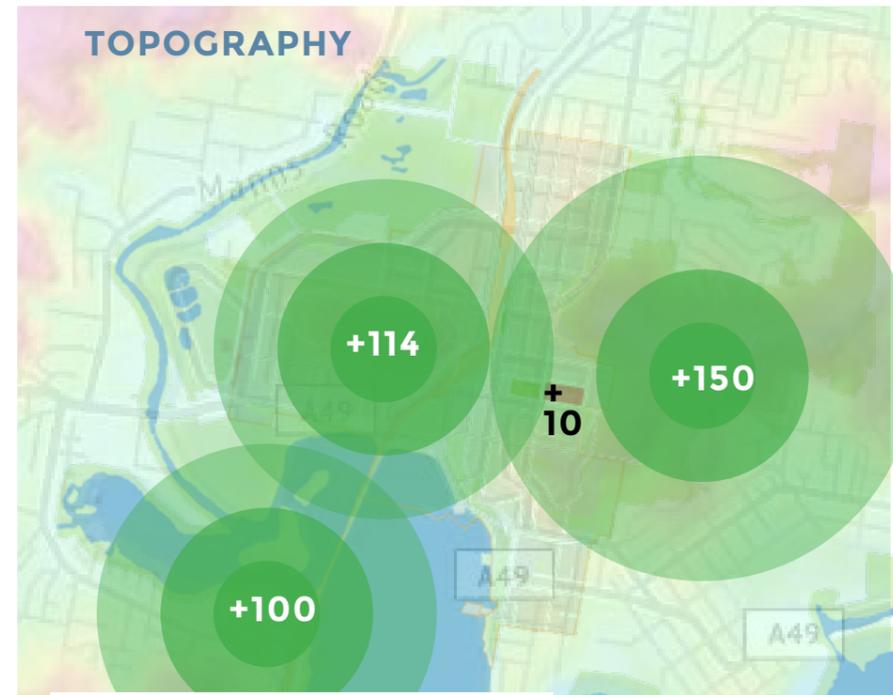
SOLAR



WIND



TOPOGRAPHY



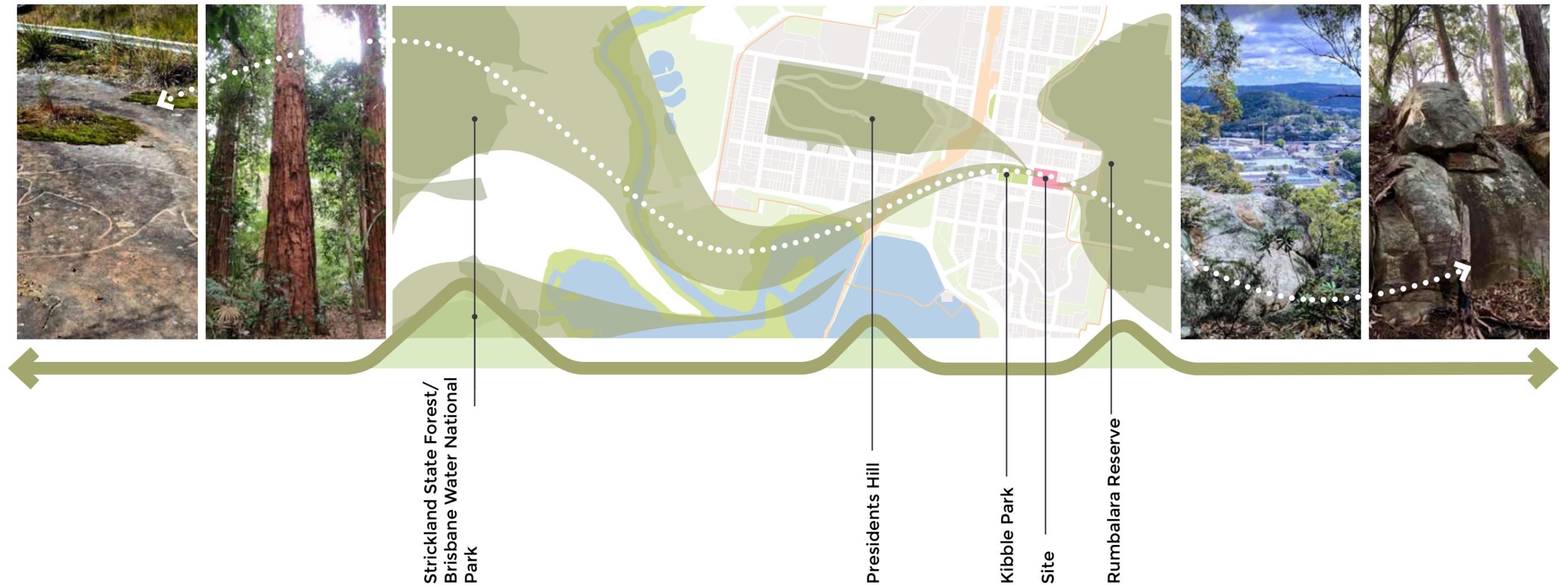
*data taken from meteoblue-gosford-windrose

SURROUNDING INFLUENCES

CONNECTING ECOLOGIES

From a landscape perspective it is important to connect the site to the existing surrounding ecologies.

The narrative and conceptual layers for the design of this site are taken from the influence of these surrounding environments as it is a direction site connection responding to the specific site context of Gosford.



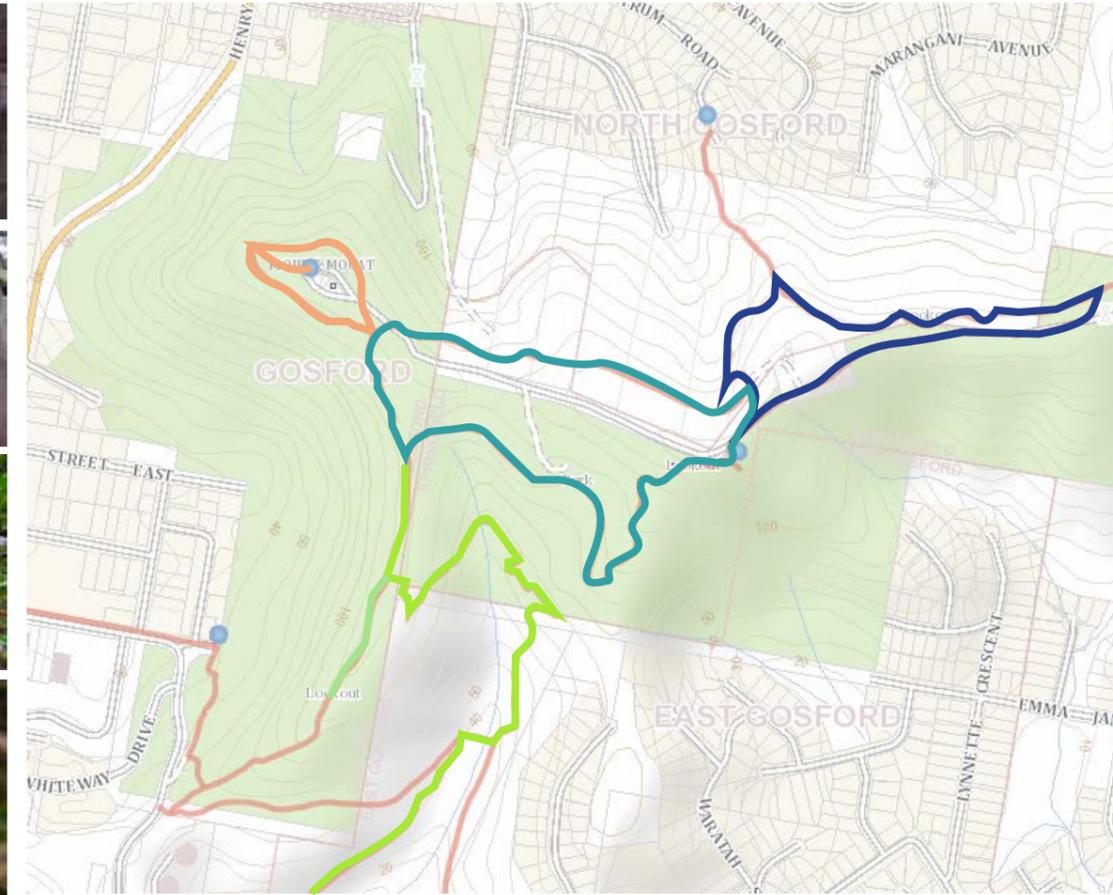
LANDSCAPE VERNACULAR

BUSHLAND: RUMBALARA RESERVE

Rumbalara Reserve is an extensive area of Bushland sitting to the east of our Site in Gosford. It is a network of bushland reserves that give a sense of softening to the developing urbanized areas below.

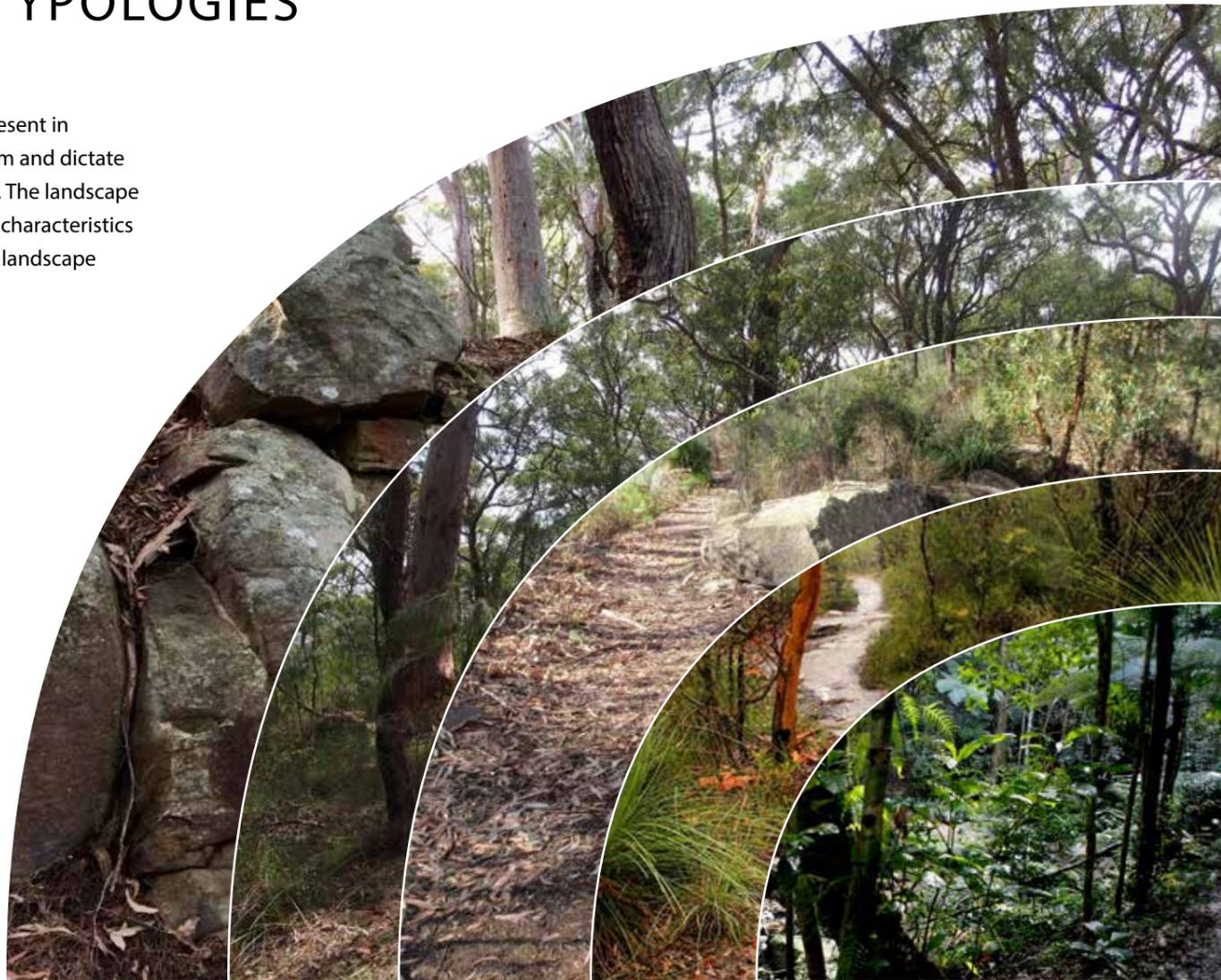
Throughout the reserve there are various landscape typologies present depending on their location and microclimate. Users will experience natural scrubby bushland, granite outcrops, dense eucalypt forests as well as damp rainforest environments - all displaying the unique local native character specific to the Gosford region.

There is an opportunity to bring some of these landscape typologies and elements into the built form and public domain of this project as a tool to connect the project to the people of Gosford and most importantly, to its surrounding landscape.



LANDSCAPE TYPOLOGIES

The various landscape typologies present in Rumbalara Reserve will help to inform and dictate the landscape spaces within our site. The landscape spaces will endeavor to relate to the characteristics and species present in each of these landscape typologies.



GRANITE OUTCROPS

EUCALYPTUS FOREST

SCRUBBY BUSHLAND/ GULLY ENVIRONMENTS

GRASSLAND

RAINFOREST FLOOR



GRANITE OUTCROPS

EUCALYPTUS FOREST

SCRUBBY BUSHLAND

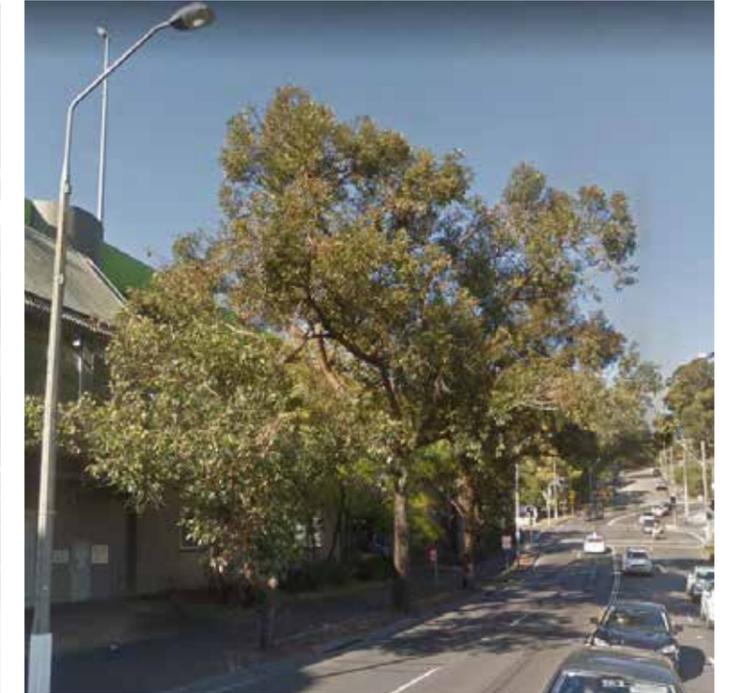
GRASSLAND

RAINFOREST FLOOR

STREETSCAPE ANALYSIS



HENRY PARRY DRIVE



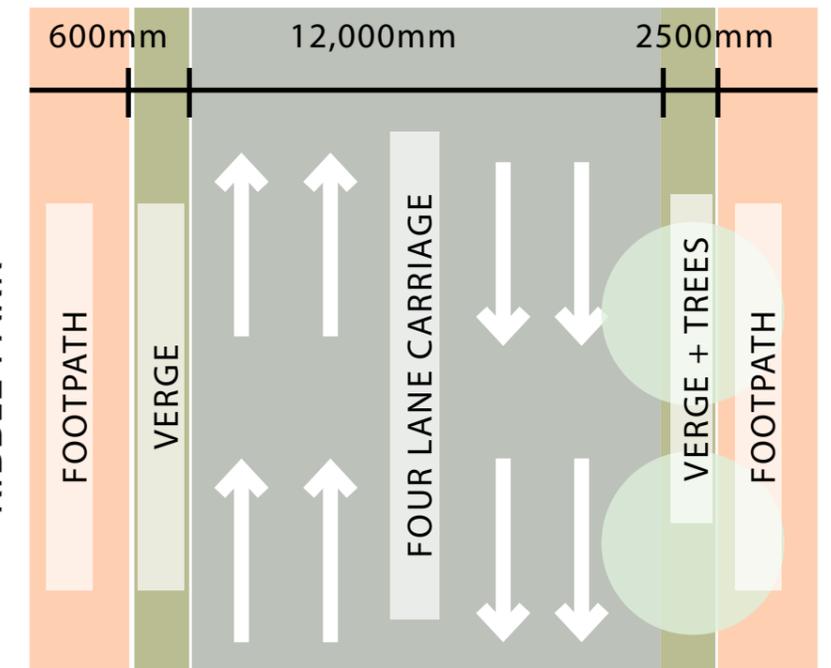
EXISTING CONDITION

The current situation of Henry Parry Drive contains a small amount of street trees and low pedestrian amenity. There are two lanes of traffic each direction with no parking on either side.

On the Kibble Park side there is a generous footpath and a planted buffer adjacent to the road. However there is a pedestrian barrier/fence which restricts access across to our site. Street trees are also not present along this strip which enable direct views through our site and towards Rumbalara Reserve behind.

PROPOSED CONDITION

The landscape design aims to better connect pedestrians from Kibble park to the site. An increase in street tree numbers and plantings will help to further activate the proposed plaza edge. Views and site lines into the site and further towards Rumbalara Reserve remain a high priority throughout the landscape scheme.



STREETSCAPE ANALYSIS

WILLIAM STREET

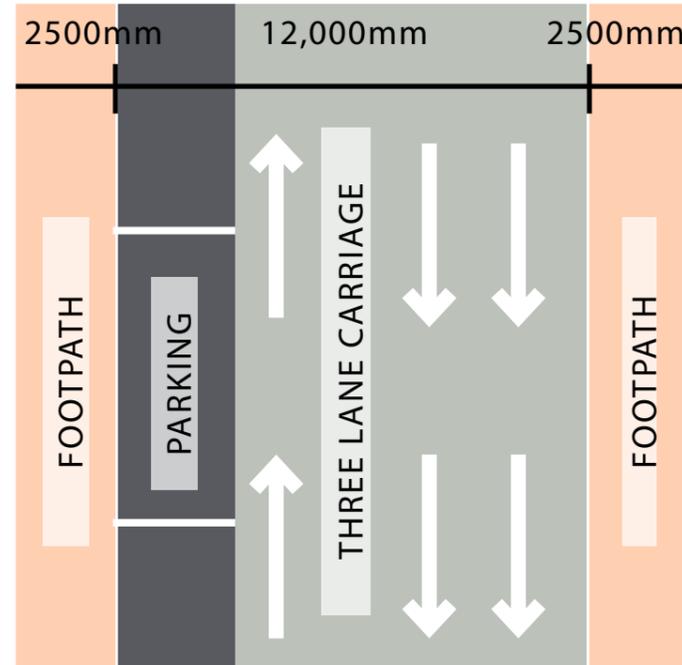


EXISTING CONDITION

Currently William street shows a single lane of traffic either direction with parallel parking on either side of the roadway. There are limited and under-whelming street trees present on this street. The single street tree adjacent to our site is planted in a small tree pit with no extra planting or soft scape. There is also a lack of pedestrian amenity along this edge.

PROPOSED CONDITION

The landscape approach aims to improve the pedestrian amenity along this roadway with an increase in street trees and planting as well as providing a unique 'green treatment' to the edges of the proposed carpark.



DONNISON STREET

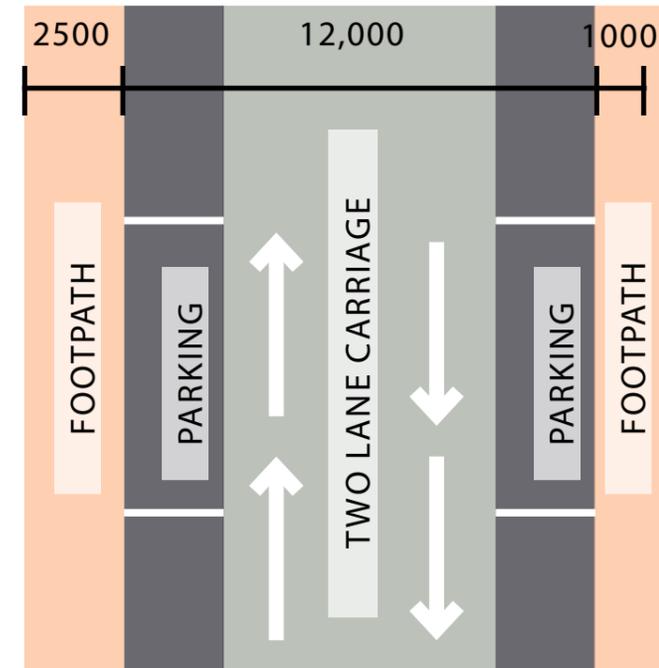


EXISTING CONDITION

Similar to this, Donnison Street also shows a single lane of traffic either direction with parallel parking. There are some existing established eucalypts present on the southern side of Donnison street which provide the foundation for a native street character representative of the natural landscapes surrounding Gosford. However, there are currently a limited number of street trees present along the north side of Donnison street accompanied by a lack of pedestrian amenity

PROPOSED CONDITION

Through the landscape design we hope to improve the user experience along this street by providing; street trees and buffer planting, a 'green screen' to the proposed carpark edges and a unique user experience which connects the user and cycle path with the character of the surrounding bushland of Rumbalara reserve.



3.0 DESIGN CONCEPTS

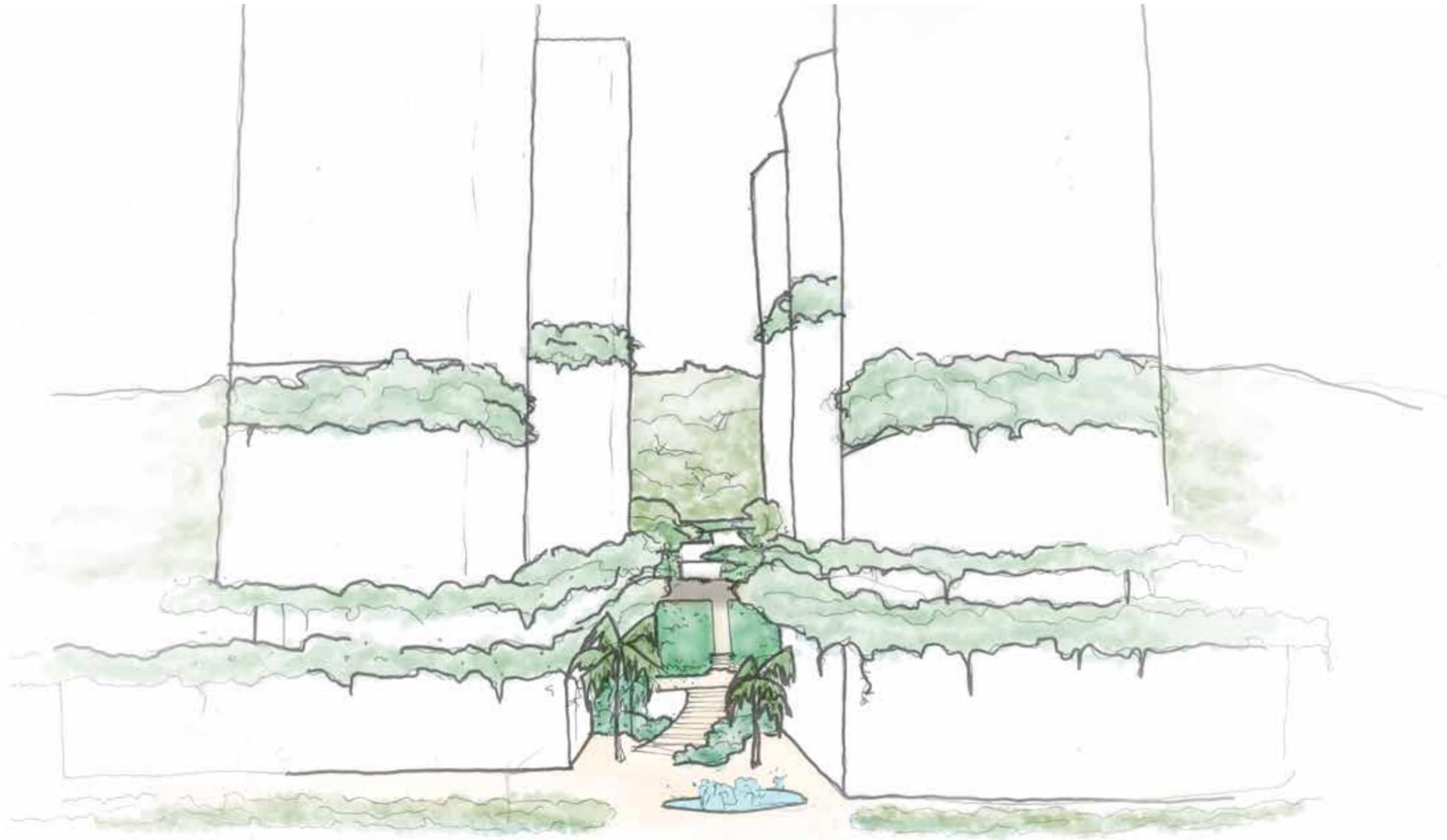


LANDSCAPE VISION



The Landscape approach appreciates the importance of incorporating the unique water, bushland and city environments of Gosford in order to create a design which successfully aligns with these components...

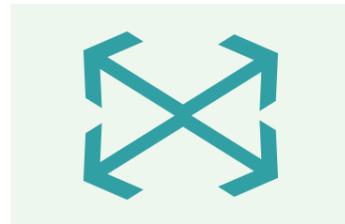
LANDSCAPE VISION



An evocative synergy of landscape, building and landform.....

BIG IDEAS + STRATEGIES

A series of Landscape strategies have been proposed to help guide a unified landscape proposal, which also provide a design framework for the 'Gosford Alive' development.



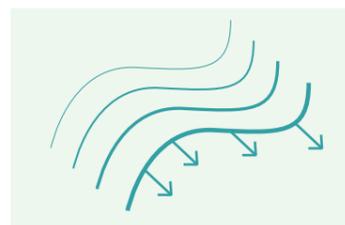
VIEWS + CONNECTIONS

Enhance visual connections from Kibble Park, through the site and cascading podium language through the Rumbalara reserve behind Site.



RESPECT + REFLECT

Respect the importance of the original owners and meaning of this land as well as responding to the current context of the city of Gosford



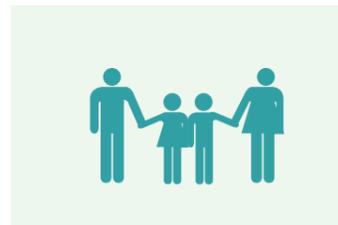
EDGE INTERFACE + TRANSITION

Provide a site specific landscape solution to areas of the site where carpark edges are exposed to public streets. Utilize landscape elements to provide a continual transition between the various podium levels across the site.



VEGETATION + WATER

Retain and preserve any existing site vegetation whilst also proposing suitable vegetation and water elements which reflect the characteristics of the surrounding Rumbalara reserve.



NEIGHBOURHOOD CONNECTIONS

Ensure new connections within the site respond to and enhance the connections to existing surrounding streets including the interface with Henry Parry, William and Donnison Street

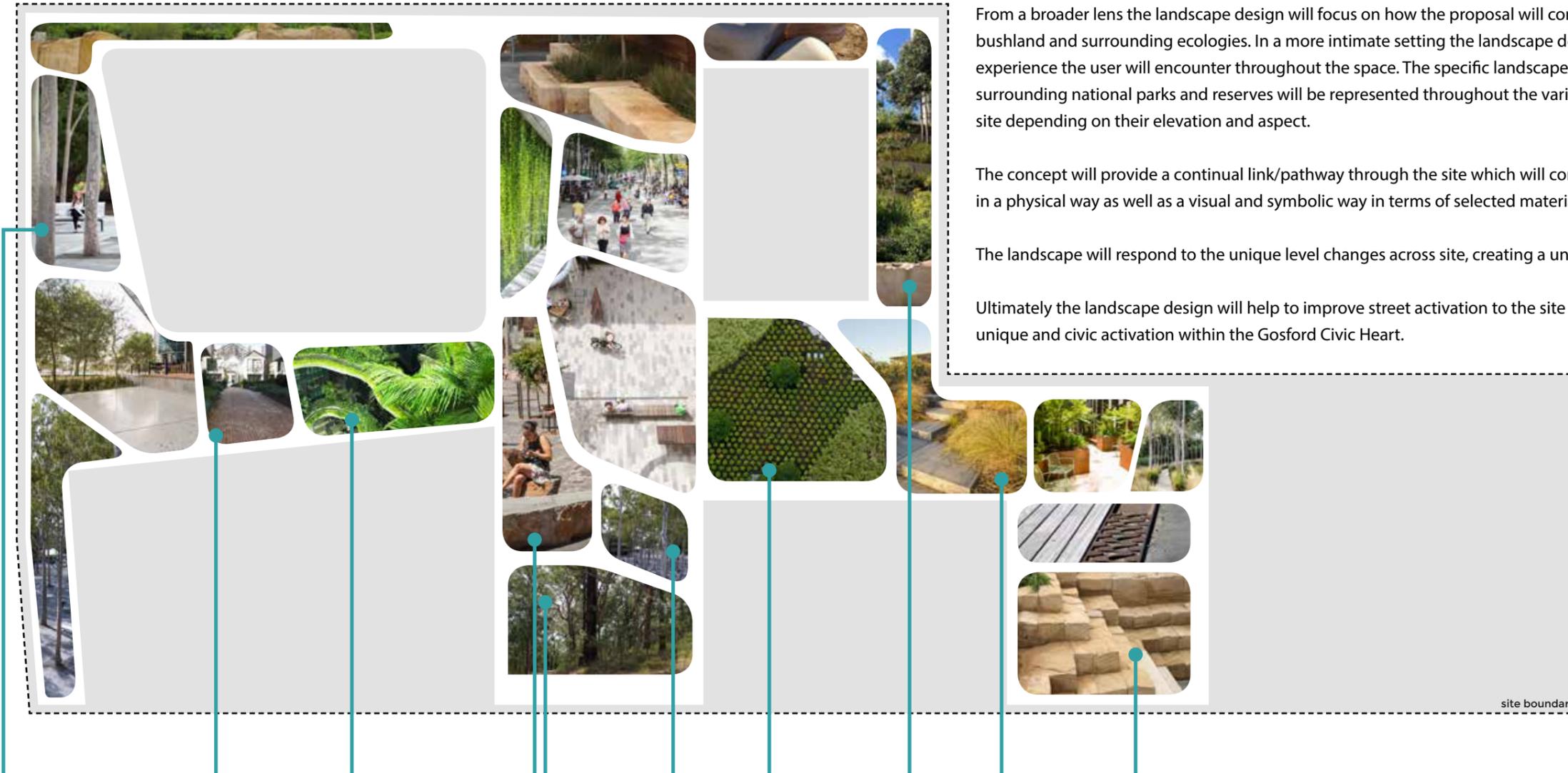


EXPERIENCE + DESTINATION

Provide unique user experience through the site which responds to the character of landscape typologies present in Rumbalara reserve. The landscape approach will also provide various destinations which celebrate the unique qualities of this site.

LANDSCAPE CONCEPT DIAGRAM

THE INFLUENCE OF ECOLOGIES



From a broader lens the landscape design will focus on how the proposal will connect in with the existing bushland and surrounding ecologies. In a more intimate setting the landscape design will focus on the experience the user will encounter throughout the space. The specific landscape ecologies present within the surrounding national parks and reserves will be represented throughout the various landscape spaces within the site depending on their elevation and aspect.

The concept will provide a continual link/pathway through the site which will connect users to Rumbalara reserve in a physical way as well as a visual and symbolic way in terms of selected materials.

The landscape will respond to the unique level changes across site, creating a unique experience for the user.

Ultimately the landscape design will help to improve street activation to the site surrounds as well as providing a unique and civic activation within the Gosford Civic Heart.



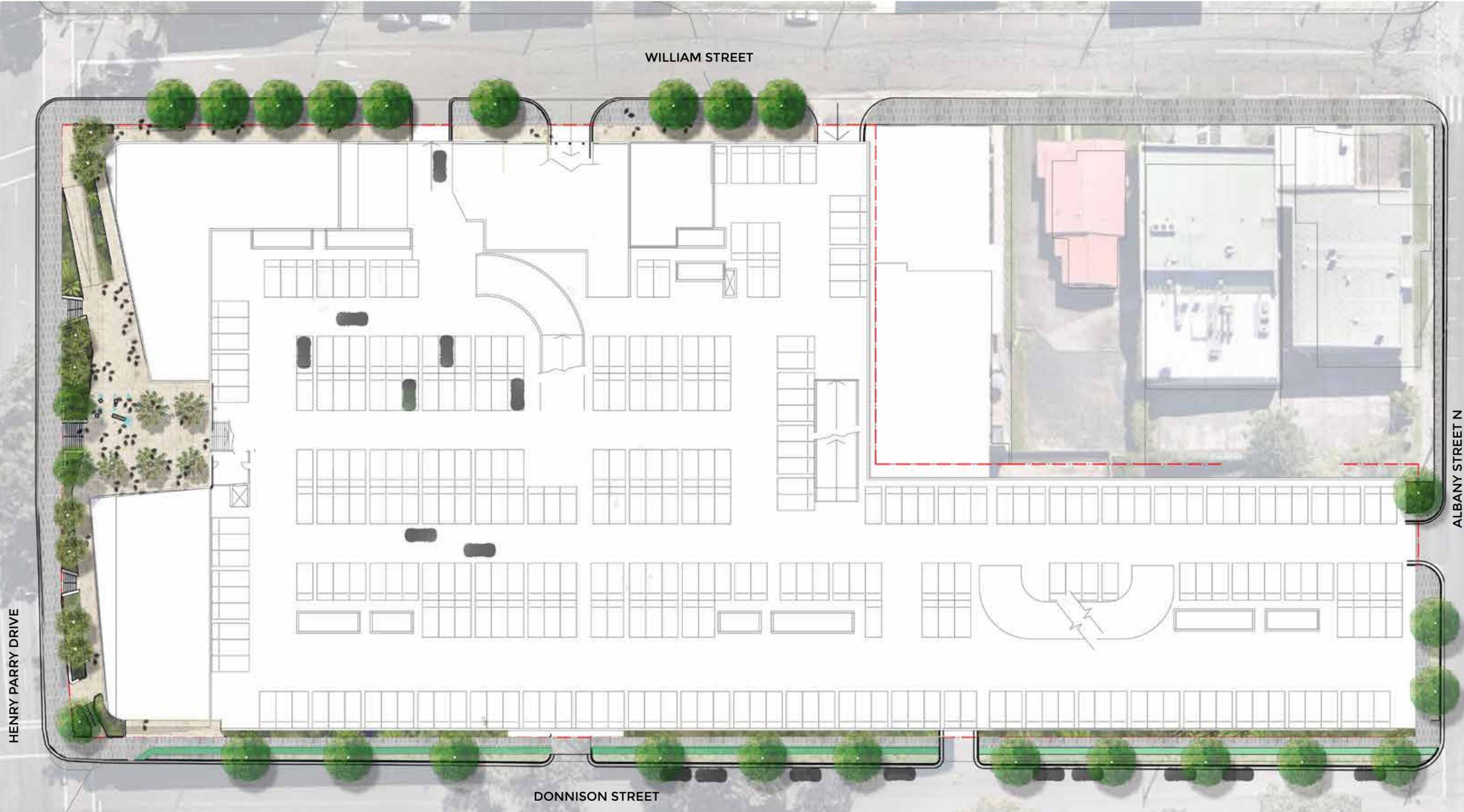
LANDSCAPE MASTER PLAN



SCALE 1:500 @ A3 0 2 5 10 15 20m



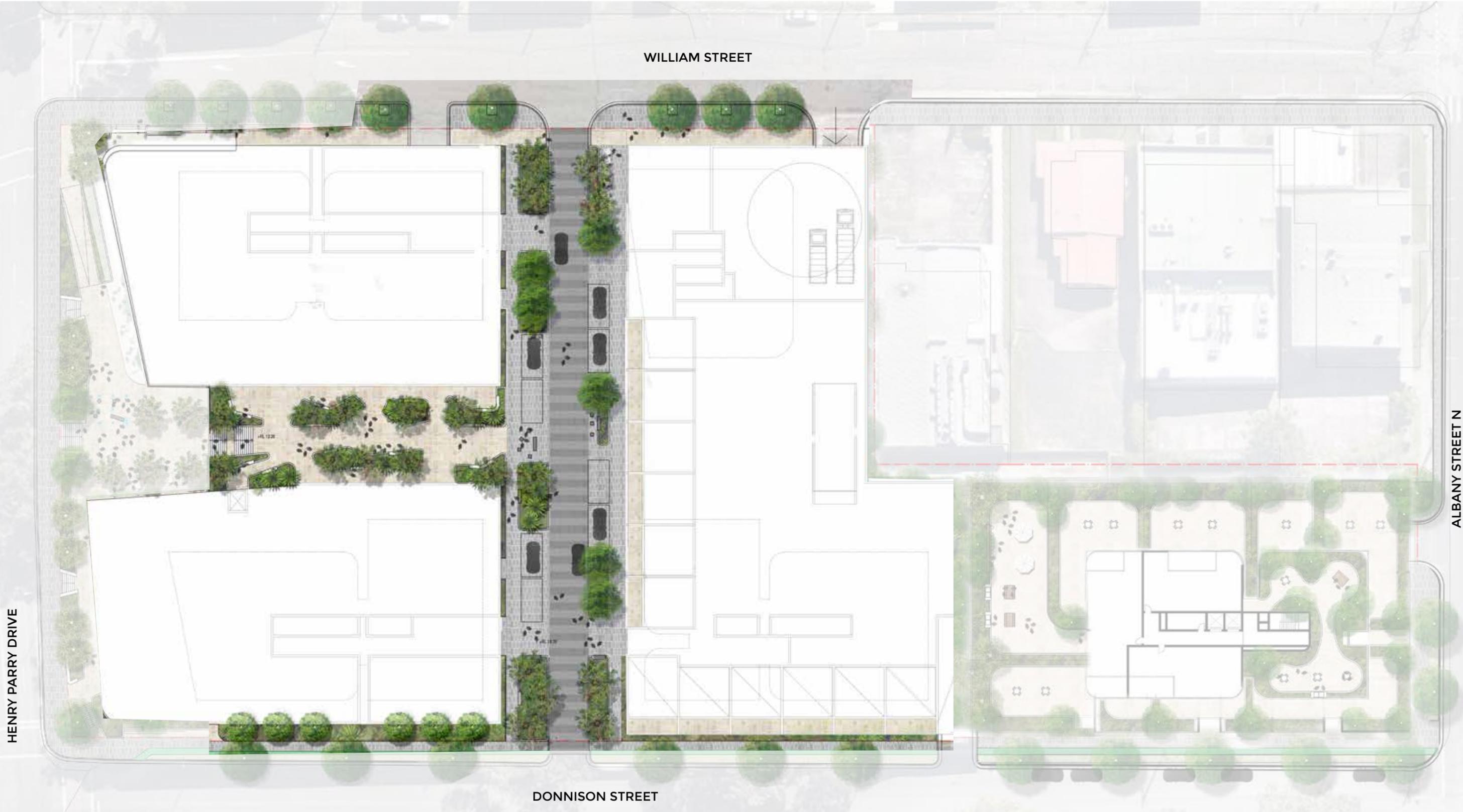
GROUND FLOOR - LANDSCAPE PLAN



SCALE 1:500 @ A3 0 2 5 10 15 20M



PODIUM LEVEL - LANDSCAPE PLAN

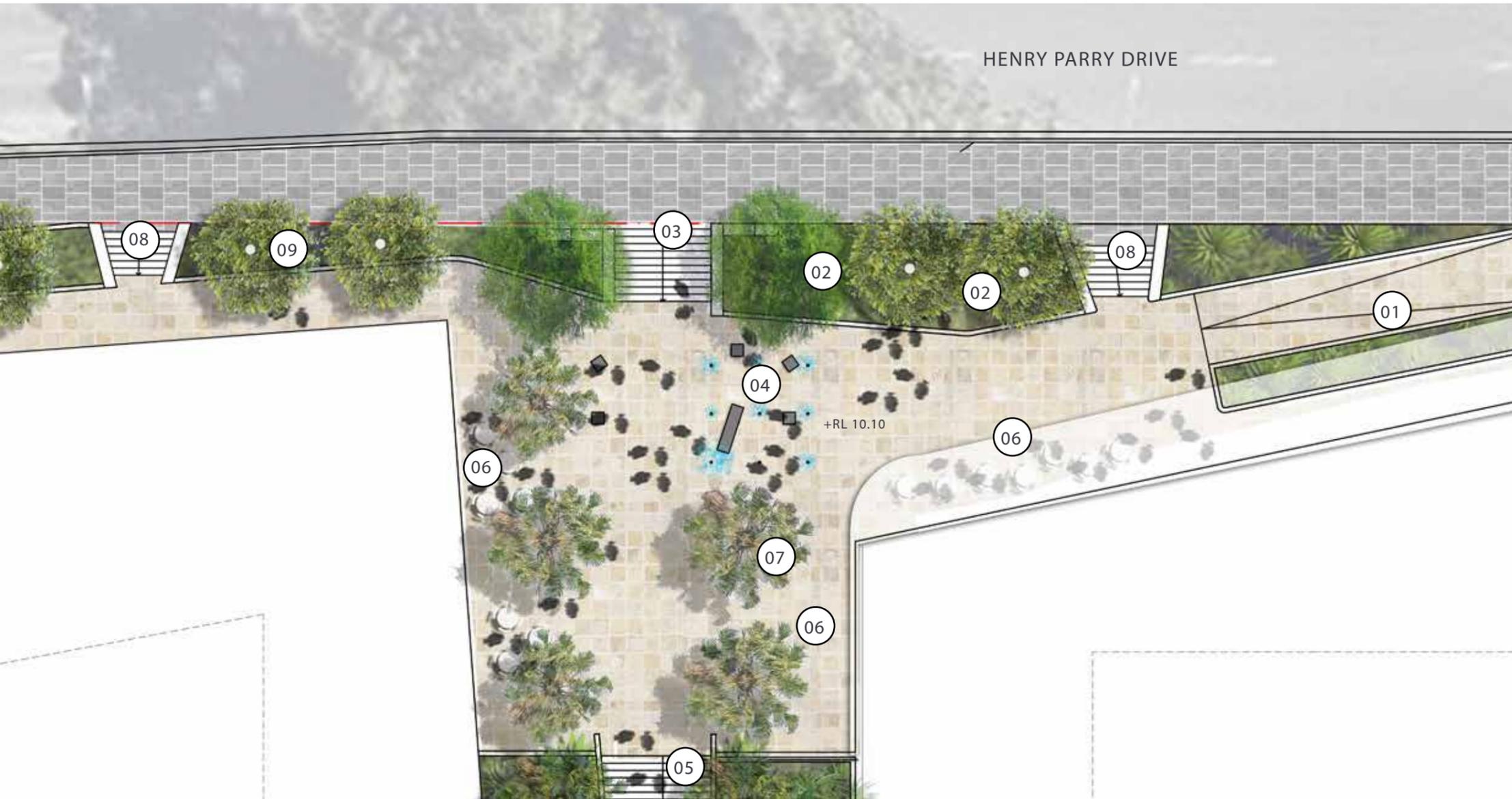


SCALE 1:500 @ A3 0 2 5 10 15 20M



LANDSCAPE DETAIL PLAN

URBAN FORECOURT



LEGEND

- 01 Ramp entry to urban forecourt from Henry Parry Drive
- 02 Sloped embankment planting as buffer to street
- 03 Main stair entry connection to future park connection
- 04 Sandstone seating
- 05 Stair entry to podium level
- 06 Open forecourt area suitable for use for future tenancies
- 07 Palms delineating tenancy boundaries and wayfinding continuity
- 08 Secondary stairs access
- 09 Inclusion of additional native trees for shade protection from western sun

KEY PLAN



LANDSCAPE DETAIL PLAN

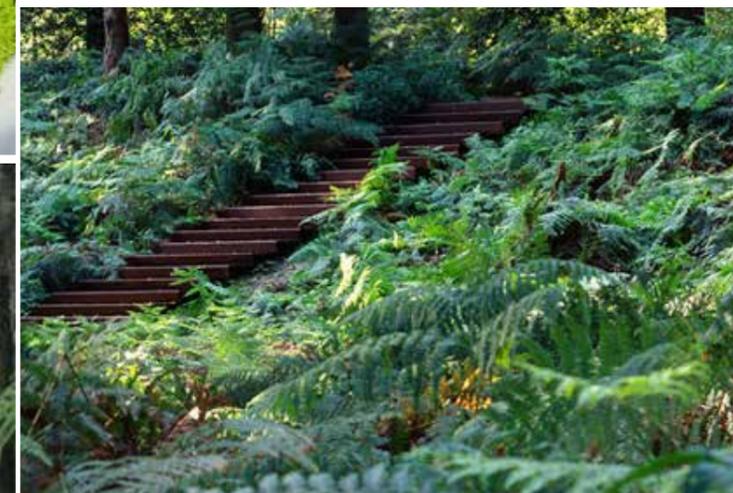
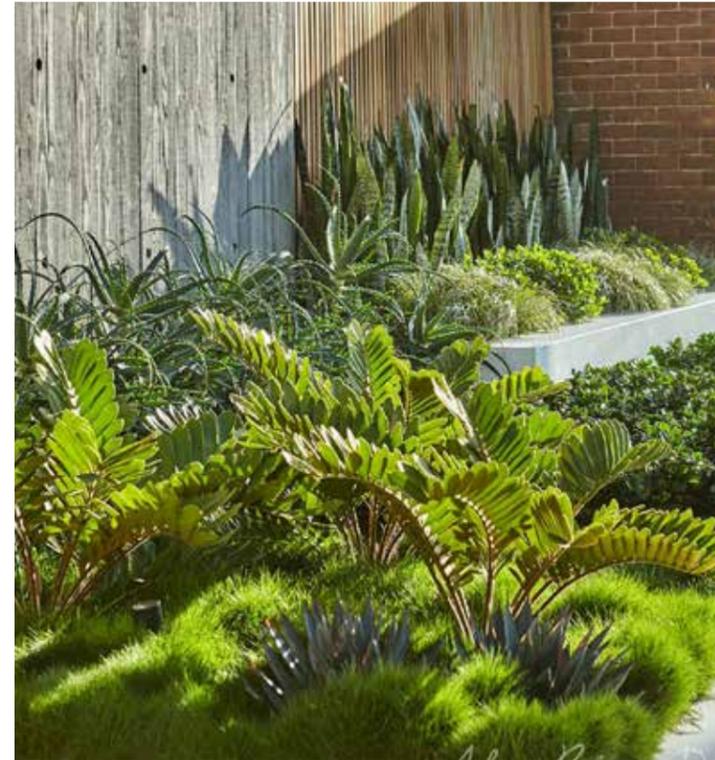
THE GULLY



LEGEND

- 01 Stairs leading to Gully from urban forecourt area
- 02 Small passive seating areas along thoroughfare
- 03 Feature palm trees
- 04 Threshold to through site link
- 05 Lift entry
- 06 Planted screening to commercial facade

KEY PLAN



LANDSCAPE DETAIL PLAN

THROUGH SITE LINK



KEY PLAN



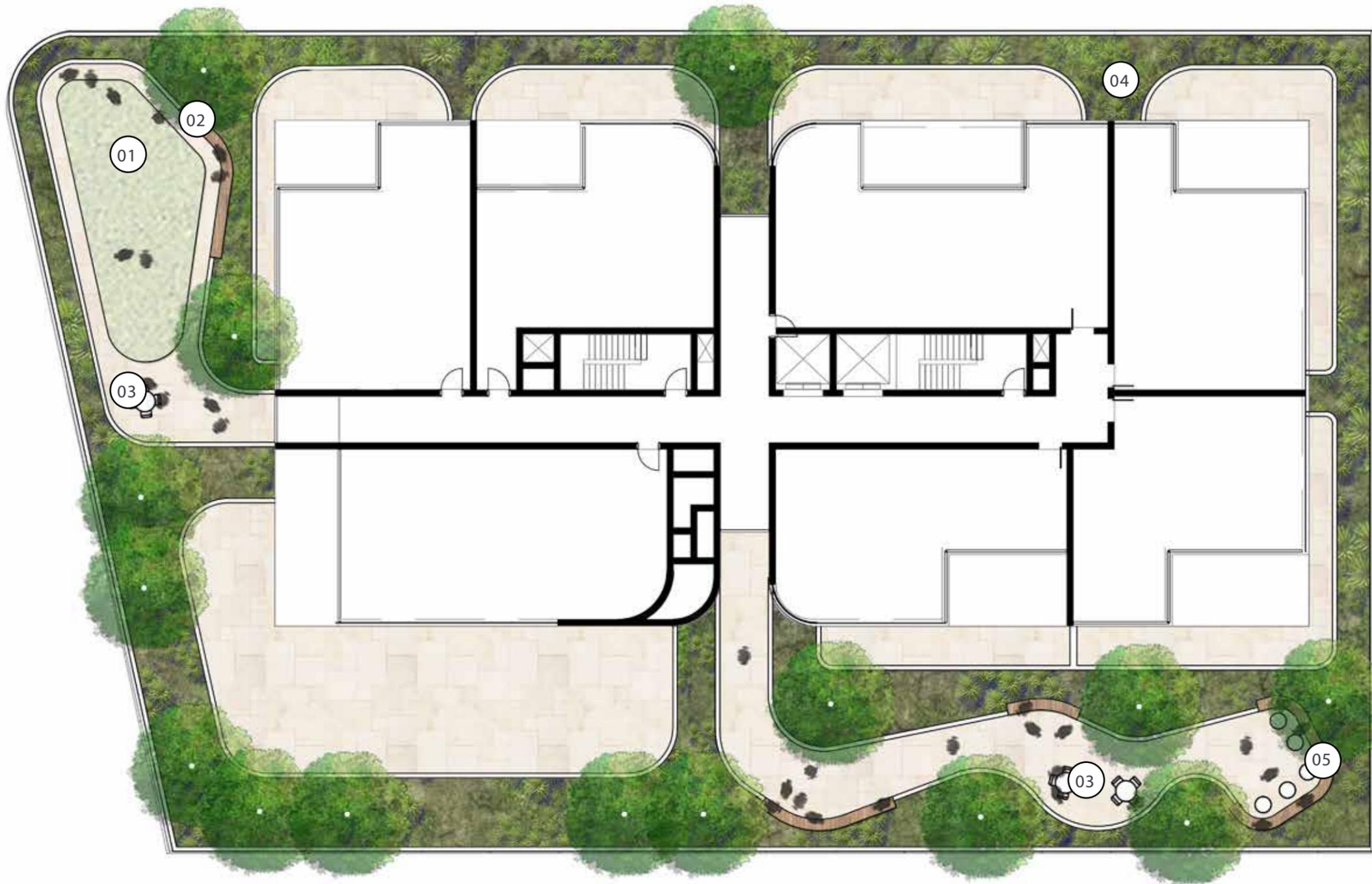
LEGEND

- 01 Vehicle entries/exits to both William and Donnison Street
- 02 Access to lobbies
- 03 Sandstone seats serve as informal bollards seamlessly apart of the street language
- 04 Private residents courtyard
- 05 Residents parking
- 06 Planted screening buffer for residents privacy fronting street
- 07 Raised planting boxes to allow for mature tree planting on podium
- 08 Large palms to entry of shareway
- 09 Retail tenancy
- 10 Outdoor tenancy seating
- 11 Footpath thoroughfare



LANDSCAPE DETAIL PLAN

TOWER 1 - LANDSCAPE PODIUM LEVEL 05

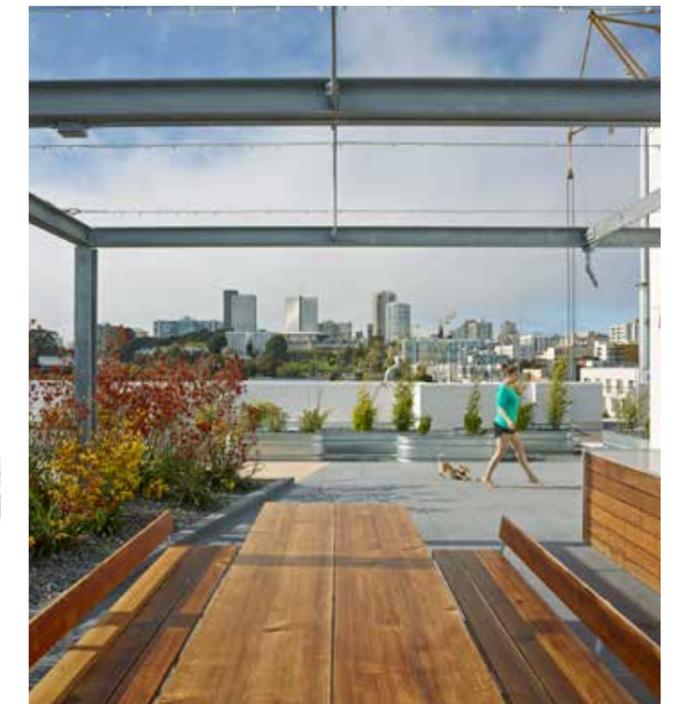


KEY PLAN



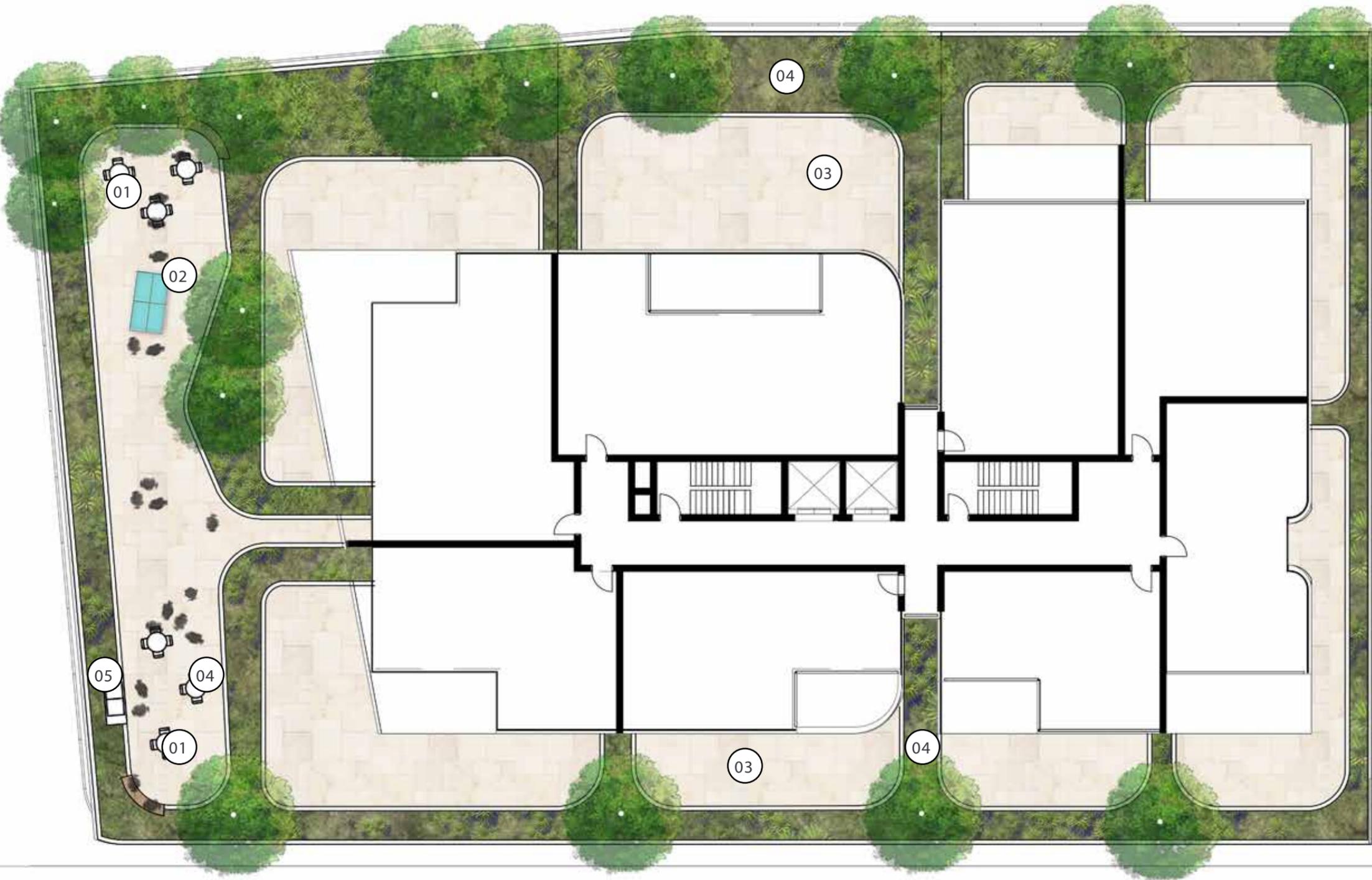
LEGEND

- 01/ Communal turf
- 02/ Spectator bench
- 03/ Flexible furniture for small groups
- 04/ Screening planting to private open space
- 05/ Communal bench with flexible tables



LANDSCAPE DETAIL PLAN

TOWER 2 - LANDSCAPE PODIUM LEVEL 05



KEY PLAN



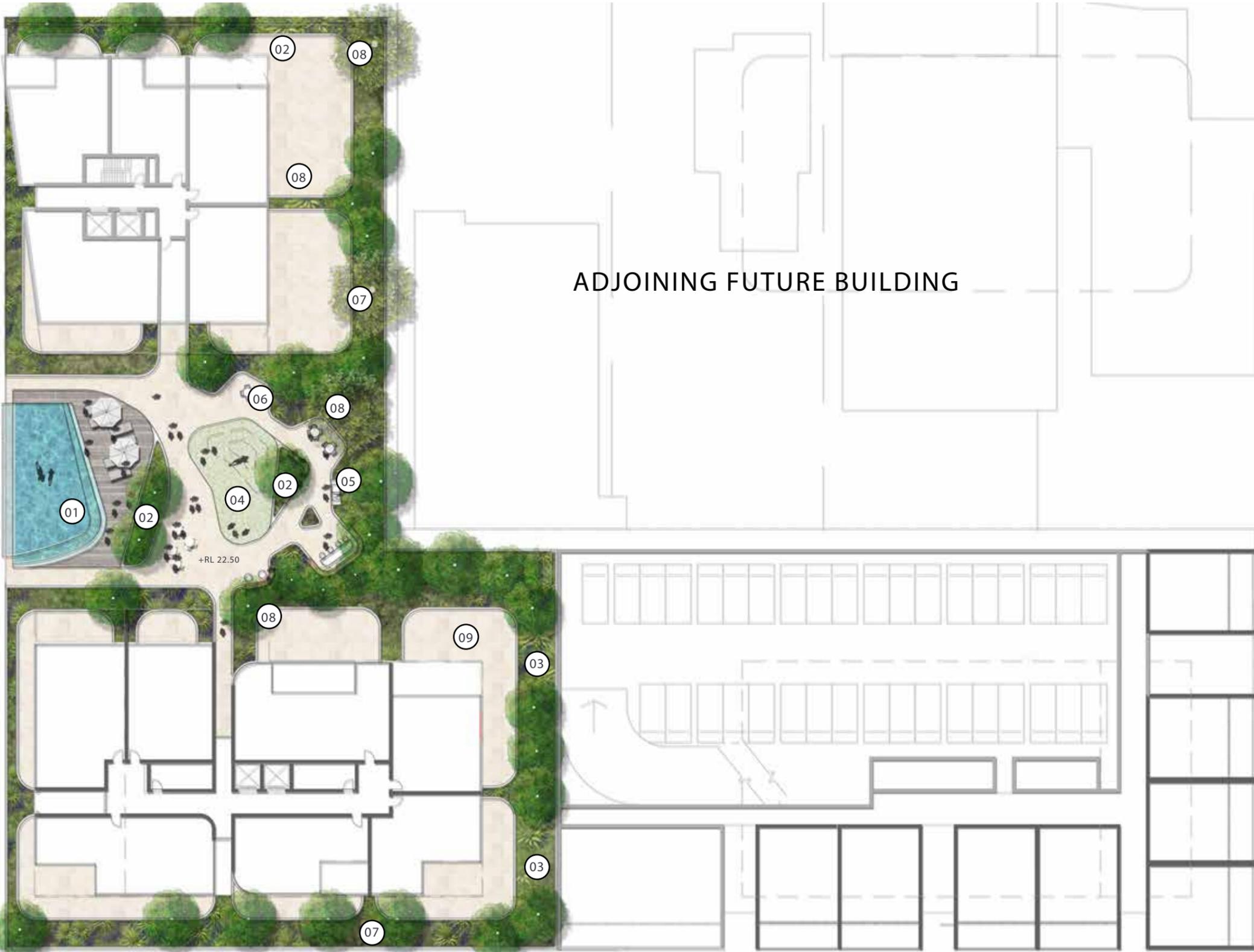
LEGEND

- 01/ Flexible furniture for small groups
- 02/ Ping Pong tables
- 03/ Private open space
- 04/ Buffer planting for screening
- 05/ Integrated BBQ and kitchen bench



LANDSCAPE DETAIL PLAN

LANDSCAPE PODOIUM LEVEL 06



LEGEND

- 01/ Communal pool and with sun lounge deck
- 02/ Raised planters
- 03/ Screening planting to car park facade
- 04/ Open lawn areas
- 05/ Communal bbq and dining amenity for larger groups
- 06/ Passive seating areas for smaller groups
- 07/ Planting buffer to edges of podium space
- 08/ Small to medium native trees for shade protection
- 09/ Private open space

KEY PLAN



LANDSCAPE DETAIL PLAN

TOWER 5 - LANDSCAPE PDOIUM LEVEL 07

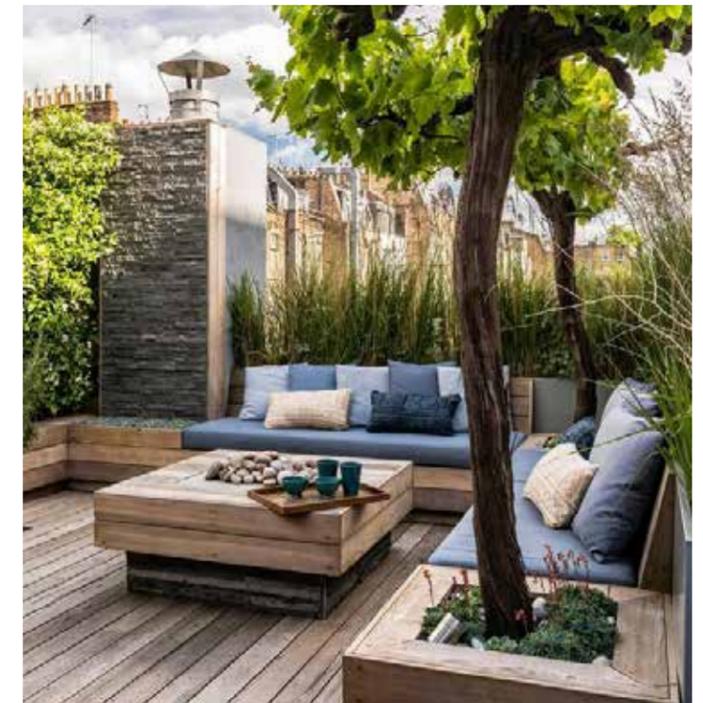


KEY PLAN



LEGEND

- 01/ Private open space
- 02/ Communal open space
- 03/ Bar table
- 04/ Enclosed BBQ
- 05/ Picnic bench for small gatherings
- 06/ Mass raised planter for passive screening



LANDSCAPE DETAIL PLAN

TOWER 5 - LANDSCAPE PDIUM LEVEL 08



KEY PLAN



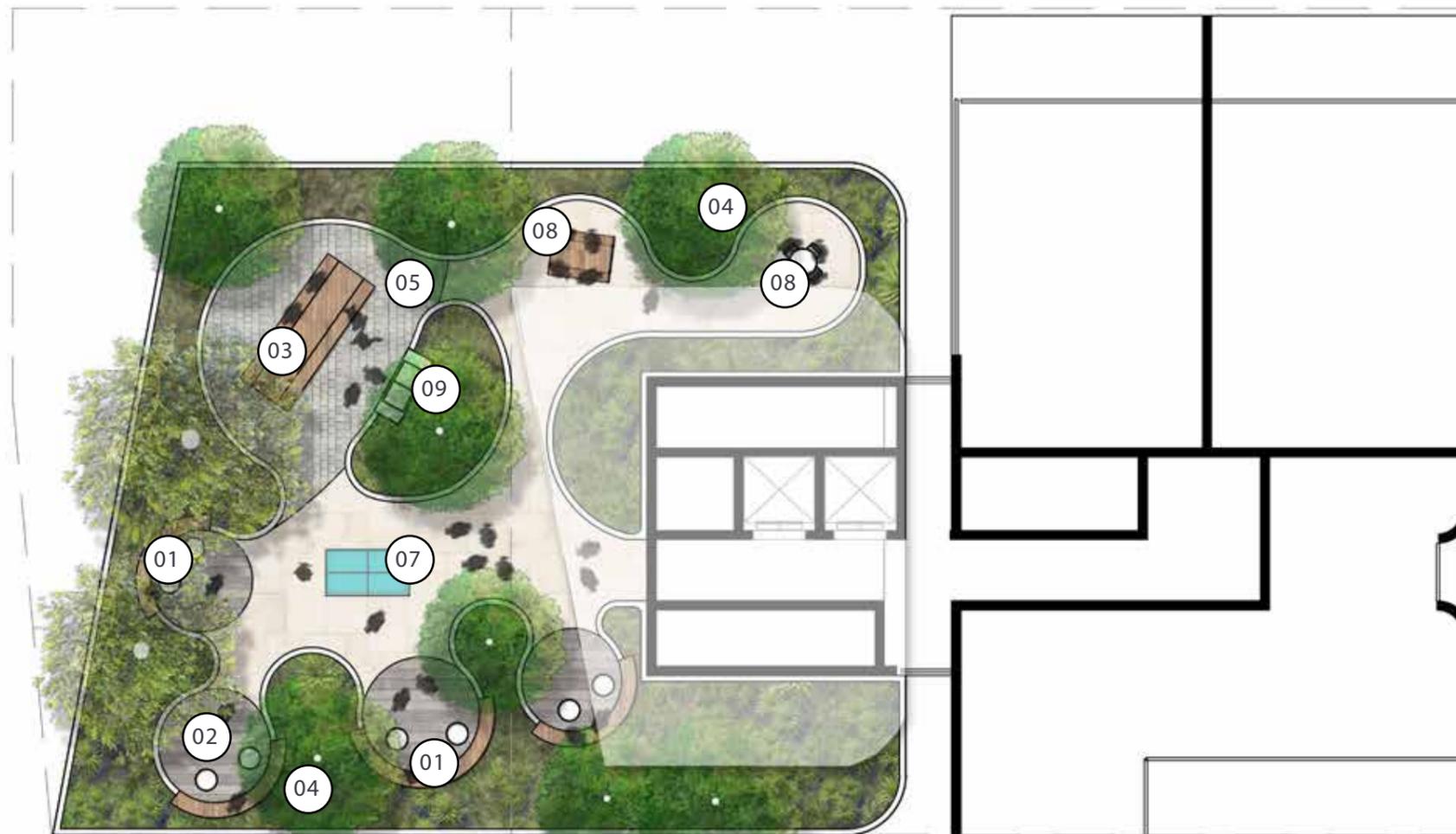
LEGEND

- 01/ Private open space
- 02/ Mass raised planter for passive screening



LANDSCAPE DETAIL PLAN

TOWER 2 - LANDSCAPE PODIUM LEVEL 17

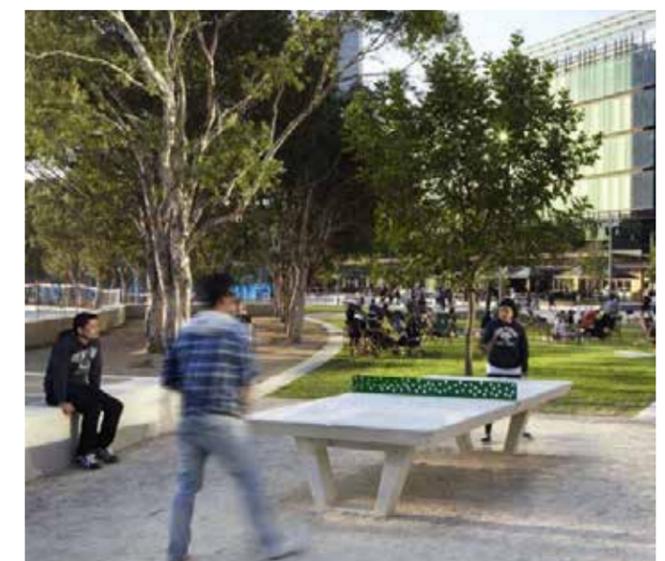


KEY PLAN



LEGEND

- 01/ Medium size meeting nooks with work table
- 02/ Timber deck
- 03/ Communal bench
- 04/ Feature cobble paving
- 05/ Buffer planting
- 06/ Specimen trees
- 07/ Ping Pong tables
- 08/ Small gathering nooks
- 09/ Integrated BBQ bench



LANDSCAPE DETAIL PLAN

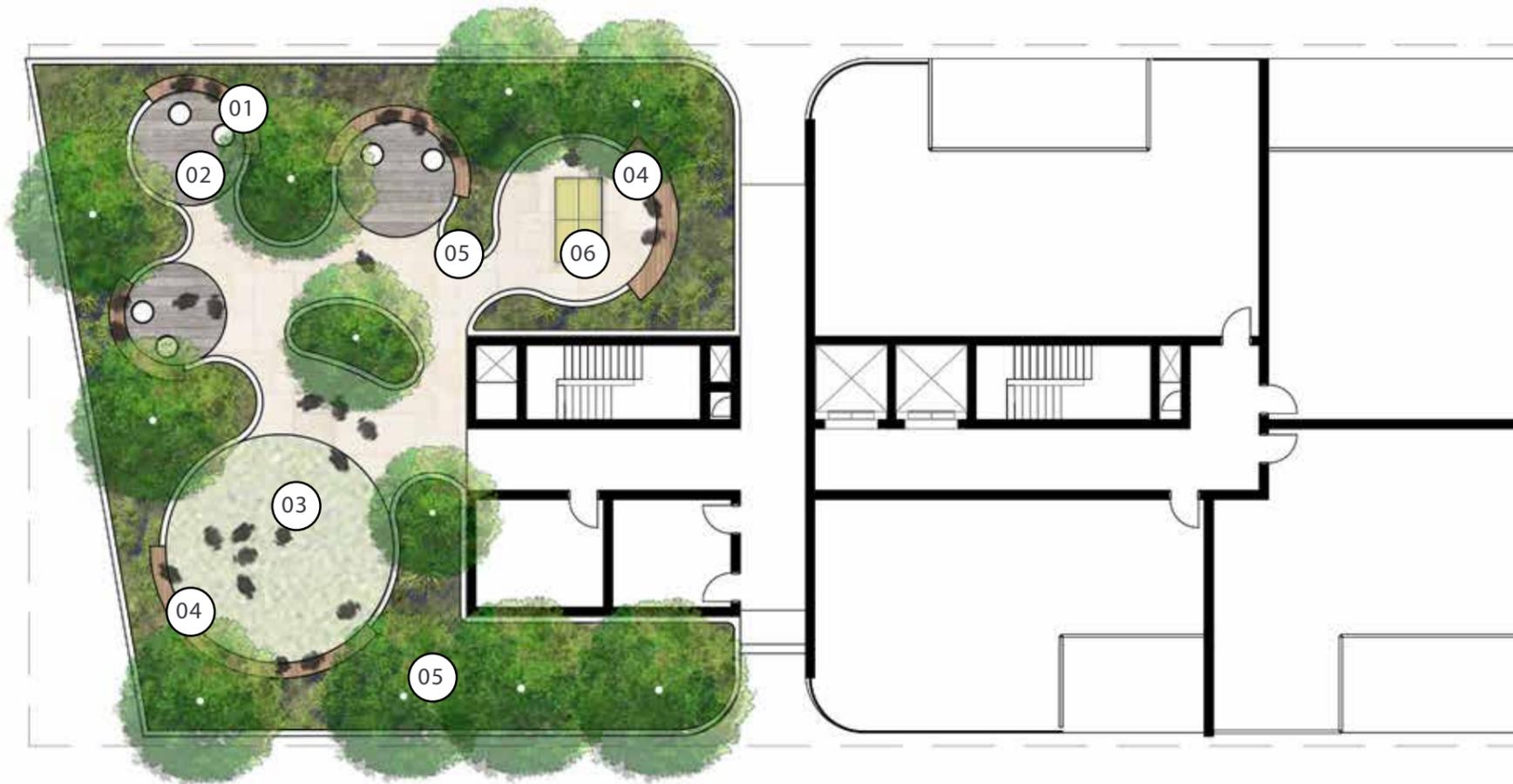
TOWER 1 - LANDSCAPE PODIUM LEVEL 20

KEY PLAN



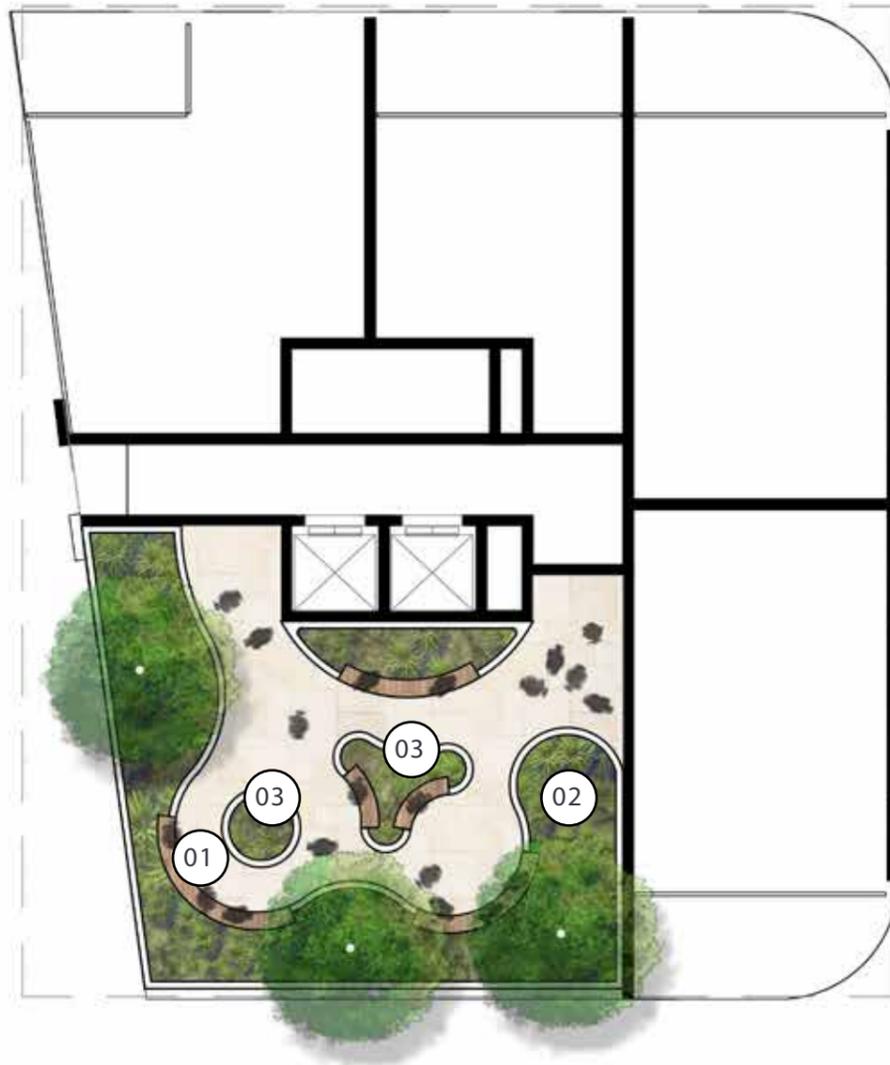
LEGEND

- 01/ Medium size meeting nooks with work table
- 02/ Timber deck
- 03/ Communal turf
- 04/ Spectator bench
- 05/ Buffer planting
- 06/ Ping Pong tables



LANDSCAPE DETAIL PLAN

TOWER 1 - LANDSCAPE PODIUM LEVEL 25



KEY PLAN



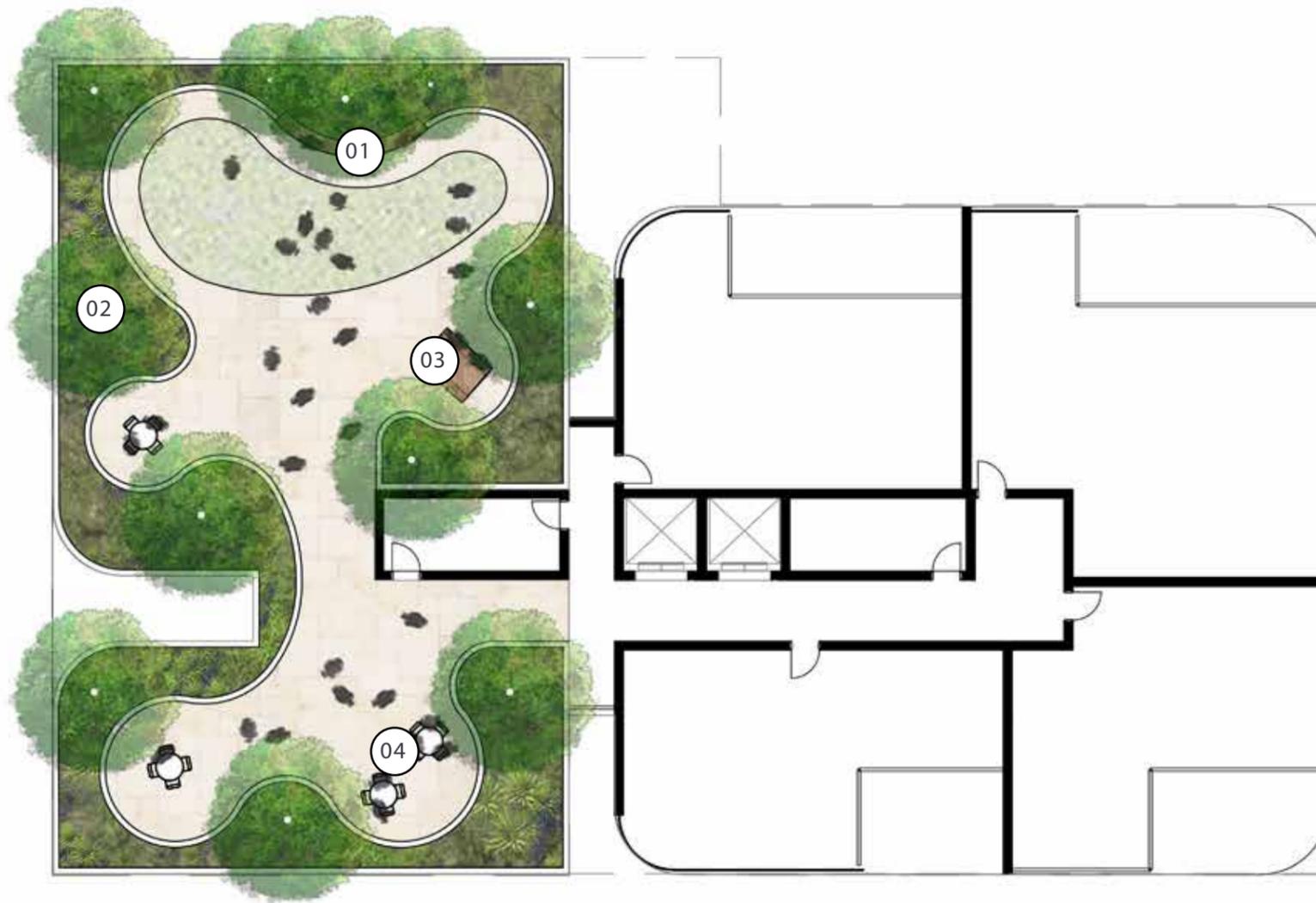
LEGEND

- 01/ Integrated communal bench
- 02/ Buffer planting
- 03/ Sensory Garden



LANDSCAPE DETAIL PLAN

TOWER 4 - LANDSCAPE PODIUM LEVEL 27



KEY PLAN



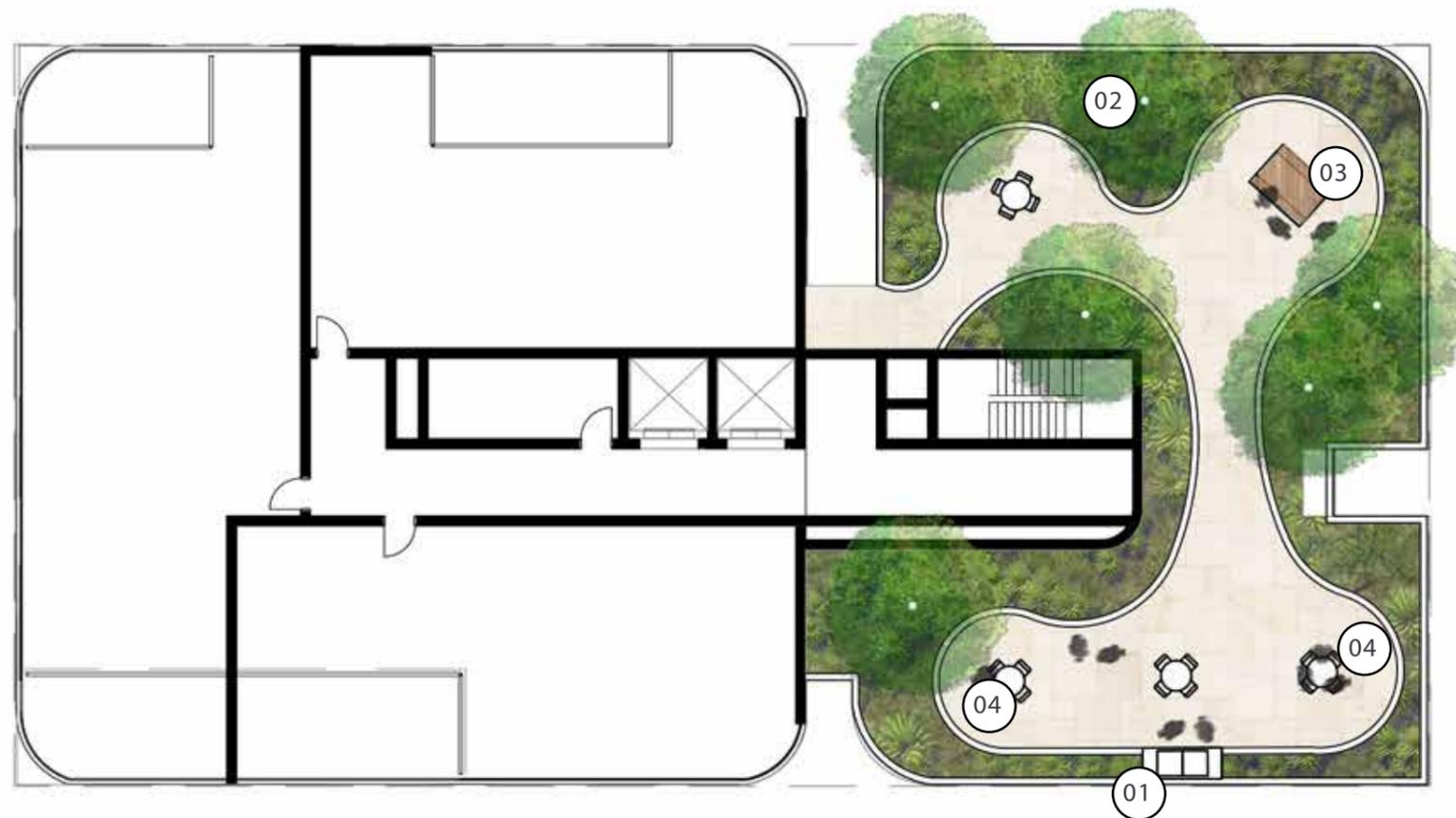
LEGEND

- 01/ Spectator bench
- 02/ Buffer planting
- 03/ Picnic bench for intimate gatherings
- 04/ Meeting nooks with flexible furniture



LANDSCAPE DETAIL PLAN

TOWER 5 - LANDSCAPE PODIUM LEVEL 27



KEY PLAN

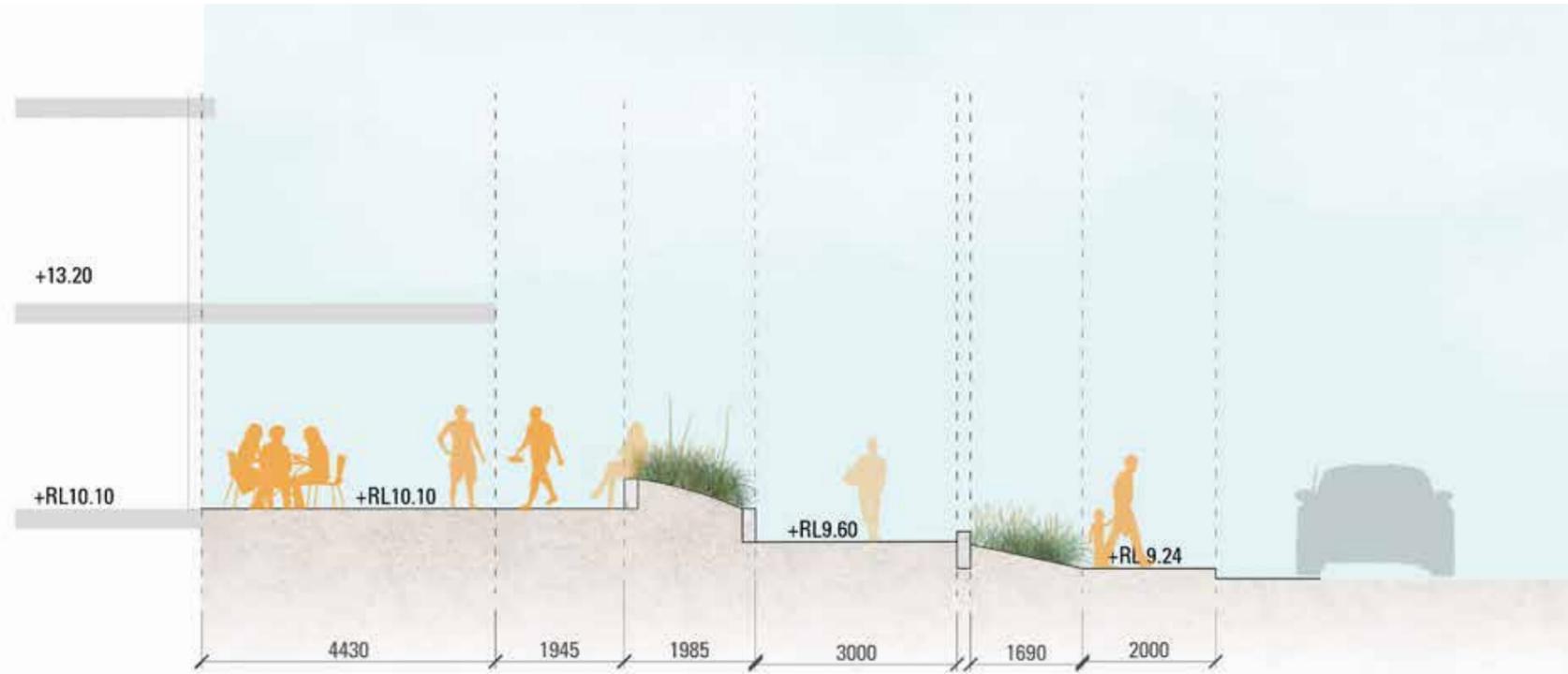


LEGEND

- 01/ BBQ Bench with kitchen bench
- 02/ Buffer planting
- 03/ Picnic bench for intimate gatherings
- 04/ Meeting nooks with flexible furniture

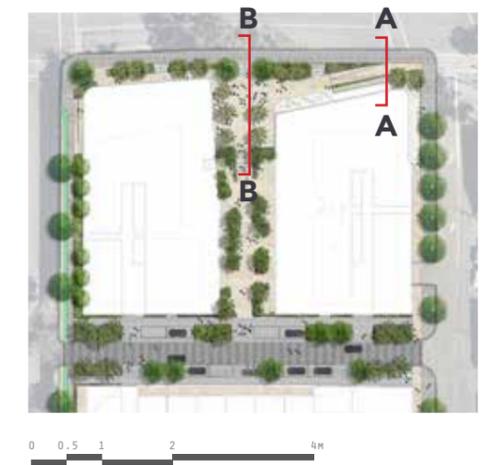


LANDSCAPE SECTIONS



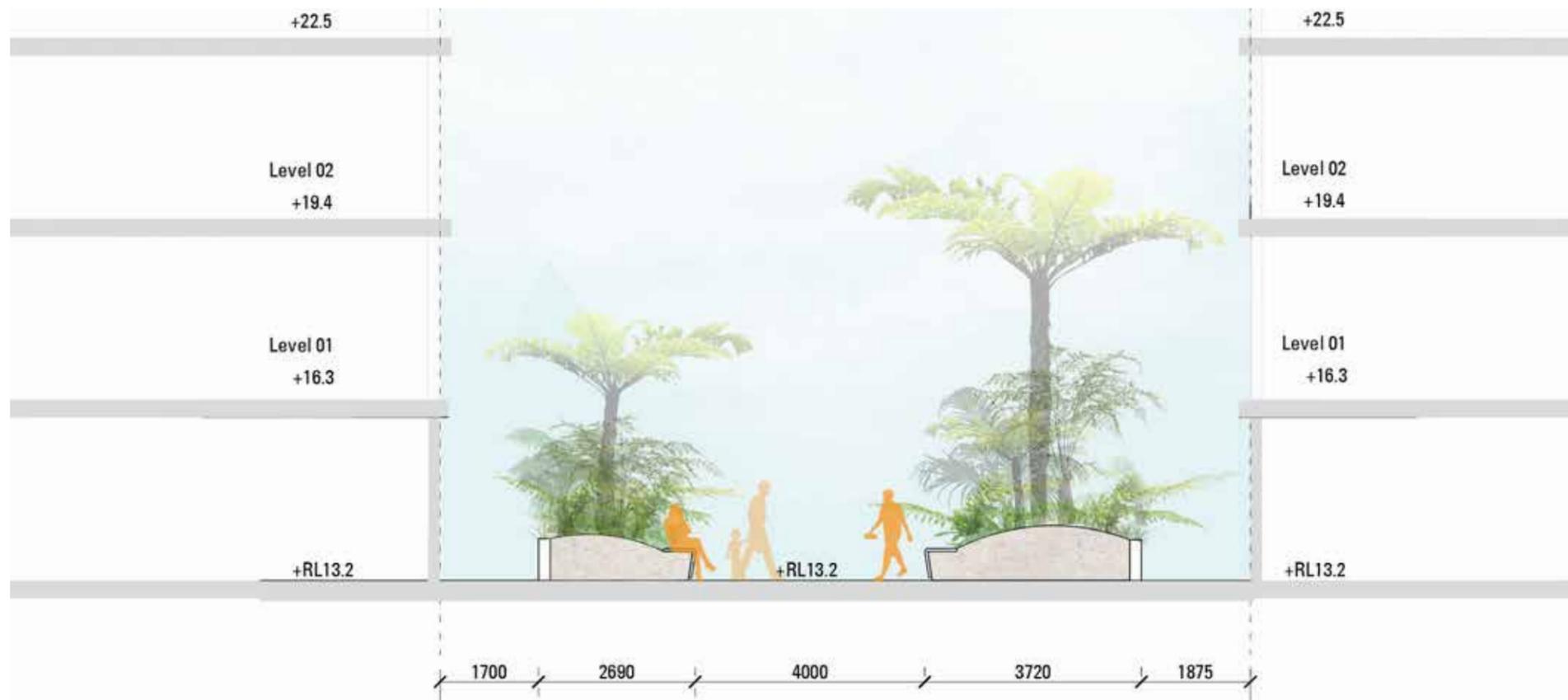
SECTION A - URBAN FORECOURT

KEY PLAN

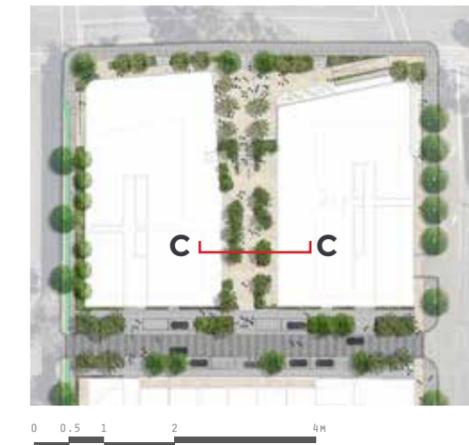


SECTION B - URBAN FORECOURT

LANDSCAPE SECTIONS



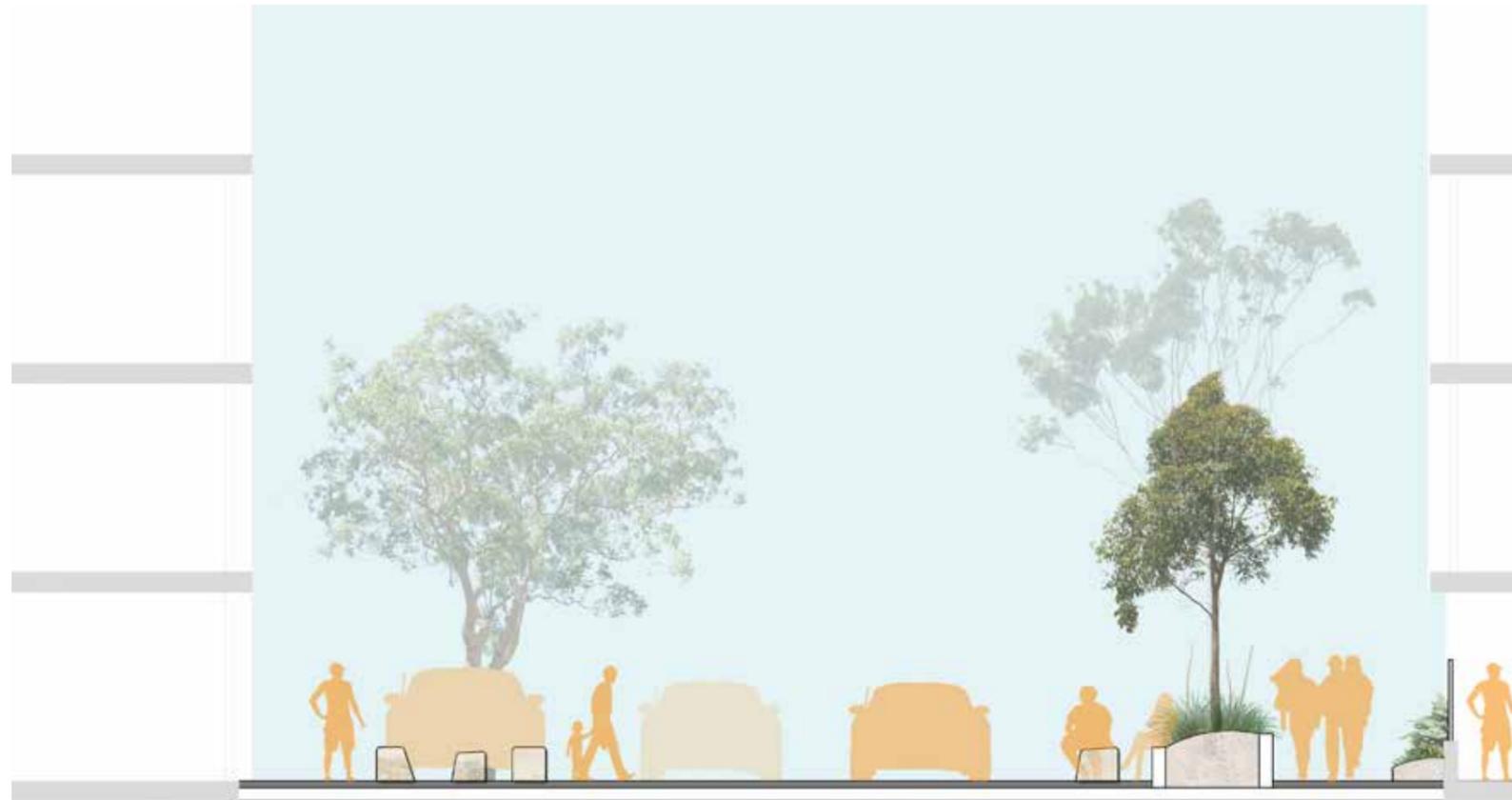
KEY PLAN



SECTION C - PODIUM 'GULLY' LANDSCAPE

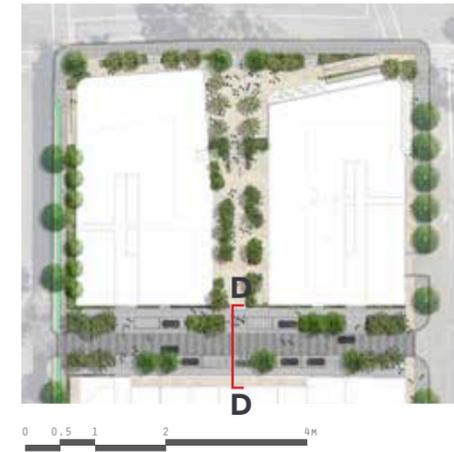


LANDSCAPE SECTIONS

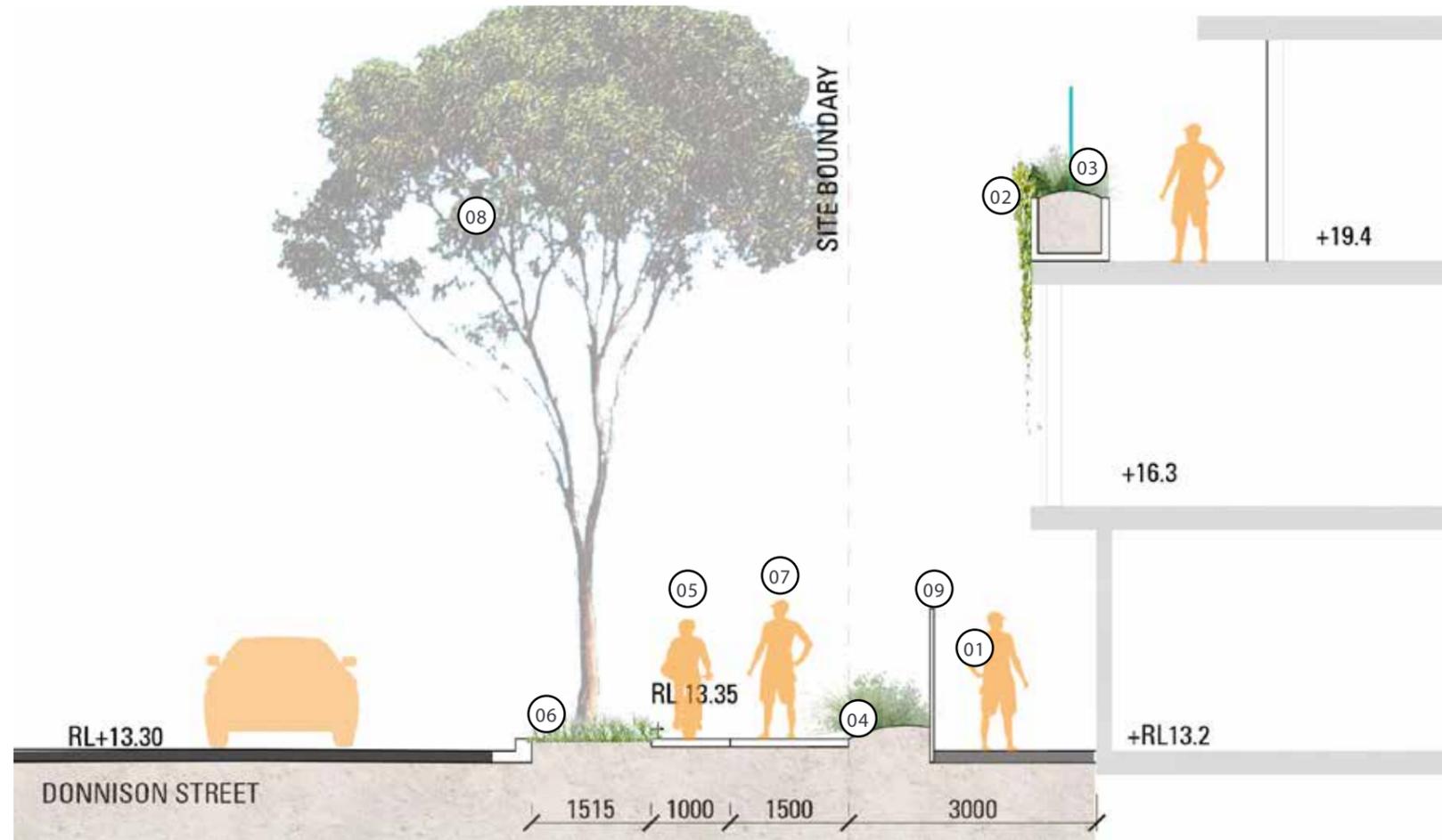


SECTION D - THROUGH SITE LINK SECTION

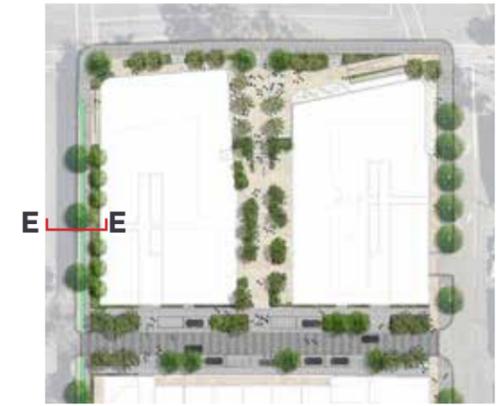
KEY PLAN



LANDSCAPE SECTIONS



KEY PLAN



LEGEND

- 01/ Private open space for residents
- 02/ Cascading planting
- 03/ Raised planter for screening views
- 04/ Low level screening planting
- 05/ Proposed shared path
- 06/ Turf verge
- 07/ Public footpath
- 08/ Large mature native tree to screen height of building
- 09/ Townhouse fence

SECTION E - DONNISON STREET UPGRADE

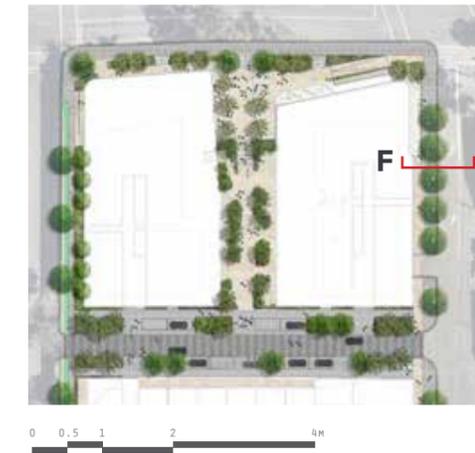


LANDSCAPE SECTIONS

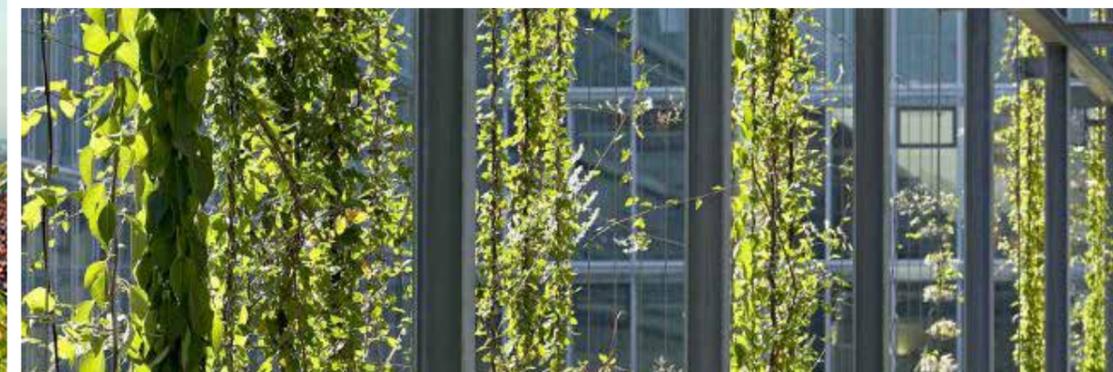


SECTION F - WILLIAM STREET UPGRADE

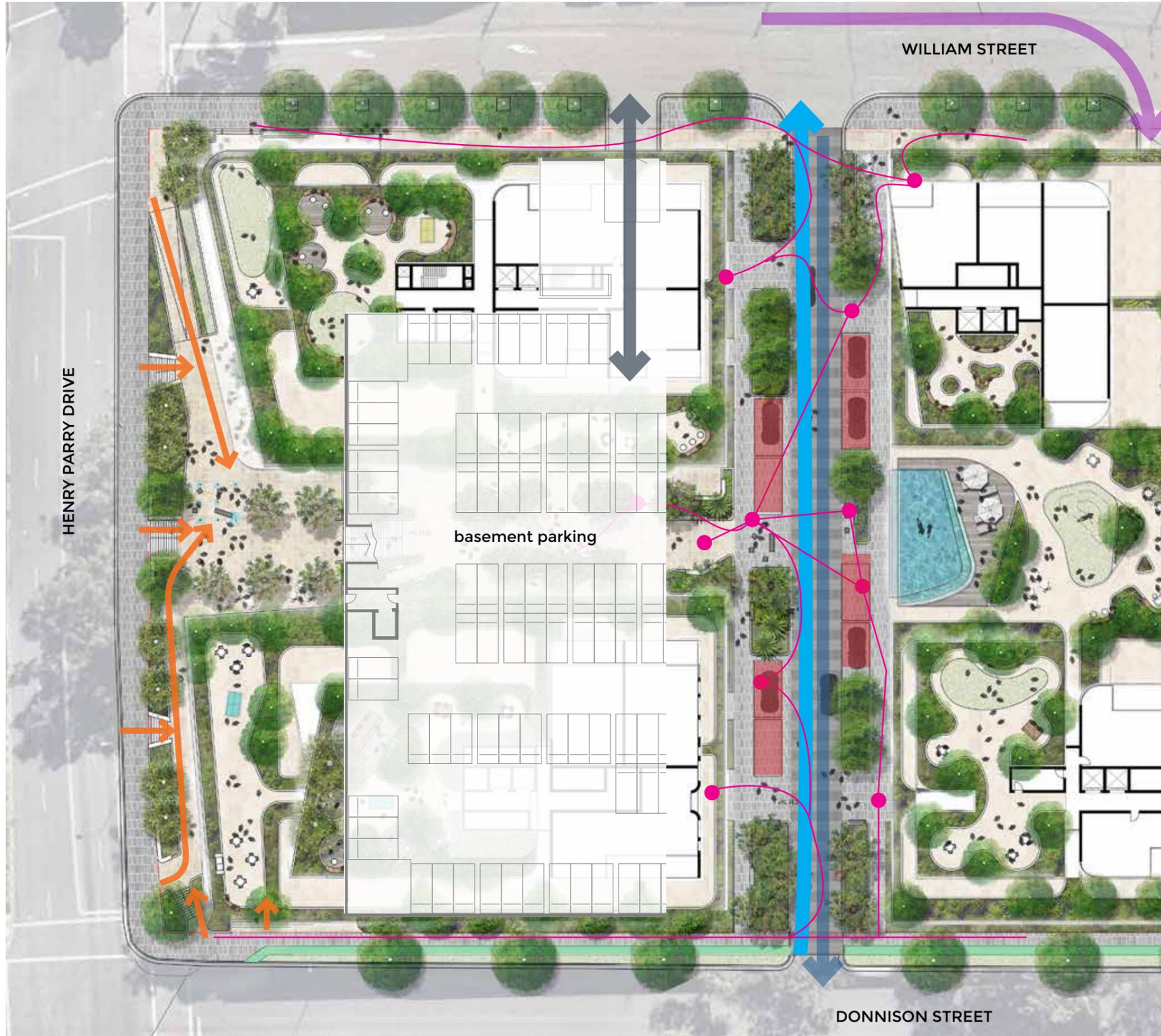
KEY PLAN



LANDSCAPE TOWER PRECEDENTS



CIRCULATION



-  ONE LANE DIRECTION
-  ONE LANE DIRECTION
-  THROUGH SITE LINK PARKING
-  PEDESTRIAN CIRCULATION
-  BASEMENT CAR PARKING ACCESS
-  LOADING DOCK ACCESS
-  HENRY PARRY DR. RETAIL ACCESS





ARCADIA
LANDSCAPE ARCHITECTURE