



DKO

Central Coast Quarter 26 Mann Street Gosford

DESIGN GUIDELINES
REVISION B



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1. INTRODUCTION

1.1 PURPOSE OF THE DESIGN GUIDELINES

The purpose of the Design Guidelines is to provide the assessment branch for the development certainty of design delivery and aesthetic. To give confidence that future development applications will adhere to the core principles and aligns with the intent of the Urban Design Framework for Gosford.

1.2 LAND TO WHICH THE DESIGN GUIDELINES APPLY

The Design Guidelines apply to development on land known as 26 Mann Street, Gosford (the site), as shown in

Figure 1 below:
Figure 1 - The Site



1.3 APPLICATION OF THE DESIGN GUIDELINES

The Design Guidelines will provide a framework for the merit assessment of detailed (built form) development applications at the site. The guidelines outline key principles, which represent the desired built form and outcomes for the site.

1.4 RELATIONSHIP WITH OTHER PLANNING DOCUMENTS

The Design Guidelines are to be read in conjunction with the following planning legislation and policies:-

- SEPP (Gosford City Centre) 2018.
- Gosford City Centre Development Control Plan 2018.
- Gosford Urban Design Framework 2018.
- SEPP No 65 (Design Quality of Residential Apartment Development).
- NSW Apartment Design Guide (ADG).

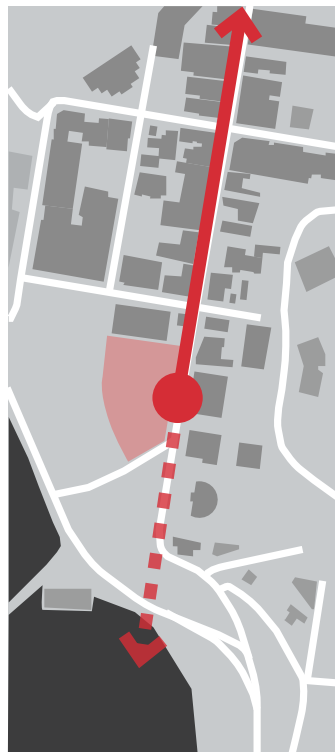
2.1 URBAN APPROACH

The strategy proposes a clear urban marker that is established on understanding the existing nature of the context. It demonstrates a respectful approach that seeks to maintain and enhance the amenity, quality, connectivity and permeability of Gosford's urban character. The key elements of the urban approach include responding to natural character, understanding Mann Street, connecting the grid and site permeability.



Responding to Natural Character

Respecting the Parkland and Existing Vegetation.



Understanding Mann Street

The site is the start of Mann Street and visually prominent.



Connecting the Grid

Extend public activity to the Park, Waterfront and Site.



Site Permeability

Facilitate public spaces and place making of waterfront precinct.

2.2 STRATEGIC PRIORITIES OF THE SEPP

The proposal should align with the strategic priorities of the SEPP outlined below and the Urban Design Framework for Gosford, the Goal of which is to support the ongoing revitalisation of the regional City of Gosford. There are multiple items in within the UDF that align with the intent of the SEPP, these items are critical in the successful revitalisation of the regional City of Gosford.

The proposal will provide a true mixed use development through the delivery of buildings of differing architectural characters and programs. An activated retail precinct with human scale through site laneways will create urban permeability within the City centre connecting the people to its city and the city to its landscape, in alignment with the Vision for Gosford per the UDF.

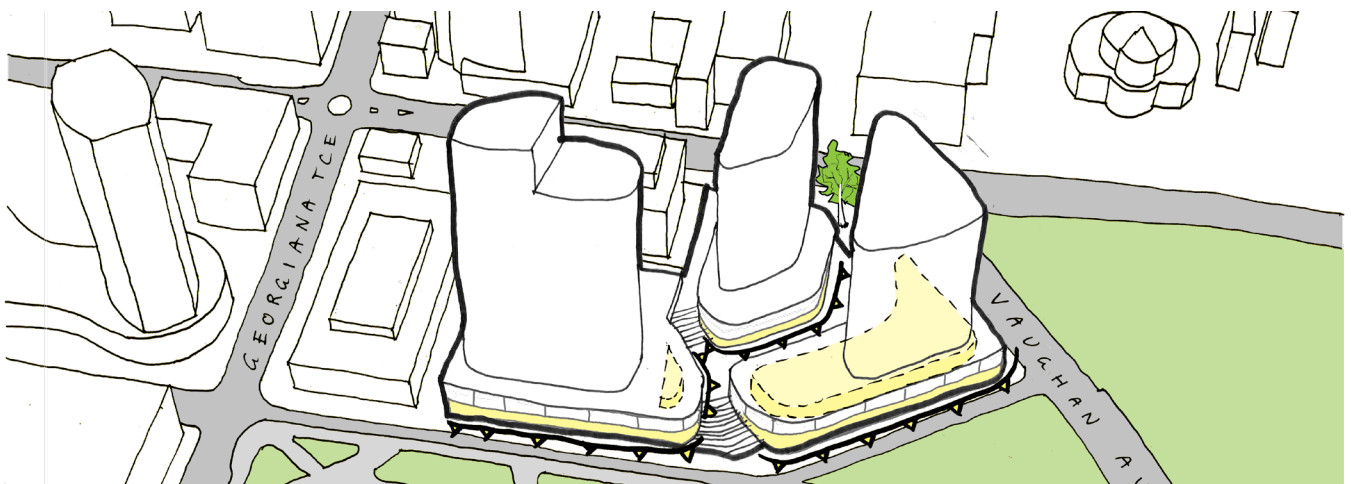
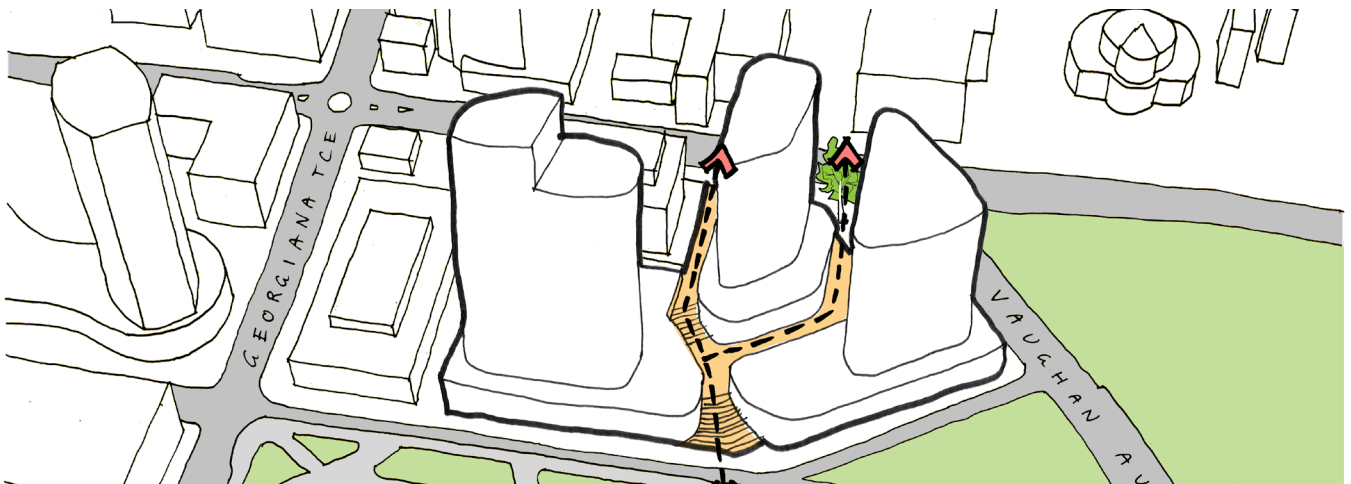
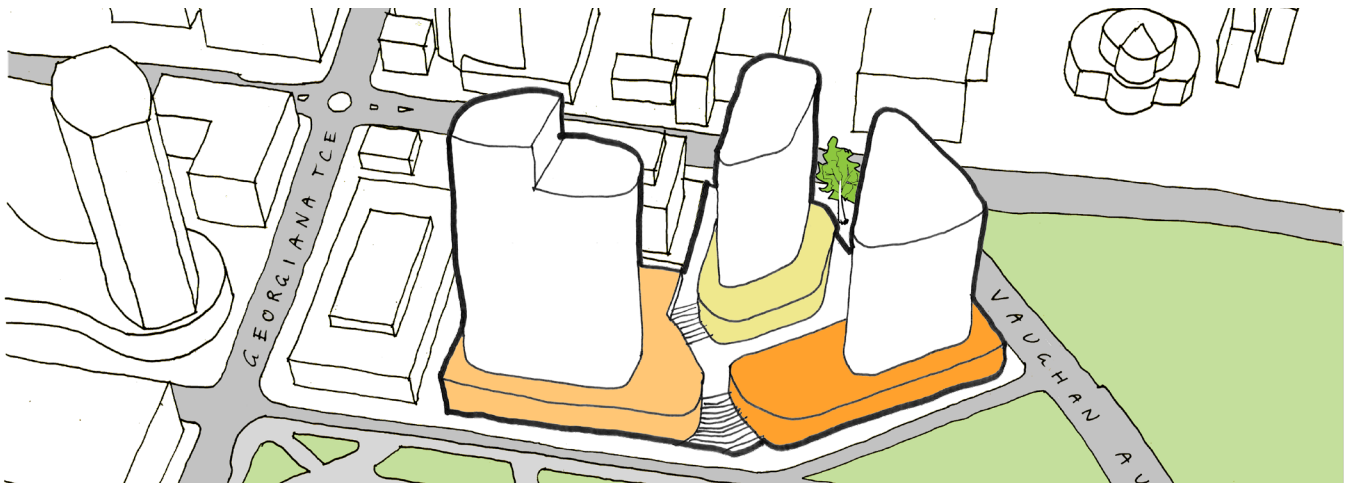
GOSFORD CITY CENTRE SEPP 2018

- (a) to promote the economic and social **revitalisation of Gosford City Centre**,
- (b) to strengthen the regional position of Gosford City Centre as a multi-functional and innovative centre for commerce, education, health care, culture and the arts, while creating a highly liveable urban space with design excellence in all elements of its built and natural environments,
- (c) to protect and enhance the vitality, **identity and diversity** of Gosford City Centre,
- (d) to promote **employment, residential, recreational and tourism opportunities** in Gosford City Centre,
- (e) to encourage responsible management, development and conservation of natural and man-made resources and to ensure that Gosford City Centre achieves sustainable social, economic and environmental outcomes,
- (f) to protect and enhance the environmentally sensitive areas and natural and cultural heritage of Gosford City Centre for the benefit of present and future generations,
- (g) to help **create a mixed use place, with activity during the day and throughout the evening**, so that Gosford City Centre is safe, attractive and efficient for, and inclusive of, its local population and visitors alike,
- (h) to **preserve and enhance solar access** to key public open spaces,
- (i) to provide direct, **convenient and safe pedestrian links** between Gosford City Centre and the Gosford waterfront,
- (j) to ensure that development exhibits **design excellence** to deliver the highest standard of architectural and urban design in Gosford City Centre.

3.1 URBAN PERMEABILITY - Through Site Links

To break up large City blocks, urban permeability is created via pedestrian friendly lane ways or through site links to better connect the people to its city and the city to its landscape. The UDF outlines this approach as one of its key visions for Gosford as the revitalisation of Gosford is dependent not just on one place or building but a network of well connected places.

Two through site links are needed to connect Mann Street and Vaughan Ave to The Leagues Club Field, ensuring future developments are able to access the landscaped park and water edge.



3.1 URBAN PERMEABILITY - Views & Vistas

Cutouts in the podium and the location of the tower forms are carefully crated to ensure minimal overshadowing to the leagues field club. Future developments must have a visual connection from Mann Street through to Brisbane Water as illustrated below.



View 1 - Through site link - View from Mann Street Looking towards Brisbane River

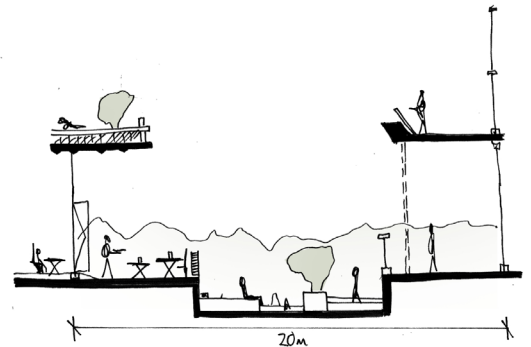
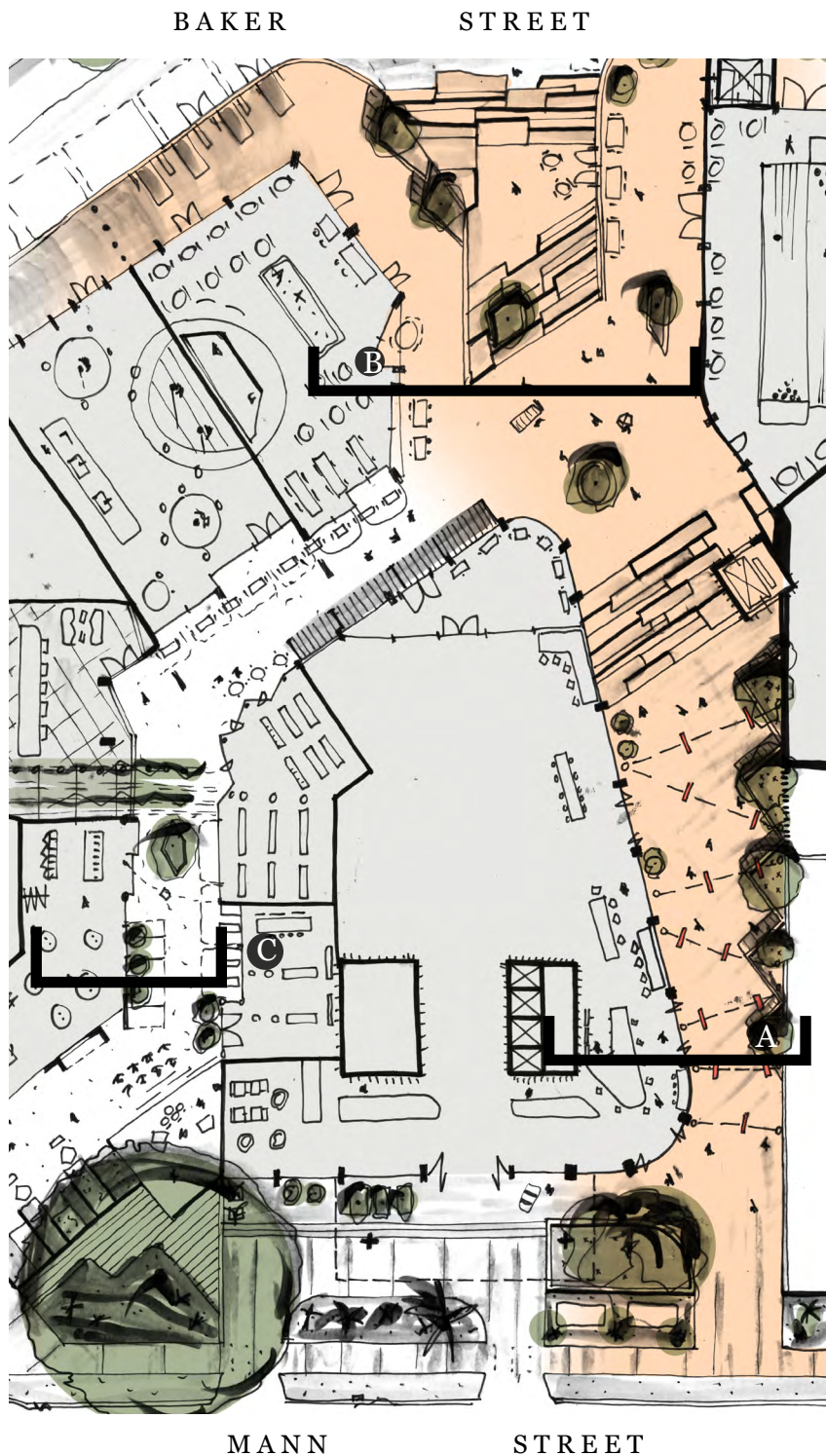


View 2 - Through site link - View from Baker Street looking up at Mann Street

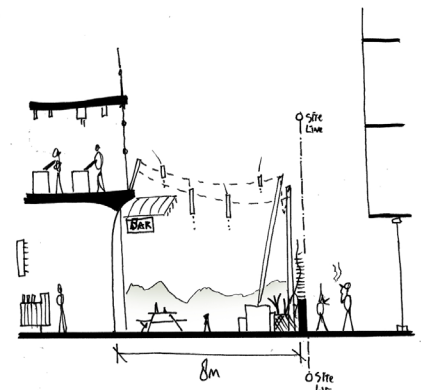
3.1 URBAN PERMEABILITY - Character of Spaces/Edges

A series of incisions are created in the horizontal massing of the podium forming smaller elements to achieve a human scale podium with an attractive and active street level experience. The publicly accessible podium space provides active edges and laneways that offers activity and interest for people, thereby drawing the public in and contributing to the connectivity of existing streetscapes and the surrounding pedestrian environment.

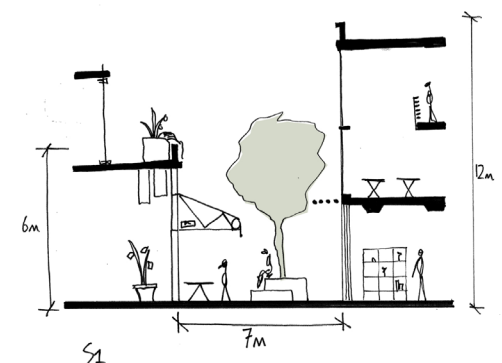
In alignment with the UDF for Gosford, there is an opportunity to create great spaces for people, with careful consideration of the human scale on the ground plane and how the towers interact with the podiums, laneways with emphasis on safety, casual surveillance are created with high emphasis on amenity.



B Plaza stairs, opened up view to Park, larger width laneways allow for programming of functions



A Site Through link from Mann Street, with glimpse of park. Smaller laneways create focus points driving pedestrian movement



C Narrow Laneway Typology with provision for landscaping in between

3.2 ARCHITECTURAL CHARACTER

The proposal comprises of a curated diversity of mixed use developments in a variety of architectural styles and forms. The architectural diversification reflects the desired future character of Gosford and its vision to embrace a **distinctive urban skyline that consists of buildings exhibiting differing characters and scales** that engage with their surroundings through mediating architectural expression and detailing.

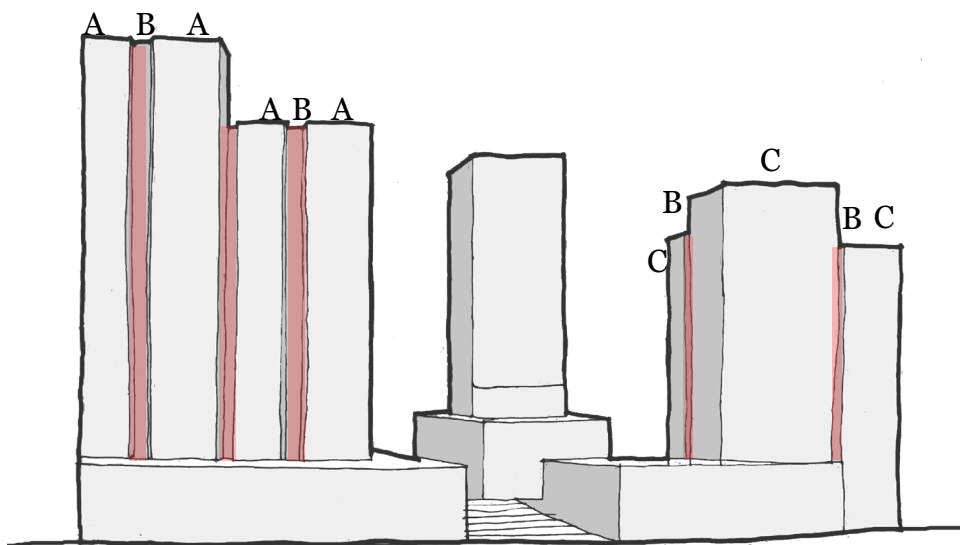
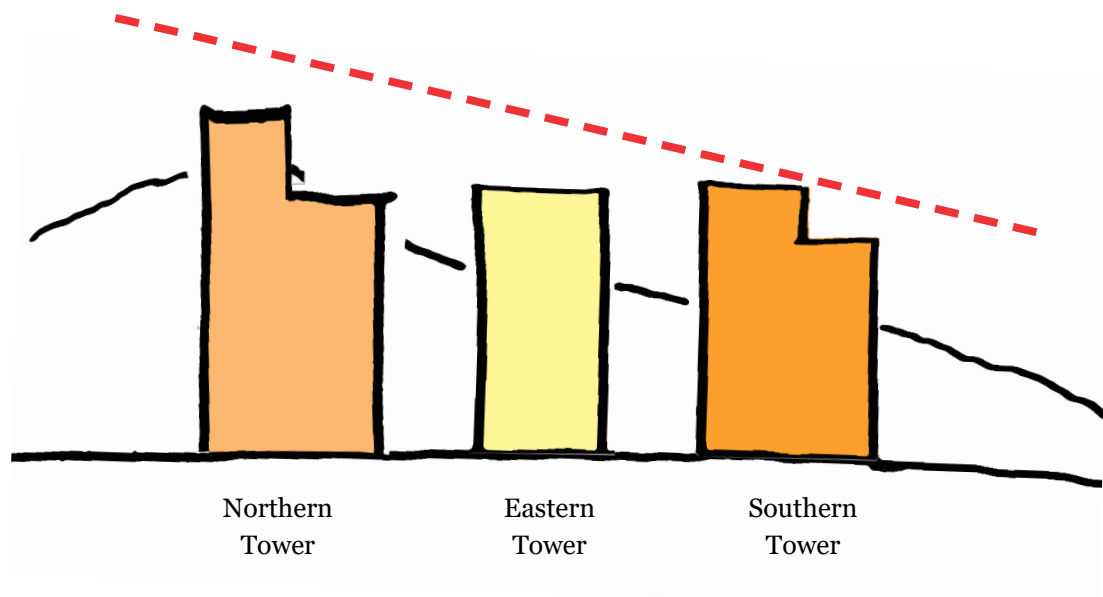
What makes a city is the unique collection of different architectural styles and forms and in alignment with the vision for Gosford as outlined in the Urban Design Framework for Gosford, there must be a collection of architectural proposals for the site with each following core principles but with unique architectural characters to ensure that development does not need to multiple buildings of the same architectural expression.

“Its time for Gosford to fulfill its role as the capital of the Central Coast,” - Extract from the Urban Design Framework for Gosford



3.3 BUILT FORM

Tower heights are varied, stepping in a direct response to the natural topography of the surrounding context and allowing views and vistas through to the Rumbalara Reserve. Buildings are expressed as slender tower forms by breaking up the expanses of building wall through modulation of form and vertical articulation of facades. High quality architecture and robust selection of building materiality and finishes are utilised in conjunction with modern building expressions, in order to further enrich the context of Gosford City.

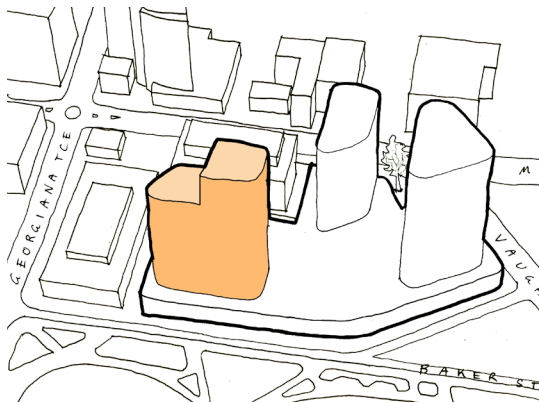


Vertical facade articulation should be implemented along the long side of buildings to split the form into two slender massing.

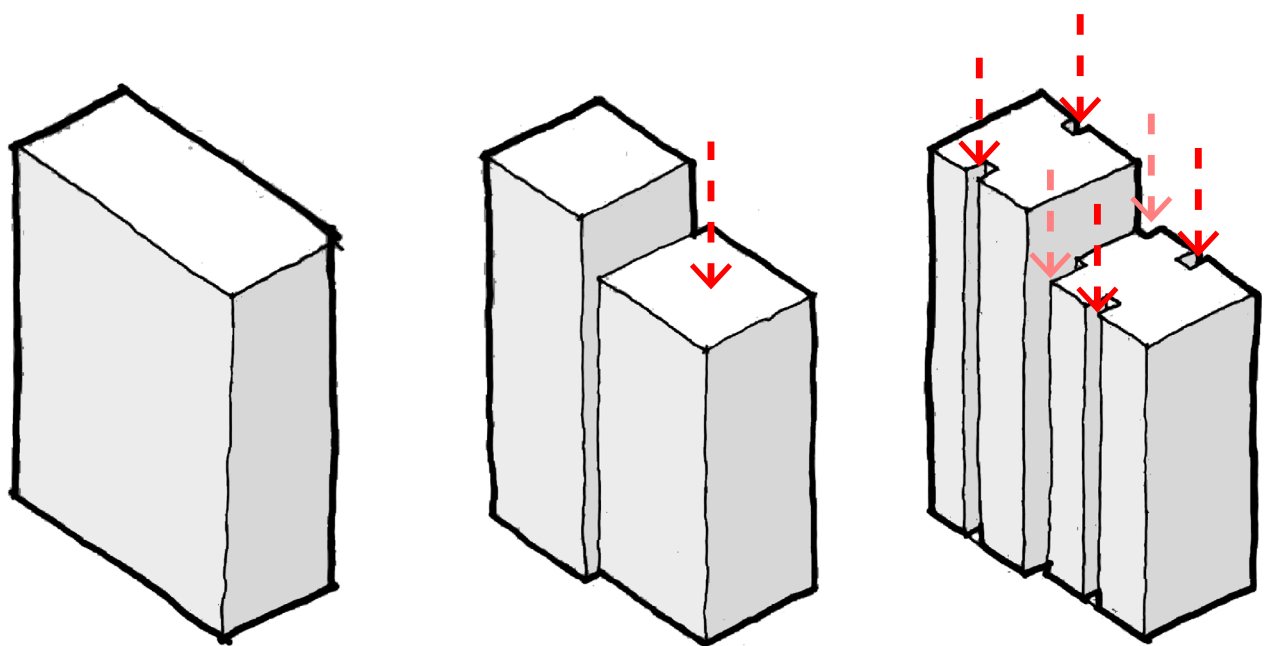
3.3 BUILT FORM - Northern Tower

As a response to the natural topography of the site, the Northern-most tower is proposed as the tallest of the 3 towers with each tower stepping progressively lower in height to compliment the natural topography of the ridgeline that frames Gosford.

The intention of the built form across the site is to break down the massing of large towers into the perception of multiple slender tower. The heights of the tower is stepped with the Southern portion of the tower lower in order to align with the ridgeline of the Rumbalara Reserve behind. The massing is then offset horizontally to so the tower is interpreted in two different planes with a break in the middle. The massing is then articulated further with each slender form broken up once more to create the perception of multiple slender forms.



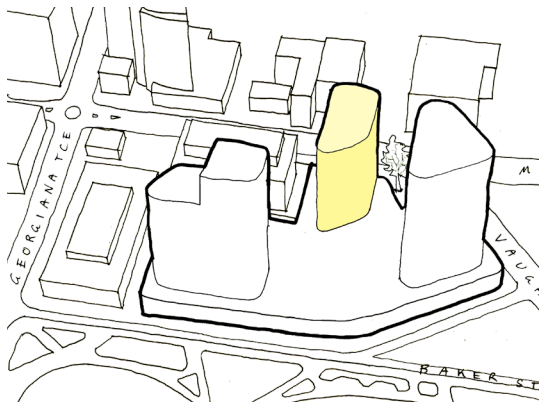
Northern Tower



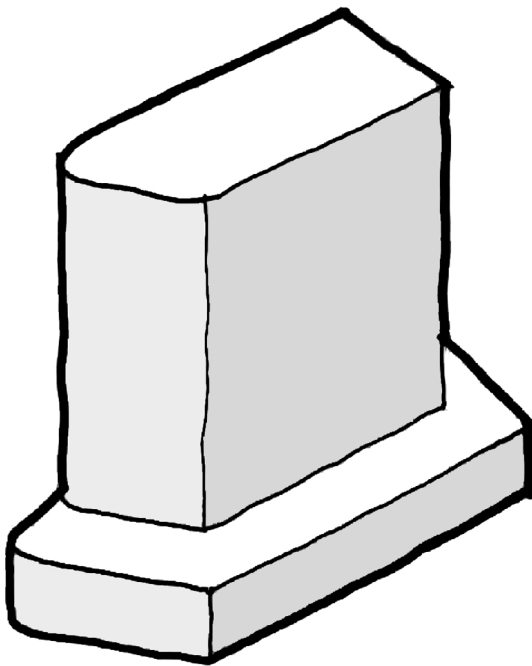
Control: to create 3 vertical breaks

3.3 BUILT FORM - Eastern Tower

Following the ridgeline, the Eastern tower steps down from the Northern Tower. Its simple slender tower form with the short face of the tower towards Mann Street is intended to maintain views and vistas through from Mann Street to the park and water as well as reducing overshadowing effects to the park



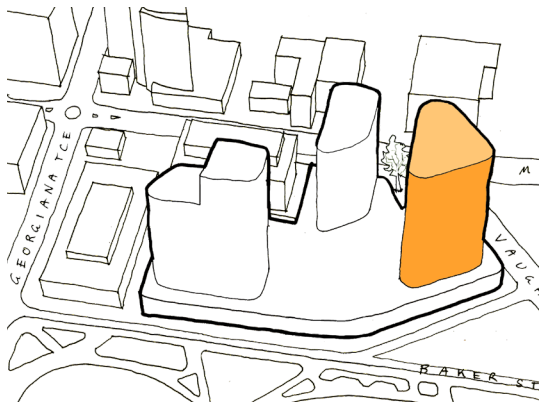
Eastern Tower



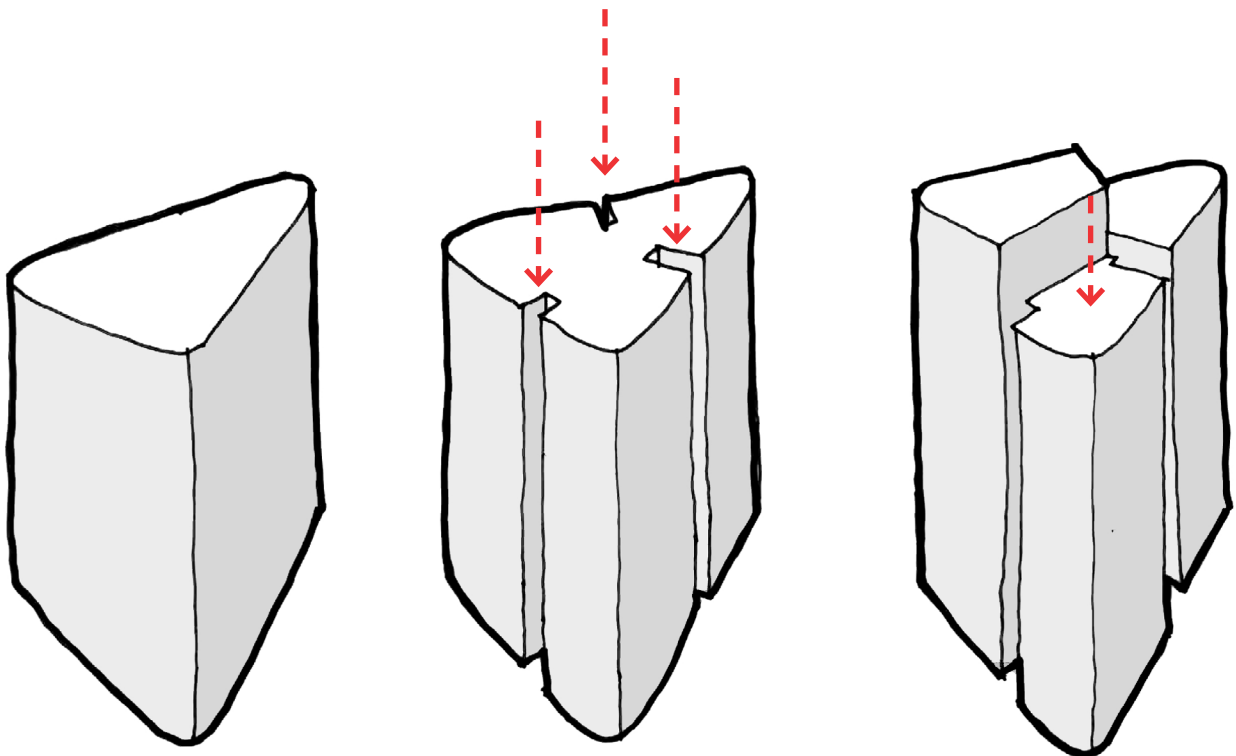
Control: to create a simple tower and podium form

3.3 BUILT FORM - Southern Tower

The Southern Tower is articulated in a similar manner, due to the larger floor plate and shape in comparison to the other two towers, the Southern Tower is split on all 3 sides with the heights stepped twice to read as 3 smaller towers. The Southern-most portion of the Southern Tower is proposed at the lowest height across all 3 towers due to the sloping ridgeline of the Rumbalara Reserve behind.



Southern Tower



Control: to step the tower into 3 smaller tower with the Southern most portion of the tower at the lowest height

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