



James Harrison
Director Planning
Ethos Urban
173 Sussex Street
SYDNEY NSW 2000

Our ref: EF19/18621

Your ref:

File:

5 September 2019

City of Gosford Design Advisory Panel

Proposal: Central Coast Leagues Club redevelopment

Panel Meeting: 27/08/2019

Dear Mr Harrison

Thank you for presenting the Central Coast Leagues Club redevelopment proposal for 1 Dane Drive, Gosford to the City of Gosford Design Advisory Panel (the Panel) to review and provide design advice. A summary of the Panel's advice and recommendations arising from the Panel meeting held on 27 August 2019 is attached to this letter (**Attachment A**).

The Panel operates as the design review panel for development proposals under clause 8.4 of *State Environmental Planning Policy (Gosford City Centre) 2018* (SEPP) and to encourage design excellence in Gosford City Centre. The Panel's role is advisory in nature and it does not have a role in the determination of applications. Please note and address the SEPP requirements in points 8, 9 and 10 in Attachment A in your DA submission.

The Panel acknowledges the work your design team has undertaken throughout the design review process to improve design outcomes and recommends:

1. The proposal proceeds to the development assessment (DA) pathway, and
2. The proponent addresses the issues identified in Attachment A when preparing their DA.

If you have any questions, please contact the Panel Secretariat on (02) 4345 4400 or centralcoast@planning.nsw.gov.au

Yours sincerely

Gary White
Chief Planner, Department of Planning, Industry and Environment
City of Gosford Design Advisory Panel

Enclosed: Attachment A - Panel Advice

Attachment A – Design Review Panel Advice

City of Gosford Design Advisory Panel*	
Panel meeting	27 August 2019
Panel members	Gary White, Chief Planner, Department of Planning, Industry and Environment Paul Walter, Design Reference Group Simon Kilbane, Design Reference Group
Proposal name	Central Coast Leagues Club redevelopment
Street Address/property description	1 Dane Drive, Gosford Lot 18 in DP662773, Lot C in DP162895, Lot 1 in DP163642, Lot 1 in DP206469, Lot 2 in DP206470, Lot A in DP365707, Lots A-C in DP400849, Lot 1 in DP414824, Lots 19 & 20 in DP456228, Lots 1 & 2 in DP511498, Lots 5 & 6 in DP551659, Lot 18 in DP662773, Lots 1 & 2 in DP795183, Lots 1-4 in DP795184, Lots 1 & 2 in DP795183
Proposal description	Mixed use, club, food and beverage, hotel, residential/seniors
Proposal details /optional	Site area: 14,695m ² Proposed GFA: 58,280m ² Proposed FSR: 3.97:1 (whole site) OR 7.8:1 (GFA 25,360sq.m.) for 3,253 of site area that has an FSR of 4.75:1 2.88:1 (GFA 32,920 sq.m.) for 11,442 sq.m. of site that has an FSR of 4:1 Proposed max HOB: RL114 and RL135
Proponent	Central Coast Leagues Club
Design workshops and previous Panel meetings	30 July 2019 – Design Reference Group workshop 1 27 August 2019 – Panel meeting
Material considered by the Panel	Architectural presentation by Fender Katsalidis dated 16 August 2019 (71 pages)

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Panel advice:

A summary of the Panel advice provided at the 27 August 2019 meeting is provided below:

1. The Panel acknowledges the proponent's support to design excellence and the design review process, demonstrating a willingness to respond to comments and improve site outcomes.
2. Height of towers
 - The Panel recognised that there are parts of Gosford City Centre where tall buildings are appropriate, including the subject site.
 - The Panel raised concern about the current proposed height of the towers in relation to visual impact, variation in heights, providing a transition down in height from the more intensely developed city centre to surrounding areas and overshadowing of open space.
 - The Panel recommended the proponent:
 - Reduce the height of the western tower to allow the towers to be more easily distinguished e.g. Applying a 15% 'rule of thumb' height variation between the two towers
 - Amend the design, orientation and form of the towers to provide a transition of tower heights towards the edges of the site and provide greater variation in the design
3. Through Site Link
 - The Panel highlighted that the experience of people moving through the through-site link is also important.
 - The Panel noted the concept of a laneway style, shared pedestrian / vehicle space, with active frontages and a mixture of uses currently proposed by the applicant would be positive and noted this type of space in Gosford is untested in Gosford.
4. Georgiana Terrace / Frontage to Leagues Club Field
 - The Panel made the following comments on the proposed private open space along Georgiana Terrace:
 - There is a need for activation long Georgiana Terrace, and the final design should include a series of different uses and experiences along this frontage to avoid the appearance of a convention centre
 - The relationship to Leagues Club Field is important and the final plans for its redevelopment should be considered in the Leagues Club's design and treatment of the forecourt and pedestrian access points along Georgiana Terrace
5. All frontages
 - The Panel suggests that all street frontages should provide architectural diversity and be activated along their length.

7. Drainage

- The Panel also advised the applicant that it should continue to work with Council on the timing of required drainage works along Baker Street and identify opportunities to establish an integrated drainage strategy for the area. The Panel noted that the applicant has already approached Council and the Hunter & Central Coast development Corporation in relation to the timing of these works.
8. The proposal is required to undergo a detailed environmental assessment during development assessment (DA). At this time, the consent authority will assess compliance with *State Environmental Planning Policy (Gosford City Centre) 2018* including the adequacy of commercial floor space and satisfactory level of building sustainability and environmental performance and any environmental impacts associated with the proposal.
 9. A Design Excellence Statement is required for any subsequent DA to articulate how the proposal exhibits design excellence and contributes to the natural, cultural, visual and built character values of Gosford City Centre in accordance with Clause 8.3 of *State Environmental Planning Policy (SEPP) (Gosford City Centre) 2018*.
 10. If the submitted DA still proposes to use the provisions in Clause 8.4 of *State Environmental Planning Policy (SEPP) (Gosford City Centre) 2018* to vary the permitted height and/or floor space, the Panel's views will also be sought and considered, as part of the DA assessment process.

Panel recommendations:

The Panel has reviewed the proposal and recommends that:

1. The proposal proceeds to the development assessment (DA) pathway, and
2. The proponent addresses the issues identified in Attachment A when preparing their DA.