

Details

Name	City of Gosford Design Advisory Panel – Design Reference Group (DRG) Workshop: 1 Dane Drive, Gosford
Location	Department of Planning Industry and Environment (DPIE) 320 Pitt Street Sydney, Level 26 Tea Tree Room
Date/Time	Tuesday 30 th July 2019, 1:00pm – 14:30pm
Chair	DRG member
Attendees	Robert Hodgkins (DPIE) Louise Starkey (DPIE) Paul Walter (DRG) Simon Kilbane (DRG) James Harrison Jay Griffin Mark Curzon Andrew Dickson (Leagues Club) Mike Dowling (Leagues Club)
Site	1 Dane Drive, Gosford, Central Coast Leagues Club

Meeting Notes

These notes are a summary of the meeting and meeting outcomes.

Purpose of the meeting

The purpose of the meeting was for the proponent to present their proposal to the City of Gosford Design Advisory Panel (CoGDAP) Design Reference Group (DRG) members and receive feedback on their proposal, in a workshop format.

CoGDAP and Design Reference Group roles

The CoGDAP:

- has a role of ensuring design excellence and design quality for Gosford City Centre
- will fulfil the functions of a 'design review panel' under the SEPP

- will provide advice that guides the design of development proposals and inform the development assessment process – the assessment team will have to consider a broader range of issues than the Panel
- does not have a role in the determination of applications – proposals will still need to go through an assessment and determination process
- Requested that the DRG be formed to:
 - assist applicants to get ready for the Panel,
 - provide advice to the Panel, and
 - sit as rotational members on the Panel when it considers the applications

Discussion of issues

- The massing approach which presents a lower edge to the park and places the taller elements in the north is broadly supported. The shadow diagrams appear to demonstrate impacts on the park meet prescribed performance measures
- The internal street / laneway is a positive move to break up the site, increase permeability and to provide additional access
- Opportunities to link in with the stadium, Leagues Club Field and other nearby development are positive. (Diagramming these relationships and the entry/exit points of these adjacent opportunities would be useful)
- Clarification still required regarding:
 - How the proposal has responded to the height and FSR which applies across the site, including how different elements respond to different height controls. Other than the adjacent proposed (DA approved) property, unclear what motivates this height at 114m/135m. Adjacent approved developments may never be built
 - Mix of tenancies/proposed use at each level, noting it's a concept plan application and market testing is still underway. The proponent noted the intent for transparency of the proposed building, would be good to understand this, especially in relation to street frontages (below)
- In relation to the plaza forecourt:
 - It would be a large overshadowed space facing a large open space (Leagues Club Field)
 - The proponent intends to break up the southern façade so it presents as multiple tenancies
 - The club will have an internal light well which will allow light in to the club and plaza/forecourt
 - It was recommended that the proponent explore opportunities for more light to access the plaza/forecourt area
- For street frontages:
 - All frontages need to be activated, including the through-site link

- A strategy to ensure diversity in street edge design is required with elevations showing different parts of the street and buildings – how does the proposed present at street level to the different streets and how do these edges respond to existing or anticipated adjacent developments?
 - The proposal should have multiple/clear entry points for the multiple users, recognising the unique challenges of a club in managing entry of patrons
 - The through-site link also needs Crime Prevention Through Environmental Design CPTED principles applied to its design
- It was noted that the hotel/conference centre concept is evolving and the club is still in discussions with potential operators – it could include 200 beds and conference facilities
- The club is encouraged to explore opportunities to work towards a coordinated drainage strategy for its site and the surrounds in relation to the two former creek lines in the vicinity of the Club (culvert under club/Leagues Club field) and Baker Street (culvert under Baker Street/Leagues Club Field). The Leagues Club should discuss the issue with Central Coast Council and HCCDC immediately to see if this opportunity (including funding options) can be explored and coordinated further. Perhaps integrated into park (re)design? DPIE's regional office can support/facilitate these discussions, if required, under its Case Manager role for the Gosford City Centre.

Other

- DRG appreciated the back story on the clubs origins and in particular its relationship/origins of the Leagues Club field
- The proponent is encouraged to further develop the landscape concept as the design progresses into the next stages
- Revised package required by cob 14 August, for the 27 August meeting