



Gosford Alive

Design Guidelines

October 2023

This document was prepared by Buchan on behalf of Bathla.

Note: Artist's impression only, subject to future design

Revision		Date
A	October	2022
B	23 June	2023
C	18 July	2023
D	31 July	2023
E	07 September	2023
F	13 October	2023

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

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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Section 1.0 Design Guidelines

These Design Guidelines are intended to be used as a tool to achieve design excellence and a built form that is appropriate within the context of Gosford Centre as well as providing for a human scale of development.

To this end, future development applications should aim to demonstrate consistency with these Design Guidelines. Where a future design varies from the Design Guidelines, such variation will need to be adequately explained and justified in the development application documentation.

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1. Site Layout

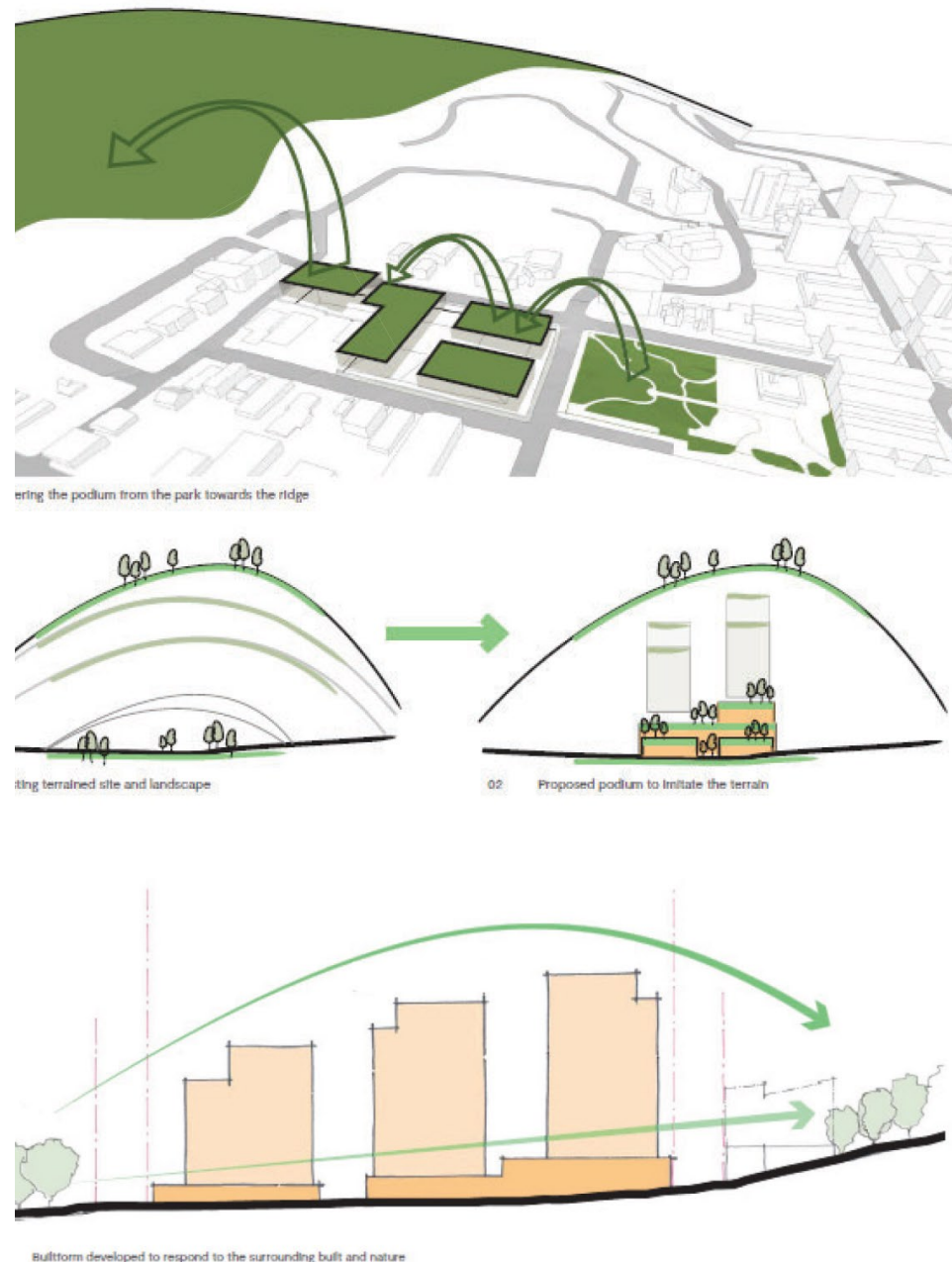
1.1 Local Setting

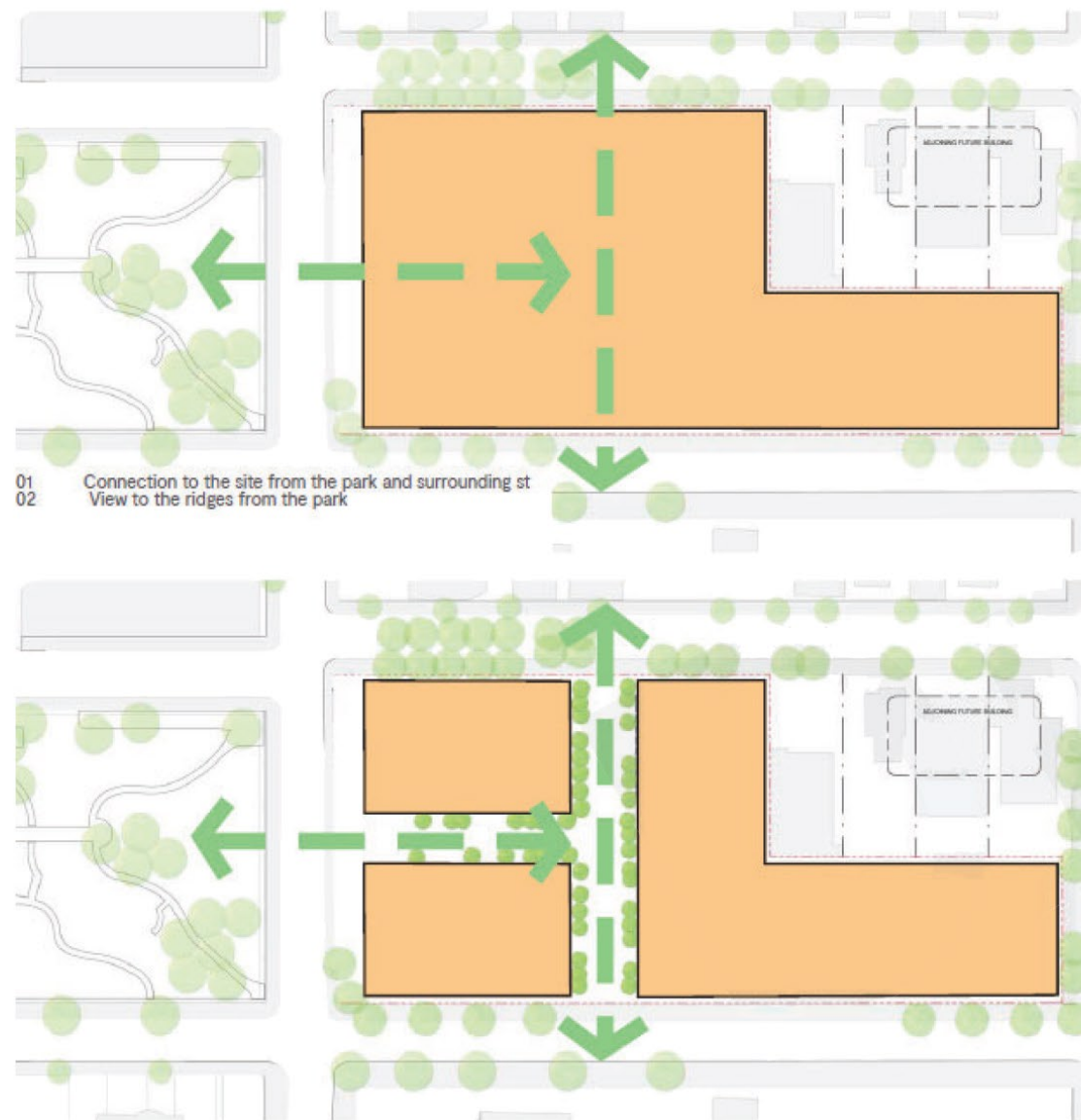
The concept responds to the natural setting of Gosford and its proximity to Rumbalara Reserve through a series of design elements, which will be carried through in the detailed design of future stages and include:

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





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. **Incorporate a front setback space to units on the north-south link.**

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.

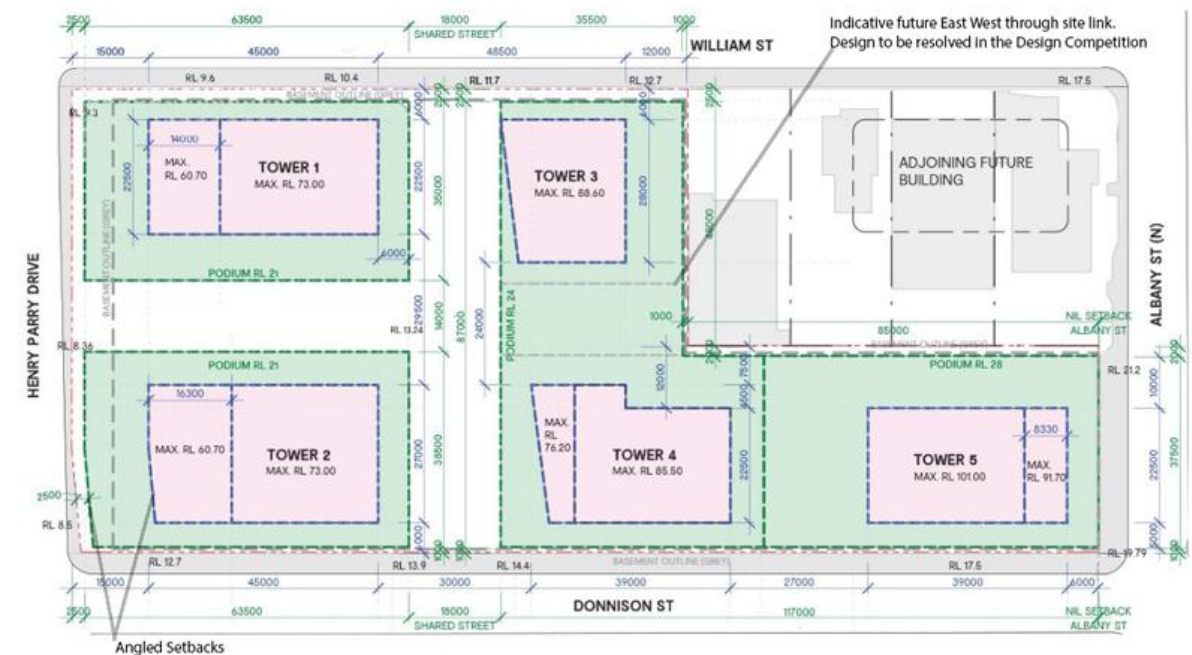
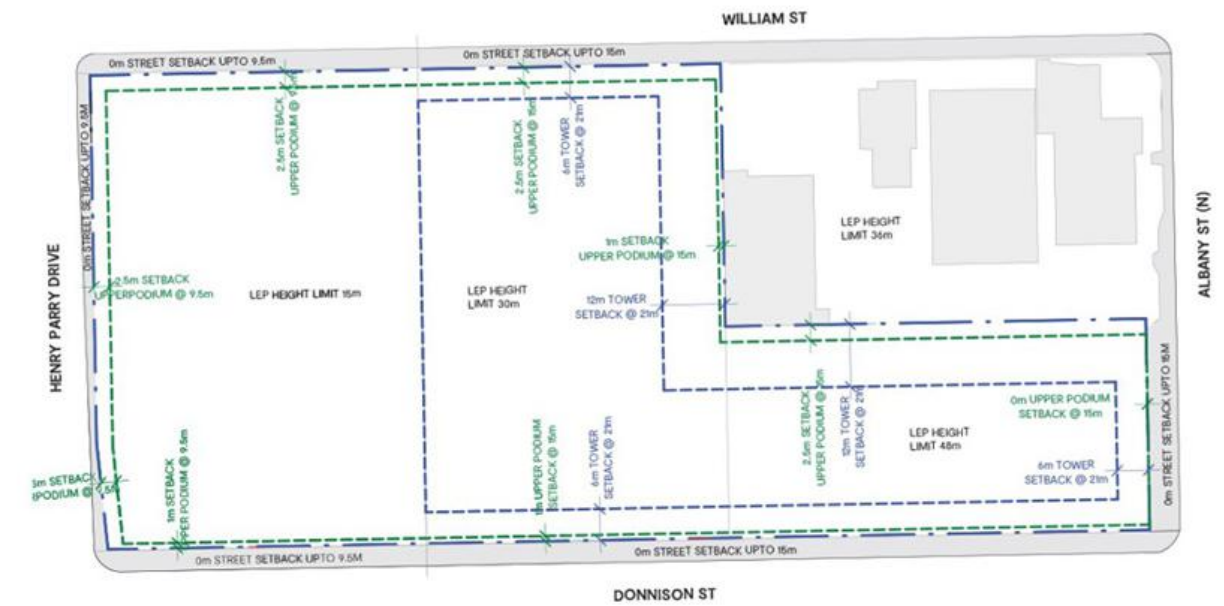
1.3 Set backs

Tower forms and podiums shall be designed/articulated within the set backs and building separations set out in the Concept Approval.

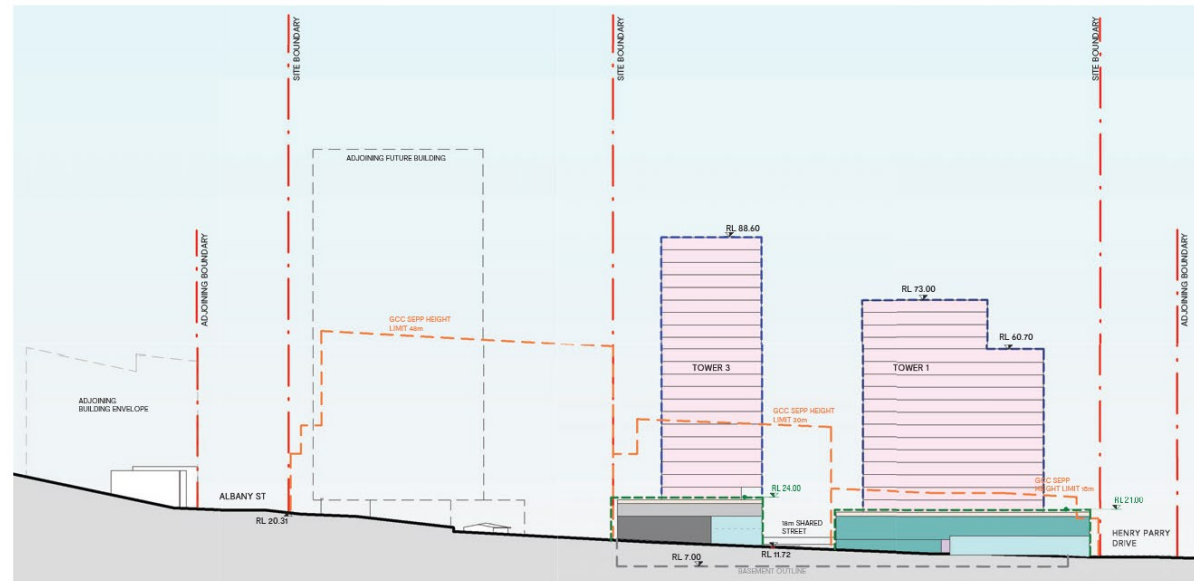
Future design is to provide adequate tower separation ensuring the following is met:

- 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

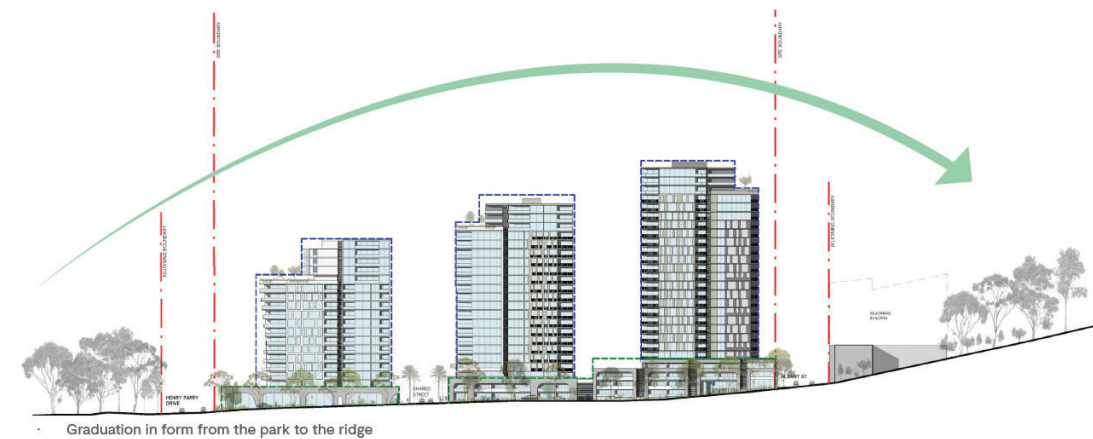
Building heights have been studied to achieve the best design outcomes for the site, maintaining views from Kibble Park to the ridgeline, minimising overshadowing, and providing for horizontal articulation.

Developments shall not exceed the building heights set out in the Concept Approval.

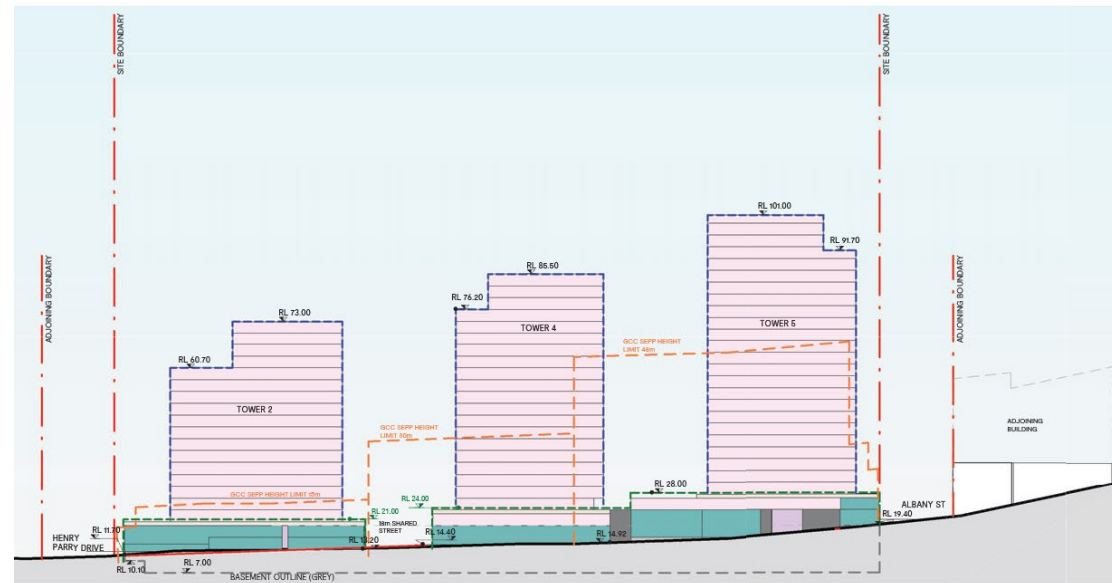
2.2 Building Height - Stepping

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.



Concept Sketch, not for approval



2.3 Building Envelope

The Masterplan Envelopes allow for variation and flexibility in achieving the proposed GFA.

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

Developments shall not exceed the GFA as represented in the Concept Approval.

Further details shall be resolved in the Design Competition process.

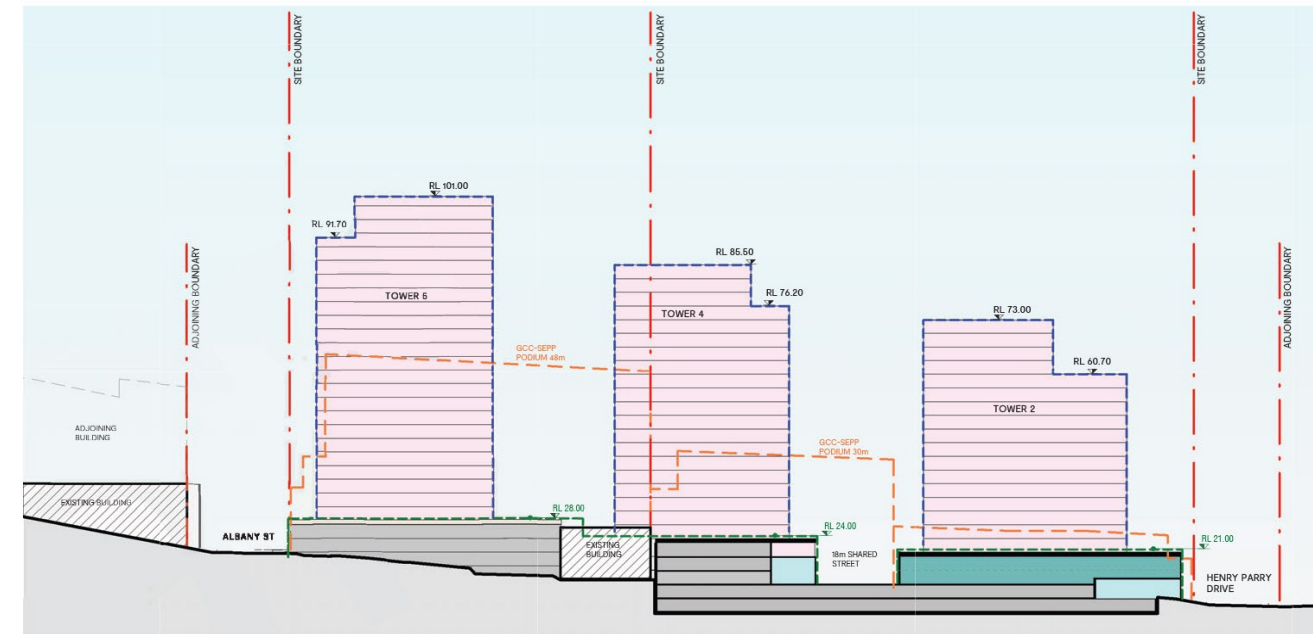
2.4 Vertical Articulation

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, receives good solar access, 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

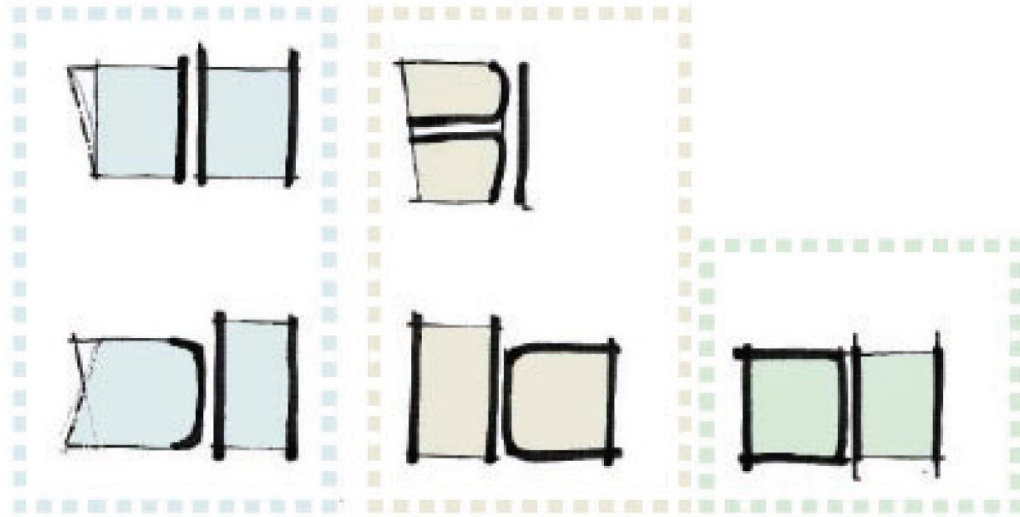


Building articulation is to be generated through the expression of overall massing as well as separate parts of a building. Building articulation could comprise (but not be limited to) vertical recesses / shadow gaps within the elevations, architectural treatments (window grouping, blades / fins, louvres and other expressions), entries and stairs, sun shading and balconies.

Consideration should also be given to the following matters:

- a) The long north and south elevations of the tower shall be articulated to break down the massing of those facades and reduce the perception of their scale and appearance when viewed from surrounding streets.
- b) The podium/ tower relationship is to be clearly differentiated through means such as façade articulation, recesses, setbacks, colours and materials.
- c) The buildings must demonstrate contemporary architectural expression and respond to the urban character (existing /emerging) of the Gosford City Centre.
- d) Architectural elements that create a sense of scale or rhythm on the facades are to be employed to added to the richness of the architectural expression.
- e) Elements that are required to moderate environmental conditions shall be designed to enliven a building's façade.
- f) Building entries must be clearly articulated and be visible from the public domain.
- g) Tower 5 needs to address the need for solar access for existing development on the eastern side of Albany Street.

2.5 Design Language



Drawing on inspiration from the layered nature of the local landscape, the proposal envisions a series of paired towers, each with a slightly 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 complementary designs should be adopted to balance and pair towers.

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



The Open Sky/

- fluid
- open
- light
- translucent



Layered Landscape/

- natural
- textural
- filtered
- grounded



Earthed and Shaded/

- urban
- vertical
- community
- connected

2.5.1 Materials

Materials shall reinforce the contemporary and modern expression of buildings within the development. The following shall be considered:

- a) a materials palette should be adopted for the precinct that complements the surrounding urban fabric and the existing/emerging character of Gosford
- b) utilise variation in materials application and texture to achieve richness in architecture, with:
 - i) a clear distinction expressed between podium and tower elements.
 - ii) a greater richness in materiality and texture provided at the lower levels.
 - iii) the materiality of the towers is to respond to its context in the city skyline and to form a cohesive, distinctive precinct.
- c) sustainability, longevity, durability, flexibility and maintenance shall be considered in the choice of materials.

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.



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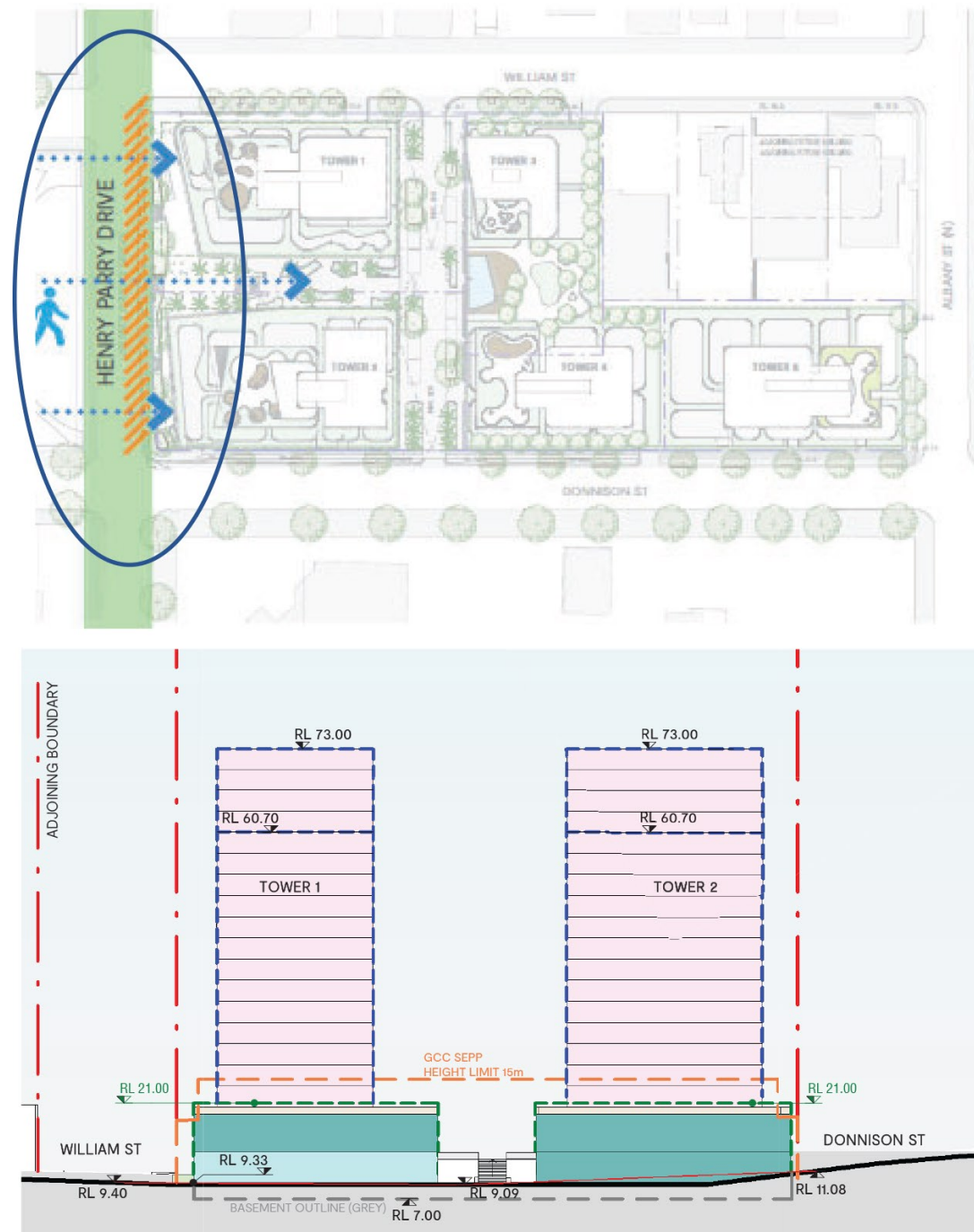
Through Site Link and Podia Guidelines

Podia elevations facing surrounding streets and the through site links shall:

- a) provide for a human scale 'street wall' and present a fine grain frontage to surrounding streets and through site links
- b) include the principal entrances to each of the residential apartment buildings, which shall be provided with strong sense of arrival
- c) ensure above ground podium level car parking is:
 - i) screened/sleeved by uses at ground floor level fronting surrounding streets and through site links
 - ii) concealed by uses or high quality architectural treatments so as not to be noticeable at upper floor levels
- d) provide for commercial and retail tenancies that have a high degree of visual transparency to reveal active uses
- e) support the use of bicycles and provision of visitor bicycle parking around and within the development
- f) ensure buildings have street numbers prominently displayed on the main street elevations.

Podia shall be appropriately designed to respond to adjoining streets and through site links, provide an appropriate relationship between floor levels and streets / through site link levels and ensure the development:

- a) is visually and physically connected to the street / through site link and allows for a seamless connection between buildings and public domain
- b) does not result in inactive facades fronting the public domain
- c) does not result in extended sections of walls, ramps or barriers that unreasonably separate the ground floors of buildings from the public domain
- d) provides for appropriate and integrated hard and soft landscaping within proposed setbacks.
- e) provide future East West through site link. Design to be resolved in the Design Competition process.**

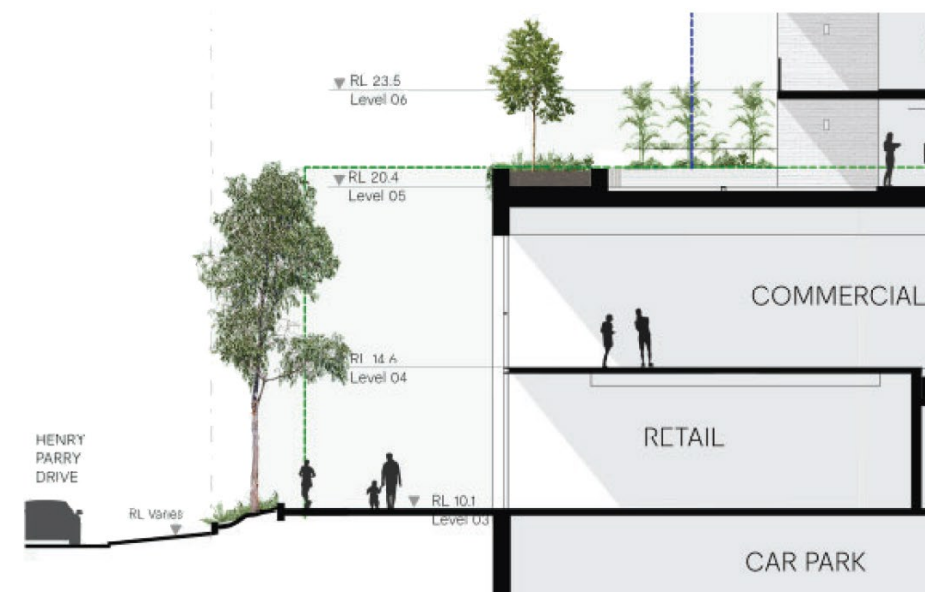


3.2 Street Activation – Henry Parry Drive

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.



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Provide details of direct pedestrian linkages across Henry Parry Drive to Kibble Park for the length of the Henry Parry Drive frontage of the site. That should include ramp access from the east-west link to Henry Parry Drive.

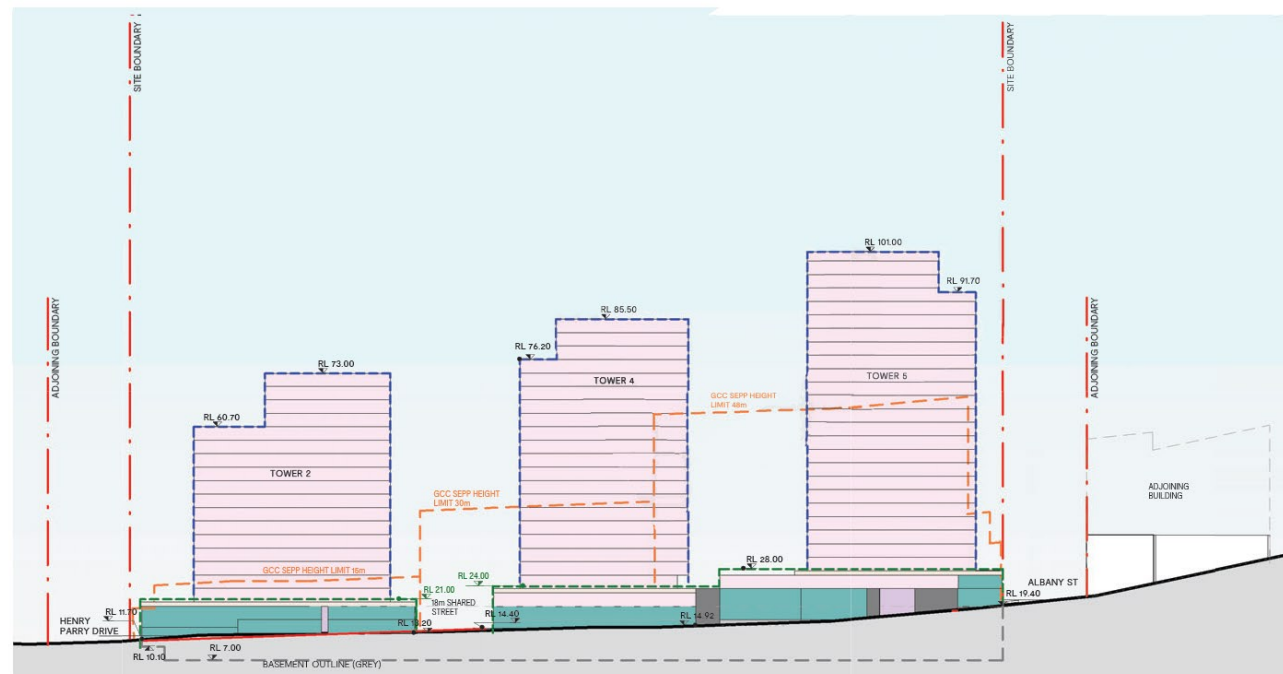
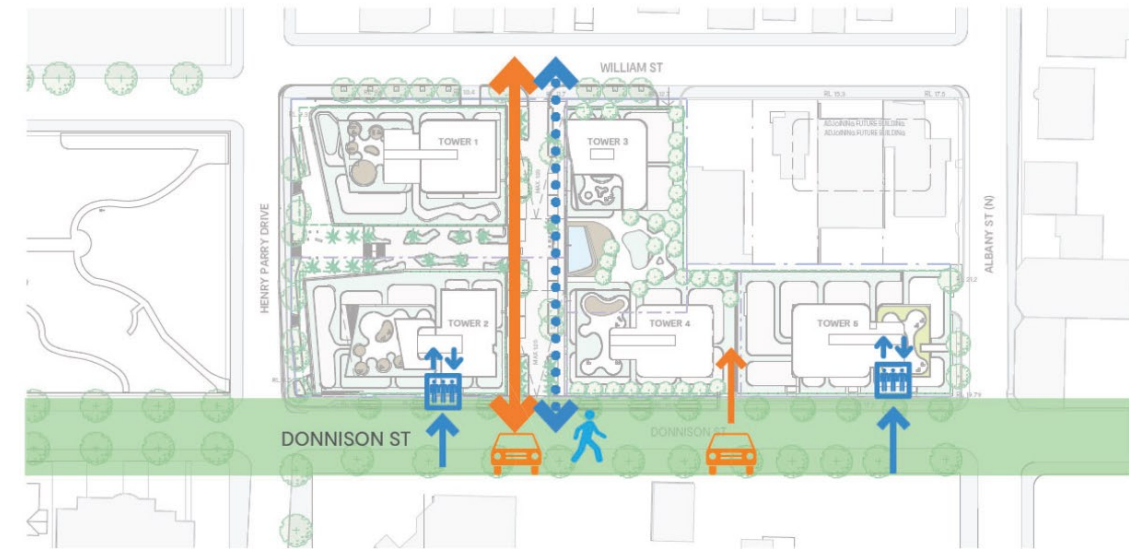
Address the interface at Henry Parry Drive, including the level difference and landscape treatment.

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.

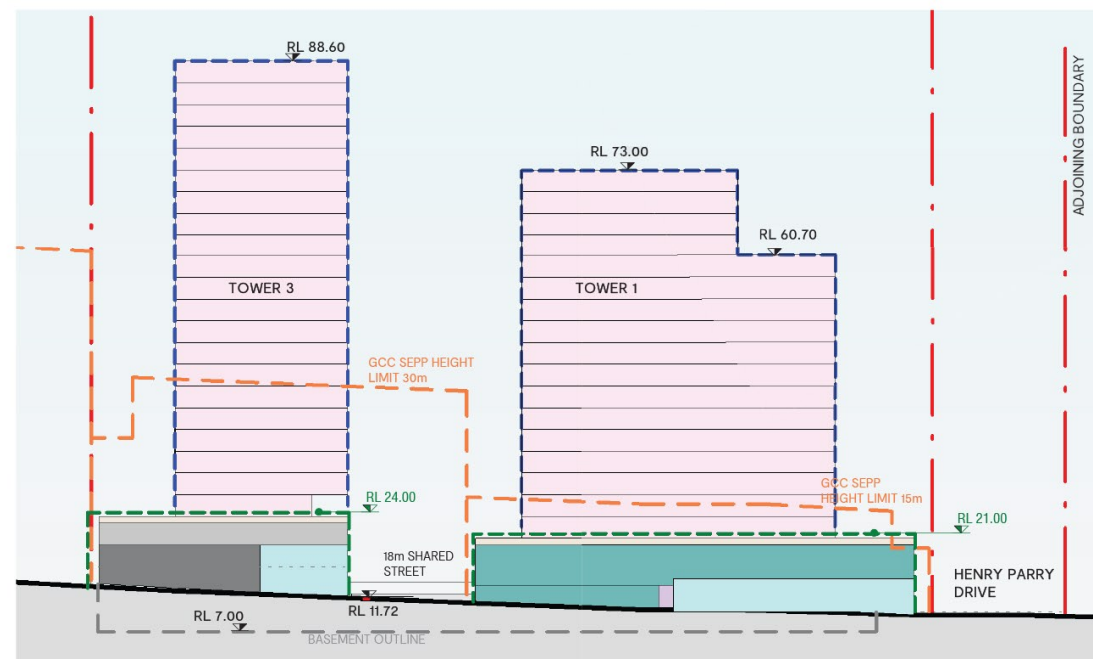
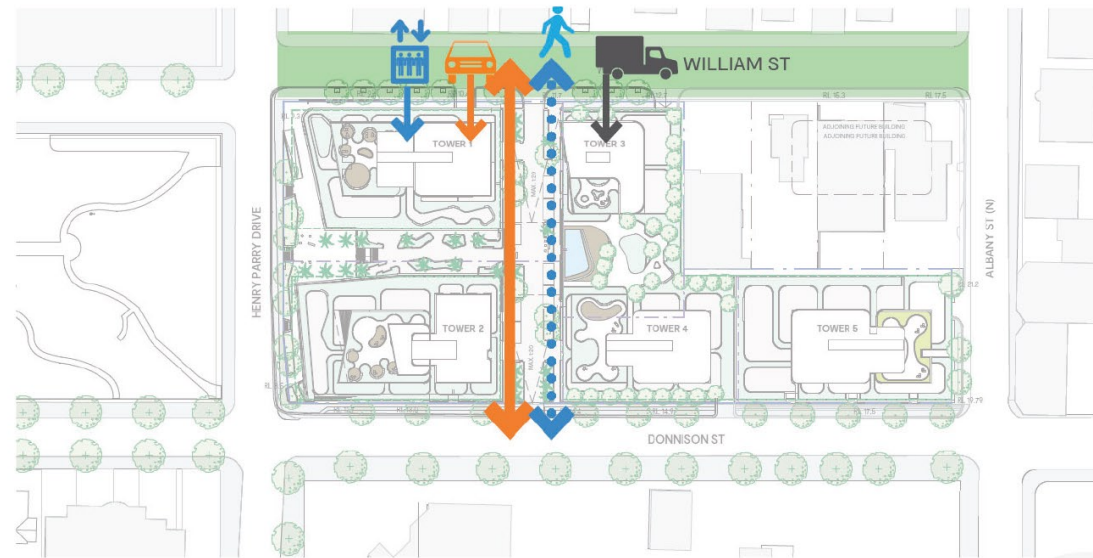
Consider the siting and impact of driveways on pedestrian activity.



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.

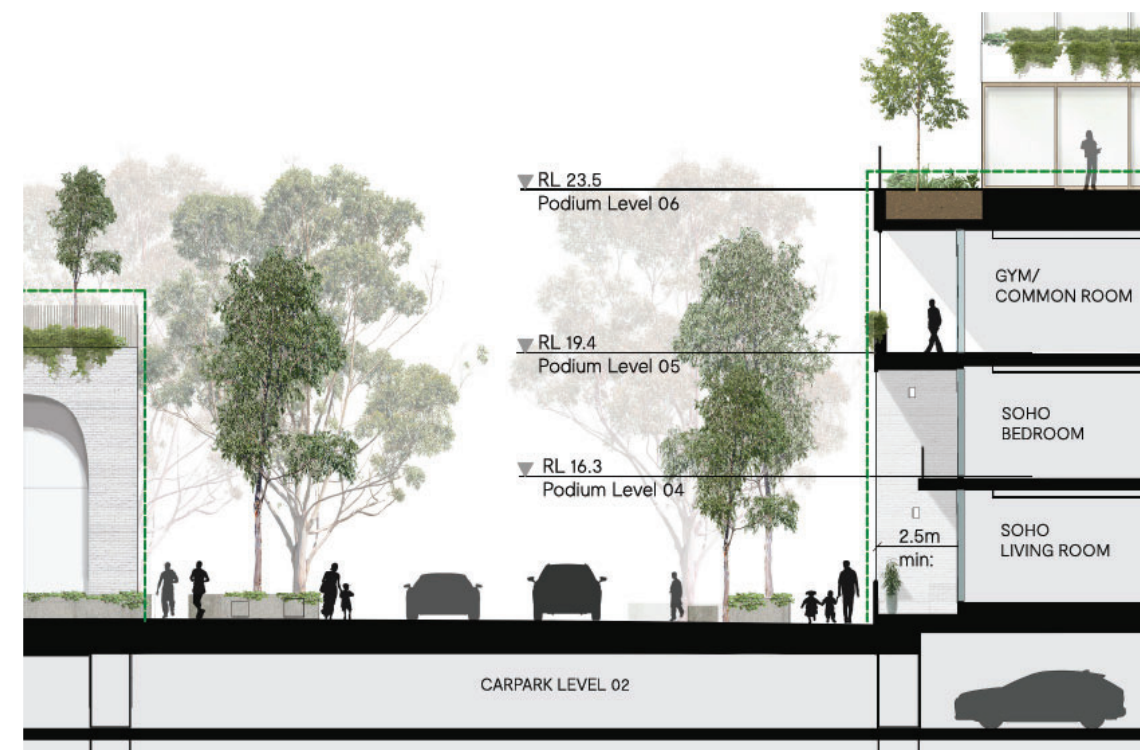
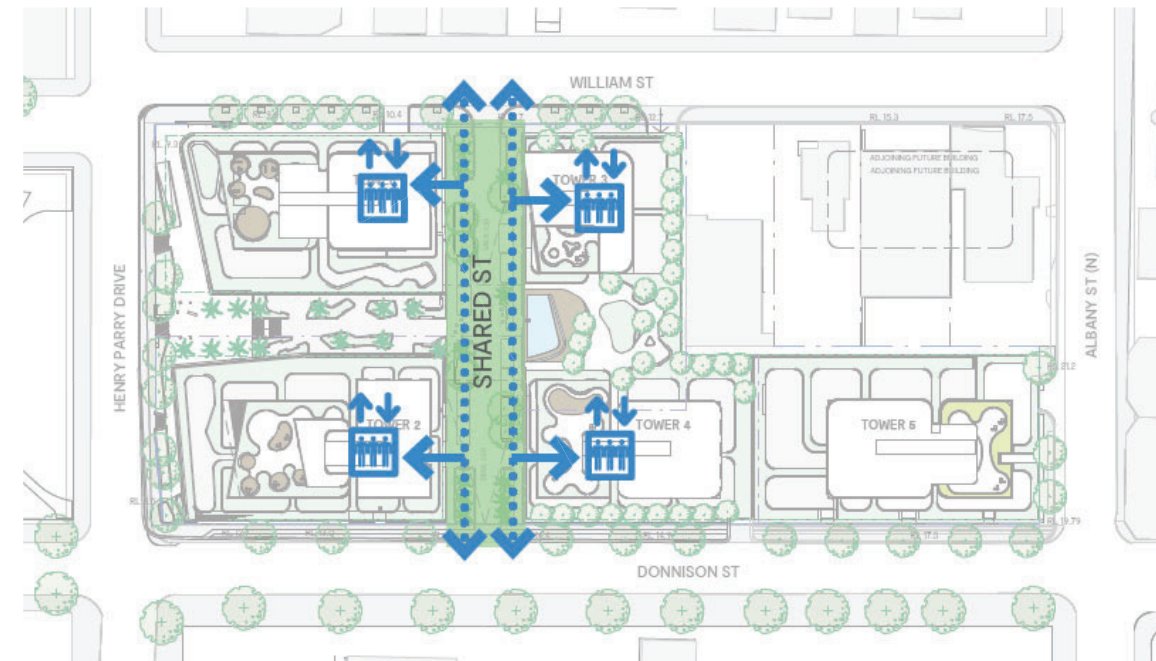
Locate loading and servicing areas on William Street well away from other vehicle entries and primary pedestrian activity areas.



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.

include further detail of the character of the 'shared street' with reference to tree planting, pavement and building alignment

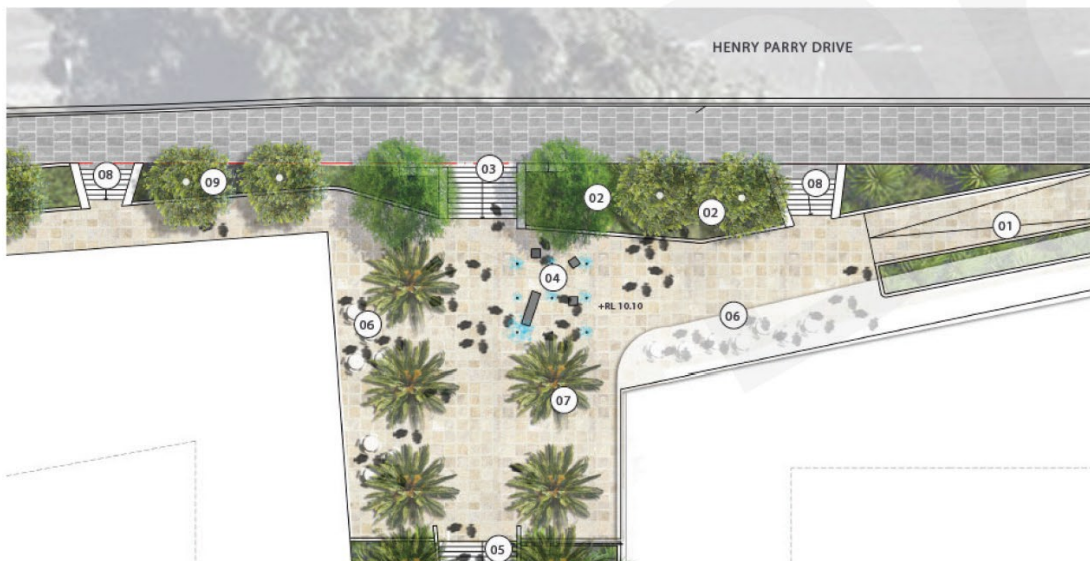


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4. Public Domain



Concept Sketch, not for approval



Concept Sketch, not for approval

4.1 Open space

Provide clearly delineated public and private spaces.

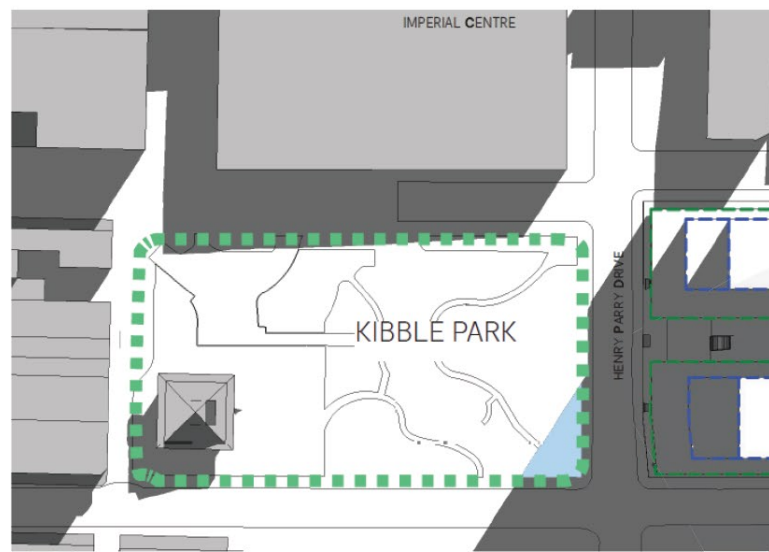
People activate spaces - create open public domain spaces that invite use by the public and residents. Use retail to create activation and creative passive public spaces.

The through site links shall:

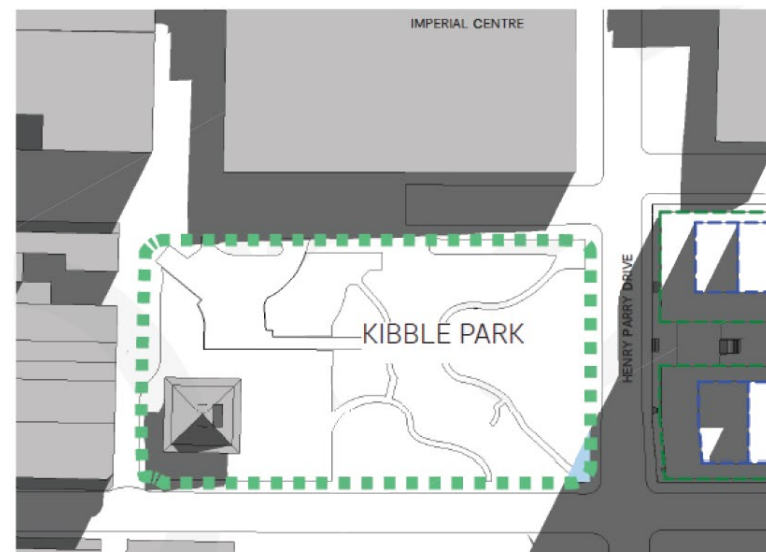
- include appropriate uses that avoid back of house elevations, support the character of the development and provide activation and animation
- allow pedestrians to permeate through the site and facilitate safe pedestrian movements within the links
- be open to the sky along their entire length, any canopies or awnings shall not enclose the space or reduce the perception of openness
- provide spaces that are accessible and inviting and include convenient and direct mobility impaired access to all parts of the ground level uses and within the through site links
- include areas within soil volumes / depths that can accommodate landscape and tree planting
- include courtyards for any residential uses fronting the through site links at ground floor level with a depth of no less than 2.5 m.
- Maximise amenity and the interface to the public domain, by addressing the relationship of floor levels to street levels (e.g. for "sleeved" uses which sit below the footpath).

4.2 Kibble Park

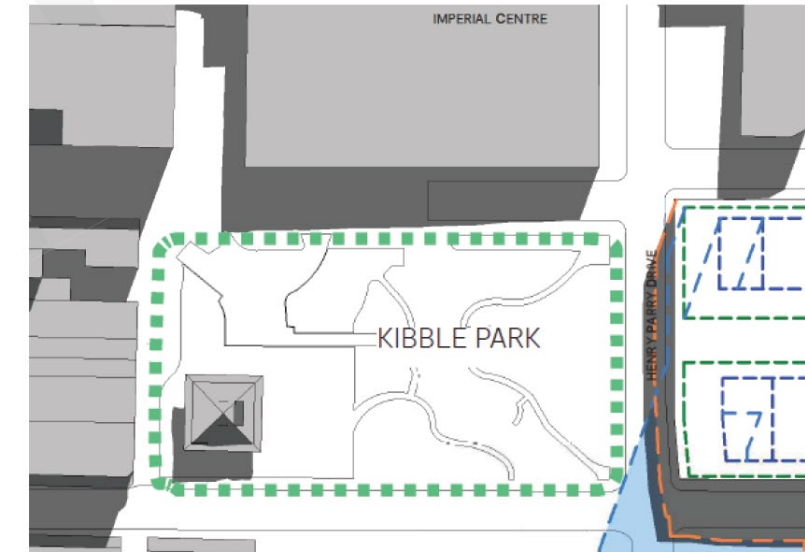
The development shall protect the existing Kibble Park public domain from overshadowing, with no more than 310sqm of overshadowing resulting from the development in mid-winter, nor overshadowing after 10am.



21st June 9am:



21st June 9.30am:



21st June 10am:

5. Views & Sightlines



Indicative revised heights of the new envelope (red dashed line)

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



Indicative revised heights of the new envelope (red dashed line)

6. Sustainability

The development shall be designed in accordance with ecologically sustainable development (ESD) principles, in accordance with the concept approval environmental standards and the following objectives:

- a) incorporate best practice passive design features, such as thermal mass, orientation and solar shading, to minimise reliance on technologies to achieve low greenhouse emissions and low energy demand
- b) integrate modern energy efficient systems, technology, controls and metering
- c) use of high performance glazing and efficient facade design/ construction
- d) reduce the dependence on mains water by incorporating water efficient fixtures and fittings and integrating rainwater tanks throughout the precinct and incorporate Water Sensitive Urban Design elements
- e) incorporate material choices that reduce environmental impacts
- f) consider opportunities for natural ventilation.