

ST HILLIERS, GOSFORD – DESIGN EXCELLENCE STRATEGY

1. Introduction

This Design Excellence Strategy accompanies a Concept State Significant Development Application (Concept SSDA), which proposed three building envelopes comprising two residential towers and a hotel over a commercial podium at Central Coast Quarter (26 Mann Street, Gosford). The strategy has been prepared by Urbis on behalf of SH Gosford Residential Pty Ltd to set out the design process for future (detailed) stages of the development.

2. Site Context

- The site is known as 26 Mann Street, Gosford.
- The site is legally described as:
 - Lot 469 DP 821073.
 - Lots 2-7 DP 14761.
 - Lot 1 DP 1235203.
- The site is 8,884 sqm in size and irregular in shape.
- The site is proximate to Gosford Railway Station (approx. 600m north) and Central Coast Station (approx. 180m east).
- The site falls approximately 8m from east to west and has a frontage to both Vaughan Avenue and Mann Street.

Figure 1 – Site Photograph



Source: Nearthmap

3. Concept Proposal – SSD-10114

This application sets out a 'Concept' proposal for the development of the 26 Mann Street, Gosford. Detailed approval for each building will be subject to subsequent DAs.

The purpose of the concept proposal is to confirm the location, form, massing and programming of the proposed building envelopes and public domain, which will in turn establish maximum building heights and GFA allocations for each building (for approval).

The final number and mix of residential dwellings (and corresponding carparking spaces), layout of apartment buildings and the design and fit out of commercial tenancies will be determined as part of the subsequent detailed development applications.

The concept proposal seeks consent for the following:

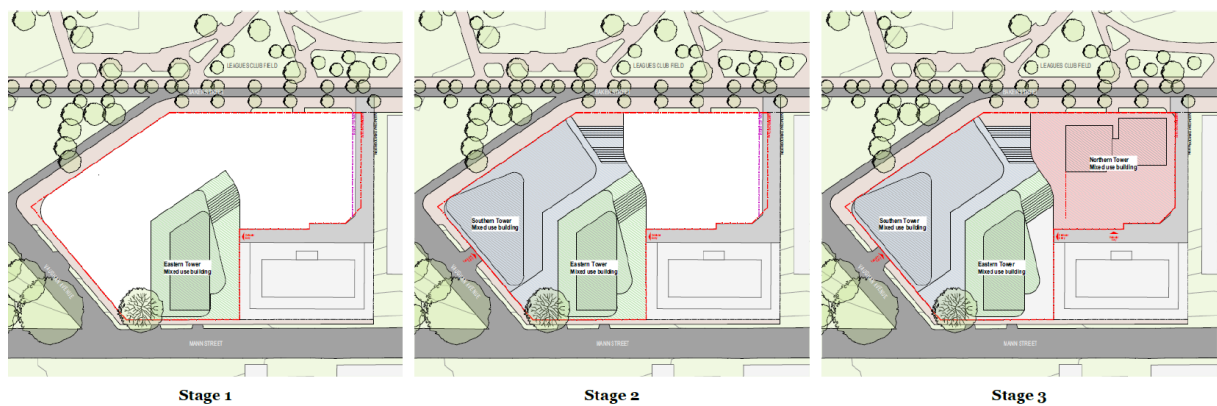
- Allocation of GFA across all three phases of development.
- Indicative building envelopes.
- Building heights; and
- Land uses.

Staging and Land Use

The masterplan is proposed to be delivered in three stages, as shown in Figure 10 below. The land uses proposed under each stage are as follows:

- Stage 1: Hotel and visitor accommodation (+ public domain works).
- Stage 2: Southern residential tower above commercial podium (+ public domain works).
- Stage 3: Northern residential tower above commercial podium (+ public domain works).

Figure 2 – Indicative Staging



Source: DKO

The intention of this Design Excellence Strategy is to outline the process for future (detailed) DAs, to ensure adequate and ongoing independent design review is undertaken.

4. Requirement for Design Excellence and Review

The State Environmental Planning Policy (Gosford City Centre) 2018, clause 8.3 states

- (1) *The objective of this clause is to ensure that development exhibits design excellence that contributes to the natural, cultural, visual and built character values of Gosford City Centre.*
- (2) ***This clause applies to development involving the erection of a new building or external alterations to an existing building.***
- (3) *Development consent must not be granted for development to which this clause applies unless the consent authority considers that the development exhibits design excellence.*
- (4) *In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters—*
 - (a) *whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,*
 - (b) *whether the form and external appearance of the development will improve the quality and amenity of the public domain,*
 - (c) *whether the development is consistent with the objectives of clauses 8.10 and 8.11,*
 - (d) *any relevant requirements of applicable development control plans,*
 - (e) *how the development addresses the following matters—*
 - (i) *the suitability of the land for development,*
 - (ii) *existing and proposed uses and use mix,*
 - (iii) *heritage issues and streetscape constraints,*
 - (iv) *the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,*
 - (v) *bulk, massing and modulation of buildings,*
 - (vi) *street frontage heights,*
 - (vii) *environmental impacts such as sustainable design, overshadowing, wind and reflectivity,*
 - (viii) *the achievement of the principles of ecologically sustainable development,*
 - (ix) *pedestrian, cycle, vehicular and service access, circulation and requirements,*
 - (x) *the impact on, and any proposed improvements to, the public domain.*

The State Environmental Planning Policy (Gosford City Centre) 2018, clause 8.4(4) states:

- (4) *Development consent may be granted to development that results in a building with a height that exceeds the maximum height shown for the land on the Height of Buildings Map, or a floor space ratio that exceeds the floor space ratio shown for the land on the Floor Space Ratio Map, or both, by an amount to be determined by the consent authority, if—*
 - (a) *the site area of the development is at least 5,600 square metres, and*
 - (b) ***a design review panel reviews the development, and***
 - (c) *if required by the design review panel, an architectural design competition is held in relation to the development, and*
 - (d) ***the consent authority takes into account the findings of the design review panel and, if held, the results of the architectural design competition, and***
 - (e) *the consent authority is satisfied with the amount of floor space that will be provided for the purposes of commercial premises, and*
 - (f) *the consent authority is satisfied that the building meets or exceeds minimum building sustainability and environmental performance standards.*

SSD-10114 has undergone a design review process with the City of Gosford Design Advisory Panel (CoGDAP) established by the Government Architect NSW and the supporting Design Reference Group (DRG). This has resulted in several key design moves (for incorporation in future stages), which are reflected in the submitted Design Guidelines.

5. Role of CoGDAP

- Fulfil the functions of the 'design review panel' referenced under Clause 8.4 of State Environmental Planning Policy (Gosford City Centre) 2018.
- Fulfil the functions of the Government Architect's State Design Review Panel insofar as they may have applied to the Gosford City Centre.
- Provide independent, expert and impartial advice on the design quality of significant development proposals.
- Guide the design of development proposals and inform the assessment process.

6. Panel Involvement on future SSDAs

It is intended that future (detailed) DAs undergo the same independent design review process, which indicatively comprises:

The CoGDAP will have an ongoing role in the design review of proposals pre and post lodgement.

During future DRG and CoGDAP Panel sessions, advice and reference should be made to the principles contained within the Design Guidelines submitted as part of SSD-10114, the envelopes approved in the Concept SSDA and the relevant planning framework (Gosford UDF, Gosford City Centre DCP, SEPP Gosford).

Given the public domain and massing/modulation has been revolved at a high level as part of SSD-10114, future design review sessions should be streamlined and focussed on the architecture of each building proposal.