



DKO

Central Coast Quarter 26 Mann Street Gosford

DESIGN GUIDELINES
REVISION C



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1. INTRODUCTION

1.1 PURPOSE OF THE DESIGN GUIDELINES

The Design Guidelines are to be used as a tool to achieve design excellence and a built form that is appropriate within the context of Gosford City Centre as well as providing a human scale of development. Future development applications shall 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.

These Design Guidelines are intended to encourage design innovation and creativity and 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.

The Design Guidelines cover a range of urban design elements that are considered to be appropriate to facilitate the overall success of the mixed use development of the precinct and its integration with its immediate context and surrounding area.

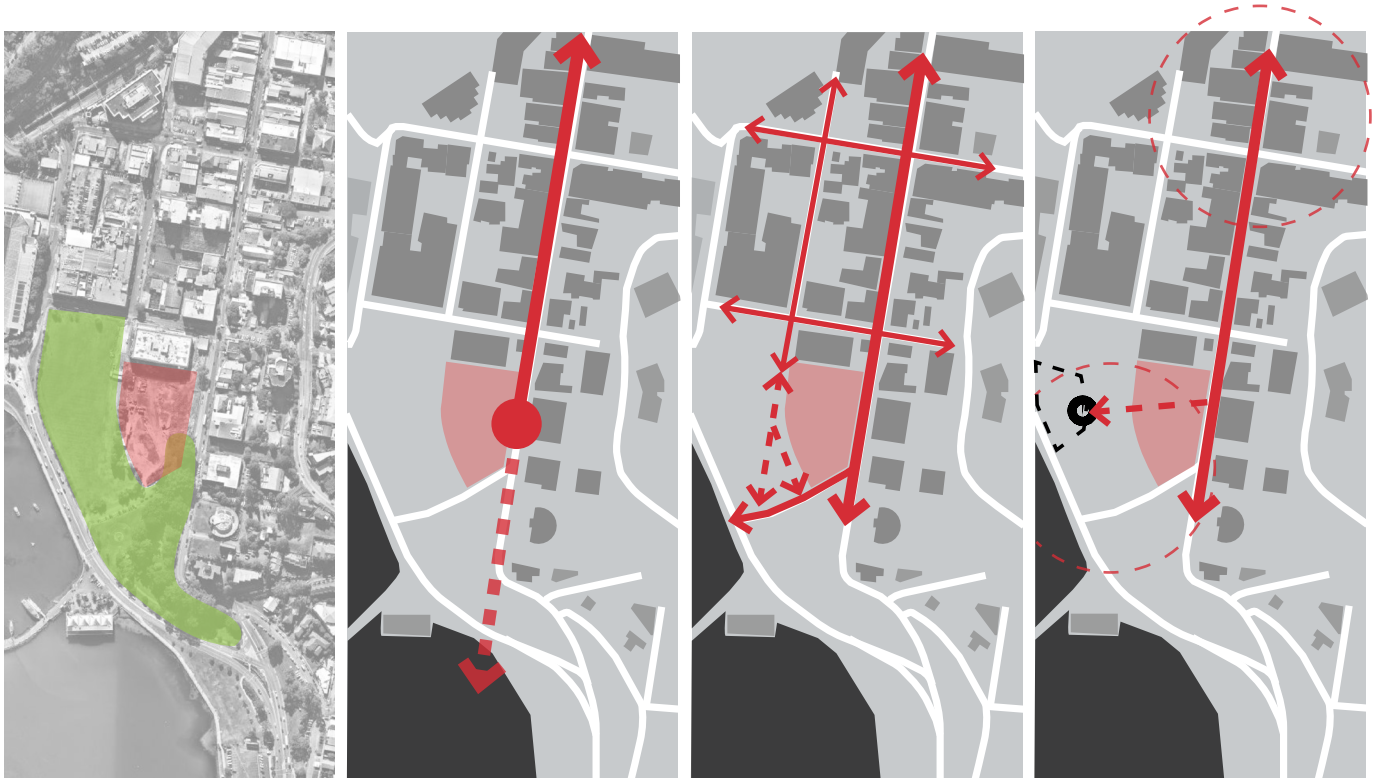
1.4 RELATIONSHIP WITH OTHER PLANNING DOCUMENTS

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.

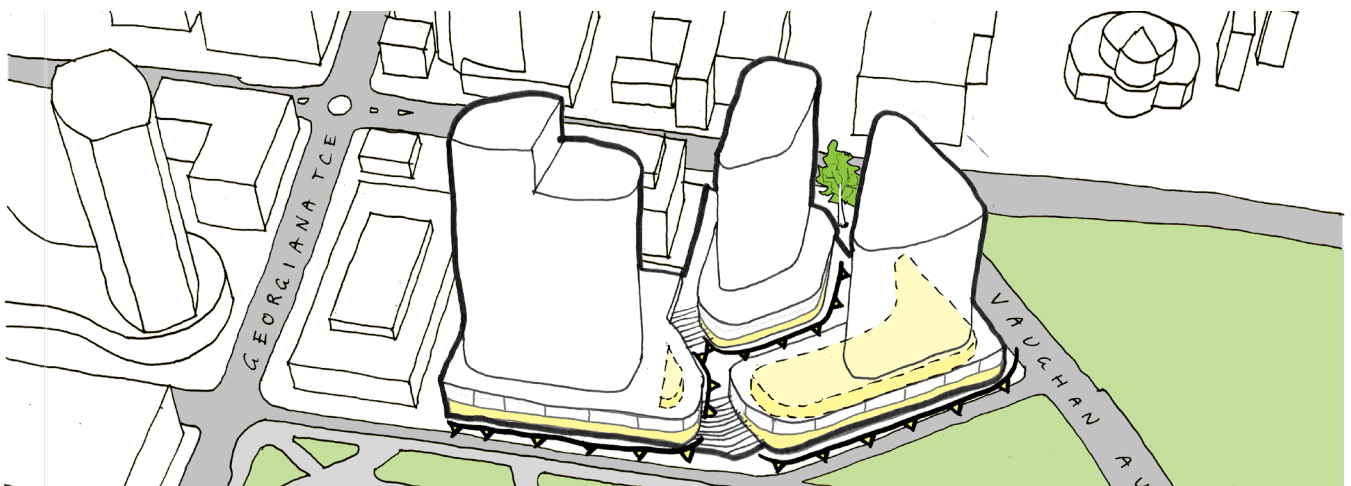
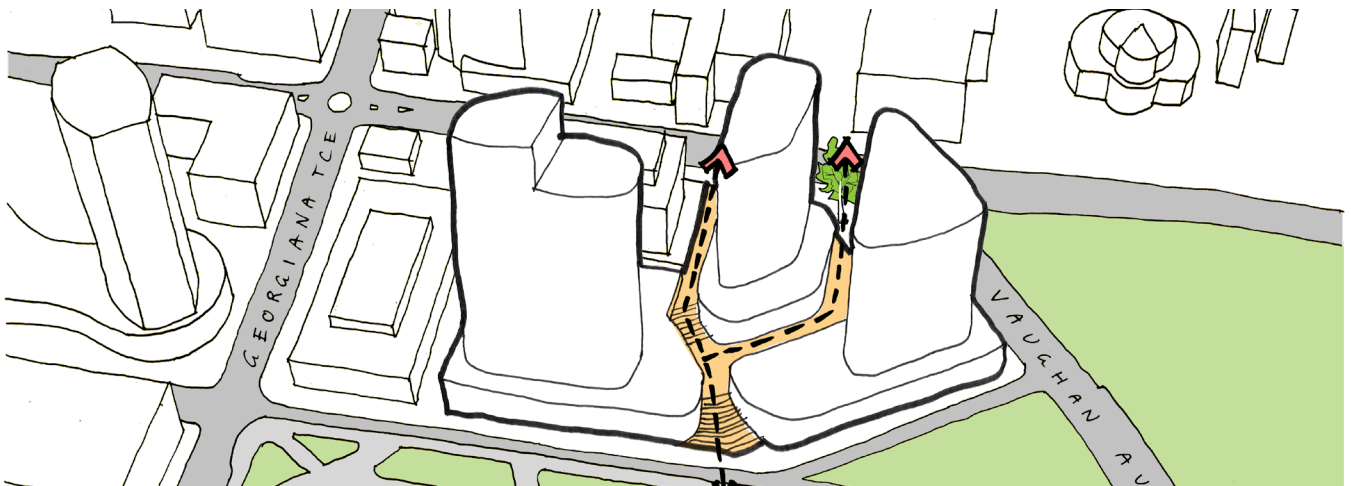
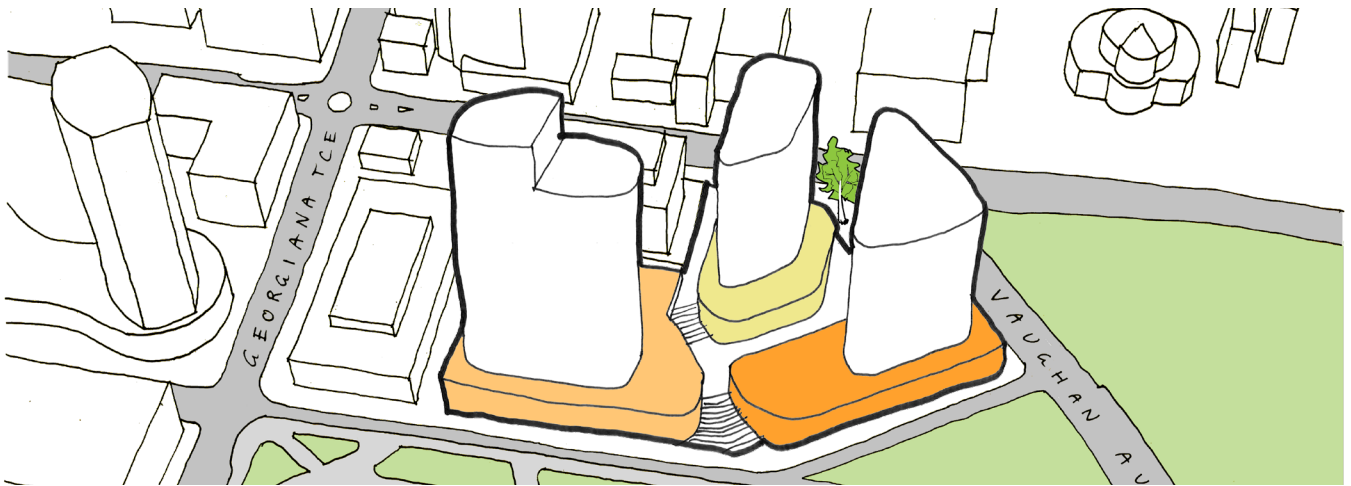
GOSFORD CITY CENTRE SEPP 2018

- (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 - Through Site Links & Podium Guidelines

The through site links are to:

- a. include commercial, retail and hotel uses, avoid back of house elevations, support the character of the development and provide activation and animation
- b. allow pedestrians to permeate through the site and facilitate safe pedestrian movements within the links
- c. ensure direct public access and line of sight between Mann Street and the Leagues Club Field
- d. be open to the sky along their entire length, any canopies or awnings shall not enclose the space or reduce the perception of openness
- e. 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
- f. have readily identifiable entrances on Mann Street and Vaughan Avenue and the entrances shall not be unreasonably narrowed by structures, walls or landscape features
- g. Include areas within soil volumes/depths that can accommodate landscape and trees planting

Podium elevations facing Baker Street, Vaughan Street and Mann Street are to:

- h. provide a human scale 'street wall' and present a fine grain frontage to surrounding streets
- i. include the principal entrances to each of the residential apartment buildings, which shall be provided with a strong sense of arrival
- j. ensure above ground podium level car parking is screened/sleeved by commercial, retail or residential uses, or concealed by high quality architectural treatments so as not to be noticeable
- k. provide for commercial and retail tenancies that have a high degree of visual transparency to reveal active uses
- l. ensure the development respects and engages with all local streets and connections
- m. supports the use of bicycles and provision of visitor bicycle parking around and within the development
- n. buildings must have street numbers prominently displayed on the main street elevation

Public Art

- o. public artworks are to be integrated into the development and any artwork shall be provided in accordance with the Public Art Strategy for the development
- p. artwork should provide interest, create engagement and draw on local aspects, culture, environment or other subject relevant to the area
- q. the site has a rich Aboriginal and Non-Aboriginal history and there is an opportunity to integrate heritage interpretation through public art into the development, based on the advice of specialist heritage consultants.

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 Water

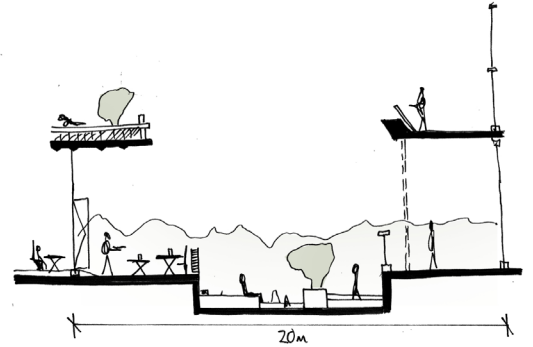
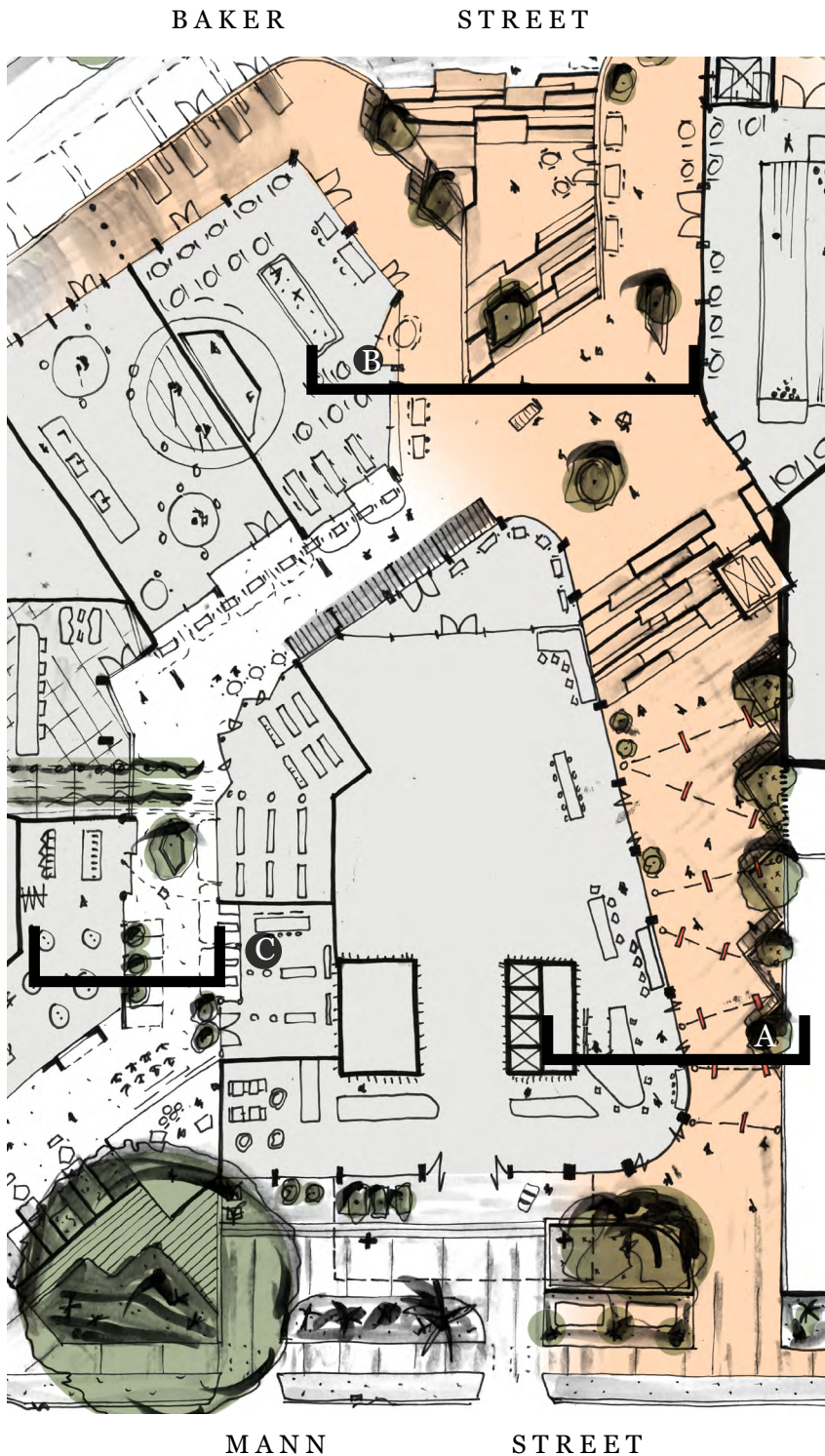


View 2 - Through site link - View from Baker Street looking up at Mann Street

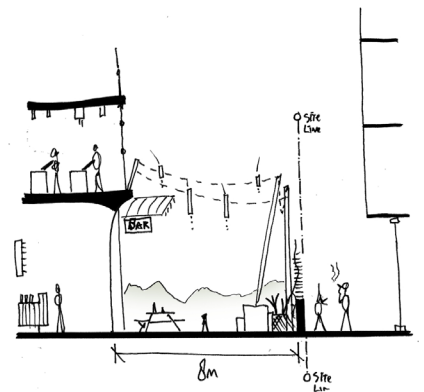
3.1 URBAN PERMEABILITY - Character of Spaces/Edges

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.

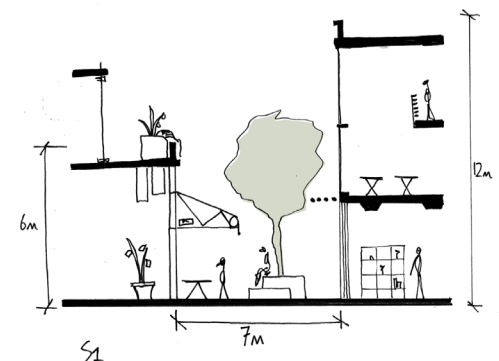
In alignment with the UDF for Gosford, there is an opportunity to create great spaces for people, with careful consideration of the human scale on the ground plane and how the towers interact with the podiums, laneways with emphasis on safety, casual surveillance are created with high emphasis on amenity.



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



3.2.1 BUILDING ARTICULATION

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 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 follow matters:

- a. the podium/tower relationship is to be clearly differentiated through means such as facade articulation, recesses, setbacks, colours and materials
- b. the buildings must demonstrate contemporary architectural expression and respond to the urban character (existing/emerging) of the Gosford City Centre
- c. architectural elements that create a sense of scale or rhythm on the facades are to be employed to add to the richness of the architectural expression
- d. elements that are required to moderate environmental conditions shall be designed to enliven a buildings facade
- e. building entries must be clearly articulated and be visible from the public domain
- f. buildings must not have adverse setting or visual impacts on heritage items

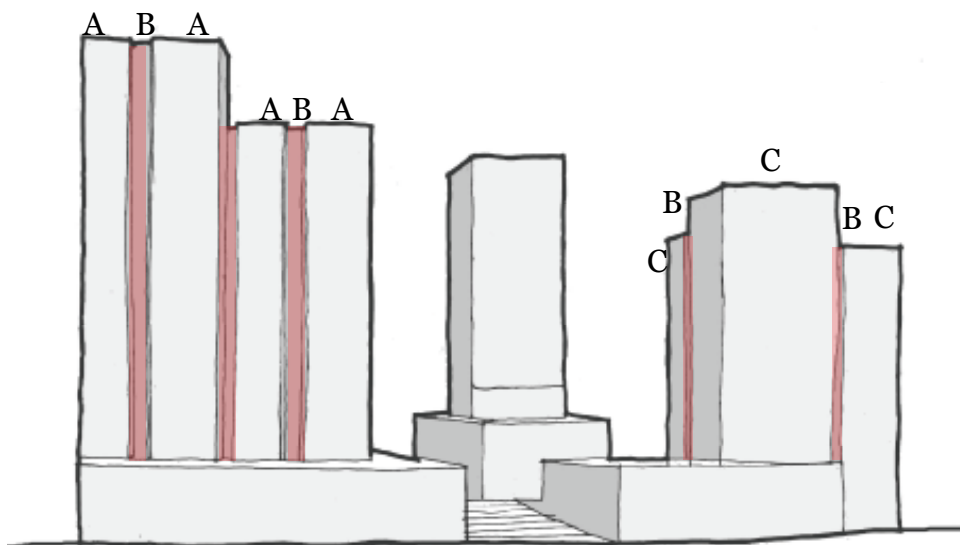
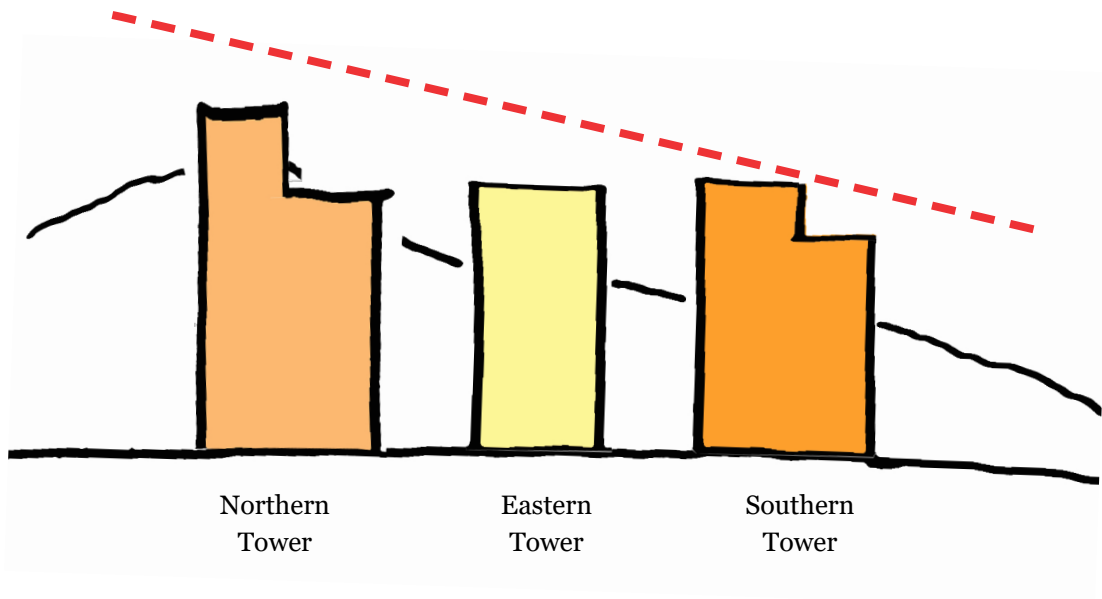
3.2.2 MATERIALS

The material selection should reflect the intent to create a diversity of built forms and varying architectural styles as opposed to monotonous building expressions. A materials palette should be adopted for the precinct that complements the surrounding urban fabric and the existing/emerging character of Gosford

- g. 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
- h. longevity, durability, flexibility and maintenance shall be considered in the choice of materials

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.

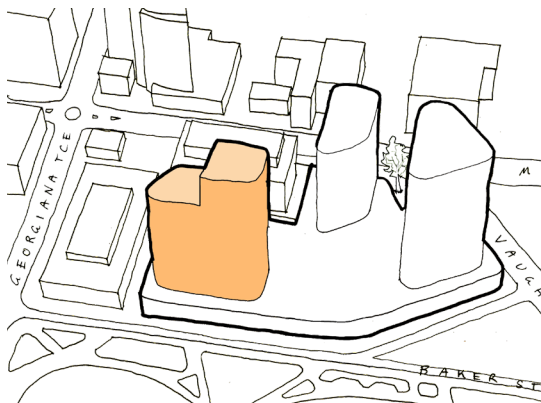
3.3 BUILT FORM - Northern Tower

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

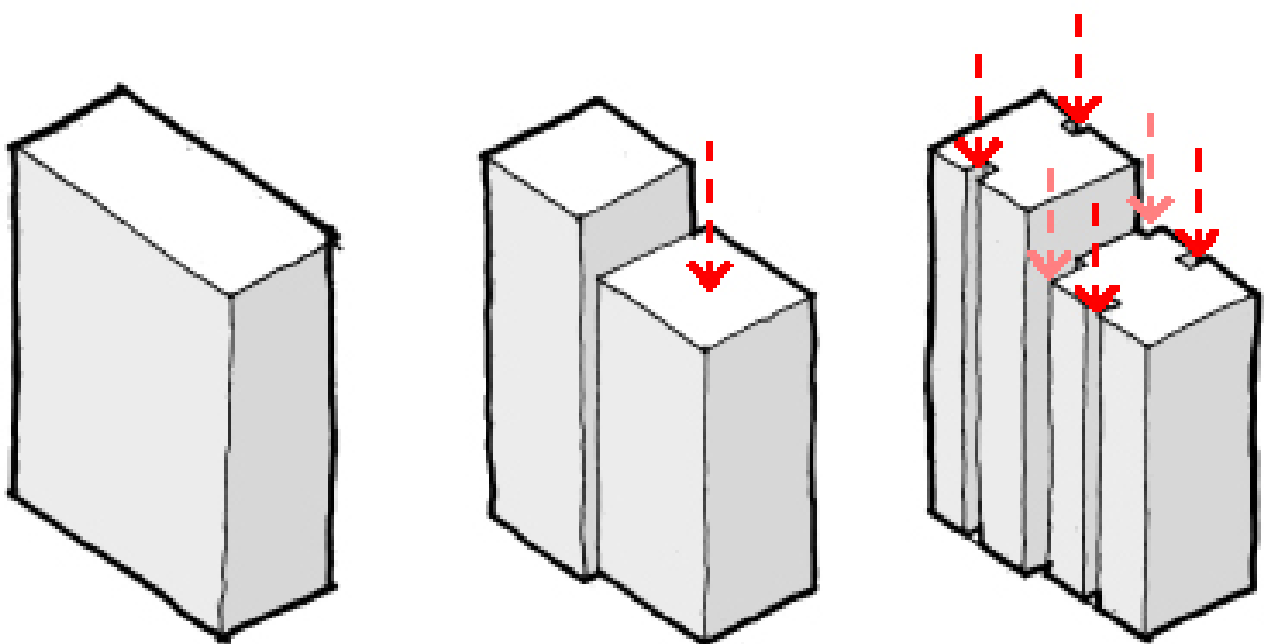
The intention of the built form across the site is to break down the massing of large towers into the perception of multiple slender towers. The heights of the tower are stepped with the Southern portion of the tower lower in order to align with the ridgeline of the Rumbalara Reserve behind. The massing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

Both halves of the Northern Tower shall include a vertical building separation gap (or alternative articulating feature that emphasises the verticality of the tower and the perception of multiple slender forms). The separation gap shall be wide and deep enough to be appreciated from a distance and form an integral part of the design of the building.

The design should ensure the tower provides for an architecturally designed rooftop that complements the overall design of the building and other towers on the site.



Northern Tower



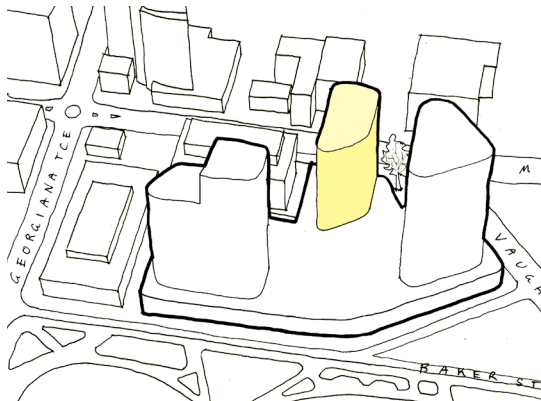
Control: to create 3 vertical breaks

3.3 BUILT FORM - Eastern Tower

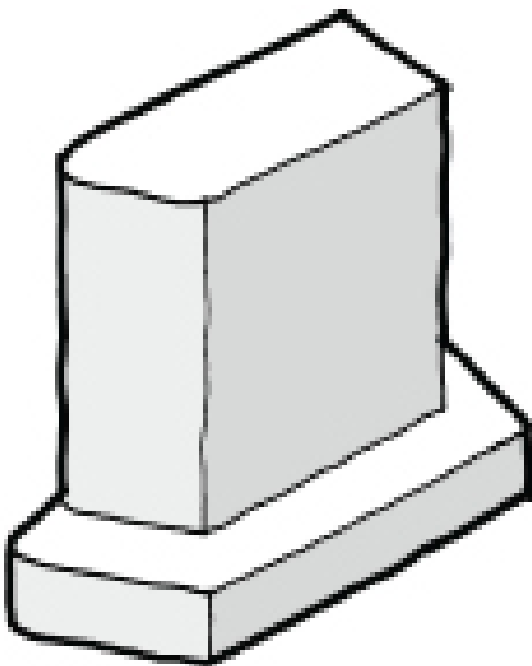
Following the ridgeline, the Eastern tower steps down from the Northern Tower. Its simple slender tower form with the short face of the tower towards Mann Street is intended to maintain views and vistas through from Mann Street to the park and water as well as reducing overshadowing effects to the park.

The long North and South elevations of the tower shall be articulated to break down the massing of those facades and reduce their scale and appearance when viewed from surrounding streets.

The design should ensure that tower provides for an architecturally designed rooftop that complements the overall design of the building and the other towers on site.



Eastern Tower



Control: to create a simple tower and podium form

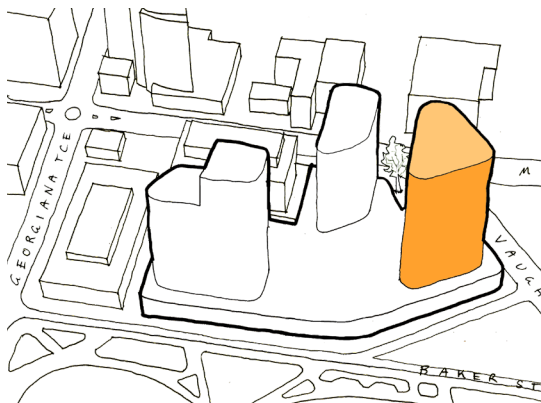
3.3 BUILT FORM - Southern Tower

The intention of the built form across the site is to break down the massing of large towers into the perception of multiple slender towers. 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.

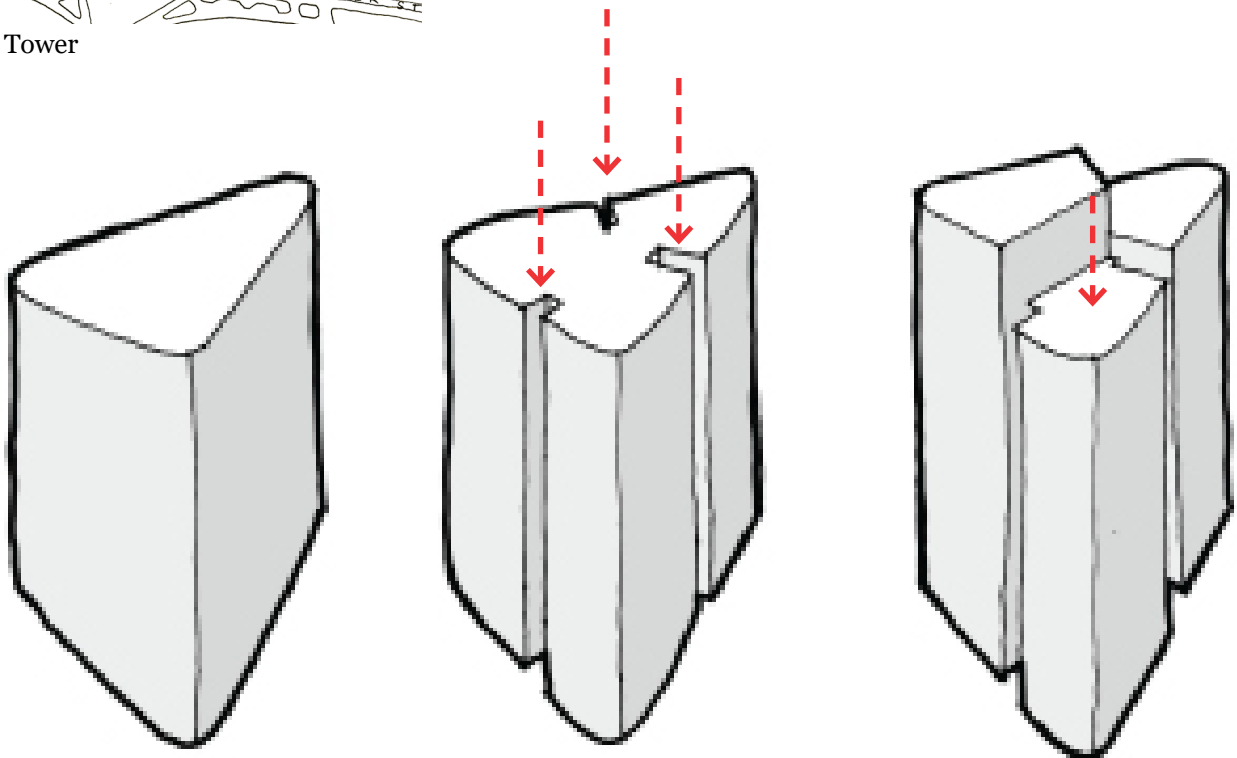
Each of the three elevations of the Southern Tower shall include a vertical building separation gap that aligns with, and emphasises, the stepped building height. The separation gaps shall be wide and deep enough to be appreciated from a distance and form an integral part of the design of the building. Care shall be taken to ensure separation gaps do not result in adverse design, amenity or safety implications at ground levels.

The component of the tower with the lowest height (i.e southern-most portion of the tower, RL52.6m) shall have sheer facades, brought down to ground floor level fronting Baker Street and Vaughan Avenue and shall not include a podium/podium differentiation at this point

The design should ensure the tower provides for an architecturally designed rooftop that complements the overall design of the building and the other towers on the site



Southern Tower



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

3.4 SUSTAINABILITY

The development shall be designed in accordance with ecologically sustainable development (ESD) principles, in accordance with the concept approval environment 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

3.4 SIGNAGE

Any signage provided on the site shall be cohesive, attractive and informative but shall not impact the character and quality of the development and shall comply with the following requirements:

building identification signage must relate only to the development/building

the appropriate size of and building identification signage shall be determined following consideration of location, visual impact and integration with the parent building

signage lighting is to be arranged and maintained so that the light source is not directly visible from a public right-of-way or adjacent property

detailed development application shall show the location of the proposed signage and detailing dimensions, proposed colour, material and any method of illumination.

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