



AJC

T.C.L

CENTRAL COAST
LEAGUES

AJC for Central Coast Leagues Club

22 March 2023

Central Coast Leagues Club

Urban Design Report - Issue 3

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1. EXECUTIVE SUMMARY



Executive Summary

This report has been prepared by AJC Architects in support of a Stage 1 State Significant Development (SSD) application to facilitate the redevelopment of the Central Coast Leagues Club (CCLC) in Gosford NSW.

The CCLC redevelopment proposes the staged transformation of an approximately 1.6ha low-density site in the centre of Gosford. The site is currently occupied by surface parking, structured parking, a vacant lot and the existing Club building. The current proposal will, over an extended period, split the site into five smaller blocks that each contains a podium with tower above. New through-site links are proposed to criss-cross the site, while the existing predominantly blank and service street frontage will be replaced with expansive retail, entertainment, food & beverage tenancies.

Critically, to ensure the proposal does not create another stalled development site within the Gosford CBD, it has been based on extensive market analysis to ensure stage sizes are matched by achievable take-up, and designed to ensure the Club can continue its operations throughout the entire development timeline.

The CCLC redevelopment has been designed by AJC (urban design and architecture) working with TCL (landscape architectural), Altis (Club architect), Nix (development and project management) and the Central Coast Leagues Club (client and landowner).

Subject Site

The subject site is located in Gosford City, east of the Central Coast Stadium. The subject site for the purpose of this SSDA includes the lots to the north which CCLC had recently obtained an option on (Donnison Street site - Lot 1/DP 1066640). The combined site has an overall area of 16,283.9 sqm.

Report Structure

- 1. This **Executive Summary** provides a snapshot of the proposed development and describes the structure of this design report.
- 2. **Literature Review** then summarises the extensive strategic and statutory planning focus that has been undertaken for the Gosford CBD, which envisages a significantly transformed city centre that this project will form a part of.
- 3. **Site & Contextual Analysis** provides a detailed overview of our understanding of the physical site, its constraints and potential opportunities. This includes a survey of the

numerous large-scale developments proposed, approved and underway across the Gosford CBD.

4. The **Design Proposal** chapter then outlines the proposed development, showing how the design is built up from a set of project-specific design principles, which are used to inform a structure plan for the site that is then translated into a physical master plan. The report then describes the specific features of the design proposal in detail, structured around sub-sections of ‘Ground Plane’ (frontages, through-site links and surrounding streets), ‘Podium’ (sleeving, screening and roof decks), and ‘Towers’ (heights, envelope strategy, and amenity impacts).

Planning Framework

The Gosford CBD has been the focus of recent significant planning initiatives, resulting in a highly specific but still very flexible statutory planning framework. In particular, the Gosford Urban Design Framework by the NSW Government Architect establishes both the vision and the development control plan for the CBD. This document aims to create a more livable, sustainable, and attractive city by promoting good urban design principles and strategies, such as walkability, mixed-use development, public transport, public spaces, and heritage conservation. This project aligns well with the general urban design approach established by that vision: forming City South, one of three key nodes identified for the Gosford CBD.

Existing Site Condition

The CCLC site is currently partially occupied by an assortment of low-scale buildings including the existing Club building, a large multi-level car parking structure (neither sleeved nor screened), and a large surface car park. Collectively, these structures fill their large block in a way that prevents pedestrians traversing it, and create an extremely poor street character by presenting blank and service frontage to the majority of the surrounding streets. Due to the scale of the block, these poor frontages negatively impact the entire area, creating a ‘dead zone’ in the city that directly contradicts each of the principles and intentions outlined in the Gosford Urban Design Framework.

Design Objectives

Responding to the planning framework and to address the negative qualities of the existing site condition, five key design objectives were established to inform this design

proposal for the redevelopment of the CCLC site:

- 1. Ensure high amenity to the existing public domain.
- 2. Introduce a network of lanes connecting to new and existing public thoroughfares.
- 3. Maximise active ground-floor uses.
- 4. Create diversity and transition in built form to limit bulk and scale.
- 5. Contribute to quality of life and neighbourhood vibrancy.

Design Proposal

To deliver on the design objectives listed above, the AJC | TCL design teams established a structure plan that splits the large contiguous site with open laneways and internal through-site links to create five smaller blocks. These then allow pedestrians to criss-cross the site, residents and visitors to park and drop-off even when surrounding streets are closed for games, and the development to be staged to match market demand. Each block will have an activated ground plane, a defined podium, and single tower above.

Ground Plane

The ground plane design takes a mega-block and splits it up with two east-west open air laneways, as well as two north-south open air laneways that are connected by an internalised pedestrian-and-vehicular north-south link. Laneways and through-site links are variously pedestrian-only or pedestrian-priority shared zones, and serve to break down the >200m block into maximum 75m lengths. The circulation strategy into and through the site largely internalises vehicular connections, resulting in the majority of street frontages being able to support active frontage. This is expected to transform the area from a ‘dead zone’ into a vibrant retail, entertainment and residential precinct.

Podium

Within the smaller blocks created by the new dividing laneways, a series of podium structures are proposed. Where these face onto the recently upgraded Leagues Club Park to the south, they are designed to provide fully-contributory uses with no parking. Eyes on the street are provided into the park via a mixed-use Club and Hotel on the southwest corner as well as a residential tower with multi-level retail podium on the northeast corner. Similarly, on the northeast corner of the site, a smaller shoptop residential tower faces onto Donnison Street.

Within the centre of the site, where visibility is reduced by the contributory buildings described above, a large parking podium is proposed. This provides the parking for all five blocks of the scheme, responding to a high water table and an enclosed culvert that diagonally crosses the site by lifting the parking above ground. These parking levels are screened by contributory residential uses for the first four floors, above which generous upper-level setbacks and green-wall screening obscures the upper parking levels from the street.

A number of landscaped decks are intended on the rooftops of the podiums. These includes events space in the Club/Hotel building as well as a large contiguous residential communal open area that spans across the two central blocks. The residential communal space is conceptualised as an ‘Urban Backyard’ model intended to support growing families living in high density urban environments via large, accessible and observable open space.

Towers

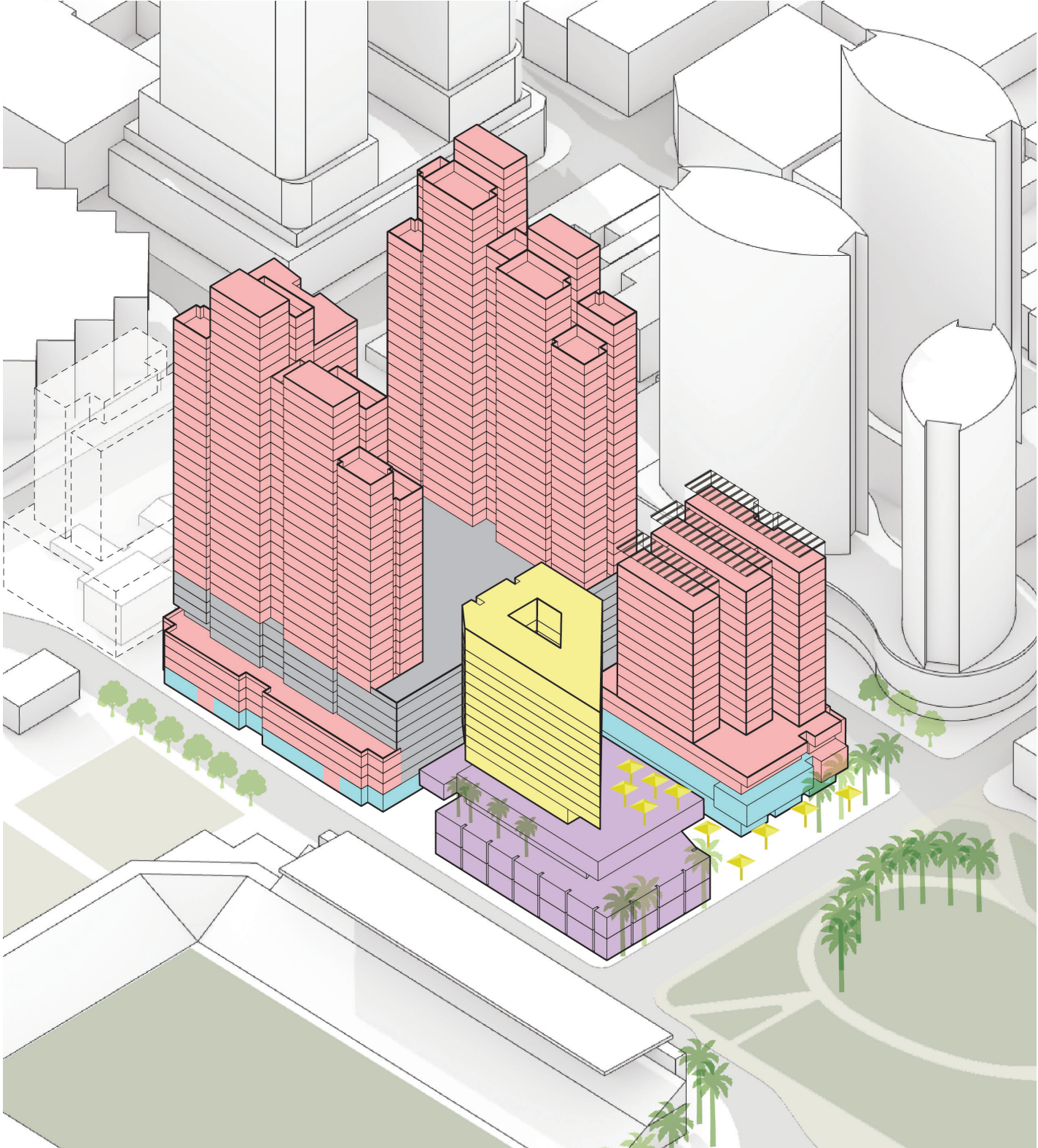
Above the podiums, four residential towers and one hotel tower are proposed. The residential towers are intended to be narrow-plate, multi-core buildings that maximise resident amenity. The building lengths of the longer towers are in the centre of the site are broken up in both section and plan, while the wider tower to the southeast is split into three distinct volumes. Extensive view- and solar- analysis was undertaken to confirm the bulk and scale is acceptable from numerous approaches, and the overshadowing of the adjacent Leagues Club Park is minimised.

Staging

The Gosford CBD is currently dominated by developments that commenced demolition and then stalled, resulting in a pock-marked CBD that negatively impacts pedestrian amenity and visual interest. The CCLC redevelopment has been very deliberately designed to match estimated take-up rates and maintain ongoing Club operations, including providing the significant parking requirements for these uses. The staging strategy is described at the close of this report.



Existing Site - Aerial View

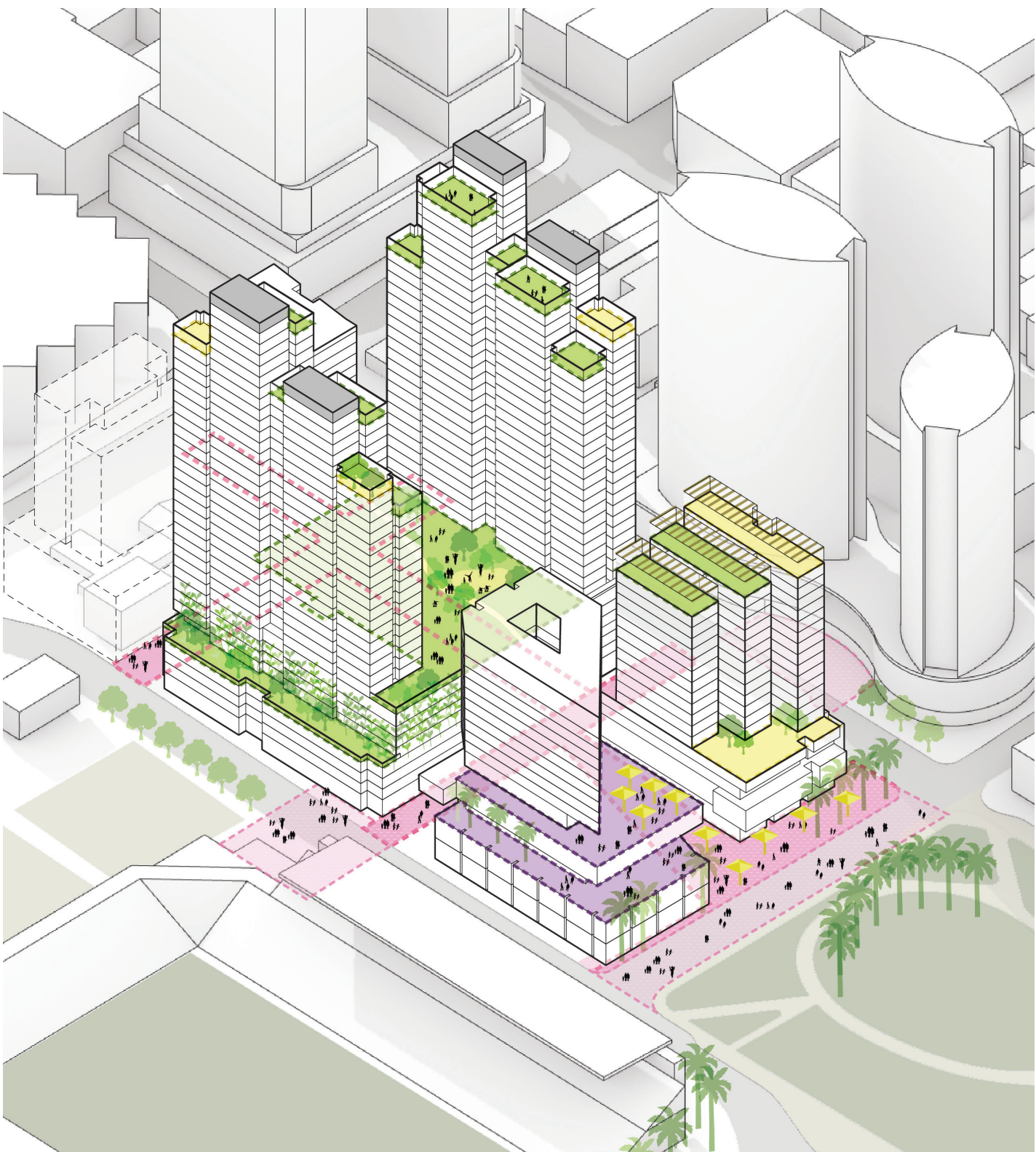


Future Envelope View - Proposed Building Uses

- LAND USE
- Retail
 - Club
 - Hotel
 - Residential
 - Parking



Proposed Public Domain Plan



Future Envelope View - Proposed Public Domain

LAND USE	
■	Retail
■	Club
■	Hotel
■	Residential
■	Parking



Visualisation: Entrance from Dane Drive

2. PLANNING FRAMEWORK



2.1 Strategic Planning Framework

There are multiple layers of planning literature that apply to Gosford and the CCLC site, both at strategic and site specific levels.

The planning framework has been significantly directed at the State Government level, with the Government Architect’s Office preparing an Urban Design Framework that has been integrated into the Gosford City Centre SEPP and Gosford City DCP.

This section introduces the wide suite of planning documents relevant to CCLC at a range of scales:

- High Level State-wide Design Policy
- Regional Strategy
- City Strategy
- Site Specific Planning



2.0.1 BETTER PLACED SUITE

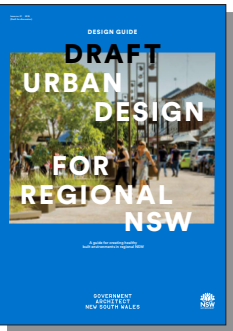
NSW Government
Architects Office (2017-19)

The Government Architect Office NSW (GAO) has issued a series of built environment guidelines, largely targeted at local, state and federal government bodies as well as design professionals.

The core policy is ‘Better Placed’. This document advocates for design to be at the forefront of any decisions related to city development, and sets out general principles intended to be used to assess design quality.

Underneath ‘Better Placed’ are a series of subject guidelines, many in draft status: Green Places, Open Space for Recreation, Aligning Movement and Place, Design Guide for Heritage, Urban Design Guide and the Urban Design Guide for Regional NSW. They have also issued draft guides on Evaluating Good Design and Implementing Good Design.

Of the GAO suite, the Urban Design for Regional NSW Guide is most relevant and is discussed in more detail below.



2.1.4 URBAN DESIGN GUIDE
FOR REGIONAL NSW, DRAFT

NSW Government
Architects Office (2018)

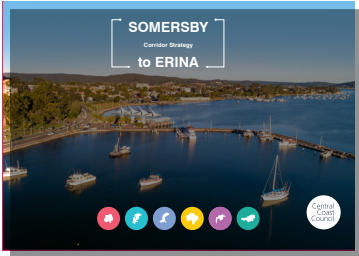
The GANSW’s regional urban design guide outlines several design principles with relevance to the Club:

1. Leverage historic and cultural assets
2. Integrating with the natural environment
3. Revitalising main streets and town centres
4. Improving connectivity, walkability, and cycling
5. Balancing urban growth
6. Increasing options for diverse and healthy living
7. Responding to climate impacts.

The guide also identifies four typical project types that are appropriate for most towns and cities in regional NSW. These are:

1. Public realm and open spaces
2. Town centres and main streets
3. Infill development in existing neighbourhoods
4. Greenfield development in new neighbourhoods

The first three suggested projects will be of particular importance for the redevelopment of the Club.



2.1.3 DRAFT SOMERSBY TO
ERINA CORRIDOR STRATEGY
Central Coast Council

The Draft Somersby To Erina Corridor Strategy provides a vision for the regional corridor by providing a set of directions, actions and catalyst projects. Importantly one of the catalyst projects is Leagues Club Park which has recently been completed.

Of particular relevance to The Club redevelopment are three directions within the Gosford City Centre Strategy:

- Direction 12 - A busy and exciting Gosford City Centre
- Direction 13 - A city set in nature
- Direction 14 - Invest in Gosford’s Public Domain and Infrastructure



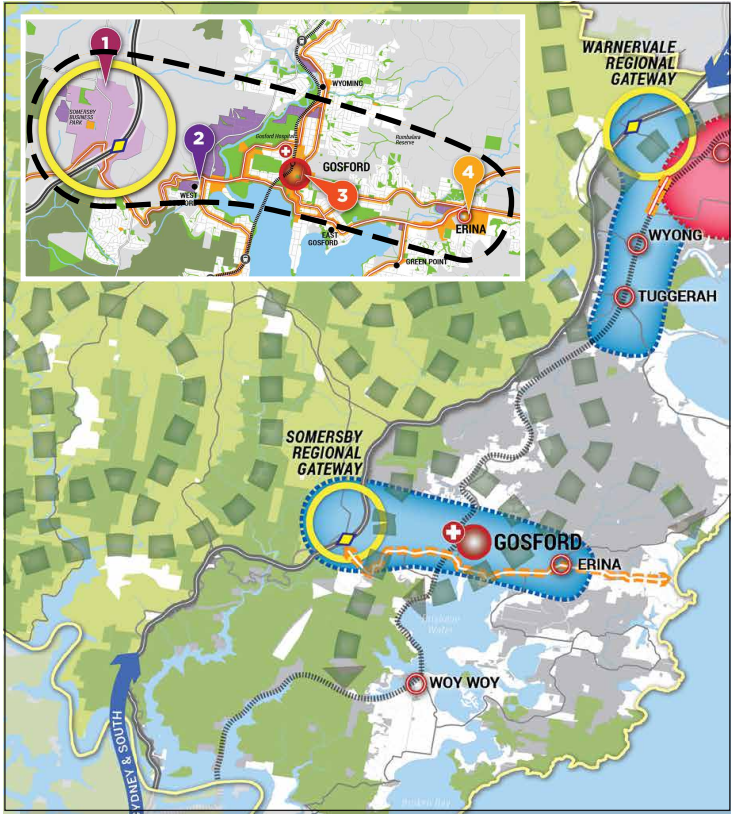
2.1.1 DRAFT LOCAL STRATEGIC
PLANNING STATEMENT (LSPS)
Central Coast Council (2020)

2.1.2 COMMUNITY STRATEGIC
PLAN 2018-2028
Central Coast Council (2018)

The CCC LSPS identifies the city’s current priorities and guides how land is used in the Central Coast Region over the next 20 years. Thirty eighty priorities are proposed under the four themes of belonging, smart, green, responsible and liveable.

The Community Strategic Plan supports the LSPS with specific goals and objectives relating to the community in the region like the LSPS under the five themes and focus areas including belonging, smart, green, responsible and liveable.

2.1 Strategic Planning Framework



Previous Central Coast Regional Plan 2036

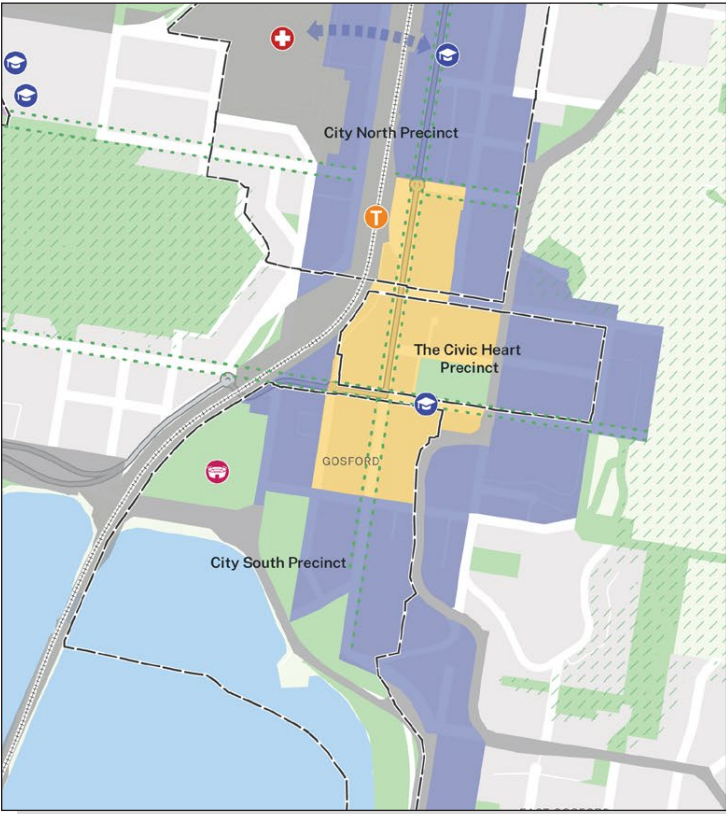
NSW DPIE (2016)

The previous Central Coast Regional Plan was a high level vision document establishing broad directional planning principles for the region over the next 20 years. It provided an overview of the natural, economic and social aspects of the region.

The Plan set out a vision for “a healthy natural environment, a flourishing economy and well-connected communities” which will be supported by a strong focus on Gosford as the ‘Capital City’ of the region.

To achieve this vision DPIE had the following goals:

- Goal 1 – A prosperous Central Coast with more jobs close to homes
- Goal 2 – Protect the natural environment and manage the use of agricultural and resource lands
- Goal 3 – Well-connected communities and attractive lifestyles
- Goal 4 – A variety of housing choice to suit needs and lifestyle



Central Coast Regional Plan 2041

NSW DPIE (2022)

The new Central Coast Regional Plan, in partnership with Darkinjung Local Aboriginal Land Council, builds on the goals set in the previous Regional Plan with objectives for greater focus on care for Country and a renewed commitment for sustainability.

1. A prosperous Central Coast with more jobs close to homes
2. Support the right of Aboriginal residents to economic self-determination
3. Create 15-minute neighbourhoods to support mixed, multi-modal, inclusive and vibrant communities
4. An inter connected Central Coast without car-dependent communities
5. Plan for ‘nimble neighbourhoods’, diverse housing and sequenced development
6. Conserve heritage, landscapes, environmentally sensitive areas, waterways and drinking water catchments
7. Reach net zero and increase resilience and sustainable infrastructure
8. Plan for businesses and services at the heart of healthy, prosperous and innovative communities
9. Sustain and balance productive rural landscapes



Gosford City Centre Master Plan 2010

Central Coast Council (2010)

The 2010 Gosford Master Plan was developed by the former Gosford City Council, the Land and Property Management Authority and a large design team

The master plan was the result of community consultation and envisioned Gosford Town Centre containing 5 key precincts similar to the DCP and UDF.

Much of the Master Plan work is still relevant with the GAO and Gosford DCP using it as a base to progress the vision of Gosford’s revitalisation.



Gosford Urban Design Framework

NSW Government Architects Office (2018)

In 2018 the NSW GAO prepared an Urban Design Framework (UDF) for the Gosford CBD, which references and updated the 2010 Master Plan. This then informed a State Environmental Planning Policy (SEPP) and corresponding Development Control Plan (DCP) which replaced the existing Council-written controls for the area.

The plan places The Club in the ‘City South’ and emphasis the importance of its position within Gosford.

Seven projects are outlined as possibilities to unlock the areas potential, several of these are directly linked to The Club’s development:

- Activate Park Edges
- Establish Baker Street Boulevard
- Improve pedestrian amenity and connections
- Connect the Civic Heart to City South

2.2 Statutory Planning Framework

SEPP (Precincts - Regional) 2021

The State Environmental Planning Policy (Precincts - Regional) 2021 (SEPP 2021) is the primary statutory planning instrument applicable to the study area, superseding the GLEP 2013, the GDCP 2014 and the SEPP GCC 2018.

The key controls that apply to the site are listed here:

Land Zoning

B4 zoning applies to the site and aims to encourage a range of activities, including commercial and retail development, cultural and entertainment facilities, tourism, leisure and recreation facilities, social, education and health services and higher density residential development.

Heritage

There are no heritage items within the site. It is, however, surrounded by several heritage items, including the avenue and feature trees at Grahame Park (item 25) and the former Brisbane Water County Council building (item 40).

Floor Space Ratio

A FSR of 4:1 applies to the majority of the site, with exception to the north-eastern corner where FSR of 4.75:1 applies.

Building Height

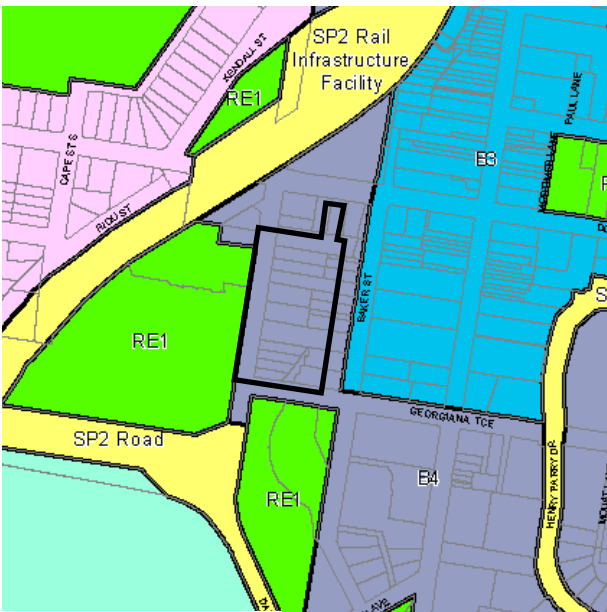
The SEPP nominally limits building height to 24m and 48m to the north-eastern corner of the site, although the Design Excellence Provisions allow this to be exceeded.

Acid Sulfate Soils

A Class 2 provision across the site aims to ensure that works below the natural ground surface or works by which the water-table is likely to be lowered, does not disturb, expose or drain acid sulfate soils and cause environmental damage

Active Street Frontage

Active street frontages along Georgiana Terrace and Bakers Street must be maintained for new development.



Zone			
B3	Commercial Core	RE1	Public Recreation
B4	Mixed Use	SP2	Infrastructure
B6	Enterprise Corridor	W2	Recreational Waterways
R1	General Residential		



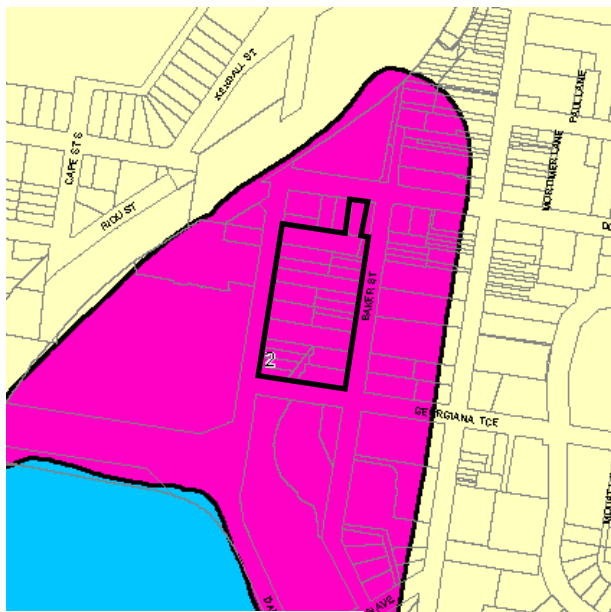
Heritage	
Item - Archaeological	
Item - General	



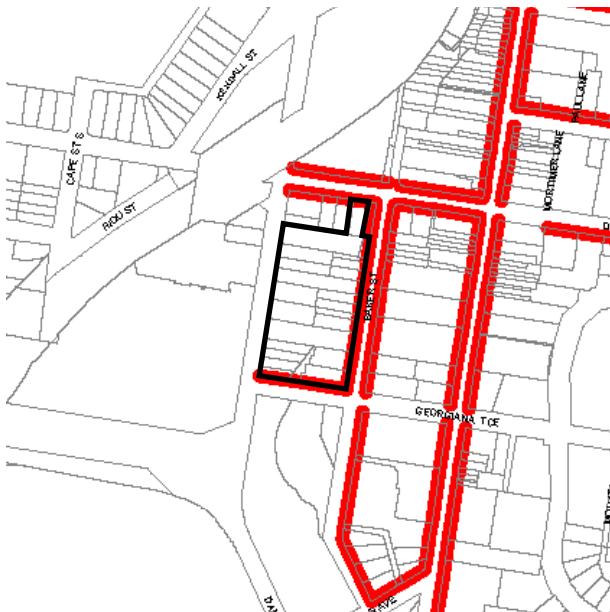
Maximum Floor Space Ratio (n:1)					
S	1.5	U2	2.75	Y	4.75
T1	2	V	3	Z	5
T2	2.25	W	3.5	AA	6
U1	2.5	X	4		



Maximum Building Height (m)					
A	0	P	18	X	48
J	9	R	22	AA1	60
K	10.5	S	24	AA2	72
M	12	U	30		
O	15	V	36		



Acid Sulfate Soils	
1	Class 1
2	Class 2
3	Class 3
4	Class 4
5	Class 5



Active Street Frontage	
Active Street Frontage	

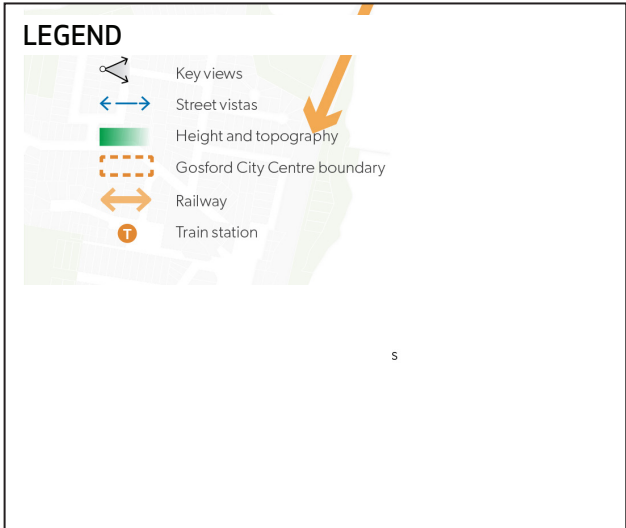
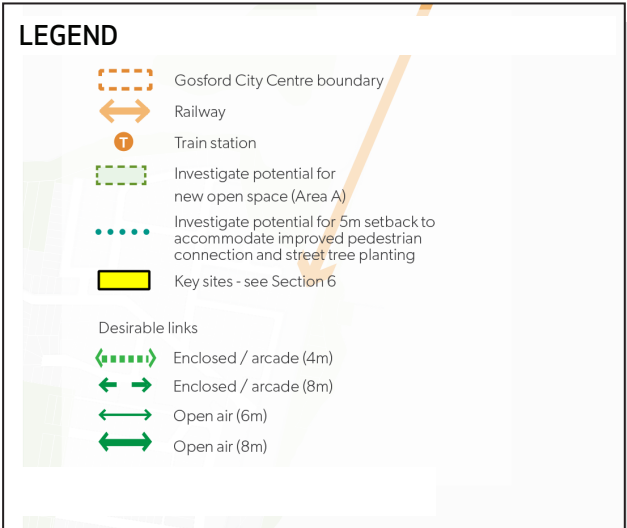
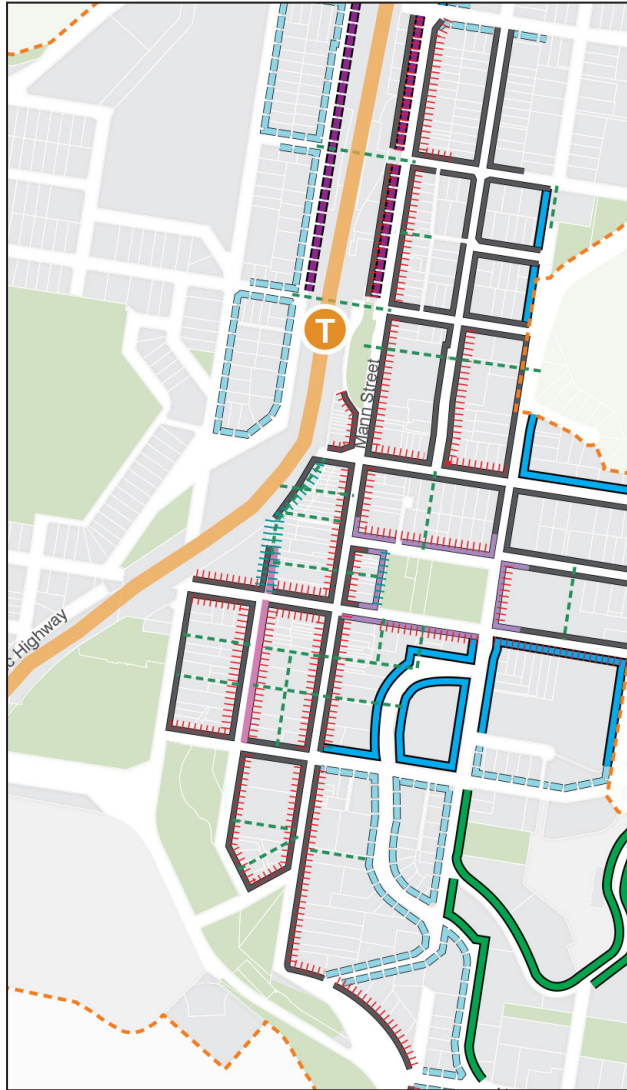
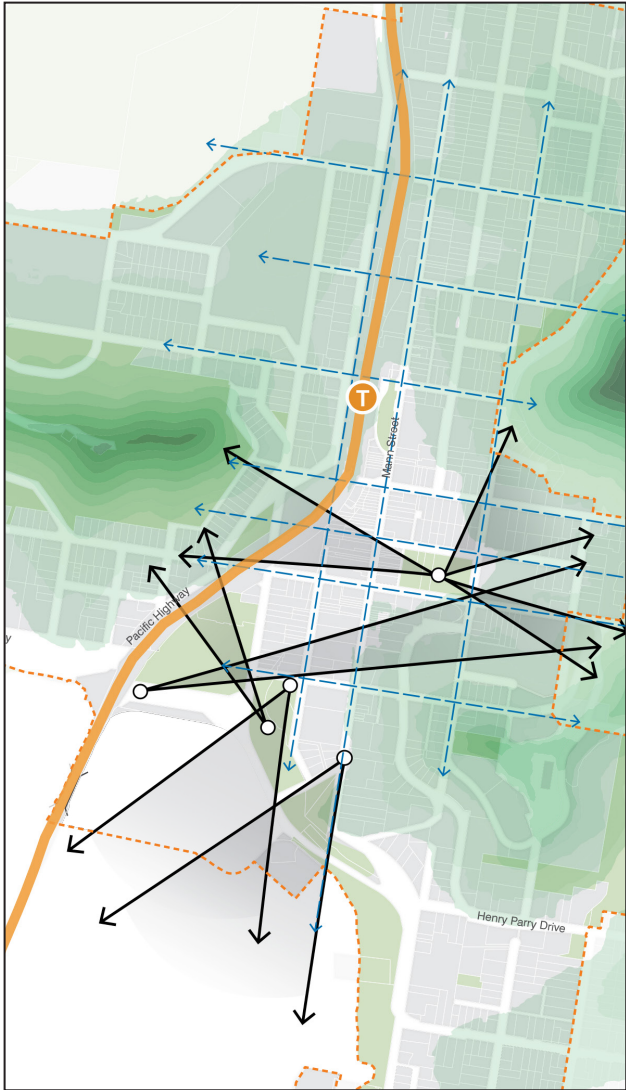
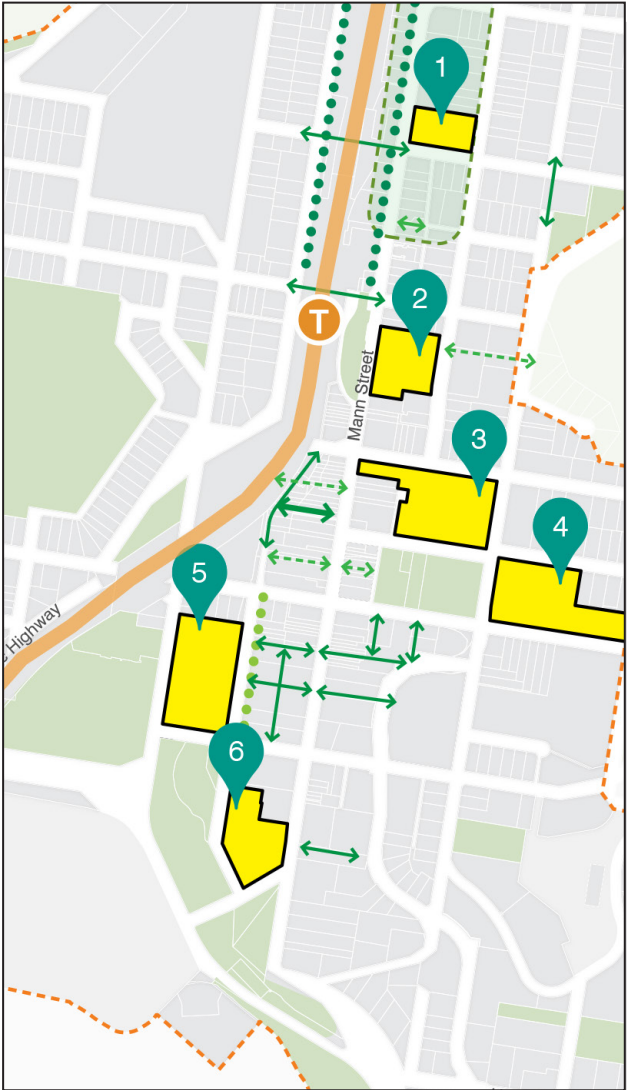
2.2 Statutory Planning Framework

Gosford City Centre DCP 2018

The Gosford City Centre DCP 2018 was gazetted with the SEPP, and similarly seeks to deliver the NSW Government Architect's vision for the CBD as defined in its 2018 Urban Design Framework (UDF). It repeats diagrams, objectives and descriptions from the UDF, making the 'City South' concept a statutory priority.

The main items which will affect the CCLC development are:

- The site is identified as Key Precinct No.5, due to its size, location within the 'City South' Precinct and address to key public spaces including the Leagues Club Field.
- The Leagues Club Field, located directed south of the development, is prioritised for maximum solar access. This means taller built form is preferred to the northern and western parts of the site to minimise overshadowing impacts to the field.
- Protected views and vistas will inform the height and articulation of built form above podium. Keys views and street vistas include the ridgelines of Presidents Hill and Rumbalara Reserve, as well as views to Brisbane Water and Leagues Club Field.
- The ground level street wall should consider active frontages with multiple entries to avoid continuous wall of buildings. This should also help activate the park and complement Georgiana Terrace and any potential outdoor dining.
- Baker street frontage is identified as significant for active building entries and use of transparent building material.
- Setbacks including boundary and upper level setbacks apply to the site.



LEGEND

Front Setbacks and Street Wall Heights*		Side setbacks	
Setback at ground level	Street wall height (metres)	Up to street wall	Above street wall
	3-4m 6 - 14	0m	6m
	3-4m 6 - 14	3m	6m
	0m 6 - 14	0m	6m
	0m 6 - 9.5	0m	6m
	2m 6 - 14	0m	6m
	5-6m 6 - 12	3m	4.5m
Other streets	3-4m 6 - 12	3m	4.5m

*minimum and maximum controls - refer to Section 5.2.2.C1

DCP Diagrams, left-to-right:

Figure 2 On-Site Public Domain Improvements (p26)

Figure 4 Topography, Key Views and Vistas (p31)

Figure 8 Streetscape [Setback] Summary (p38)

3. SITE CONTEXT



3.1 Regional Context

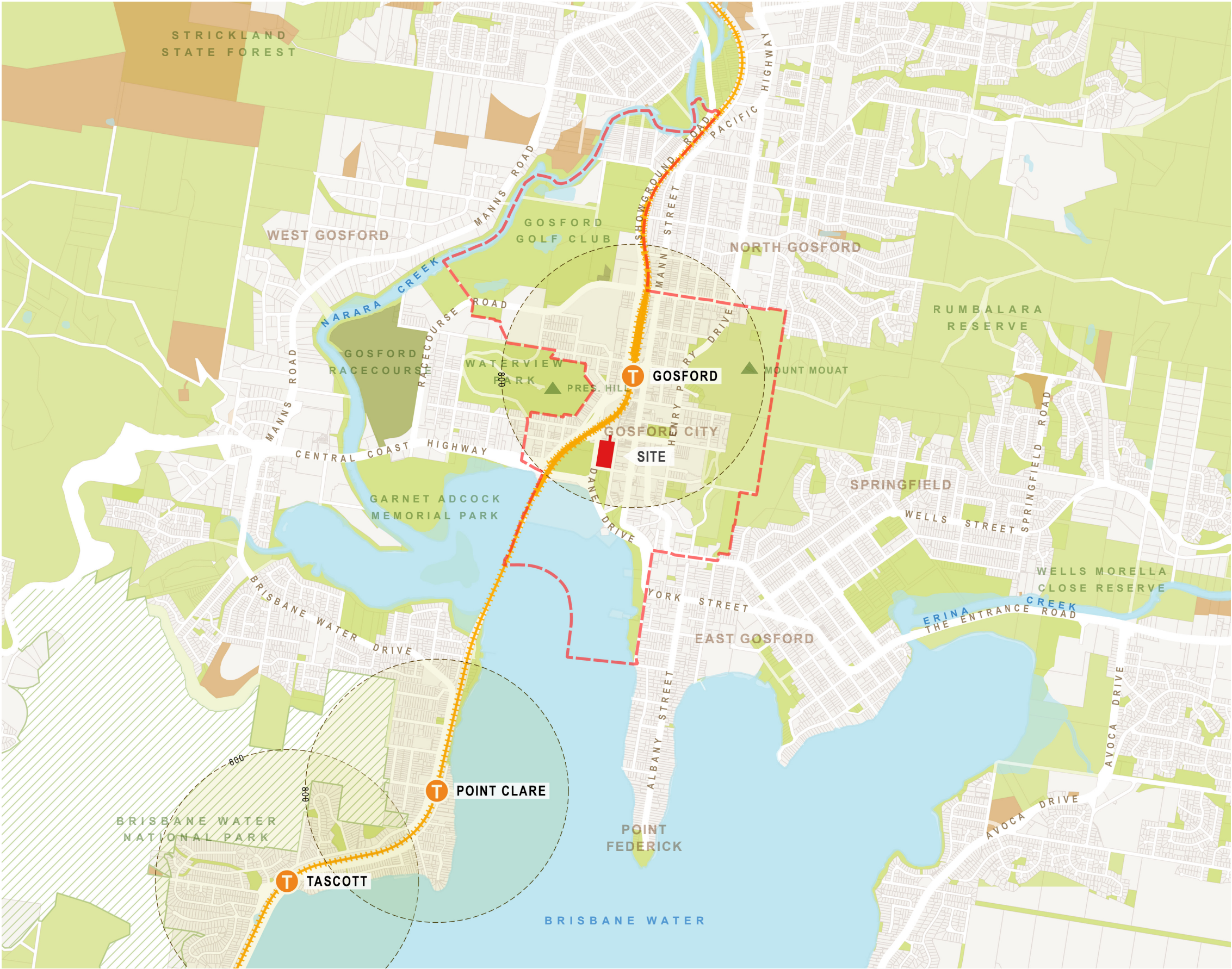
The site sits within the Gosford Town Centre, the region's economic and business capital. Gosford is within the Central Coast LGA.

Gosford acts as an important hub between Sydney and Newcastle sitting 85km north of Sydney CBD and 90km south of Newcastle CBD.

Gosford is located on the northern tips of Brisbane Water within an identified business growth corridor between Somersby and Erina.

It is accessed by vehicle from the Central Coast Highway (A49) which connects to the Pacific Motorway (M1). The city is serviced by heavy rail via the Central Coast & Newcastle Line which connects Newcastle and Sydney.

The city is home to Gosford Hospital, the regions largest health facility, Central Coast stadium, numerous NSW Government buildings and various other social and cultural infrastructure facilities.



- KEY
- Gosford City
 - Site
 - Train station
 - Railway
 - Public/private open space
 - National parks & nature reserves
 - Environmental conservation
 - 800M catchment radii

3.2 Local Context

Gosford sits in a valley with President Hills to the west, Rumbalara Reserve to the East and Brisbane Water to the south providing the city with multiple scenic and natural markers.

Mann Street is the City's main street which runs north south and contains much of the cities business and entertainment offerings.

The Gosford train station is located between Mann Street and Showground Road, approximately 700m north of the CCLC site.

- KEY
- Gosford City
- Site
- T

Train station
- Open space
- Retail strip
- 100m

Walking catchment
- Transport interchange
- Schools / Universities
- Places of worship
- Sports & recreation centres
- Shopping centres
- Culture & entertainment centres
- Aged care
- Community / Public Services
- Emergency Services
- +

Hospitals / Medical centers
- P

Public Parking



This is a caption

3.3 Site Analysis

The subject site is located to the south of the City, bounded by Dane Street to the east, Baker Street to the west, Donnison Street to the north and Georgiana Terrace to the south.

The site sits directly adjacent to Leagues Club Park to the south and Central Coast Stadium directly to the west.

The following pages describe the site in more detail under the following sections:

- Road Network
- Public Transport
- Open Space
- Topography
- Views and Vista Potential (DCP)
- Vehicular Movement
- Pedestrian Access
- Easements, Infrastructure and Services
- Building Uses
- Contextual Built Form
- Flood Levels



Road Network

Gosford’s road network is highly constrained due to its position and adjacency to natural features such as Brisbane Waters, Narara Creek and Rumbalara Reserve. East-west connections are also affected due to the heavy rail line bisecting the city.

The city is served by the A49 which connects it to the Pacific Motorway to the west and the Entrance to the north east. Manns Road and Mann Street run north-south and join in the north connecting at Pacific Highway.

The site is bounded by Dane Street to the east, Baker Street to the west, Donnison Street to the north and Georgiana Terrace to the south.



Public Transport

The site is a 10 minute walk to Gosford train station which provides connections to Sydney CBD (90 min) and Newcastle CBD(120 min).

Adjacent to the train station the Gosford Station Interchange offers multiple routes operated by Busways, with connections to Woy Woy, Tuggerah, Karing and other Central Coast destinations.

KEY

Site

Open space

Train station

Railway

Walking catchment from station

Bus stops

Bus route



1:10,000 @ A3

3.3 Site Analysis



Open Space

Gosford enjoys a wide range of open space types and sizes, benefiting from its location on Brisbane Water and proximity to large regional open spaces such as Waterview Park and Rumbalara Reserve and Central Coast Stadium.

The site sits directly adjacent to the recently improved Leagues Club Park which connects the site to Brisbane Water.

- KEY
- Site boundary
 - Train station
 - Railway
 - 2M contours
 - Public recreation space
 - Private recreation space



Topography

The site slopes from RL1 to RL2 within a valley between Mount Mouat (150mm) and Presidents Hill (116m).

Given its position in the low point of the valley and proximity to Brisbane Water the site has a high water table and is prone to flooding. This will result in development constraints, particularly ground plane design and basement construction.

- KEY
- Site boundary
 - Train station
 - Railway
 - 2M contours



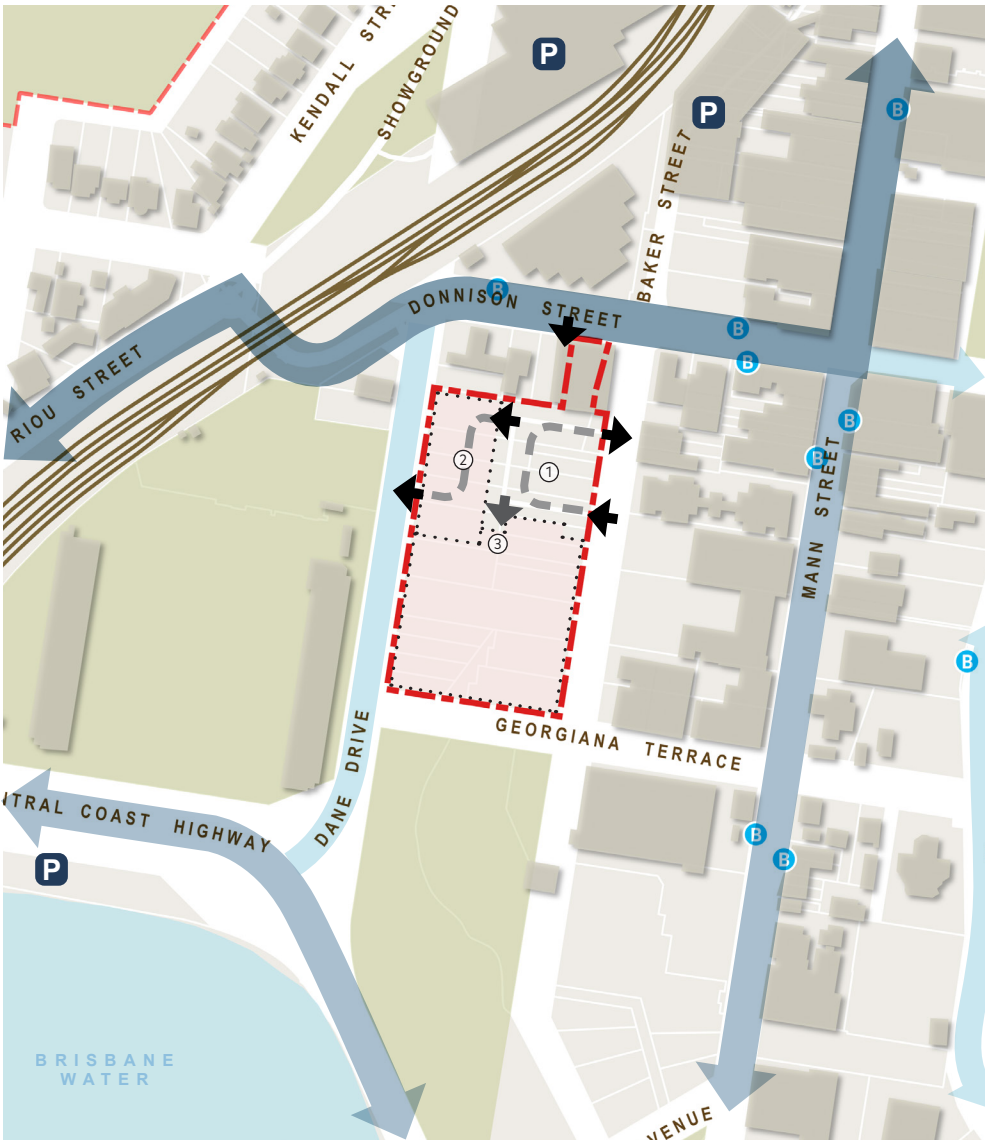
Views and Vista Potential (DCP)

A series of views from the site have been identified as important within the GCCDCP:

1. President's Hill
2. Brisbane Water and Garnet Adcock Memorial Park beyond
3. Leagues Club Park and Broad Water beyond
4. Mount Mouat and Rumbalara Reserve

- KEY
- Site
 - Open space
 - Train station
 - Railway
 - View corridor
 - View vistas

3.3 Site Analysis



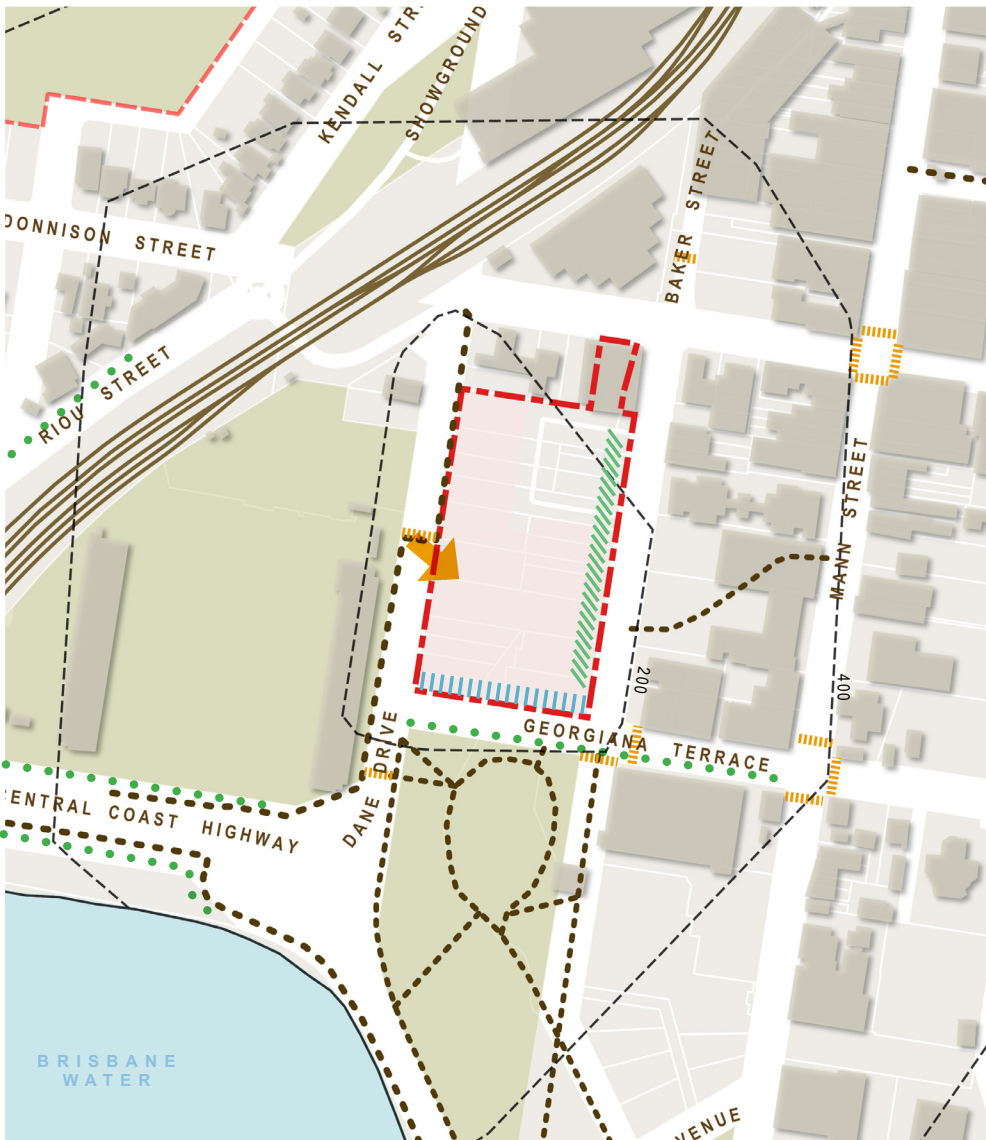
Vehicular Movement

The current CCLC site contains a surface parking lot, a 5 level parking structure and a large loading area.

The at grade parking entry and exit both face onto Baker Street. The structured car park is accessed via the surface parking, exiting on Dane Drive.

The loading area is also accessed from the surface parking.

- KEY
- Site boundary
 - Railway line
 - Primary road
 - Arterial road
 - Distributor road
 - Vehicular access to site
 - Vehicle circulation on-site
 - Bus stop
 - Public car parks



Pedestrian Access

The main public access point is from Dane Drive, directly opposite the stadium entry/exit.

The GCC DCP requires future development to include active building entries to both Georgiana Terrace and Baker Street.

- KEY
- Site boundary
 - Railway line
 - Shareway inc. bicycle-friendly lane
 - Bicycle-friendly roads
 - Pedestrian crossing
 - Active frontage with multiple entries (GCC DCP 2018)
 - Active building entries (GCC DCP 2018)



Easements, Infrastructure & Services

One of the sites most significant features is a drainage culvert bisecting the site. It is located in the basement, entering from the north-east corner of the site at Baker Street and exiting at Georgiana Terrace before continuing to Brisbane Water.

An existing substation is also located on Georgiana Terrace.

- KEY
- Site boundary
 - Substation
 - Drainage culvert

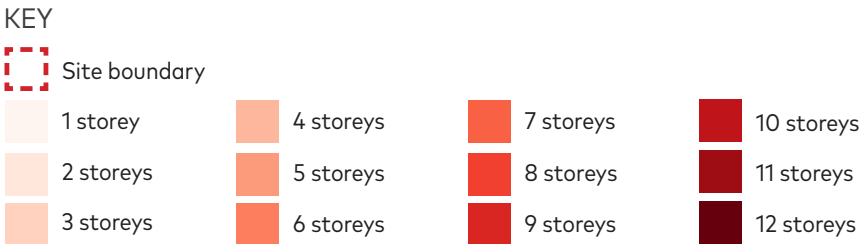
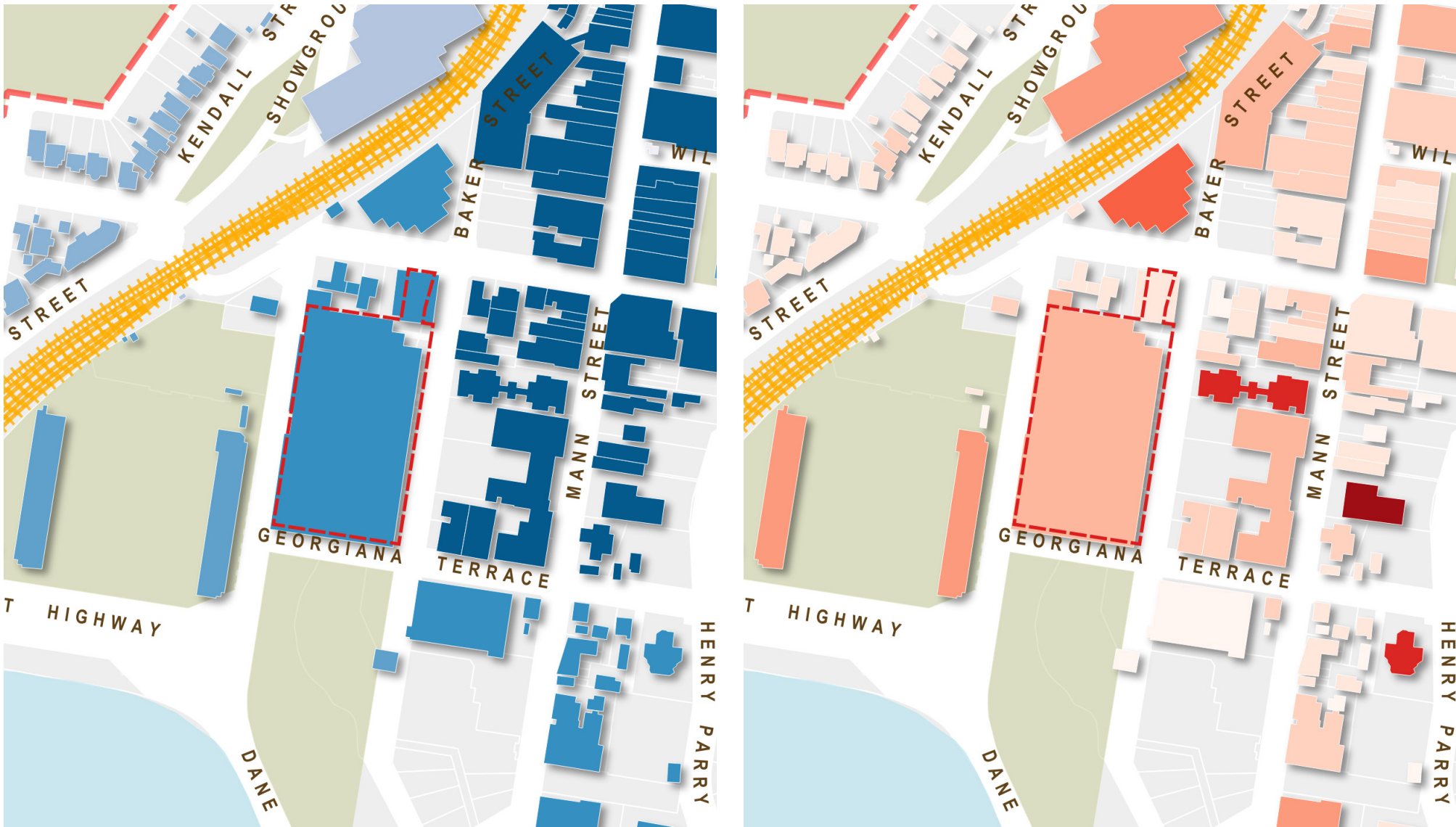
3.3 Site Analysis

Building Uses

As described, the largest buildings on the subject site are the existing Central Coast Leagues Club and its 5-storey parking structure. There is also a 2-storey retail building on the site's northeast corner.

Contextual Built Form

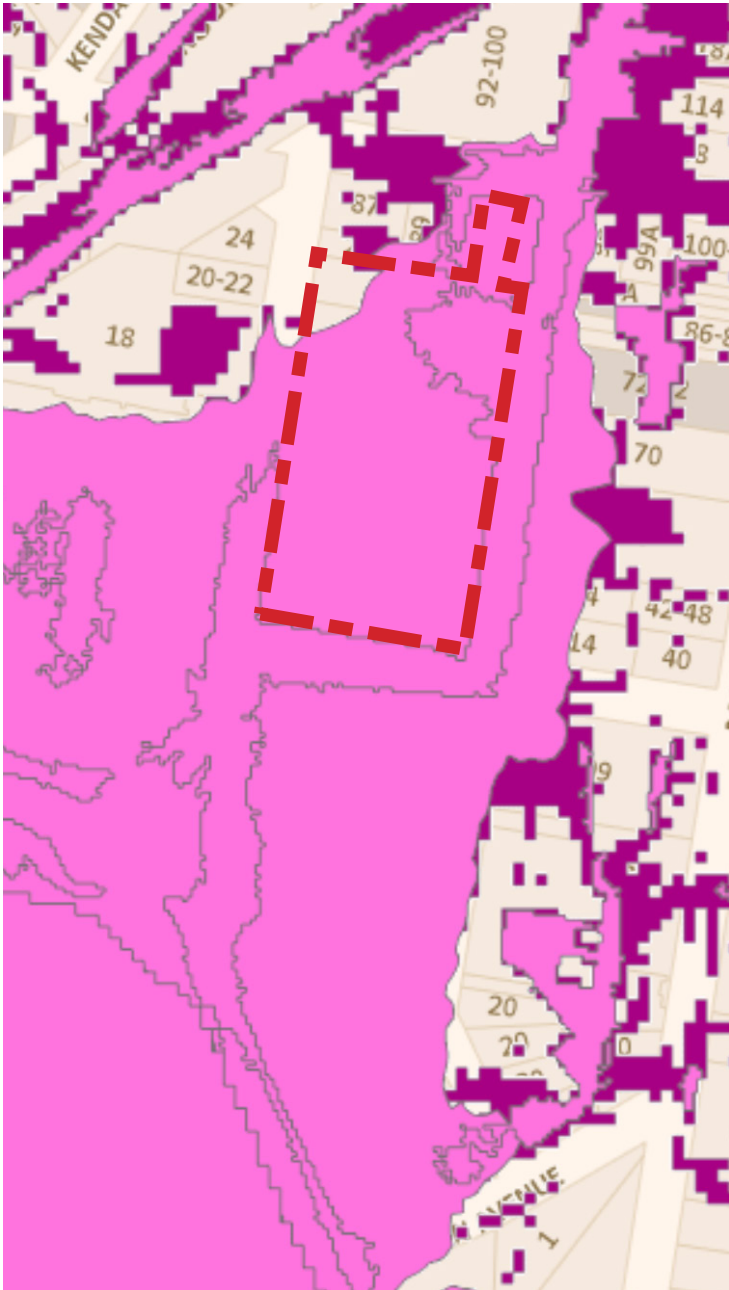
The majority of surrounding buildings are low-scale, with occasional mid-rise buildings of 6-8 storeys. This differs significantly from the future condition of the city centre as envisaged by the statutory framework, which will be delivered through dozens of existing approvals for tall tower developments.



3.3 Site Analysis

Flood Levels

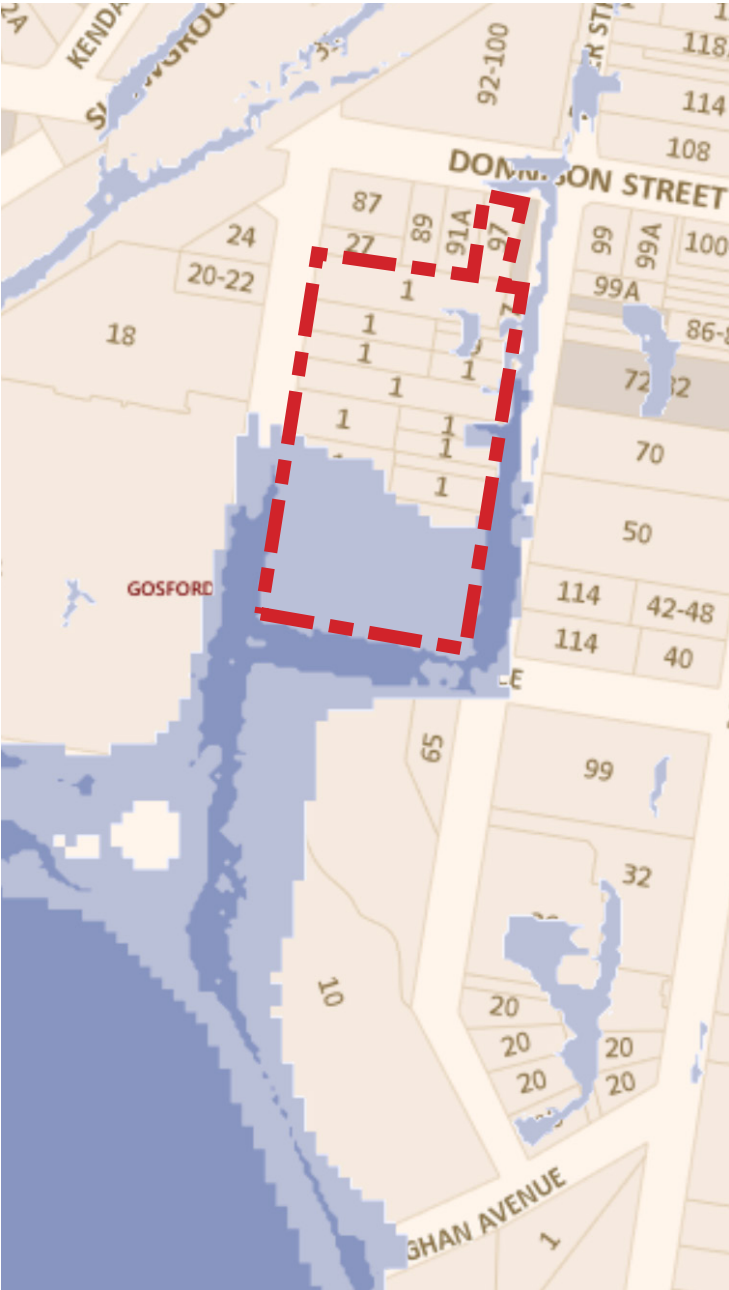
The site is significantly affected by 20 year and 100-year floods, and would be completely inundated in a PMF condition..



Flood Precincts

- Site boundary
- Precinct 2 : Flood Planning Areas
- Precinct 1 : Probable Maximum Flood

* Sourced from: <https://maps.centralcoast.nsw.gov.au/public/>



Flood Extents 1 in 100 Year

- Site boundary
- 1% Flood Extents

* Sourced from: <https://maps.centralcoast.nsw.gov.au/public/>



Water Level Flood Extents

- Site boundary
- 20 year ARI extent
- 100 year ARI extent
- PMF extent
- 20m wave impact zone

3.4 Views to Site



- A.** The view from the jetty looking north includes the southern extents of the city and views of Rumbalara Reserve and Presidents Hill.
- B.** The view from Point Clare will be commuters main vantage point to the site and with Rumbalara Reserve being prominent in the background.
- C.** Brian McGowen Bridge is a major gateway into Gosford and as such any future development will be an important urban design marker.
- D.** Vista looking east down Georgiana Terrace has significant views of Mt Mouat

- E.** Vista looking west down Mann Street which terminates at the Stadium
- F.** View from Gosford wharf looking north with views includes the southern extents of the city and views of Rumbalara Reserve and Presidents Hill.

KEY

- Site
- Open space
- Train station
- Railway
- View from
- Built form



A. Brisbane Water Marine Rescue Jetty



B. Point Clare to Gosford railway crossing



C. Brian McGowan Bridge



D. Georgiana Tce towards Mt Mouat



E. Mann St and Georgiana Tce intersection



F. Gosford Wharf

3.4 Views to Site



G. View from the souther corner of the Leagues Club Field looking north towards the CCLC development

H. Vista looking south down Baker Street

I. View looking across the future design for Kibble Park to the south west.

J. View form the Gosford Railway Station platform looking south

K. Outlook towards the south east from Presidents Hill Lookout

L. Outlook from Rumbalara Reserve

- KEY
- Site
 - Open space
 - Train station
 - Railway
 - View from
 - Built form



1:10,000 @ A3



G. Leagues Club Park



H. Baker Street



I. Future Kibble Park



J. Gosford Railway Station



K. Presidents Hill Lookout



L. Rumbalara Reserve

3.5 Significant Adjacent Developments



Gosford is currently experiencing rapid urban transformation and renewal given its strategic location, high demand for housing in the region and level of amenity the city enjoys.

There are a number of developments in various approval stages in close proximity to the CCLC site that will together transform the scale of the existing City Centre.

- KEY
- Site boundary
 - Future development



1:10,000 @ A3



1. Gosford Alive Master Plan



2. Bonython Towers



3. Mariners Plaza



4. Waterside



5. Central Coast Quarter



6. 27-37 Mann Street



7. Merindah Apartments



8. 17 Mann



9. Waterfront Concept Plan

3.6 Existing Shadow Study

Both the DCP and the UDF include requirements that any development ensures 70% of Leagues Club Field receives 4 hours of direct sunlight between 9am and 3pm on the winter solstice (21 June).

The below shadow calculations and images to the right show that the existing condition achieves this 70% requirement for 5 hours, from 10am-3pm.

Area of park: 19,640 sqm

Shadow cast inside park at:

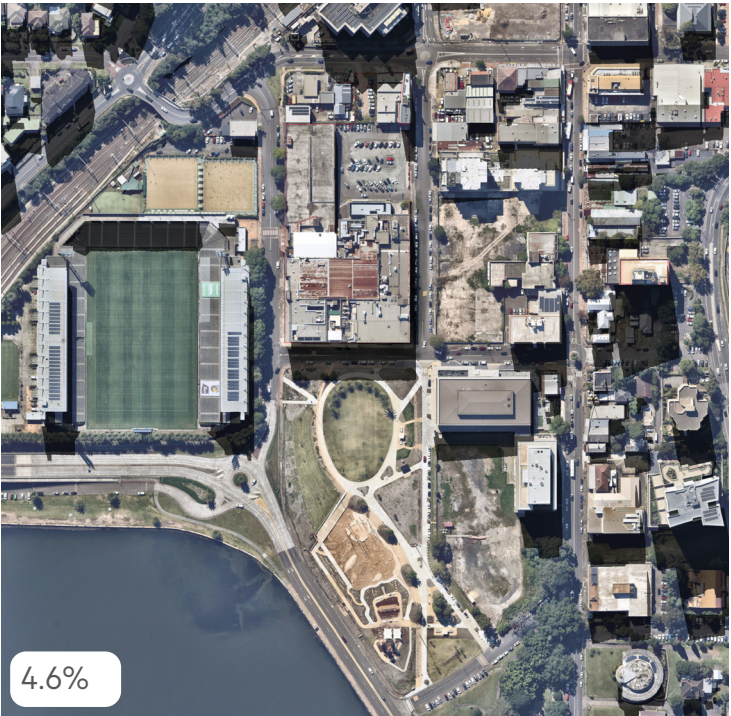
10AM	1,300 sqm	6.6%
11AM	1,060 sqm	5.4%
12 PM	910 sqm	4.6%
1PM	770 sqm	3.9%
2PM	810 sqm	4.1%
3PM	1020 sqm	13.0%



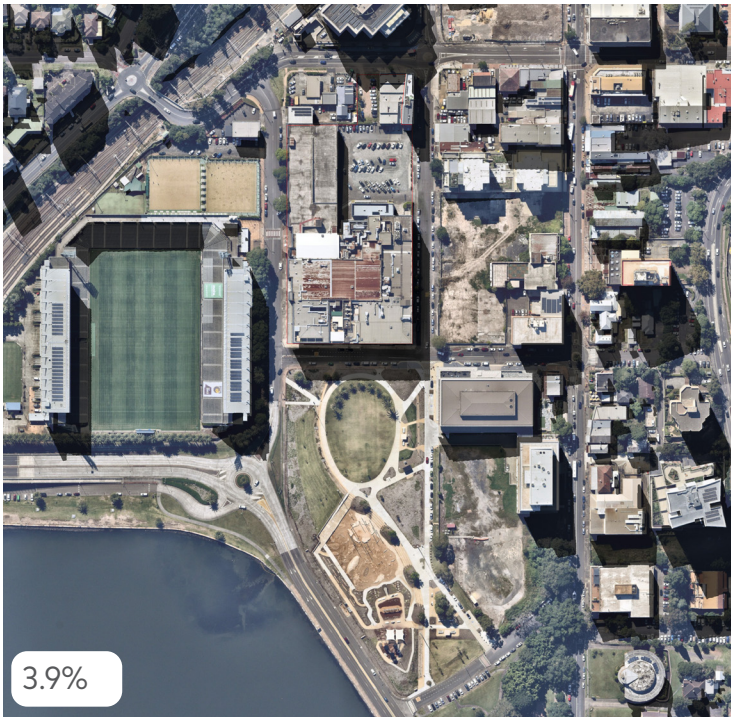
10 AM



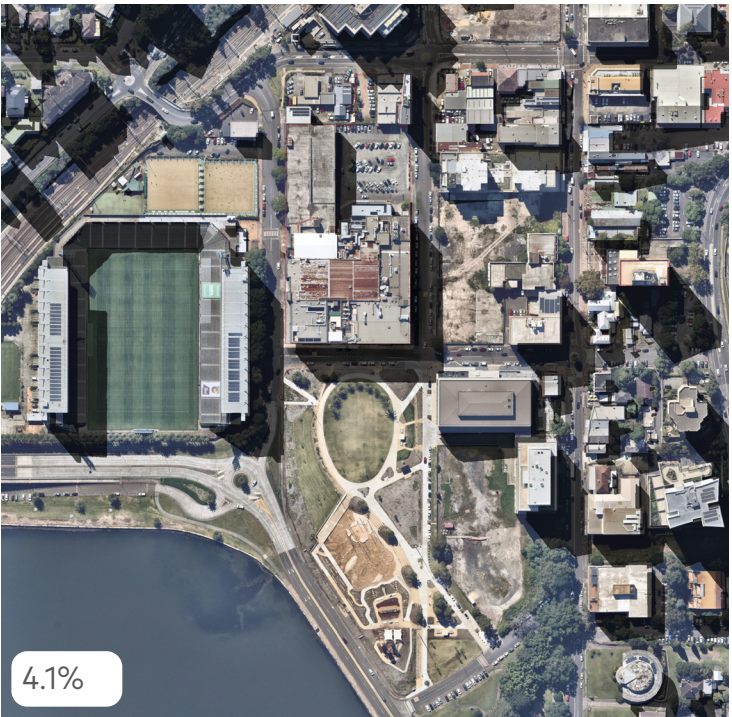
11 AM



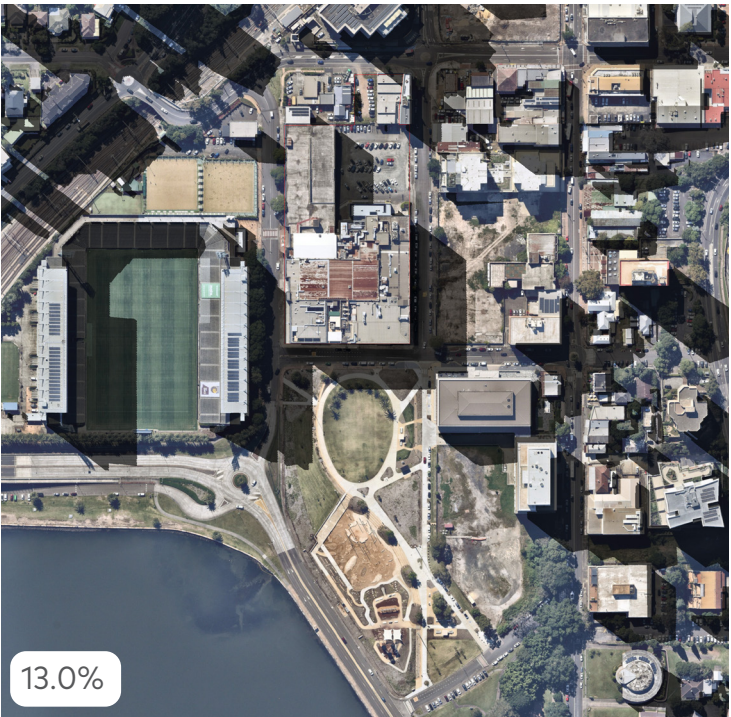
12 NOON



1 PM



2 PM



3 PM

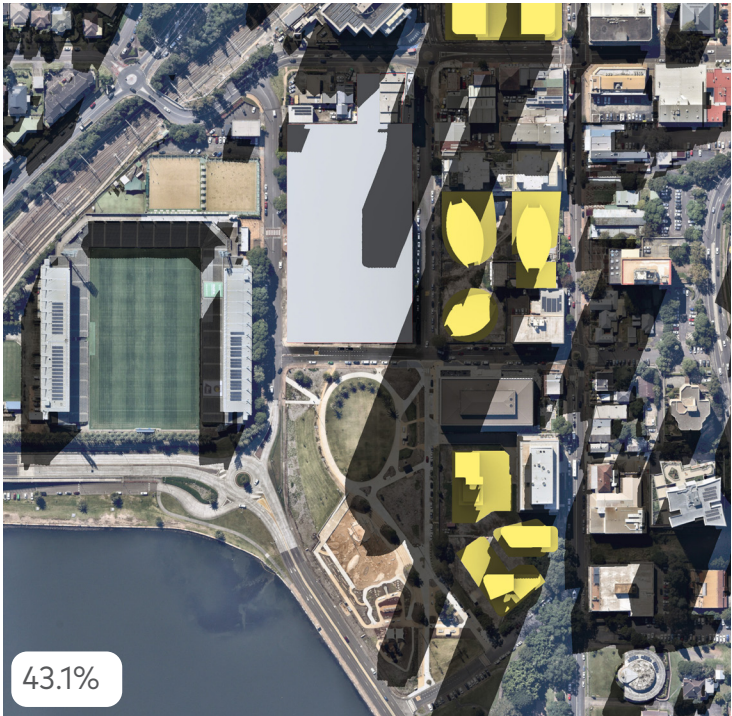
3.7 Future Context Shadow Study

Numerous development applications have been approved that will overshadow League Club Field. As shown in the below shadow calculations and images to the right, the DCP control is still met under this future condition, with 70% of Leagues Club Field receiving solar access for the 4 hours from 11am to 3pm.

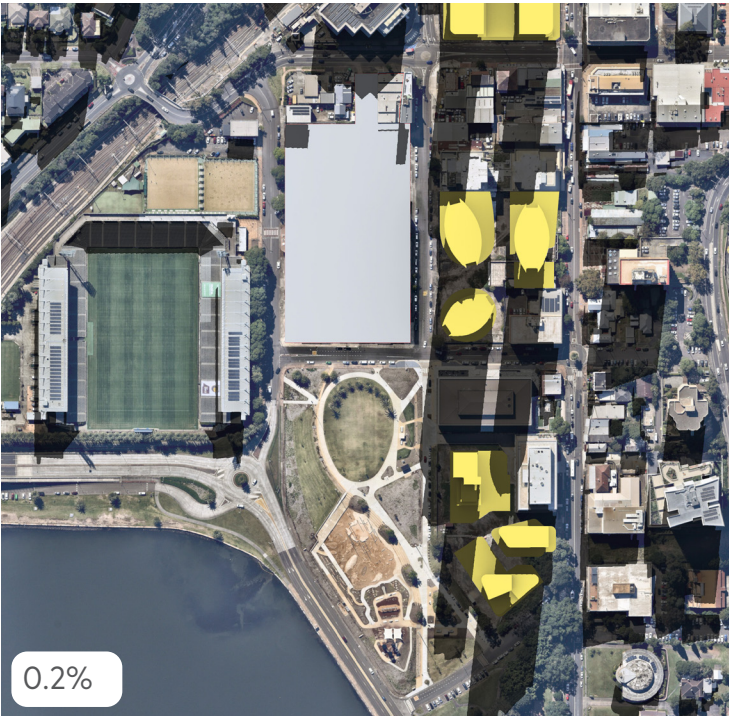
Area of park: 19,640 sqm

Shadow cast inside park at:

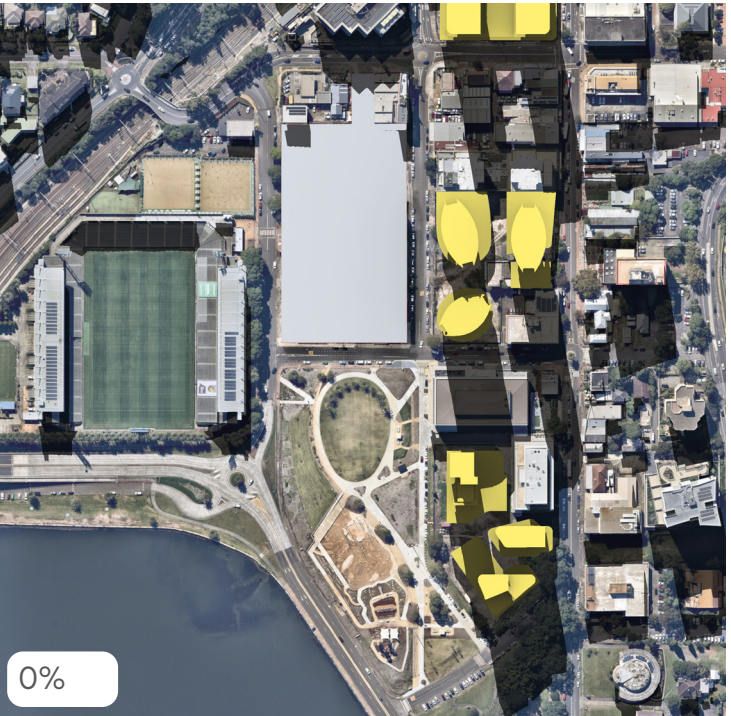
10AM	8,460 sqm	43.1%
11AM	40 sqm	0.2%
12 PM	0 sqm	0%
1PM	0 sqm	0%
2PM	0 sqm	0%
3PM	1,550 sqm	7.9%



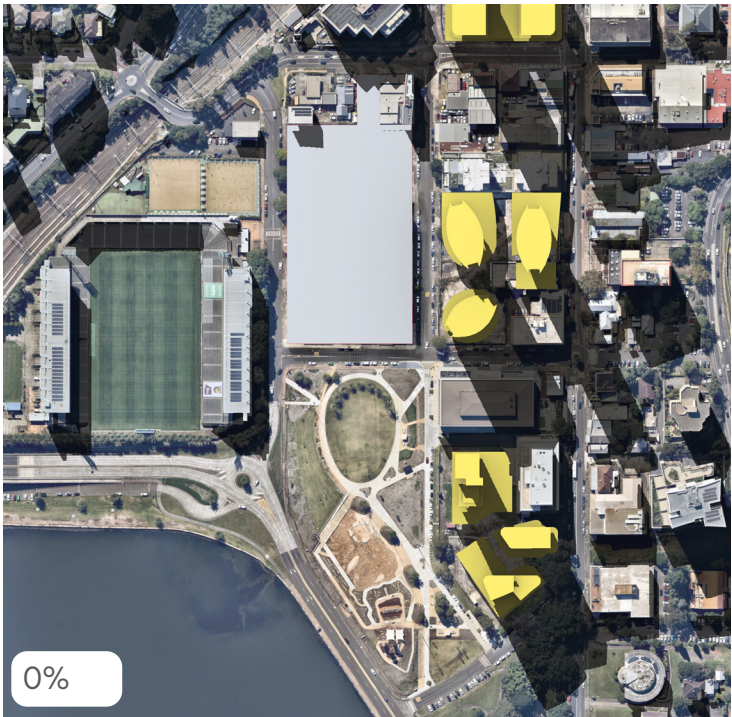
10AM



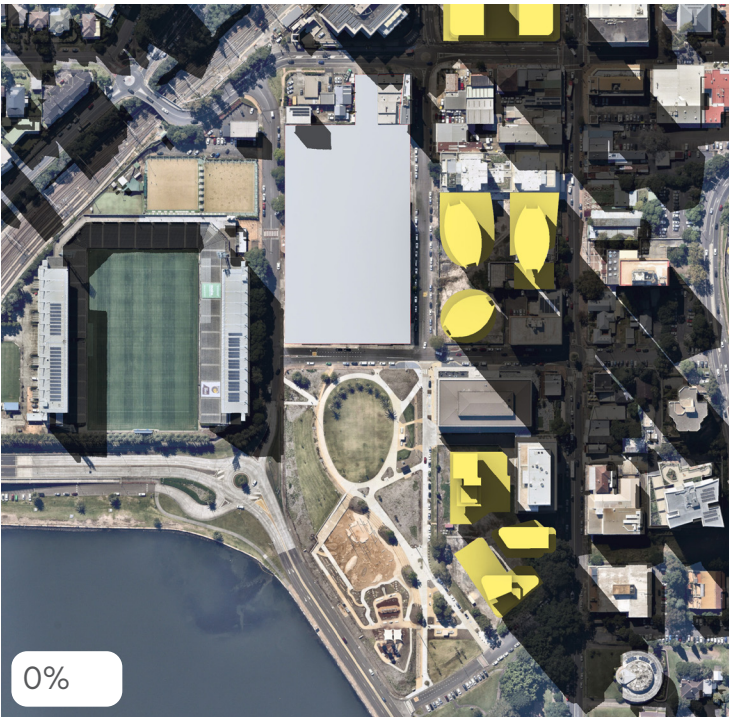
11AM



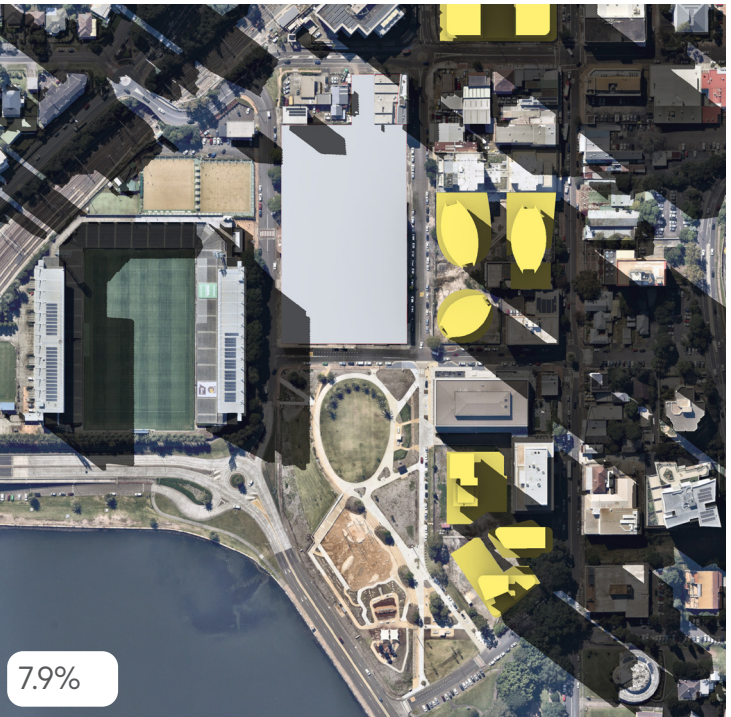
12 NOON



1PM



2PM

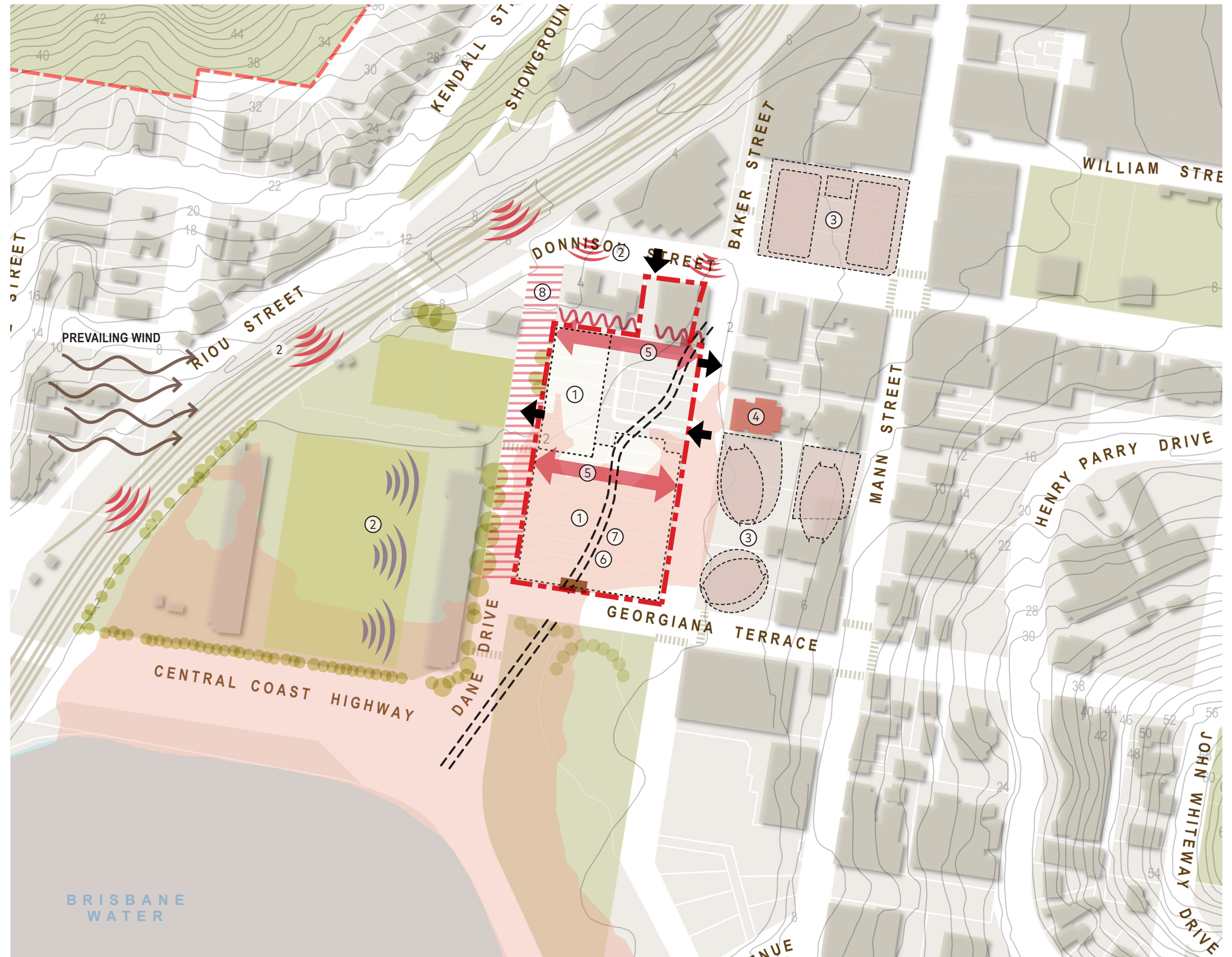


3PM

3.8 Site Challenges

Summary of Site Challenges

1. Existing building on site to be demolished in stages, further consideration needed to cater for variety of activities on site.
2. Noise generated from Donnison Street to the north, railway line to the north-west and occasional game-day noise source to the west.
3. Increased density to the north-east (The Archibald) and east (Waterside) of the site creates additional overshadowing and constraints for solar access
4. Solar access to living areas of 6-storey building at 12 Baker St may be impacted by new development
5. Loading, carpark access and waste collection shared with pedestrian in through-site share zones.
6. High water table limits excavation on site. Ground floor will need to be elevated from street level.
7. Drainage culvert limits excavation on site. Further consideration needed for existing basement.
8. Dane Drive will need further consideration due to potential temporary closure to vehicles on game days.



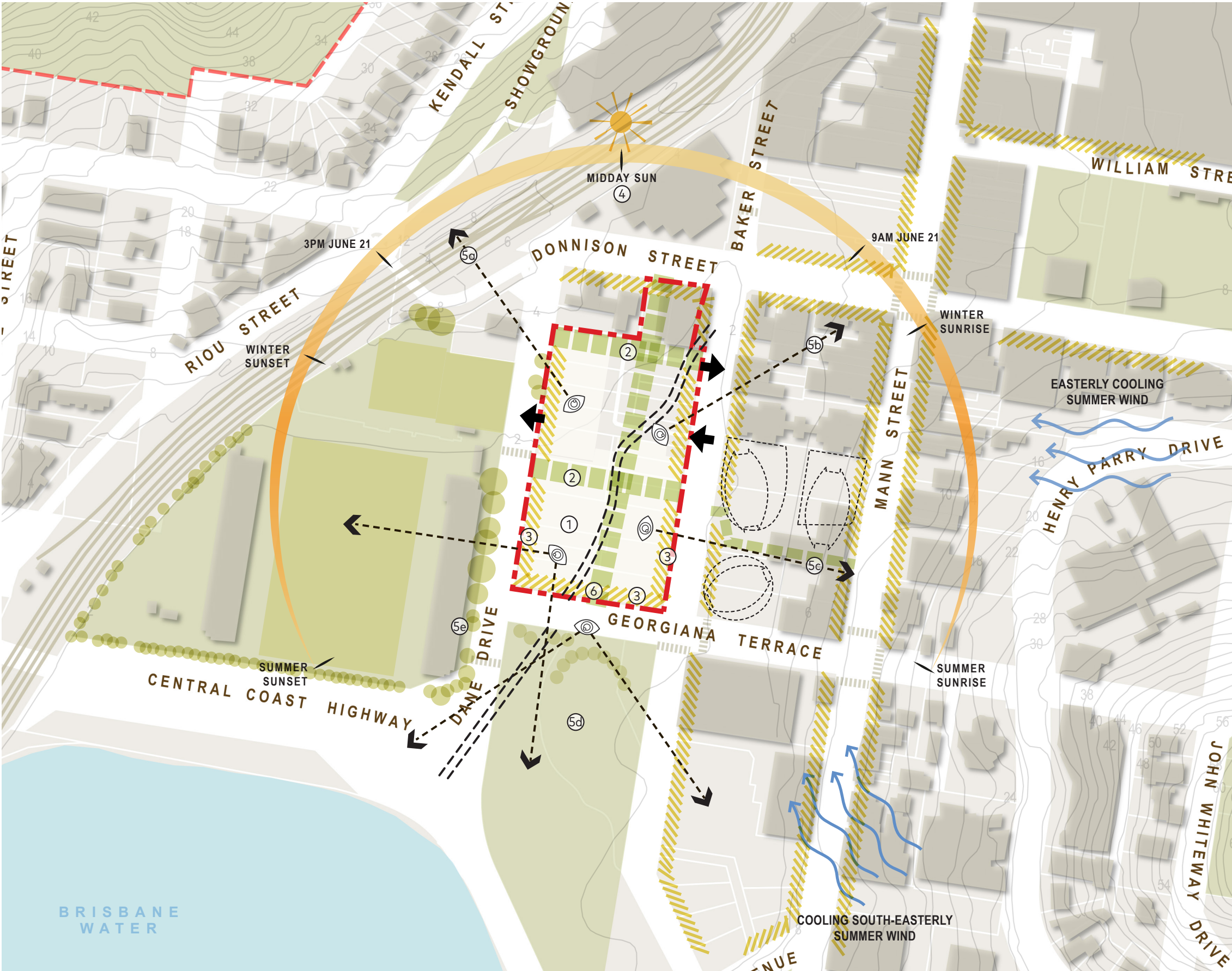
3.9 Site Opportunities

Summary of Site Opportunities

1. Existing building on site to be demolished in stages to allow existing club and carpark to continue to function
2. Proposed through-site connections between Dane Drive and Baker Street with opportunity for share-zones and off-street entrances to carpark/loading. Through-site connection in north improves boundary interaction with neighbouring sites.
3. Active street frontages supported by Gosford City Centre LEP gives opportunity for improved street planting, improved street furniture and ground floor retail.
4. Solar access: rail corridor to the north-west and stadium to the west is unlikely to be developed, providing good current and future solar access to the site from the north-west.
5. View opportunities to: a) Presidents Hill, b) Mount Mouat, c) Rumbalara Reserve, d) Leagues Club Park and Broad Water beyond, e) Brisbane Water and Garnet Adcock Memorial Park beyond
6. Existing culvert to inform the design

KEY

Site boundary

Railway Line

4. DESIGN STRATEGY & OBJECTIVES



4.1 Designing With Country Strategy

Aboriginal History

The site is on Darkinjung Country, home to the Darkinjung people. Historical data and artefacts such as camp-sites, rock engravings, and burial areas, provide evidence that the land and waterways within Gosford LGA have been a focal point of the Aboriginal culture and life. The site was a vital space and a shelter (camp-site) with activities around hunting and fishing, a place of trade and cultural exchange, a meeting ground between the Darkinjung community and with adjoining nations such as the Gadigal, Gomeroi and Wiradjuri.¹ The topography and climate of the area became a vital source for plants and animals used for food, medical, and hygienic purposes. First Nations cultural evidence and stories reflect their approach of mutual respect and reciprocity between people and nature’s resources. It is known that the area was an important point of first contact between the Dankinjung people and Europeans.

Caring For Country

We acknowledge the Aboriginal meaning of Country is complex and contains ideas about law, place, custom, language, spiritual belief, cultural practice, material sustenance, family and identity³.The term implies a duty of care for land as our health and well-being is tied to the health and well-being of Country.

In line with this understanding, the proposal has engaged to connect with Country by virtue of a duty of care, through the following four principles:

1. Reciprocity

Reciprocity is about mutual respect and exchange. This principle defines the design process from concept to implementation. A key element of the proposal is to give back to the community and the environment. The proposed layout aims to create additional public spaces on the ground level to provide meeting places for the community, and extend the green areas with local vegetation to improve the micro-climate and refer to the ecology of the site. This approach would be consistent with First Nations relationships with the Country, aiming to keep resources and consumption in balance.

2. Intersect old and new knowledge

The design process will continue to seek to develop and implement respectful ways to merge Indigenous knowledge with new technological and sustainable methods. The proposal emphasizes the care for the Country and revitalises the narratives by developing high performance buildings in terms of energy and water consumptions, solar energy generation and waste management. As Club development, the proposal is both a community hub as well as a place for trade (retail uses) and cultural exchange.

3. Indigenous-led

Taking into consideration the extensive knowledge of Aboriginal communities, the proposed design acknowledges/interprets the creek through a network of pedestrian routes and public spaces. This network not only highlights part of the history and the importance of water as a natural element, but also creates connection between the built and the natural environment, the city and the sea.

Future design work is recommended to be based on an ongoing engagement and collaboration with Dankinjung people. This co-design approach will include a series of workshops to establish an ongoing partnership, representation, and consultation with Darkinjung people throughout the design process and implementation.

4. Learning from place and storytelling

In aboriginal culture, place is an interrelated system in which Country, people, law and culture are one whole carrying responsibilities for care and management. It is a combination of worlds: the human, the sacred and the physical. The project seeks to learn form the place and reflect this knowledge in the design outcome. This holistic approach aims to merge past, present, and future aspirations into a single whole. The proposal creates spaces for the community (human world), a vibrant and welcoming, mixed-use environment, open to all. It offers opportunities to interpret the sacred world through materiality and design gestures, offering cultural and artistic representations of the history. The proposed complex of 5 different volumes, provides connections with the land, water and sky (physical world). These include the pedestrian network, through-site links open to the sky, views and vistas to the surrounding landscape, a wide variety of indigenous vegetation, and connections of the site with the wider area (city and sea).



Mann Street Gosford from the creek now under Baker Street circa 1885, credit “Gostalgia” local history from Gosford Library

1. <https://landezine-award.com/gosford-leagues-club-park/>
2. Draft Connecting With Country Framework 2020, Office of the Government Architect NSW

4.1 Designing With Country Strategy

Ongoing Strategy: Designing with Country

This projects proposes to undertake an ongoing co-design approach based on ongoing consultation with Dankinjung people. The proposed engagement strategy is defined as a continuous learning and collaborative process throughout the project.

The strategy includes a series of meetings and workshops formed into three phases. To establish an integrated and inclusive Indigenous design approach, the proposed strategy utilises the Indigenous Design Guidelines set from Level Crossing Removal Project’s (LXRP)¹. The initial phase will set the scope and the timeframes of the project and establish the first connections with stakeholders appropriate for the site and program. Research about the area (history, places, events) will create the basis for the next phase.

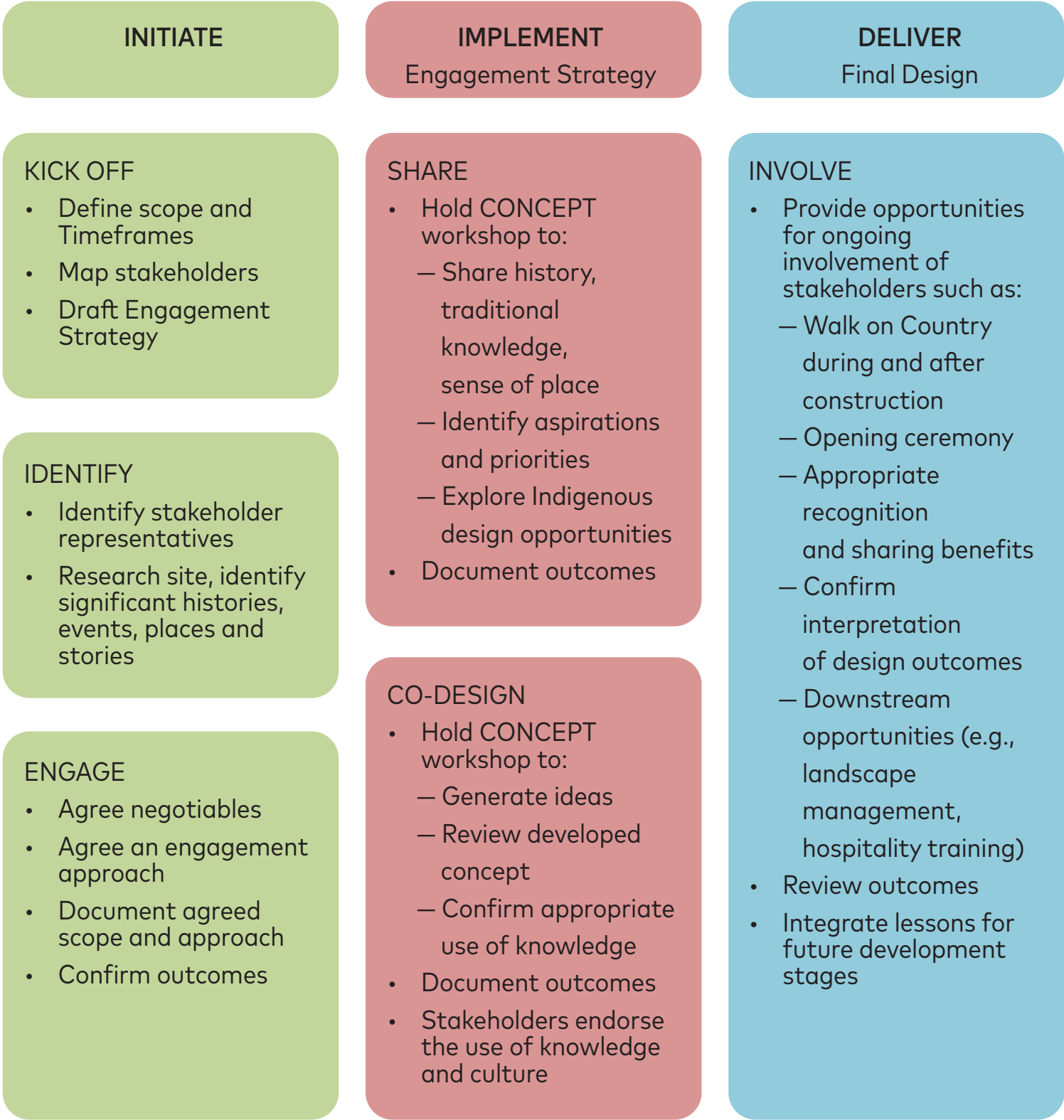
The second phase is explorative and creative. It will include workshops with First Nations people to delve into their history, knowledge, and aspirations and utilize this information to generate ideas. A second round of workshops will be held to implement these ideas and form design outcomes (e.g., establish building envelopes, architectural style, materiality). Indigenous communities will be requested to offer endorsement of the proposed design before a DA submission.

The last phase will ensure the continuation of the engagement during the construction and after the completion of the project. This phase includes a series of events and activities to secure an ongoing involvement of Indigenous communities around the design outcome of the building and the surrounding area, as well as the operation of the facilities.

It is important to understand not only the opportunities of this strategy but also to consider possible challenges such as consultant fatigue, availability of stakeholders, weather conditions affecting the construction stages, which might affect phases of the process.

In October 2022, an initial meeting was held with representatives of the Darkinjung Land Council, Blake Cansdale and Uncle Gavi Duncan. A request for a fee proposal for ongoing Share and Co-Design Workshops has been issued to the Land Council.

¹. Level Crossing Removal Project, Indigenous Design Guidelines, October 2021



4.2 Sustainability Strategy

The AJC ESD framework (shown on the top right diagram) consists of nine categories, each acting as a lens through which we can seek sustainable design outcomes on a project-by-project basis.

The proposal for CCLC takes into consideration this framework, project-specific studies by KINESIS and input from T.C.L. to introduce ways to create an energy efficient complex of buildings, while reducing emissions and improving the micro-climate.

Six key initiatives are strategised for CCLC:

- 1. Low carbon and electrified development
- 2. Water sensitive development
- 3. Food waste minimisation
- 4. Mobility transition plan
- 5. Biophilic faces to parking structures
- 6. Urban tree canopy targets

According to the KINESIS study, there is an opportunity to integrate a shared parking system which would minimise the need for parking requirements and promote car-sharing. This option has multiple benefits on liveability (such as improving walkability, reducing car entrances, enhancing active frontages, improving street-scape), economic gains (improving feasibility, reducing strata fees and living expenses), and environmental advantages (reducing emissions, improving air quality, reducing energy and fuel consumptions). In combination with the new pedestrian network, through-site links, and bicycle lanes, the outcome aims to create a series of welcoming places for people to meet & play.

In alignment with AJC's principle to protect and enhance natural habitats and biodiversity, T.C.L.'s study highlights the importance of canopy cover and increased vegetation. After analysing the area's endemic planting species and climate, the proposal introduces a number of suitable local trees and plants that can be utilized in different levels of the project, horizontally and vertically. Increased canopy can provide new habitat for existing species, increase biodiversity, offer natural filter pollutants, and improve the micro-climate and thermal comfort by reducing temperatures.

The project adopts a set of principles that can be applied to sustainably manage water and waste. In particular, the design follows a Water Sensitive Urban Design (WSUD) approach and proposes to utilise recycled water for irrigation of trees and green walls. Additionally, there is an opportunity to consolidate waste management. It is estimated that residential and non-residential uses of the complex will produce more than one tone of waste per day. This amount could be managed with one waste processing unit about the size of a shipping container (per KINESIS study).

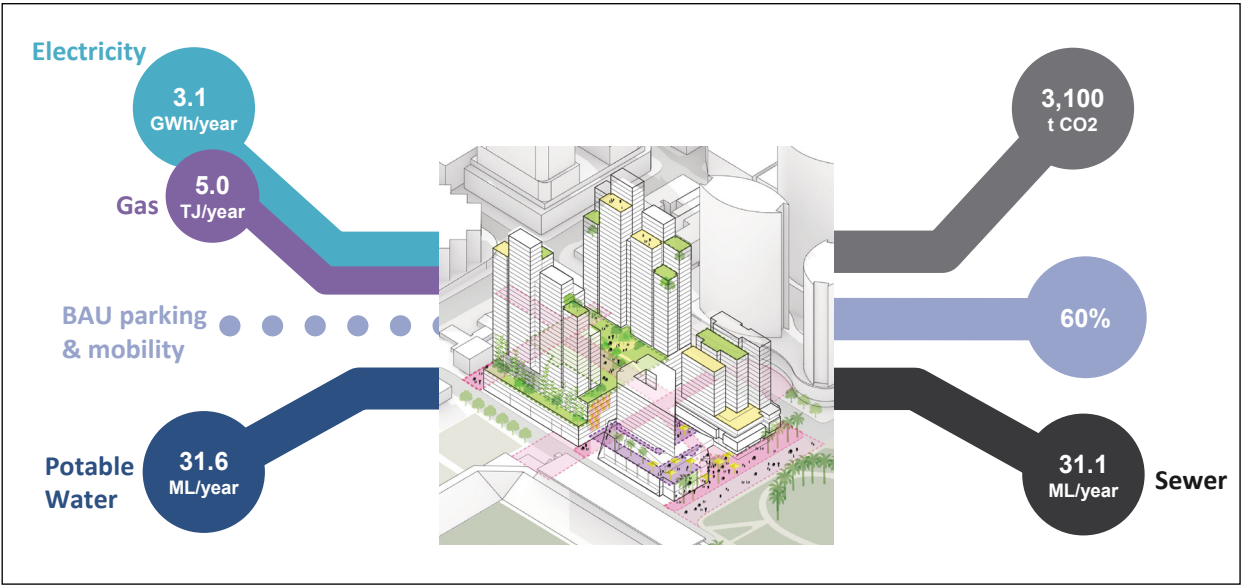
The proposal incorporates a number of systems to reduce operational energy consumption and carbon emissions. These systems include solar panels on the roof of the two north towers, hot water considerations, LED lighting, thermal design of a 6.5 Star rating, and 4 Star rating A/C.

To understand the efficiency performance of the proposed development, KINESIS made a comparative analysis across two scenarios: (a) Business-as-usual (BAU) following the existing building codes and requirements and (b) a high-performance model targeting Net Zero Emissions, Low Water Usage, New Mobility Precinct. The diagrams to the right highlight the differences between these two scenarios and provide quantitative evidence of the proposed model's efficiency.

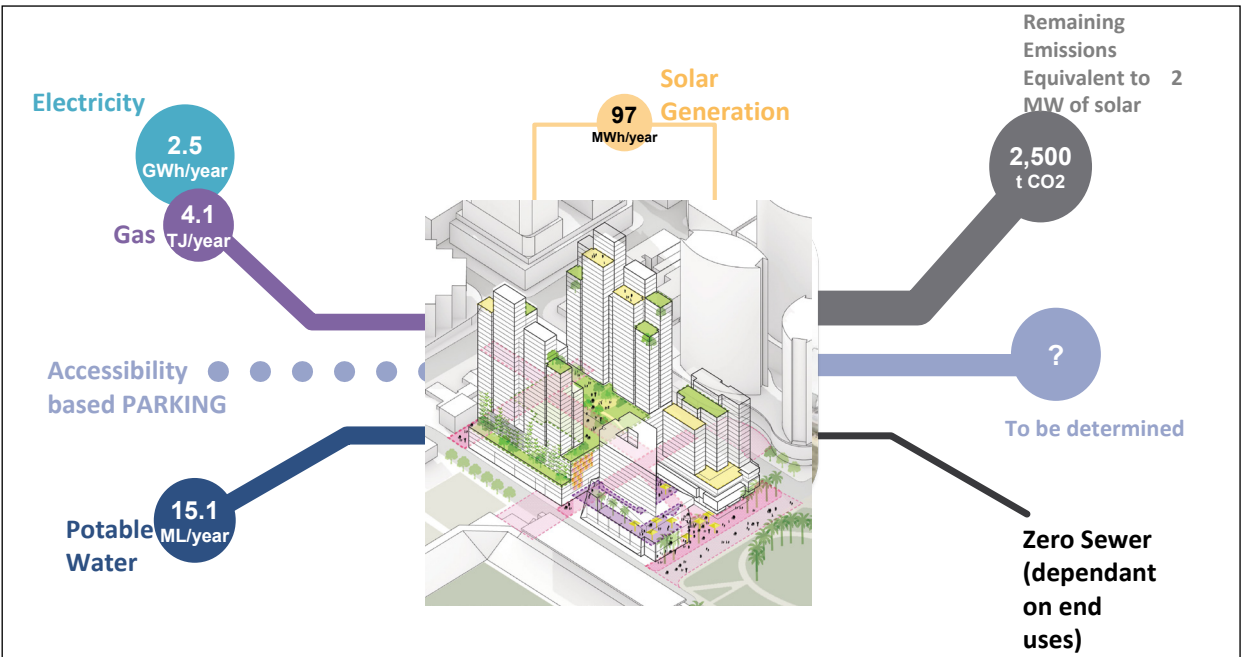
1. Global Alliance for Buildings and Construction 2018 Global Status Report



AJC ESD framework



Business-as-usual (BAU) model projections, KINESIS study



High-performance model projections, KINESIS study

4.3 Public Art Strategy

The CCLC development presents vast opportunities for the integration of well-considered and engaging public art. Art is valuable and contributes to how a city can be experienced and enjoyed. Public artwork can take many forms, including street furniture, lighting, decorative paving etc. and can be used to emphasise local cultural landscapes and explore different interpretations of the site.

Engaging Public Art consultants in early stages of the design, as well as continuous consultation with the Darkinjung Land Council is vital to the success of integrating public art within the CCLC development. Four opportunities are considered for the site (right of the page).

This is concurrent with the provisions set by the Gosford City DCP (5.2.18 Public Artworks) and Central Coast Council’s Cultural Plan 2020-2025.



Opportunity 1

The ‘Tital Terrace’ design that is implemented at the Leagues Club Park can be extended into the CCLC site, reflecting the original zone of tidal influence and creek line.



Opportunity 2

Design with Country workshops conducted at every stage of the design, are important to discuss site-sentive art with the Darkinjung Land Council.



Opportunity 3

The club’s history, people and rich stories can be used to connect with the community.



Opportunity 4

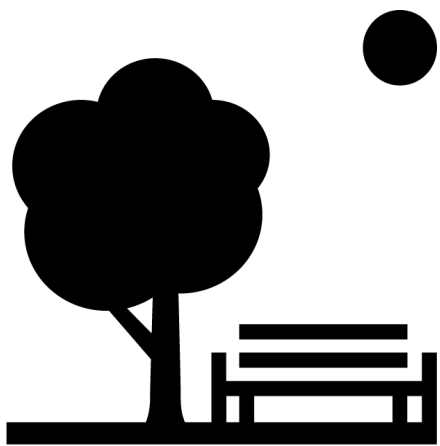
A site for present and future shared experiences and perspectives "as a starting point and common ground for reconciliation and healing of the Land."¹

1. Colloff, Matthew, *Landscape of Our Hearts*

4.4 Design Objectives

Five key design objectives are defined for the site, informed by the site investigations and analyses conducted in the previous chapters, as well as aligning with Gosford’s Urban Design Framework 2018 and Gosford DCP 2018.

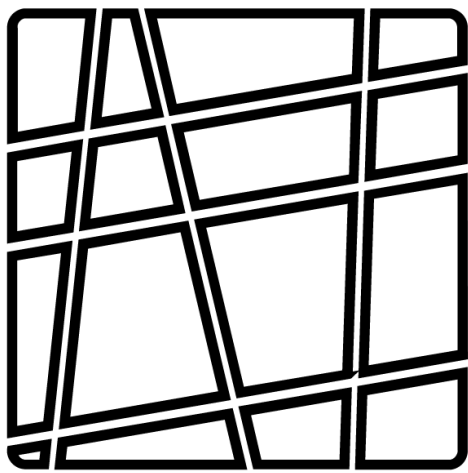
As will be outlined in this chapter, these design objectives were used to establish a structure and site plan, distribution of building bulk and height, and finally design proposal.



OBJECTIVE #1

Protect high amenity to the existing public domain.

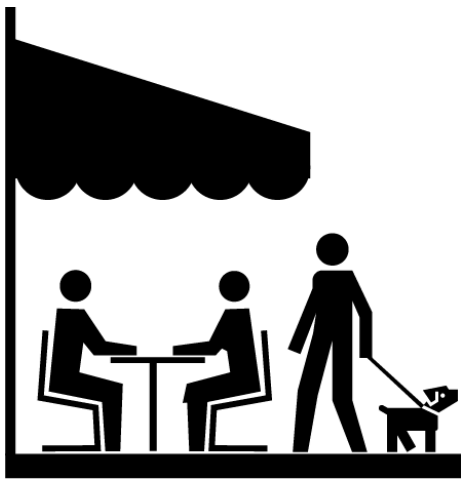
- Protect and enhance existing open space around the development
- Ensure all new and existing public domain are not significantly overshadowed by new development
- Ensure at least 70% of the Leagues Club Field receives 4 hours of direct sunlight between 9am and 3pm on 21 June (Gosford DCP 2018)
- Ensure that the ground floor of new development provide a variety of public offerings encouraging pedestrian activity and thoroughfare both within the site and to public domain outside of the site.



OBJECTIVE #2

Introduce a network of lanes connecting to new and existing public thoroughfares.

- Create through-site links connecting Baker Street and Dane Drive, and further connecting to the through-site link proposed in the neighbouring development to the east (Waterside).
- Create a through-site link connecting Georgiana Terrace to Donnison Street
- Create a new plaza facing Georgiana Terrace, continuing public thoroughfare to and from the site and the Leagues Club Park. The plaza should incorporate features referencing the historic creek line.



OBJECTIVE #3

Maximise active ground-floor uses.

- Encourage use of public open space by providing high pedestrian comfort for amenity and safety, and ease of access through clear wayfinding
- Transform Georgiana Terrace to a slow street that can be shared with pedestrian and cyclists. Include opportunities for flexibility such as events spaces, outdoor dining or weekend markets where the street can be closed off to vehicular thoroughfare.
- Create an active retail character as an alternative pedestrian experience to Dane Drive and Baker Street.



OBJECTIVE #4

Create diversity and transition in built form to limit bulk and scale.

- Ensure built form steps down in height towards the park and waterfront.
- Create tower footprints that minimise the apparent bulk and scale of the development
- Modulate built form and articulation of facades to break up expanses of continuous building wall
- Create multiple entrances to the development to mitigate continuous wall of built form.
- Upgrade Georgiana Terrace to reflect the differing context and public space to the south.



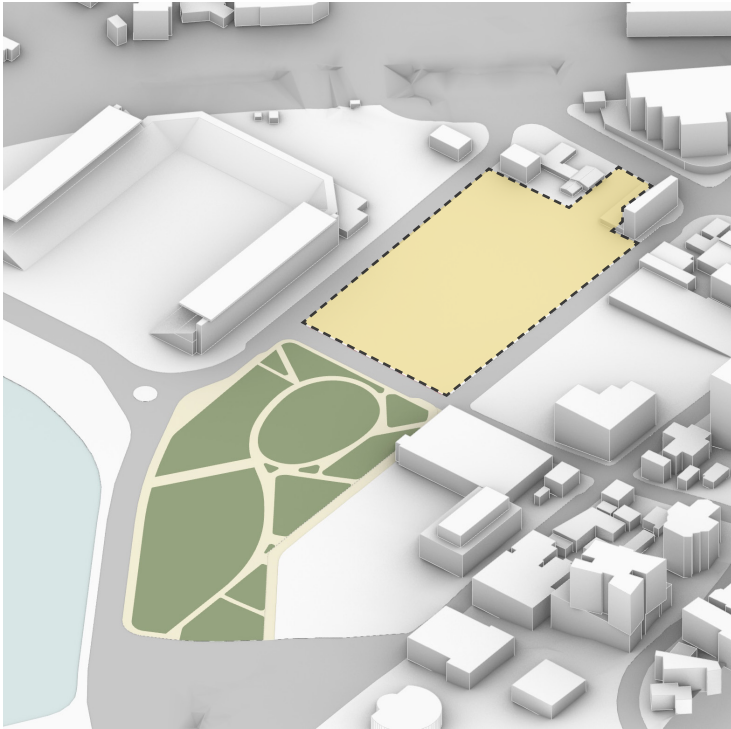
OBJECTIVE #5

Contribute to quality of life and neighbourhood vibrancy.

- The new development should be an exemplar for offering a high-quality lifestyle, leveraging off its proximity to an emerging arts and entertainment precinct, the public waterfront as well as a number of existing and new parks.
- The proximity to good transport, jobs and services enables residents to choose to live without a car, offering a more sustainable way of living.
- Apartment types, roof gardens and communal shared facilities should be well-considered and suited for people of all ages, life-style and family types.

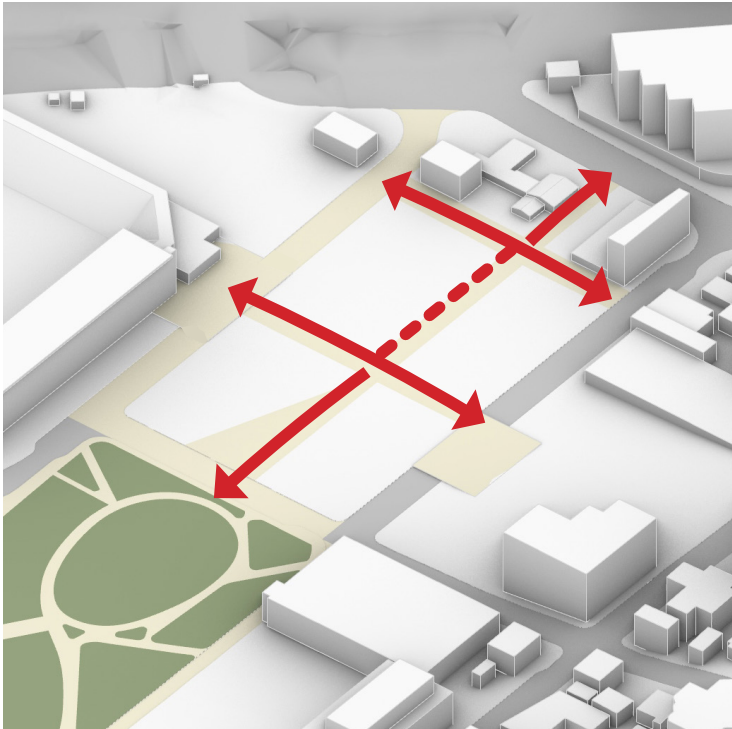
4.5 Application of Design Objectives on Site

The design objectives as described above were then applied to the site to inform the preferred layout:



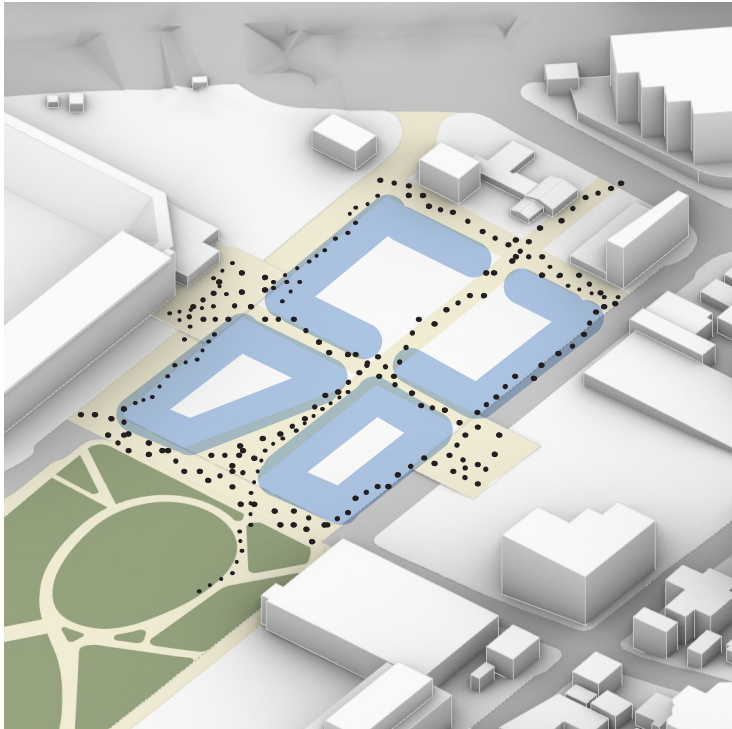
Existing site

The existing site is a very large city block with little permeability and very poor street presence.



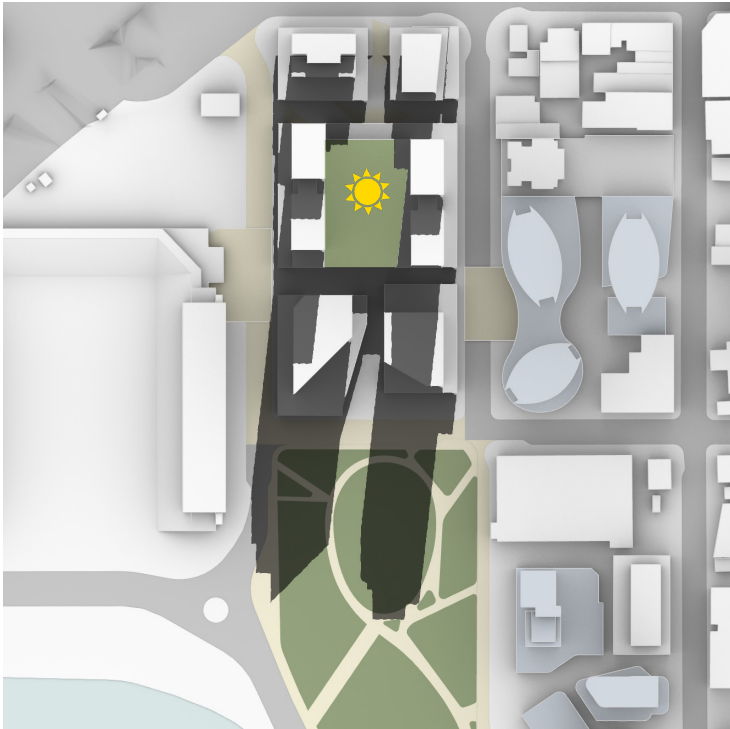
Through-site links

Introducing north-south and east-west laneways and through-site links delivers on Objectives #2 (introduce a network of lanes connecting to new and existing public thoroughfares) and #5 (contribute to quality of life and neighbourhood vibrancy).



Ground floor retail offerings encouraging activation

It is then proposed to fill the majority of frontages with active frontages, through a complex parking and service strategy. This aligns with Objective #3 to 'maximise active ground floor uses'.



Minimal overshadowing to podium park and leagues club park

Careful placement of podium and tower forms then ensure that Objective #1 - 'protect high amenity to the existing public domain' is met.

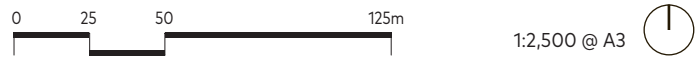
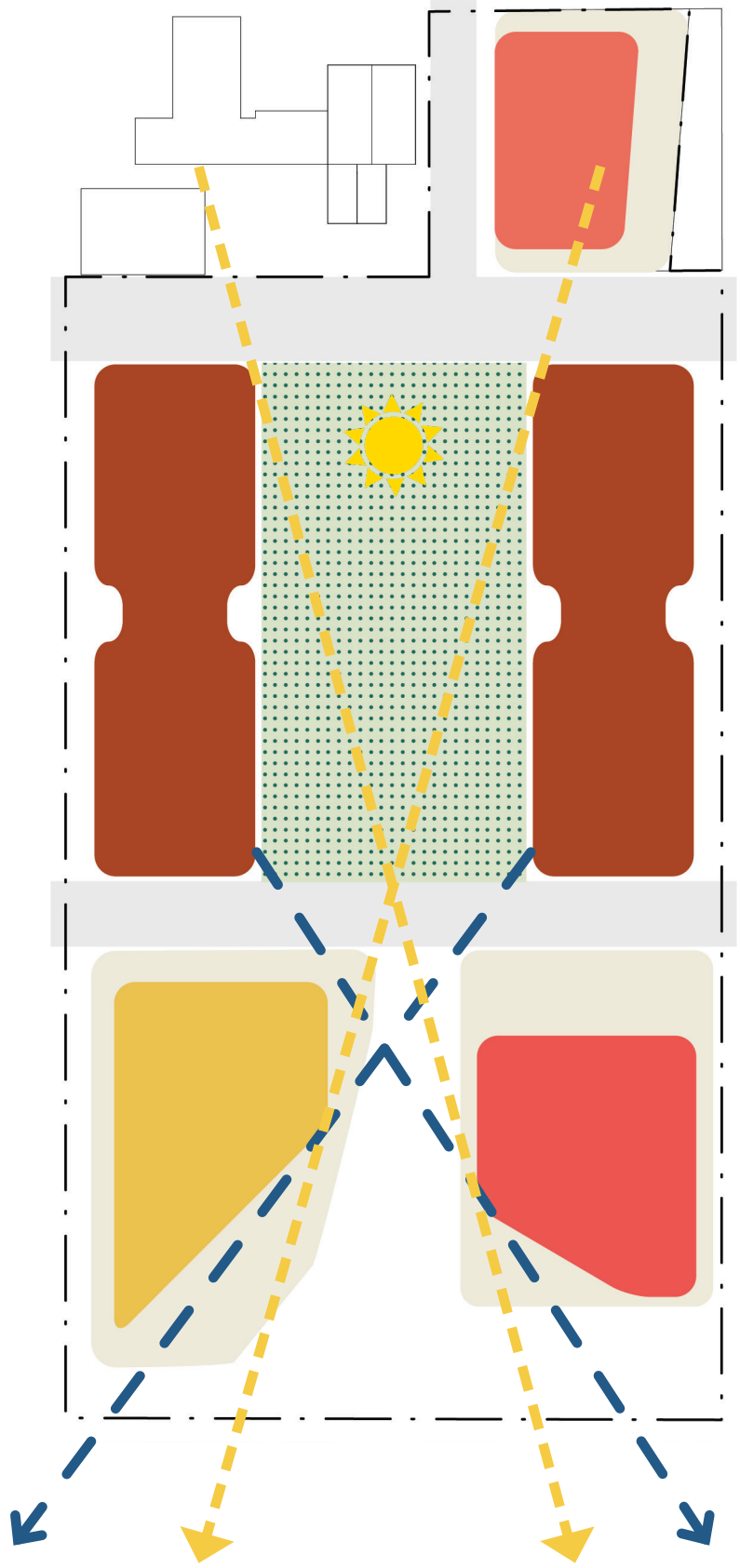
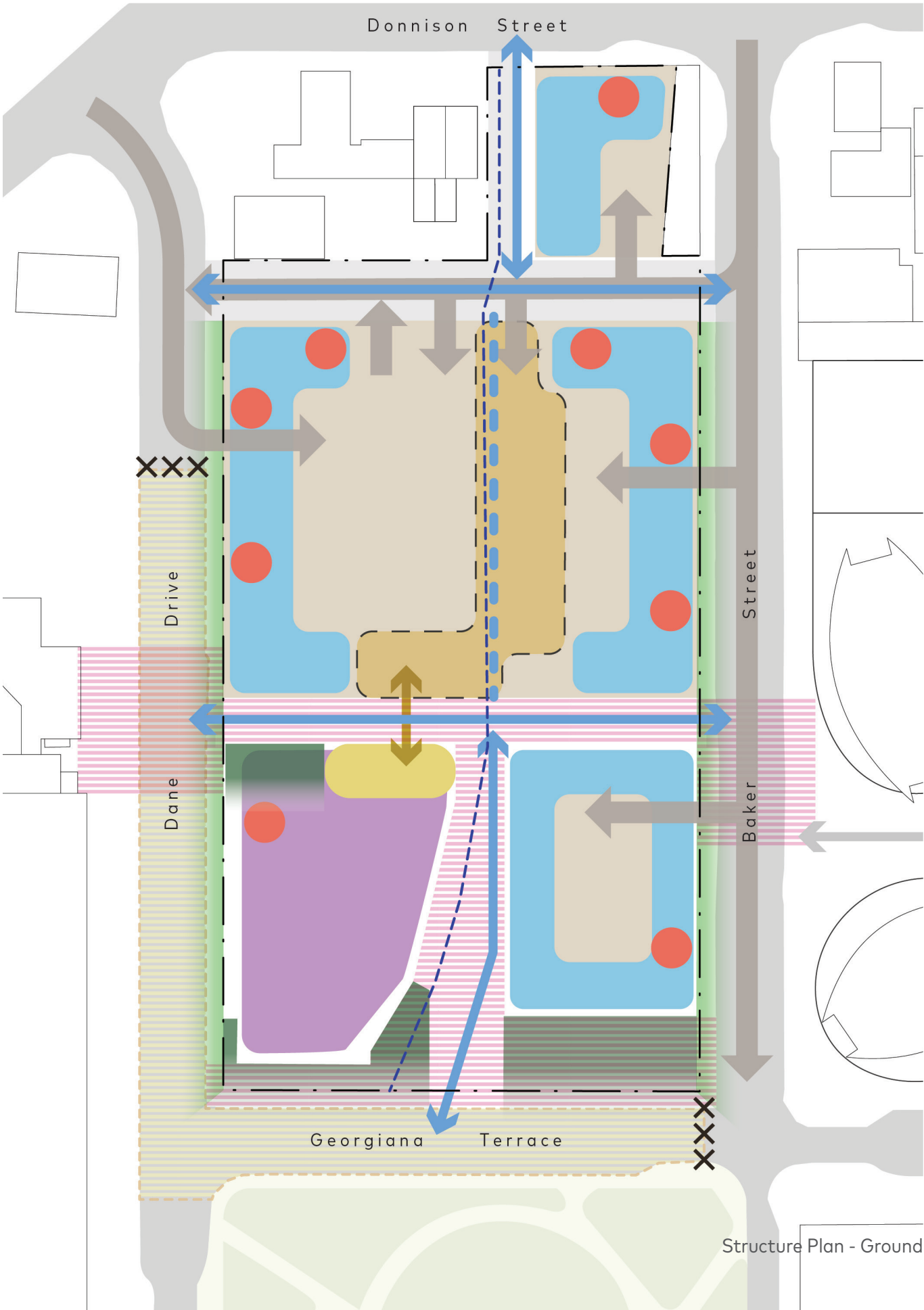
4.6 Structure Plan

The structure plan responds to the design objectives as applied to the site. This is used to identify the potential buildable area on site and the distribution of uses within it. Notable decisions proposed in the structure plan are:

1. Existing drainage culvert is of high importance to the site, informing design decisions including buildable area and through-site link locations.
2. North-south and east-west through-site laneways create permeability and access within the site.
3. Active frontages line all public streets and open air through-site links/laneways
4. Identifiable residential lobbies front existing public streets to create a strong sense of address
5. Existing streets that neighbour the park and stadium are considered as extensions to the public domain
6. A transit hub through the middle of the site will avoid street-side drop-offs and allow maximum retail and active frontage to public streets
7. A central park on podium level increases vegetation on site, as well as providing a sizable flexible open space for residents to enjoy
8. Articulation of built form allows for high amenity to apartments, including afternoon sun to living areas
9. Building height and articulation addresses a stepping towards the waterfront and takes into consideration view sharing and solar access

KEY

- Site boundary
- Drainage culvert
- Retail
- Residential Towers
- Club / Hotel
- Vehicular entry/exit to carpark/loading
- Through-site links
- Pedestrian Plaza
- Transit hub
- Highly active frontage to public domain & public streets
- Streets closed off on Game Day
- Urban Backyard
- Sun path



5. INDICATIVE DESIGN PROPOSAL



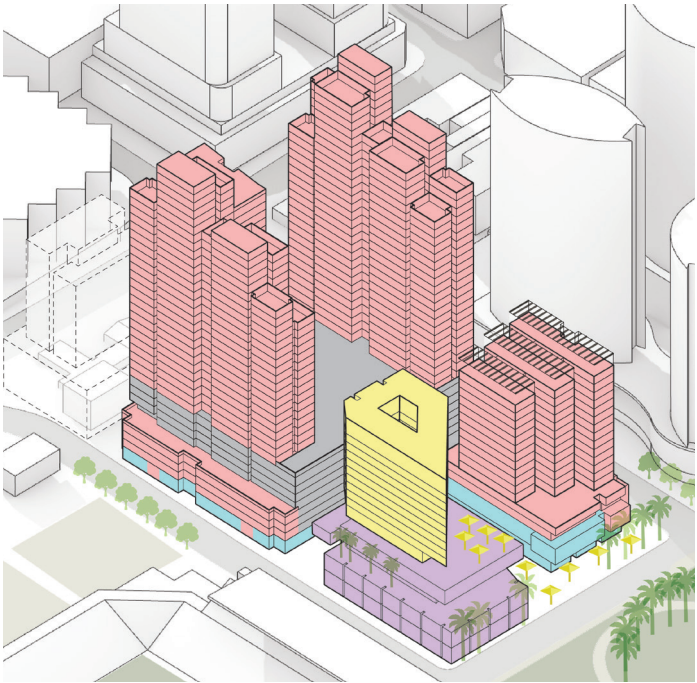
5.1 Design Overview

The following chapter will describe the indicative design for CCLC within the structure plan so described.

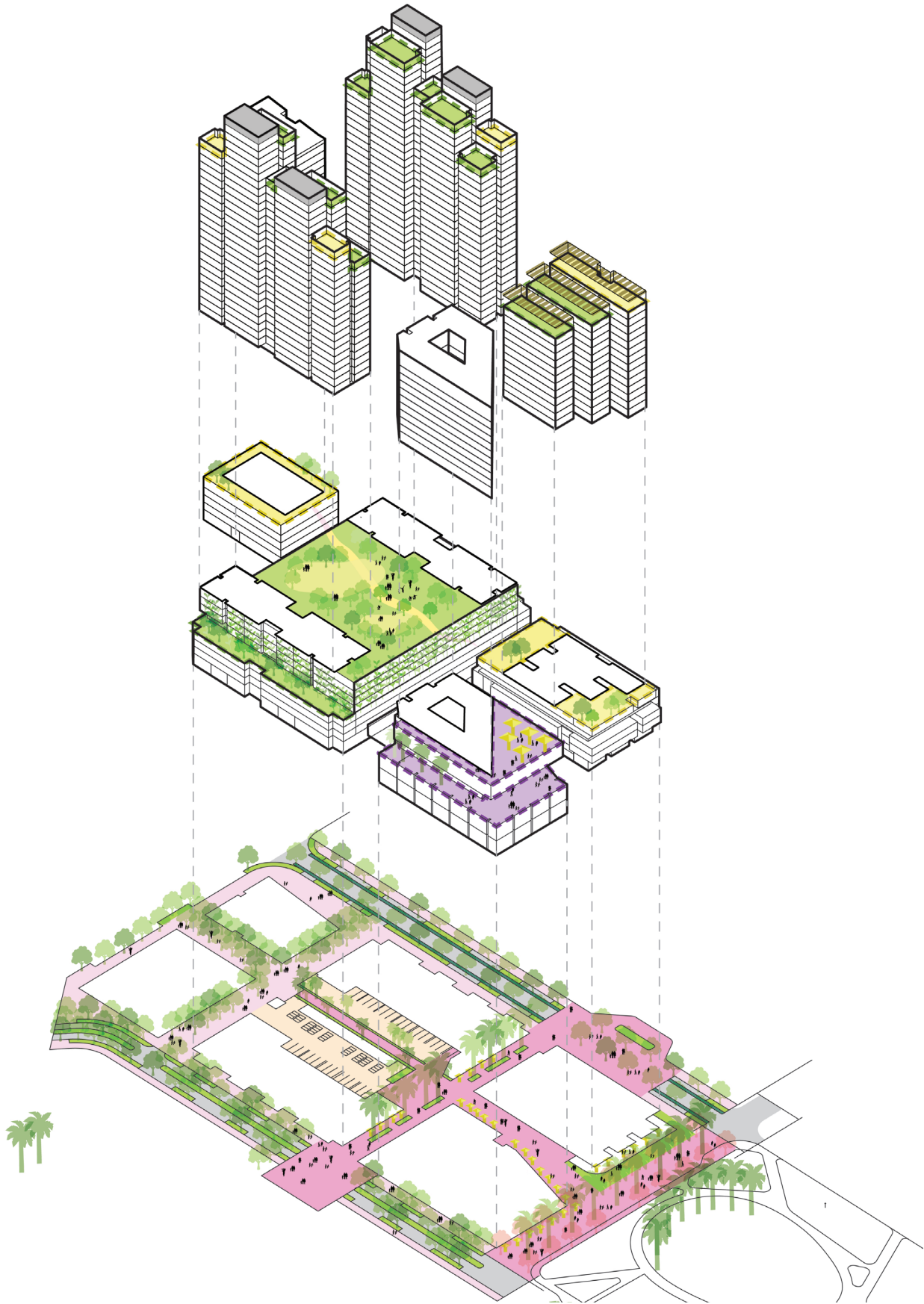
The indicative proposal shows a vibrant ground plane with the site subdivided by internal and external laneways as well as through-site links, with extensive active frontage. The ground plane is defined by clear podiums, which are a mix of contributory uses and above ground parking. There are five towers positioned above, with a Club/Hotel on the southwest corner and the remaining four towers being residential

The chapter is structured in the same manner as the project will be perceived, with subchapters on a) the Ground Plane, b) the Podium and c) the Towers. These subchapters will variously describe:

- A) Ground Plane: Laneways, Public/Private Interface, Car Parking & Servicing Strategy, Transit Hub, Frontages.
- B) Podium: Street Wall & Setbacks, Podium Slewing, Roof Decks, The Urban Backyard
- C) Towers: Massing Strategy, Alignment with DCP, SEPP65 Alignment, Key ADG Metrics, Overshadowing



- Retail
- Club
- Hotel
- Residential
- Parking



METRICS

RESIDENTIAL USES

Total no. of apts:	534
• Georgiana Precinct	
• Danes Baker Precinct	
• Donnison Precinct	

Mix:

• 1B	23%
• 2B	61%
• 3B+	16%
• Affordable and Build to Rent:	10%

NON RESIDENTIAL USES

• Club/Function	7,108 sqm
• Retail/Commercial	4,863 sqm
• Hotel	7,786 sqm

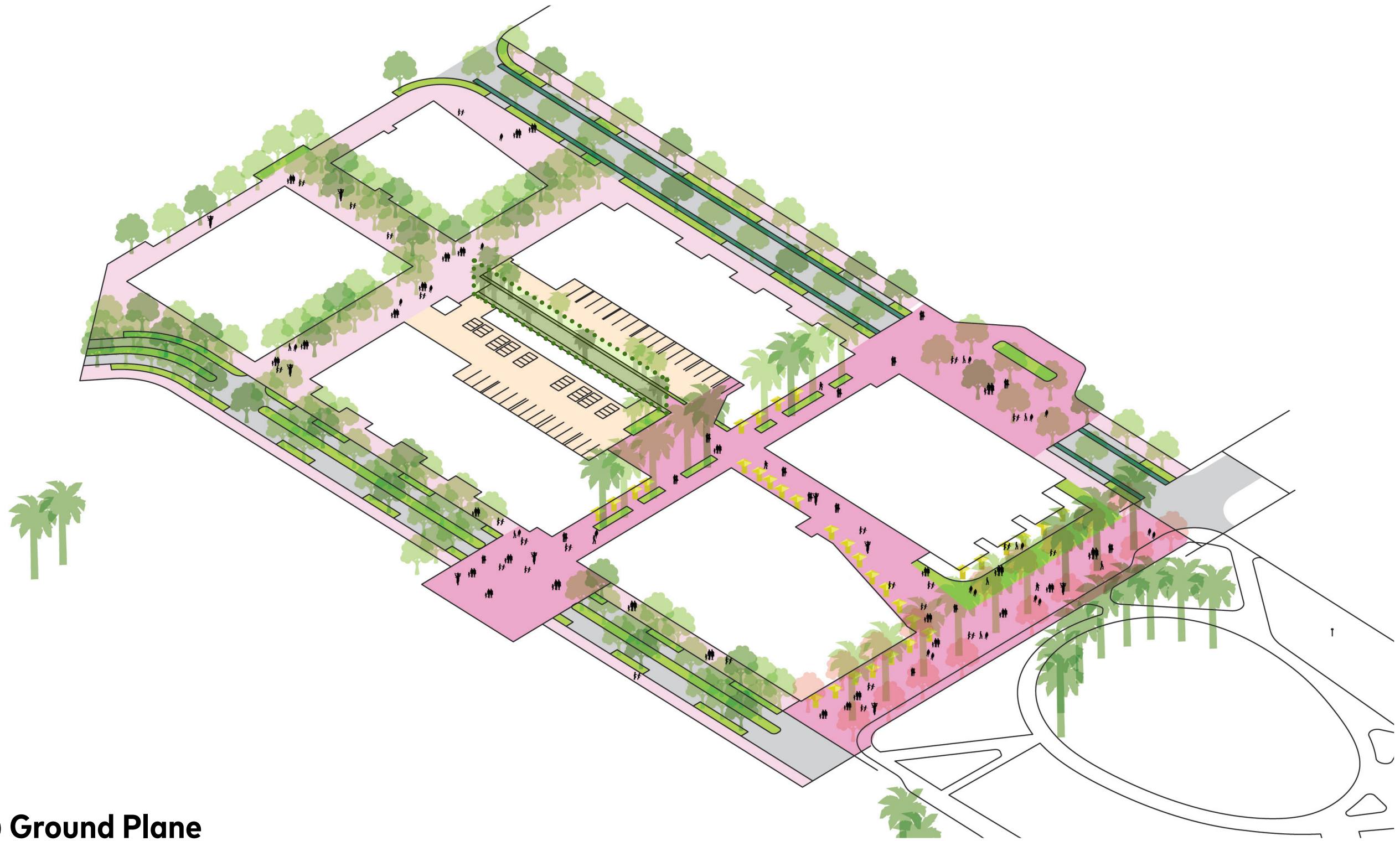
CAR PARKING

Total no. of parking spaces:	1,523 + 2 coach
• Transit Hub	29
• Club/Retail/Commercial	575
• Hotel	117
• Residential	602

GROSS FLOOR AREA	76,425 sqm
Total FSR:	4.70:1

• Residential GFA	56,369 sqm
FSR:	3.47:1
• Non-Residential GFA	20,056 sqm
FSR:	1.23:1

All figures are indicative and subject to change.



5.2 A) Ground Plane

5.2 Ground Plane

The design approach of the ground plane is to maximise permeability through the site to encourage a mix of pedestrian, cyclist and slow car movement.

The proposed public domain plan by TCL and annotated text on this page provides a snapshot of the ground plane activation strategy including:

- Privately owned public spaces: composed of open-to-sky through site links, glazed pedestrian laneways, and a plaza.
- Transit Hub: a proposed in-site drop off area for people arriving by car, designed to avoid street-side drop-off taking up valuable street frontage. The Hub will be designed with expansive end of trip facilities and bike storage for people arriving by active transport.
- Retail frontages: active frontage is nominated along Dane Drive, Baker Street as well as fronting onto the new public spaces. This is intended to provide various offerings including working-from-home hubs. These frontages are interspersed with identifiable residential lobbies to their respective towers.
- Connecting on-site laneways to existing public streets off-site, extending the public spaces and connecting the Waterside development to the east with Central Coast Stadium to the west. As a result, Dane Drive and Georgiana Terrace can be closed off from vehicular access during events such as game-day or weekend markets.

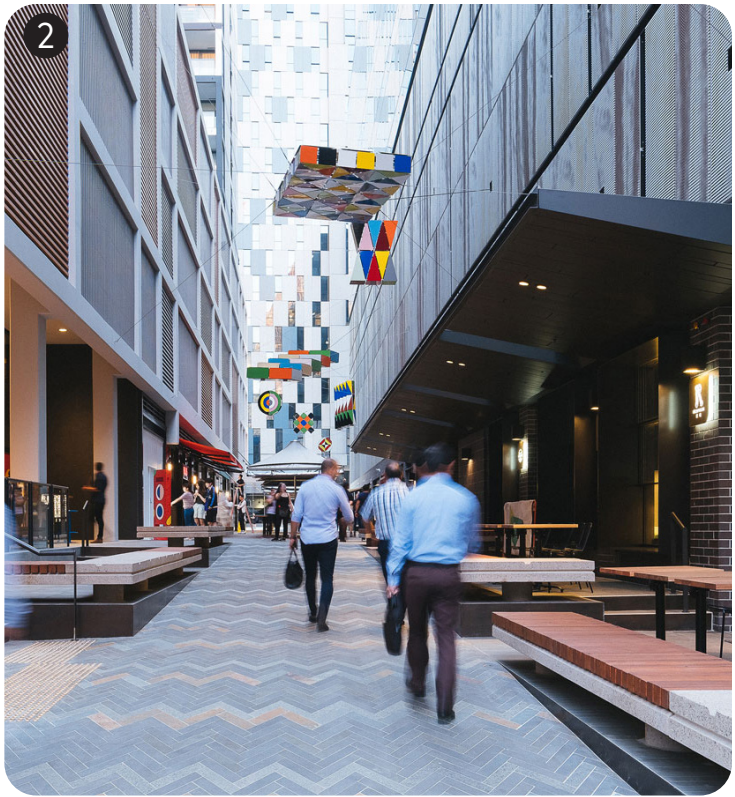
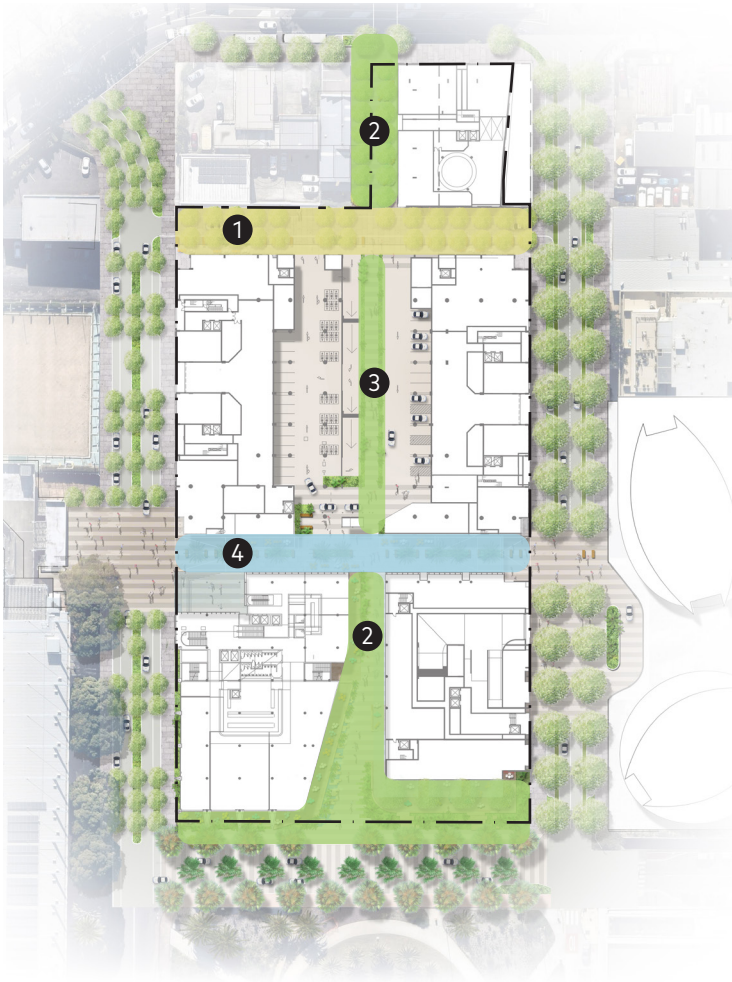


5.2 Ground Plane

5.2.1 Laneways

There are four laneway conditions on the ground floor including three distinct pedestrian link types:

- 1. Shared laneway:**
A 12m wide E-W shared laneway allows both pedestrian and vehicular thoroughfare. Vehicles are permitted to enter from Baker Street to the Transit Hub and car park entrance located mid-block, and exit onto Dane Drive. Pedestrians are encouraged to enjoy the retail offerings on the ground floor, and open-to-sky nature of the laneway. There are opportunities to engage artists for Aboriginal and heritage visuals and feature lighting. See TCL report for detailed concept design.
- 2. Open-to-sky pedestrian link:**
A continuous pedestrian/cycle-only through-site link allows N-S thoroughfare from Donnison Street to Georgiana Terrace (via Transit Hub). The southern open-to-the-sky portion of this link opens to a plaza bounded by Club Cafe and alfresco dining. The northern portion abuts a neighbouring property boundary - the proposal envisages a 12m laneway shared between both sites.
There are opportunities to engage artists for Aboriginal and heritage visuals and feature lighting, as well as water sensitive urban design. See TCL report for detailed concept design.
- 3. Transit Hub pedestrian link:**
A pedestrian thoroughfare is designed through the centre of the Transit Hub to continue N-S passage through the site. This concept is further explained later in this report.
- 4. Glazed loggia pedestrian link:**
A 9m wide east-west pedestrian/cycle-only through-site link is also proposed that will be protected from weather by a glazed roof. The laneway continues from a public foyer at the Waterside development east of the site to the entrance of the Central Coast Stadium to the west. Retail offerings line either side of this laneway, as well as the main entrance to the Club and Hotel which faces Dane Drive. The entrance enlarges this portion of the laneway from 9m to 18m, and satisfies the design objective to enhance street connections



From top left: Section of shared laneway by TCL, New shared road in UK by Gehl Architects, Steam Mill Lane by Aspect Studios, Takamatsu Arcade in Japan

5.2 Ground Plane

5.2.2 Public/Private Interface

1. Interface from public to private:

The proposal envisages the ground plane to extend into the existing public streets (Dane Drive, Georgiana Terrace and Baker Street) outside of the developable boundary of the site. This consists of a plaza for slow traffic movement east of the site, coinciding with the entrance to the stadium link west of the site. It will connect to the through-site link at the Waterside development, as well as the existing Georgiana Terrace south of the site fronting the park.

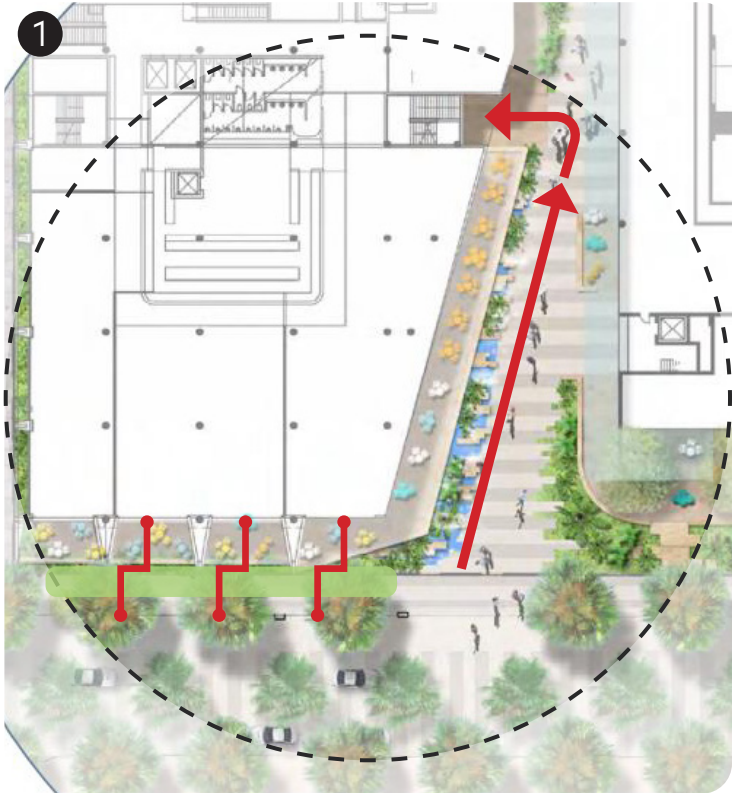
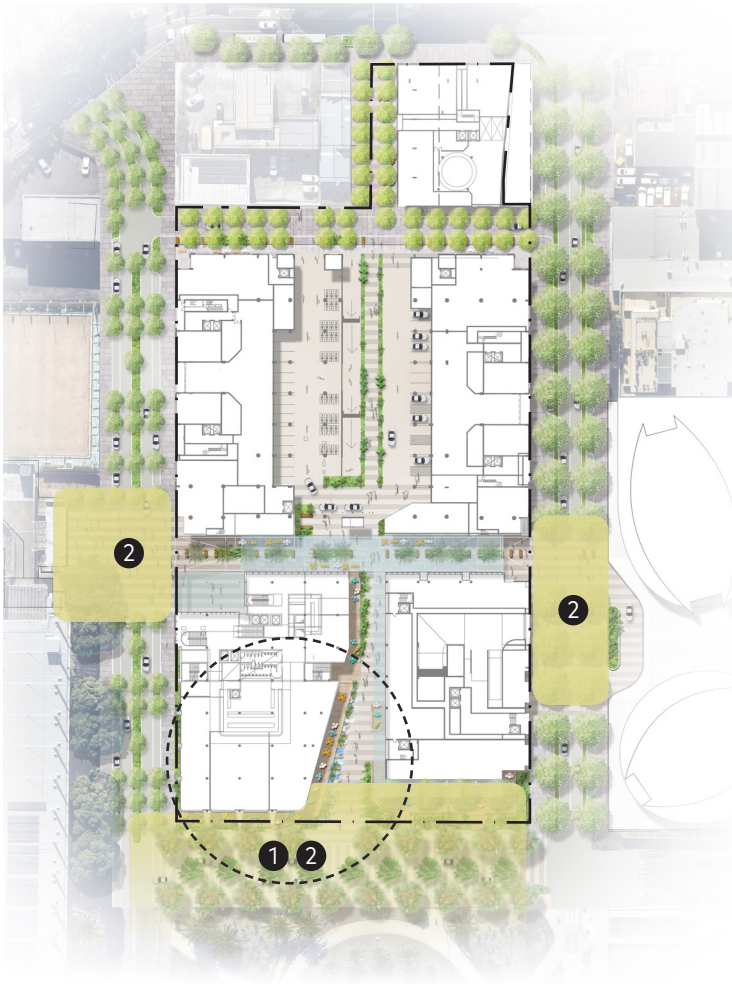
To enhance street connections between private and public spaces, a large covered plaza area with a street address to Dane Drive will provide a distinguishable and sizable entrance to the hotel and club lobby.

For further test design of public street embellishments please refer to TCL report.
2. Level change at Georgiana Terrace:

A level change from Georgiana Terrace to Club alfresco dining is necessary to accommodate flood levels. The landscape design utilises this level change so that alfresco diners are slightly elevated and will look to public street areas past landscaped transition zones.

The Club anticipates a secondary entry point from the Park Link which is able to be accessed from a gently sloping terrace commencing at Georgiana Terrace.

A plaza proposed at the south-east corner expands the public address of the Leagues Club Park into the site.



From top left: Enlarged ground floor plan showing interface between Georgiana and Club alfresco dining, precedent showing alfresco dining, enlarged plan showing street address entry to club and hotel, visualisation of street entrance to club and hotel

5.2 Ground Plane

5.2.3 Car Parking & Servicing Strategy

The car parking and service strategy for this proposal seeks to amalgamate and internalise vehicular traffic as far as possible, while always supporting pedestrian amenity. The two central quadrants consolidate residential and non-residential loading, including providing the Club's requirements by utilising the existing basement to service the Club via lifts.

Parking and drop-off is similarly contained, with drop-off for all functions being entirely contained within the site. This is achieved introducing a new easy-west laneway, and an internal vehicular circulation route through the northeast and northwest quadrants.

Floor to floors for the car parking levels are designed to be adapted to future uses if they become surplus to requirements.

The circulation strategy is designed to continue to function even during 'Game Day' street closures of Georgiana Terrace and Dane Drive.

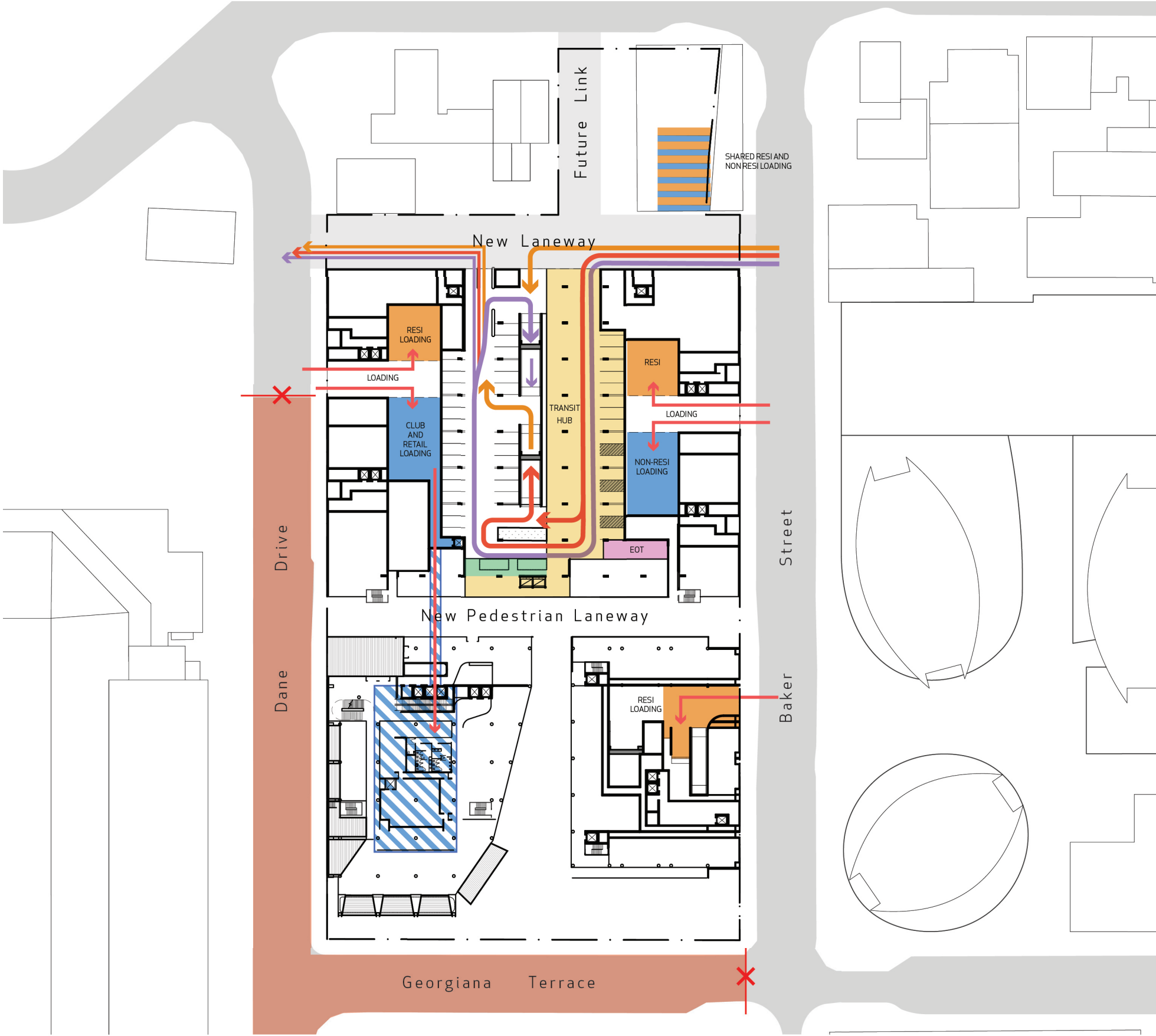
- ←

 Transit Hub Route
- ←

 Hotel Guests Route
- ←

 Residential / General Public Route
- Drop-Off Zone
- ←

 Truck Access
- Residential Loading Zone
- Club / Retail Loading Zone
- Underground Loading Route



5.2 Ground Plane

5.2.4 Transit Hub

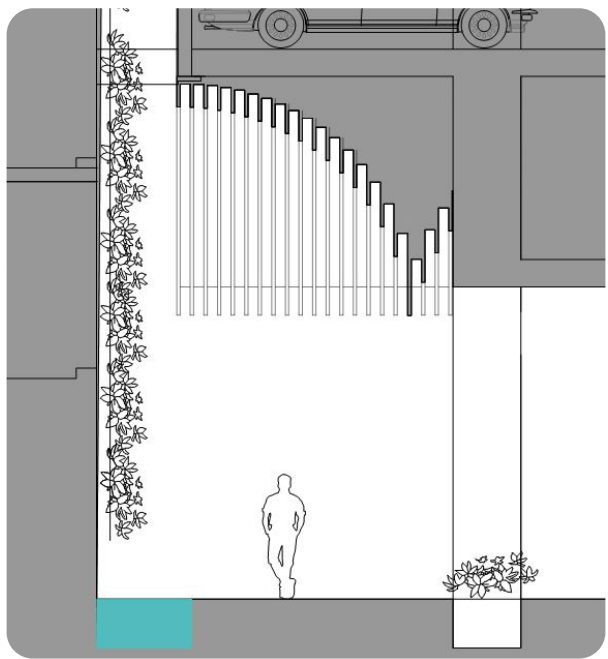
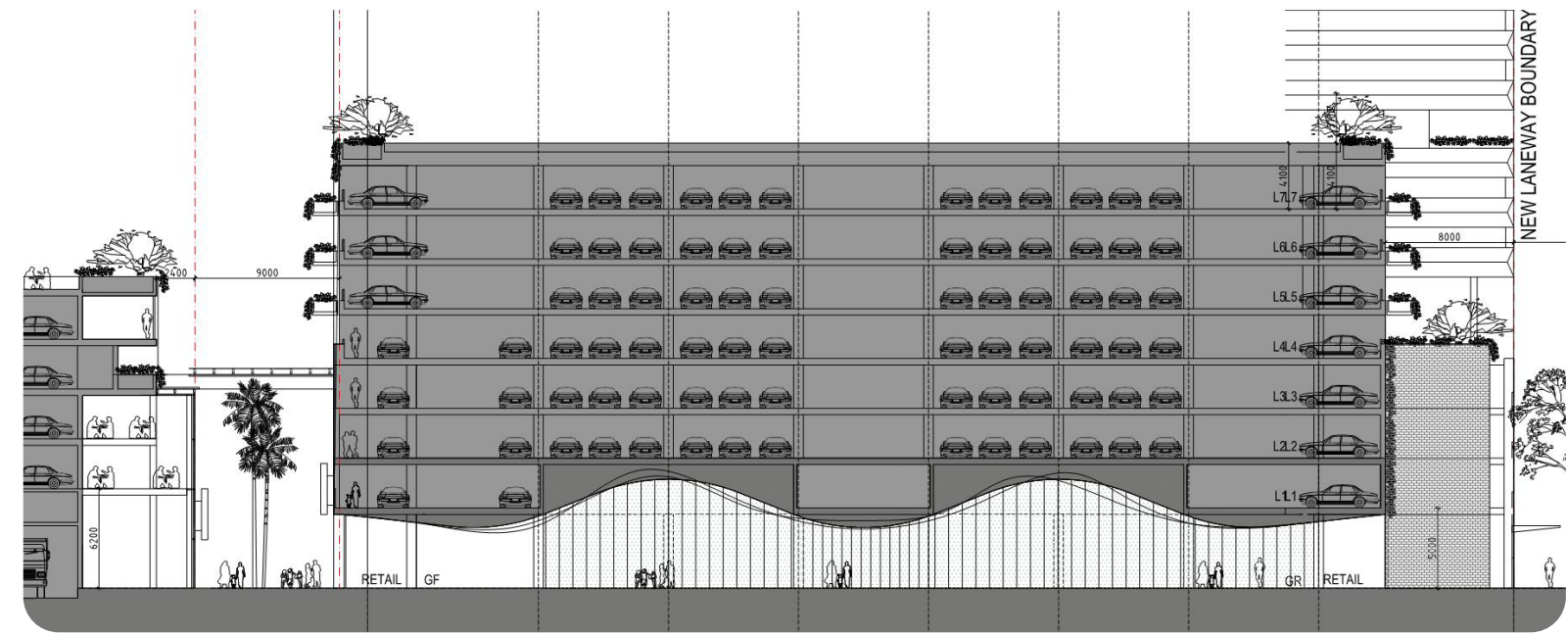
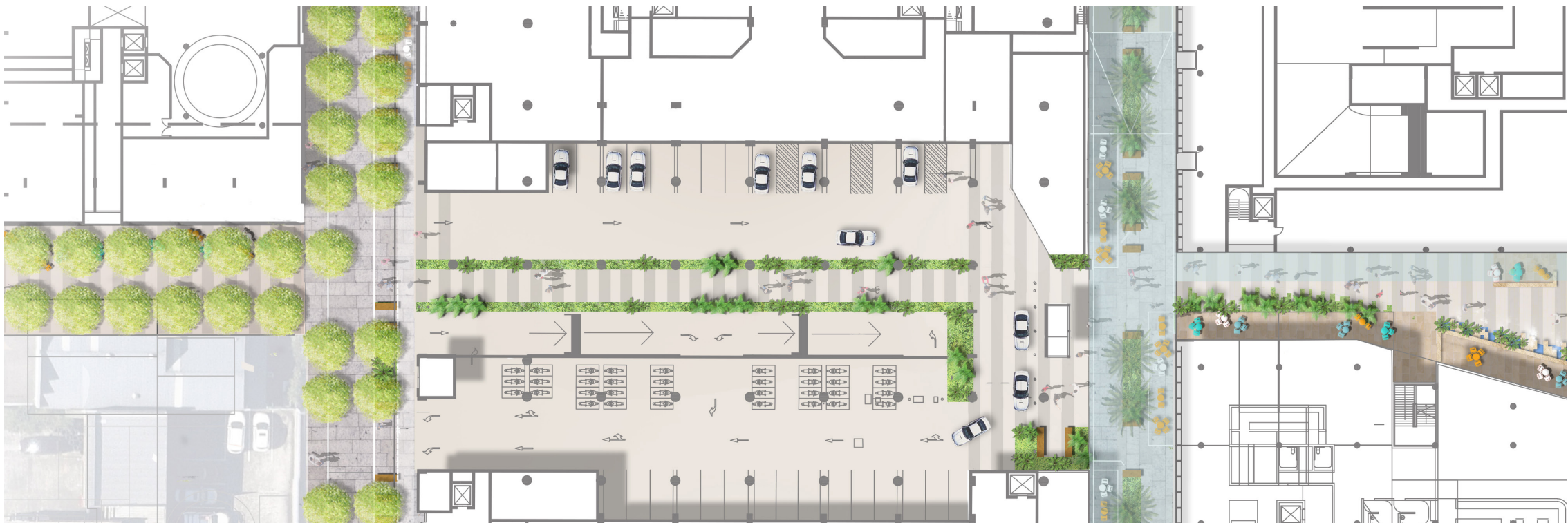
The concept of a 'Transit Hub' is proposed to consolidate drop-off and accessible parking for all uses internal to the block. This proposal will free up large areas of public street frontage ordinary reserved for hotel/club porte-cochères. This will then allow more retail and active frontage to public streets, and minimise intermediary space between private driveways and pedestrian passage.

The Transit Hub also serves as a secondary pedestrian route running north-south through the site, complementing the improved public streets and new open-air through-site links. It will be designed with end of trip facilities and bike storage for people arriving by bike.

The Transit Hub will be highly pedestrian friendly despite its primary vehicular function. It will, for example, be explicitly publicly accessible by avoiding visible gates or roller shutters, well-lit using lighting designed for pedestrians as well as cars, and use high quality paving materials instead of asphalt road surface.

An architectural test fit shows the Transit Hub area aiming at maximum verticality for filtered daylight, augmented by specialist lighting. The extra height and volume provides an opportunity for architectural exploration including naturalistic treatment of vertical surfaces (biophilic design) and working with Aboriginal designers. For example, the concept design envisages using this additional height in the form of a contoured ribboned wave ceiling, possibly suggesting cave forms to complement the sound of water and the sandstone rock faces.

The northern through site link has been provided with a clear carriageway width of 5.0m, which is sufficient to allow a car to pass a stalled vehicle. The internal transit hub carriageways are one-way and are 6.6m wide. This provision will also similarly enable traffic to continue to flow in the event of a vehicle breakdown.



5.2 Ground Plane

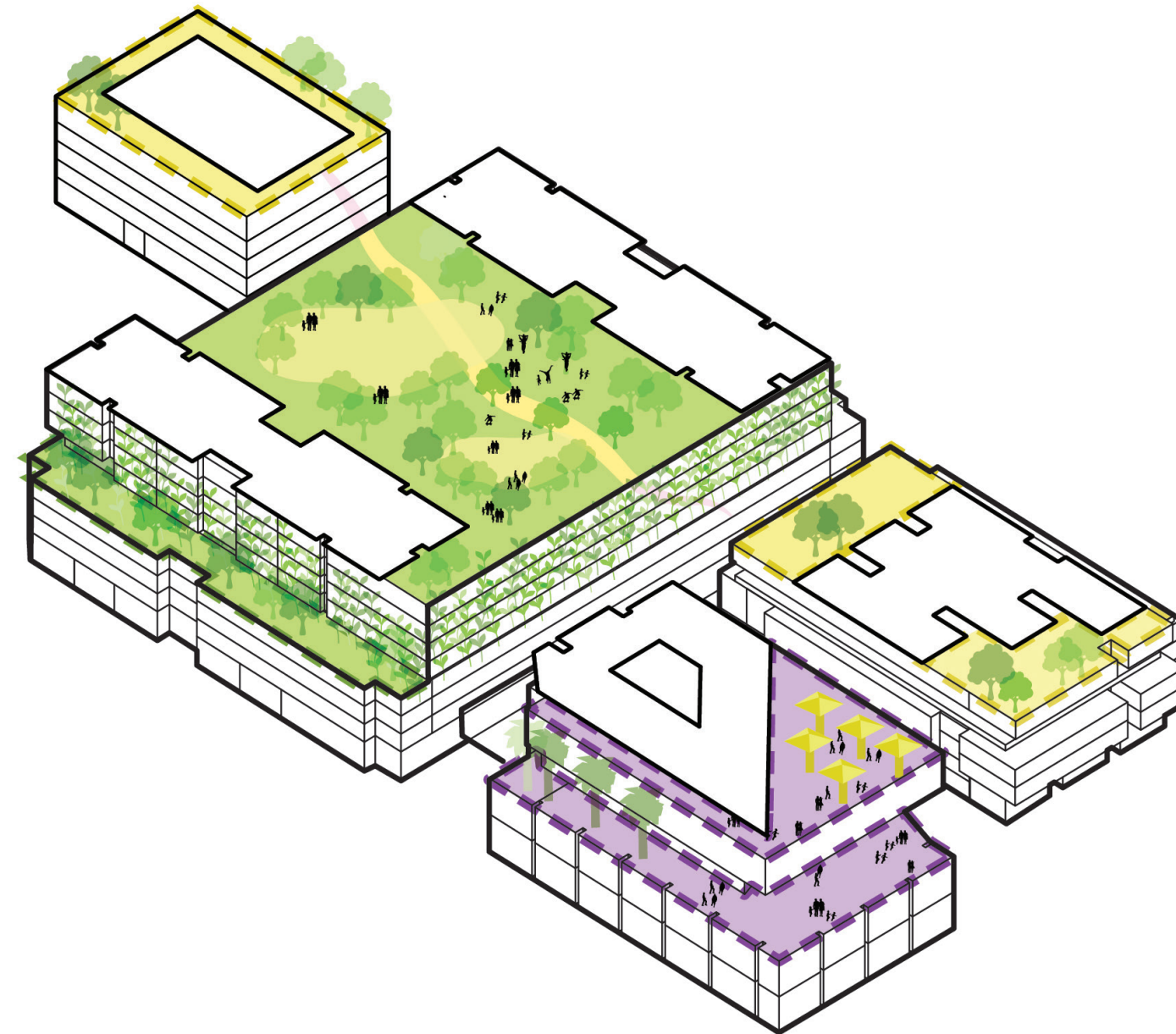
5.2.5 Frontages

Due to the amalgamation of service and parking entries, the introduction of new private laneways, and the transit hub concept, the overall impact of vehicles on surrounding public streets is considered very minor when compared to either the existing site condition or the typical impact of 'Business as Usual' high-density mixed-use developments.

On ground level, loading and servicing has been amalgamated to the extent that only three curb cuts are required over the 400m of (existing) street frontage.

The remaining public street frontage is available for contributory uses: retail tenancies, views into the Club and residential lobbies.





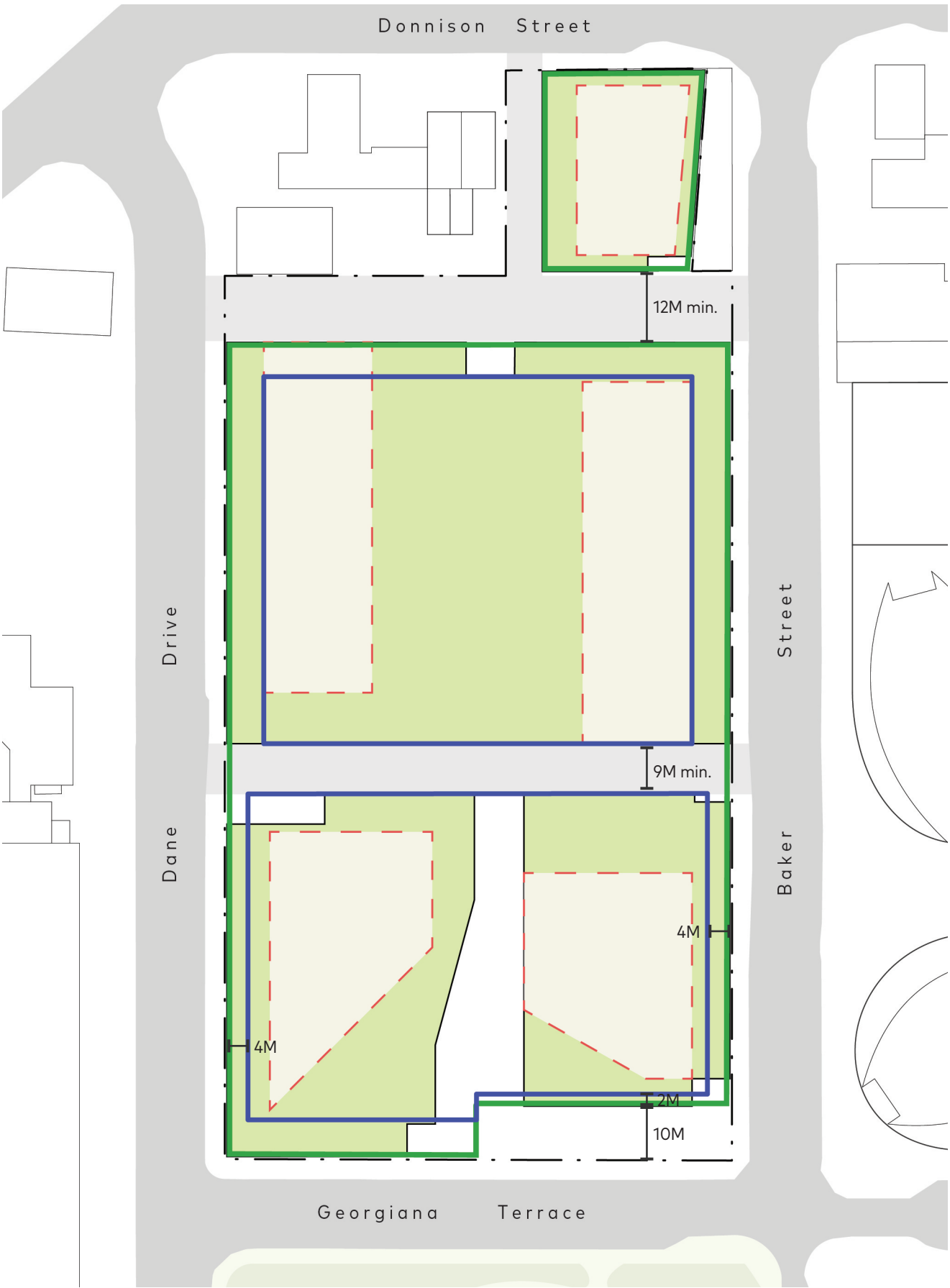
5.3 B) Podium

5.3 Podium

Each of the development blocks created by the CCLC development has a pronounced podium form, with a range of upper level setbacks creating a predominant 4-storey street wall.

The above-ground parking podium is variously sleeved with retail and residential uses, as well as elaborate screening by greenery on upper levels where sleeving is not provided.

- Legend
- Proposed streetwall podium envelope zero setback u.n.o.
 - Proposed upper podium envelope 7m setback u.n.o. Upper level podium forms shall be horizontally articulated from the street wall podium form with cantilevered elements
 - Maximum tower envelope tower floor plate maximum area 830sqm excluding architectural screens and shading



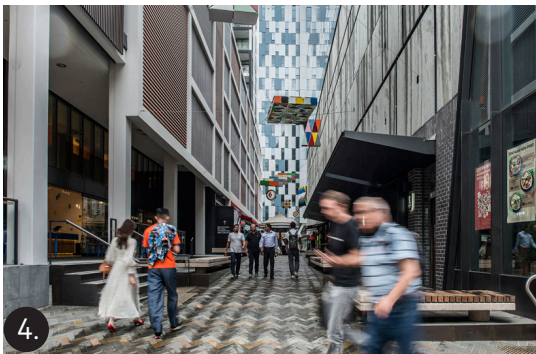
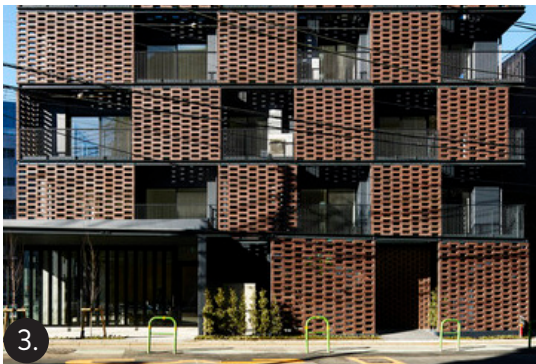
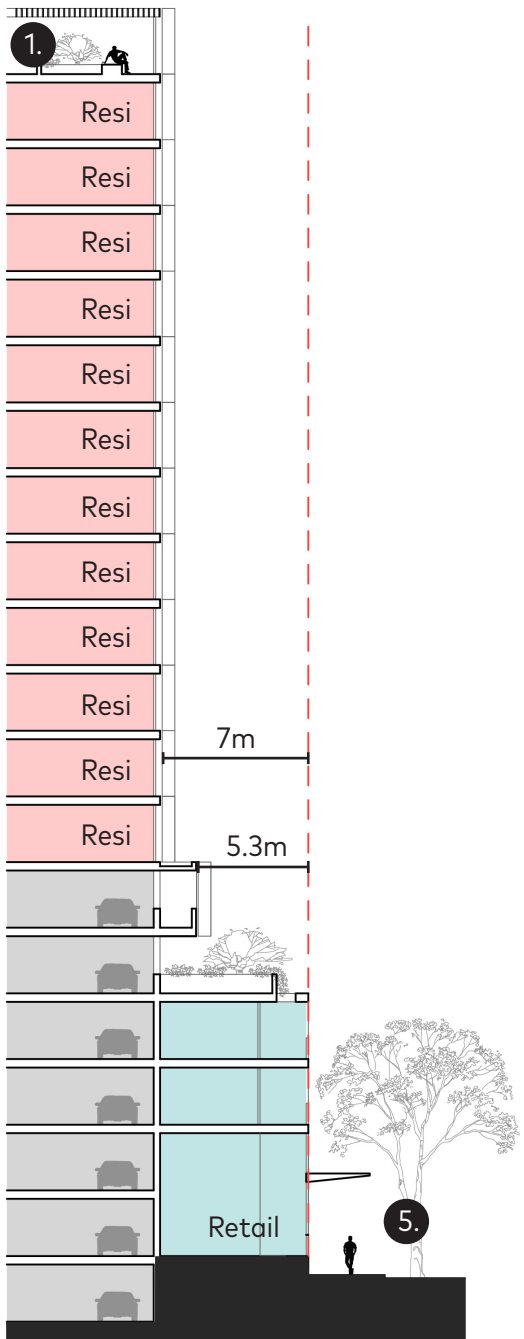
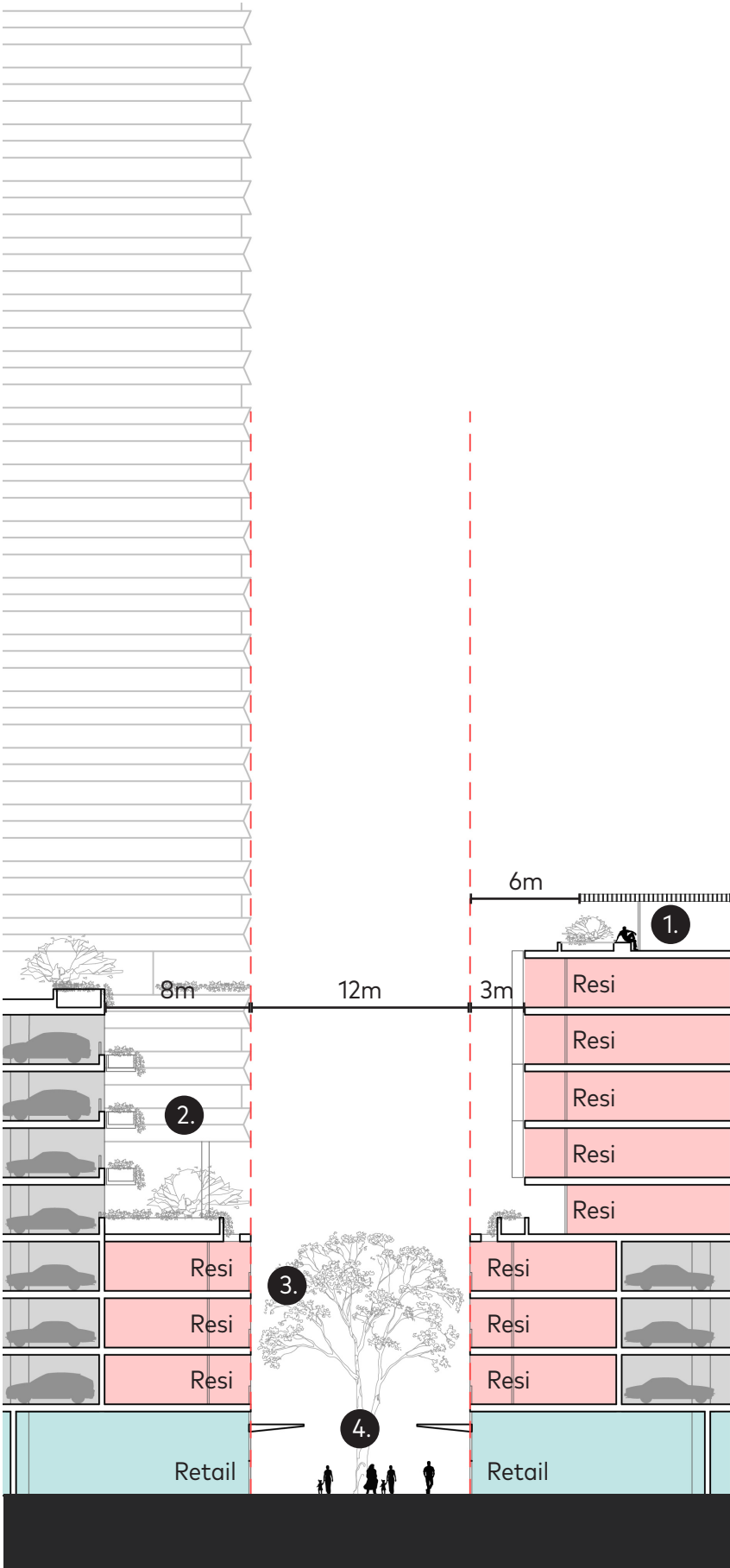
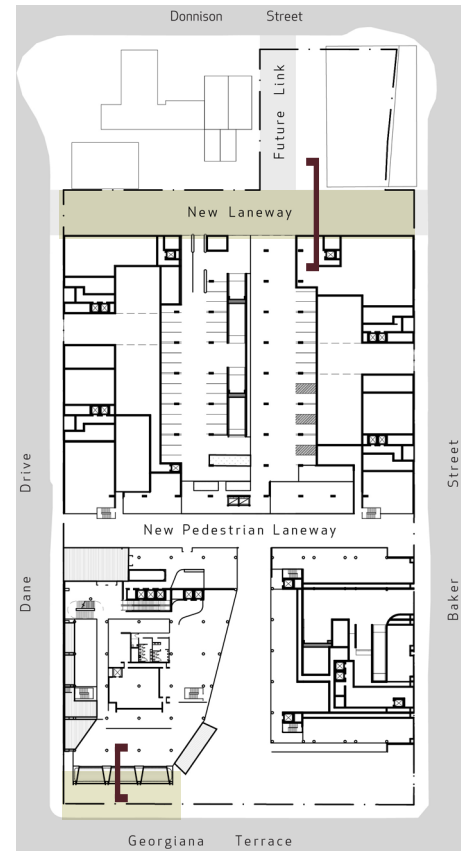
5.3 Podium

5.3.1 Street Wall & Setbacks

The majority of the podiums on site provides a 4-storey street wall height to the existing streets and new laneways, offering an appropriate human scale to the building-pedestrian interface, and aligning with Gosford DCP 2018. A 5-storey podium is proposed for the north-east block, matching the height of the existing podium of the neighbour to the east. This is a more appropriate outcome as this building abuts its neighbour with no setback.

There are no provisions for setbacks on ground level, however the proposal will be providing a setback to Georgiana Terrace, an opportunity to increase public domain towards the park and waterfront.

The proposal acknowledges that where above street wall setbacks are not consistent with the DCP in numerical value, they are aligned in objectives and character.

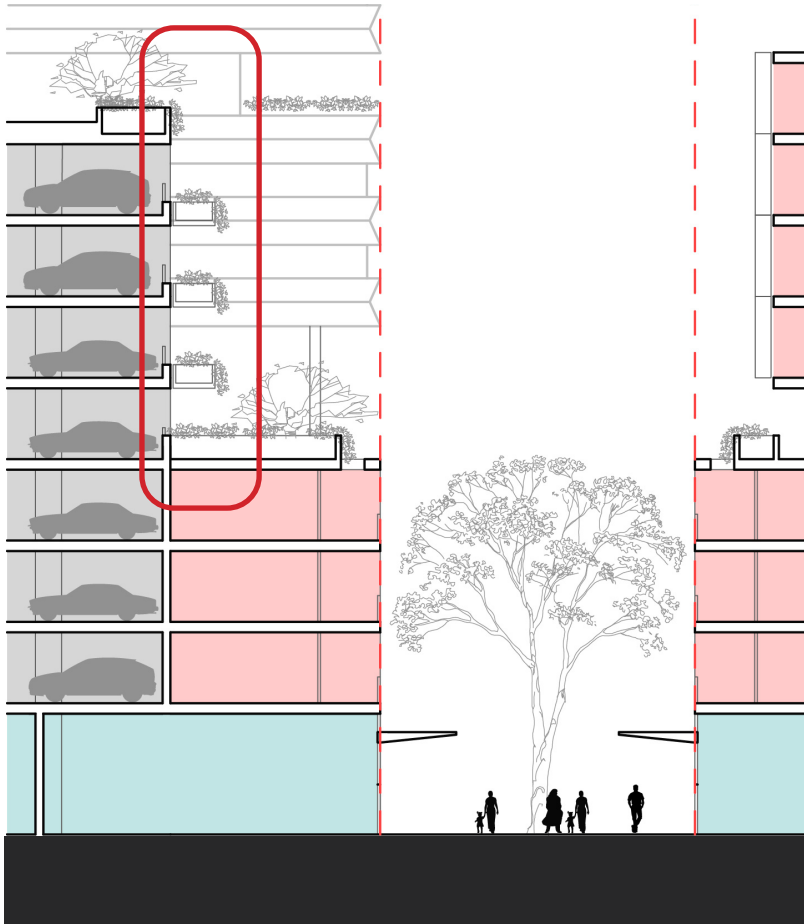


5.3 Podium

5.3.2 Podium Sleeving Strategy

The upper parking levels are also proposed to be fitted with planters so that unsleeved car parking is fully screened. Proposed measures include:

- 1. Where parking areas face streets an additional 1m deep planter is proposed to set cars well back from facade, and
- 2. Vertical perforated can fins provide additional screening from long vistas along streets.



Section of podium



Example of vertical screening for long vistas



Example of biophilic plant wall along car park facade

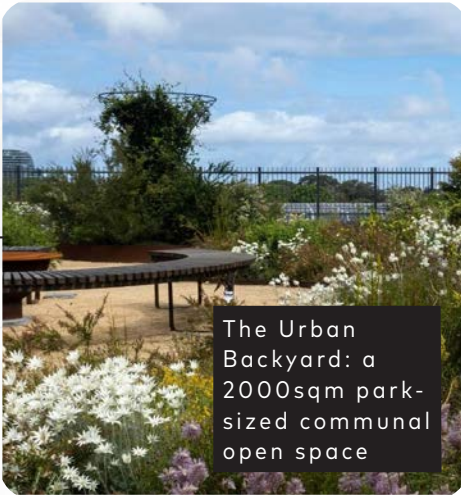
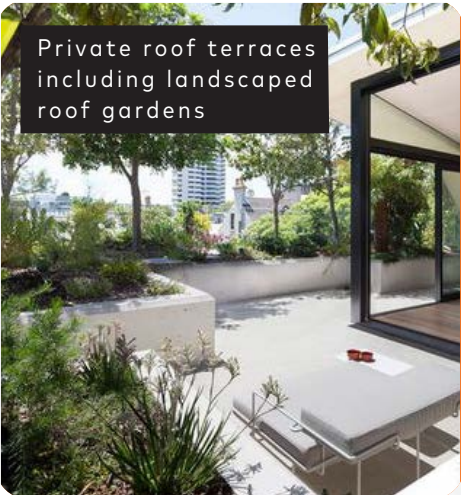
5.3 Podium

5.3.3 Roof Decks

The concept plans indicate the location of a number of roof terraces. On Baker Danes all rooftop terraces are proposed to be private due to the scale and view opportunities offered by the communal garden park and proximity to residential dwellings. Lower rooftop plant areas will be able to provide rooftop drone delivery stations. The highest roof terrace for the Georgiana Apartments will be for communal use to ensure residents have access to all-day mid winter sun.

There are three types of roof decks proposed:

- Club and Hotel Terrace: privately owned but publicly accessible outdoor spaces that includes a health and well-being centre, a bar and cocktail lounge, and hotel brasserie.
- The Urban Backyard: A sizeable open-to-air rooftop communal open space between the central towers will provide residents access to family friendly park-style amenities directly visible from their residences.
- Private Gardens: landscaped roof gardens are provided directly to a number of units through the terracing of the built form.



Plan and example images taken from TCL report.

5.3 Podium

5.3.4 Urban Backyard

The Urban Backyard concept is a proposed 0.2ha open-to-the-air rooftop communal space proposed between the central towers. This space has been designed with a dimension and design to enable safe free play and interaction with other children, enclosed and visible from surrounding residences.

The principles of the Urban Backyard looks at redesigning the courtyard apartment block to provide an ideal place for families to live, play and grow in high-density urban environments. The prioritisation of a domain space that receives maximum sun, contributes to the overall design of a narrower tower plate, to be discussed later in this report.



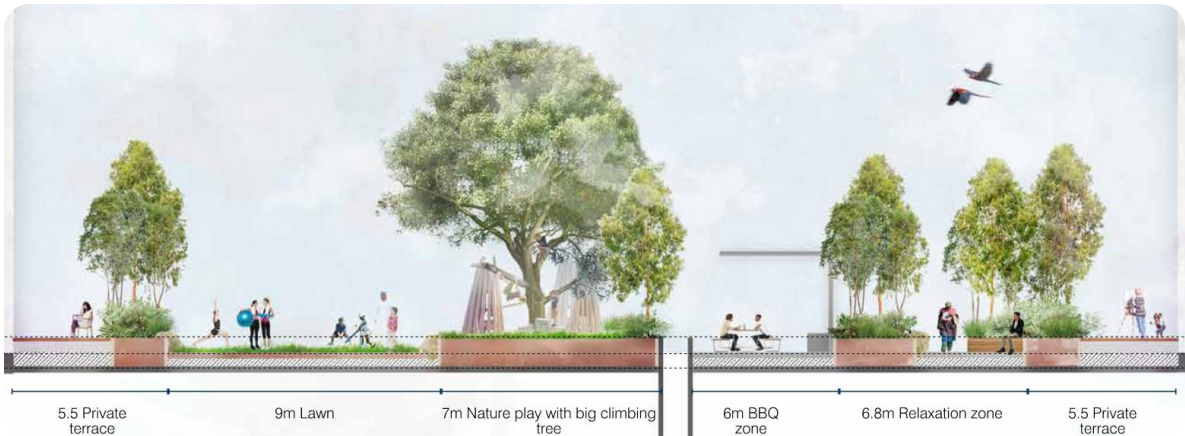
Brisbane Water Views



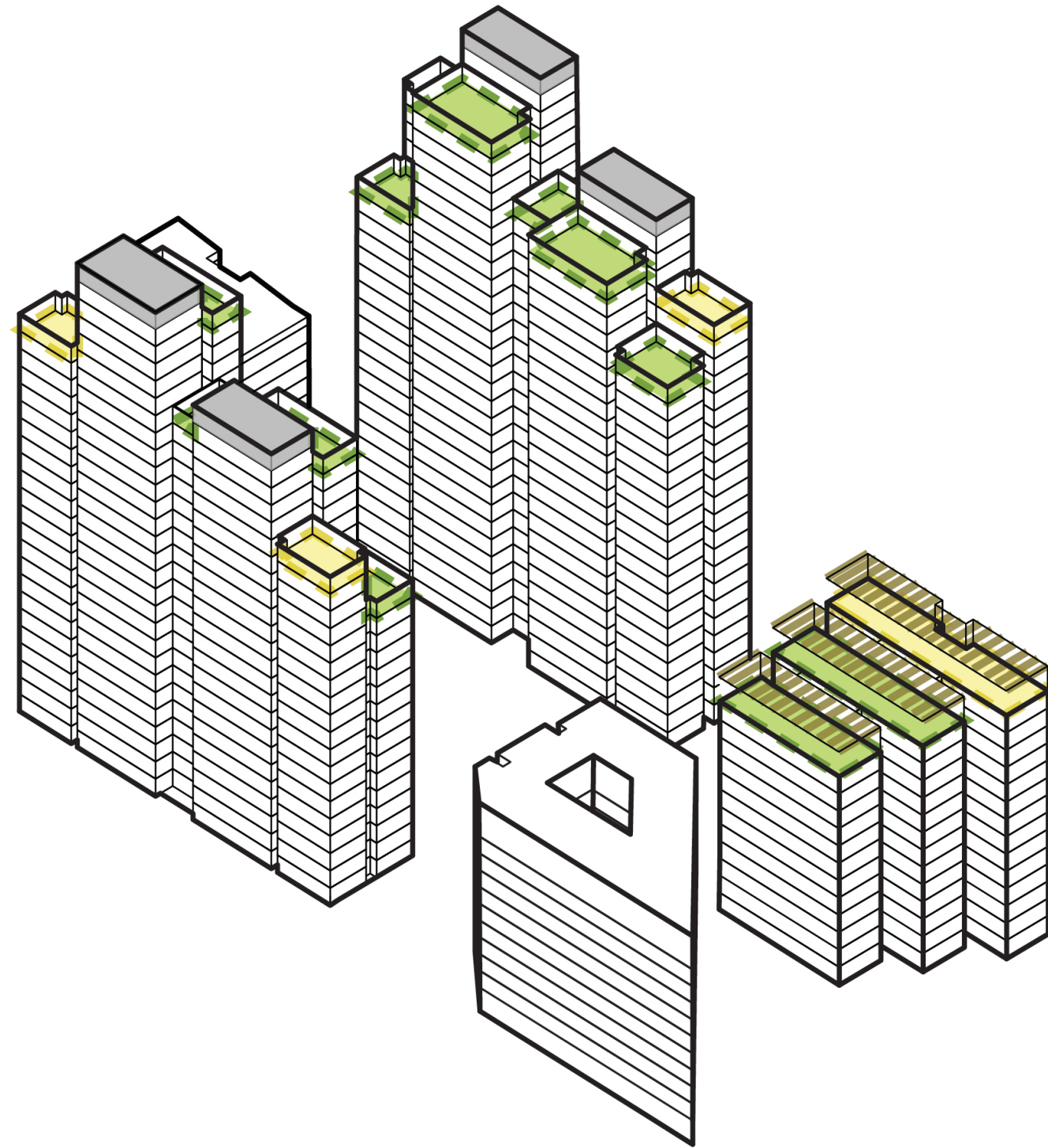
local park scale



family friendly



- min 2000 sqm communal garden
- private garden
- solar amenity
- view sharing



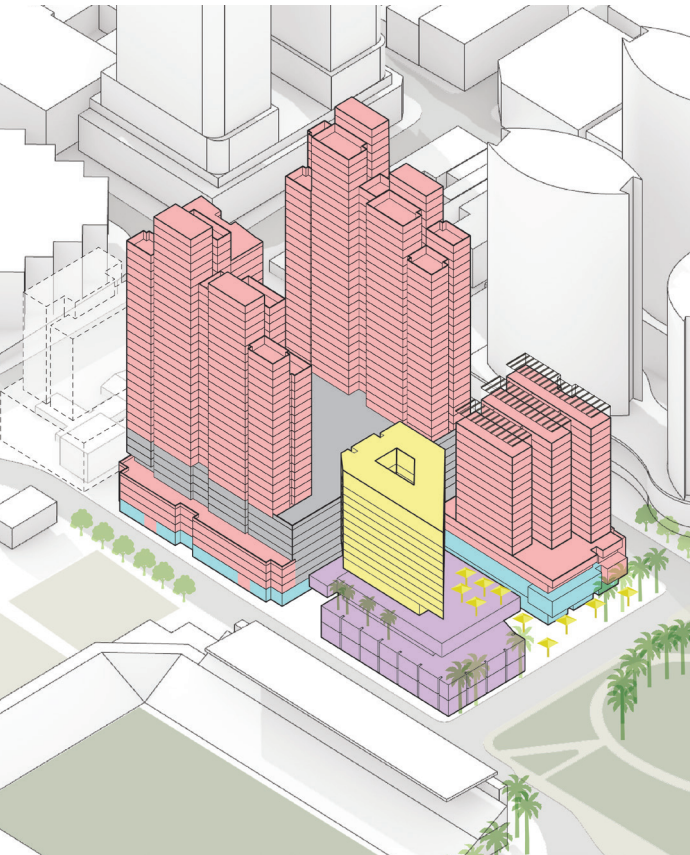
5.4 C) Towers

5.4 Towers

Above the podiums, five towers are proposed. Both towers and their podiums will each be expressed with a different architectural character in terms of expression, material and rhythm.

The Club/Hotel building is intended to have a unique form and will act as a key placemaking element. This is located adjacent the Stadium, providing synergies in clustering the main activity features in the precinct. In this location it also becomes a gateway form to the entry of the precinct when arriving from the south (such as visitors from Sydney).

The geometry of the rest of the tower forms provides a slender building when viewed from this gateway. The bulk of the two Georgiana precinct towers is arranged to create a "v" shaped valley form, reflecting ideas of maximising view sharing and solar access to public space in the Georgiana precinct.



LAND USE			
	Retail		Residential
	Club		Parking
	Hotel		



Proposed Future Building Envelopes

5.4 Towers

5.4.1 DCP Alignment

The Gosford City Centre DCP includes objectives for tower envelopes under Clause 5.2.5 'Slender Towers with High Amenity'.

This section summarises how the tower envelopes align with the DCP objectives:

A. Achieve high amenity for the public domain including access to sun light and views.

Design Response:

The tower forms are constrained to 20m in width, with an 85% Envelope to Buildable Area constraint to foster design excellence through flexibility. This will result in a minimum clear tower separation of 38.5m which in turn maximises winter sunlight to communal and public open spaces.

B. Allow for view sharing and view corridors.

Design Response:

As described above, the tower forms are constrained to 20m in width resulting in clear tower separation of 38.5m. This maximises sight lines to water and nearby natural topographic forms. The splayed apartment and hotel tower forms result from view sharing design criteria.

C. Achieve an attractive city skyline which is sympathetic to the topography and context.

Design Response:

The development utilises strongly stepped tower forms to provide an attractive city skyline and reflects the undulating topography of its setting. This will be augmented by landscaped rooftop gardens.

D. Allow for high internal amenity to development, including natural light and ventilation.

Design Response:

The benchmark tower design utilises a multi-core typology with a maximum 18m deep building depth and 60% dual aspect, which maximises access to light and ventilation for all apartments

E. Mitigate potential adverse impacts that tall and bulky buildings might have on the public domain

Design Response:

The orientation of the slender aspect of towers to the north minimises overshadowing of the public domain.

F. Reduce the apparent bulk and scale of buildings by breaking up expanses of building wall with modulation of form and articulation of facades.

Design Response:

Each tower footprint is constrained to 1,080sqm which in industry accepted master planning rules of thumb delivers 810m2 GFA; approximately a 10% increase on DCP recommendations. This is offset by the highly stepped and slender end forms. The longer forms are articulated into two primary tower forms, of differing heights with strong vertical articulations with minimum dimensions of 7m x 3.5m. Additional articulation of the 30m forms is provided through changes in height of a minimum of four storeys.

G. Provide viable and usable floor space.

Design Response:

The tower forms have been tested for floor plan viability, solar access and natural cross ventilation potential.

5.4.2 SEPP65 Alignment

The following preliminary assessment of the nine principles demonstrates that the indicative design is consistent with SEPP 65.

Principle 1: Context and Neighbourhood Character

The proposal will enhance the character of the neighbourhood and help revitalise the town centre by providing a new mixed-use hub with new public space and retail at ground floor, commercial space, new club facilities, a hotel, an integrated transit hub and 584 new residential apartments. Features that positively contribute to the neighbourhood have been retained while undesirable features have been improved wherever possible. The retention and update of the club continues the social contribution that the club has had on the neighbourhood and city. Fine grain streets within the development will provide access to retail and entertainment uses and will activate and enhance the pedestrian experience. The streetscape which currently is dominated by vehicle interfaces will be replaced with a fine grain network with extensive ground floor activated frontages. Georgiana Terrace will be transformed into a slow shared street encouraging pedestrian activity to and from Leagues Club Park.

Principle 2: Built Form and Scale

The building is separated into 5 separate buildings which while distinct in architectural language and form will complement each other. Each building provides active frontage at the ground plane with positive interface to the surrounding streets and public open spaces. Each building includes a podium for open space use and tower forms above. The tower forms have been designed to enhance and maximise outlook and solar amenity whilst limiting overshadowing of the public domain. Each building includes façade articulation, podium and roof elements which will provide architectural interest and minimise perceived visual bulk.

Principle 3: Density

The development will contribute to this need by co-locating hundreds of new residential apartments alongside retail & commercial uses, a new club & hotel, high-quality open spaces and facilitating infrastructure. The site is close to a range of transport, community, and social infrastructure facilities to support future residents and workers. The project is designed to be delivered in nine separate stages which allows for flexibility to changing market demand and requirements.

Principle 4: Sustainability

All elements of the design incorporate passive design principles with each area designed to maximise cross ventilation, and solar amenity to reduce reliance on mechanical systems. Shared parking systems will be explored to minimise the need for parking requirements and promote car-sharing, reducing carbon emmisions. The proposal incorporates several systems to reduce operational energy consumption and carbon emissions.

Principle 5: Landscape

Open space is a key feature of the development and will directly benefit the surrounding suburb, enhancing the neighbourhood of Gosford as a whole. A variety of landscape character zones are present in the proposal, and each will have its own unique character and function. These include multiple laneways encouraging connections within the site and wider connections throughout the neighbourhood, an open-air plaza and link to Leagues Club Park, and improvements to Baker Street, Dane Drive and Georgiana Terrace. Residents and visitors to the site will enjoy access to multiple open spaces on the podium and the rooftops gardens.

Principle 6: Amenity

The proposal will contribute to a high level of amenity for existing and future residents, including high quality accessible public spaces and streets, new retail, commercial and club spaces, improved parking access within a genuine mixed-use centre.

Principle 7: Safety

The development aims to maximise passive overlooking of streets, public spaces and communal open space. Ground floor retail and residential uses will provide casual surveillance of the street. The retail, club and hotel will also mean there is a security presence late into the night.

Principle 8: Housing Diversity and Social Interaction

The proposal will achieve a mix of apartment types, sizes and orientations to suit a broad range of people. The variety of community spaces will promote interaction between residents and the wider Gosford community.

Principle 9: Aesthetics

The proposal aims to foster cohesion through the site while allowing for a diversity of character between buildings to create interest and variety. Buildings are envisaged to be of differing materiality ensuring a variety of aesthetic outcomes.

5.4 Towers

5.4.3 ADG Alignment - Key Metrics

The NSW Apartment Design Guide is a resource to be used in the planning and design of residential apartment developments that are three or more storeys and have four or more dwellings.

The ADG is intended as a guideline document and does not impose compliance beyond certain non-discretionary standards referenced in State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development (SEPP65) . Per the NSW Department of Planning “the ADG is not intended to be and should not be applied as a set of strict development standards”, however it is an important benchmark for resident amenity.

ADG Solar and daylight access

Section 4A Solar and daylight access of the ADG sets out the following design criteria:

- “1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.
- 2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter”.

Under these controls all development within Gosford should provide at least 70% of all apartments with 3 hours of direct sunlight.

Given Gosfords position as an emerging metropolitan centre AJC have applied the same control as afforded to Sydney, Newcastle and Wollongong which requires 70% of apartments to achieve 2 hours of direct sunlight between 9 am and 3 pm at mid winter.

This position is supported by the 2021 draft ADG released as part of the Design & Place SEPP, which upgraded Gosford to a metropolitan centre for the purposes of ADG compliance. It has also been supported as reasonable by Central Coast Council design panels due to the circumstances that arise in precincts undergoing urban renewal resulting in high net densities.

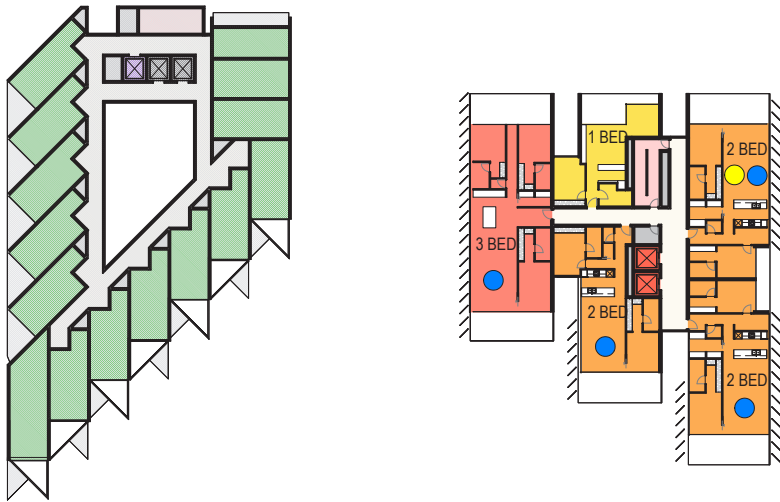
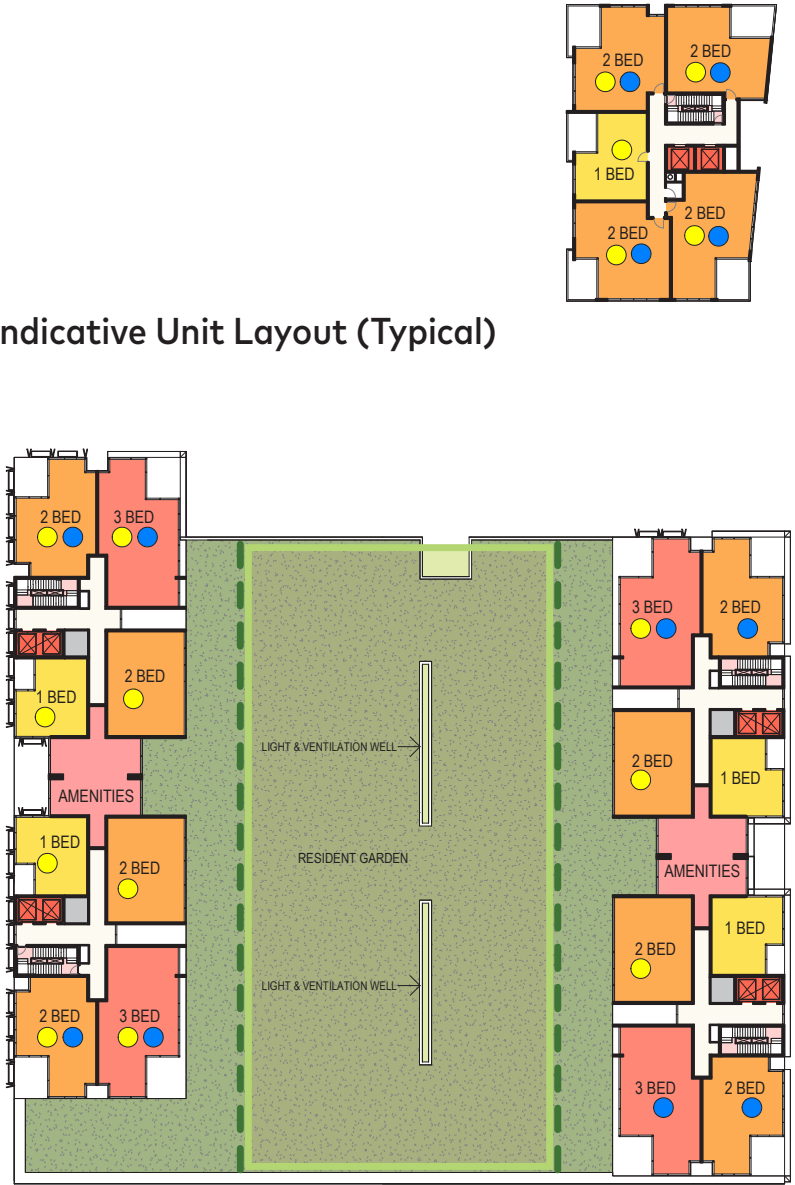
Solar Amenity

467 out of 583 apartments (80%) comply with ADG solar requirements when the 2 hour metropolitan figure is applied.

Natural Cross-Ventilation

100 out of 150 units (65%) comply with ADG cross ventilation requirements. Note that only apartments under level 9 are counted in cross ventilation figures.

Indicative Unit Layout (Typical)



- Apt achieves 2hrs solar
- Apt is cross-ventilated

5.4 Towers

5.4.4 Overshadowing

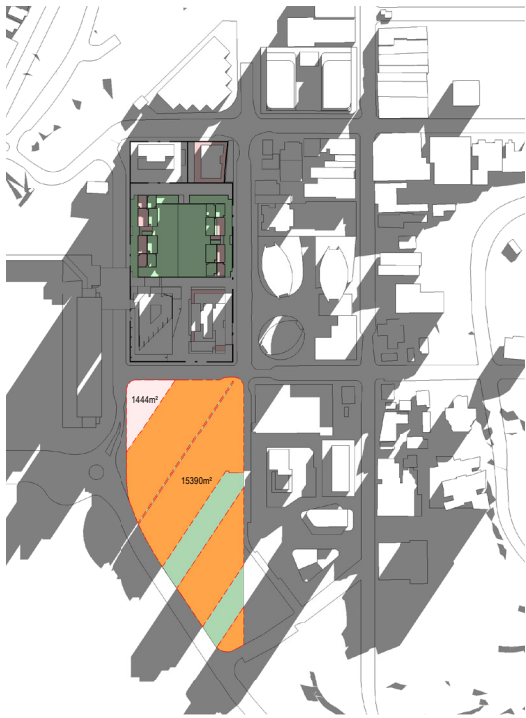
ANALYSIS

Overshadowing analysis for Leagues Club Field takes into account the existing context and the approved developments to the east at 26-32 Mann Street (Central Quarter) and 50-70 Mann Street (Waterside). Existing building shadows represented by orange fill.

Park area is 20,557sqm.

WINTER SOLSTICE RESULTS

At least 70% of League Club Field receives solar access for the four hours from 11am to 3pm in mid winter.



9AM	
Existing Shadow Cast On Park:	15,390m ²
Additional Shadow Cast On Park:	1,444m ²
Total Shadow Cast:	16,834m ²
Percentage Overshadowed:	81.9%



10AM	
Existing Shadow Cast On Park:	8,247m ²
Additional Shadow Cast On Park:	5,475m ²
Total Shadow Cast:	13,722m ²
Percentage Overshadowed:	66.7%



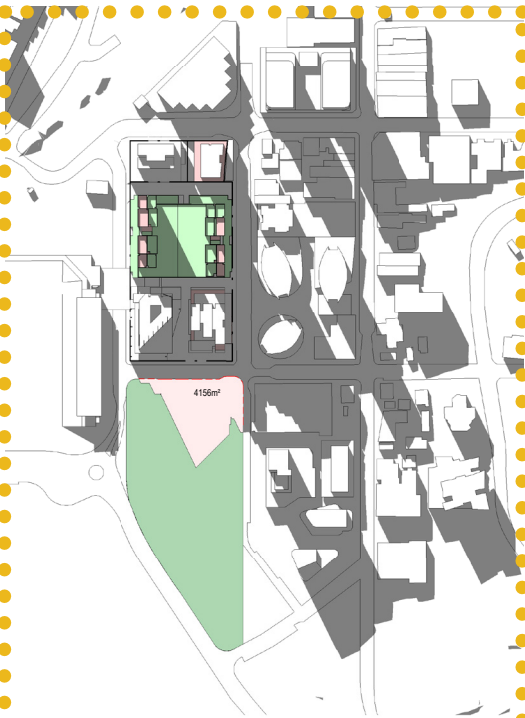
11AM	
Existing Shadow Cast On Park:	33m ²
Additional Shadow Cast On Park:	4,844m ²
Total Shadow Cast:	4,877m ²
Percentage Overshadowed:	23.7%

COMPLIES



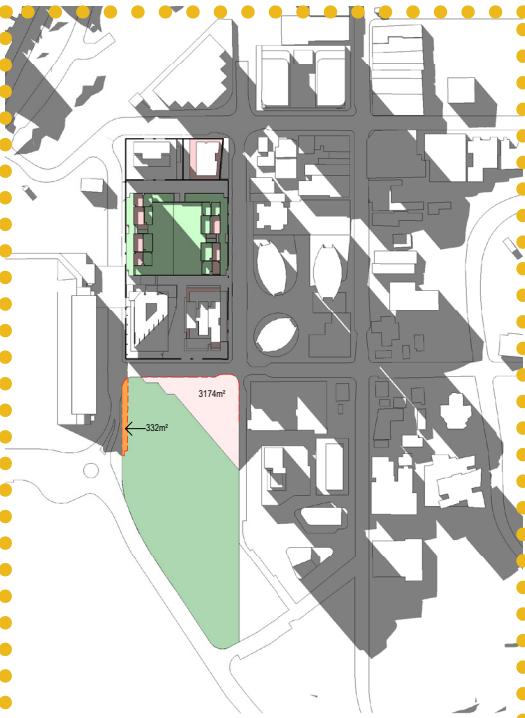
12 NOON	
Existing Shadow Cast On Park:	0m ²
Additional Shadow Cast On Park:	4,704m ²
Total Shadow Cast:	4,704m ²
Percentage Overshadowed:	22.9%

COMPLIES



1PM	
Existing Shadow Cast On Park:	0m ²
Additional Shadow Cast On Park:	4,156m ²
Total Shadow Cast:	4,156m ²
Percentage Overshadowed:	20.2%

COMPLIES



2PM	
Existing Shadow Cast On Park:	332m ²
Additional Shadow Cast On Park:	3,174m ²
Total Shadow Cast:	3,506m ²
Percentage Overshadowed:	17.1%

COMPLIES



3PM	
Existing Shadow Cast On Park:	2,011m ²
Additional Shadow Cast On Park:	1,640m ²
Total Shadow Cast:	3,651m ²
Percentage Overshadowed:	17.7%

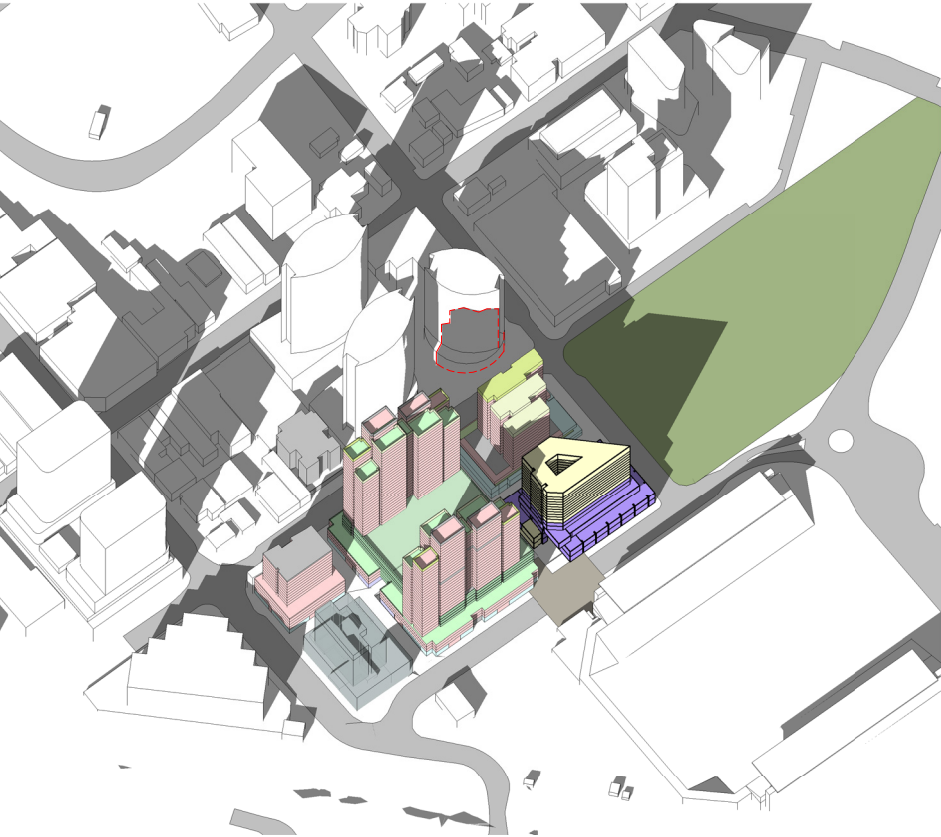
COMPLIES

5.4 Towers

5.4.4 Overshadowing

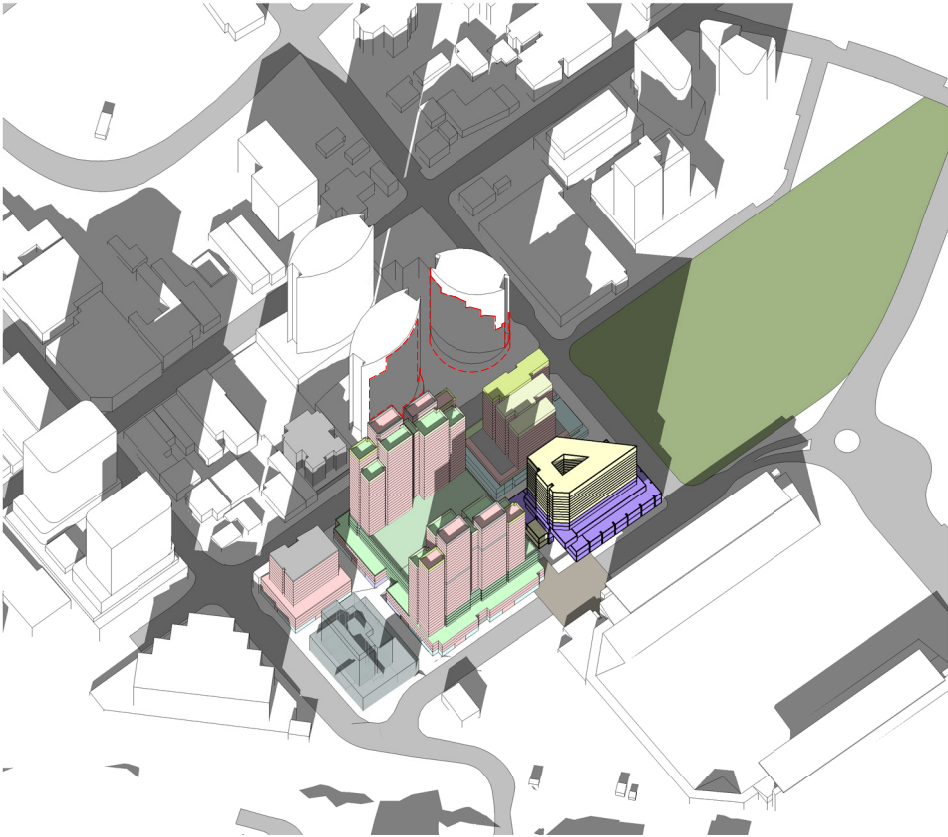
The following shows high level overshadowing analysis for the Waterside development.

Note: Solar impact from mid-winter 9AM - noon not included as the CCLC development is on the west side of the Waterside development.



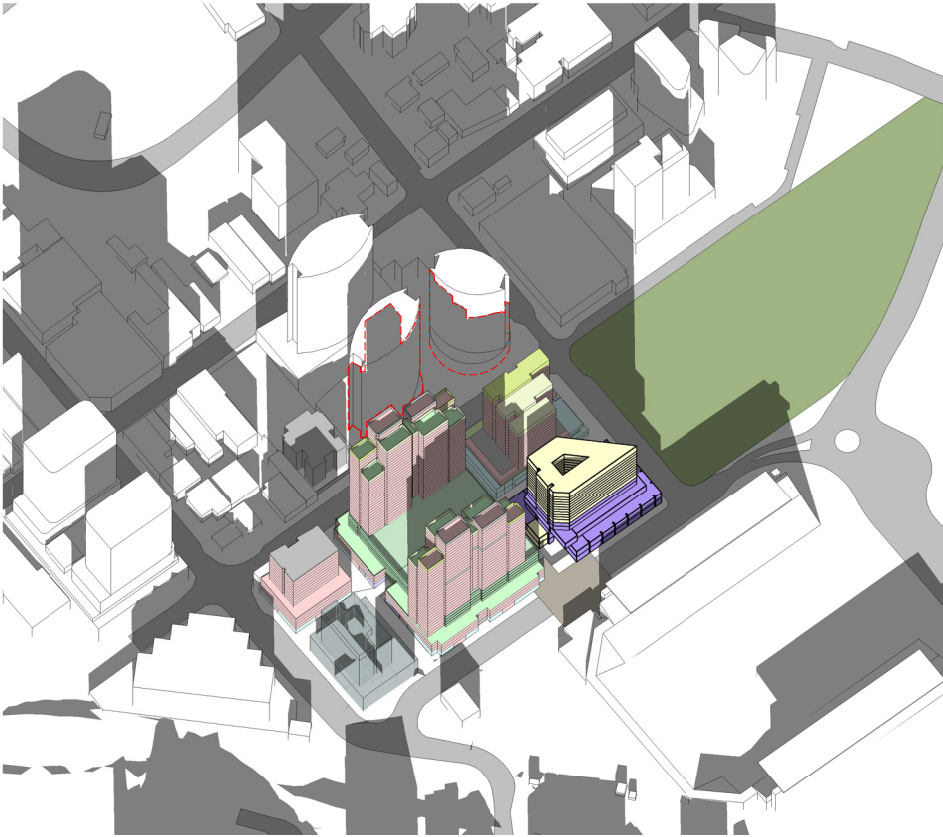
1PM

Red dashed lines indicate overshadowing of the proposed Development on the waterside development.



2PM

- 12 Baker Street: No additional overshadowing before 1pm. Partial overshadowing from 2pm to 3pm. All units retain minimum 2 hours solar



3PM

- Waterside: Generally no additional overshadowing before 12.30PM.
- Mann bldg: no additional overshadowing
- Baker bldg: no additional overshadowing to north facade living rooms (2 per floor) until 3pm. Additional overshadowing to west facade (1 to 2 per floor) pm to 3pm
- Georgiana bldg: hotel use to level 9. Additional overshadowing north facing living rooms (1 per floor) levels 10- 15 from 1pm. Minimal impact to north facade living rooms upper levels 16-21.

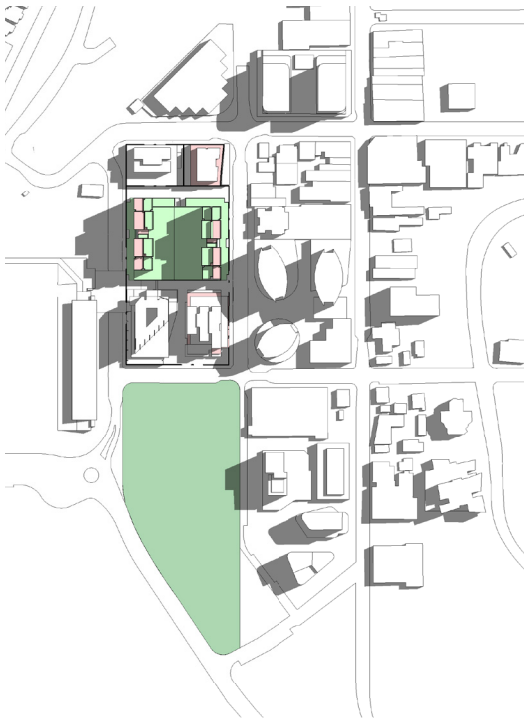
5.4 Towers

5.4.4 Overshadowing

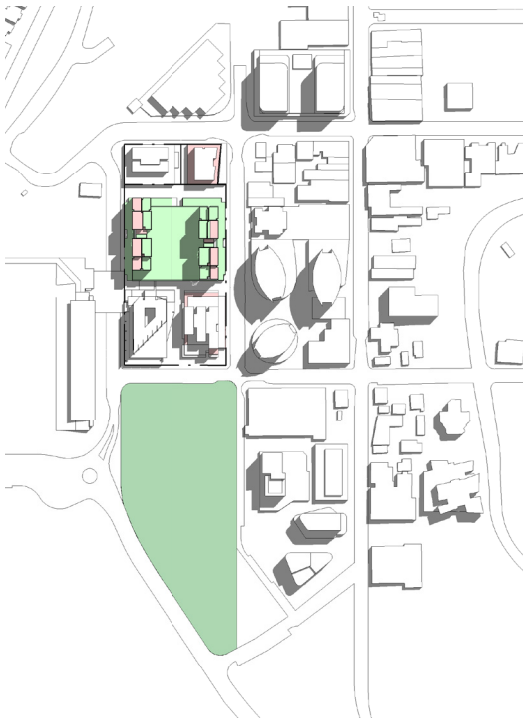
SUMMER SOLSTICE



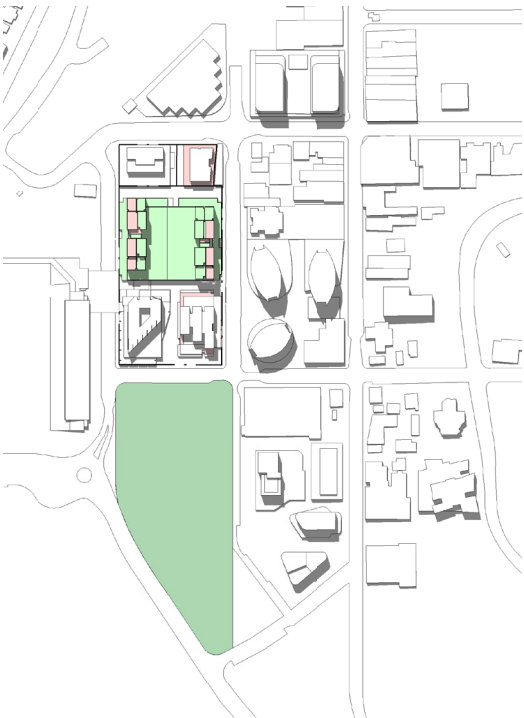
9AM



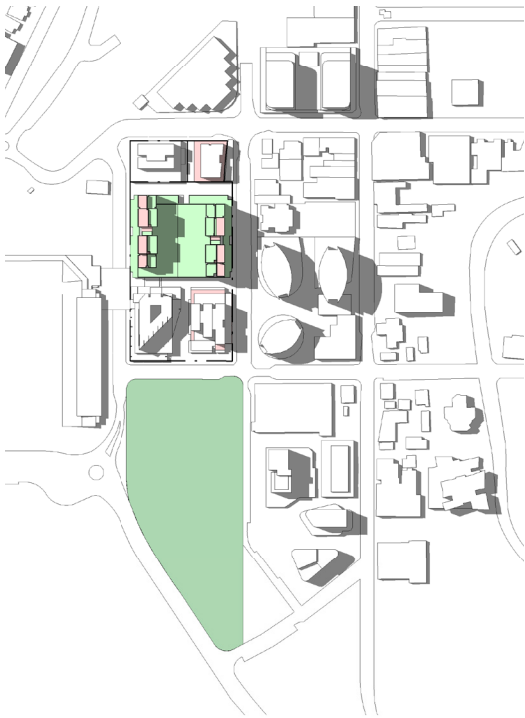
10AM



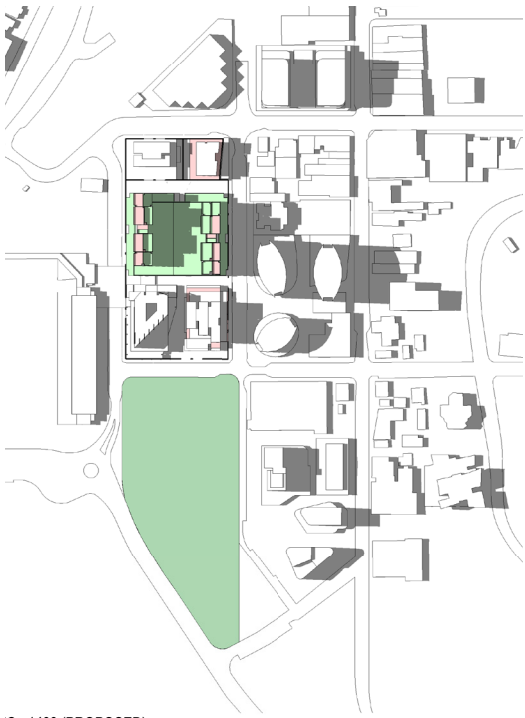
11AM



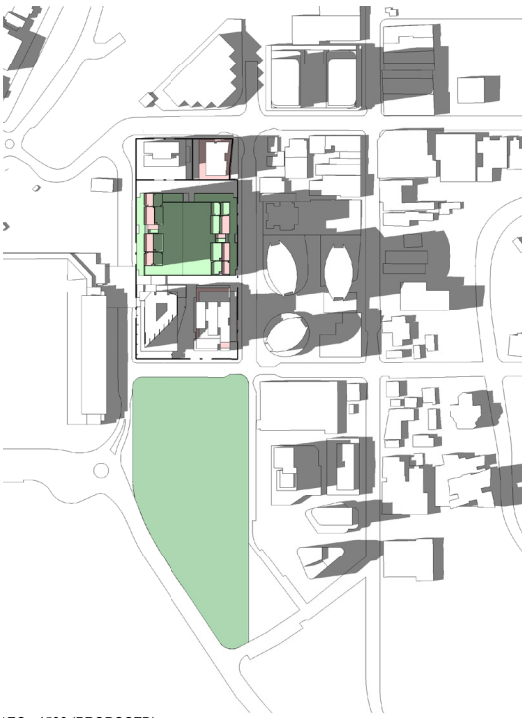
12 NOON



1PM

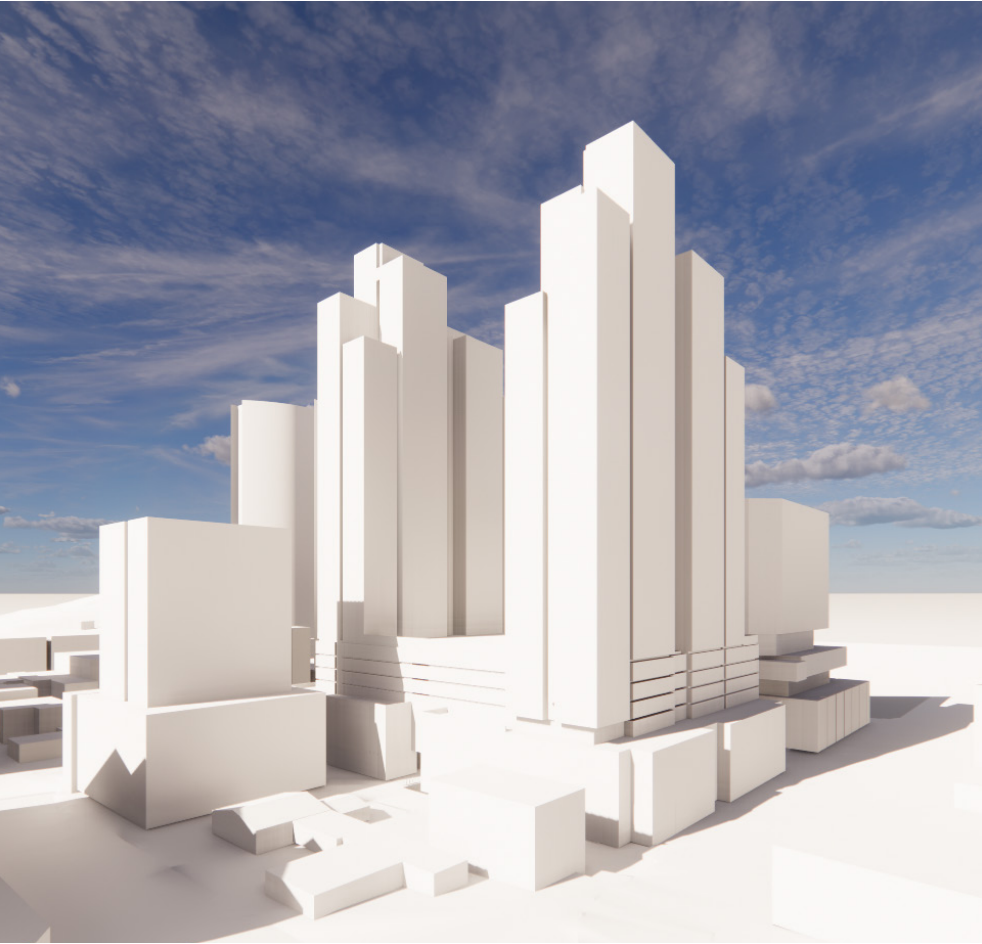


2PM

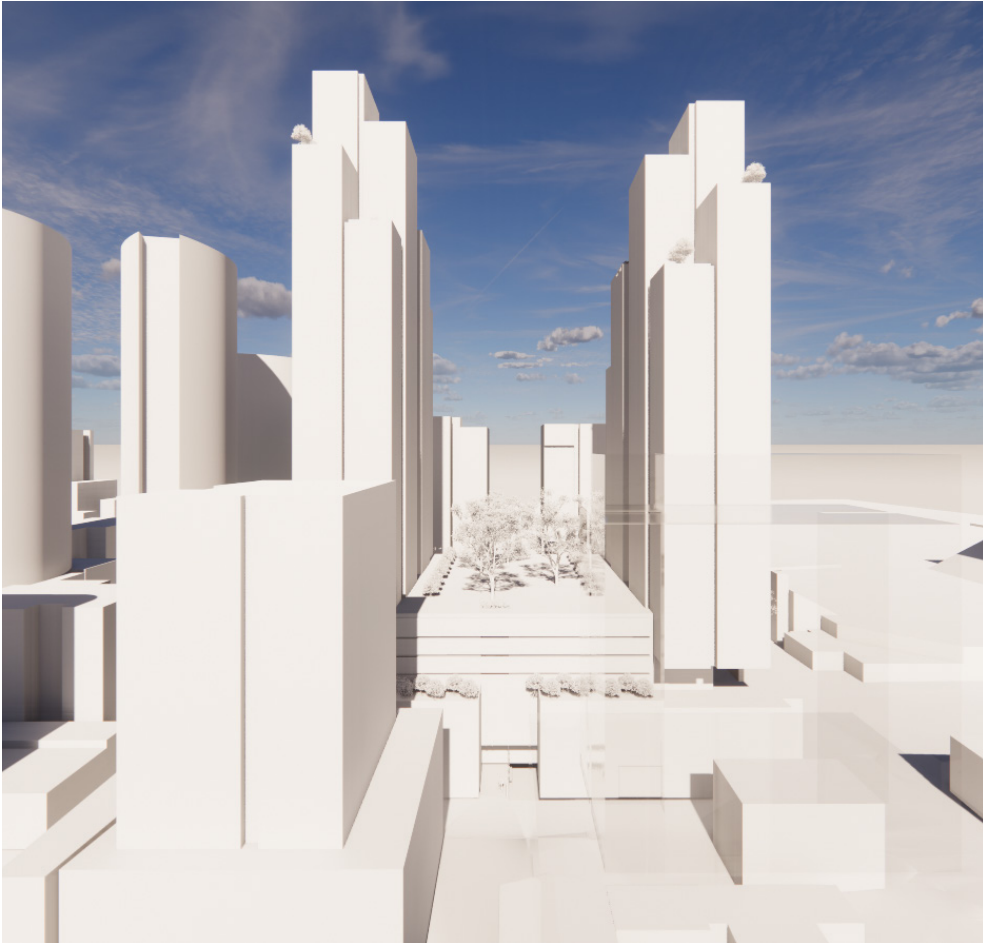


3PM

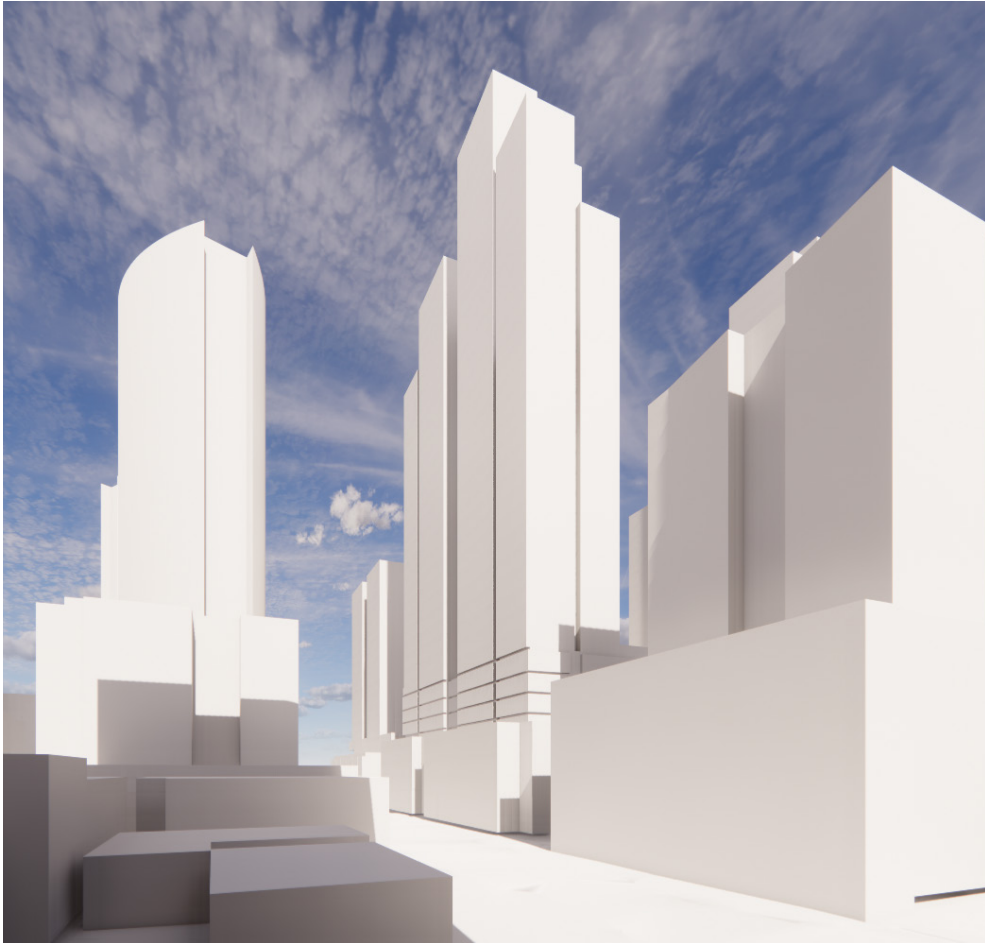
5.5 3D Views



Looking south down Dane Drive



Looking south down Donnison Link



Looking south down Baker Street

5.6 Photomontages



5.6 Photomontage Views



5.6 Photomontage Views



5.6 Photomontage Views

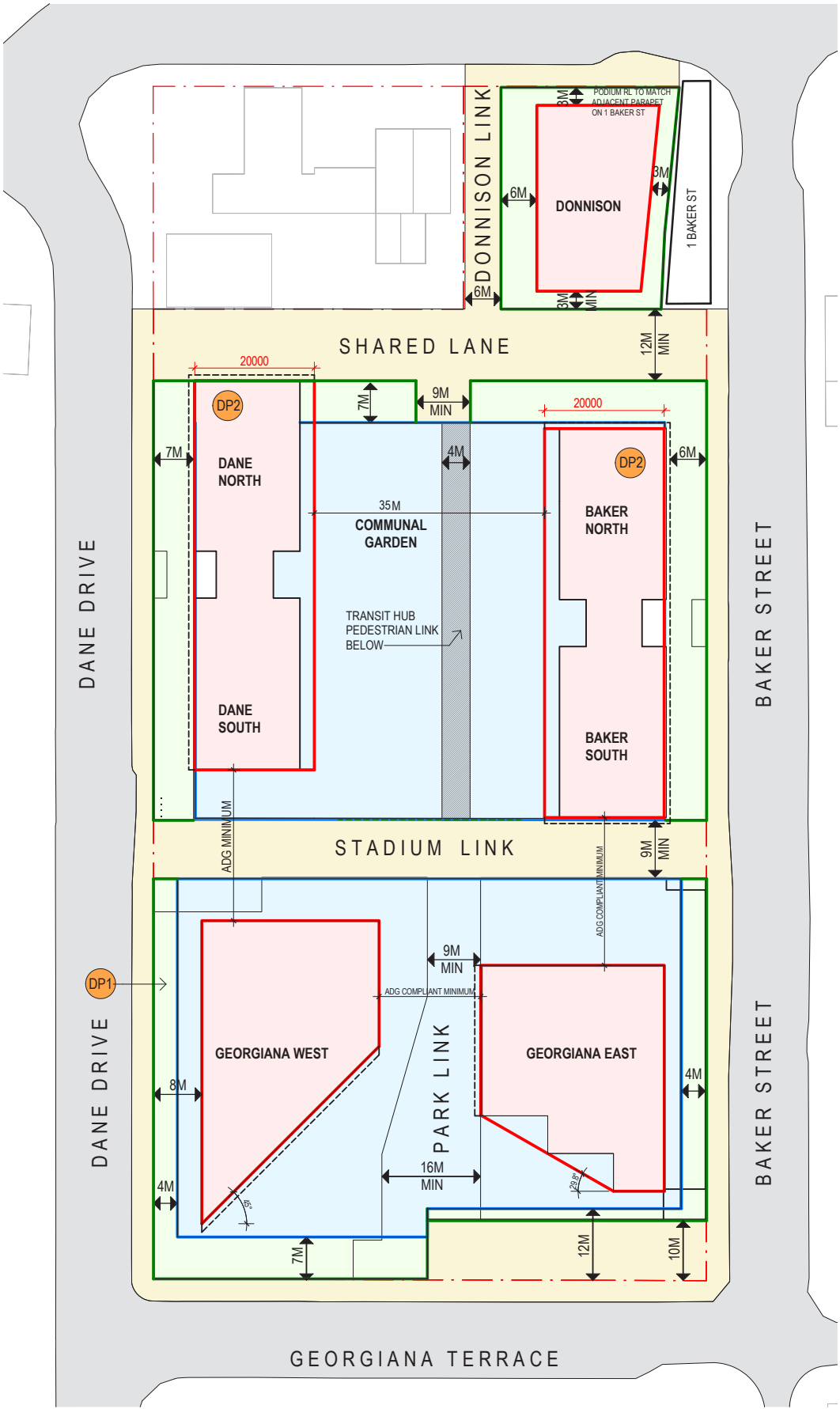


6. PROPOSED SITE CONTROLS



6.1 Design Guides

The following chapter will describe the proposed site controls for potential inclusion in the future design guide or DCP.



DESIGN PRINCIPLES

DP1 - CLUB UPPER PODIUM

- UPPER PODIUM FORMS MUST BE SETBACK A MINIMUM 4M FROM THE DANE DRIVE STREETWALL FRONTAGE & 7M FROM THE GEORGIANA TERRACE FRONTAGE, HOWEVER SOME REDUCTIONS MAY BE ACCEPTED (FROM 4M TO 3M ON DANE DRIVE) WHEN IT IS DEMOSNRATED THAT THIS CONTROL WOULD COMPROMISE THE ABILITY TO DESIGN THE UPPER PODIUM FORMS, APPROPRIATELY
- IN ADDITION TO THE ABOVE, BALCONIES, PLANTERS AND OPEN AWNINGS, MAY ENCROACH THE UPPER LEVEL SETBACK, SO THAT A MINIMUM 1.5M SETBACK IS PROVIDED ON DANE DRIVE & 3M SETBACK ON GEORGIANA TERRACE

DP2 - BAKER/DANE PRECINCT.

- GROSS BUILDING AREA (BUILDING FOOTPRINT) SHALL BE MAXIMUM 85% OF THE MAXIMUM TOWER ENVELOPE.

LEGEND

- TOWER FLOOR PLATES HAVE A MAX GFA OF 830SQM. TOWERS ON GEORGIANA HAVE MAX GFA OF 750SQM.
- UPPER PODIUM SETBACK IS 7M UNLESS NOTED OTHERWISE
- PODIUM STREET WALL HAS ZERO SETBACK UNLESS NOTED OTHERWISE
- ARCHITECTURAL ELEMENT 1M
- MINIMUM SETBACK
- INDICATIVE TOWER ENVELOPE
- PUBLIC DOMAIN TO BE PROVIDED



1:1,000 @ A3

6.1 Design Guides

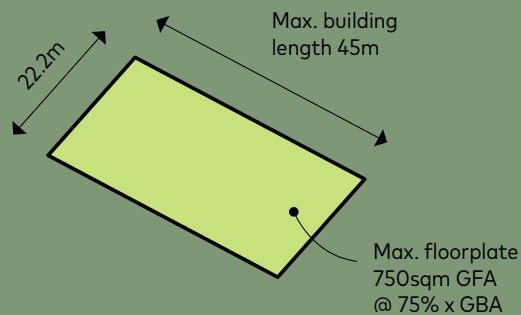
6.1.1 Slender Towers With High Amenity (Gosford City Centre DCP 2018 5.2.5)

Objectives

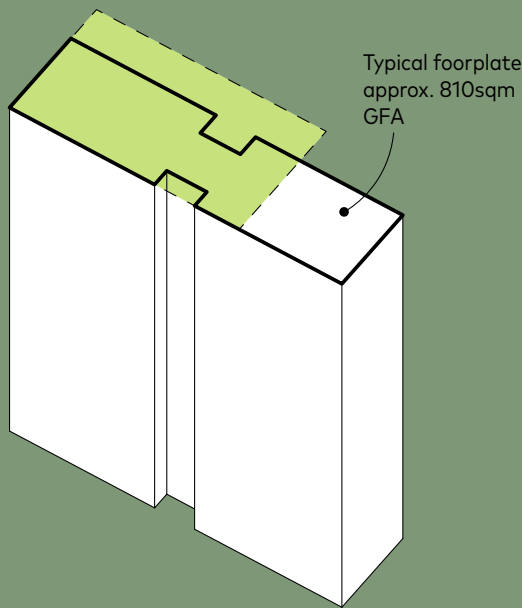
- A Achieve high amenity for the public domain including access to sun light and views.
- B Allow for view sharing and view corridors.
- C Achieve an attractive city skyline which is sympathetic to the topography and context.
- D Allow for high internal amenity to development, including natural light and ventilation
- E Mitigate potential adverse impacts that tall and bulky buildings might have on the public domain
- F Reduce the apparent bulk and scale of buildings by breaking up expanses of building wall with modulation of form and articulation of facades.
- G Provide viable and useable floor space.

Controls

- For development within the B zones (B3, B4 and B6), the maximum floorplate size for towers is:
 - 750sqm GFA for residential uses, serviced apartments and hotels.
 - 1500sqm GFA for commercial uses (office space).Note - This maximum floor plate control applies only to towers, and not to podium level development.
- In other zones, the maximum GFA of a tower level is 20% of the total GFA and up to 500sqm GFA max.
- The maximum building length for towers in any direction is 45m.
- All tower forms must be set back a minimum 8m from the street wall frontage, however reductions may be accepted (from 8m to 6m) on some sites where it is demonstrated that this control would compromise the ability to design the podium or tower appropriately.
- All building frontages for a tower with a length over 30m should be:
 - expressed as two vertical forms
 - include a clear 'break' of minimum 1m width and 1m depth
 - include a stepped height difference of minimum two storeys
- Tower heights should be varied. Where two towers are provided on one site, their height above ground level should have a minimum of 15% variation between each tower (e.g. with three towers, the tallest should be minimum 30% taller than the shortest).
- For sites with more than one tower, separation between buildings should be considered in accordance with the specified distances for each component use, as if there is a boundary between them.

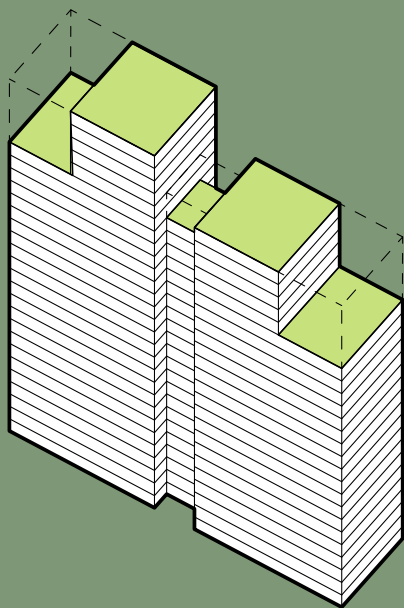


Floorplate aligns with DCP - has a maximum size of 750sqm GFA at an efficiency of 75% of GBA. Maximum building length is 45 meters.



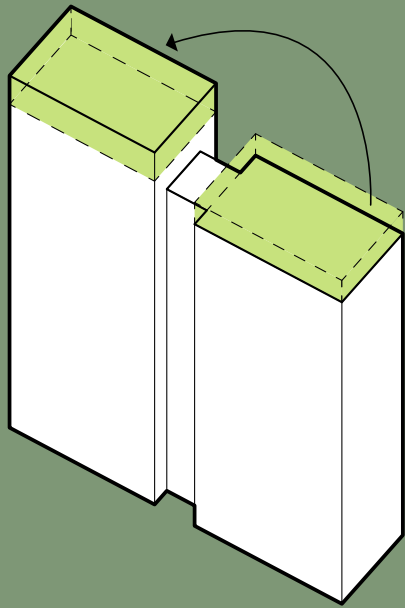
All buildings with a footprint that exceeds GFA of 750sqm or building length of 45m should be:

- expressed as two tower forms with a maximum length of 35m and,
- include a clear 'break' of minimum 6m width and 3.5m depth



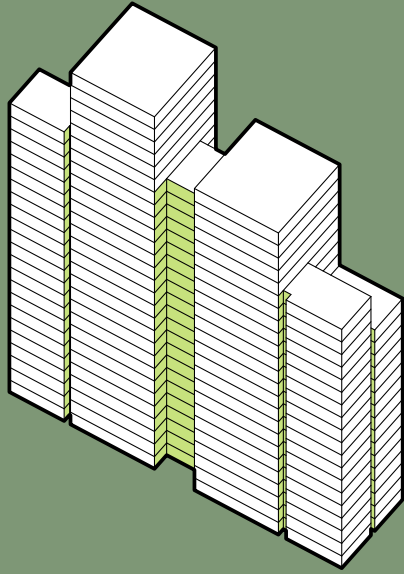
All building frontages for a tower with a length over 30m should be:

- be further broken into tower forms that have heights that are varied, and
- include stepped height difference of minimum 5 storeys



Buildings with multiple tower forms should:

- have heights that are varied and
- include stepped height difference of minimum 4 storeys



Tower forms with a building length that exceeds 30m should include vertical articulation in the form of 'notches' of minimum 1m width and 1m depth

6.1 Design Guides

6.1.2 Street Wall Heights And Upper Podium

(Gosford City Centre DCP 2018 5.2.2)

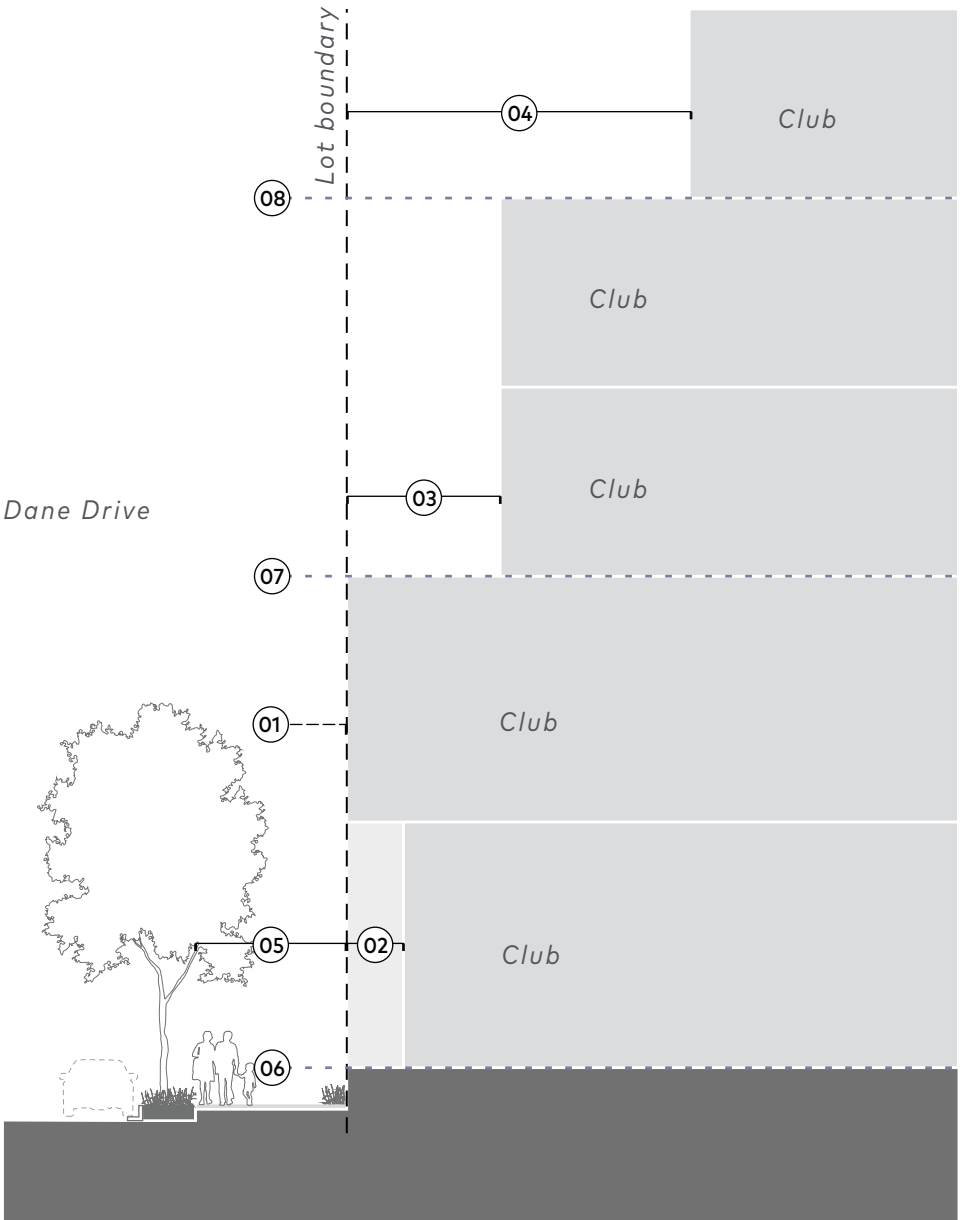
Objectives

- A Achieve comfortable street environments for pedestrians in terms of daylight, scale, sense of enclosure and wind mitigation as well as a healthy environment for street trees.
- B Reinforce the intrinsic character and scale of existing and heritage buildings in Gosford City Centre whilst also enable flexibility in contemporary building design.
- C Protect solar access to key streets and public spaces.
- D Encourage a strong architectural expression.
- E Provide for views of the hillsides from key locations.
- F Achieve a consistent and strong building line where desirable for urban design and streetscape reasons.

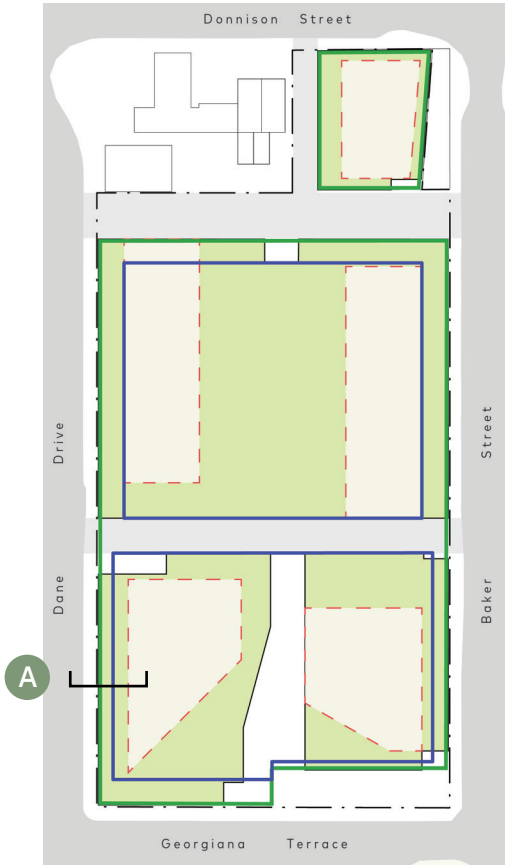
Controls

- The street frontage height of buildings must comply with the minimum and maximum heights above mean ground level on the street front as shown in Figure 8.
- All built form above the street wall height should be set back a minimum of 3m from the building line of the street wall frontage. This may include:
 - an 'upper podium' of up to 2 storeys/7m (in height) and side setbacks should be provided consistent with the Apartment Design Guide; and
 - a tower element above this, which is to be consistent with the controls in Section 5.2.5 of this document.

Setback at ground level	Street wall height (metres)	Up to street wall	Above street wall
0m	6 - 14	0m	6m



- A
- 01. Podium street wall has zero setback
 - 02. Setback from boundary to glass line - min 1.5M
 - 03. Upper podium setback from boundary - 4M
 - 04. Tower setback from boundary - 8M
 - 05. Existing footpath
 - 06. Flood level assumption - existing Club floor level
 - 07. Maximum podium street wall height - 14.5M
 - 08. Maximum upper podium height - 25M

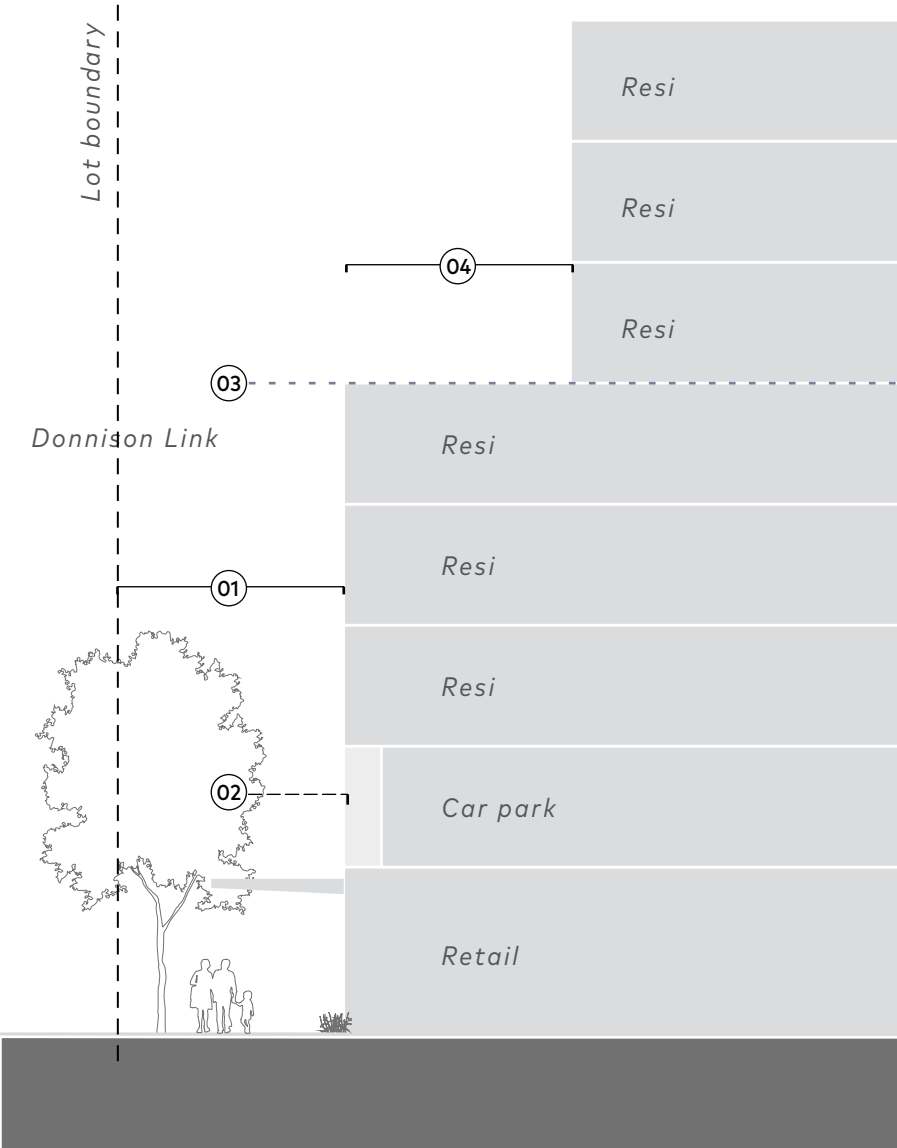


- Legend
- Podium street wall has zero setback unless noted otherwise
 - Upper podium setback is 7m unless noted otherwise
 - Tower floor plates have a max GFA of 830sqm. Towers on Georgiana have max GFA of 750sqm.

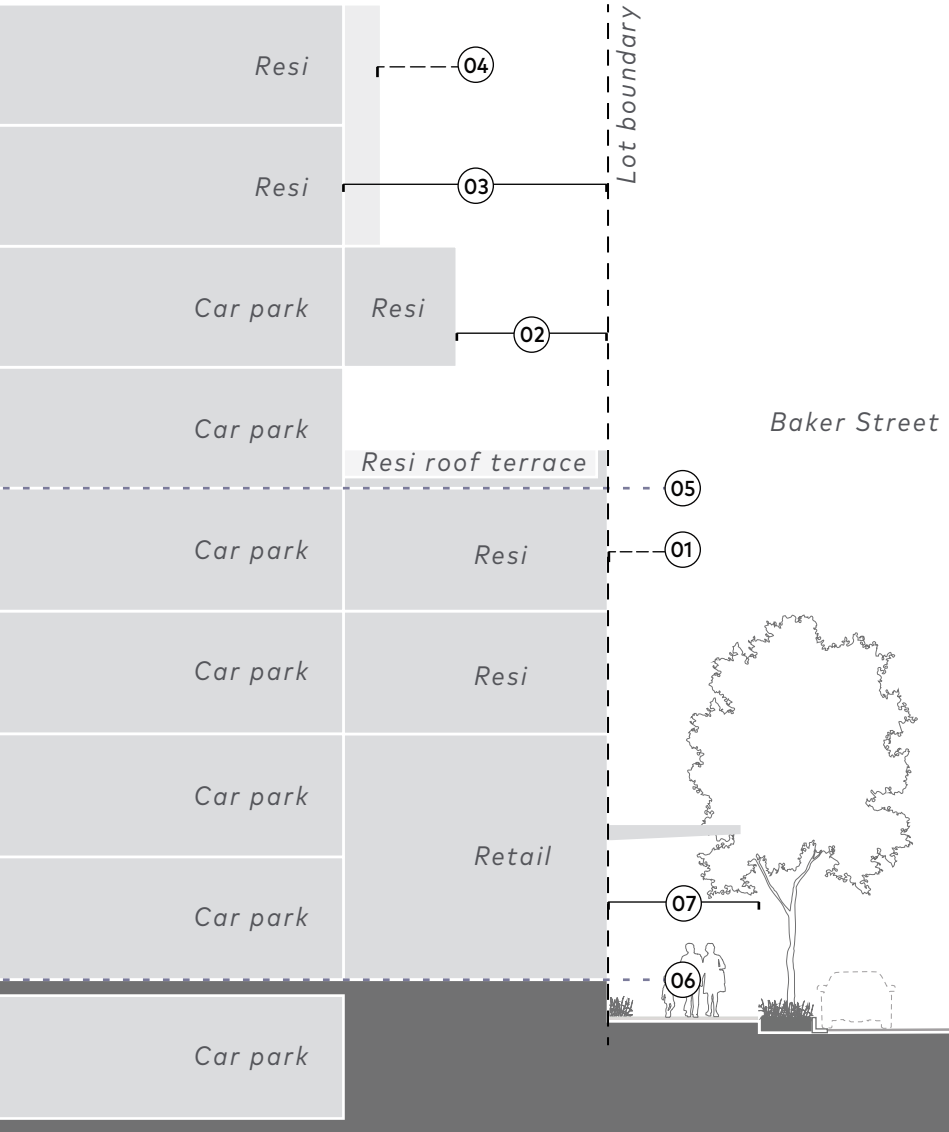
6.1 Design Guides

6.1.2 Street Wall Heights And Upper Podium

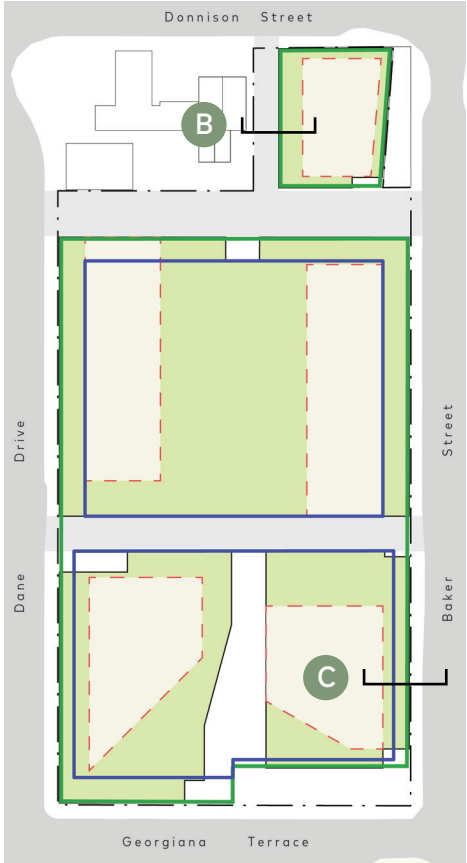
(Gosford City Centre DCP 2018 5.2.2)



- B**
- 01. Setback from lot boundary - 6M
 - 02. Zone to accomodate carpark screening - max 1M
 - 03. Street wall height to align with No.1 Baker Street - RL 21.2
 - 04. Tower setback to podium - min 6M



- C**
- 01. Podium street wall has zero setback
 - 02. Upper podium setback from boundary - min 4M
 - 03. Tower setback from boundary - min 7M
 - 04. Zone for screens or planters - max 1M
 - 05. Maximum podium street wall height - 14.5M
 - 06. Flood level assumption - existing Club floor level
 - 07. Existing footpath

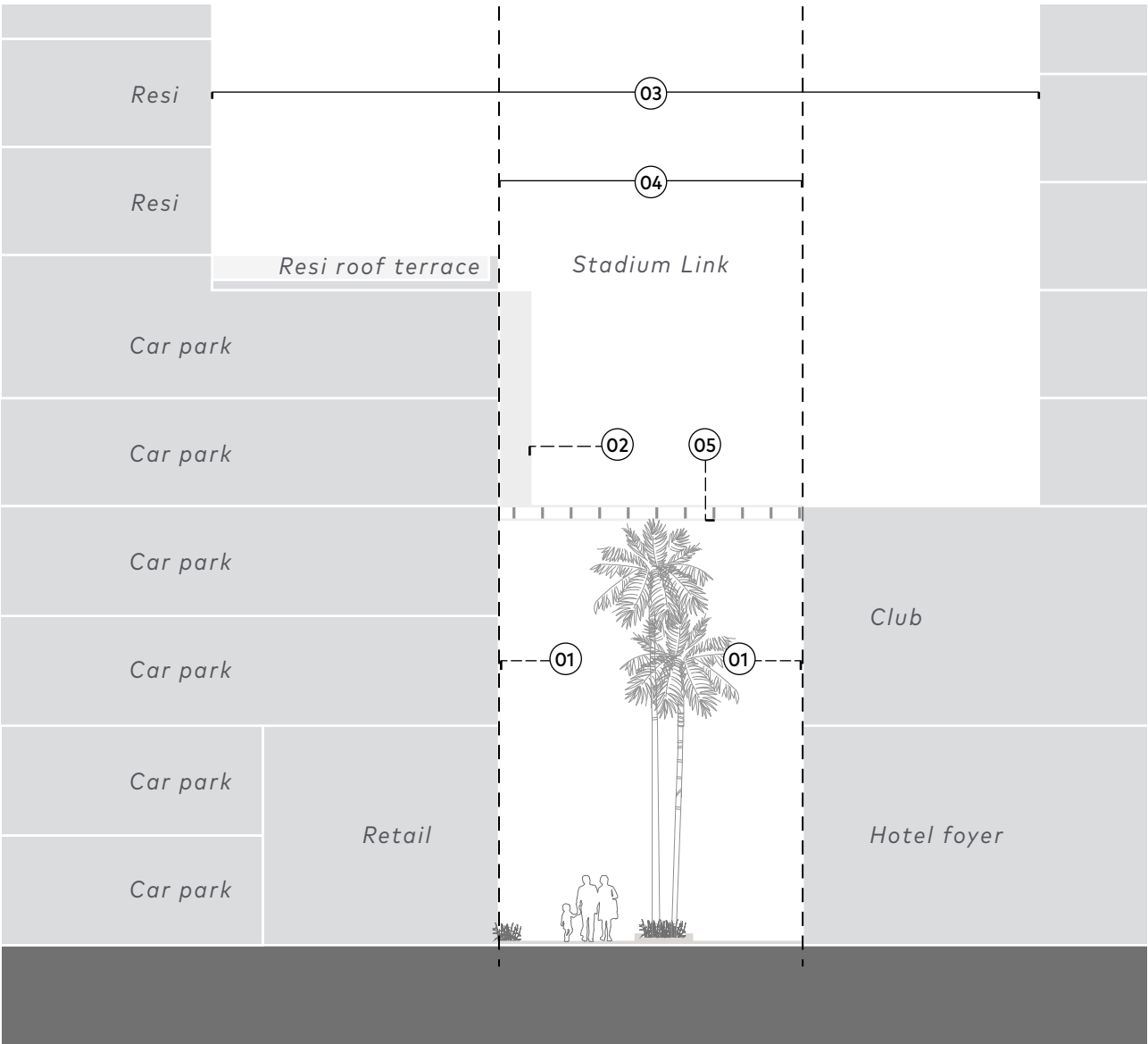


- Legend**
- Podium street wall has zero setback unless noted otherwise
 - Upper podium setback is 7m unless noted otherwise
 - Tower floor plates have a max GFA of 830sqm. Towers on Georgiana have GFA of 750sqm.

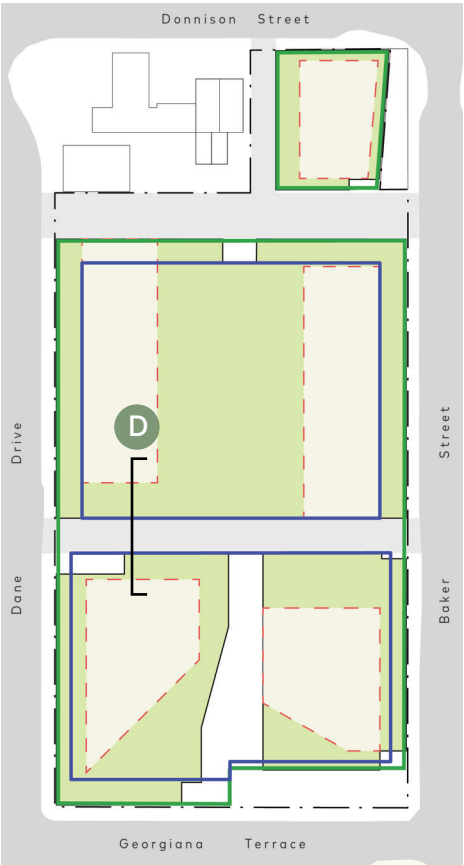
6.1 Design Guides

6.1.2 Street Wall Heights And Upper Podium

(Gosford City Centre DCP 2018 5.2.2)



- D 01. Podium street wall has zero setback
- 02. Zone to accomodate car park screening - max 1M
- 03. Tower separation to ADG
- 04. Width of Stadium Link - min 9M
- 05. 12M min clear height

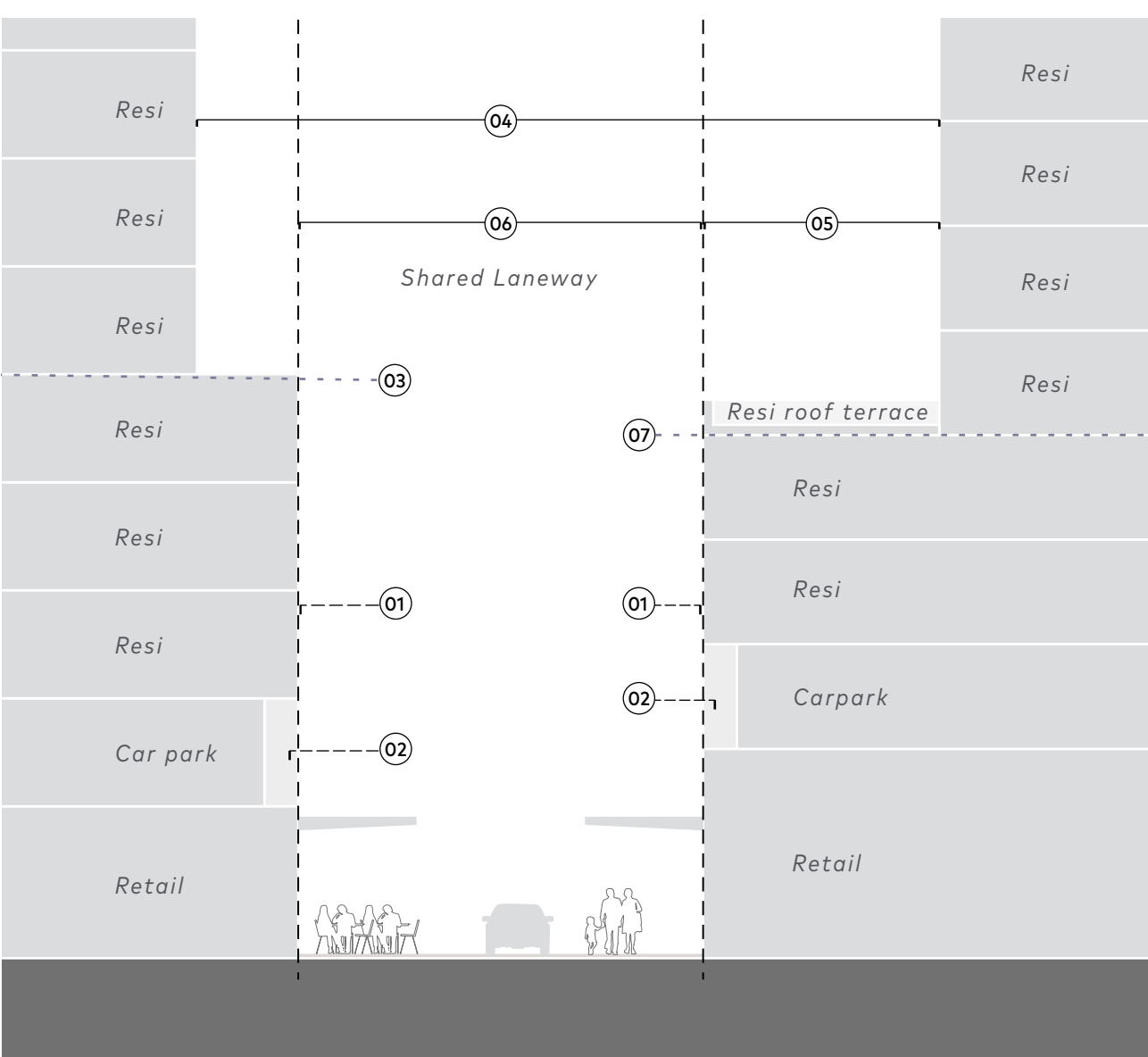


- Legend
- Podium street wall has zero setback unless noted otherwise
 - Upper podium setback is 7m unless noted otherwise
 - Tower floor plates have a max GFA of 830sqm. Towers on Georgiana have GFA of 750sqm.

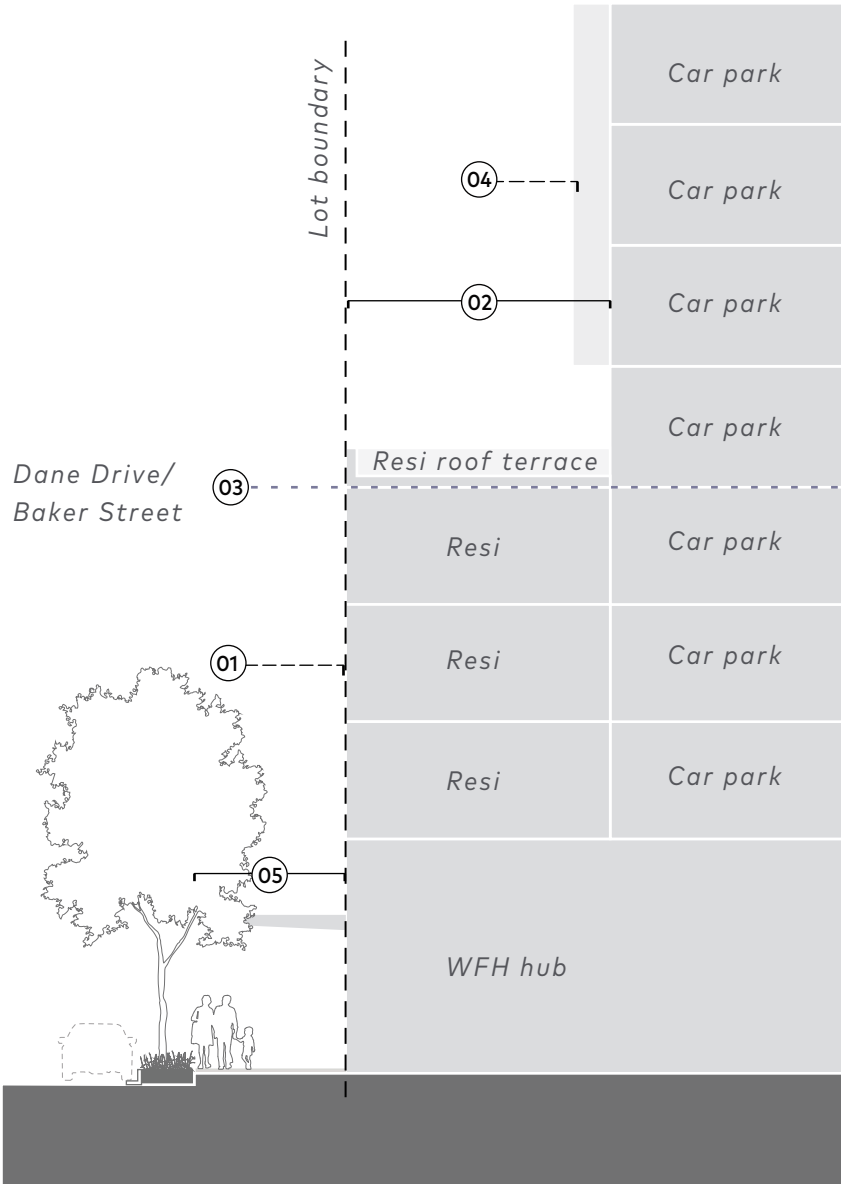
6.1 Design Guides

6.1.2 Street Wall Heights And Upper Podium

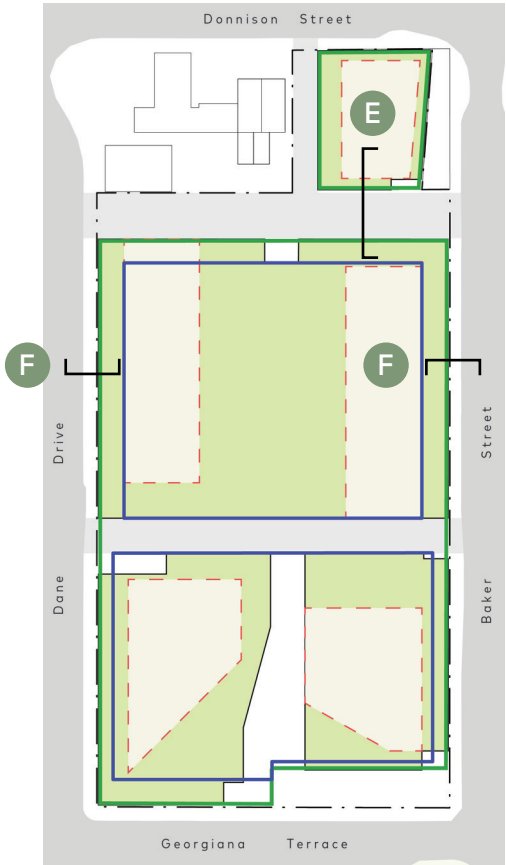
(Gosford City Centre DCP 2018 5.2.2)



- E** 01. Podium street wall has zero setback
- 02. Zone to accomodate car park screening - max 1M
- 03. Street wall height to align with No.1 Baker Street - RL 21.2
- 04. Tower separation to ADG
- 05. Tower setback from boundary determined by ADG
- 06. Width of Shared Laneway - min 12M
- 07. Maximum podium street wall height - 15.5M



- F** 01. Podium street wall has zero setback
- 02. Tower setback from boundary - 7M
- 03. Maximum podium street wall height - 15.5M
- 04. Zone for screens or planters - max 1M
- 05. Existing footpath



- Legend
- Podium street wall has zero setback unless noted otherwise
 - Upper podium setback is 7m unless noted otherwise
 - Tower floor plates have a max GFA of 830sqm. Towers on Georgiana have GFA of 750sqm.

7. STAGING

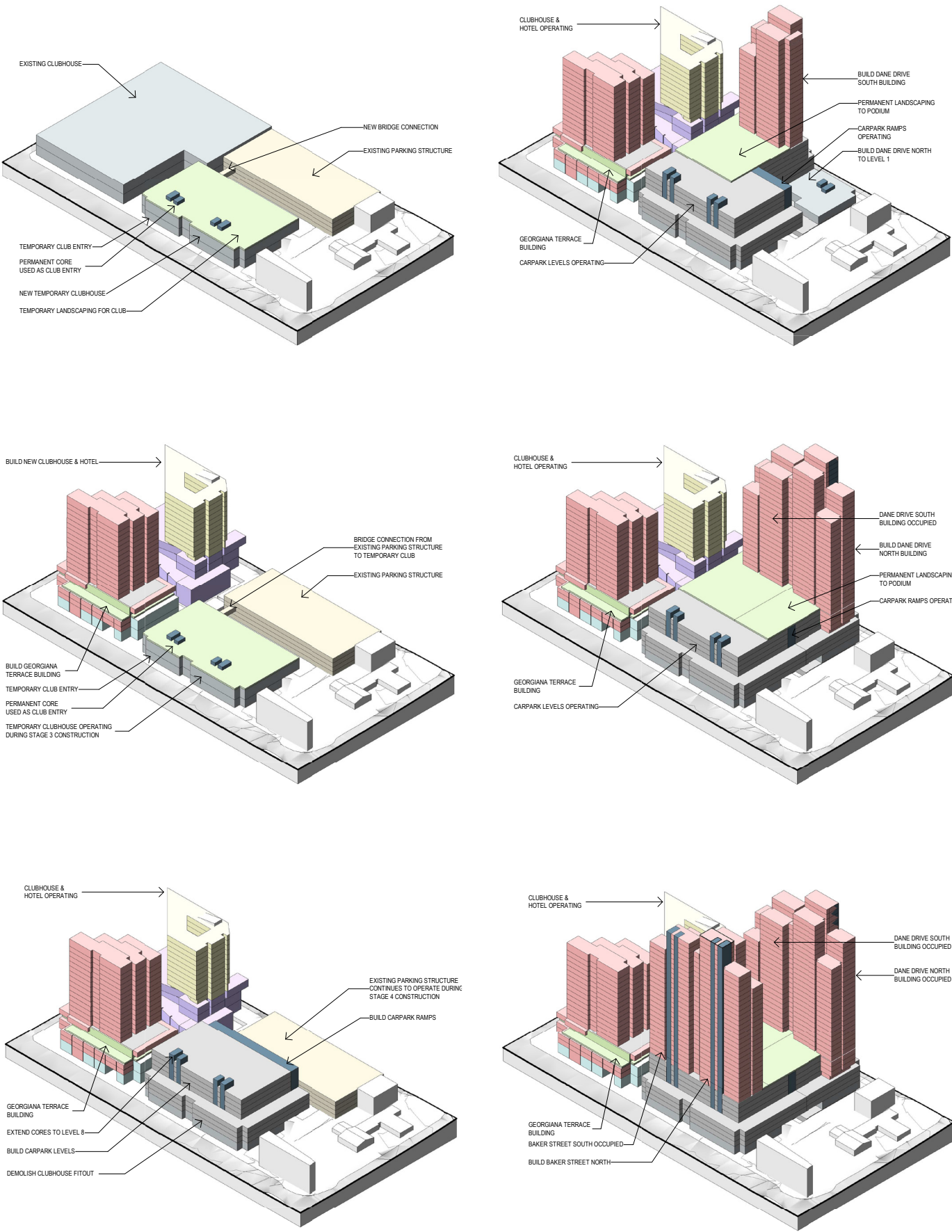


7.1 Staging

The staging strategy for the CCLC development is designed to maintain Club operations including its parking requirements through the entire development, and to release dwelling units at a pace matched by the potential take-up rate in Gosford.

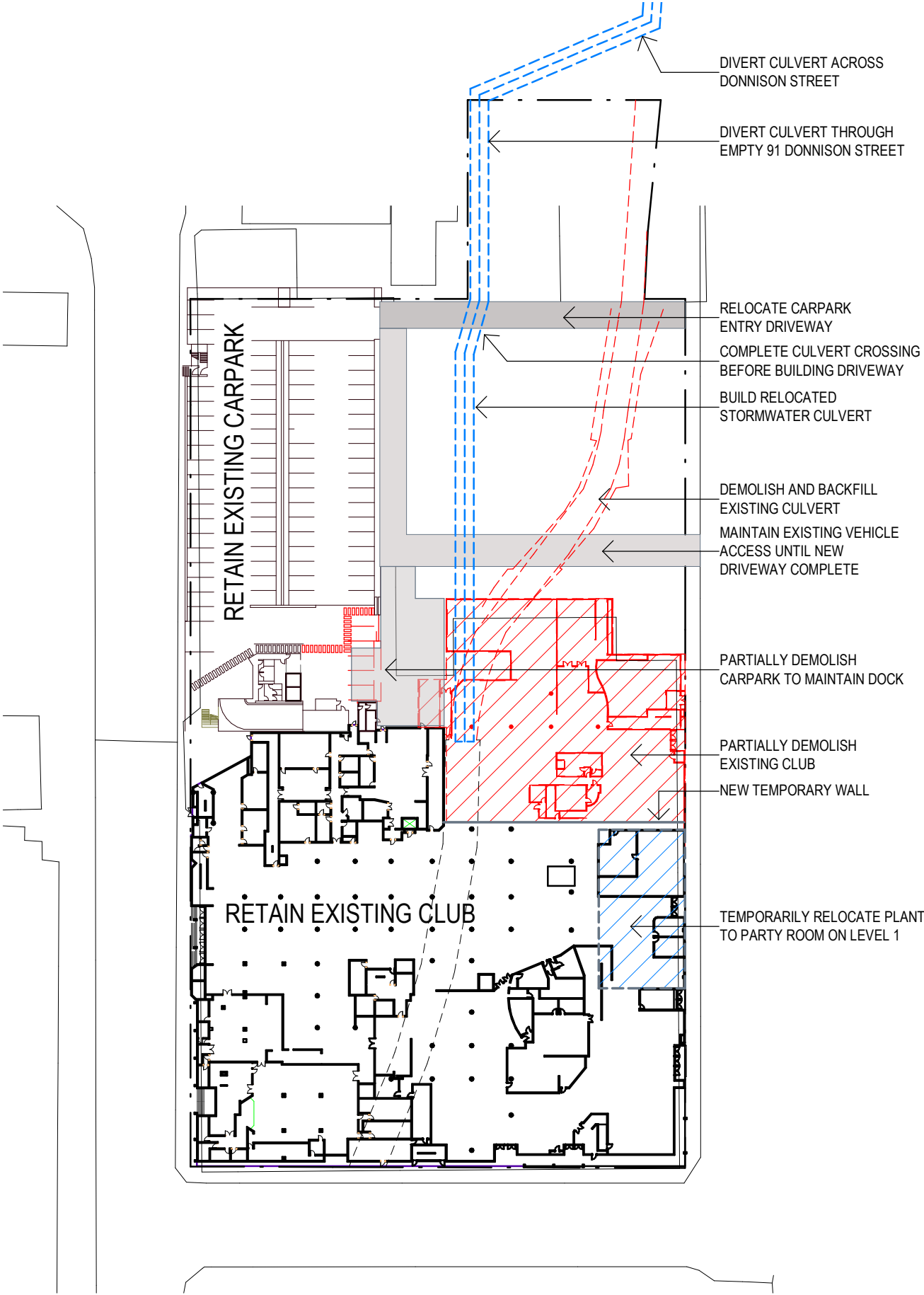
Significant economics and design work has been undertaken to ensure that the CCLC projects does not join the dozens of stalled developments that have detrimentally impacted the physical experience of the Gosford City Centre.

This Chapter provides diagrams indicating the proposed staging of the development.



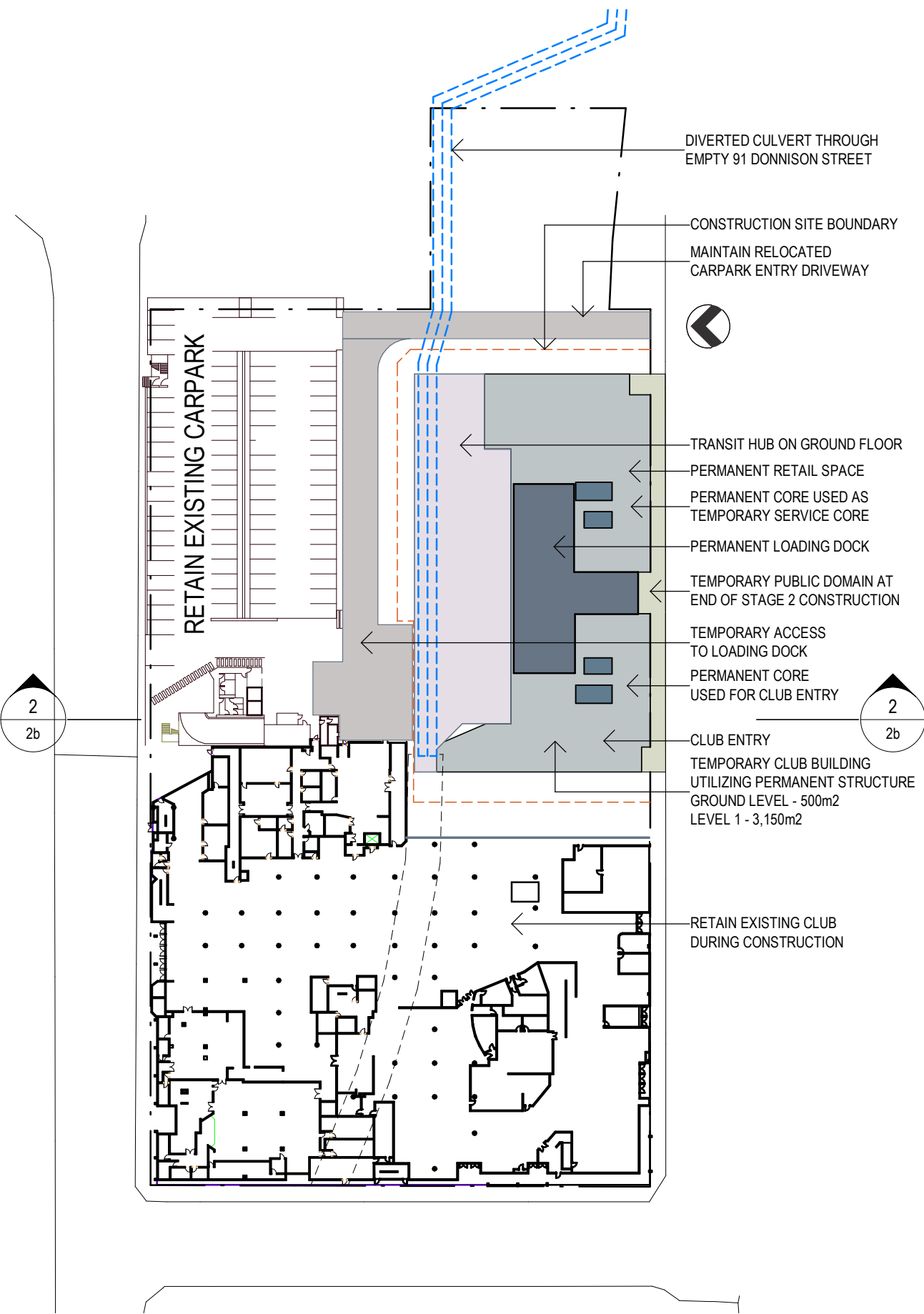
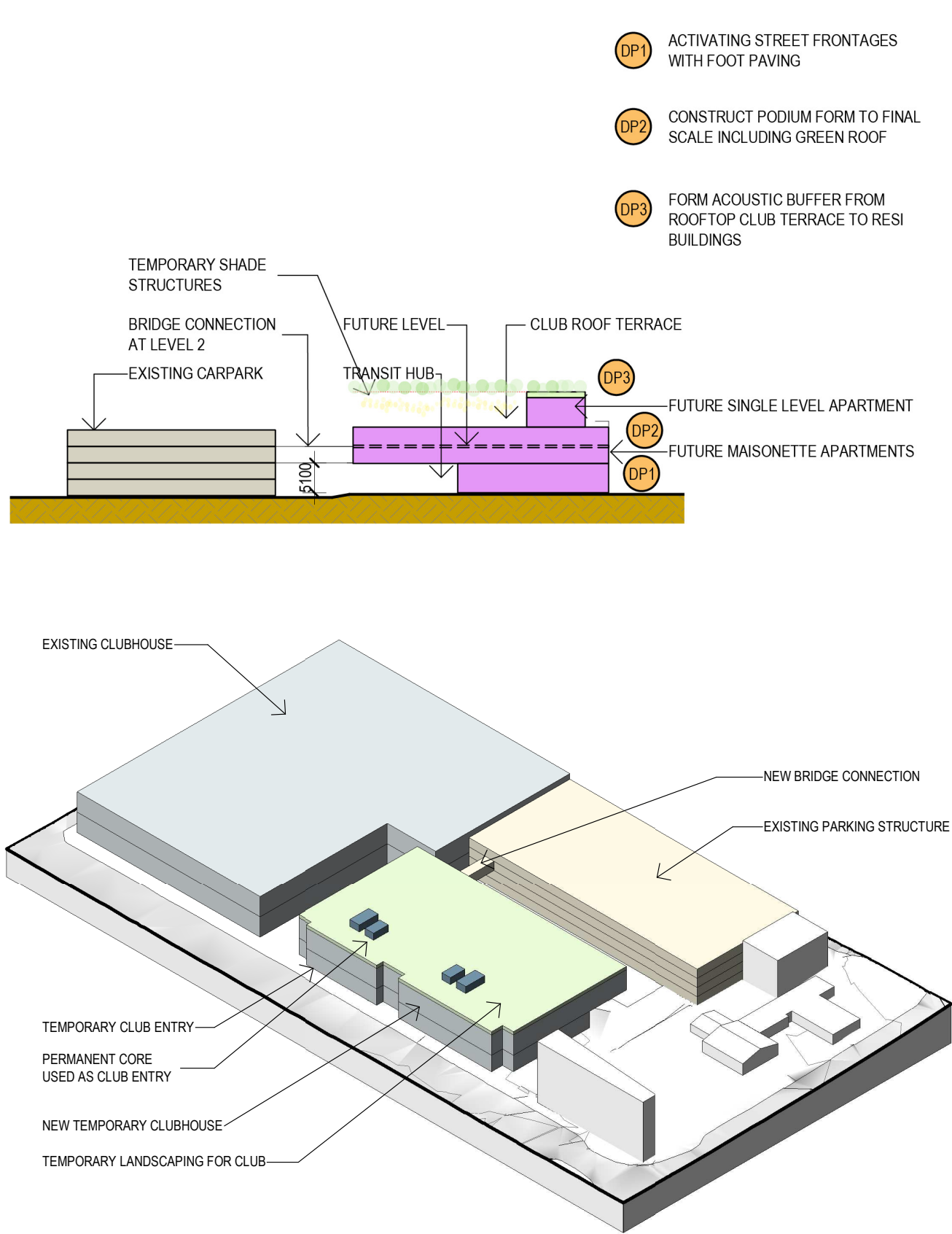
7.1 Staging

7.1.1 Stage 1



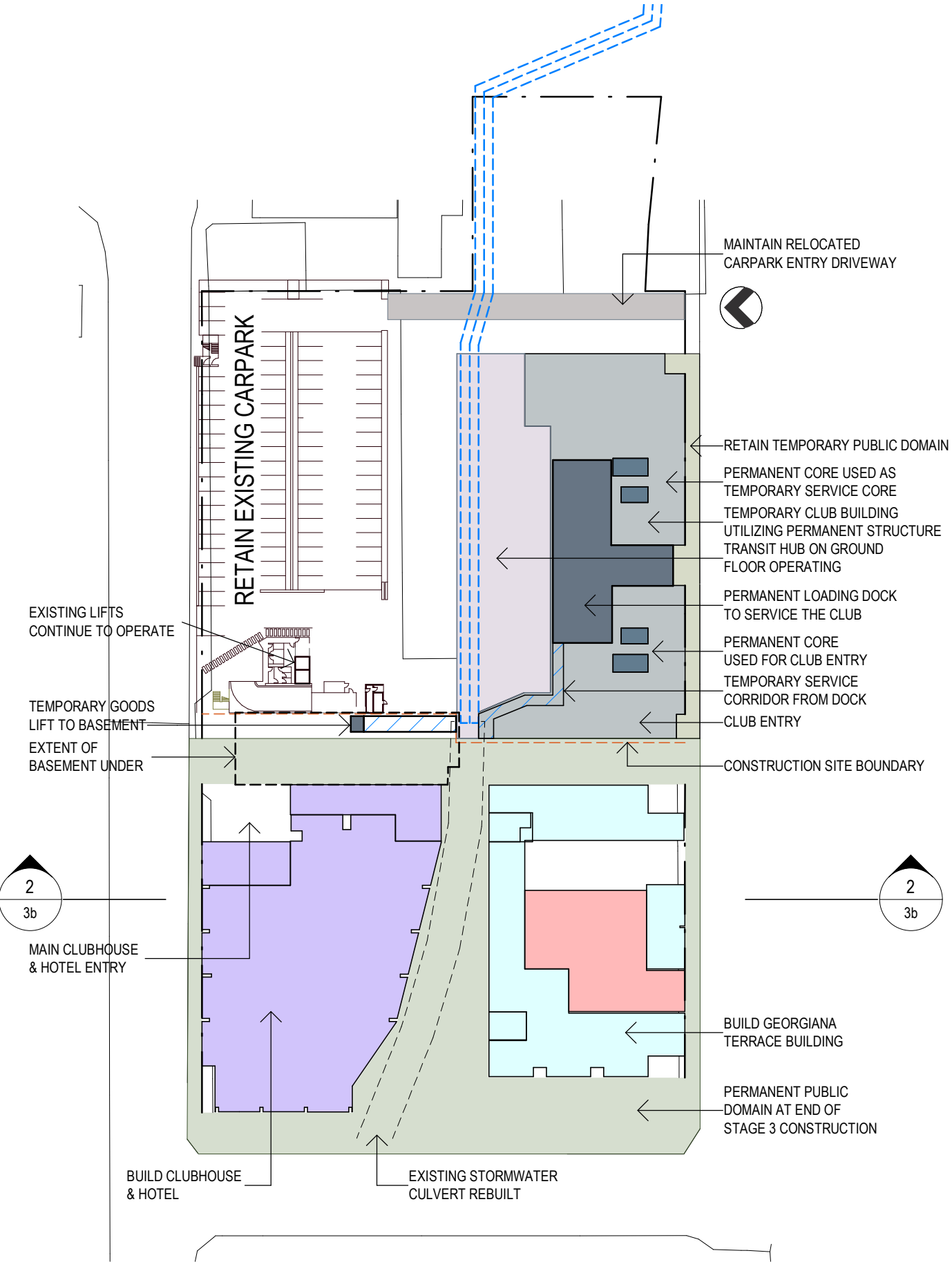
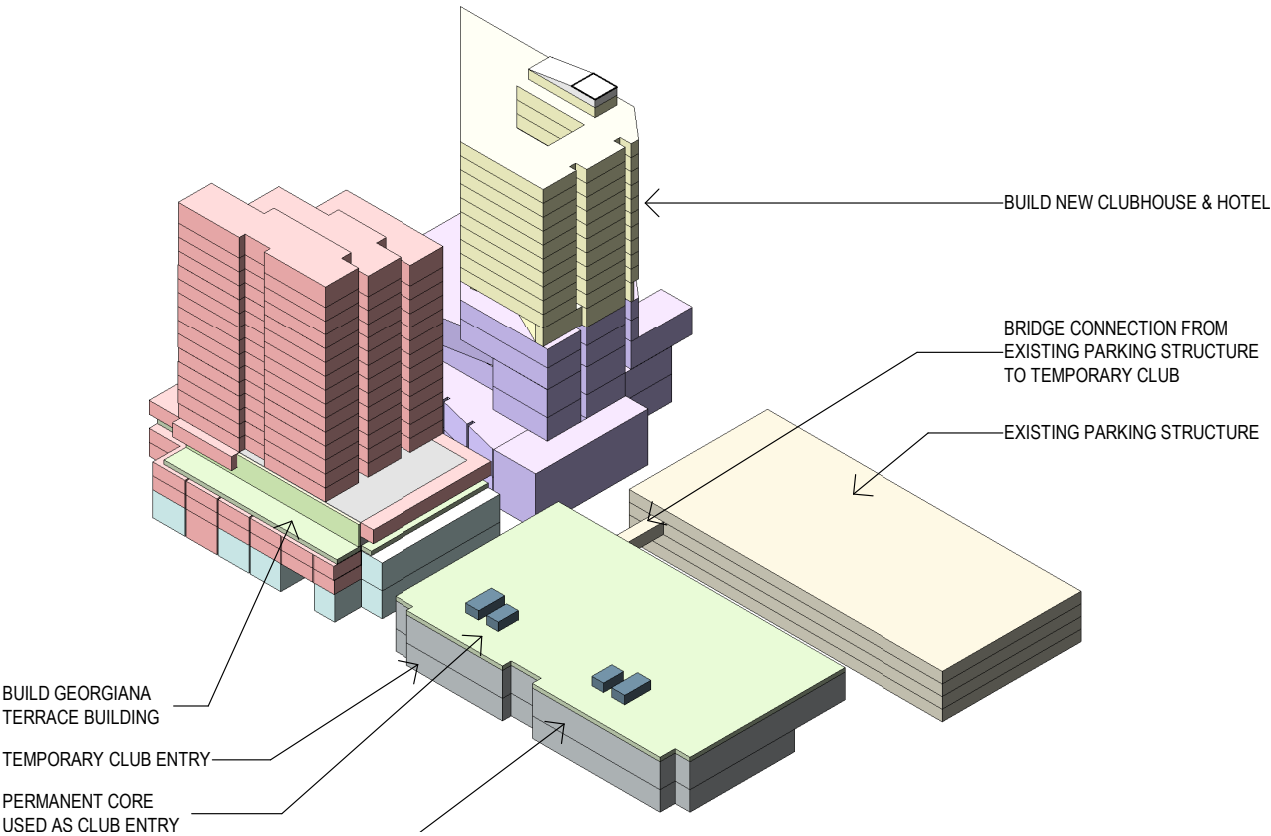
7.1 Staging

7.1.2 Stage 2



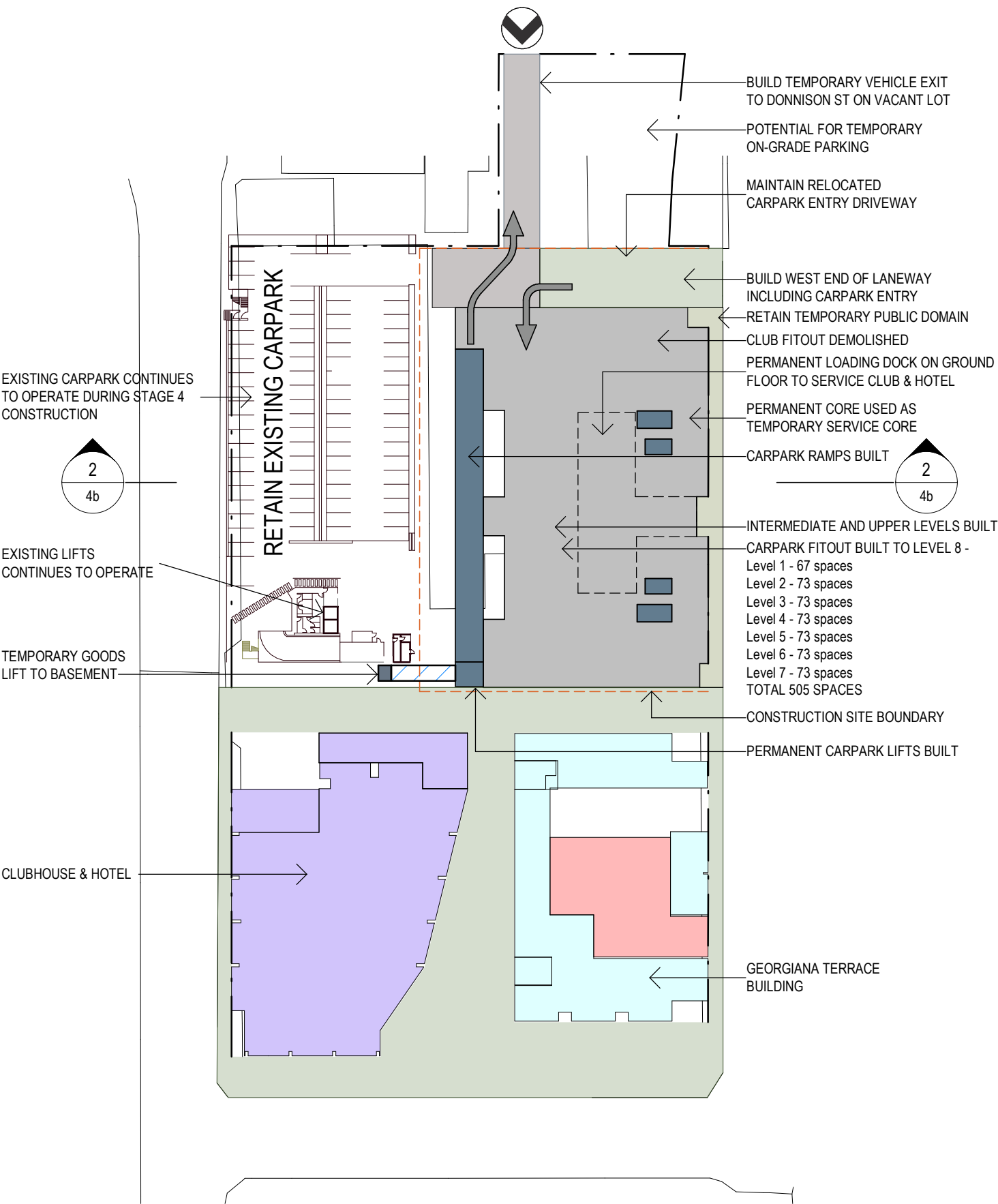
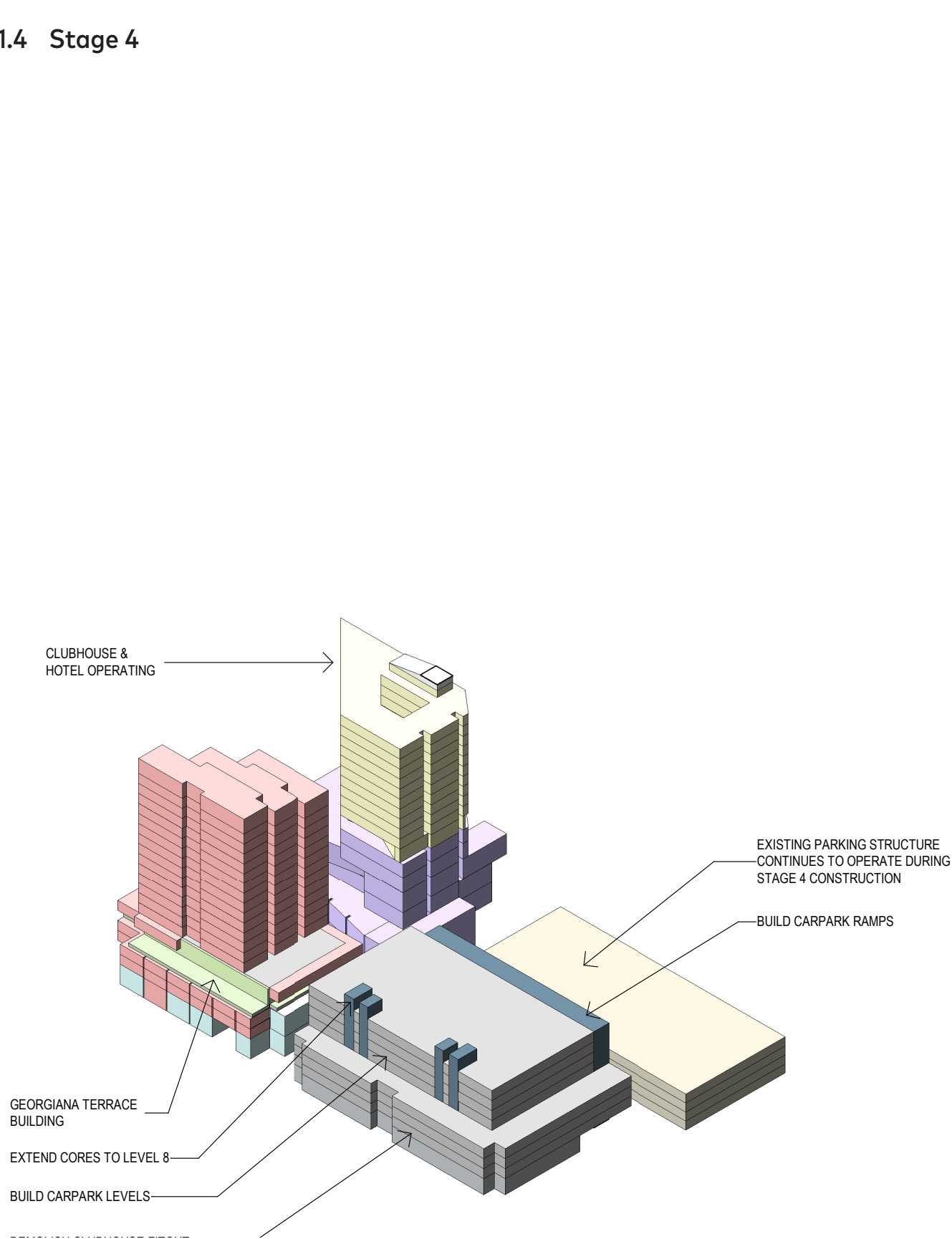
7.1 Staging

7.1.3 Stage 3



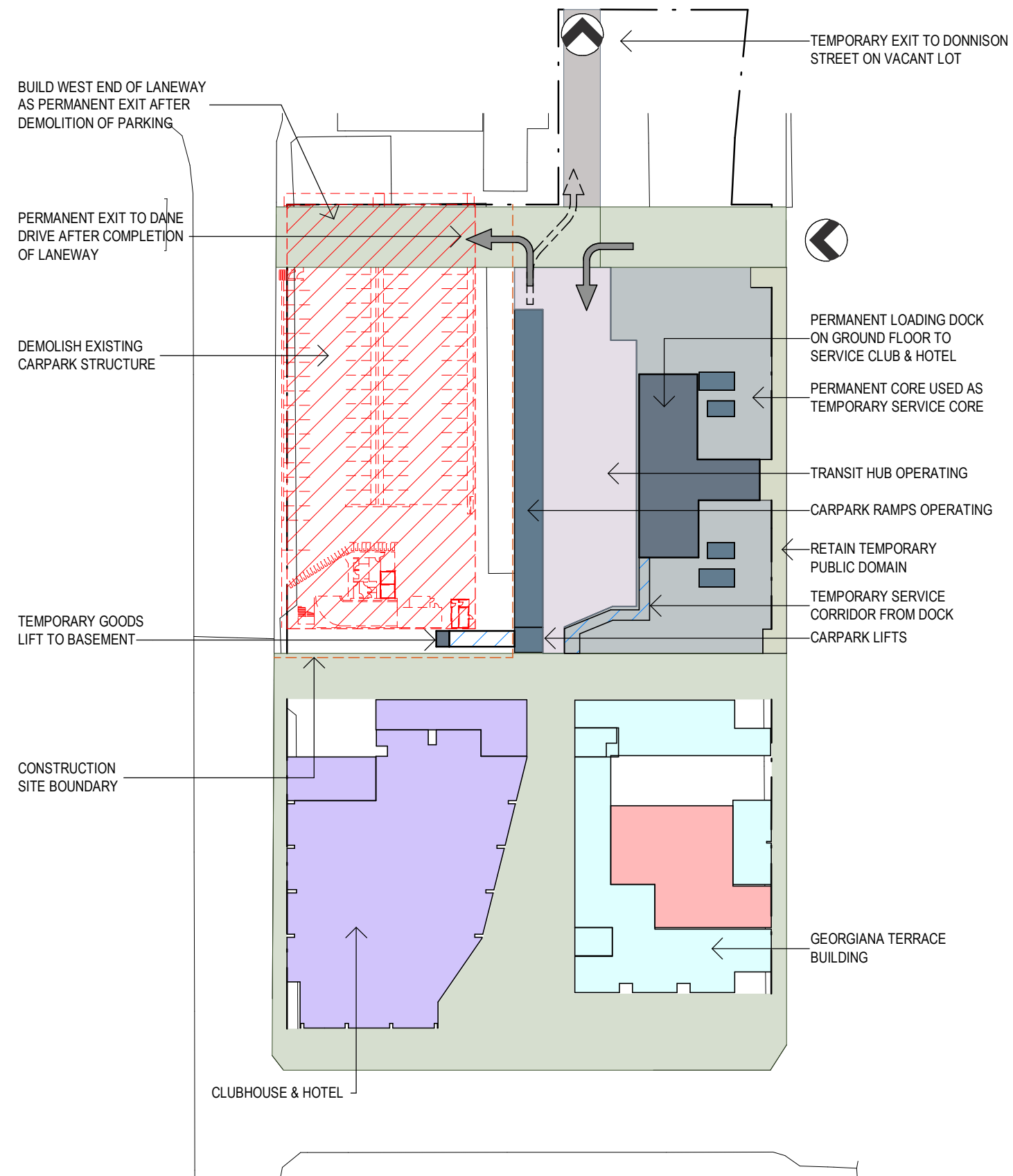
7.1 Staging

7.1.4 Stage 4



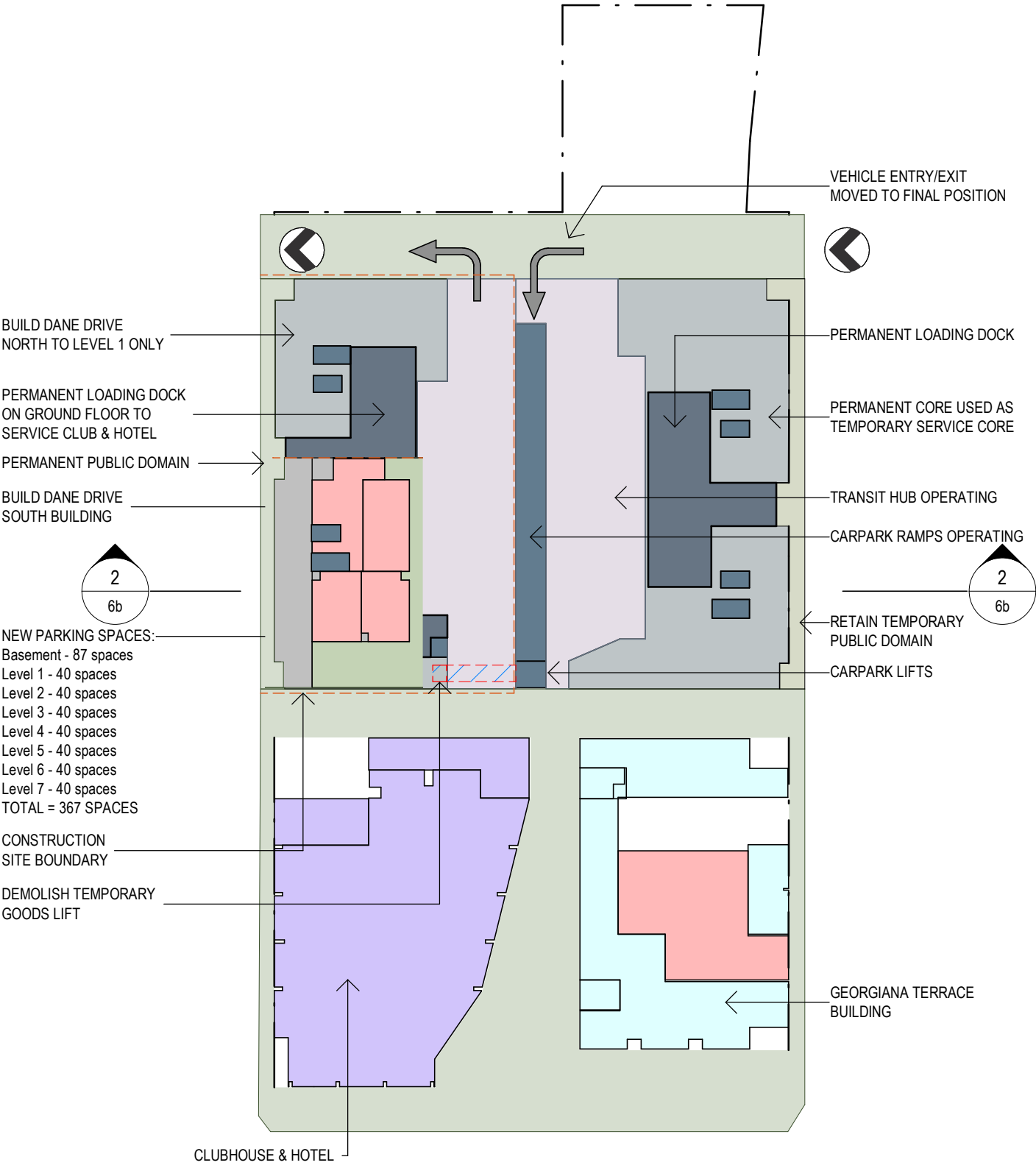
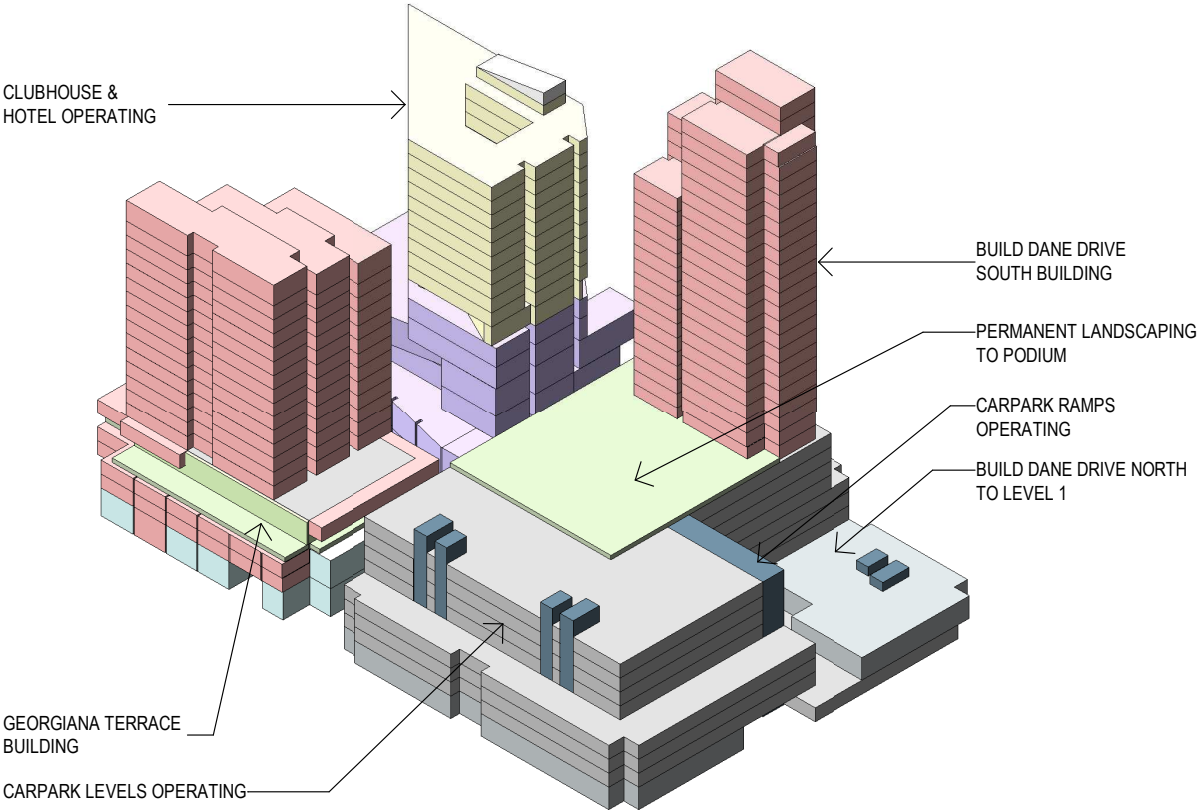
7.1 Staging

7.1.5 Stage 5



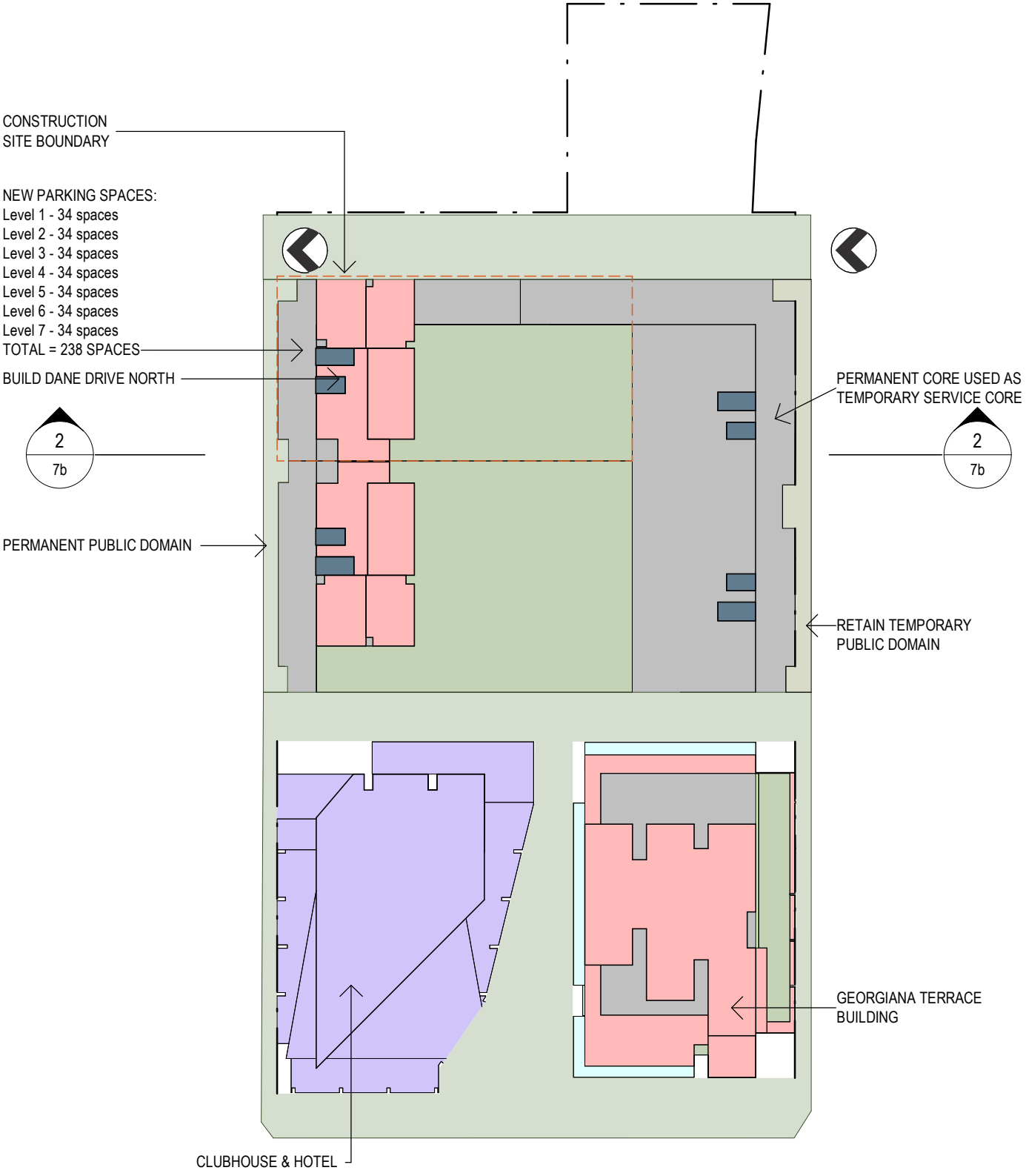
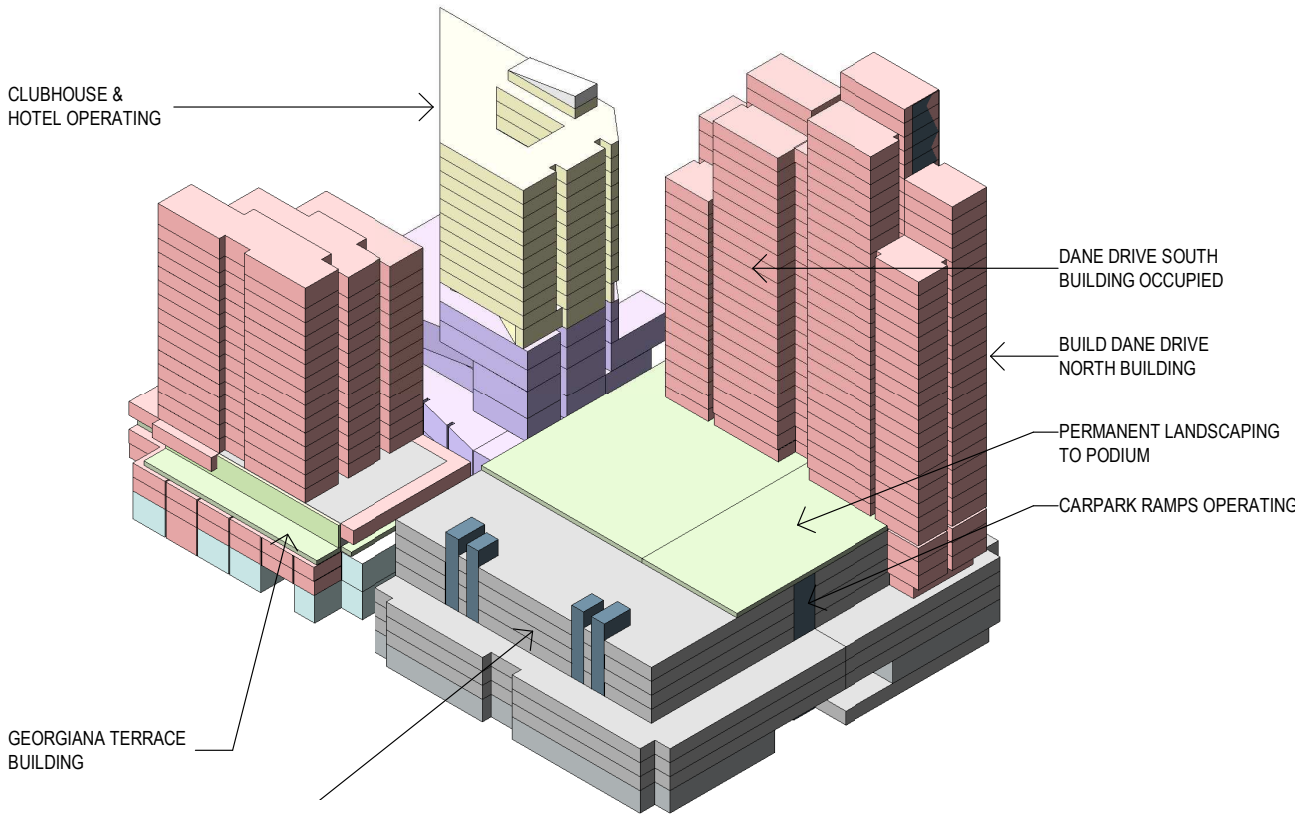
7.1 Staging

7.1.6 Stage 6



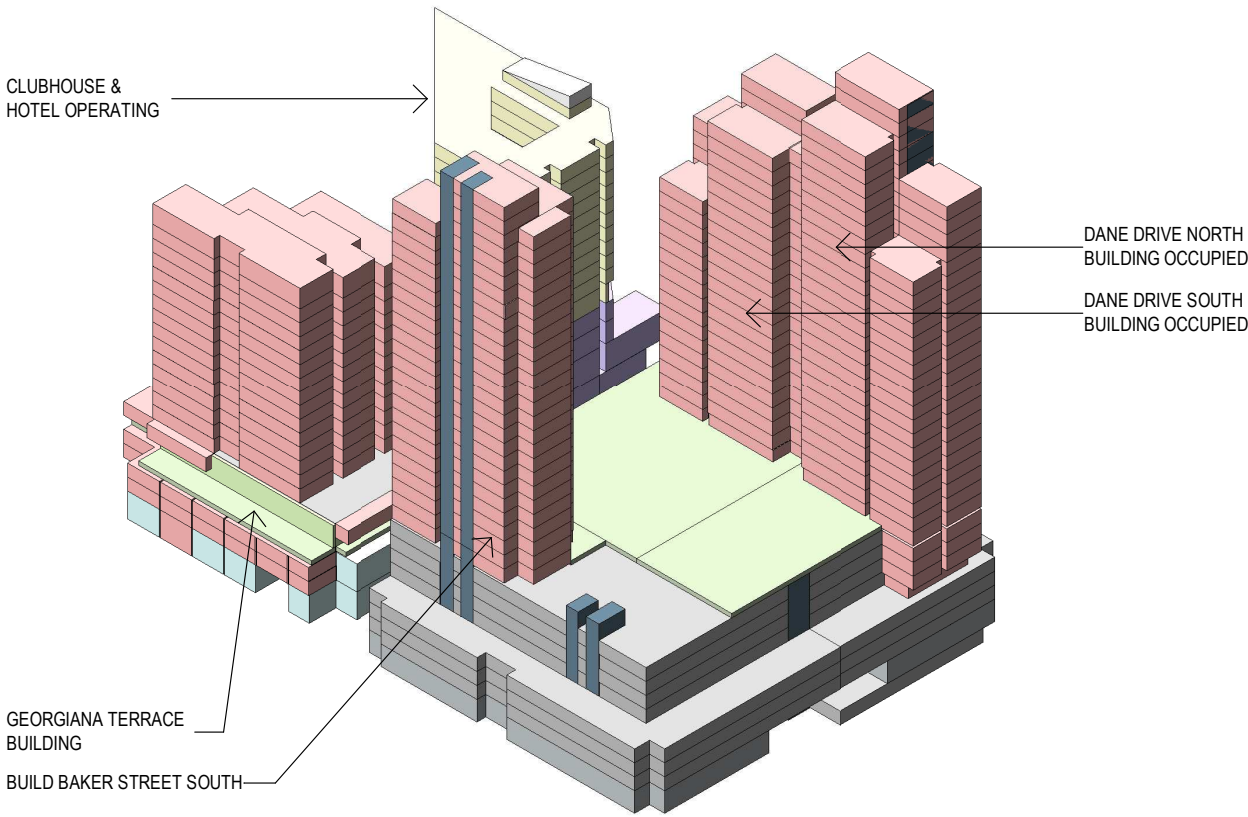
7.1 Staging

7.1.7 Stage 7



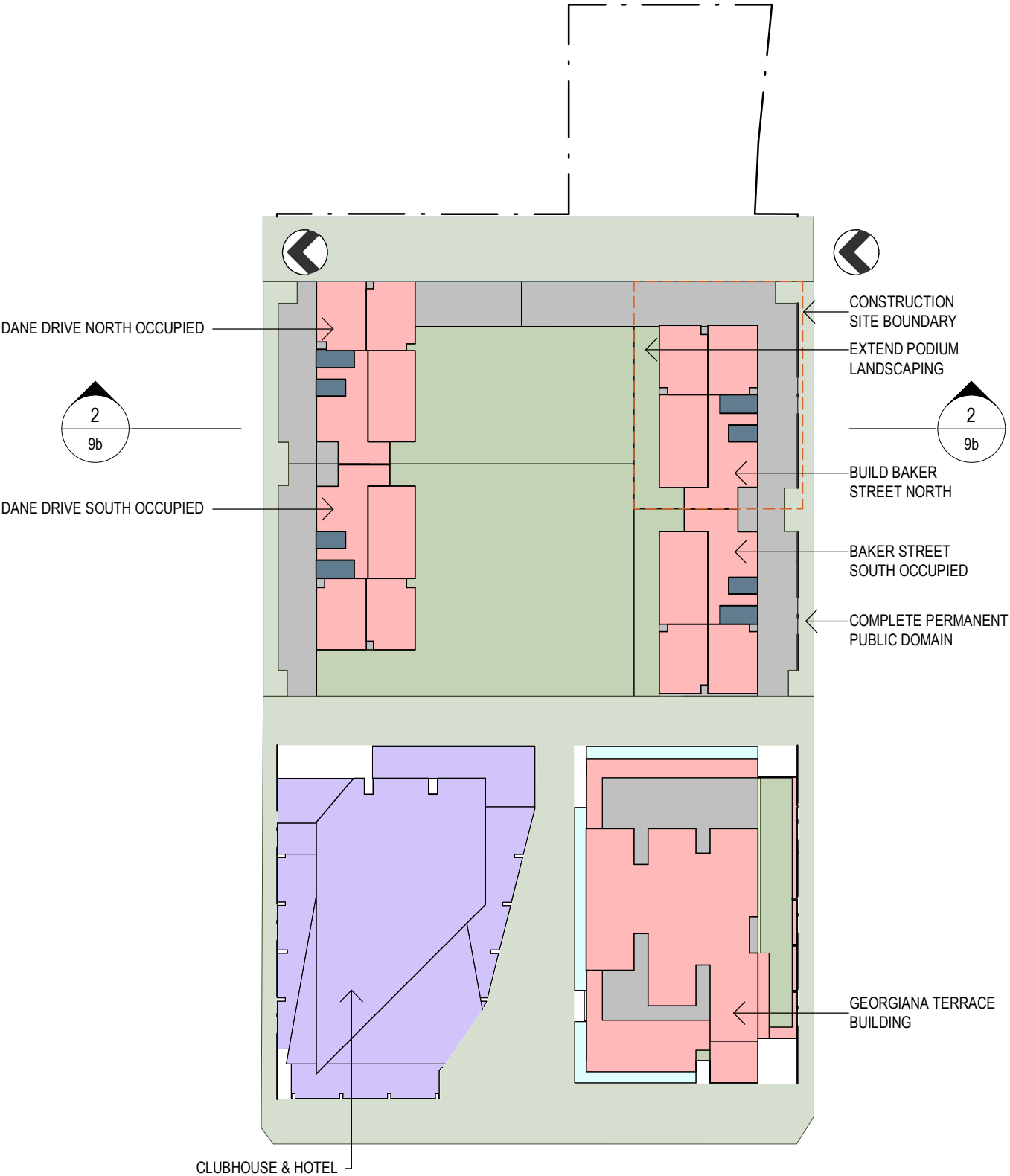
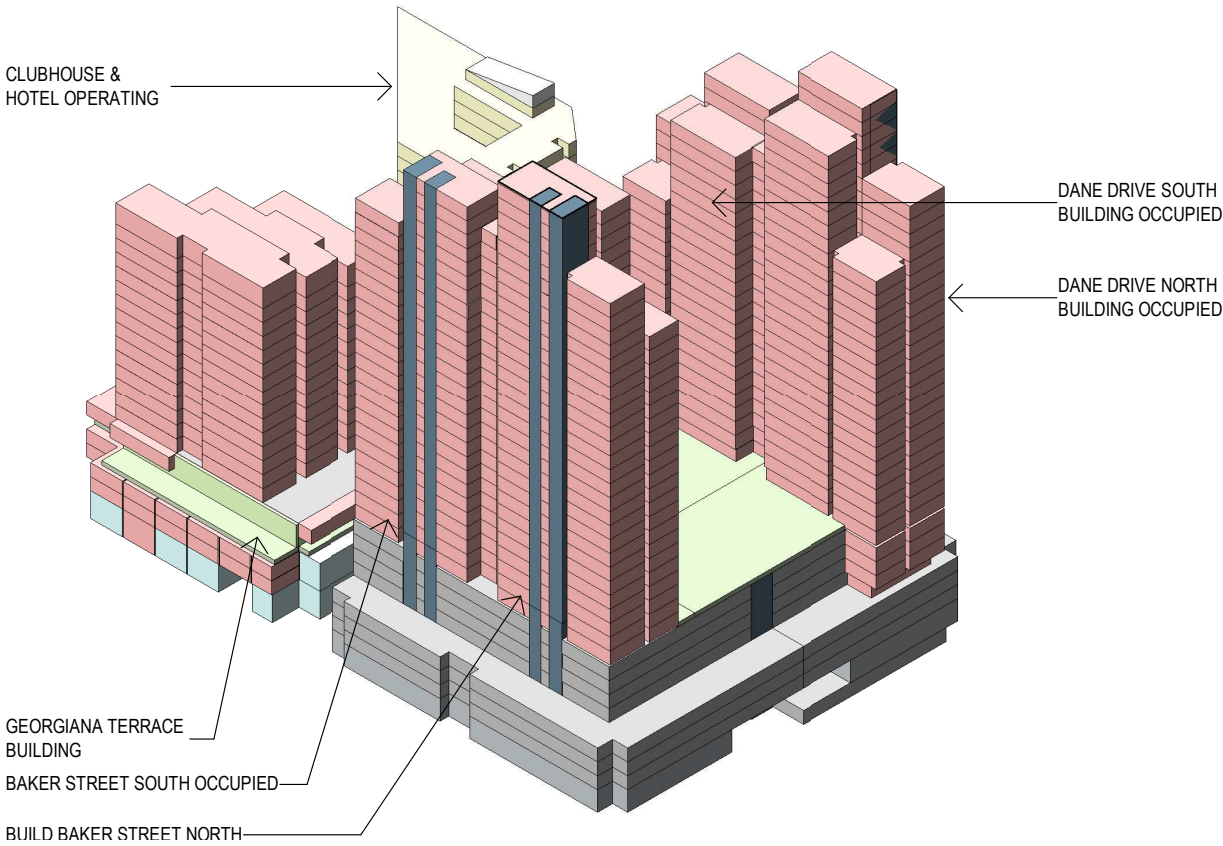
7.1 Staging

7.1.8 Stage 8



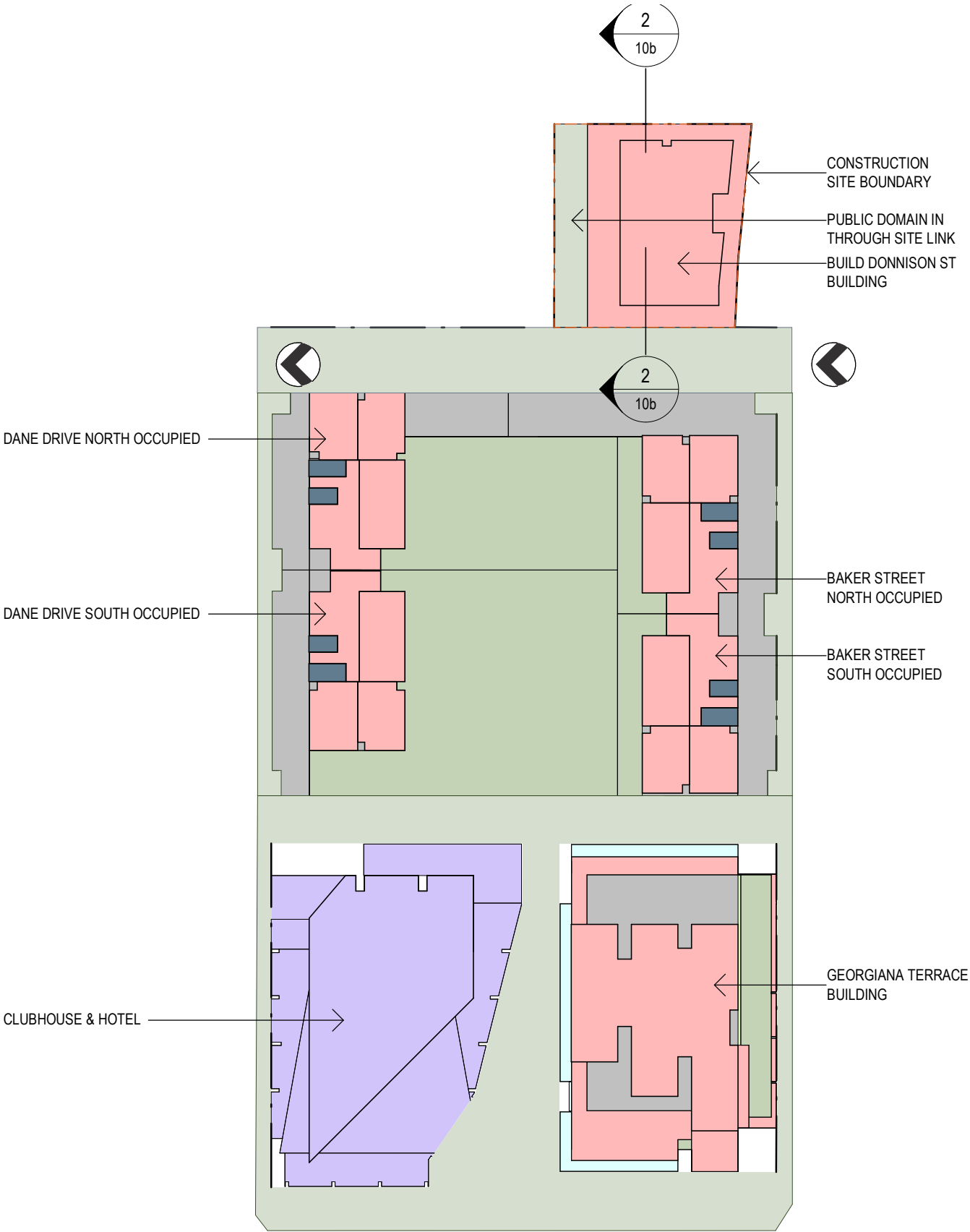
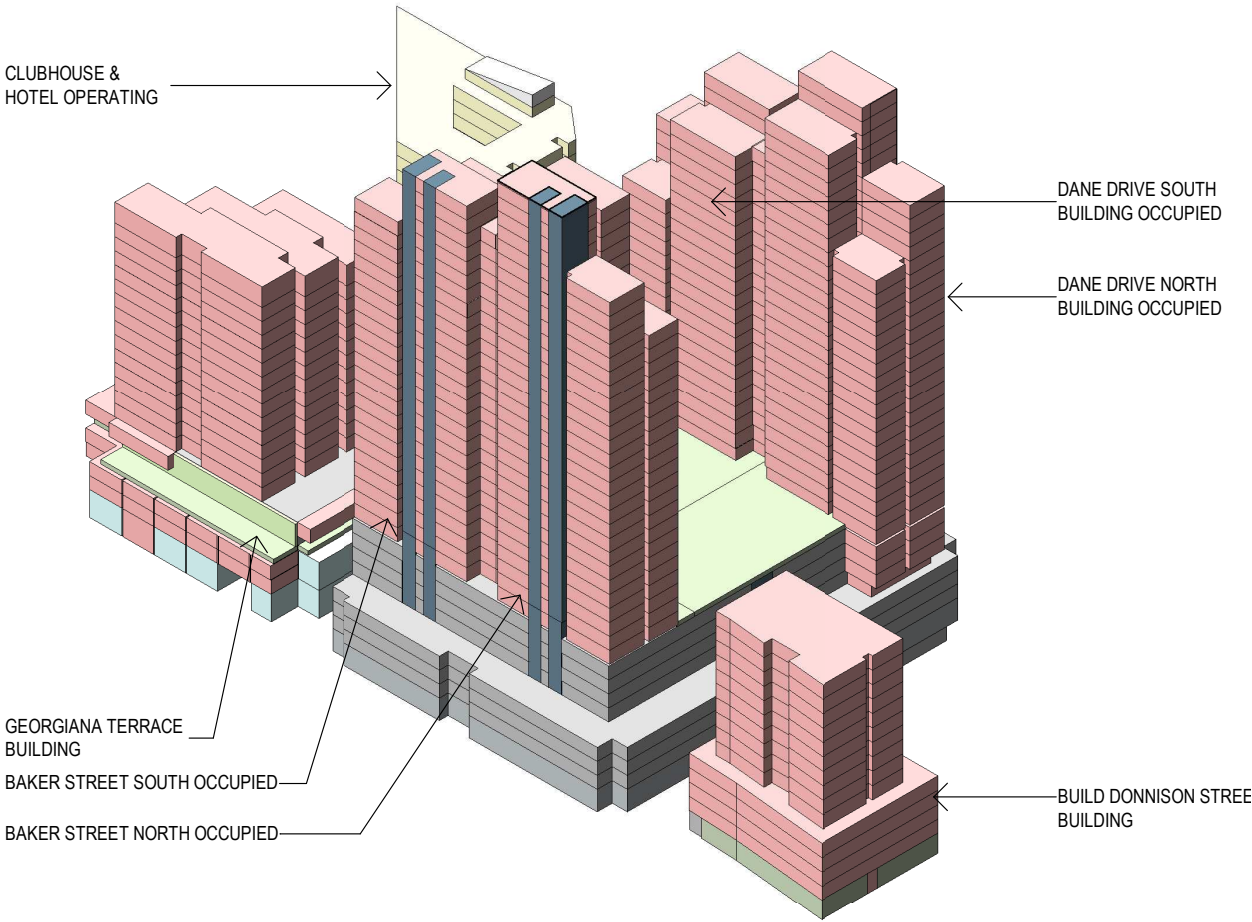
7.1 Staging

7.1.9 Stage 9



7.1 Staging

7.1.10 Stage 10



8. APPENDIX



8.1 Alignment with Design Guidelines

EIS Requirement	Report Section
1. Built Form and Urban Design:	
Demonstrate how the proposal is informed by the Gosford Urban Design Framework (GANSW, 2018) and the Gosford Development Control Plan 2018 (DPE).	'2.1 Strategic Planning Framework' '2.2 Statutory Planning Framework'
Address the height, bulk and scale of the proposed development, including consideration of the building layout, separation, tower and podium heights, tower diversity, massing, setbacks and the size of the proposed floor plates.	'4.3 Design Objectives' '4.5 Structure Plan' '5.4 Towers'
Address the design quality of the proposed development, including consideration of building articulation, street activation and interface with the public domain.	'4.3 Design Objectives' '4.5 Structure Plan' '5.2 Ground Plane'
Address section 6.6 (Key Site 5 principles) contained within Chapter 6 of Gosford Development Control Plan 2018 (DPE).	'2.2 Statutory Planning Framework' '5 Indicative Design Proposal' Visual Impact Assessment Report TBD.
Provide clear justification for the proposed height of towers and how they respond to Panel advice and key urban design principles for Gosford.	'5.4 Towers'
Demonstrate how above ground parking and services (including waste management, loading zones and mechanical plant) would be fully integrated into the design of the development. This includes how on-site car parking is provided wholly underground, or otherwise is not visible from, or minimises visual impacts to the street.	'5.2.3 Car Parking & Servicing Strategy' '5.2.4 Transit Hub' '5.2.5 Frontages'
Demonstrate how the future development potential of adjoining properties would not be compromised by the proposal.	'3.5 Significant Adjacent Developments' '5.4.4 Overshadowing'
Detail the location, size and content of any proposed signage zones (if proposed) and provide an assessment of the proposed signage zones against the requirements of SEPP 64 - Advertising and Signage (where required).	See TCL report.
2. Public Domain/Landscaping:	
Outline the scope of public domain improvements, pedestrian linkages, street activation, and landscaping to be provided as a part of the proposal.	'5.2 Ground Plane' See TCL report for detailed concept design.
Investigate options to improve the pedestrian connections to adjacent sites and the Leagues Club Field.	'5.2 Ground Plane' '5.2.2 Public/Private interface'

EIS Requirement	Report Section
Demonstrate how the proposal relates to through site connections on adjoining sites, particularly the approved application at 50-70 Mann Street.	'5.2 Ground Plane' '5.2.1 Laneways'
Investigate the potential of providing shared ways for Georgiana Terrace and Baker Street.	'5.2 Ground Plane' '5.2.1 Laneways' '5.2.2 Public/Private Interface'
Demonstrate how the proposed through site link will provide safe and direct pedestrian and vehicular access that will be attractive, inviting and accessible to Leagues Club users and the general public.	'5.2 Ground Plane' See TCL report for detailed concept design.
Demonstrate how the proposal has considered the stadium entries/ exists and related pedestrian movement.	'5.2 Ground Plane'
Demonstrate how the Georgianna Terrace frontage of the proposal will compliment (and integrate with) the concept design for Leagues Club Field, prepared by Hunter & Central Coast Development Corporation.	'5.2 Ground Plane' '5.2.2 Public/Private Interface' See TCL report for detailed concept design.
- Demonstrate how the proposal would: - maximise permeability throughout the development and to adjoining sites - maximise street activation within the town centre - provide sufficient open space for future residents - provide access for people with disabilities - minimise potential vehicle, bicycle and pedestrian conflicts.	'4.4 Application of Design Principles on Site' '5.2 Ground Plane' '5.2.2 Public/Private Interface' See TCL report for detailed concept design.
3. Visual Impacts:	
Prepare a comprehensive Visual Impact Assessment and view analysis of the proposal to/from key vantage points (including: the Gosford Waterfront, Brisbane Water and Point Clare to Gosford railway crossing, Brian McGowan Bridge, the railway station, Mann Street, Baker Street, Georgianna Terrace, Rumbulara Reserve, Presidential Hill, Leagues Club Field, Kibble Park, Gosford Stadium entries), comparing the proposed scheme with one that complies with the stated numerical planning controls and the existing context.	Visual Impact Assessment Report TBD.
A range of photomontages and/or perspectives should be provided showing the proposal in its context.	'5.5 3D Views' '5.6 Photomontages'
Demonstrate how the proposal respects and maintains key view corridors (for example to the ridgelines of Presidents Hill and Rumbulara Reserve) and street vistas.	Visual Impact Assessment Report TBD.

8.1

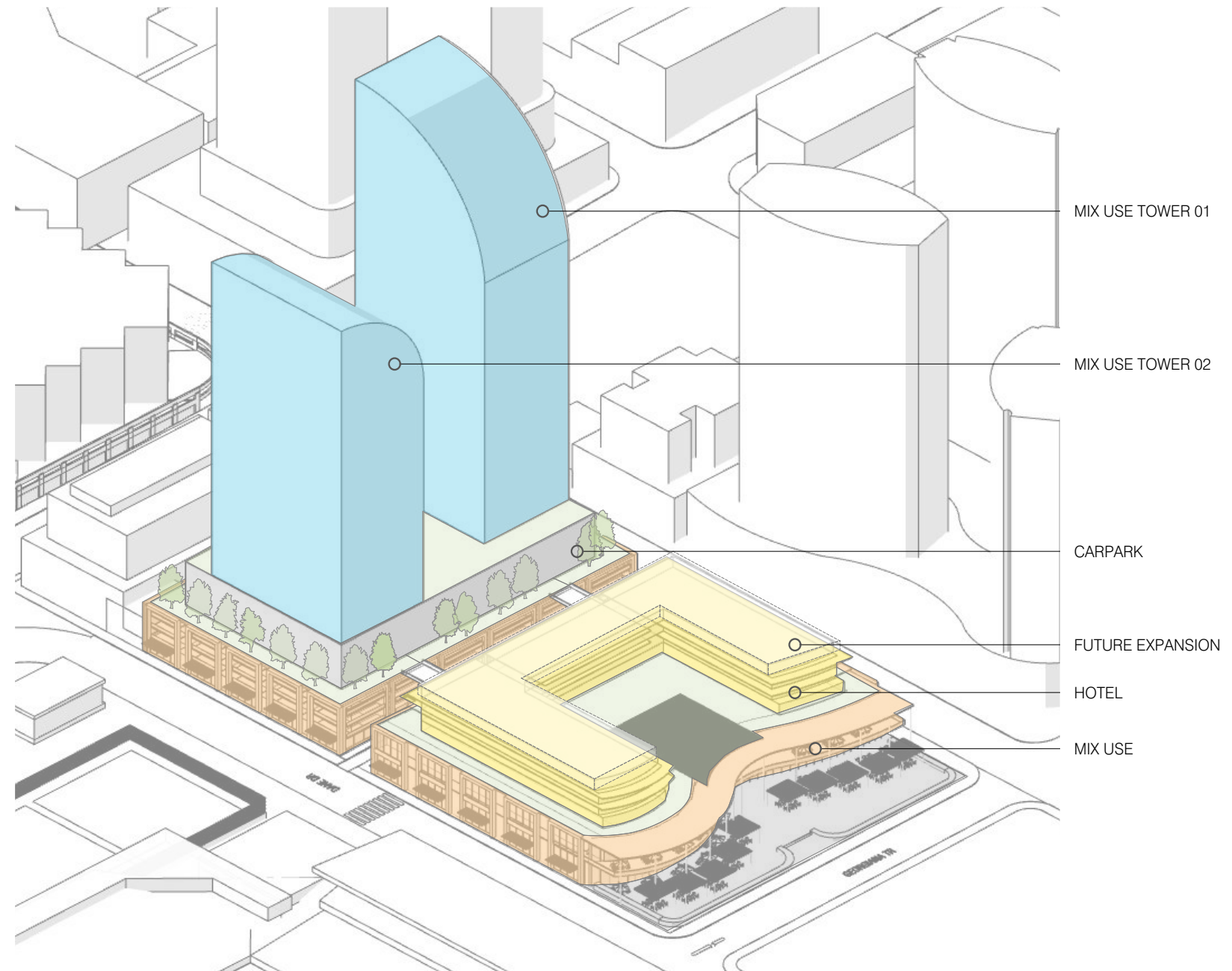
Alignment with Design Guidelines

EIS Requirement	Report Section
4. Environmental and Residential Amenity:	
Assess the environmental and residential amenity impacts associated with the proposal, including solar access, acoustic impacts, visual privacy, view loss, overshadowing, lighting impacts and wind impacts. A high level of environmental amenity must be demonstrated.	Visual Impact Assessment Report TBD.
Demonstrate how the proposal maintains solar access to key public open spaces (including the Leagues Club Field) and the surrounding public domain (for example, Dane Drive, Georgiana Terrace, Baker Street and extension).	'5.4.4 Overshadowing'
Include detailed shadow diagrams (at A3) that show the predicted shadows cast by the proposal at hourly intervals between 9am and 3pm (inclusive) on the 21 June (Mid-Winter Solstice) and at 9am, 12pm and 3pm on 21 December (Summer Solstice). In preparing this information refer to clause 8.10 (and corresponding APU map) of State Environmental Planning Policy (SEPP) (Gosford City Centre) 2018 and Chapter 4 of Gosford Development Control Plan 2018 (DPE).	'5.4.4 Overshadowing'
Demonstrate that the proposed building envelopes are capable of complying with SEPP 65 and the Apartment Design Guide (ADG) and ensure the proposal achieves a high level of environmental and residential amenity.	'5.4.2 SEPP65 Alignment' '5.4.3 ADG Alignment'
5. Ecologically Sustainable Development (ESD):	
Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000) will be incorporated in the design, construction and ongoing operation phases of the development.	'4.2 Sustainability Strategy' See TCL report.
Demonstrate how future buildings would meet or exceed minimum building sustainability and environmental performance standards.	See TCL report.
Demonstrate how the proposal meets the Water Sensitive Urban Design principles and incorporates Water Sensitive Urban Design practices.	See TCL report.
6. Heritage:	
Assess any impacts on State and local heritage items, including conservation areas, natural heritage areas, relics, gardens, landscapes, views and trees and recommend mitigation and management measures where required.	'2.2 Statutory Planning Framework'

8.2 Design Development

Analysis of Previous Scheme

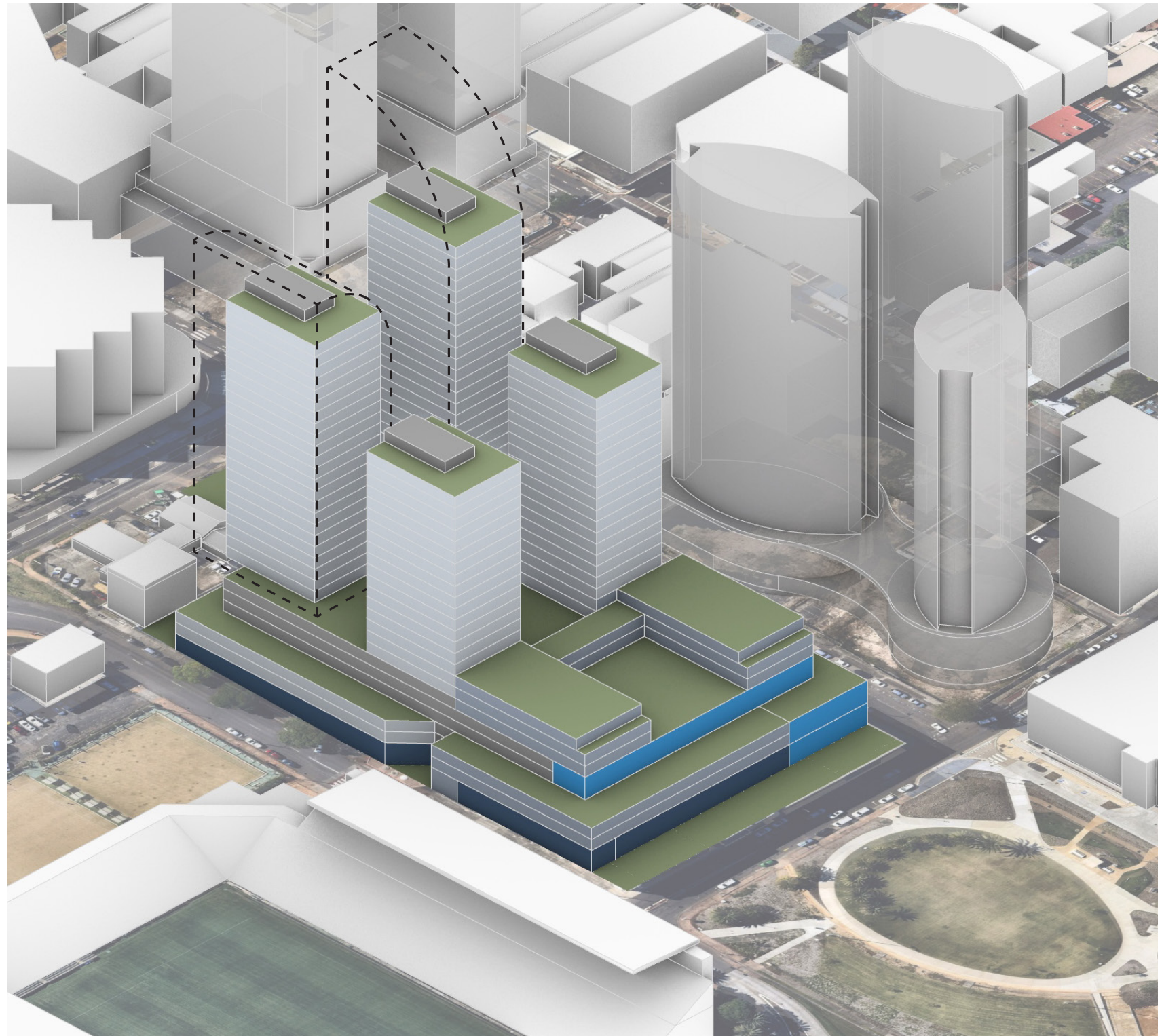
- The development needs to support staged construction at 80-100 apartment increments. This is not possible for this scheme.
- The 25m deep tower floorplates cannot successfully deliver ADG amenity and yield.
- The podium proposed to the north boundary limits neighbouring development potential
- New mid-block street is successful in breaking up the relatively large site, however does not link to the Stadium entry or to the Mann Street development.
- The proposed basement parking is maximised with dual access from the new mid-block street. This however limits deep soil within the site.
- The DRG recommended a mid block pedestrian connection in the Georgiana precinct.



8.2 Design Development

Bid Design Approach

- The proposal for the bid shows that early staging in 80-100 apartment increments is possible.
- The proposal includes four towers with 22m deep floorplates and 18m non-habitable to habitable building separations.
- A new 12m shareway is proposed at the northern boundary to allow future development potential at the neighbouring sites.
- A mid-block arcade is proposed, realigning the thoroughfare to link to the Stadium entry & Mann Street link
- The proposed podium includes 6 levels of above ground parking which extends to the Georgiana precinct.

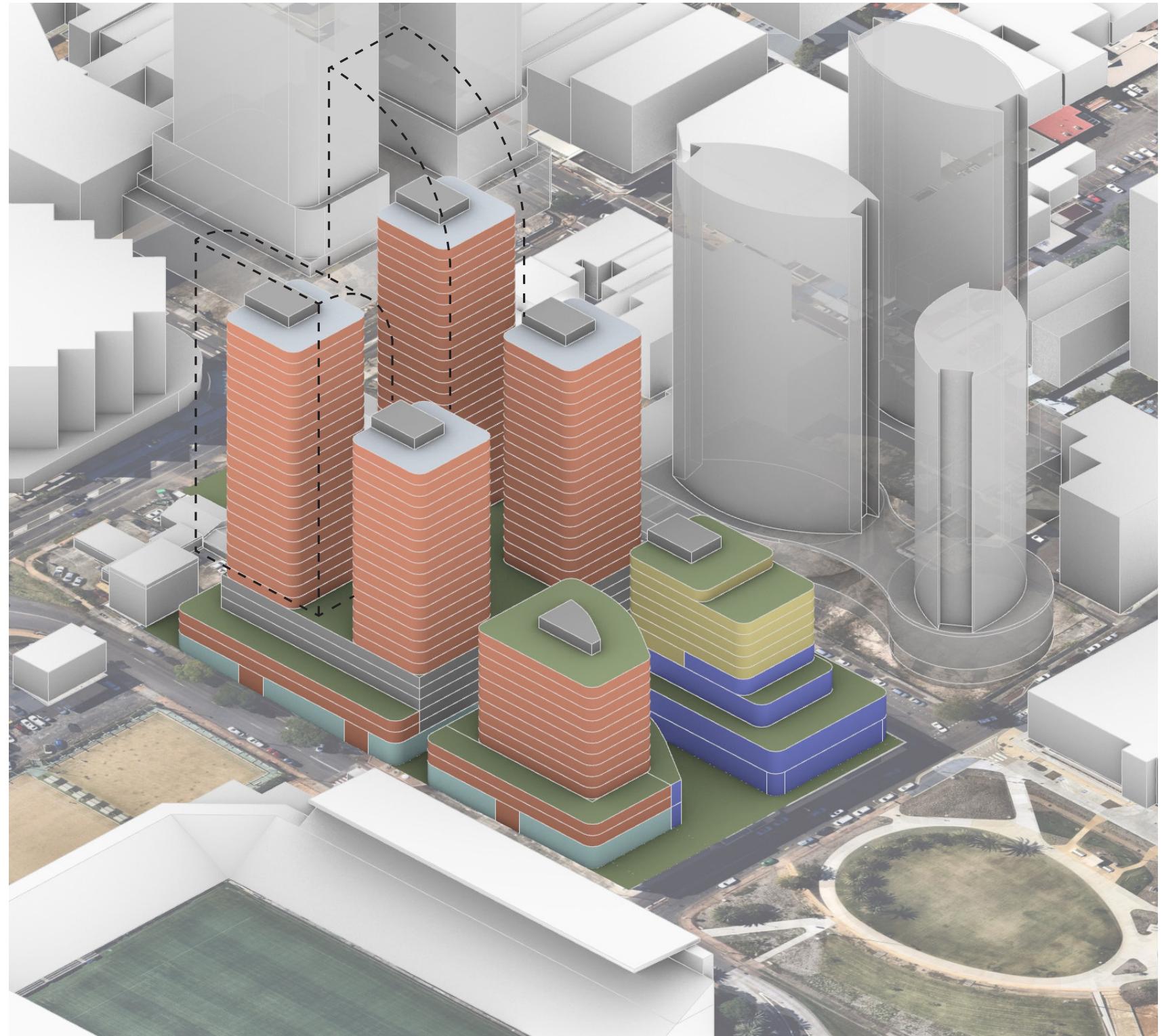


Potential articulated floor-plate for 22m deep tower

8.2 Design Development

Design Development 1

- The Stadium Link proposed mid-block is redesigned to allow a open-to sky thoroughfare. The link is a 9m wide shareway for both car and pedestrian.
- The addition of a Park Link connects the Leagues Club Park to the site as well as acknowledges the historic creek culvert. The pedestrian link has minimum 9m width and is open-to-sky.
- The Interim Club staging plan is incorporated into the scheme. The new club is proposed to Baker Street to facilitate this stage.
- Two levels of above ground parking is added to the podium.
- The hotel is redesign and relocated into a separate tower on Georgiana.



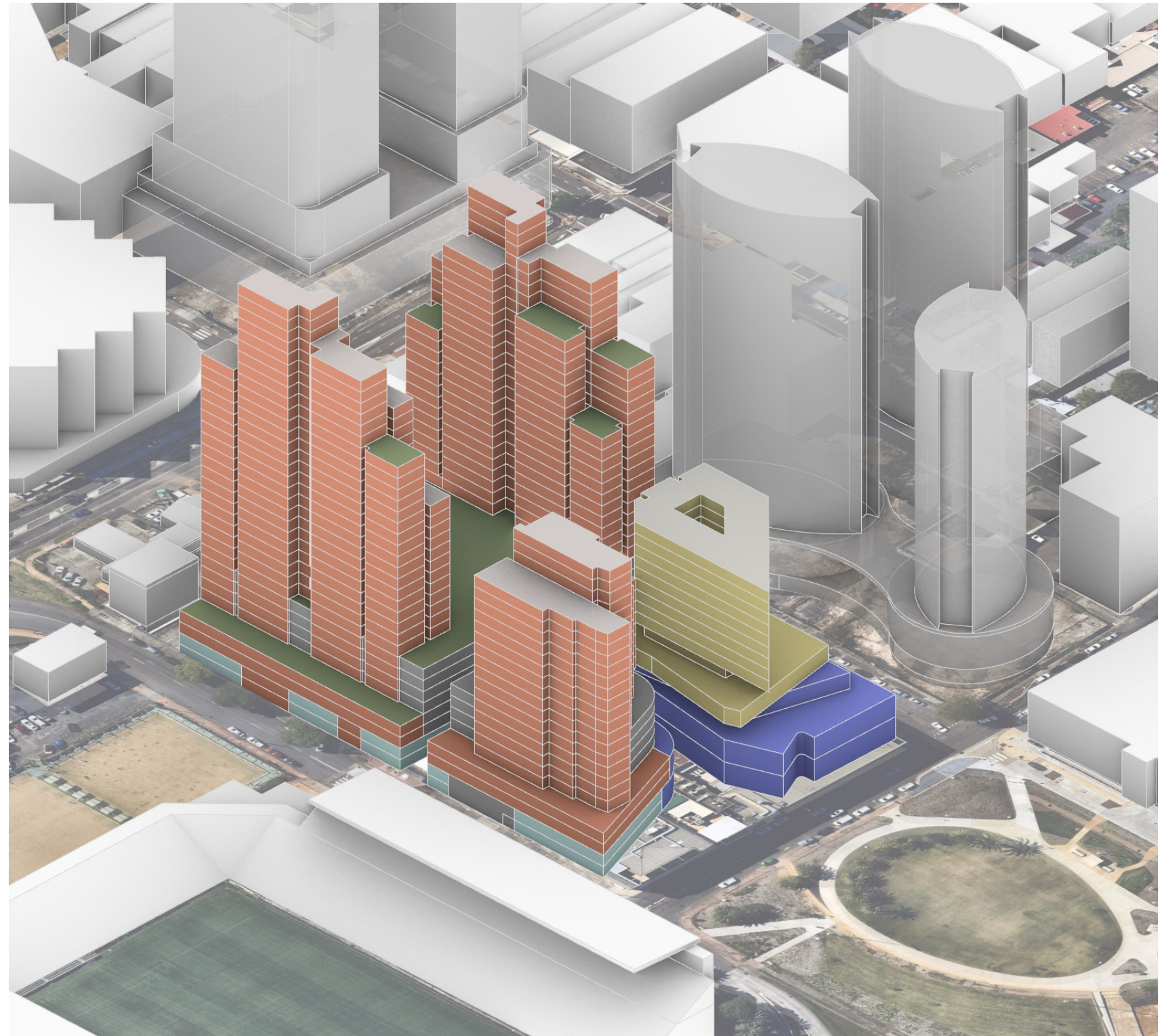
8.2 Design Development

Design Development 2 - DRG 1

- The proposal is further developed to introduce a multicore typology to the Baker Dane precinct.
- The tower forms are further developed to be strongly articulated, in both height and plan.
- The Baker Dane precinct is introduced to the Urban Backyard concept. The 44m building separation allows for a park-sized open space on the podium level.
- The podium forms within the Georgiana precinct now reflect specialist architect input and above ground parking.
- The proposal receives further briefing for the Hotel design, including to incorporate 120 keys.



Precedent for Urban Backyard concept on podium



8.2 Design Development

Design Development 3 - DRG 2 & 3

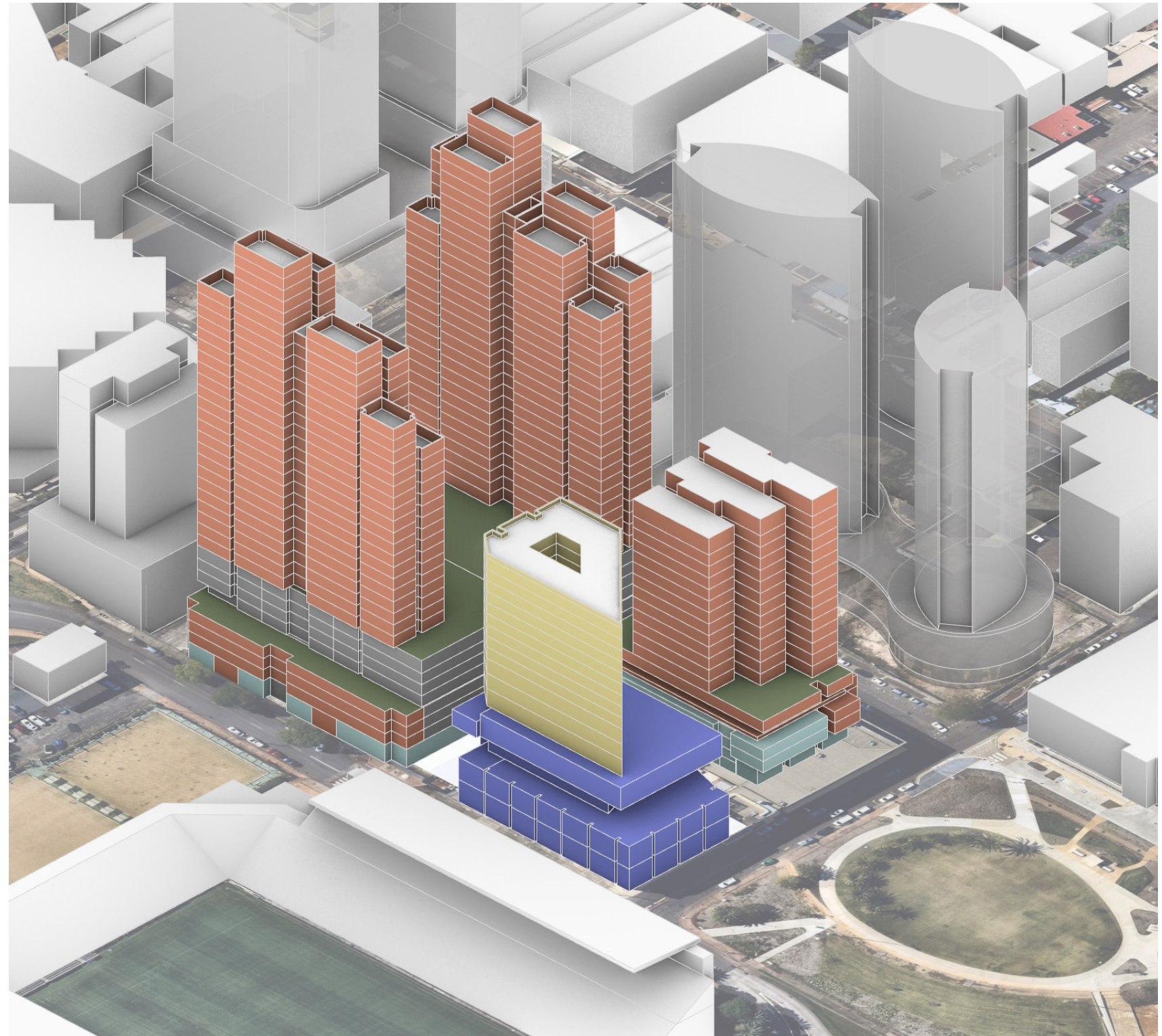
- A Design with Country workshop with Darkinjung Land Council is conducted.

DRG 2

- The proposed Club/Hotel is relocated to Georgiana West.
- The staging plan is updated to utilise the existing open car park site for the temporary club.
- The envelope plan is updated to allow for improved vistas to the Leagues Club Park and Brisbane Water. This includes a splayed envelope control to Georgiana precinct towers.

DRG 3

- The proposed Donnison Street precinct is tested for equity and ADG compliance for future development
- The tower heights are updated to allow:
 - roof top plant
 - wind screens to roof gardens
 - 3.2m floor to floor
- The proposed Transit Hub link is redesigned to accommodate two storey volumes.





79 Myrtle Street
Chippendale, NSW 2008
Australia

architectsajc.com
+61 2 9311 8222
enquiries@architectsajc.com