



Mr Andrew Harvey
Director
Urbis Pty Ltd
Angel Place
Level 8, 123 Pitt Street
SYDNEY NSW 2000

Dear Mr Harvey

Central Coast Quarter Stage 1 - 26-32 Mann Street, Gosford

Thank you for presenting your proposal to the City of Gosford Design Advisory Panel (The Panel) in accordance with the endorsed *Design Excellence Strategy Central Coast Quarter*, Revision 2 dated 26 November 2020.

The Panel operates as the design review panel for development proposals under clause 8.4 of *State Environmental Planning Policy (Gosford City Centre) 2018* and to encourage Design Excellence in Gosford City Centre.

The Panel commends the work your design team has undertaken throughout the design review process. The Panel is unanimous in determining that the scheme has the ability to demonstrate Design Excellence and recommends:

1. The proposal proceeds to the development assessment (DA) pathway, and
2. The proponent addresses the issues identified in Attachment A when preparing the DA.

Please note that when the DA is lodged with the Regional Assessments Team, it will be referred to the Panel for further advise about regarding the adequate resolution of the design issues raised and whether the exhibits Design Excellence.

Should you have any enquiries about this matter, I have arranged for Mr Trent Wink to assist you. He can be contacted on 4904 2716.

Yours sincerely,

Paul Macchia
Director Design Governance
Government Architect NSW
Chair, City of Gosford Design Advisory Panel

Attachment A – Design Review Panel Advice

City of Gosford Design Advisory Panel*	
Panel meeting	30 March 2021
Panel members	Paulo Macchia, NSW Government Architect (Chair) Emily Goodworth, Central Coast Council – Panel Member John Choi, Design Reference Group Paul Walter, Design Reference Group Jared Phillips, Central Coast Council - Design Reference Group
Proposal name	Stage 1 DA Central Coast Quarter “St Hilliers”
Street Address/property description	26-32 Mann Street, Gosford Lot 469 DP 8211073, Lots 2-7 DP 14761, Lot 1 DP 1235203
Proposal description	Stage 1 DA Central Coast Quarter –Northern tower and through site link Mixed use development comprising residential and commercial/retail uses
Proposal details	IPC determination 24 August 2020 - Concept Approval <ul style="list-style-type: none"> • a building envelope including a podium and three towers, comprising: <ul style="list-style-type: none"> ○ maximum tower heights including: <ul style="list-style-type: none"> - Northern Tower up to RL 71.3m and RL 81.4m - Southern Tower up to RL 52.6m, RL 58.8m and RL 65.1m - Eastern Tower up to RL 71.3m ○ maximum of 39,244 m² GFA for residential, hotel and commercial / retail uses ○ site-wide concept landscape plan including through site links ○ design guidelines and design excellence strategy. Site area: 8884m ²
Proponent	SH Gosford Residential Pty Ltd
Pre Lodgement Design Reference Group workshops	16 December 2020 – Design Reference Group workshop No.1 2 February 2021 – Design Reference Group workshop No.2 24 February 2021 – Design Reference Group workshop No.3
Material considered by the Panel	The proponent submitted the following information: <ul style="list-style-type: none"> • Architectural package by DKO dated March 2021 (109 pages) • Summary of DRPs workshops – Design evolution by DKO dated March 2021 (93 pages) • Design Excellence Statement by URBIS dated 24 March 2021 (20 pages)

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Panel advice:

A summary of the Panel's comments and advice is provided below:

1. The proponent and the design team are commended for their commitment and responsiveness to the design review process. Specific design issues raised at the DRG workshops have been well addressed and resolved;
2. The Panel is unanimous and forms the opinion that the development has the ability to demonstrate Design Excellence and should proceed to the development assessment (DA) pathway, subject to addressing the following points, below:
 - The Stage 1 development plans are to incorporate the widening of the through site link (approx. 2m), as presented to the Panel;
 - The design team continues to explore opportunities to further integrate the development with the public domain interfaces with Baker Street. The design team liaise with Central Coast Council regarding its Streetscape Design Guidelines and other relevant Council Guidance; and
 - The proponent continues to liaise with the Regional Assessment Team to ensure compliance with the Independent Planning Commission's determination.