



Patrick Hall
Lederer Group
Suite 34.01, Level 34
201 Elizabeth Street
SYDNEY NSW 2000

11 July 2019

City of Gosford Design Advisory Panel

Proposal: Proposal for Gosford Alive

Panel Meeting: 25/06/2019

Dear Mr Hall

Thank you for presenting your Gosford Alive proposal for 136-148 Donnison Street, Gosford to the City of Gosford Design Advisory Panel (the Panel) to review and provide design advice. A summary of the Panel's advice and recommendations arising from the Panel meeting held on 25 June 2019 is attached to this letter (**Attachment A**).

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's role is advisory in nature and it does not have a role in the determination of applications.

The Panel acknowledges the work your design team has undertaken throughout the design review process to improve design outcomes and recommends:

1. The proponent undertakes further design development on the tower proposal with the Design Reference Group,
2. When tower proposal has been resolved sufficiently, the proponent proceeds to the development assessment (DA) pathway. The proponent may also opt to return to the Panel, and
3. The proponent addresses the issues identified in Attachment A when preparing their DA.

If you wish to bring your proposal back to the Panel prior to DA submission the next scheduled Panel meetings are on **27 August 2019** (Design Review Group approved submission due by 14 August 2019) and **29 October 2019** (Design Review Group approved submission due by 16 October 2019).

Please note that there are additional fees for Design Reference Group workshops (\$2,000 per workshop) and Panel meetings (\$3,000 per meeting).

Please also note the following:

- The proposal is required to undergo a detailed environmental assessment during development assessment (DA). At this time, the consent authority will assess compliance with *State Environmental Planning Policy (Gosford City Centre) 2018* including the adequacy of commercial floor space and satisfactory level of building sustainability and environmental performance and any environmental impacts associated with the proposal.
- A Design Excellence Statement is required for any subsequent DA to articulate how the proposal exhibits design excellence and contributes to the natural, cultural, visual and built character values of Gosford City Centre in accordance with Clause 8.3 of *State Environmental Planning Policy (SEPP) (Gosford City Centre) 2018*.
- If the submitted DA still proposes to use the provisions in Clause 8.4 of *State Environmental Planning Policy (SEPP) (Gosford City Centre) 2018* to vary the permitted height and/or floor space, the Panel's views will also be sought and considered, as part of the DA assessment process.

If you have any questions, please contact the Panel Secretariat on (02) 4345 4400 or centralcoast@planning.nsw.gov.au

Yours sincerely



Greg Sullivan
CoGDAP Secretariat
City of Gosford Design Advisory Panel

Enclosed:
Attachment A – Design Review Panel Advice

Attachment A – Design Review Panel Advice

City of Gosford Design Advisory Panel*	
Panel meeting	25 June 2019
Panel members	Ben Hewett, A/ NSW Government Architect (Chair) Gary White, Chief Planner (Co-Chair) John Choi, Design Reference Group
Proposal name	Gosford Alive proposal
Street Address/property description	136-148 Donnison Street, Gosford Lot 6 in DP 598833 and Lot 1 in DP 540292
Proposal description	Mixed use development – three level podium (retail/commercial) and five residential towers
Proposal details	Site area: 14,194m ² Proposed GFA: 76,872m ² Proposed FSR 5:42:1 Proposed max HOB: RL 70 (tower 2) to maximum of RL 110.3m (Tower 5)
Proponent	Lederer Group
Design workshops and previous Panel meetings	30 May 2019 – Design Reference Group workshop 1 25 June 2019 – Panel meeting
Material considered by the Panel	Architectural presentation by The Buchan Group Dated 24 June 2019 (102 pages)

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Panel advice:

A summary of the Panel advice provided at the 28 May meeting is provided below:

1. The Panel supports the public domain improvements realised throughout the design review process to date.
2. The Panel supports the inclusion of opportunities for deep spoil plantings along Henry Parry Drive.
3. The Panel noted the proponent's potential offer to embellish Kibble Park as part of the proposal and encouraged the proponent to:
 - a. Consider opportunities to align pedestrian movement between Kibble Park and the proposed development,
 - b. Discuss these opportunities with both Central Coast Council and the Roads and Maritime Service, and
 - c. Consider the current and future plans for Kibble Park, Imperial Centre, surrounding developments, pedestrian and vehicular movements in a holistic manner.
4. The Panel supports the direction taken to improve the street quality of the vehicular through-site link. The vehicular through-site link should have:
 - a. a greater street focus instead of being a landscaped link
 - b. additional on-street parking opportunities and activation along both edges.
5. The landscape architecture treatment for the east-west link between the Henry Parry frontage to the proposed laneway should be reviewed so it is more civic in nature, with a public feel, instead of a primarily vegetation link.
6. The Panel recommends the proponent update the proposal to show the proposed floor space ratio (FSR) on different parts of the site, how these relate and respond to the three separate FSRs recommended across the site and how the variations support the achievement of Design Excellence.
7. The Panel notes the towers need to be better conceived and articulated as a collection of forms. The proposed scale of variation to the height and bulk of the towers needs further justification.
8. The Panel recommends the proponent work with the CoGDAP Design Reference Group to review variations in tower height, reduction of bulk and increased diversity of form.
9. The Panel supports most changes to the podium, except for the Donnison Street car park/street wall, which should be reviewed with the proponent to:
 - a. Clarify which parts are active, and
 - b. Consider options to reduce the dominance of this along that frontage e.g. sleeving or stepping back the car park level.

10. The Panel made several additional recommendations for the proponent to refine the proposal, before the development application is submitted:
- a. Identify uses proposed in the non-residential elements of the development.
 - b. Design building and car park access points to ensure conflict is not created with pedestrians and where possible to split lobbies for residential and non-residential.
 - c. The relationship between the towers and the podium (vertical face) along the vehicular through-site line should be reviewed and supported by a wind analysis in order to ensure adverse micro-climates are not created.

Panel recommendations:

The Panel has reviewed the proposal and recommends that:

1. The proponent works on the tower design with the Design Reference Group,
2. When tower design has been resolved, the proponent proceeds to the development assessment (DA) pathway. The proponent may also opt to return to the Panel, and
3. The proponent addresses the issues identified in Attachment A when preparing their DA.



Ben Hewett
A/ NSW Government Architect
Chair, City of Gosford Design Advisory Panel