

Gosford Alive / Stage 1 DA
Architectural Design Report
AUGUST 2019

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01

Introduction

/ INTRODUCTION

VIEW FROM KIBBLE PARK



/ REGIONAL AERIAL



/ PROJECT BACKGROUND

Gosford is the largest regional city in the Central Coast, and is centrally located mid-way between Sydney and Newcastle, and is surrounded by a picturesque natural environment. Gosford City Centre sits in a valley between the bush covered hills of the east and west, and the harbour to the south.

At its “Civic Heart” is Kibble Park, surrounded by a series of regionally significant institutions, including the Gosford library (about to be redeveloped), TAFE NSW Gosford, and Gosford Local Court, along with the Imperial Centre (shopping) to the north, and the proposed site to the west.

The area is undergoing urban renewal, including significant upgrades proposed to Leagues Club Field, and Kibble Park itself.



/ THE PROPOSAL

Situated in between Kibble Park and the Rumbalara Ridge, the site is a large L-shaped portion of land on an east-west alignment, which slopes progressively up from west to east.

Overall site area is approximately 14,195m², with frontages ranging of 90m on Henry Parry Drive, 199m on Donnison St, 119m on William St and 40m on Albany St. RL's range from around 9.2 at the NW corner, to a high point of around RL20.0 on Albany St.

The site will be highly visible from Henry Parry Drive, and from Kibble Park itself, forming the western backdrop to this important civic space.

Views from the site are likely to be available in all directions, including of Kibble Park, Rumbalara Ridge, President's Hill, and across the southern portions of the city to the water.



02

The Site



/ THE SITE

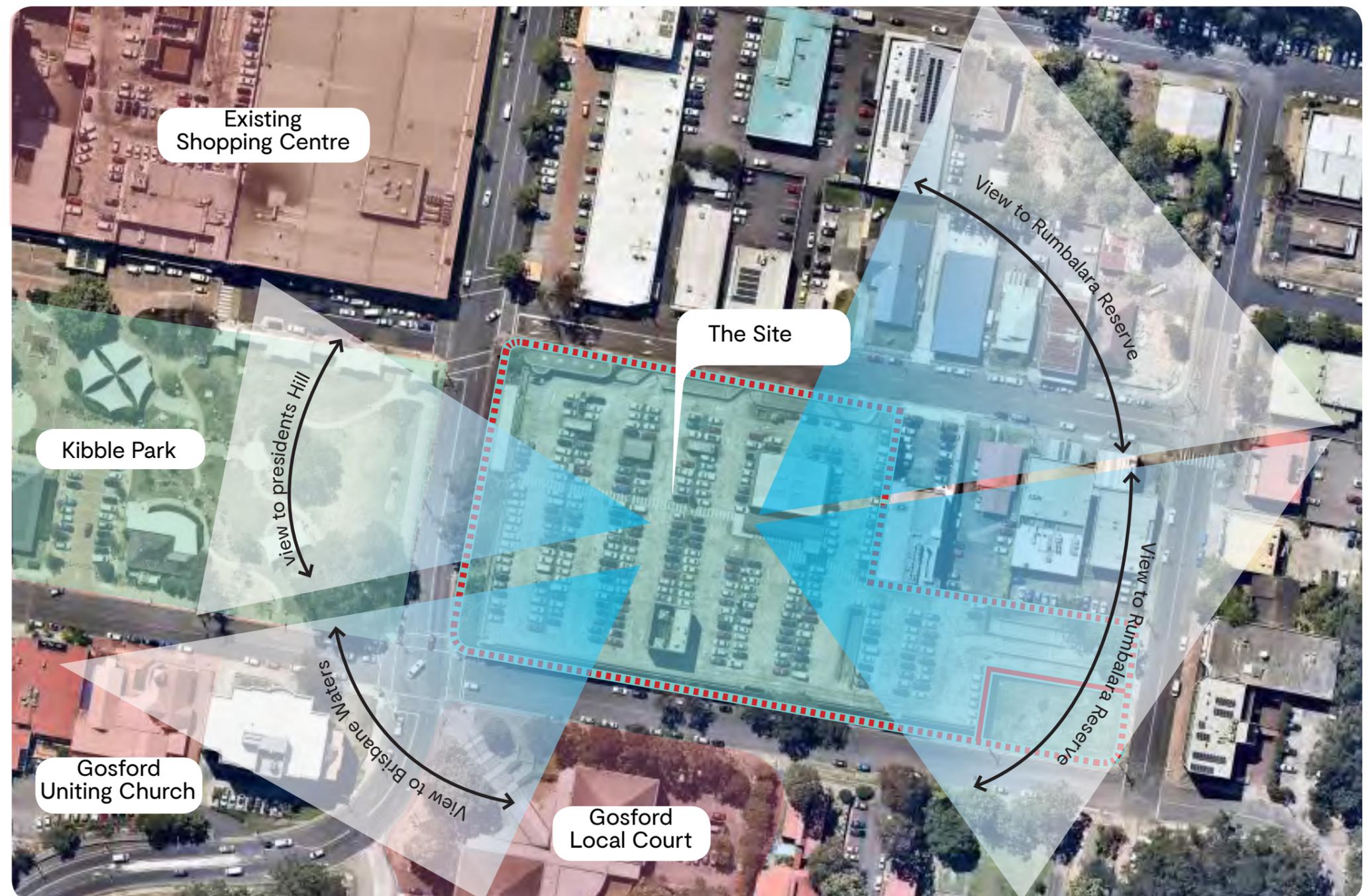
Gosford is the major NSW coastal city located mid-way between Sydney and Newcastle, and is the capital of the Central Coast region. The site is located at the core of the CBD, only a short walk from the rail station.

Development to the heart of the city has the potential to unlock significant growth in all direction. It will create a strong central civic space with opportunities for people, business, careers and other amenities. It is envisaged to be a place offering high quality urban living.

The site is approximately 14,195 sqm in area. It slopes upwards from Henry Parry Drive at an RL of 9.2 to a high point of RL 20.0, along Albany Street North.

SITE OPPORTUNITIES:

- 1 Views to surrounding hills and Brisbane waters provide a very high amenity for the proposed residential apartments.
- 2 Adjacency to Kibble park provides a great platform for a community hub. It nurtures recreational and social activities in the civic heart of the city.
- 3 Potential to compliment the Kibble park with activated street frontages and adds to the community atmosphere.
- 4 It will encourage pedestrian activities through strong F&B precincts and leisure facilities.
- 5 Creates a sense of place for the surrounding neighbouring uses.



/ REGIONAL CONTEXT

CITY NORTH

- CURRENT - EDUCATIONAL & HEALTH FACILITY
- OPEN SPACE & RECREATIONAL ASSETS
- FUTURE DEVELOPMENT - RANGE OF HOUSING TYPES

CITY SOUTH

- CURRENT - ARRIVAL DESTINATION, WITH GREAT VIEWS
- REGIONAL ATTRACTIONS INCLUDING STADIUM, OLYMPIC SWIMMING POOL, LEAGUE CLUB
- OPPORTUNITY TO UPGRADE FOR LOCALS, REGIONAL VISITORS & TOURISTS

MIXED USE DEVELOPMENT

- OPPORTUNITY FOR SIGNIFICANT URBAN RENEWAL

GOSFORD TOWN CENTRE

- + WELL CONNECTED
- + CONVENIENT
- + CIVIC HEART TO CENTRAL COAST



/ REGIONAL CONTEXT



/ LOCAL CONTEXT / Existing Character

The site contains former Kibbleplex shopping centre and associated multi-level carparking and ramp structures.

The Public Domain comprises Kibble park and a series of public roads, streets, pedestrian areas and shared paths.

The site fronts Henry Parry drive, a major north-south road through Gosford.

The general vicinity contains the following features:

- a. Imperial Centre (Existing Mall)
- b. Kibble Park - which contains two pavillions Gosford Library and a restaurant.
- c. Single storey shopfronts to larger buildings such as Gosford Courthouse and multi storey office buildings.

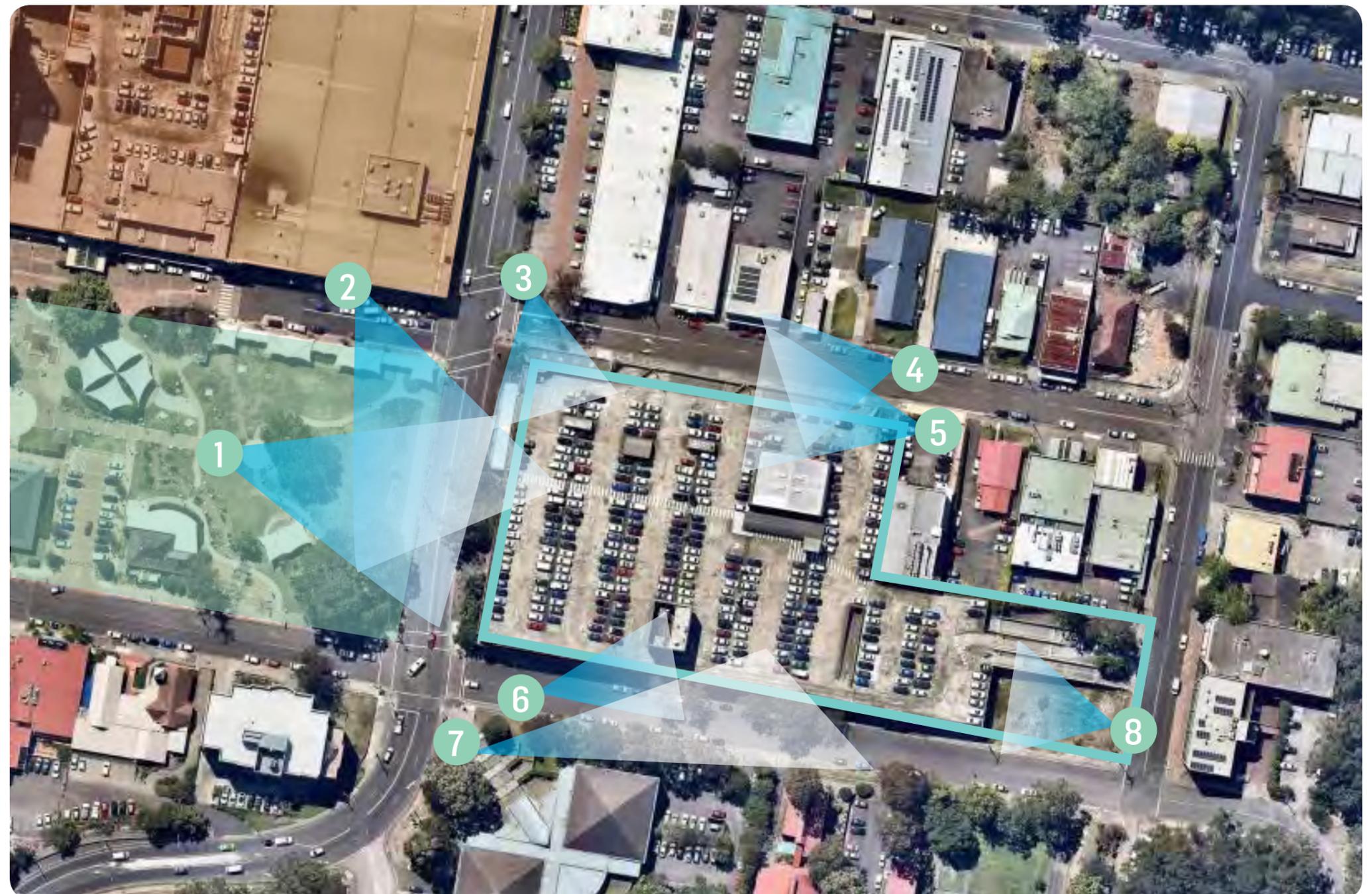


Diagram shows approximate camera angle to the site

/ LOCAL CONTEXT / Existing Character



1 View from Kibble Park

5 View from No.39 William Street

2 View from William Street

6 View from Donnison Street

3 View corner of Henry Parry Drive and William Street

7 View corner of Donnison Street and Henry Parry Drive

4 View from William Street (East)

8 View from Albany Street North

/ PLANNING CONTEXT / GCC-DCP Future Character

Public Domain:

The site contains former Kibbleplex shopping centre and associated multi-level carparking and ramp structures.

The Public Domain comprises Kibble park and a series of public roads, streets, pedestrian areas and shared paths.

The site fronts Henry Parry drive, a major north-south road through Gosford.

The general vicinity contains the following features:

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Kibble Park looking West



CURRENT



PROPOSED
Active street edge



PROPOSED
An iconic green room



PROPOSED
Great civic space

/ PLANNING CONTEXT / GCC-DCP Future Character

1. This is a key site due to its size, location and address to key public spaces, including Kibble Park and Henry Parry Drive. The site also offers important urban renewal opportunities in the Civic Heart of Gosford City facing Kibble Park. Accordingly, this site must be subject to a master planning process to ensure holistic consideration of site specific urban design issues.

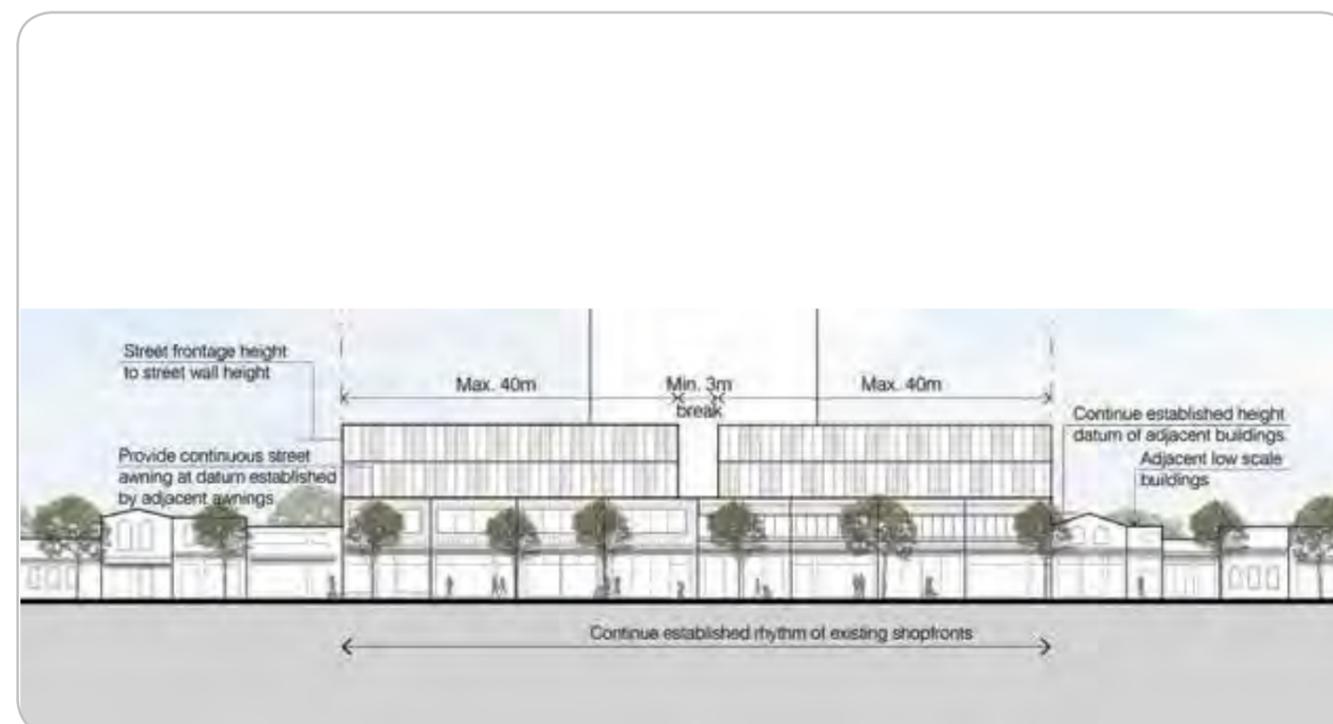
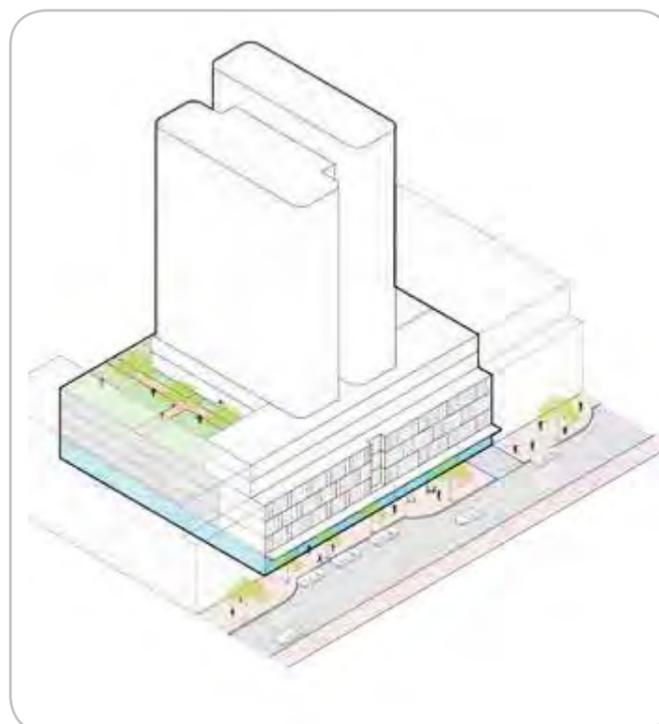
2. Any development must protect and maximise solar access to Kibble Park and protect key views and street vistas. Development on the western and north-western part of the site should be lower in height to maximise solar access to Kibble Park.

3. Maximising solar access to Kibble Park and views from Kibble Park to Rumbalara Reserve are priorities for development of this site. Taller buildings may be appropriate for this site, subject to design testing to determine the optimum location. The preferred location of taller buildings on this site is to the southern and eastern part of the site to minimise overshadowing impacts to Kibble Park.

4. North-south through site links is preferred to improve pedestrian connectivity and to break up the length of the street block.

5. The appropriate height for development of this site will be determined through a master planning process, which is to include design testing and consideration of impacts on views and overshadowing.

6. An active frontage is required on two street frontages. Retail or commercial uses are appropriate fronting Henry Parry Drive while multiple lobby and residential entries (maisonettes) should have adequate street address to, and contribute positive design outcomes for, Donnison and William Street.



/ FUTURE CHARACTER / Approved Podium Forms

Approved Podium Form:

A number of DA's have been approved for larger scale redevelopment in Gosford, including:

- Marina Towers
- Waterside Development
- Bonython Towers
- Horizon Towers

Predominant built form is one of 3-4 storey retail/commercial podiums with residential towers to 100m rising above.

Whilst some of these DA's may have expired, many are likely to shape the future character of the area.



Marina Towers - Podium



Waterside - Podium



Waterside - Podium

/ FUTURE CHARACTER / Approved Tower Forms

Approved Tower Forms:

Predominant approved tower forms are for grouped towers rising to 100m. A number would no longer meet the expectations of the GCC or ADG, due to bulk/scale issues.

Materiality is varied, with a mix of highly glassy through to predominantly masonry designs.

Height: Around 100m above ground level



1. Waterside Towers



2. Merindah Towers
(under construction)



3. Mariners plaza



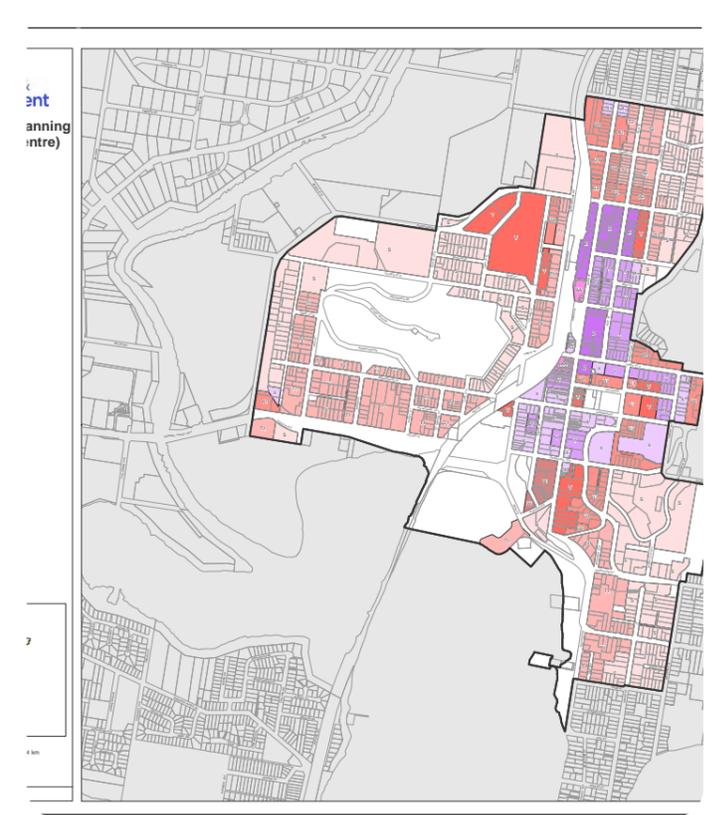
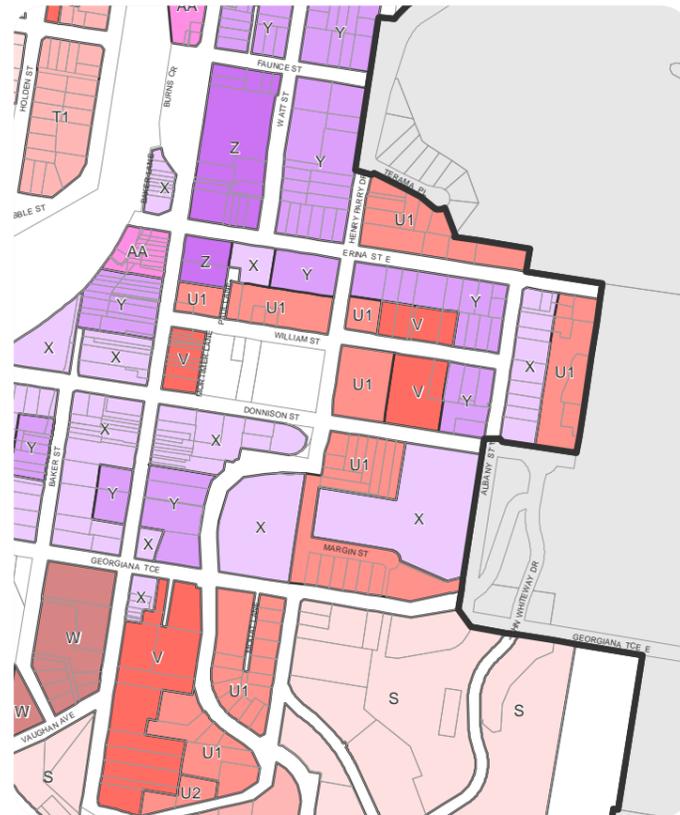
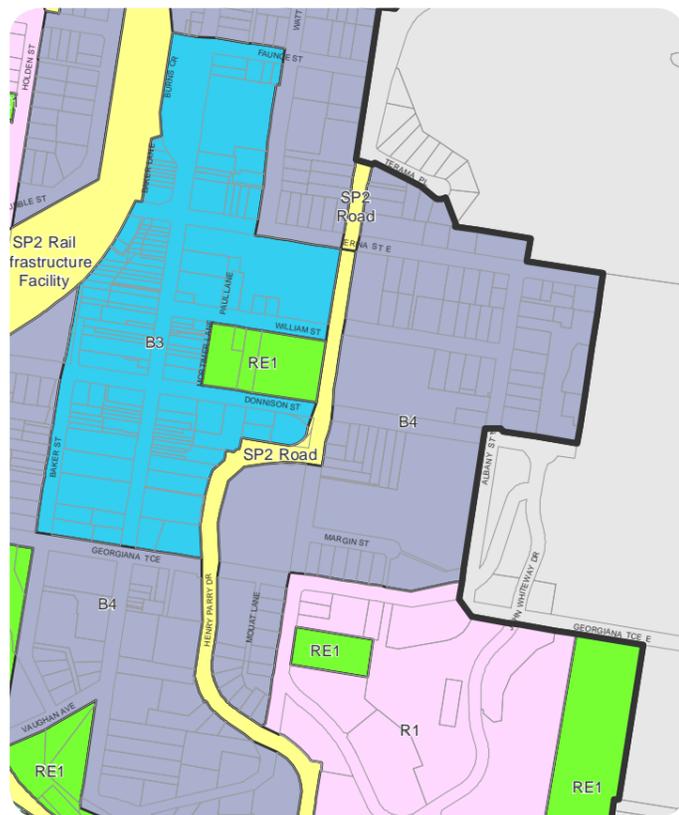
4. Horizon Towers



5. Bonython Towers
(completed)

/ PLANNING CONTROLS

GCC - SEPP



Zoning

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

FSR

- S 1.5
- T1 2
- T2 2.25
- U1 2.5
- U2 2.75
- V 3
- W 3.5
- X 4
- Y 4.75
- Z 5
- AA 6
- Gosford City Centre

Height Of Building

- | | |
|---|---|
| A 0 | S 24 |
| J 9 | U 30 |
| K 10.5 | V 36 |
| M 12 | X 48 |
| O 15 | AA1 60 |
| P 18 | AA2 72 |
| R 22 | |

Active Street Frontage

- Active Street Frontage
- Gosford City Centre

NOTE: REFER GCC CLAUSE 8.4(4) REGARDING EXTENSION TO FSR AND HEIGHT FOLLOWING A DESIGN EXCELLENCE PROCESS

/ PLANNING CONTROLS

GCC - DCP

Key objectives include:

Active street frontages and street address: Ensure frontages are pedestrian oriented and of high quality design to add vitality to streets.

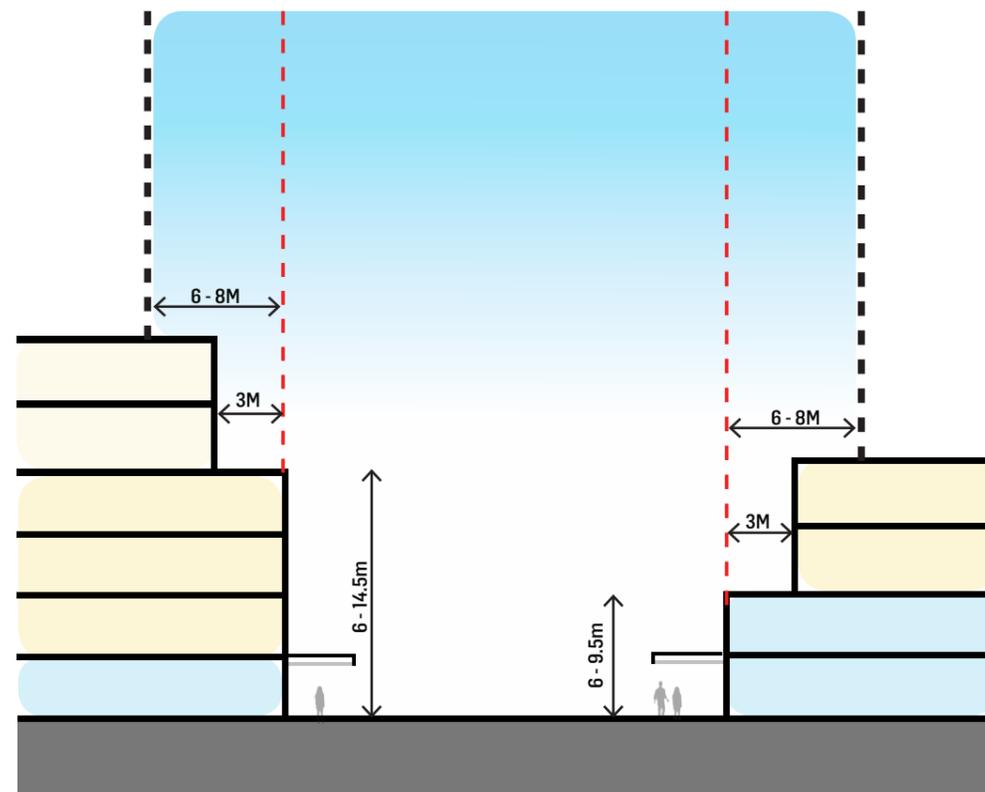
Building setbacks and separation: To provide good amenity for building occupants including daylight, outlook, visual privacy, acoustic amenity, ventilation, wind mitigation and view sharing.

Slender towers with high amenity: Achieve high amenity for the public domain including access to sun light and views. Allow for high internal amenity to development, including natural light and ventilation 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 stories

Fine grain frontages: Ensure that development responds to the human scale.

Above ground parking: To ensure excellent streetscape activation
To aid in viability where it is understood that due to the high water table, excavation on some sites may become difficult.



Typical Street section - 0 metre street setback locations

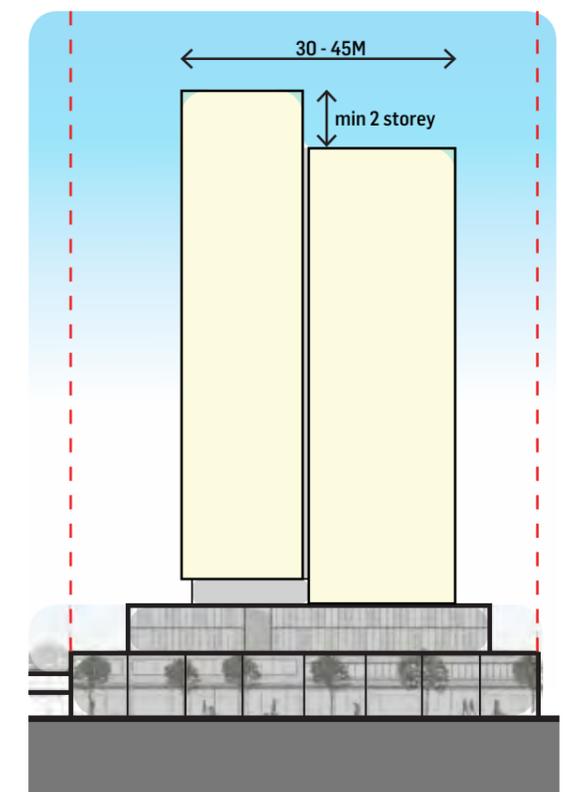


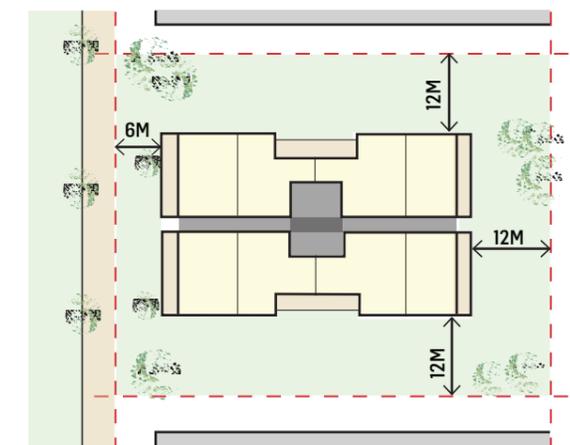
Diagram showing breaking down of bulk on long tower facades



Source: Gosford City Centre DCP - Figure 8: Streetscape Summary

Front Setbacks and Street Wall Heights*		Side setbacks	
Setback at ground level	Street wall height (metres)	Up to street wall	Above street wall
0m	6 - 14	0m	6m
0m	6 - 9.5	0m	6m

Heights		Side setbacks	
Setback at ground level	Street wall height (metres)	Up to street wall	Above street wall
0m	6 - 14	0m	6m
0m	6 - 9.5	0m	6m



Typical residential floor plan
Approx: 750sqm GFA (NTS)

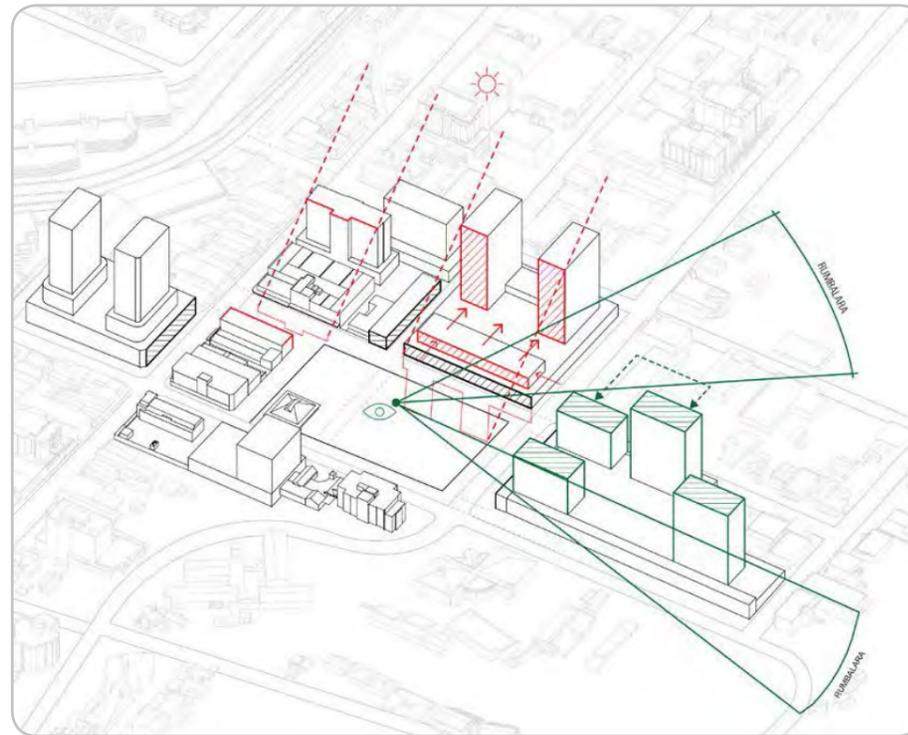
/ PLANNING CONTROLS

UDF



Civic Heart - Design principles

- Investigate opportunity to retain public parking in part of future development behind an active edge to Henry Parry Drive.
- Connect park to reserves with tree planting along Donnison Street.
- Locate development height to minimise overshadowing of Kibble Park.



Built Form Principles

- Two to three storey podium height with a fine grain and active frontages to key places and streets
- Provide setback to upper levels above podium.
- Slender East/West tower forms, aligned to protect view corridors to Rumbalara ridgeline.
- Protect view corridors to Presidents Hill from Kibble Park.
- Ensure solar access for four (4) hours to 50% of the park between 9am and 3pm at the winter solstice.

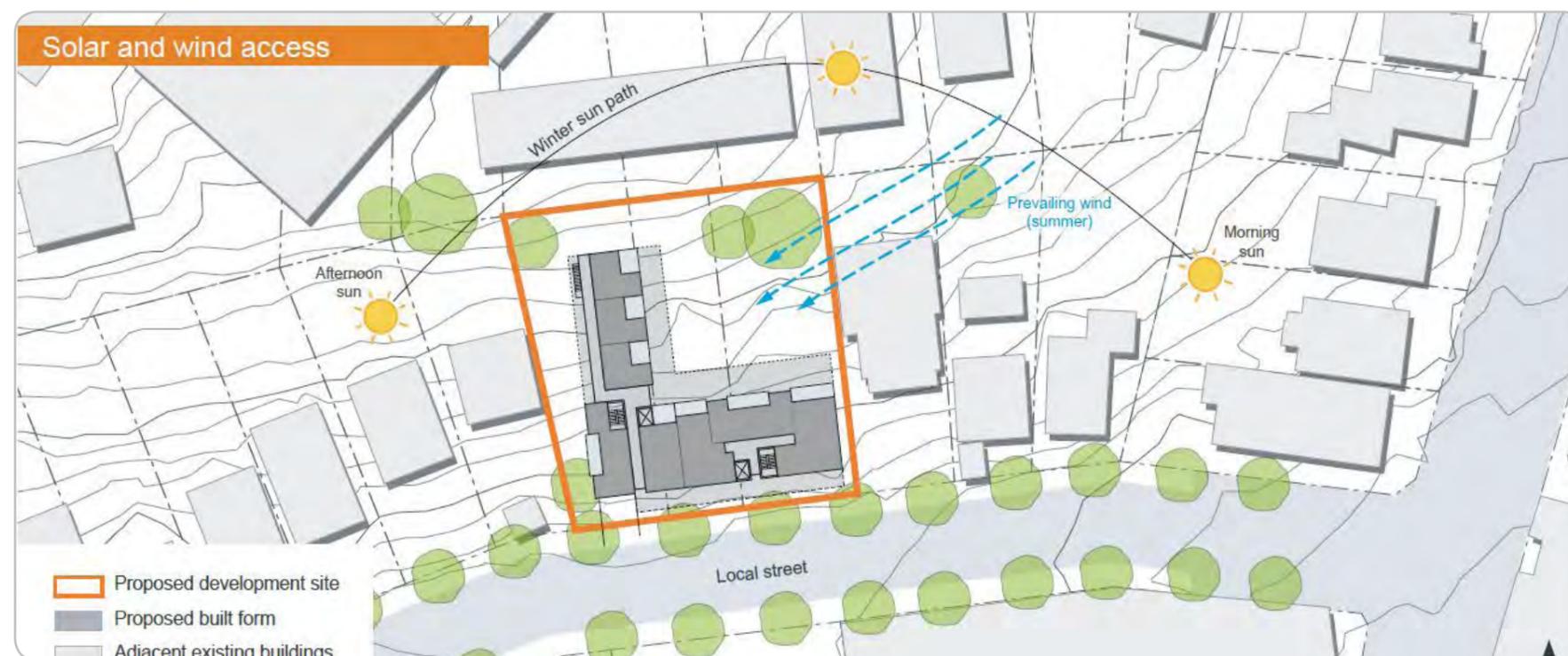


Structure Plan

- Kibble Park and its surrounding network of lanes and streets connect the key civic buildings of the future city. A civic public domain is required, with a focus on bringing community together both in event mode and in incidental ways throughout the year. It needs to function as an attractive place to be enjoyed as part of everyday visits.

/ PLANNING CONTROLS

ADG



Daylight Access

- 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.
- 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.
- A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.
- Daylight access is maximised where sunlight is limited
- Design incorporates shading and glare control, particularly for warmer months

Cross Ventilation

- At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.
- Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.
- All habitable rooms are naturally ventilated



Figure 2F.3 Building separation supports residential amenity and helps to provide suitable communal open space areas

Building Separation

- Up to four storeys/12 metres
 - 12 metres between habitable rooms/balconies
 - 9 metres between habitable/balconies and non-habitable rooms
 - 6 metres between non-habitable rooms
- Five to eight storeys/up to 25 metres
 - 18 metres between habitable rooms/balconies
 - 12 metres between habitable rooms/balconies and non-habitable rooms
 - 9 metres between non-habitable rooms
- Nine storeys and above/ over 25 metres
 - 24 metres between habitable rooms/balconies
 - 8 metres between habitable rooms/balconies and non-habitable rooms
 - 12 metres between non-habitable rooms

/ PLANNING STUDY / Existing Built Forms

Existing Built Form:

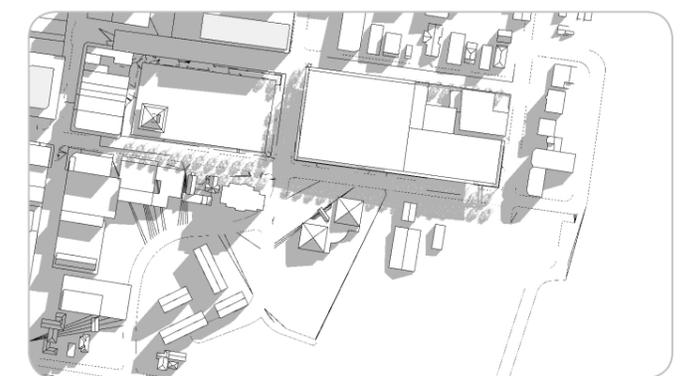
The existing building on the site is a singular massive structure containing a failed retail centre.

•GFA 43,572m2 (approx.)

FSR 3.07 (approx.)

Height 12m (approx.)

- Bulk/scale – 3 storey blank wall
- Streetscape – Poor Outcome. All streets dominated by vehicular entry/exit/provision
- Shadows – Henry Parry Drive & Donnison Street both in shadow at winter. Kibble Park is not effected by overshadowing between 9am-3pm
- Site Activation – Poor outcome. Duplication of Imperial Centre offering led to failure of single-use site.
- Relationship to Kibble Park & Rambalara Ridge setting – minor ground connection at Cnr Henry Parry Drive & William Street. Otherwise poor.



/ PLANNING STUDY /GCC-DCP Envelope

GCC-DCP Envelope

The DCP heights and setbacks envisage a large unified podium, w/ 3 storey and 8 storey blocks on top.

•GFA 45,500m2 (approx.)

FSR 3.2:1 (approx.)

Height 42m (approx.)

- Bulk/scale – Potentially retains bulkiness of podium. Ramping of height up towards rear/ ridge.
- Streetscape – Depending on usage, may experience similar issues to current building.
- Shadows – Henry Parry Drive & Donnison Street both remain in shadow for majority of winter. Kibble Park free of shadow from 9am - 3pm.
- Site Activation – No major uplift, especially fronting Kibble Park, is unlikely to provide significantly improved outcomes.
- Relationship to Kibble Park & Rambalara Ridge setting – minor ground connection at Cnr Henry Parry Drive & William Street. Otherwise poor.



1. AERIAL VIEW



2. VIEW FROM KIBBLE PARK



3. VIEW FROM HENRY PARRY DRIVE NORTH



4. SHADOW ON 21ST JUNE -9AM

/ PLANNING STUDY / UDF Envelope

UDF Envelope Suggestion:

The UDF identifies opportunity for additional GFA, including at the West facing Kibble Park.

- **GFA 49,380m2 (approx.)**
- **FSR 3.47:1 (approx.)**
- **Height 52m (approx.)**

- Bulk/scale – Increase to bulk/scale when viewed from Kibble Park. Towers divided to retain views through to Rumbalara Ridge
- Streetscape – Increase in density likely to lead to urban renewal and improved outcomes. Increased bulk visible from Kibble Park.
- Shadows – Henry Parry Drive & Donnison Street both remain in shadow for majority of winter. Some shadow likely at 9am to Kibble Park.
- Site Activation – Improvement in outcomes likely due to additional uplift.
- Relationship to Kibble Park & Rumbalara Ridge setting – Potential for improvement in activation of Henry Parry Drive & overview of park.



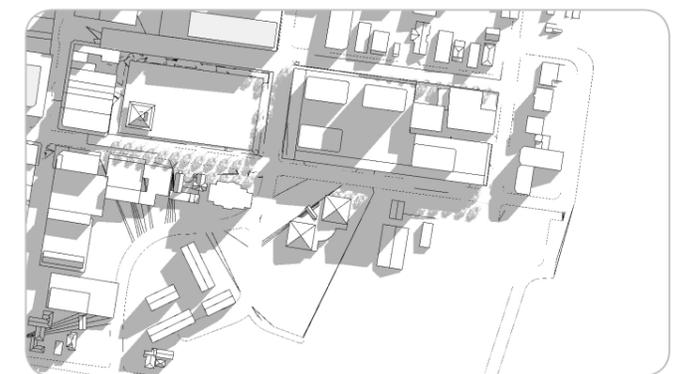
1. AERIAL VIEW



2. VIEW FROM KIBBLE PARK



3. VIEW FROM HENRY PARRY DRIVE NORTH



4. SHADOW ON 21ST JUNE -9AM

/ PLANNING STUDY / No Podium (Previous DA)

Previous DA Proposal (Withdrawn)

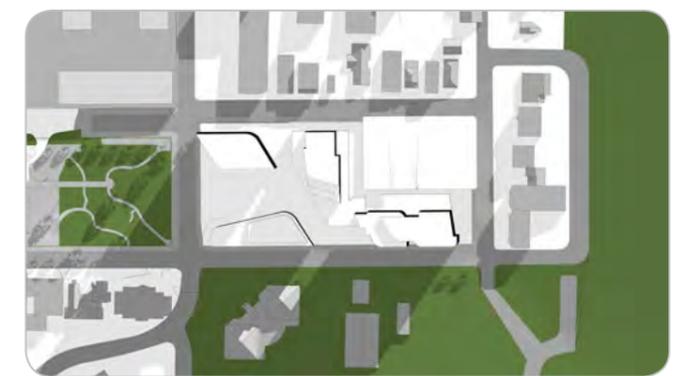
Previously submitted DA for 4 residential towers. This DA was withdrawn due to imminent changes to the LEP.

•GFA 79,466m2 (approx.)

FSR 5:6 (approx.)

Height 44m (approx.)

- Bulk/scale – Significantly increased bulk/scale from Kibble Park. Tower crowding blocks views through to Rumbalara Ridge. Significant bulk when viewed from Kibble Park and side perspectives.
- Length and size of towers significantly breach ADG guidelines.
- Streetscape – Large negative spaces along 3 major streetfronts. Inward looking podiums. Lack of clarity around public/private.
- Shadows – Significant overshadowing of Kibble Park at 9am.
- Site Activation – Increase in site activation, cramped by poor public domain interactions.
- Little civic contribution.



/ SITE ANALYSIS



1. EXISTING SITE BUILDING:

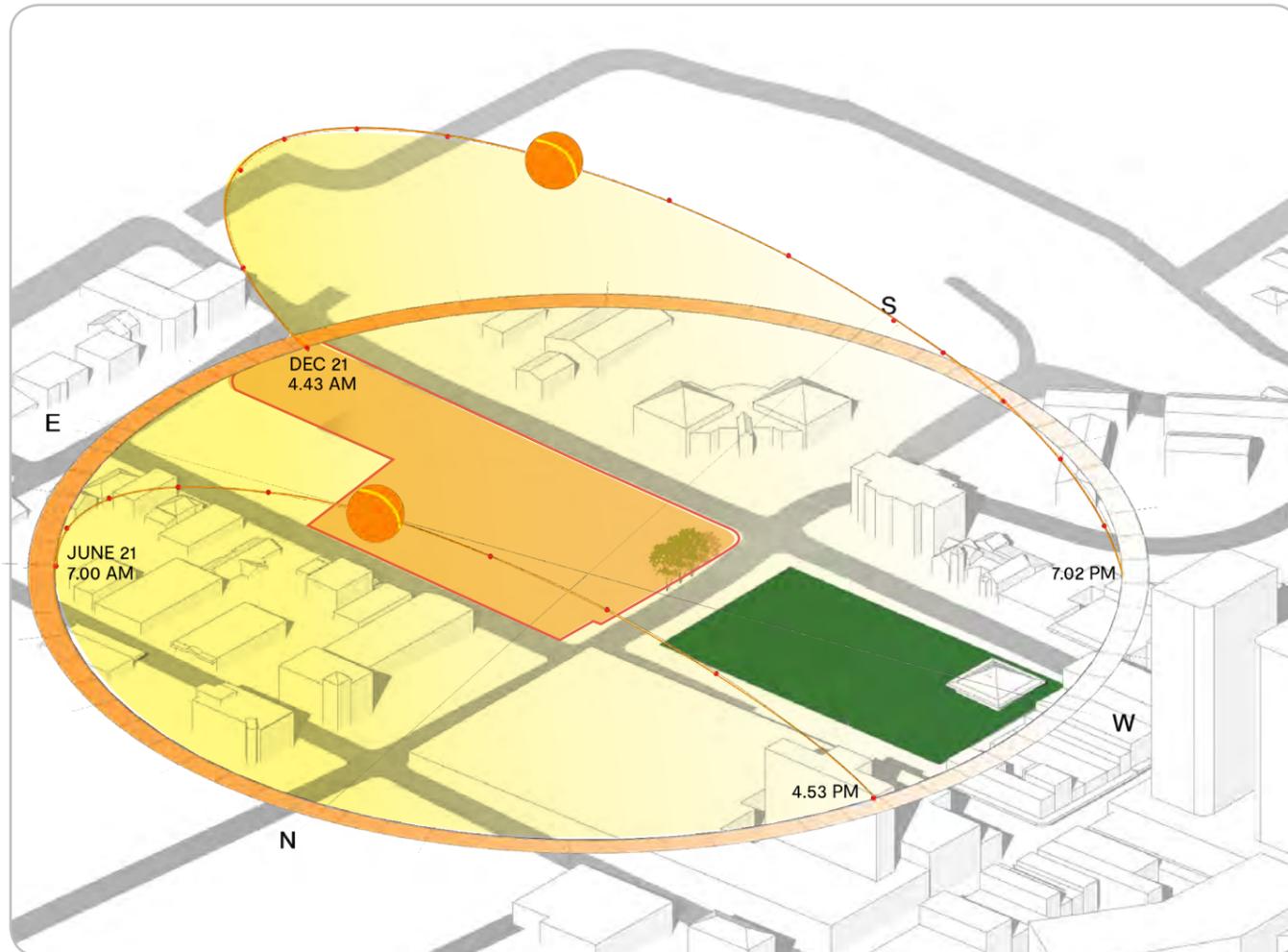
The site contains former Kibbleplex shopping centre and associated multi-level carparking and ramp structures. The proposed project has potential to transform the city experience from being a place for work or shop, to also become a place that offers high quality urban living.



2. SITE PARAMETERS:

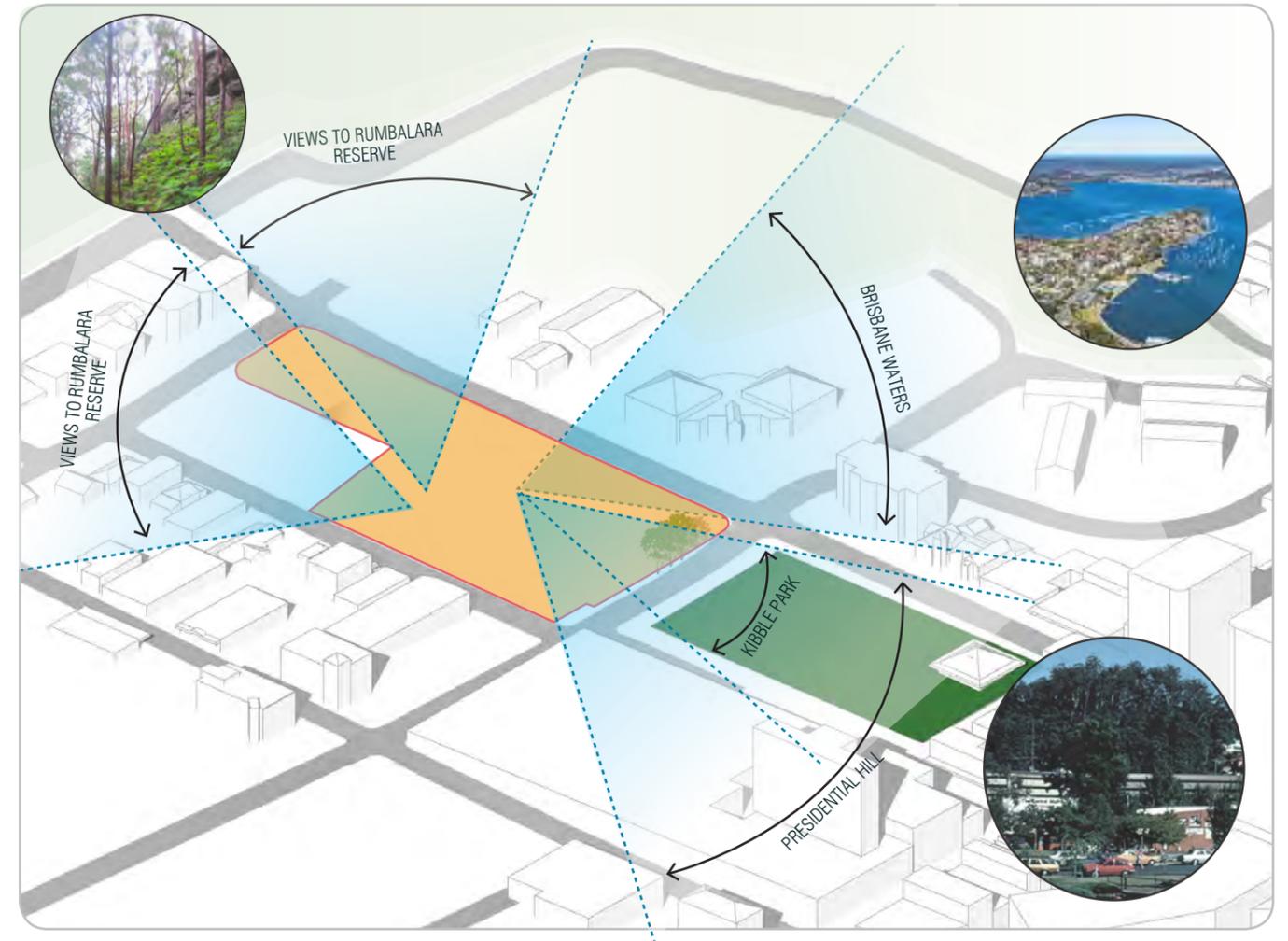
The site occupies an area of 14,195sqm with multiple street frontages. The main street frontages are to Henry Parry Drive (90m) and William St (119m). Existing vehicular entries to the site occur at the North and East edges. The Site fall approx. 11m from Albany Street N to Henry Parry Drive.

/ SITE ANALYSIS



3. SUN DIAGRAM and WIND DIRECTION:

The sites longer boundary is oriented along the East-West direction which provides great exposure to Northern daylight.

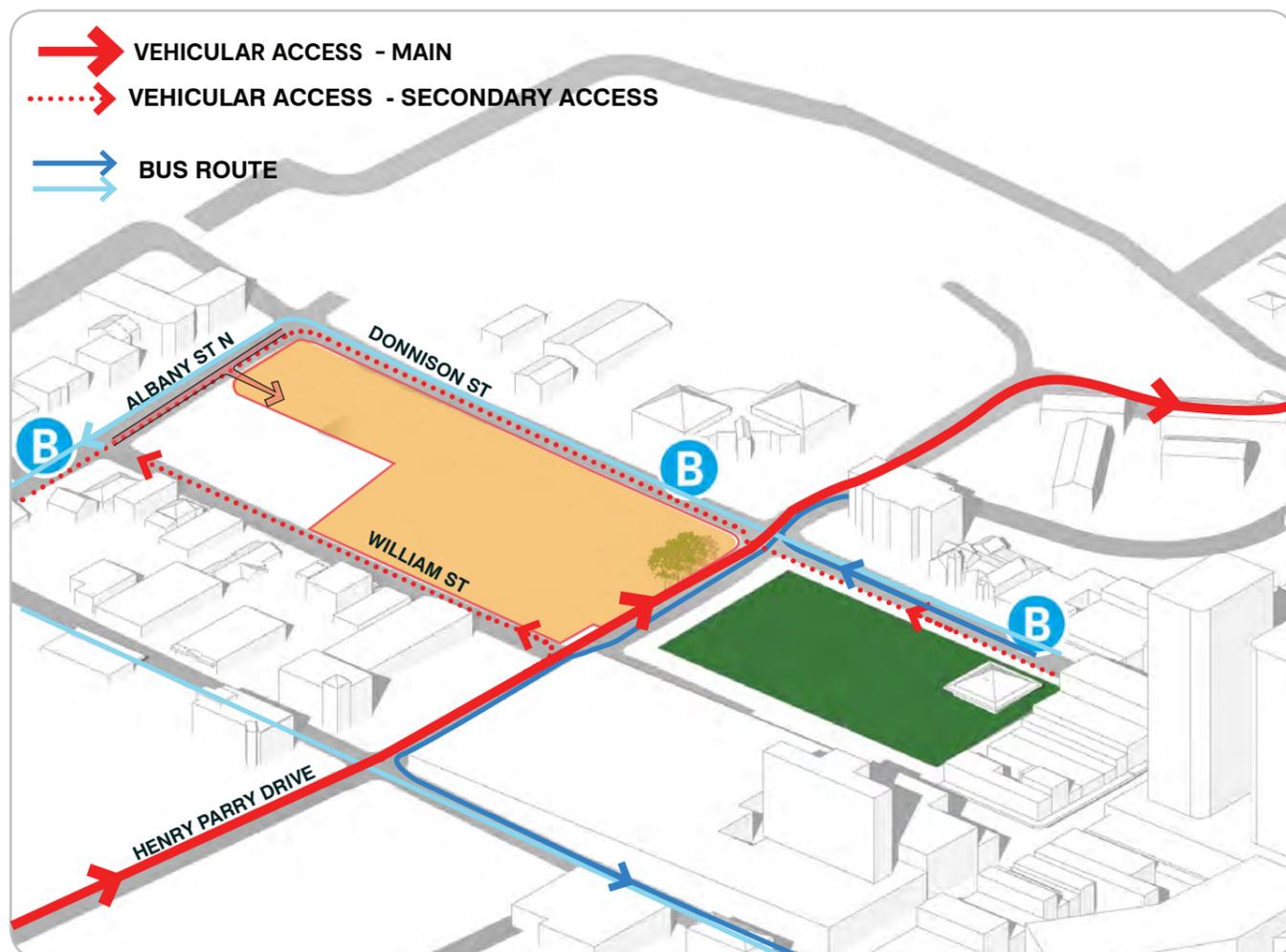


4. VIEWS

Significant potential views exist in the following directions at low level

- West towards Kibble Park at high level
- East and South towards to Rumbalara Ridge
- SW towards Brisbane water
- West across Kibble Park towards Presidents Hill

/ SITE ANALYSIS



5. VEHICULAR CONNECTION:

Vehicular approaches are predominantly from Henry Parry Drive, along the western edge of the site. Predominant traffic to and from the site is likely to arrive and depart through these 2 intersections, with some minor traffic also directed along Donnison St. Henry Parry Drive is an RTA road, and subject to significant traffic levels in peak periods. The (now-defunct) shopping centre on the site currently holds a significant number of car parking spaces.



6. PEDESTRIAN and CYCLE ACCESS:

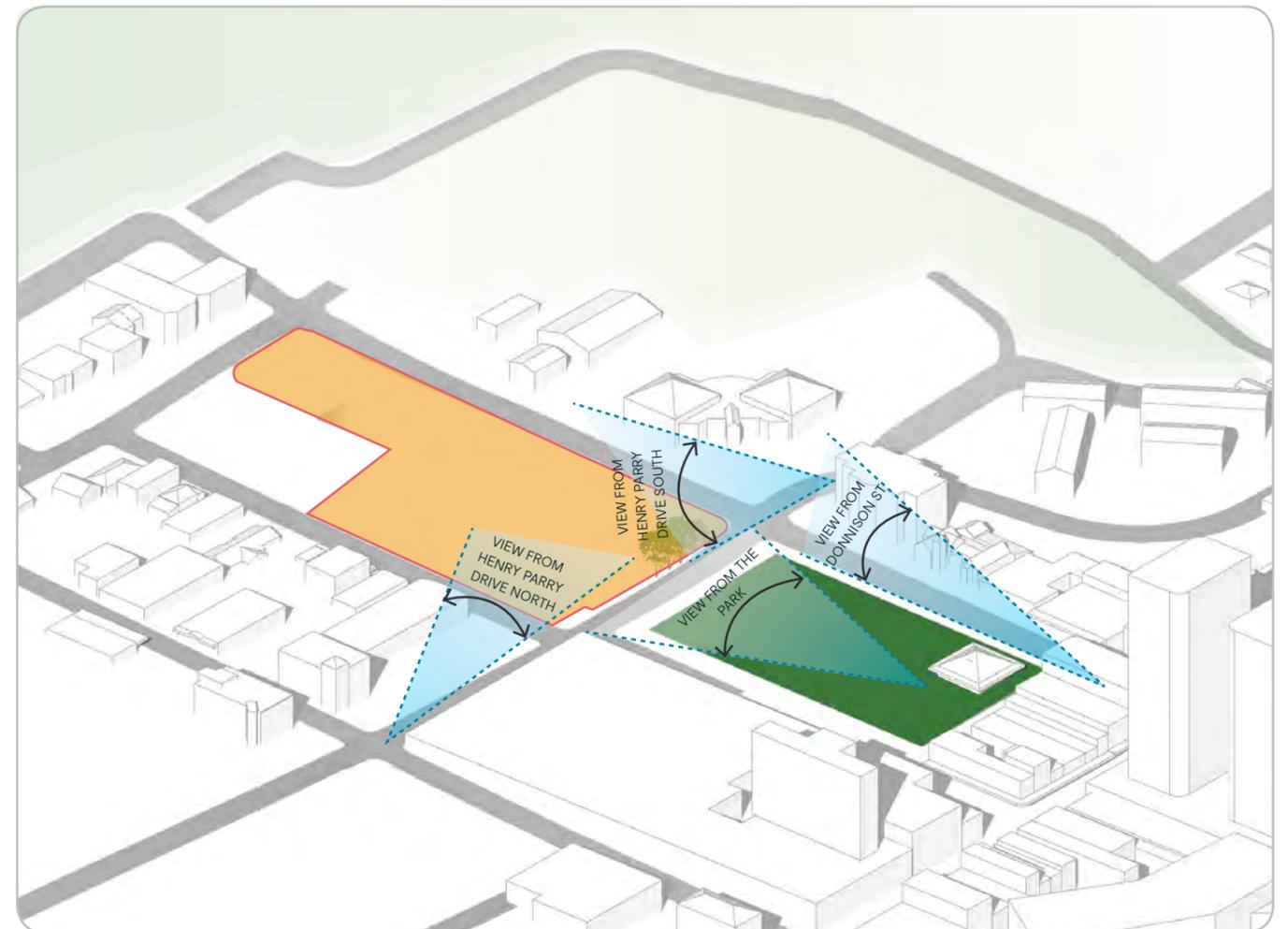
Anecdotal experience would suggest limited pedestrian activity to/from the site outside of special events at Kibble Park. Many activities appear to involve vehicular travel, even for short distances. Encouragement and support of increased pedestrian activity in the area should be included.

/ SITE ANALYSIS



7. LANDSCAPE CHARACTER:

The site has visual relation to the park and street at lower levels. At the mid-level, views will open out to the surrounding bushland/ Rumbalara Reserve and across the city. At the upper level, spectacular panoramic views of Brisbane water and the regional hills will be possible.



8. KEY PUBLIC VIEW POINTS:

The site is predominantly experienced from its western aspect, occupying a prominent position at the eastern edge of Kibble Park.

View corridors exist from Kibble Park across the site through to the ridge and will need consideration in the design.

Secondary view points also occur on the approach to the site from the north and south along Henry Parry Drive.

03

Masterplan Strategy



/ EXAMINATION OF OPTIONS

3 viable options for the redevelopment of the site have been considered:

*PLEASE NOTE ADDITIONAL VIEW ANALYSIS AVAILABLE IN APPENDIX C

D.E.C SUPPORTED



Option A – No Podium (Previous DA)

A bulky residential 4 tower project, with minor retail. This option was reflected in the previous DA (withdrawn 2018)



Option B – Layered podium (Current Proposal)

Focus on retail activity at the Western edge, supporting residential activity above and behind.



Option C – Large Podium (Kibbleplex)

Focused on creation of a significant new retail offering, with 5 towers above. This option was reflected in the initial option indicated to the panel

/ VIEW ASSESSMENT / Kibble Park

*PLEASE NOTE ADDITIONAL VIEW ANALYSIS AVAILABLE IN APPENDIX C



1. EXISTING

- Low bulk/scale
- Long blank street wall
- Poor public interface activation



2. UDF

- Lowrise towers still rise above ridgeline
- View between towers retained
- Uplift unlikely to promote redevelopment



3. DCP

- Lowrise towers still rise above ridgeline
- Higher podium may be imposing
- Towers appear lower

Kibble Park View:

The view of the project site from Kibble Park is the key urban view for consideration. The project site is between Kibble Park and the ridge and will frame many of the activities along the eastern edge of the Civic centre. Visual connection and engagement across the busy Henry Parry Drive is important, although direct pedestrian connection cannot readily be achieved.

/ VIEW ASSESSMENT / Kibble Park

*PLEASE NOTE ADDITIONAL VIEW ANALYSIS AVAILABLE IN APPENDIX C

D.E.C SUPPORTED



Option A – No Podium (Previous DA)

- Street edge is eroded by lack of podium
- Little street activation likely
- NW tower very imposing
- View of ridge blocked between towers



Option B – Layered podium (Current Proposal)

- Positive street activation along Henry Parry Dr
- Layering of landscape links ridge to park
- Slender towers maintain view corridor to ridge



Option C – Large Podium (Kibbleplex)

- Positive street activation along Henry Parry Dr
- Layering of landscape links ridge to park
- Slender towers maintain view corridor to ridge

Summary:

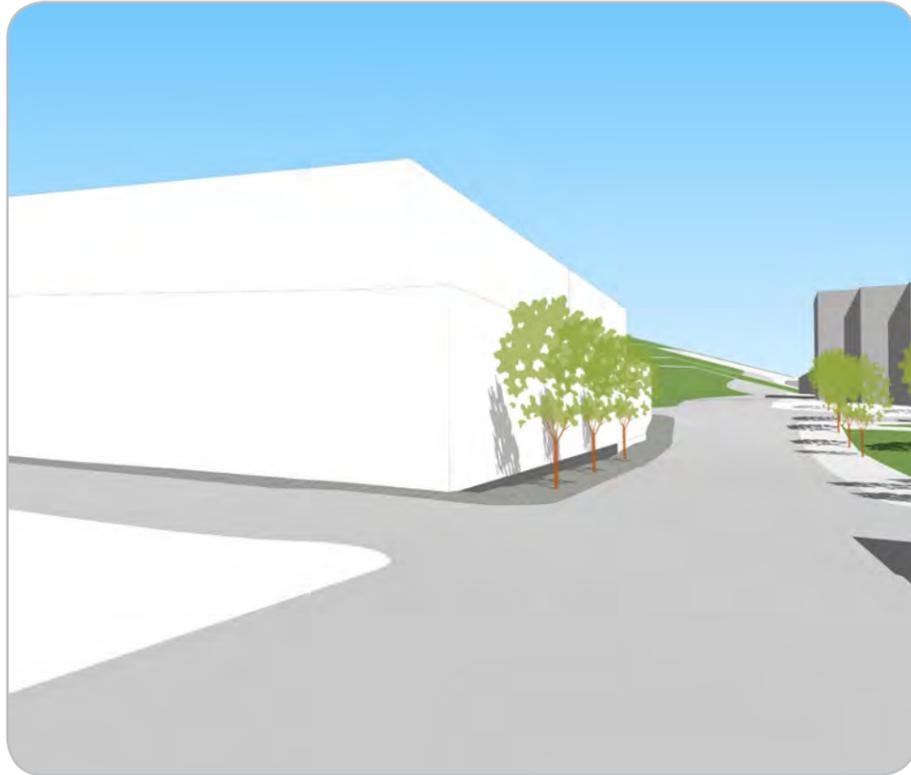
Option A provides limited engagement with the park. Bulk and scale of the NW tower is too dominant, and positioning of the tower overshadows Kibble park.

Option B provides a stepped and landscaped podium that mediates between the park and the ridge, along with slender towers that ensure visual connection is maintained.

Option C, although potentially offering significant added retail offerings, is likely to result in large blank facades to Kibble Park, and interferes with the visual connection through to the ridge line in this view.

/ VIEW ASSESSMENT / Henry Parry Drive North

*PLEASE NOTE ADDITIONAL VIEW ANALYSIS AVAILABLE IN APPENDIX C



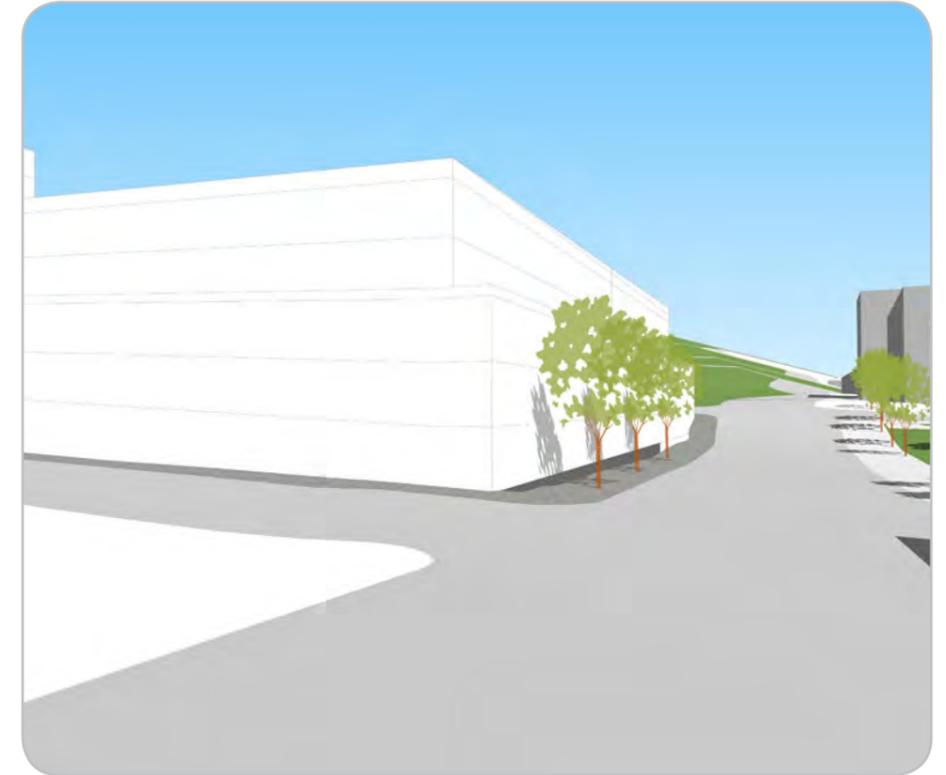
1. EXISTING

- Low bulk/scale
- Long blank street wall
- Poor public interface w/ little street activation



2. UDF

- Lowrise towers still rise above ridgeline
- Ridge not visible, even w/ smaller towers



3. DCP

- Higher podium may be imposing
- Lowrise towers recessed
- Street activation dependant on active podium use

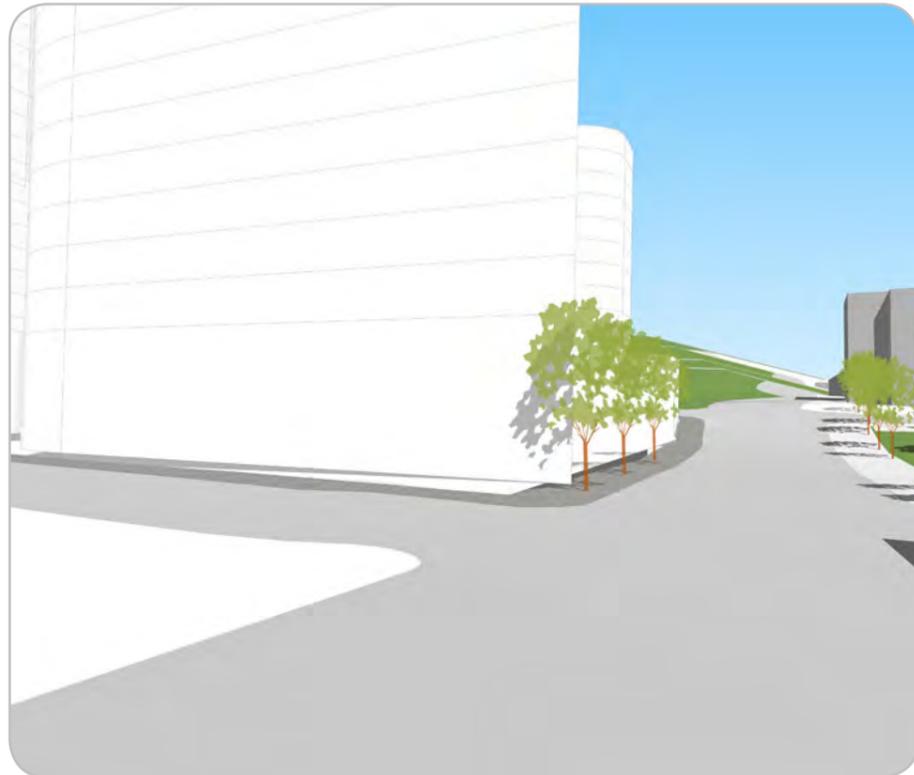
Kibble Park View:

The view of the project site from the northern approach along Henry Parry Drive is 1 of 2 primary vehicular approaches to the site, and the eastern portion of the civic precinct

/ VIEW ASSESSMENT / Henry Parry Drive North

*PLEASE NOTE ADDITIONAL VIEW ANALYSIS AVAILABLE IN APPENDIX C

D.E.C SUPPORTED



Option A – No Podium (Previous DA)

- Dominates street intersection
- Poor street level amenity likely due to wind/shadow issues



Option B – Layered podium (Current Proposal)

- Positive street activation along Henry Parry & William St
- Layered podium enables additional terraced landscaping
- Towers significantly set back from street alignment



Option C – Large Podium (Kibbleplex)

- Side wall of large podium box highly visible
- Negative space pushing in from street erodes corner
- Requires significant intensification of corner intersection

Summary:

Option A dominates the intersection with a strong vertical intervention. Amenity at low level is expected to be challenging and exposed.

Option B provides retail activation at the corner. Stepped podium creates visual interest. Tower alignments reinforce the street grid.

Option C provides an excellent outcome at ground level, with possibility of an engaging retail presence. Street edge partially eroded. Width and location of the towers do create a somewhat “weak” corner, and exposing the blank side of the cinema.

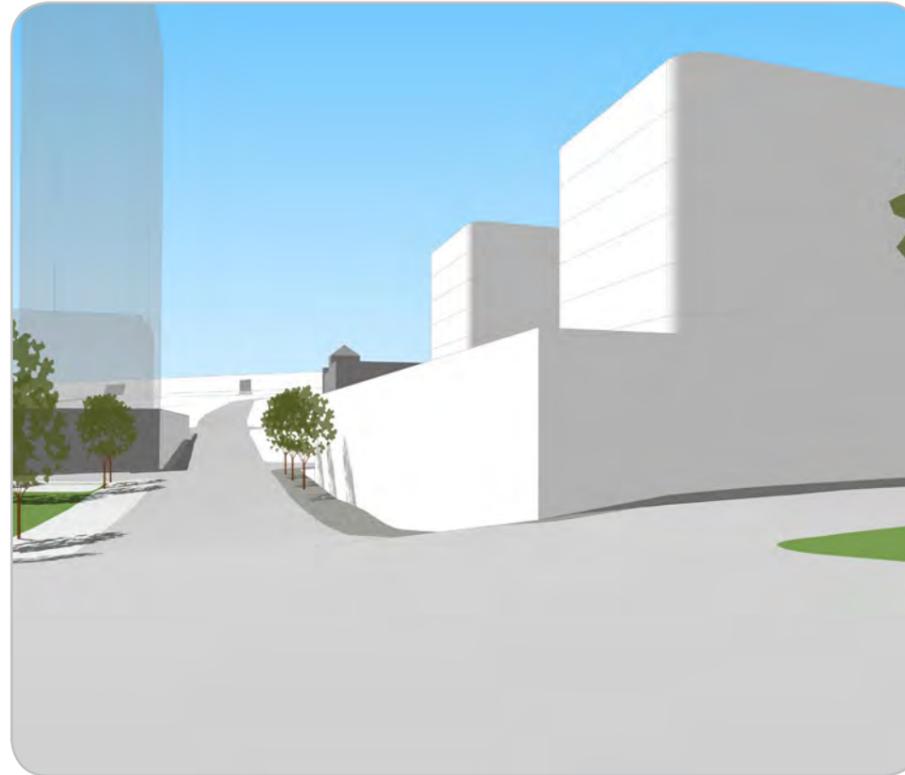
/ VIEW ASSESSMENT / Henry Parry Drive South

*PLEASE NOTE ADDITIONAL VIEW ANALYSIS AVAILABLE IN APPENDIX C



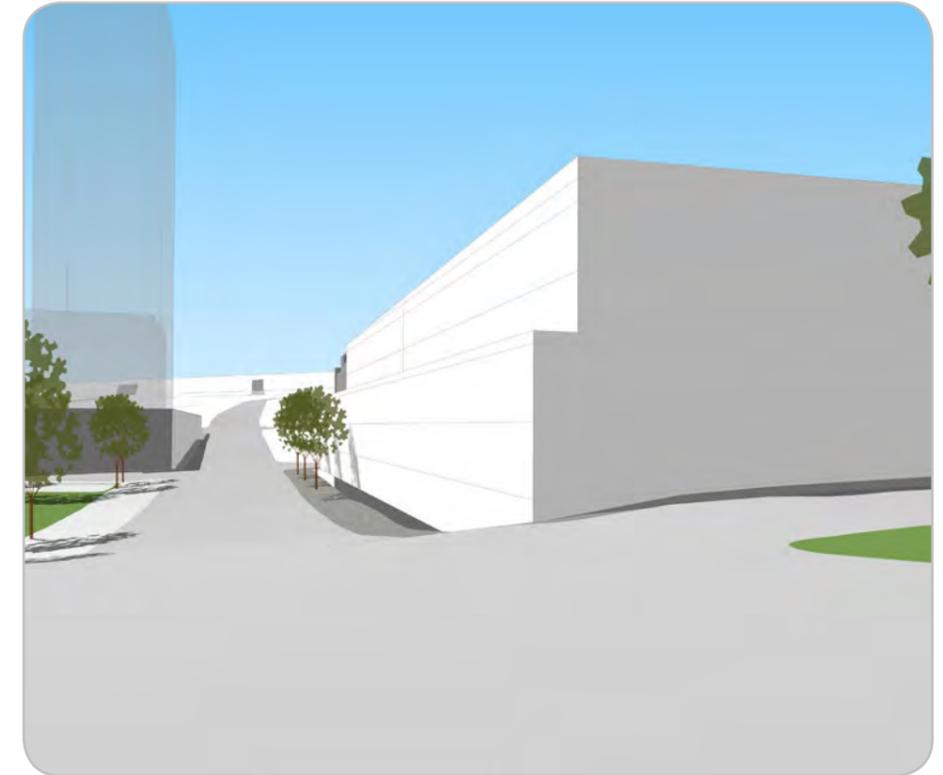
1. EXISTING

- Low bulk/scale
- Long blank street wall
- Poor public interface w/ no street activation



2. UDF

- Street activation dependant on active podium use
- Strong lower tower presence



3. DCP

- High, deep podium may be imposing
- Lowrise towers very recessed
- Uplift unlikely to promote redevelopment
- Street activation dependant on active podium use

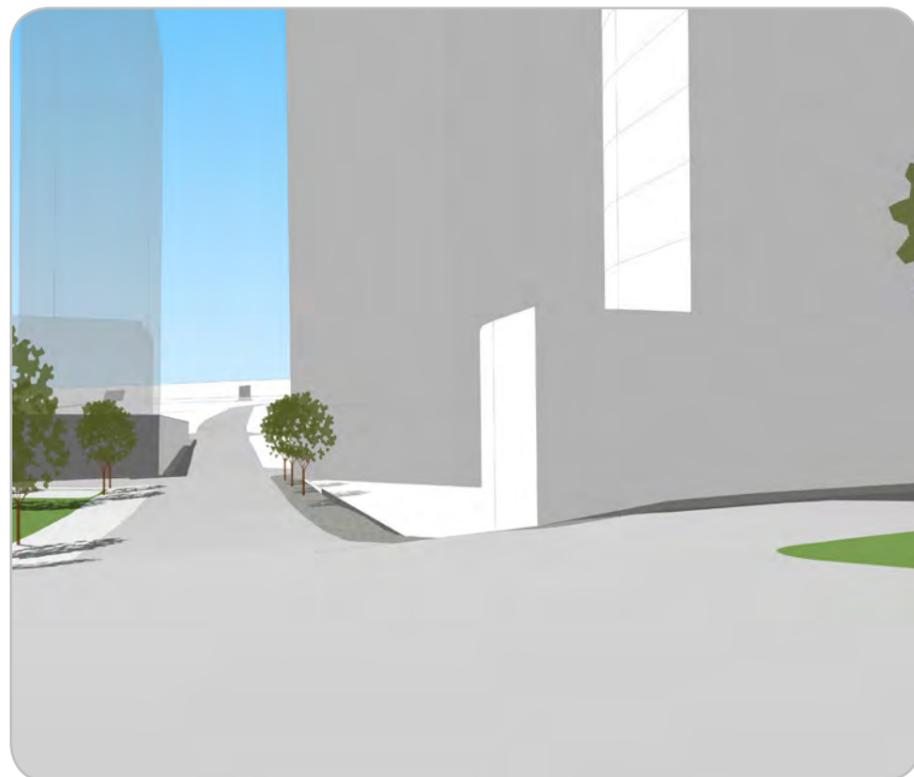
Henry Parry Drive South View:

The view of the project site from the south is from a high vantage point as the road drops down from the ridge into Gosford. Predominantly a vehicular approach, the podium features prominently, with the eastern portion of the site obscured by the Local Court.

/ VIEW ASSESSMENT / Henry Parry Drive South

*PLEASE NOTE ADDITIONAL VIEW ANALYSIS AVAILABLE IN APPENDIX C

D.E.C SUPPORTED



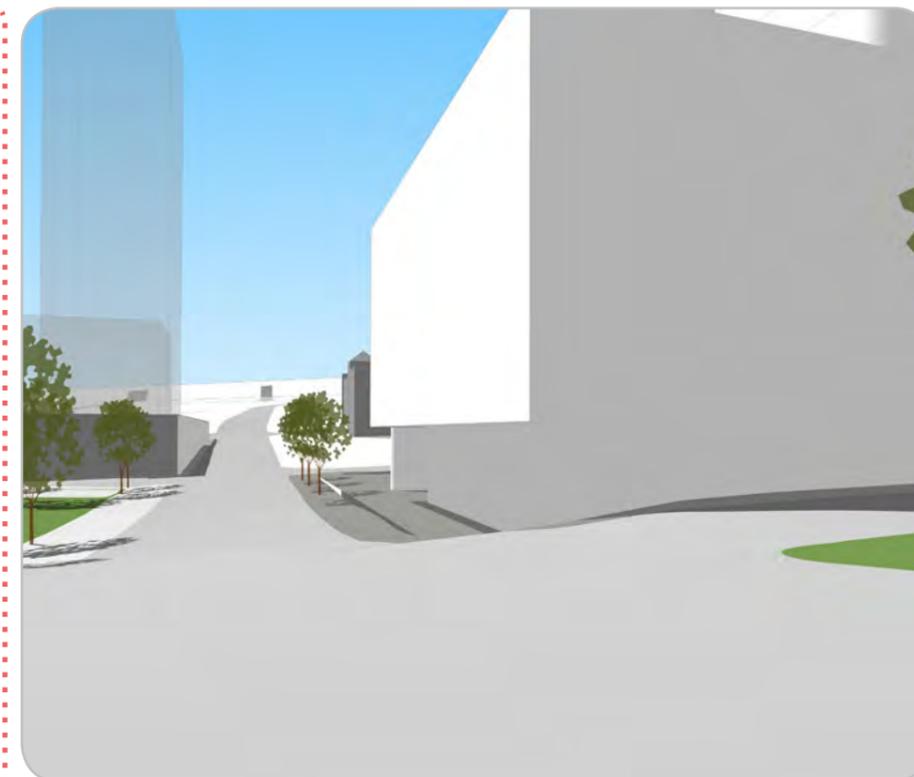
Option A – No Podium (Previous DA)

- Dominates street intersection
- Street edge ill-defined
- Poor street level amenity likely due to wind/shadow issues



Option B – Layered podium (Current Proposal)

- Positive street activation along Henry Parry & Donnison St
- Layered podium enables additional terraced landscaping
- Vertically proportioned towers w/ mid-level activation positive



Option C – Large Podium (Kibbleplex)

- Side wall of large podium box highly visible
- Difficulty activating Donnison St
- Requires significant intensification of corner intersection

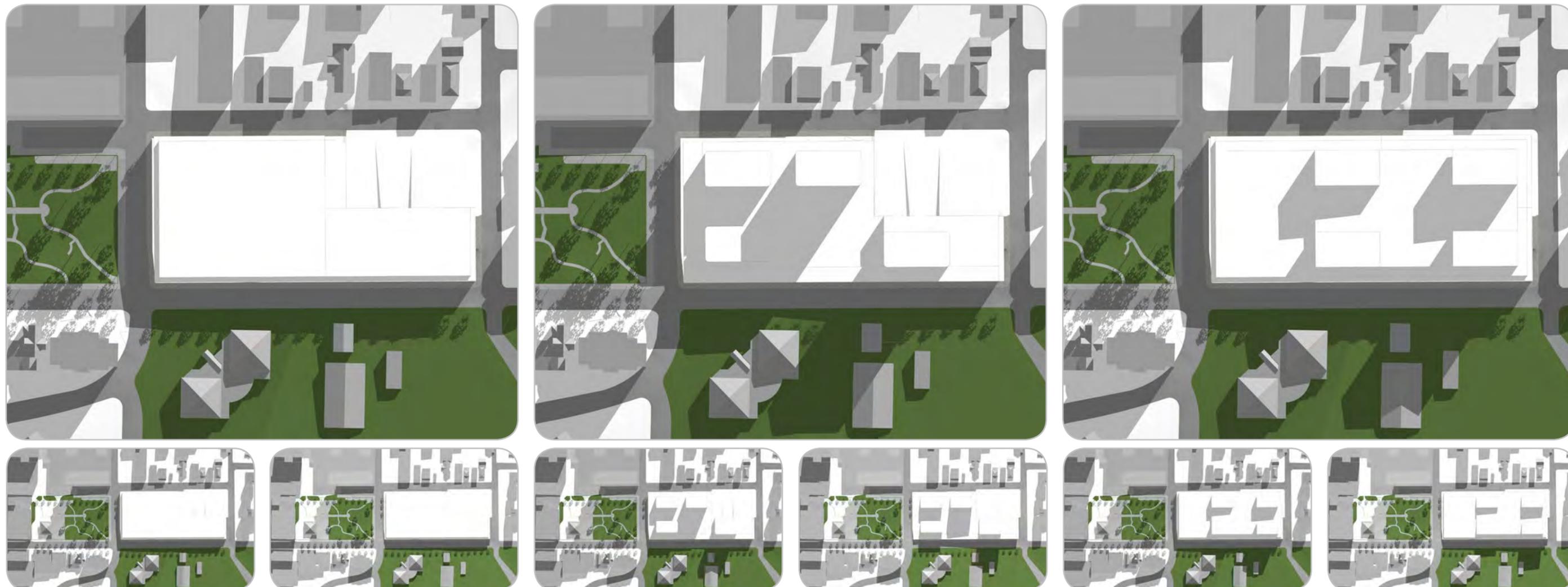
Summary:

Option A creates a wall of towers, and a strong negative space at podium level, potentially eroding the sense of street alignment. Long podiums and towers are apparent in this view.

Option B aligns the podium with the corner, and provides activation along both Henry Parry Drive and Donnison St. The stepped podium and recessed towers provide a significant landscape buffer at eye level.

Option C aligns the podium with the corner. Large bulk of cinema is apparent, w/ limited possibilities for articulation. Podium landscaping is relatively remote and loses impact. Towers are set back from the podium edge.

/ SHADOW ASSESSMENT / 21ST June 9 am



1. EXISTING

- Full overshadowing of Henry Parry Dr. at 9am
- No shadowing of Kibble Park at 9am
- Both in full sun by midday

2. UDF

- Full overshadowing of Henry Parry Dr. at 9am
- Minor shadowing of SW corner of Kibble Park at 9am
- Kibble Park shadow passes by 10am
- Both in full sun by midday

3. DCP

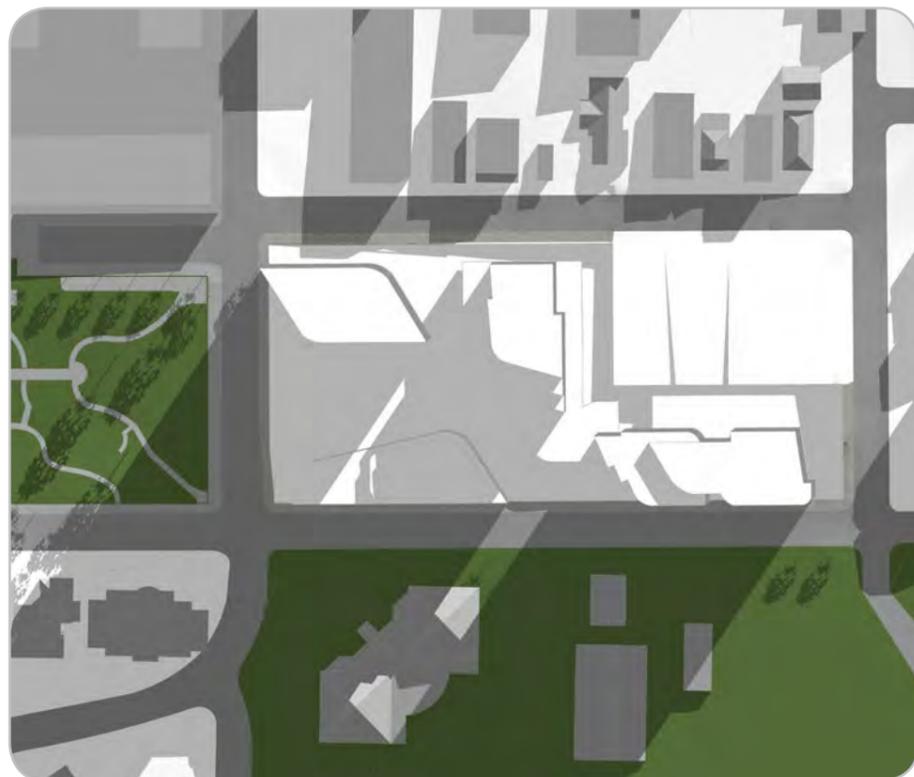
- Full overshadowing of Henry Parry Dr. at 9am
- No overshadowing of Kibble Park at any time
- Both in full sun by midday

Shadow Assessment

Due to the orientation of the site relative to Kibble Park, the key time for consideration is 9am midwinter

/ SHADOW ASSESSMENT / 21ST June 9 am

D.E.C SUPPORTED



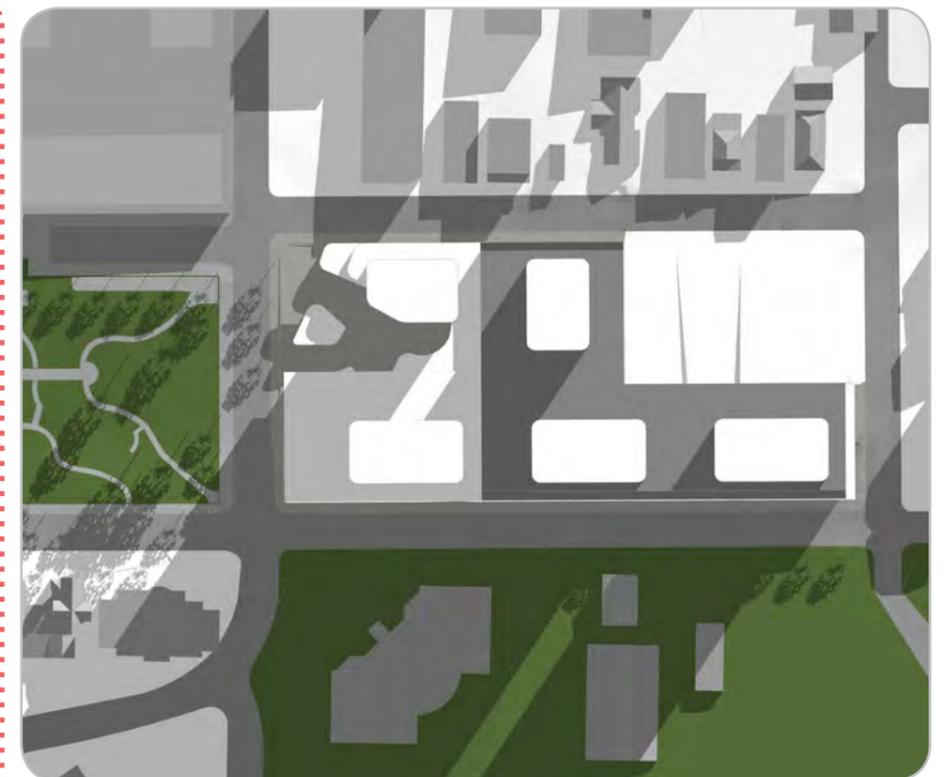
Option A – No Podium (Previous DA)

- Full overshadowing of Henry Parry Dr. at 9am
- Significant shadowing of SW corner of Kibble Park at 9am
- Kibble Park shadow passes by 11am
- Both in full sun by midday



Option B – Layered podium (Current Proposal)

- Improved sunlight access to eastern side of Henry Parry Drive at 9am
- Very minor shadowing of SW corner of Kibble Park at 9am
- Kibble Park shadow passes by 10am
- Both in full sun by midday



Option C – Large Podium (Kibbleplex)

- Significantly improved (>50%) sunlight access to Henry Parry Drive
- at 9am
- No overshadowing of Kibble Park at any time.

Summary:

All 3 options are capable of complying with the relevant guidelines for reduction in shadow onto the park. Due to the forward position of its corner tower, Option A does create a significant increase in overshadowing of Kibble Park at 9am midwinter, which can be avoided. Both Options B & C provide similar or improved solar access onto Henry Parry Drive and Kibble Park relative to the DCP and UDF.



/ SUMMARY OF OPTIONS



1. EXISTING

PRO

- Low bulk/scale

CON

- Long blank street walls
- Poor public interface / activation
- Failed use



2. UDF

PRO:

- Street activation dependant on active podium use
- View between towers retained

CONS:

- Lowrise towers still visible above ridgeline
- Lower uplift less likely to promote redevelopment



3. DCP

PRO:

- Low scale relative to Kibble Park
- Lowrise towers very recessed

CONS:

- Very large podium may be imposing
- Street activation highly dependent on active podium use

A variety of options exist for the redevelopment of the site. Currently a failed shopping centre, the site is currently a significant negative influence upon the quality of the surrounding public domain, and is used as an ad-hoc commuter carpark.

Key to the successful redevelopment of such a large and defunct site is the nature, height and breakup of the podium massing, along with the placement and floorplate of the tower forms.

D.E.C SUPPORTED



Option A – No Podium (Previous DA)

PRO:

- Significant uplift potential
- Little podium impact
- Diagonal mid-block connection

CONS:

- Dominates street intersection
- Poor street level amenity likely due to wind/shadow issues
- Street edge ill-defined
- Tower floorplates & separations ADG non-compliant
- Significant morning overshadowing onto SW corner of Kibble Park



Option B – Layered podium (Current Proposal)

PROS:

- Positive street activation along all 3 main frontages
- Layered podium landscaping links Park to Ridge
- Vertically proportioned towers
- Generous mid-block connection
- Activation of residential and retail/commercial identities

CONS:

- Minor overshadowing at 9am onto SW corner of Kibble Park



Option C – Large Podium (Kibbleplex)

PROS:

- Potential community benefit of new entertainment precinct
- Vertically proportioned towers

CONS:

- No mid-block connection
- Large podium box highly visible
- Difficult, high podium facades
- Difficulty activating some street frontages
- View corridor to ridge partially obstructed
- Requires significant intensification of street intersections
- Minor overshadowing at 9am onto SW corner of Kibble Park

Summary

Overall, the articulated massing of Option B provides significant uplift potential whilst retaining high amenity for both the development and the public domain. It successfully modulates the podium form, and creates valuable and viable through site connections.

Although Option C has the potential to create a new entertainment centre for Gosford, its viability remains difficult so close to other major retail sites.

Carparking can be located underground, shielded by active uses, or at the rear of the site.

Positive street activation is possible on all 3 key streetfronts.

View corridors from Kibble Park to the ridgeline remain through separations between the towers, which are oriented east-west.

As a result of the analysis provided, Option B has been selected for further development.

/ MASTERPLAN DEVELOPMENT



1. ACTIVATION OF HENRY PARRY DRIVE:

Retail/commercial activity is concentrated towards the west of the site. Active frontages are created along the length of Henry Parry Drive and the western portions of both William St and Donnison St, wrapping around and into the tower lobbies. Above this, common resident amenity spaces and landscaped areas are available. Careful landscape design along Henry Parry shelters pedestrians from the traffic whilst maintaining a visual connection.



2. ORIENTATION TO KIBBLE PARK:

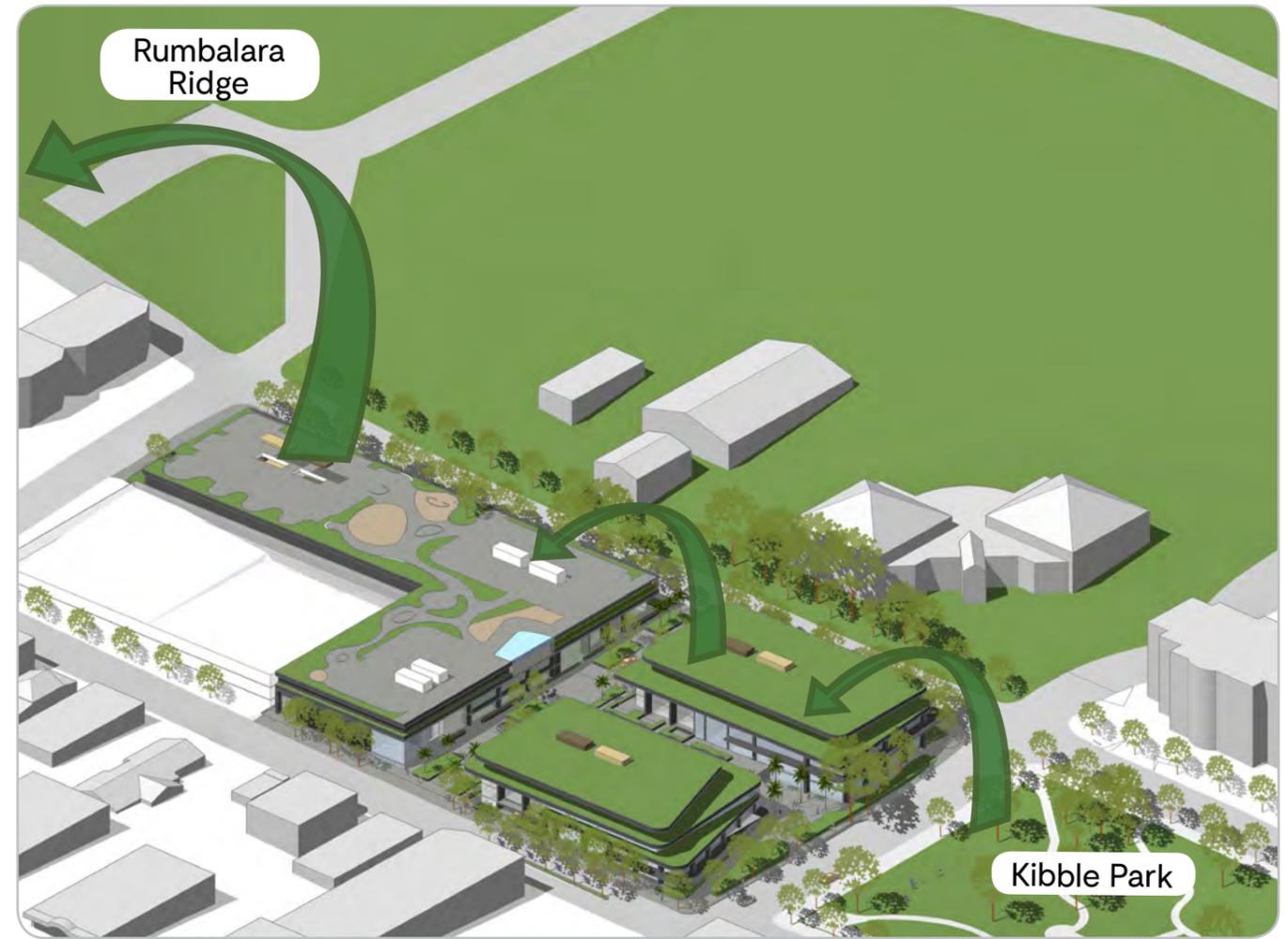
A connection is made through the podium from Kibble Park through to the new mid-block link. This visually links this space to the park, and further breaks the podium massing into a more manageable scale.

/ MASTERPLAN DEVELOPMENT



3. NEW MID-BLOCK CONNECTION:

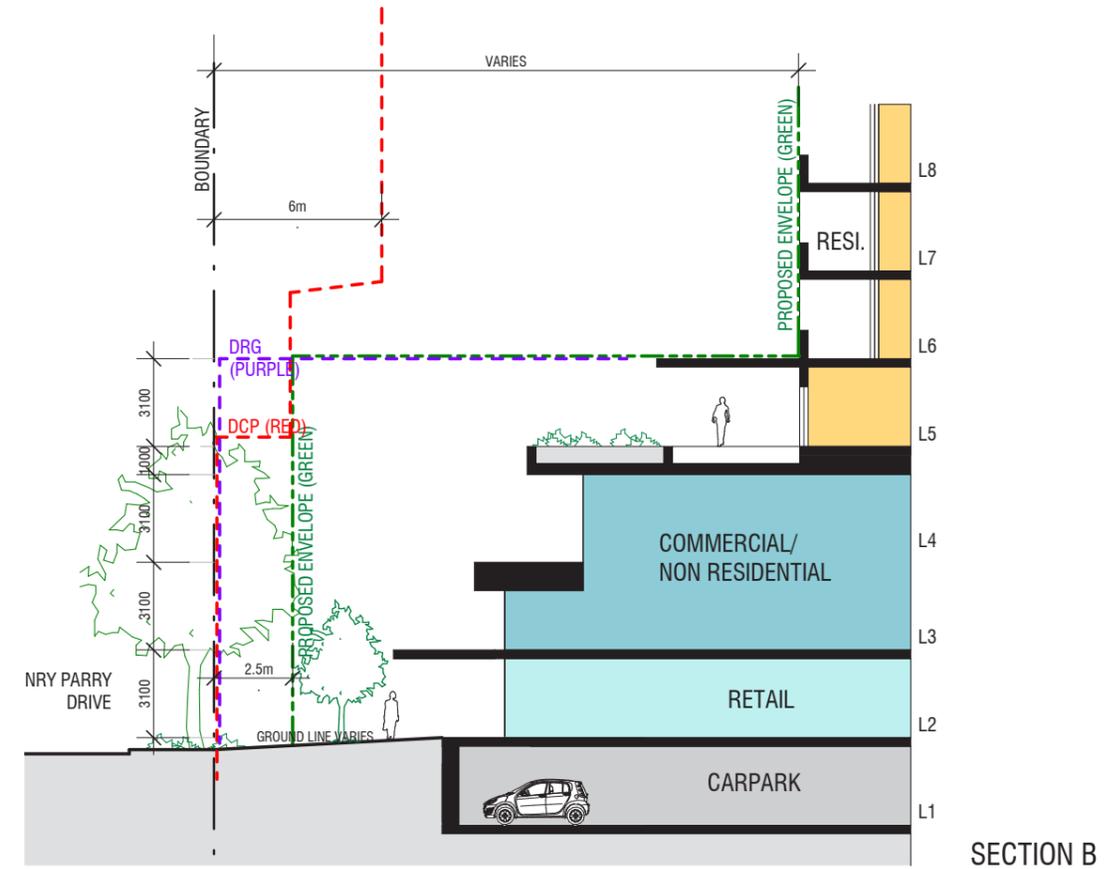
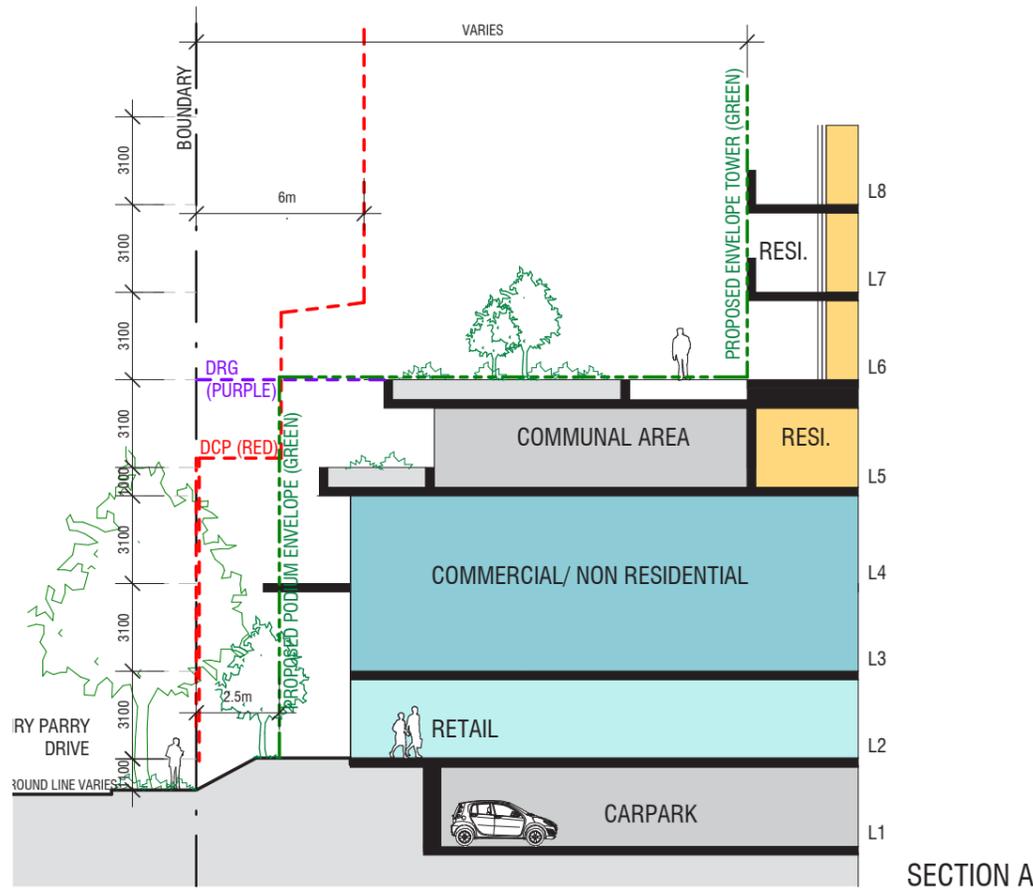
A new mid-block link is created, linking William and Donnison Streets. This serves to reduce the length of the block, and provides both pedestrian and vehicular connection opportunities. The space created also serves as a central drop-off zone, with lobbies opening onto this space as well as the relevant streets.



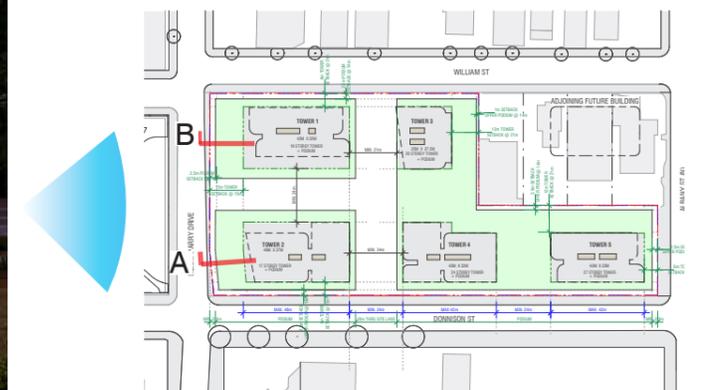
4. CONNECTING RUMBALARA RIDGE TO KIBBLE PARK:

Podium forms are stepped and wrapped in landscape, minimising the impact of the podium forms, and linking the landscaped setting of Kibble Park through the site to Rumbalara Ridge. Most parking is provided underground, down to RL 7.0. Remaining parking in the podium is from prominent view and concentrated towards the rear of the site.

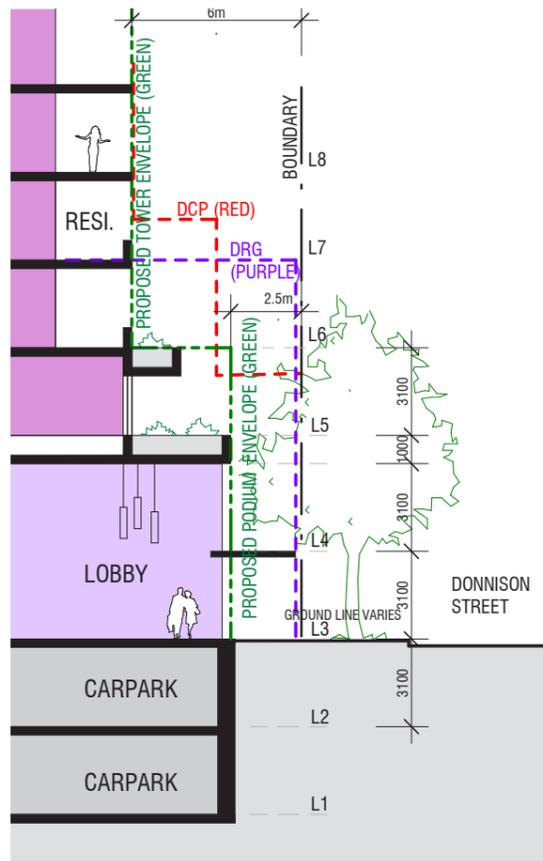
/ MASTERPLAN DEVELOPMENT



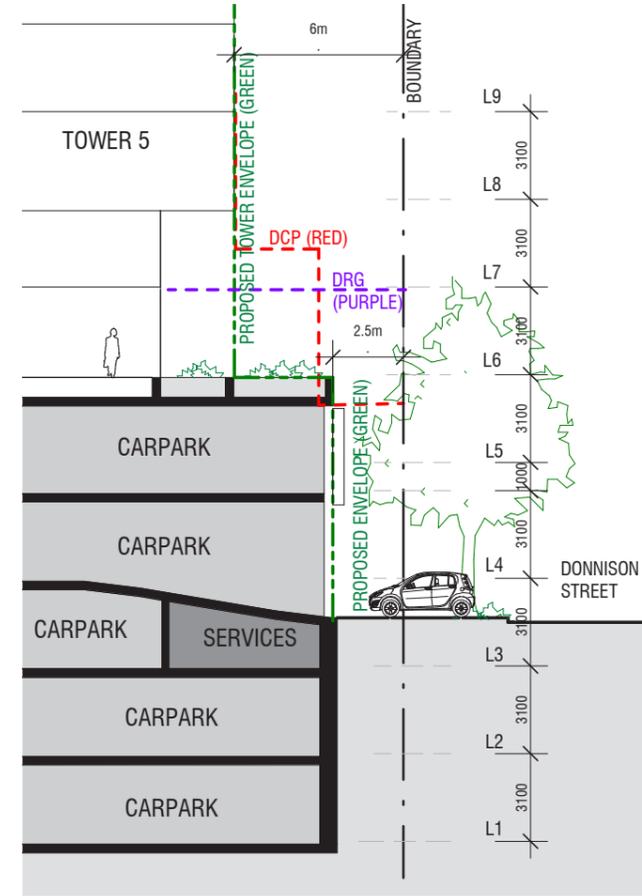
VIEW ALONG HENRY PARRY DRIVE



/ MASTERPLAN DEVELOPMENT



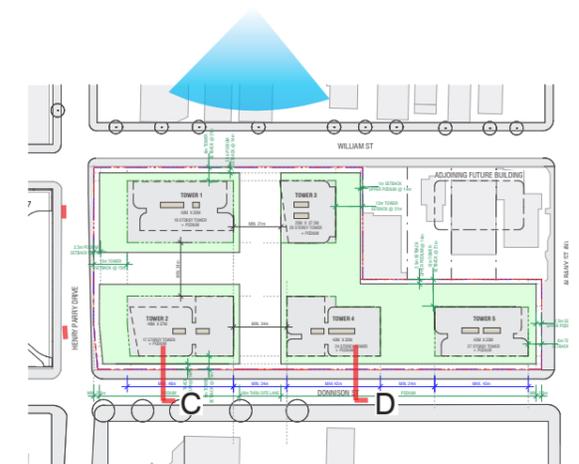
SECTION C



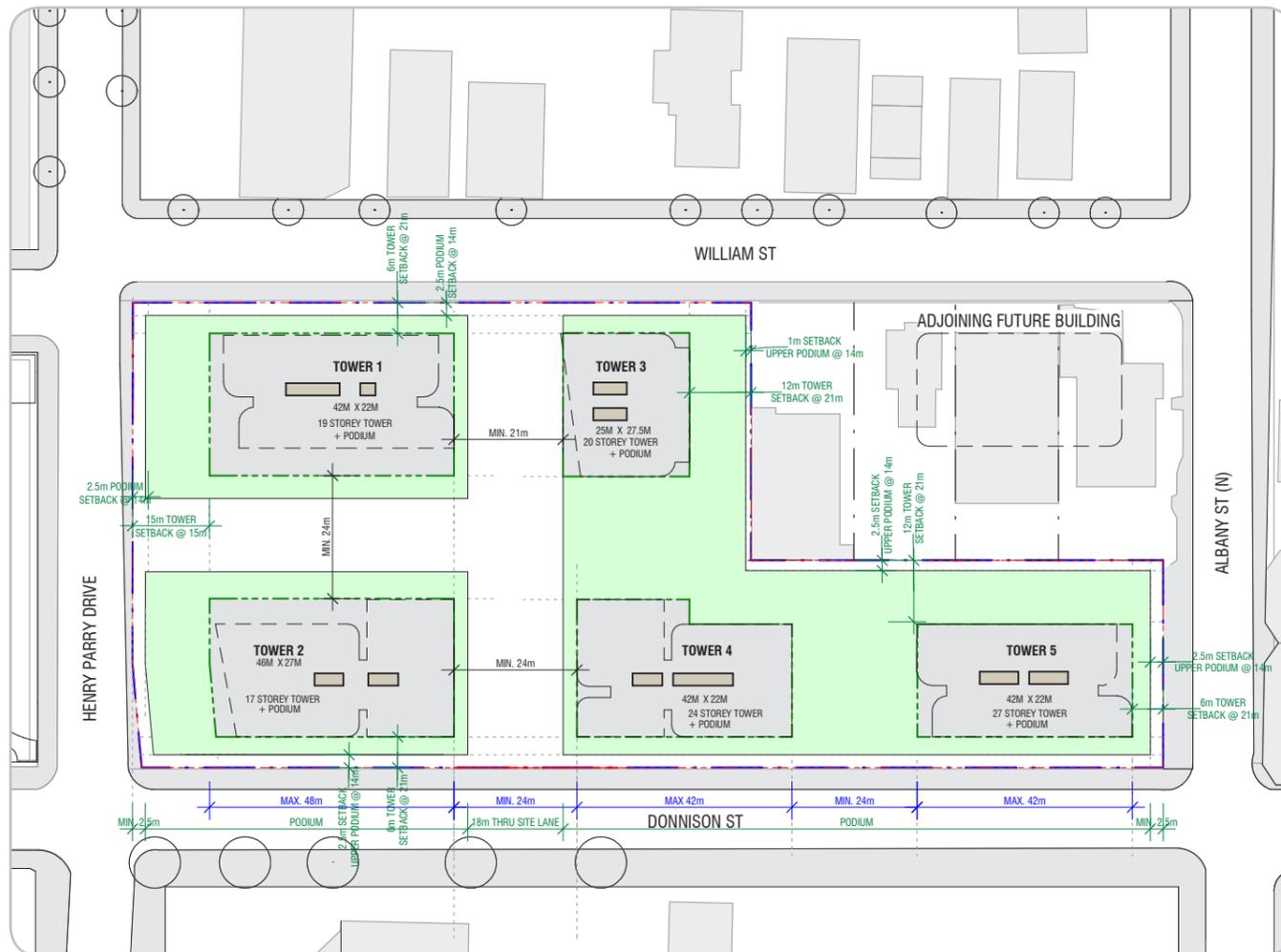
SECTION D



VIEW ALONG WILLIAM STREET



/ MASTERPLAN DEVELOPMENT



5. LOCATE TOWERS

5 slender towers are created, reinforcing the street alignments, and keeping the central view corridor clear. Tower sizes and separations maintain ADG and DCP recommendations.



6. ARTICULATING VOLUMES:

Tower volumes are then articulated, establishing a vertical proportion. Tower heights are stepped down towards Kibble Park, and individual towers stepped by 2 stories at the upper levels.

/ MASTERPLAN DEVELOPMENT

**7. LOCATING COMMON SPACES:**

Lobbies are located at key corner positions, permitting entry from both the street and the mid-block connection. Common area amenities are located above Tower 1 & Tower 2 podiums, with good solar access and views across Kibble Park. Rear podium landscaping and pool areas spill down through the middle of the site and connect with the park itself.

**8. LAYER IN LANDSCAPE:**

Elevated outdoor spaces are created within each tower, strategically located to create a wonderful space for residents to enjoy the sun, and to give access to water views. The elevated gardens provide amenity for residents, enliven the tower forms and create visual interest.

/ PERSPECTIVE

VIEW FROM WILLIAM STREET



/ ILLUSTRATIVE STAGE 1 MASTERPLAN



04

Built Form

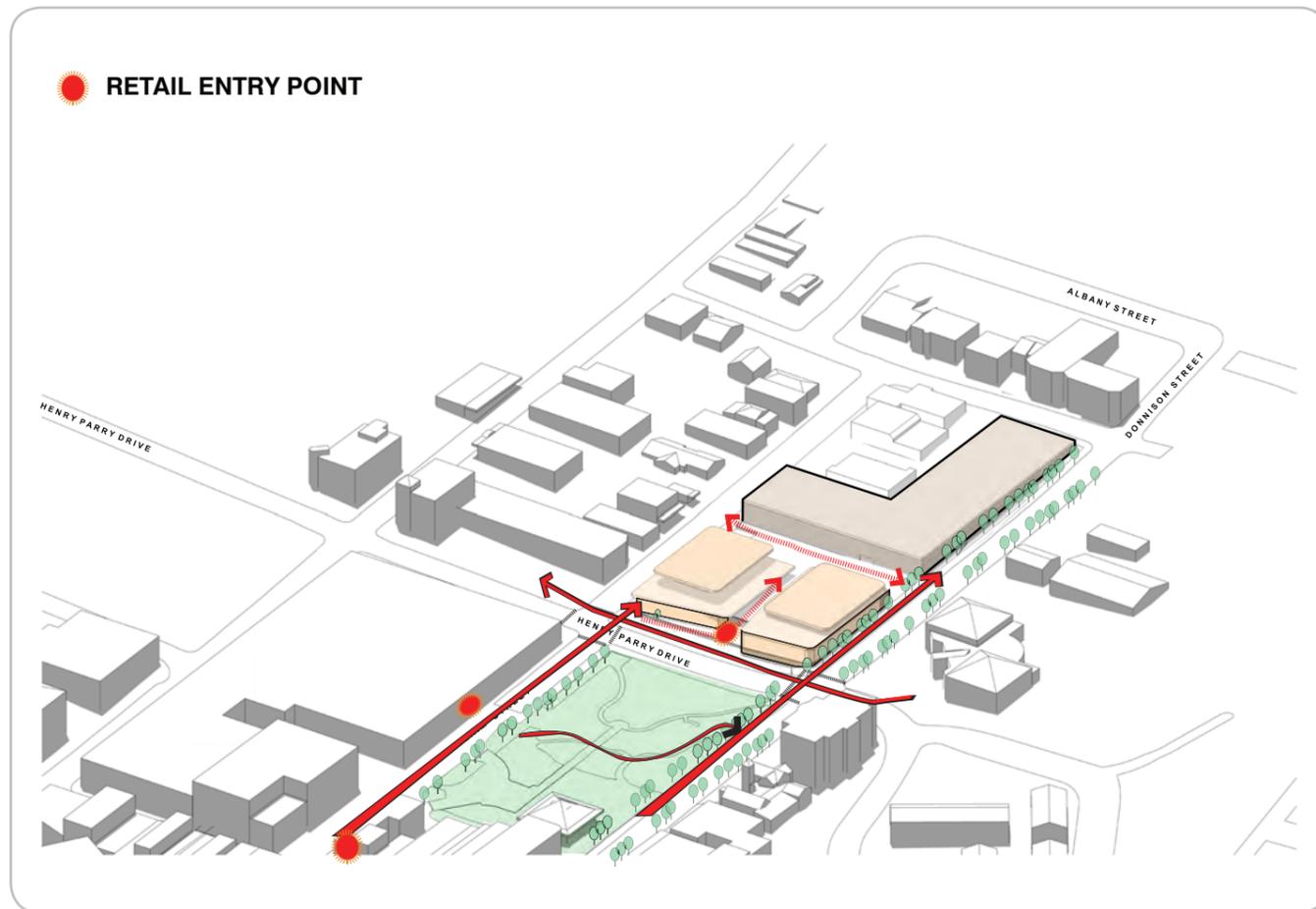


/ BUILT FORM / Overall

AERIAL PERSPECTIVE

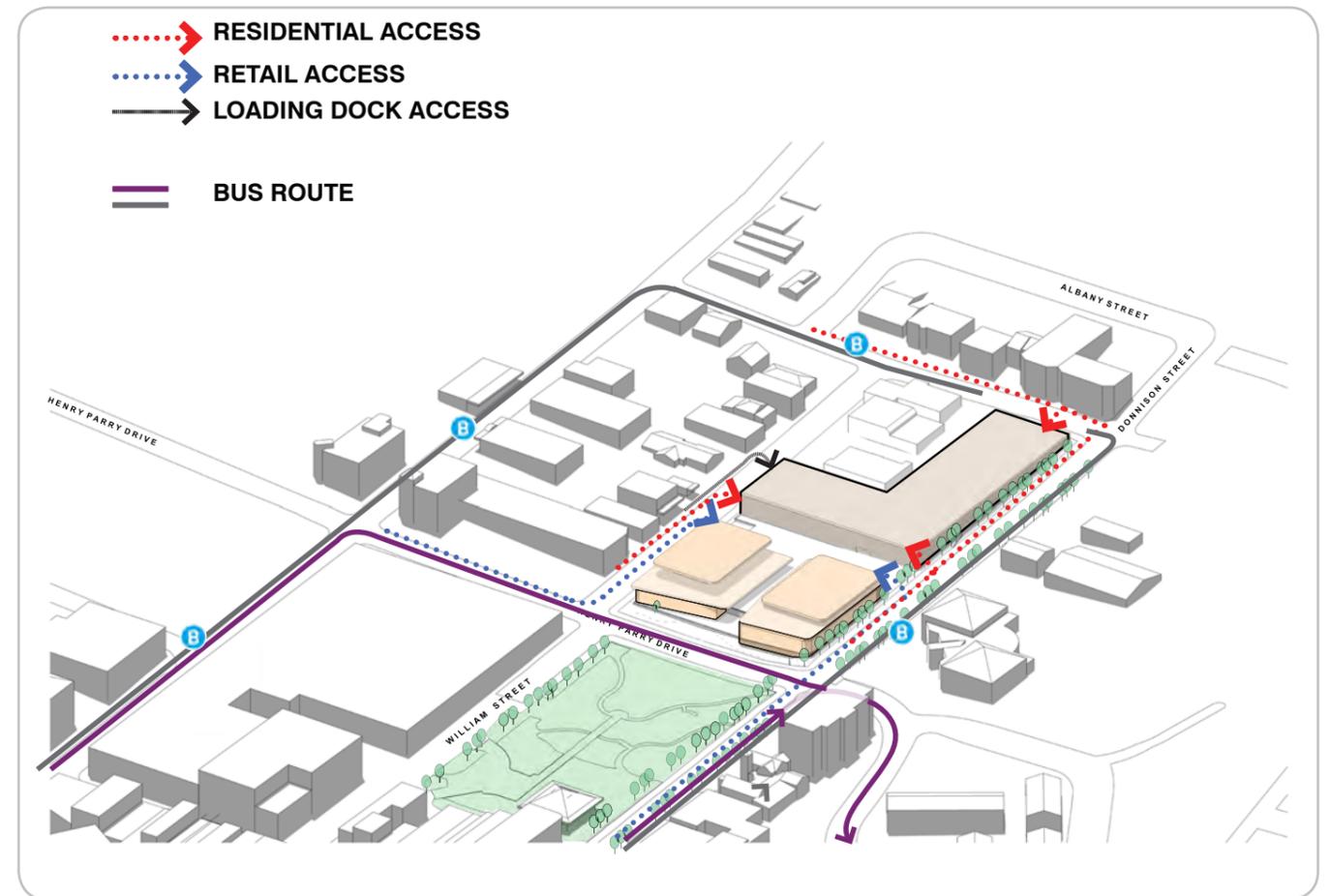


/ PODIUM



1. CONTINUOUS PEDESTRIAN NETWORK:

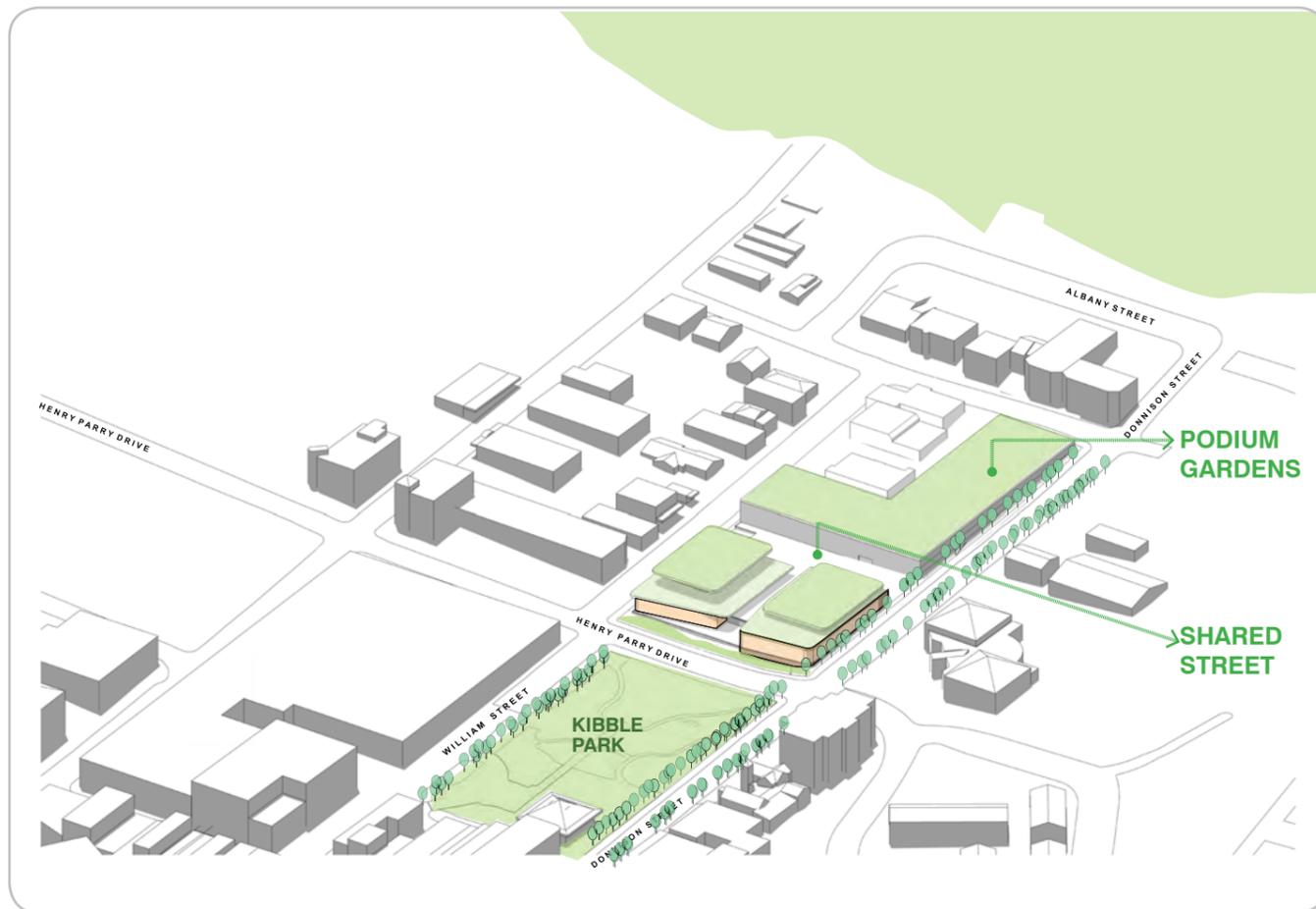
- Creation of a generous 18m wide new “shared street” link at mid-block.
- Creation of new pedestrianised zone along Henry Parry Drive, w/ connection through to mid-block link
- Reinforcement of street edges, and improvement of legible and accessible pedestrian routes through and around the site.



2. VEHICULAR MOVEMENT | ACCESS and BUS ROUTE:

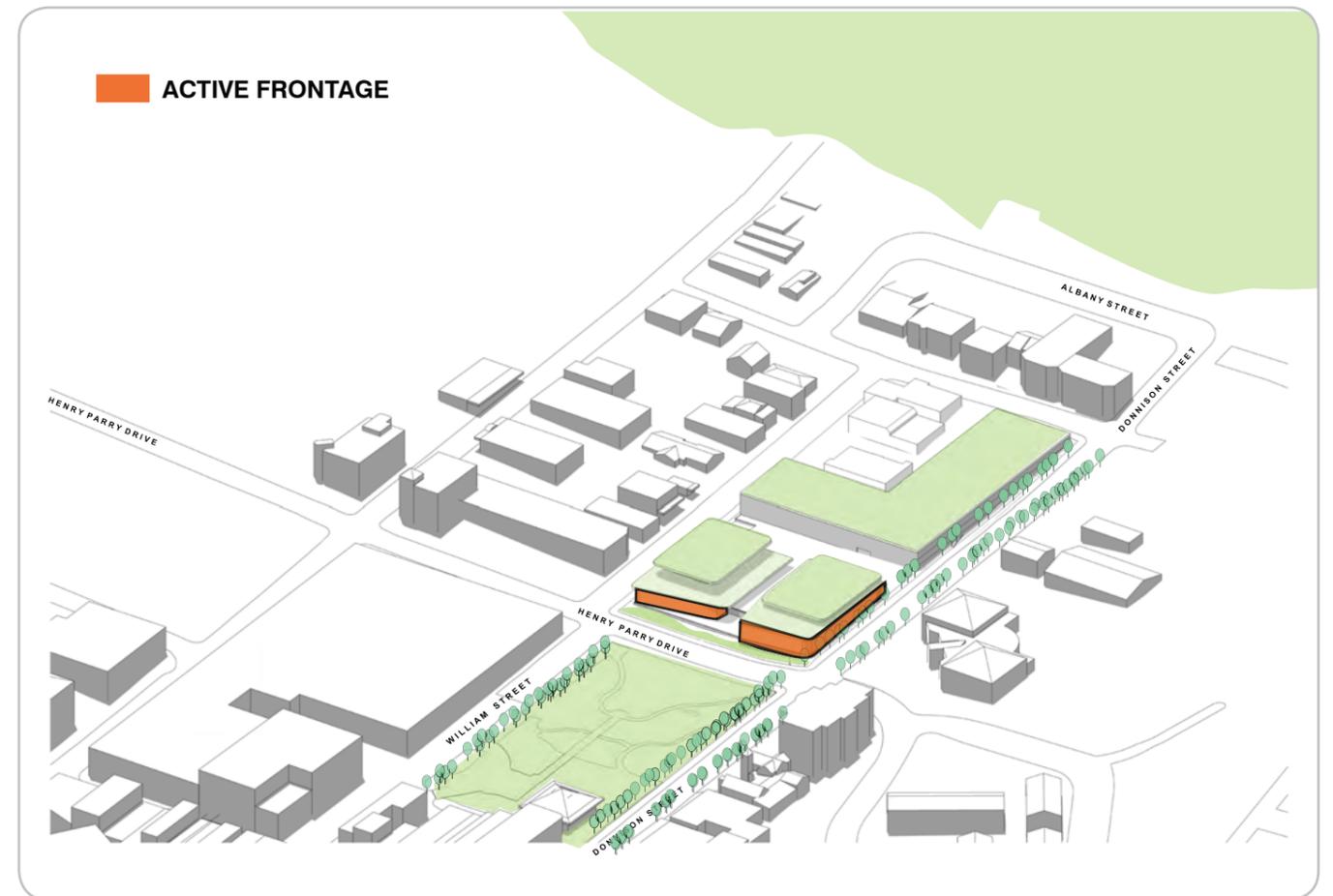
- Creation of a new shared street drop-off area and mid-block connection.
- Concentrate primary vehicular movements away from pedestrian activities.
- Permit limited vehicular drop off and retail parking as part of “shared street” connection to compliment the pedestrian activity.
- Fully separated loading dock and truck movements

/ PODIUM



3. PUBLIC AMENITIES:

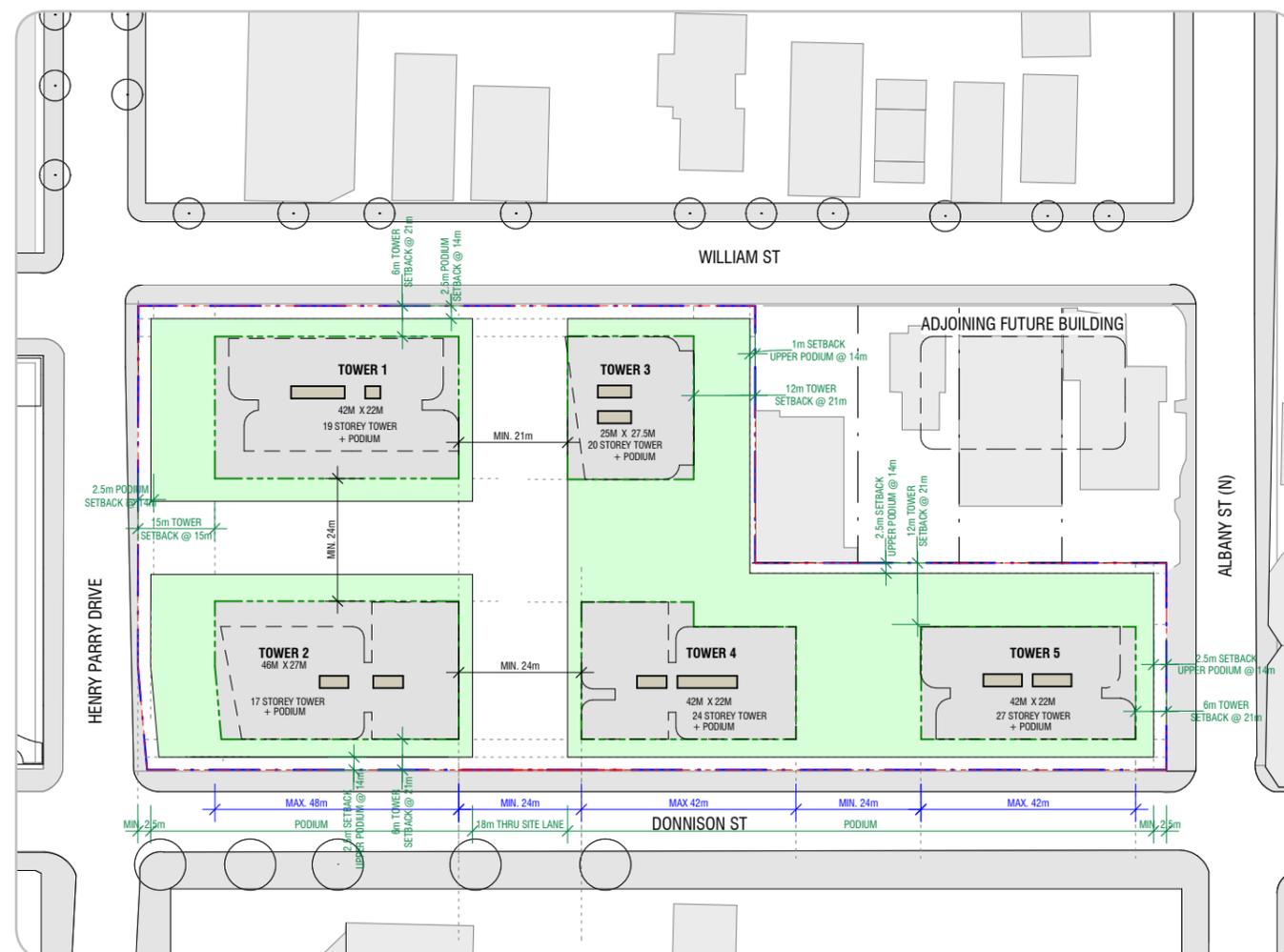
- o Creation of a variety of landscaped spaces, suitable for a variety of public, semi-public and private activities across the site, including:
- o Shared Street - thru-site connection
- o Podium amenities and gardens for residents (3 off), incl. gym, pool & common active and passive areas
- o Ground plane protection from Henry Parry traffic
- o Improved street plantings and urban design elements



4. STREET FRONTAGE:

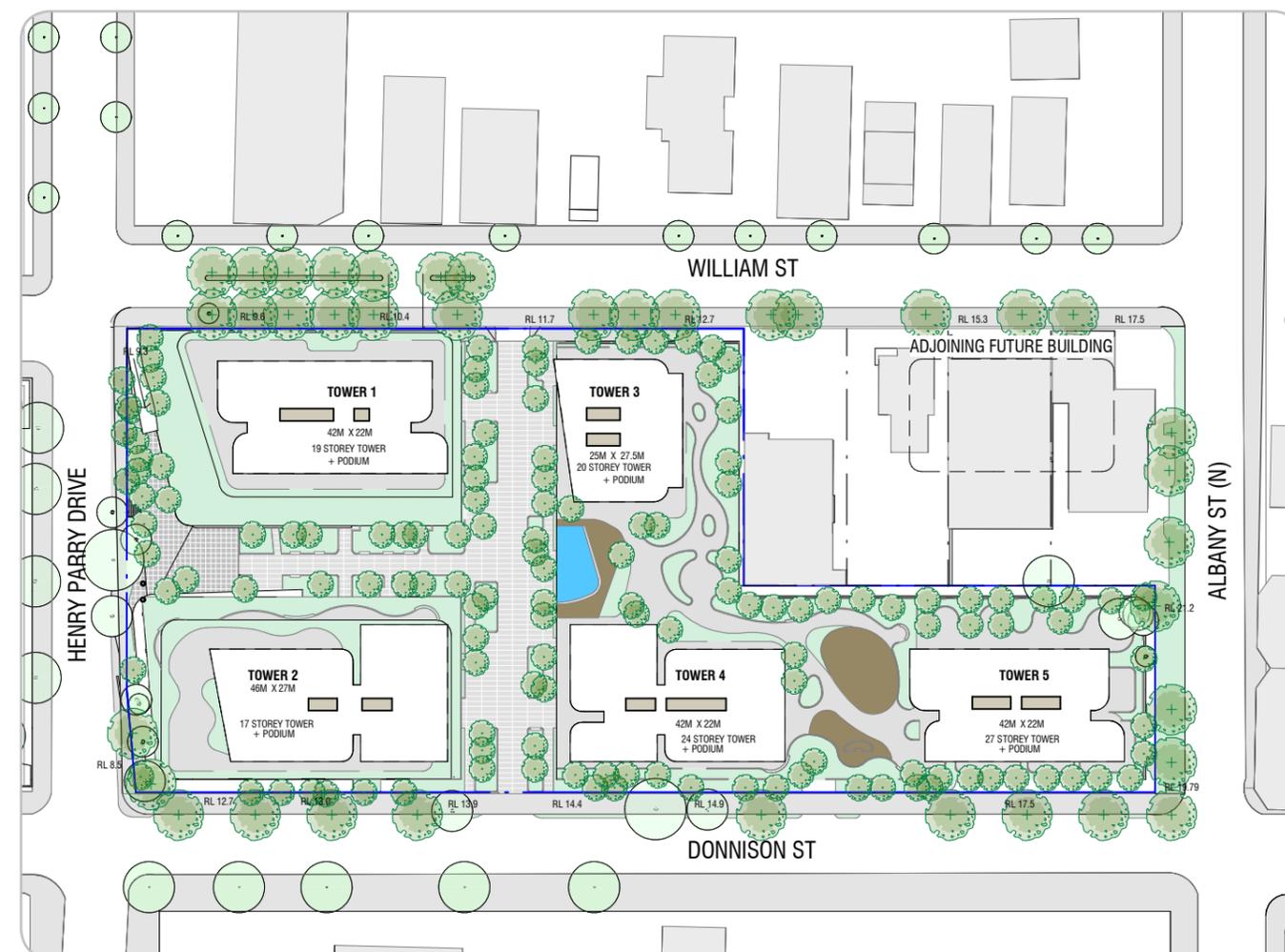
- Active street frontage all along Henry Parry Drive
- Active frontages to western portions of William St & Donnison St
- Reinforcement of active primary street corners at traffic lights
- Visual connection from Kibble Park through to shared street zone, drawing people through and around the site

/ TOWERS



1. SETBACKS:

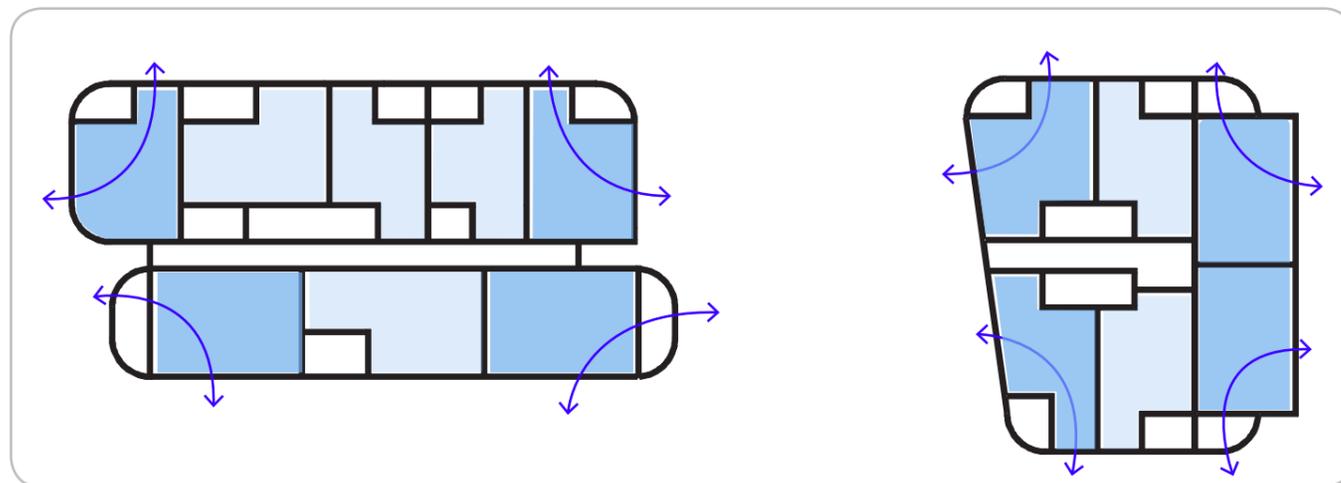
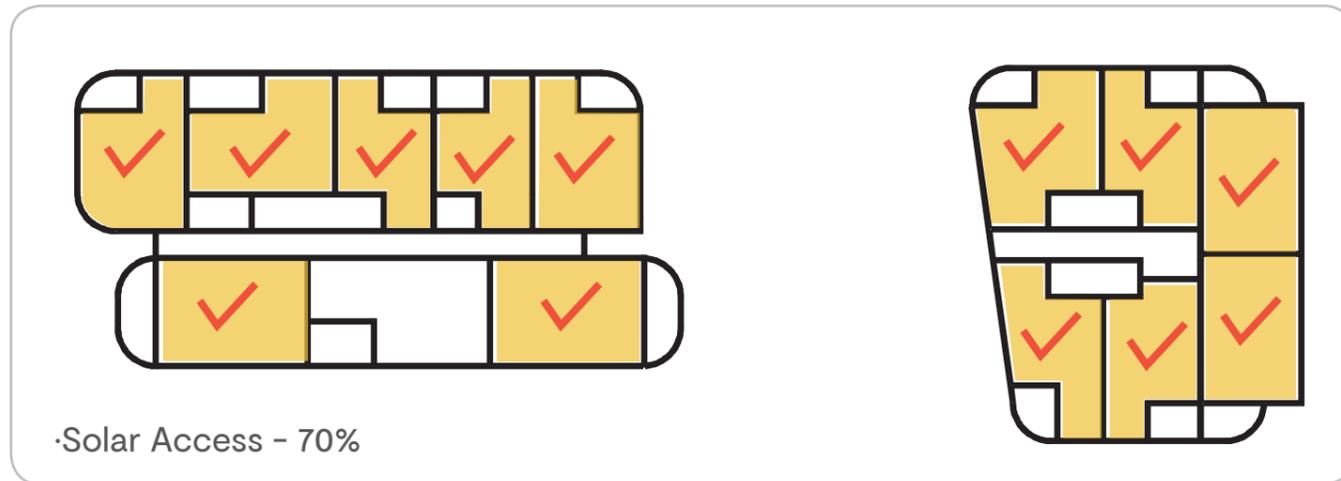
- Significant additional setbacks provided to both podium and tower elements on Henry Parry Drive, so as to ensure solar access and amenity are provided to the public domain, incl: Min. 15m from boundary to towers, with Podium setback of 2.5m allows for secondary planting, level transitions and associated landscape elements
- Tower setback to street is min. 6m in accordance w/ DCP requirements
- Tower separation distances all meet or exceed ADG standards
- Separation distances of towers to side boundaries are min 12m



2. LANDSCAPING:

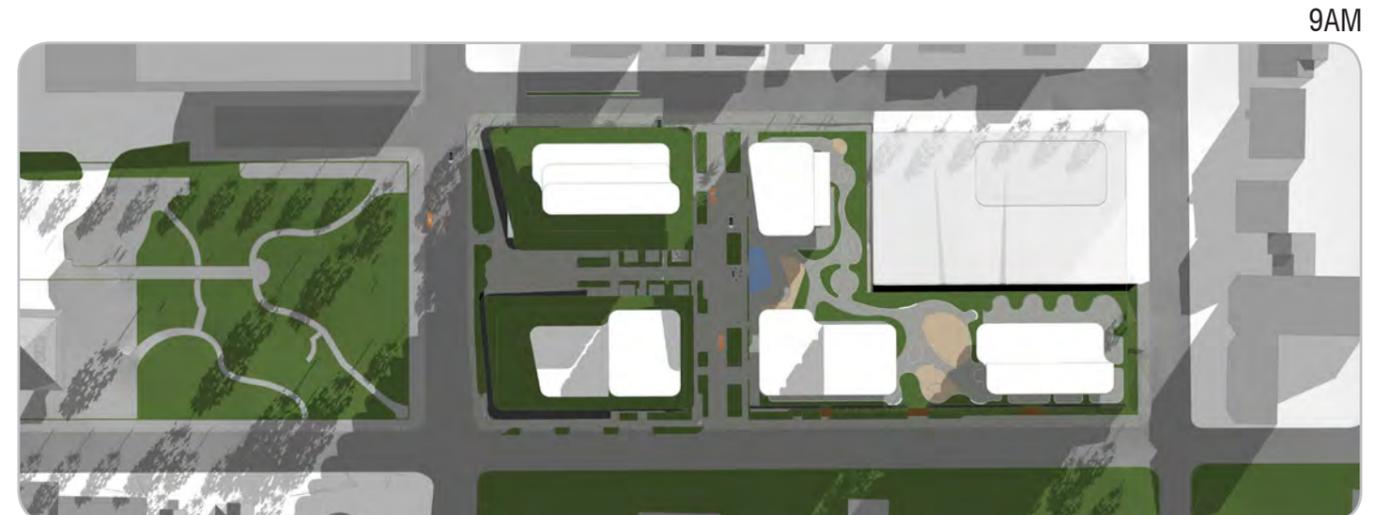
- Significant landscape presence across a variety of podium levels, accessible to all towers
- Elevated common garden areas for each tower to capture sunlight and water views, providing an added amenity for residents of smaller and lower apartments.
- Potential for discrete interventions at various points across the towers to enhance natural light and ventilation of lobbies and residences.

/ TOWERS



3. SOLAR ACCESS & VENTILATION

- Design is capable of meeting or exceeding ADG requirements for solar access
- Design is capable of meeting or exceeding ADG requirements for cross-ventilation



4. SHADOW DIAGRAMS:

- Solar access to the park is maximised, with only around 1/2 hr impact mid-winter to a small area on the SW of the park
- At least 3hrs mid-winter sun is provided to all key public spaces on the site
- Slender towers create fast-moving shadows

/ BUILT FORM

KEY CONCEPTS

*“CONNECTING THE PEOPLE TO THE CITY...
AND THE CITY TO ITS LANDSCAPE..”*



*restoration and
relaxation*



*curiosity and
adventure*



*interaction and
connection*

WATER

THE OPEN SKY

- #fluid
- #open
- #light
- #translucent

Open and relaxed northern aspect.
Clean/clear platforms w/ high levels of solar
access and premium view corridors.
Light colour palette.

LANDSCAPE

A FILTERED CANOPY

- #natural
- #textural
- #filtered
- #grounded

Mid-block, mid-canopy expression.
Outlook across & between towers
Screening/filtering of view/privacy/solar.

CITY

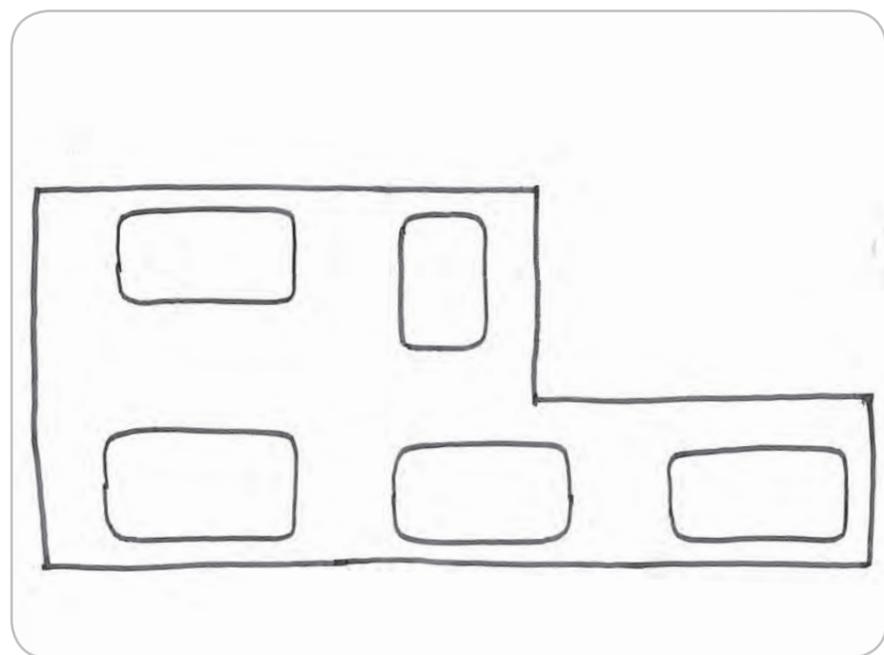
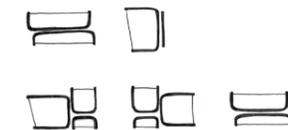
EARTHED & SHADED

- #urban
- #vertical
- #community
- #connected

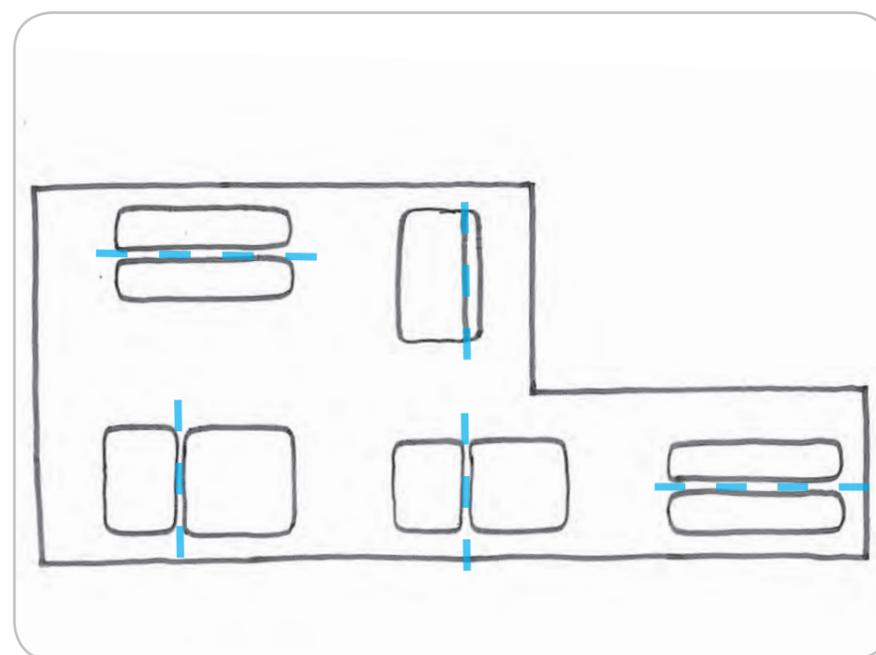
Intensified colour palette referencing
Rumbalara Ridge landscape.
More enclosed / wintergarden for southerly
aspect.
Views to South and South-West

/ TOWERS

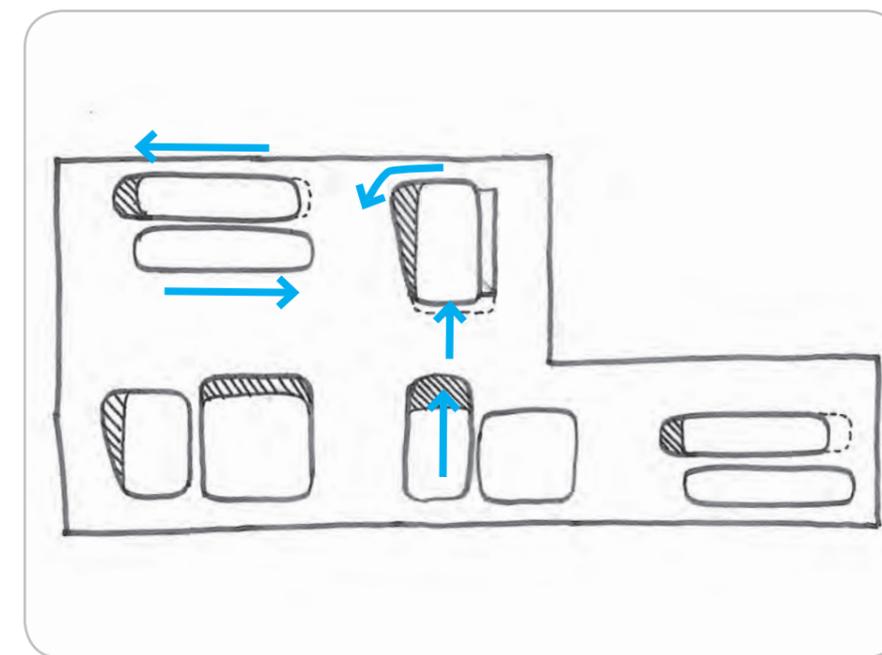
FOOTPRINT (PLAN)



OVERALL ENVELOPE



SPLIT



SHAPE

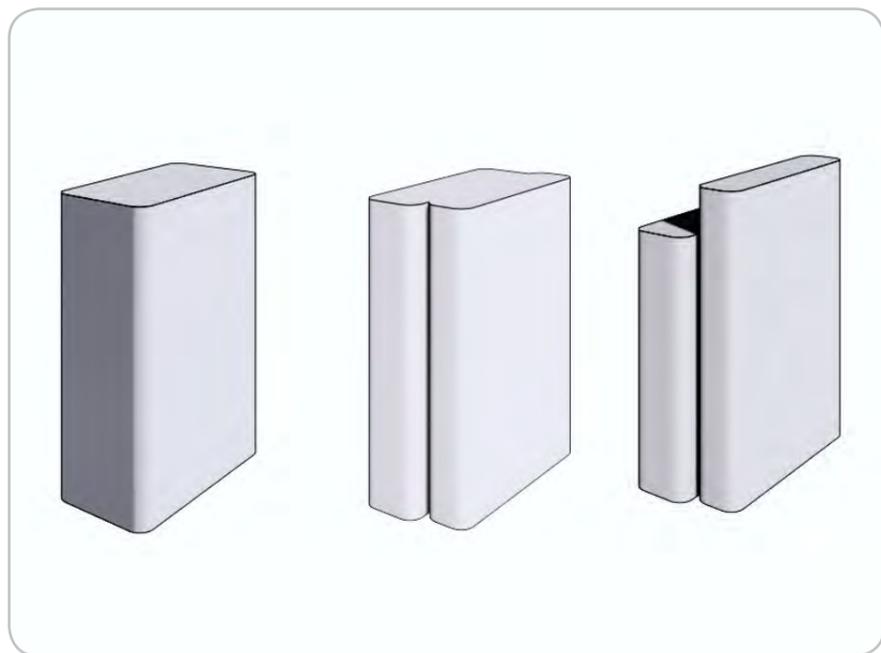
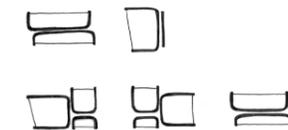


KEY MOVES:

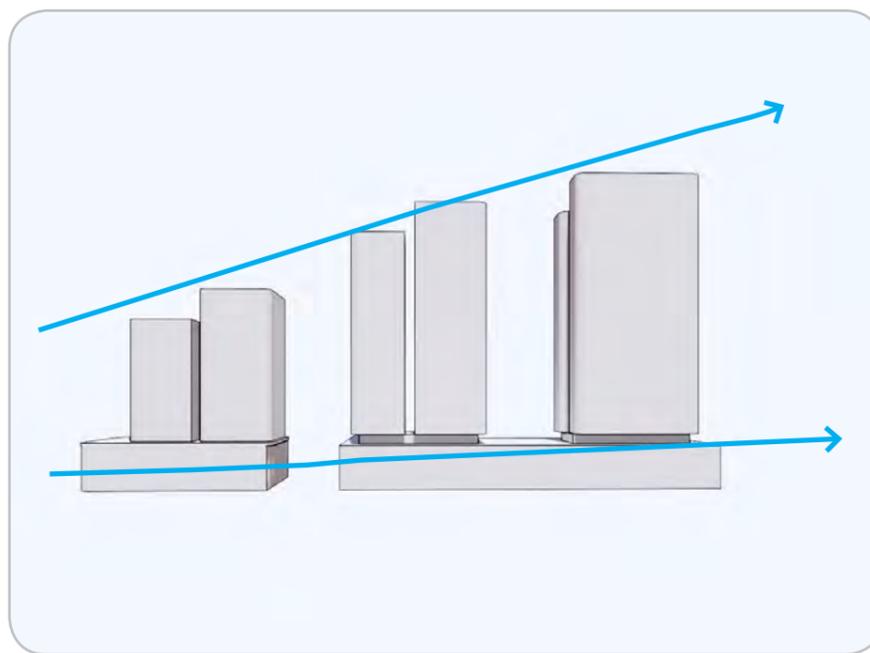
- Each tower should respond to its unique setting
- Split larger masses to create grain
- Orient each tower & optimise

/ TOWERS

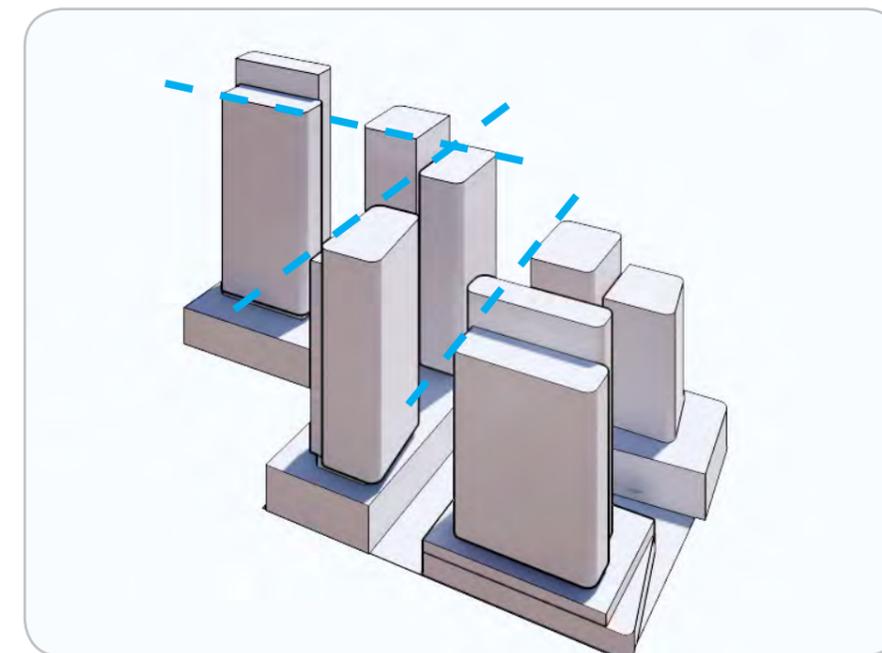
SCALE (HEIGHT)



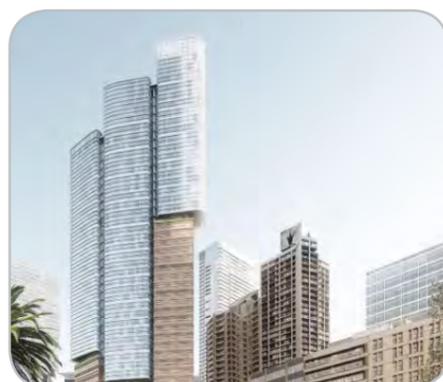
STEP



SWEEP



ALIGN

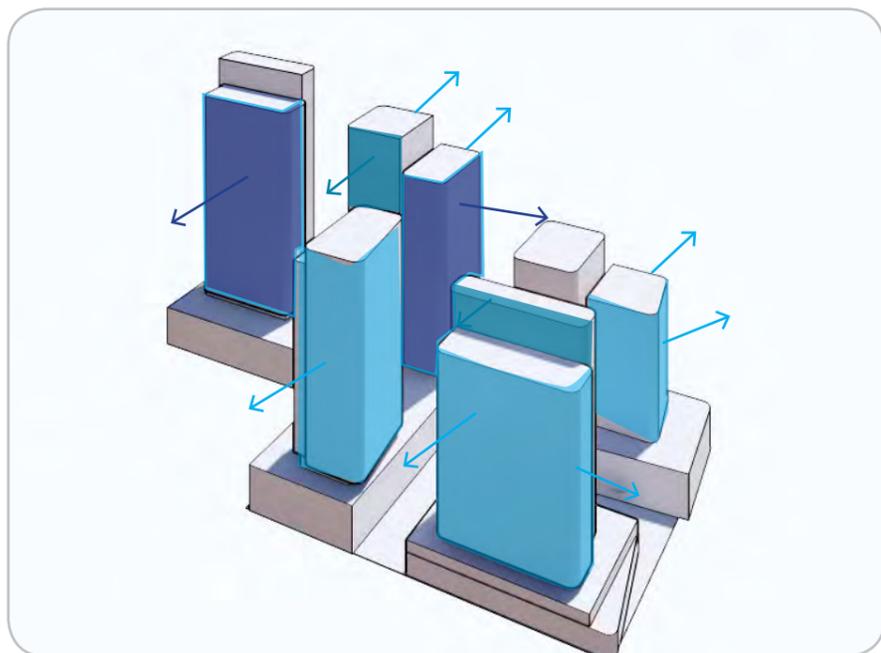
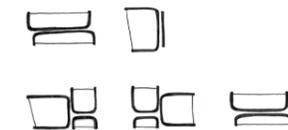


KEY MOVES:

- Scale and adjust by group and by element
- Increase height steps to 3 stories
- Relate "pairs" of elements together to visually link towers
- Elevate common areas

/ TOWERS

FORM (ELEVATION)



OUTLOOK

#open
#filtered
#grounded



ELEVATE

#textural
#connected

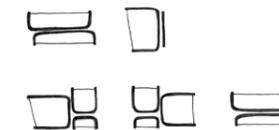


KEY MOVES:

- Explore Open/Filtered/Urban relationships between towers
- Consider unique character of each tower within broader whole (family member relationship)
- Consider the relationships across pairs of towers in each direction

/ TOWERS

MATERIALS



MATERIALS

#connected
#textural



FLAIR

#fluid
#natural



AMENITY

#urban
#community



KEY MOVES:

- Explore the key concepts of water, landscape & the city as they apply to each tower. Materiality should vary by location, orientation and outlook, within a common theme
- Roof features create visual interest and
- Add landscaped roof terraces and podium common areas

/ BUILT FORM / TOWERS

DESIGN DEVELOPMENT PROCESS

ARCHITECTURAL DIVERSITY ALONE ≠ DESIGN EXCELLENCE



APPROACH 1 - DEVELOPMENT AS A FAMILY (D.E.C APPROVED)

Design Excellence can be strengthened through the ongoing & iterative exploration of key design concepts across a series of elements over time.

It is proposed to develop the site as a series of related elements within a unified design framework with towers developed in pairs according to appropriate staging requirements.

Stage 2 DA's will be subject to individual Design Excellence criteria, and assessed on their merit

Approaching towers with a unified design language

- Individual but Complimentary
- Synergy
- Balancing of diversity and familiarity



APPROACH 2 - DEVELOPMENT AS A CROWD

Devolution of the masterplan into a series of discrete design tasks could create a cluster of “hero” buildings, which each seek to outdo the other.

Approaching each tower individually risks creating the impression of a “crowd” of built forms, where each element is discrete, and occasionally competing, with the other.

Approaching each tower individually

- Individualistic & Competitive
- Tension
- Diversity overwhelms readability

/ KEY AREAS / Non Residential

VIEW FROM CORNER OF WILLIAM AND HENRY PARRY STREET



The design of the retail and commercial podium is to:

- Create a safe and pleasant focal point for the development
- Mitigate the effects of traffic
- Enhance the ecological and environmental character of the civic centre and Rumbalara Ridge
- Design in response to microclimate conditions, incl. solar access & shade, wind and noise
- Engage with desire lines from key access points



/ KEY AREAS / Shared Street

VIEW FROM WILLIAM STREET



The design of the shared street thoroughfare and pedestrian links are to:

- Create a civic, clearly public space
- Provide opportunities for drop-off and “hero” parking
- Provide adequate sight lines and lighting for night-time safety and security
- Provide resting & gathering opportunities for social interactions, especially near building entries



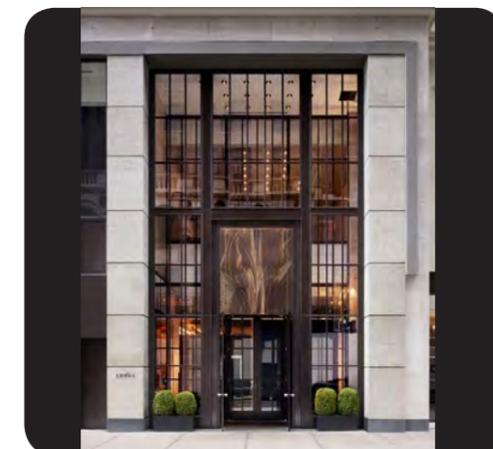
/ KEY AREAS / Podium and Donnison Facade

VIEW FROM DONNISON STREET



The design of the Donnison street frontage is to:

- Maximise active frontage
- Create clear and visually appealing building entries
- Manage traffic entry and exit points appropriately
- Provide opportunities for improved landscaping
- Mitigate the visual impact of building services, such as substations, hydrant booster and the like
- Ensure facades of elevated parking areas are visually appealing and sleeved with other elements and uses wherever feasible



/ KEY AREAS / Towers



The design of the towers are to:

- Respond to the unique character of the site
- Balance diversity with similarity, to create a visually appealing group of forms and expressions
- Use materiality to engage and inspire
- Develop individual tower identity
- Maximise potential for solar access and cross-vent
- Integrate sustainable practices
- Enhance each individual tower's strengths, such as water views, solar access or proximity to the Ridge



/ ESD

/ EXPECTED BENCHMARKS

The project is committed to providing an above-average standard of environmental sustainability.

A 7 star NATHERS rating is being sought,
with a minimum performance level 10% greater than BASIX

Further details are available in the separate ESD report,
and will be developed in future DA stages for each building.

/ WATER & LANDSCAPE

Example Water Efficiency measures may include:

- Stormwater capture on site for detention, retention & re-use
- Rainwater made available for both common and private gardens
- Water efficient fixtures, fittings & appliances to all apartments and common areas
- Water efficient landscape species and landscaping practices
- Deep soil plantings around the perimeter of the site to capture stormwater runoff



/ ESD

/ ENERGY

Example Energy efficiency measures may include:

- Superior passive solar performance in facade design
- Improved glazing & SHGC requirements
- Additional insulation levels
- Door & Window seals
- PV cells for common area power & lighting
- Energy efficient appliances & lighting
- Provision of smart metering
- Optional A/C

/ SOLAR & X-VENT

All residential towers can achieve ADG compliance.

Envelopes have been located and oriented so as to balance solar access, view corridors, and overlooking, so as to provide a high levels of amenity to all apartments.

Cross-ventilation is only required for the first 9 floors of a building, which equals approx 20% of the overall apartment numbers provided. Cross-ventilation for these apartments can be achieved through detailed design.



9AM



10AM



11AM



12PM



1 PM



2 PM



3 PM

/ ILLUSTRATIVE MASTERPLAN

/ Aerial



/ AERIAL / Masterplan Envelopes

AERIAL VIEW FROM THE NORTH EAST



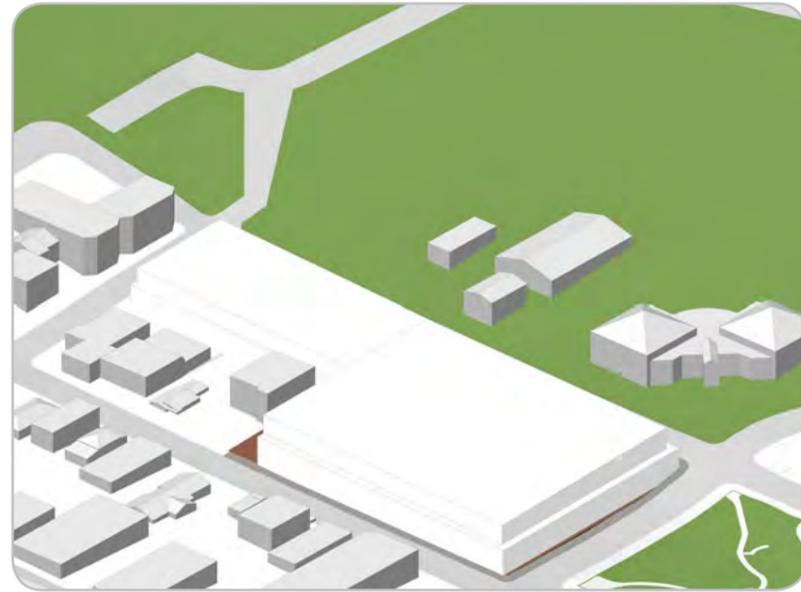
05

Design Details

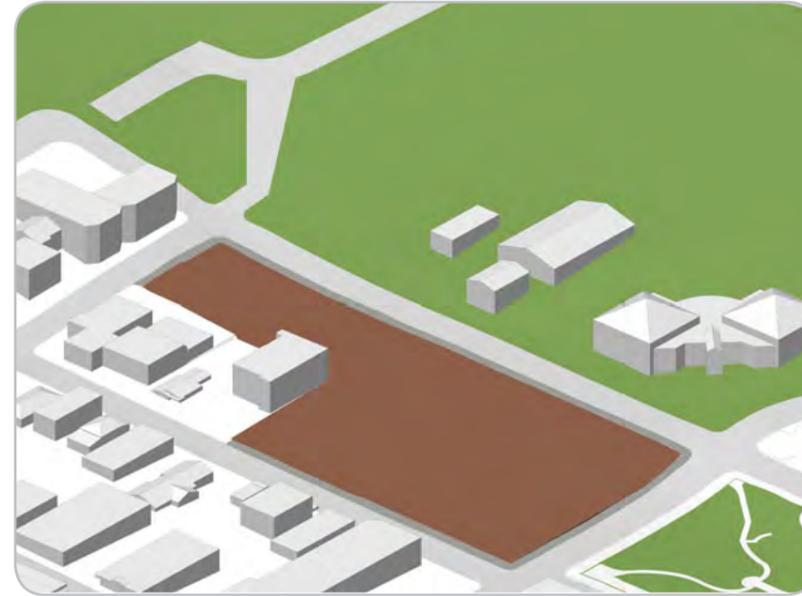




/ STAGING



EXISTING



STAGE 1: DEMOLITION



STAGE 2: TOWER 1

AREA:
TOTAL GFA - 14,460 SQM
NO: OF FLOORS - 20/24
NO: OF UNITS - 135



STAGE 3: TOWER 2

AREA:
TOTAL GFA - 14,505 SQM
NO: OF FLOORS - 17/22
NO: OF UNITS - 130

/ STAGING



STAGE 4: TOWER 3

AREA:
TOTAL GFA - 10,210 SQM
NO: OF FLOORS - 25
NO: OF UNITS - 119



STAGE 5: TOWER 4

AREA:
TOTAL GFA - 17,011 SQM
NO: OF FLOORS - 24/27
NO: OF UNITS - 185



STAGE 6: TOWER 5

AREA:
TOTAL GFA - 16,872 SQM
NO: OF FLOORS - 27/30
NO: OF UNITS - 169



OVER-ALL DEVELOPMENT

AREA:
TOTAL GFA - 73,058 m2
NO: OF UNITS - 738

CARPARKING - 1014 Carpark space

/ SHADOW DIAGRAMS - WINTER JUNE 21ST



JUNE 21 - 9 AM



JUNE 21 - 10 AM



JUNE 21 - 11 AM



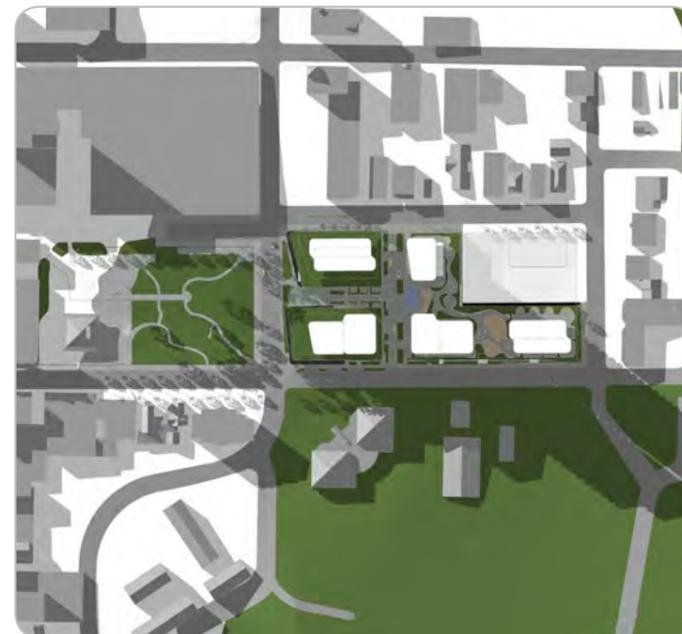
JUNE 21 - 12 PM



JUNE 21 - 1 PM

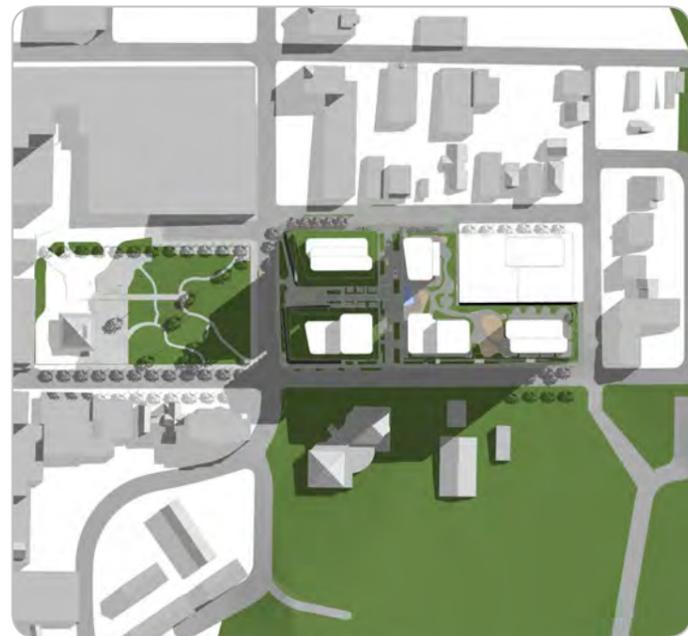


JUNE 21 - 2 PM



JUNE 21 - 3 PM

/ SHADOW DIAGRAMS- EQUINOX MARCH/SEPT 21ST



SEPT 21 - 9 AM



SEPT 21 - 10 AM



SEPT 21 - 11 AM



SEPT 21 - 12 PM



SEPT 21 - 1 PM



SEPT 21 - 2 PM



SEPT 21 - 3 PM