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SYDNEY NSW 2000

Our ref: EF19/4860

Your ref: SSD No. 9813

17 April 2020

City of Gosford Design Advisory Panel

Review item: Exhibition of State Significant Development Application – Gosford Alive (SSD-9813)

Exhibition dates: 11/10/2019 to 07/11/2019

Dear Mr Hall

The City of Gosford Design Advisory Panel has reviewed your revised proposal for Gosford Alive at 136-148 Donnison Street, Gosford (former Market Town/Kibbleplex). A summary of the Panel's observations, advice and recommendations arising from the review 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 has reviewed your response to advice provided at its 31 October 2019 meeting (letter sent 19 November 2019). The Panel is satisfied you have worked to address each of these issues and considers that, for a concept masterplan process, your proposal now exhibits Design Excellence. The Panel comments you for your willingness to participate in the design review process and respond to the comments and suggestions raised.

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

Yours sincerely

Ben Hewett
Department of Planning, Industry and Environment
Chair, City of Gosford Design Advisory Panel

Enclosed: Attachment A - Panel Advice

Attachment A – Design Review Panel Advice

City of Gosford Design Advisory Panel*	
Panel meeting	27 March 2020 The Panel requested additional meeting after the meeting and the review of that information has informed the final observations and advice below
Panel members	Ben Hewett (Chair) John Choi, Design Reference Group Peter Smith, Design Reference Group
Proposal name	Gosford Alive
Proposal description	Exhibited SSD proposal Draft Design Excellence Strategy – received 3 April Draft Gosford Design Guidelines – received 3 April Appendix 1E – Shadow Diagrams – received 3 April Envelopes for Approval Rev E draft – received 18 March Example Scheme – Rev B draft – received 18 March Gosford Alive_CoGDAP Cover Letter – received 18 March
Most recent Panel Advice considered	19 November 2019 (response from 31 October 2019 Panel meeting)

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Panel observations

A summary of the Panel's response to your design changes is provided below:

- The Panel believes the proposal, for this stage of the concept masterplan process, exhibits design excellence and notes that sufficient amendments have been made in response to the Panel's previous comments.
- The Panel noted several matters which should be addressed in any subsequent development stages for the Gosford Alive proposal:
 - The issues of height in relation to floor levels to street, privacy and activation continue to be appropriately managed to maximise amenity and the interface to the public domain;
 - Achieving direct linkages to Henry Parry through ramps and stairs for the frontage between Donnison and William Streets;
 - Incorporating a front setback space to the units on the north-south through-site link.

Panel responses and advice:

The Panel's responses to your amended design responses to the matters identified at the 19 November 2019 meeting is provided below:

1. *The western end of the proposal is well-resolved, the eastern end needs further refinement.*

Panel response:

- The proposed building envelopes represent sufficient refinement of the eastern tower that will improve its relationship to Albany Street and the development beyond Albany Street at street level through;
 - Reduction of the eastern tower height
 - Amending the podium setback
 - Sleeving the car park in those areas
- It is noted that the Example scheme indicates that Tower 5 is sleeved by retail uses on the ground floor at Albany Street and that this use sits below the footpath. For subsequent applications, it is recommended that issues of height in relation to floor levels to street, privacy and activation continue to be adequately managed, post concept approval.
- Design principles with respect to the relationship of floor levels to street levels should be included in the Design Guidelines.

2. *The Panel recommends that the through-site link should be designed as if the link across Henry Parry Drive has been resolved so pedestrians can access the development from the length of the Henry Parry frontage.*

Panel response:

- The Panel is comfortable the proposed building envelopes and proposed landscaping response can accommodate a future, more direct pedestrian link/crossing across Henry Parry Drive, to Kibble Park.
- While it is noted that the Example Scheme indicates it is possible to achieve the direct linkage to Henry Parry through ramps and stairs, detailed design in subsequent applications would need to coordinate with location of crossing on Henry Parry Drive and Kibble Park plans. Detail of this direct pedestrian link should be noted on the 'Drawings for approval' and provided for in the Design Guidelines.

3. *The Panel recommends that the ground level apartments fronting the north-south through-site link have sufficient of a set-back from the new road to provide privacy e.g. could be done through the addition of courtyards.*

Panel response:

- The proposed building envelopes can incorporate a front setback space to the units on the north-south through-site link. More detail on this front setback space will be required to be demonstrated in future applications. It is recommended that the section in the Design

Guideline be amended to incorporate this setback and a reference made to the character of the 'shared street' including tree planting, pavement, building alignments and uses.

4. *The Panel recommends further refinement of Tower 5 at the corner of Donnison and Albany Streets. The tower needs a stronger relationship to Albany Street and existing development on the eastern side of Albany Street and greater articulation towards the top of the tower should be considered (including stepping down towards Albany Street).*

Panel response:

The Panel supports the changes made to Tower 5 by splitting the extruded, vertical form and amending the podium to create a stronger relationship to the existing 2-3 storey development on Albany Street. Notwithstanding these changes to the proposed building envelopes, the Panel recognises the need for solar access impacts to be appropriately assessed and that this assessment will be undertaken in more detail by the development assessment team.

5. *The Panel recommends further refinement of the Donnison Street frontage with consideration given to further residential development, at street level, whilst appropriately screening car parking. Consideration could be given to a skin of residential development along the Donnison Street frontage.*

Panel response:

The Panel is satisfied that the proposed building envelopes address the requirement to screen the car parking space along Donnison Street with residential development to activate the southern elevation.

Additional matters raised

The Panel noted that compliance with the Apartment Design Guideline (ADG) sustainability requirements will need careful consideration in subsequent applications. The proponent provided the following additional material to address ADG sustainability requirements for the Panel's consideration on 3 April 2020 including;

- Draft Gosford Alive Design Guideline
- Gosford Alive – Design Excellence Strategy prepared by Mecone dated April 2020
- Appendix 1E – Shadow Diagrams prepared by Buchan dated 3 April 2020

The Panel was not able to determine whether all future apartments will achieve the ADG solar access requirements for the proposed southern towers. The solar study should be updated to include the view from the sun and any shadow impacts on the proposed envelopes to allow it to be considered as part of the current assessment process. The Design Guidelines to ensure that future apartments in the development achieve, as a minimum, ADG compliance, noting the Panel's view that the proposed tower envelopes, from an urban design perspective, are acceptable.

Design Guidelines

The Panel recommends the Design Guidelines be updated to ensure the following matters are addressed in subsequent applications and to ensure that design excellence and design integrity continued from concept design through to the construction phase:

- Design principles detailed in the Design Report,
- Interface at Henry Parry Drive including level difference and landscape treatment,
- Character and design of 'shared street' including pavement, landscape, tree planting dimensioned building alignments, residential interface, and
- Future apartments to achieve ADG compliance, as a minimum.

Design Excellence Strategy

- The design excellence strategy should ensure that design excellence and design integrity is continued from concept design through to the construction phase,
- Selection of architects – the criteria could be expanded out to include architects awarded in the last 5 years,
- Reference design guidelines with respect to design, materials and public domain interface,
- It is recommended that a section on Design Integrity is added that describes the role of the design architect to ensure the lead design architect:
 - Maintains a leadership role over design decisions until the completion of the project i.e. The lead design architect may work in association with other architectural practices but is to retain a leadership role over design decisions,
 - Prepares or provide oversight and peer review for the preparation of development applications and the design drawings for a construction certificate and contract documentation,
 - Represents the design in all relevant meetings with the community, authorities and stakeholders, as required, and
 - Continues the oversight and peer review role during the construction phases, through to the completion of the project.