



Mr Anthony Kelly
ADG Architects
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Gosford NSW 2250

Our ref: EF19/23536

19 November 2019

City of Gosford Design Advisory Panel

Proposal: Proposal for Gosford Gateway
Panel Meeting: 31/10/2019

Dear Mr Kelly

Thank you for presenting your Gosford Gateway proposal for 237 Mann 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 31 October 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 proposal proceeds to the development assessment (DA) pathway, and
2. The proponent addresses the issues identified in Attachment A when preparing their DA.

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



Gary White
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	31 October 2019
Panel members	Gary White, Chief Planner, Department of Planning, Industry and Environment (Chair) Paul Walter, Design Reference Group Peter Smith, Design Reference Group
Proposal name	Gosford Gateway
Street Address/property description	237 Mann Street, Gosford Lot 112 in DP 1022614
Proposal description	Education, entertainment, retail, student and key worker accommodation, retirement, health care, hotel, commercial, plaza (proposal included refurbishment of existing commercial building)
Proposal details /optional	Site area: 10,118m ² Proposed GFA: 80,944m ² Proposed FSR 8:1 Proposed max HOB: RL133.9m
Proponent	ADG Architects
Design workshops and previous Panel meetings	30 July 2019 – Design Reference Group workshop 1 15 October 2019 - Design Reference Group workshop 2 31 October 2019 – Panel meeting
Material considered by the Panel	Architectural presentation by ADG Architects dated 25 October 2019 (11 pages)

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Panel observations:

A summary of the Panel's observations provided at the 31 October 2019 meeting is provided below:

- The Panel acknowledges the proponent's support to design excellence and the design review process, demonstrating a willingness to respond to comments and improve site outcomes.

Panel advice:

A summary of the Panel advice provided at the 31 October 2019 meeting is provided below:

1. The Panel is satisfied that the massing and shadowing issues have been resolved and recommends they continue to try to meet this principle (i.e. ensuring that sites proposed for residential uses on the eastern side of Faunce Street will achieve at least 2 hours of sunlight during winter), as the design evolves.
2. The Panel recommends the Proponent ensure car parks do not dominate street frontages and the plaza area.

Panel recommendations:

The Panel has reviewed the proposal and recommends that:

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