

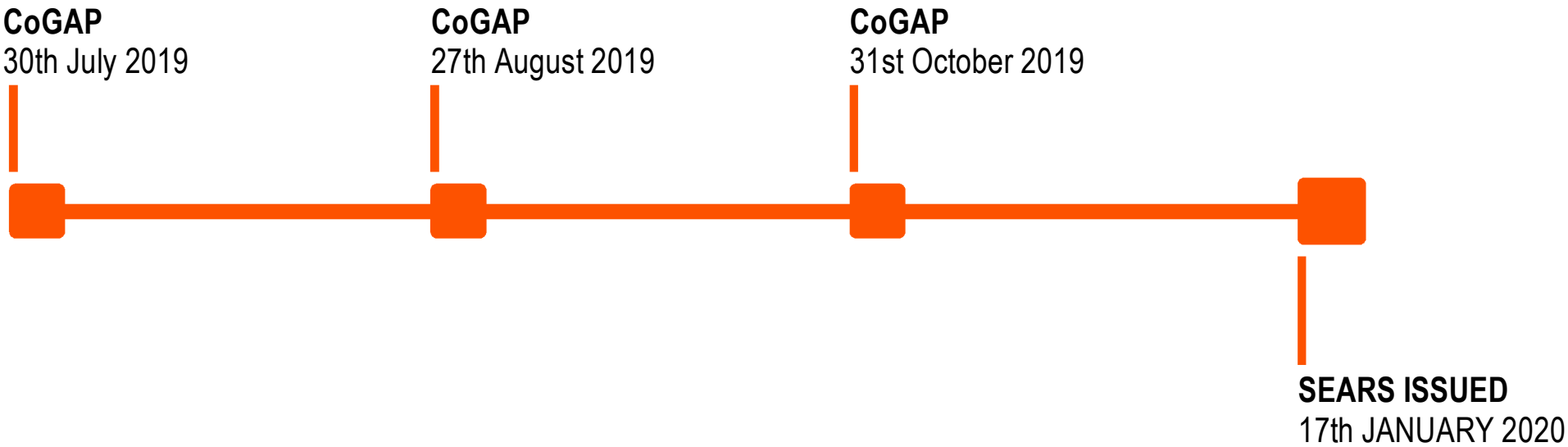
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Design Excellence

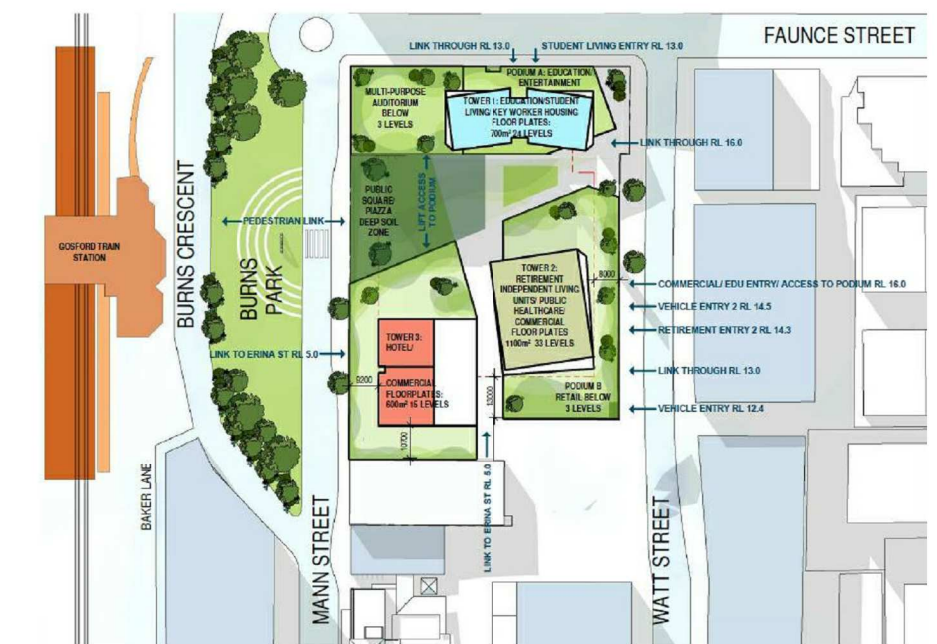
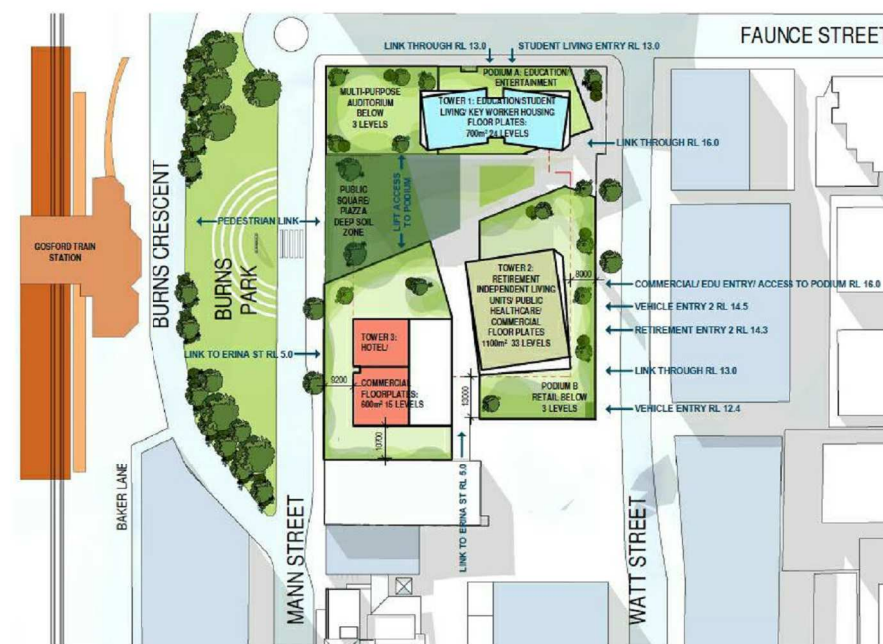
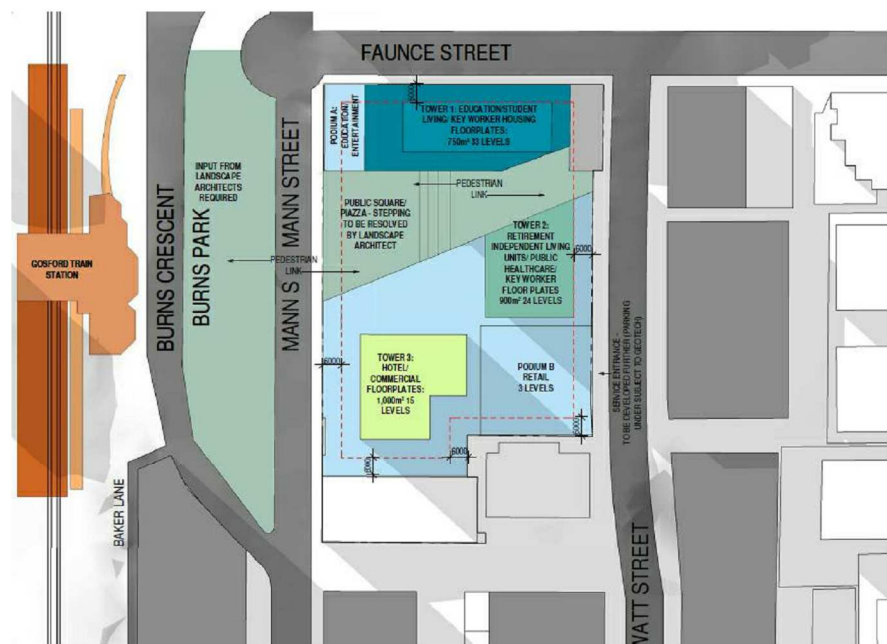
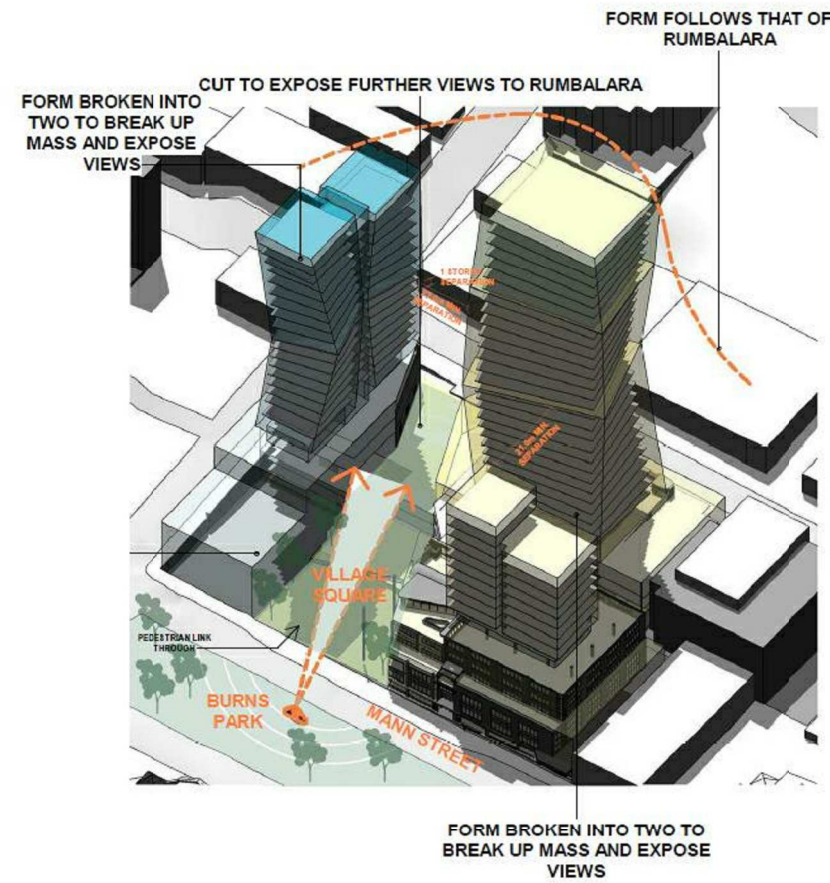
Gateway
April 2020

ADG|architects

The project team met with the City of Gosford Advisory Panel (CoDAP) which were acting in their capacity as the Design Reference Group (DRG) to obtain their advice in developing the best possible design outcome for the site. . Further iterations of the design incorporating the panel's advice let to two other meetings later in the year and resulted in the current alterative design.



Master Plan Iterations



Concept Master Plan & 3D
31st October 2019

The first meeting with the City of Gosford Design Advisory Panel occurred on the 30th of July 2019.

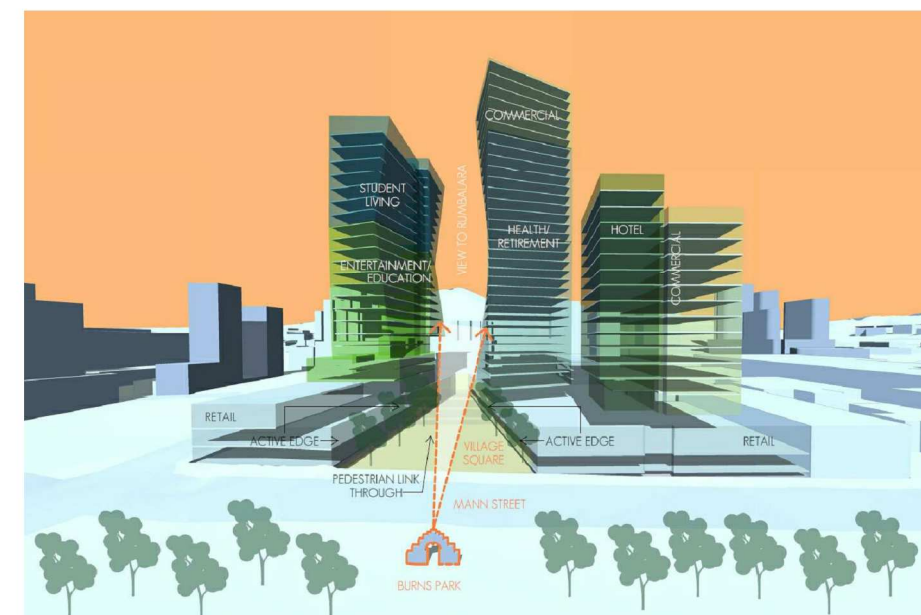
The groups design recommendations and advice:

The DRG acknowledged the following positive aspects of the proposal:

- The proposed land uses align with the strategic intent for the City North place, its overall role in Gosford City Centre
- The site is well located to support a higher intensity of development
- The proposal supports a diversity of:
 - proposed uses and presence of tall buildings
 - open space opportunities, including the proposed plaza and through site link
- The scale of the proposed plaza and its proposed address to the station and transport interchange
- The proposed retail uses will activate the open space and compliment the railway station/transport interchange

The panel were also supportive of the adaptive re-use of the existing building. Advice was also given not to have a pedestrian bridge connection from the railway and that there is an opportunity for plaza on site to engage directly with the station which would improve surveillance, safety and use of Burns Park. The desirability of a university campus on site was also discussed. The following advice was also given:

- Built form should optimise solar access and minimise wind acceleration so that plaza is a pleasant place to be.
- Consider likely future built form on neighboring sites, such that the massing across the whole block becomes part of a coherent story for the surrounding area, particularly impact on site to the south. This particularly relates to tower-spacing between the subject site and nearby sites.
- Ensure the steeply sloping Faunce Street ground level is engaged and activated, along its length and explore opportunities for multiple access points to the plaza e.g. through a building foyer for the northern building.
- The proposal contains a large variety of different uses in different towers and is also stratified. The concept plans need explain how the ground plane works, how the uses will work together and whether the floor plates will work



- Is there sufficient privacy separation between the student living and retirement living?
- How does the shadow cast by the student housing impact solar access to the retirement housing?
- The variation in building height is supported and provides good visual interest. Materials and architectural form are supported and suggest a high-quality architectural outcome.
- Provide 3D views from Burns park to demonstrate actual view between towers to Rumbalara Reserve.

The panel acknowledged the work the design team has undertaken throughout the design review process to improve design outcomes and provided the following recommendation and advice:

2. The Panel notes:

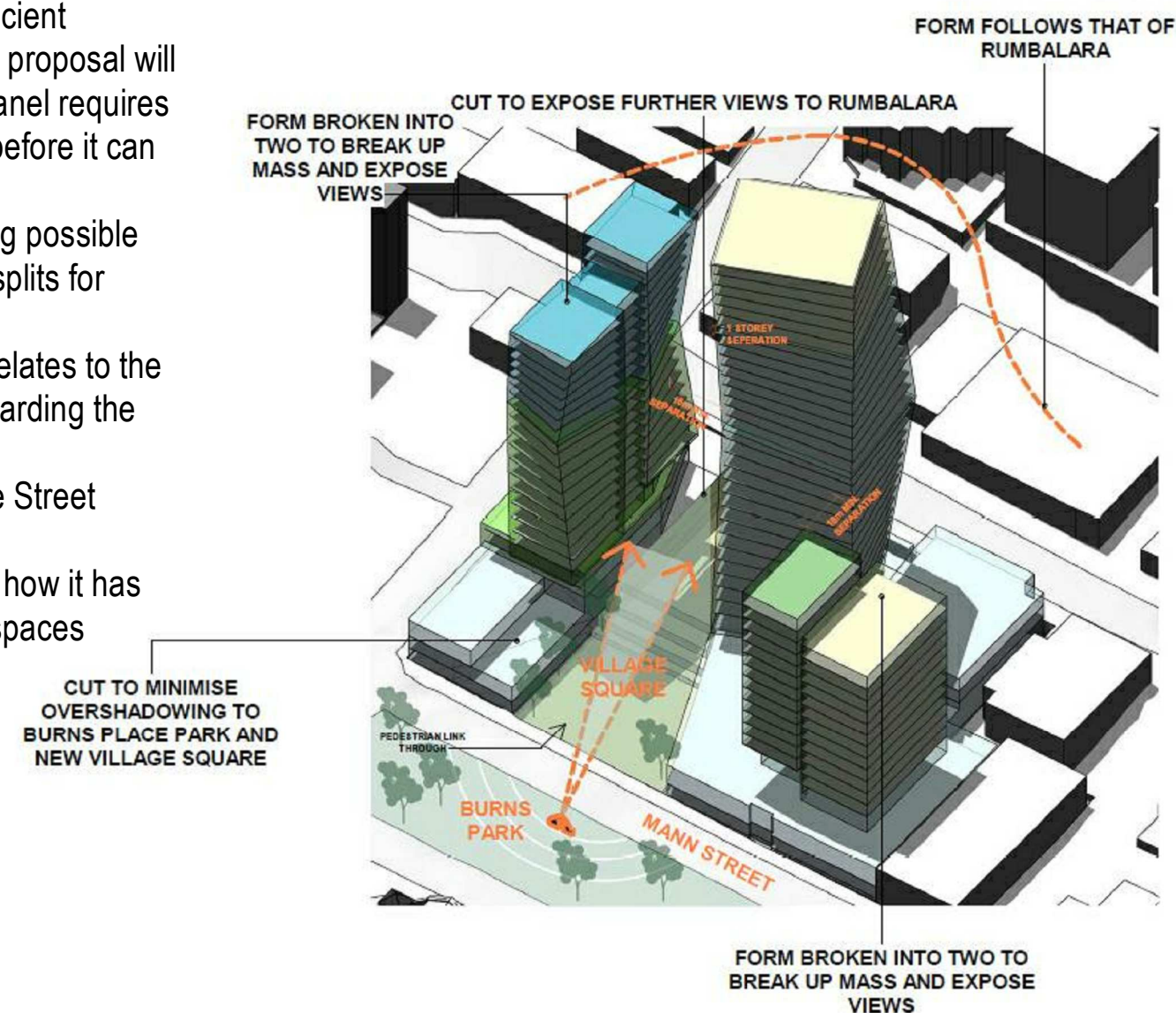
- The proponent's intention to seek approval for a refurbishment of the existing commercial building separately to the overall site redevelopment.
- The proponent's intent to proceed to the DA stage for the overall redevelopment, once it is through the COGDAP process.

3. The Panel has recognised previously that this site is one that could take additional height and intensity of development, but it still needs to be clear on how its development could impact on adjoining sites, before it can form a view about the proposed intensity of development.

4. The Panel encourages the proponent to continue to further develop its proposal and engage with nearby developers and potential tenants such as the university and other education providers.

5. The Panel advises that there is insufficient information provided for it to be sure the proposal will result in a good design outcome. The Panel requires additional information on the following, before it can provide its final opinion:

- Uses within the buildings, including possible floor plates and foyers treatment/splits for multiple uses.
- How the proposed development relates to the adjoining buildings, especially regarding the overshadowing of other sites.
- An image of the proposed Faunce Street frontage (sketch-plan is fine).
- The overall massing strategy and how it has resulted in building form and the spaces between the buildings.



The groups design recommendations and advice:

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:

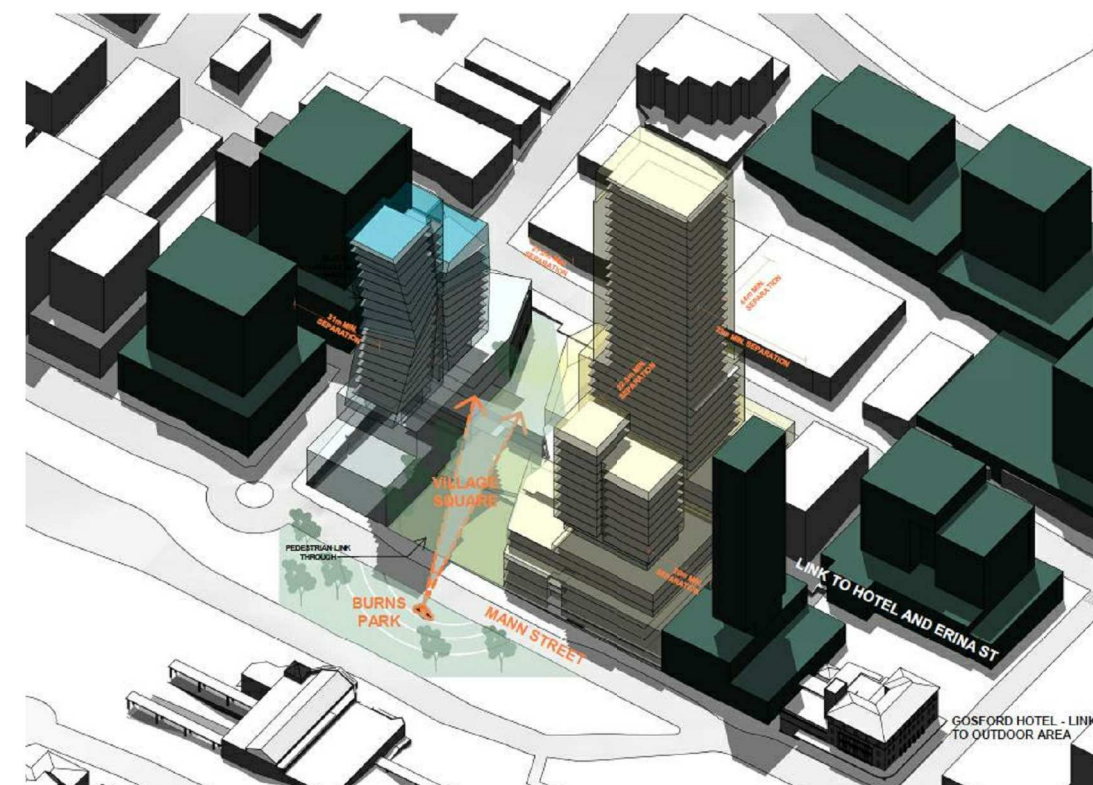
1. The Panel is satisfied that the massing and shadowing issues have been resolved and recommends they continue to try to meet this principle (i.e. ensuring that sites proposed for residential uses on the eastern side of Faunce Street will achieve at least 2 hours of sunlight during winter), as the design 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.



Clause 8.3 - Design Excellence

How the design exhibits Design Excellence

Subclause 8.3 of State Environmental Planning Policy (SEPP) (Gosford City Centre) 2018 sets out the considerations to be taken into account when evaluating Design Excellence. The information below responds to the subclauses of clause 8.3 and describes how the design exhibits design excellence and contributes to the natural, cultural, visual and built character values of Gosford City Centre.

(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,

The design is of a high standard of architectural design, with a unique character for each building linked by a common language of materials, landscaping on structure and screening. The buildings are all grounded by the plaza which creates a public heart to the site. The materials are high quality and their detailing references back to the building type and unique location.

(b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,

The form of the buildings has been developed inhouse and through meetings with the DRP and CoDAP to create the most alternative massing, that gets the best results for separation, view retention and orientation. The buildings on the site are significantly aged and do not have 100% occupancy. The proposal will provide a revitalised, new development. A new public domain of approximately 2,500m² will be provided in the form of an activated plaza facing Mann Street which is more generous than the public domain required by the DCP which only requires an internal arcade through site link and will ultimately improve the quality of streetscape and amenity of Gosford CBD.

(c) whether the development is consistent with the objectives of clauses 8.10 and 8.11,

Kibble Park is located 230m to the South of the Site and does not experience overshadowing from the proposal (see DAP.84). Burns Place Park receives very minimal overshadowing to 15-51% only between 9-11am during the June Solstice (For further information refer to EIS603).

The development creates an additional key open space in the form of a plaza and towers are arranged to maximise solar access to it. (Refer to EIS606).

(d) any relevant requirements of applicable development control plans,
The design responds to the requirements of the DCP and is mostly compliant with any non-compliances minor and acceptable.

(e) how the development addresses the following matters:

(i) the suitability of the land for development,

The site is key site two in the Gosford City Centre. It is located in a suitable, strategic location, directly opposite the train station and bus depot. It has a large area of 10,118m² and is an appropriate size. It promotes the co-location of a mix of programs, whilst encouraging use of public transport.

(ii) existing and proposed uses and use mix,

The existing uses will be removed with the existing buildings and a new mix of uses will be introduced including; retail, education, health, retirement, student living and commercial.

(iii) heritage issues and streetscape constraints,

The proposed building includes appropriate setbacks and separation distances from existing heritage items and minimises any impacts such as visual bulk and shadowing to nearby items such as Burns Place Park.

(iv) the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,

All buildings on the site are separated by a minimum of 12m from both other buildings on the site and site boundaries. Care has been taken to preserve the amenity of neighbouring sites. This can be seen in overshadowing axonometric diagrams shown on EIS604-605.

(v) bulk, massing and modulation of buildings,

The design of the massing, bulk and modulation of buildings has evolved through DRP and CoDAP meetings in an iterative design process to produce the best design outcome.

(vi) street frontage heights,

The street frontage heights respond on a human scale to pedestrians by presenting a three storey podium to the street which the levels above are set back from. These levels are lower in lower areas of the site and higher in higher areas to connect the site back into its context.

(vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,

An ecological consultant has been engaged at DA stage to ensure that the development incorporates the latest ESD principles, in addition the proposal has key sustainable goals that are set in this preliminary stage, such as a green star rating for the educational component of the development, use of CLT structure for the commercial/ hotel component, re-use of existing concrete structure of the existing building and green walls on the health/ commercial building.

(viii) the achievement of the principles of ecologically sustainable development

The site is not a green field site and is designated as a key site in Gosford, as well as incorporating ESD principles in its design. It will provide additional green space and deep soil planting, significantly improving the environment.

(ix) pedestrian, cycle, vehicular and service access, circulation and requirements,

The development will encourage pedestrian access with new links through and new bicycle facilities will be provided on site.

(x) the impact on, and any proposed improvements to, the public domain.

The proposed development will significantly improve the public domain, with a new public plaza and reinvigorated retail areas. It will become a destination for end of train travel.

The groups design recommendations and advice:

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.

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.

Final Response:

1. Further Shadow Diagrams showing the impact on the Eastern Side of Faunce St are shown on EIS604 and EIS605.

2. Car Parking is concealed from street frontages and the plaza area and does not dominate them.

1. The DA set forms part of this submission.
2. The above issues are addressed as indicated in the DA drawings.





Advice has been recieved from a variety of stakeholders including Central Coast Council, NSW health and others which is set out in the EIS.

A community consultation meeting was also held on the site on the 27th February 2020. Their advice has been taken into consideration in the design process.

This set of drawings has been set out to gain further consultation and the advice and feedback recieved will evolve the design.

