

Aspects as addressed in the Gosford DCP have been considered with emphasis on the Gosford community, public open space, pedestrian activation and prioritisation and connection and effects on adjacent landowners. A crucial element of the design is to keep views to Rumbalara and Presidents Hill as an indicator of wayfinding. As Gosford has a small CBD, Presidents Hill and Rumbalara are natural assets that give Gosford its identity and character.

Arriving by foot or any mode of transport, especially by train being aware of the green hills lined with trees that is unique to Gosford. Therefore, the subject site lends itself to celebrate and keep the character of the arrival into Gosford.

This is accomplished by the extended public realm from Burns Place Park through the site with views towards Rumbalara and framed views back to Presidents Hill. The views also help with wayfinding as it leads the eye up the hill towards Watt Street. The public domain and pedestrian corridor is open to the sky connecting natural assets physically and visually through the site.

The proposal is accomplished by a mixture of the programme and different functions that attracts a different array of people. It is well known that economy and liveability drives public outcome, therefore it is proposed to provide a better community outcome. The idea is to create an environment that pushes the boundaries but is not overpowering. The location is ideal for such an outcome of a rich public domain set amidst the natural landscape, activated and diverse with balanced uses for the loci.

The public domain is envisioned to be anchored by a centrally located plaza, surrounded by many uses to create Eighteen Hour Economy and Activation in North Gosford core.

The site is surrounded by three streets which facilitates various entry points with walkways and laneways through. This will help to keep the vehicle entry to the site off of Mann Street.

The functions accommodated on the site lend it to creating a distinct character for each building standing in juxtaposition with the other. To give each building its own character makes them easy to navigate or understand. A Conference Centre element is placed on the corner of Mann Street and Faunce Street. This is done to signify the entry to the City Centre from the north. Views from Burns Place Park arch through to Rumbalara cuts the site in a northern and a southern part. The northern section houses the educational element with its adjoining functions, retail and restaurants along the Mann Street and public domain edge.

The educational/ conference centre element is to be inspiring and innovative with connection towards the piazza/plaza/square as a breakout space. The educational element can be a state of the art technologically advanced building.

The southern section is made up of the commercial precinct. The northern edge of the development that frames the views towards Rumbalara is the Health building. The commercial element is broken up by green voids that create outdoor spaces for each commercial level and extend the green spaces vertically on the site. This green facade becomes an extension of Rumbalara and celebrates the function that it is a healthy building, a building for recovery. Great communities strive for health and prosperity – with the physical and visual connection to both natural assets the commercial building will strengthen this link to the outdoors. This building will also focus on eco sustainability and innovation, flanking the main connection through the proposal.

'Greening' buildings can be accomplished many ways, with green walls and climbing species along a north and western façade. The plants can also create a microclimate that shades the building, reducing energy costs and thus the lifespan running cost of the building.

West of the commercial building is the another commercial building built on top of the existing. The main area of the commercial building is tucked back from the public domain not to overpower the site or to infringe on the public domain. The commercial building will read as an office structure wish will be more glass with CLT construction. The glass will reflect Gosford back to itself and can let natural light into the structure. The commercial tower will be seen as a more serious building- it will read as a 'back to business' element. The commercial buildings are to adhere to the DCP and be a 4.5 star NABERS as the min. requirement.

The hotel will be housed on the most northern part of the site. This gives the hotel a Mann Street address and connects with the public domain, train station and the CBD. The hotel is to be an elegant building that blends in well with the surrounding but also with the development. Each building occupies its own function as to be able to stage the development and increases the feasibility of the project.

The design enhances the potential for the park as mentioned previously by including the Park with the public domain/plaza on the site, to create one large public domain. The development lends itself for end of trip facilities.

