



Mr Anthony Kelly
ADG Architects
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Our ref: EF19/23536

5 September 2019

City of Gosford Design Advisory Panel

Proposal: Proposal for Gosford Gateway
Panel Meeting: 27/08/2019

Dear Mr Kelly

Thank you for presenting the Gosford Gateway proposal for 8-16 Watt 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 27 August 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 proponent addresses the issues outlined in Attachment A with the Design Reference Group and submits a revised proposal for consideration by the Panel.

Please note that there will be an additional fee of \$2000 for the Design Reference Group's further review of the proposal.

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

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Gary White', with a long horizontal flourish extending to the right.

Gary White
Chief Planner, Department of Planning, Industry and Environment
Chair, City of Gosford Design Advisory Panel

Enclosed: Attachment A - Panel Advice

Attachment A – Design Advisory Panel Advice

City of Gosford Design Advisory Panel*	
Panel meeting	27 August 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	8-16 Watt Street, Gosford Lot 112 in DP1022614, Lots 1-4 in DP1191104
Proposal description	Education, entertainment, retail, student and key worker accommodation, retirement, healthcare, hotel, commercial, plaza (proposal included refurbishment of existing commercial building)
Proposal details /optional	Site area: 10,118m ² Proposed GFA: 80,700m ² Proposed FSR 8:1 Proposed max HOB: 129.6m
Proponent	Jarre Pty Ltd
Design workshops and previous Panel meetings	30 July 2019 – Design Reference Group workshop 1 27 August 2019 – Panel meeting
Material considered by the Panel	Architectural presentation by ADG Architects dated 30 July 2019 (55 pages)

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Panel advice:

A summary of the Panel advice provided at the 27 August 2019 meeting is provided below:

1. 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.
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.

Panel recommendations:

The Panel has reviewed the proposal and recommends that:

1. The proponent addresses the issues outlined in Attachment A with the Design Reference Group and submits a revised proposal for consideration by the Panel.