

### Details

<b>Name</b>	<b>City of Gosford Design Advisory Panel – Design Reference Group (DRG) Workshop: Gateway Shopping Centre, 237 Mann Street, Gosford</b>
<b>Location</b>	Department of Planning, Industry and Environment 320 Pitt Street Sydney, Level 24 Blue Gum Room
<b>Date/Time</b>	Tuesday 30 July 2019, 10:30am – 12:00pm
<b>Chair</b>	DRG Member
<b>Attendees</b>	Robert Hodgkins (DPIE) Louise Starkey (DPIE) Silvio Falato (DPIE) Paul Walter (DRG) Peter Smith (DRG) Johann Strey (ADG) Anthony Kelly (ADG)
<b>Site</b>	Gateway Shopping Centre, 237 Mann Street, Gosford

### Meeting Notes

These notes are a summary of the meeting and meeting outcomes.

#### Purpose of the meeting

The purpose of the meeting was for the proponent to present their proposal to the City of Gosford Design Advisory Panel (CoGDAP) Design Reference Group (DRG) members and receive feedback on their proposal, in a workshop format.

#### CoGDAP and Design Reference Group roles

The CoGDAP:

- has a role of ensuring design excellence and design quality for Gosford City Centre
- will fulfil the functions of a ‘design review panel’ under the SEPP
- will provide advice that guides the design of development proposals and inform the development assessment process – the assessment team will have to consider a broader range of issues than the Panel
- does not have a role in the determination of applications – proposals will still need to go through an assessment and determination process
- Requested that the DRG be formed to:
  - assist applicants to get ready for the Panel,
  - provide advice to the Panel, and
  - sit as rotational members on the Panel when it considers the applications

### Discussion of issues

The Design Reference Group acknowledges:

- 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 client owns the Gateway site and is exploring options re purchase of the site on the north east corner. The Design Reference Group encouraged them to pursue this to support a more integrated proposal and avoid issues re the through-site link terminating on the boundary with that property.

Staging:

- First stage of the proposal will be to refurbish the existing Gateway building, to support and retain the existing tenants
- Second stage will involve demolition of part of the existing building and construction of the building at the corner of Mann/Faunce Street
- Final stage is construction of the tower at the rear of the site

The refurbishment of the existing commercial building will happen independently of the final SSD scheme and is likely to be a separate DA, through Council as under \$10M. The refurbishment means the scheme will change from the submitted scheme and the proponent is undertaking technical/engineering investigations to determine the extent of development that could be constructed on top of the remaining/retained structure. The DRG were supportive of the adaptive re-use of the existing building and maintaining the existing tenants (largely government/health-related clients), where possible

- ADG consulted with the Government Architect about the potential for an overhead bridge connecting to the station as part of the UDF discussions/process. It would be preferable to not have two connections across Mann Street (i.e. bridge and ground level) as it would split pedestrian traffic and take energy away from the street level.
- There is an opportunity for the site's design and proposed plaza to engage directly with the station which would improve surveillance, safety and use of Burns Park.

The Proponent is in discussion with Newcastle University regarding its commitment to locate in Gosford City Centre. A University campus is a highly desirable land use in the Gosford CBD and is supported by the Design Reference Group.

- 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.