

City of Gosford Design Advisory Panel

Meeting Agenda – Design Reference Group workshop

Details	
Name	City of Gosford Design Advisory Panel – Design Reference Group (DRG)
Location	Department of Planning and Environment (DP&E) 320 Pitt Street Sydney, Level 24 Blue Gum Room (meet in foyer)
Date/Time	Tuesday 30 th July 2019, 10:30am – 12:00pm
Chair	DRG member
Attendees	Robert Hodgkins (DP&E) Louise Starkey (DP&E) Paul Walter (DRG) Peter Smith (DRG) Johann Strey Anthony Kelly
Site	Gateway Shopping Centre, 237 Mann Street, Gosford

Agenda Items

No.	Description	Timing	Responsible
1	Welcome, Introductions	10:30am – 10:35am	Chair
2	Purpose of meeting	10:35am – 10:40am	Robert Hodgkins
3	The proposal	10:40am – 11:10am	Proponent
4	Discussion of issues	11:10am – 11:55am	Chair/all
5	Next steps and meeting close	11:55am – 12:00pm	Chair/all

DRG Comments and questions

DRG 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

DRG comments

- Built form should optimise solar access
- Tower placement should minimise wind acceleration
- Tower placement should avoid crowding of tower forms
- 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
- Tower plate sizes and shape vary widely however the rationale is not clear
- The relationship between the built form and a staging program is not clear
- Ensure the steeply sloping Faunce Street ground level is engaged and activated, along its length
- DRG also suggests the proponent explores the potential for a pedestrian/physical bridge link to the station/transport interchange, to the top of the podium and along the Faunce Street frontage and connecting to the Faunce Street RL
- The proposal contain a large variety of different uses in different towers and also stratified. The concept plans need to demonstrate how the uses work together, provide appropriate separation. The floor plates need to be 'ground truthed'
- Is there sufficient privacy separation between the student living and retirement,
- How does the shadow cast by the student housing impact solar access to the retirement
- Concerned about height of all towers in the context of other development – in particular the student / education and health/ commercial building.
- The variation in building height is supported and provides good visual interest. Materials and architectural form is supported and suggests a high quality architectural outcome
- Provide 3dviews from Burns park to demonstrate actual view between towers to Rumbalara Reserve
- The site on the corner of Faunce St and Watt St is not included – why? What impact does the development have on the future development potential of this site – in particular the pedestrian link.