



Our Ref SF21/120324
Your Ref: SSD - 23588910

14 October 2021

Mr Keiran Thomas
Director Regional Assessments
Planning & Assessments
Department of Planning, Industry and Environment

Dear Mr Thomas

Central Coast Quarter Stage 1 Northern Tower – Mixed Use Development at No.26-30 Mann Street, Gosford

The City of Gosford Design Advisory Panel (The Panel) has reviewed the State Significant Development package received on 21 September 2021 for the Central Coast Quarter Stage 1 Northern Tower.

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 is satisfied that the development application adequately addresses previous design issues raised and now exhibits Design Excellence.

The Panel provides the following specific design advice in **Attachment A** and recommends that the application be conditioned to ensure the Design Excellence of the development is retained throughout the subsequent delivery phases.

Should you have any enquiries about this matter, I have arranged for Panel Secretariat Mr Trent Wink to assist you. He can be contacted on 4904 2716.

Yours sincerely,

Paulo Macchia
Director Design Governance
Government Architect NSW
Chair, City of Gosford Design Advisory Panel

Attachment A – Design Review Panel Advice

City of Gosford Design Advisory Panel*	
Panel meeting	17 May 2021
SSD Referral (Panel members reviewed and provided comments via email)	21 September 2021
Panel members	Paulo Macchia, NSW Government Architect (Chair) John Choi, Design Reference Group Paul Walter, Design Reference Group Jared Phillips, Central Coast Council - Design Reference Group
Proposal name	Central Coast Quarter “St Hilliers” Stage 1 DA
Street Address/property description	26-30 Mann Street, Gosford Lot 111 DP1265226, Lot 469 DP 8211073 and Lots 2-7 DP 14761
Proposal description	Central Coast Quarter –Northern tower and through site link Mixed use development comprising residential and commercial/retail uses
Proposal details	<p>IPC determination 24 August 2020 - Concept Approval</p> <ul style="list-style-type: none"> • a building envelope including a podium and three towers, comprising: <ul style="list-style-type: none"> ○ maximum tower heights including: <ul style="list-style-type: none"> - Northern Tower up to RL 71.3m and RL 81.4m - Southern Tower up to RL 52.6m, RL 58.8m and RL 65.1m - Eastern Tower up to RL 71.3m ○ maximum of 39,244 m² GFA for residential, hotel and commercial / retail uses ○ site-wide concept landscape plan including through site links ○ design guidelines and design excellence strategy. <p>Site area: 8884m²</p>
Proponent	SH Gosford Residential Pty Ltd
Pre Lodgement Design Reference Group workshops	16 December 2020 – Design Reference Group workshop No.1 2 February 2021 – Design Reference Group workshop No.2 24 February 2021 – Design Reference Group workshop No.3 30 March 2021 – Panel Meeting – proceed to DA lodgement
Material considered by the Panel	<p>Regional Assessment’s referred the State Significant Development exhibition package, which included Environment Impact Statement prepared by Urbis and dated September 2021 and appendixes B to II.</p> <p>The following Appendixes were of particular relevance:</p> <ul style="list-style-type: none"> • Appendix B Architectural Plans • Appendix C Architectural Design Report • Appendix D Design Guidelines Assessment

	<ul style="list-style-type: none"> • Appendix F Landscape Plans and Drawings • Appendix G Visual and View Loss Assessment • Appendix I Reflectivity Report • Appendix J Wind Report • Appendix M Traffic Impact Assessment • Appendix R Heritage Impact Statement • Appendix S Aboriginal Archaeology Assessment • Appendix T Social and Economic Impact Assessment • Appendix W Arborist Report • Appendix CC BASIX Report • Appendix DD Access Report • Appendix FF Public Art Strategy
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Panel advice:

A summary of the Panel's comments and advice is provided below:

1. The proponent and the design team are commended for their commitment and responsiveness to the design review process. Specific design issues raised at the DRG workshops have been well addressed and resolved.
2. The Panel is unanimous and forms the opinion that the development exhibits Design Excellence. The through site link provides significant public benefit and the timing of delivery should be resolved with the Regional Assessments Team.
3. The Regional Assessments Team should continue to liaise with the proponent to explore options to address the following specific design issues:
 - Measures to mitigate the southerly wind effects. The mitigation measures should contribute towards the overall identity and character of the development;
 - Opportunity to provide curved glass instead of segmentation glass along the retail frontages;
 - Opportunity to provide access stairs near the lobby lifts to improve building accessibility and vertical circulation; and,
 - Liaise with the Central Coast Council about the proposed treatments of the public domain in proximity to the development to further enhance its public domain interfaces.

4. It is recommended that the application be conditioned as follows:

In order to ensure the Design Excellence of the development is retained throughout the subsequent delivery phases:

- *An appropriate Design Integrity Panel process is established;*
- *The design architect is to have direct involvement in the design documentation, contract documentation and construction phases of the project;*
- *Evidence of the design architect's commission is to be provided to the Principal Certifying Authority prior to the release of the construction certificate; and,*
- *The design architect of the project is not to be changed without prior notice and approval of the Department of Planning Industry and Environment.*