

Design Excellence Statement

'Gosford Alive': 136-148 Donnison Street, Gosford

On behalf of
Lederer Group
September 2019



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Introduction

This Design Excellence Statement (Statement) has been prepared in support of a proposed concept State Significant Development (SSD) at 136-148 Donnison Street, Gosford, known as 'Gosford Alive'.

This Statement has been prepared in accordance with the requirements of the "Guide for Proponents and Stakeholders" and should be read in conjunction with the Environmental Impact Statement, Architectural Design Report and Landscape Plans prepared by Mecone, the Buchan Group, and Arcadia respectively.

In accordance with Clause 8.4(4) of the State Environmental Planning Policy (Gosford City Centre) 2018 (GCC SEPP), the design package has been considered by the Design Advisory Panel (DAP). Earlier iterations of this statement were provided to the DAP to provide advice as to how the scheme demonstrates design excellence and responds to the Gosford Urban Design Framework (UDF) and relevant planning controls.

The pathway for the proposal is to seek a concept approval prior to seeking ongoing approvals for more detailed applications for individual towers. This Statement and accompanying Design Documents prepared by Buchan should be considered in light of the fact that detailed design work, particularly with respect to individual façade and materiality treatments of individual towers, has not yet been undertaken.

2 Site Location

The subject site is located at 136-146 and 148 Donnison Street in Gosford, comprising Lot 6 DP 598833 and Lot 1 DP 540292. It has an area of around 1.42ha, with frontage to Donnison Street to the south (approximately 200m), Albany Street North to the east (approximately 40m), William Street to the north (approximately 125m), and Henry Parry Drive to the west (approximately 90m). The site is shown below in Figure 1.



Figure 1 Site

Source: Nearmap, modified by Mecone

A further summary of the site description is provided in the table below.

Table 1 Site Description	
Item	Description
Legal Description	Lot 6, DP 598833 Lot 1, DP 540292
Total Area	14,194 m ²
Street Frontage	The site contains frontage to Donnison Street to the south (approximately 200m), Albany Street North to the east (approximately 40m), William Street to the north (approximately 125m), and Henry Parry Drive to the west (approximately 90m).
Site Description	The site is known as the “Kibbleplex Centre” and was previously owned and operated by Council as a public car park, and as a shopping centre before that. It is currently operated by the proponent for car parking purposes.
Site Topography	The site has a significant fall from east to west. The lowest point on the site is at RL 9.15 at the corner of William Street and Henry Parry Drive, and the highest point is RL 20.8 at the west on Albany Street. With a fall of over 10m, topography is likely to be a major factor impacting design.
Access	The site and development proposal are accessible from William Street, Donnison St, Albany Street North and Henry Parry Drive.
Public Transport	Gosford Station is located approximately 500m from the site. A number of bus stops are located within the walkable catchment of the subject site.

2.1 Surrounding Development

The site is located within the Gosford City Centre and is surrounded by a range of mixed uses. Immediately to the west is Kibble Park, the central open space serving Gosford, which in turn has a major shopping centre, the Imperial Centre, to its north.

To the north, south, and east of the site itself, the built form is predominantly lower scale, with mixed commercial buildings largely of 1 to 2 storeys in height, though some higher. The Gosford Local Court directly to the south of the site comprises a 3-storey building, and the building adjoining the site to the west (fronting William Street) is 4 storeys in height.

The site's surrounding development context is presented in the following figures.



Figure 2 Site viewed from Henry Parry Drive looking south

Source: Buchan



Figure 3 Streetscape character of Donnison Street

Source: Buchan



Figure 4 Neighbouring development at 39-41 William Street

Source: Buchan



Figure 5 View of Kibble Park from Donnison Street looking east
 Source: Buchan



Figure 6 View north across Kibble Park
 Source: Buchan

3 Overview of Proposed Development

3.1 Built Form

The proposed development is an urban renewal project that will result in the transition of the current car parking structure into a lively, attractive, and vibrant precinct serving the growing needs of the emerging population in and around the Central Coast. The proposal will provide an integrated mix of development supported by public transport, access to essential services and facilities, and employment opportunities.

Section 4 of Buchan's drawings package presents an overview of the proposed built form, shown in the below image and comprising five towers above a podium, with a mix of retail uses.



Figure 7 Proposed Built Form

Source: Buchan

Specifically, the concept SSDA seeks approval for:

- Demolition of existing structures;
- Building envelopes for a mixed use development comprising five buildings ranging in height from RL 73.1 to RL 110.3 (approximately 20 to 30 storeys);
- Maximum GFA of 73,058sqm;
- Part basement and part aboveground car parking with approximately 1,014 parking spaces;
- Vehicular access points at William Street, Donnison Street and Albany Street North;
- Shared vehicle-pedestrian through-site link between William Street and Donnison Street; and
- Staging of the development.

The proposed staging approach is highlighted in Section 5.2 of Buchan's report. The project will begin with demolition, then Tower 1, then Tower 2 (and so on). Towers 1 and 2, being the first tower stages, are the towers that front Kibble Park.

3.2 Landscaping

The proposal is supported by a comprehensive landscape concept, which has been prepared by Arcadia and submitted alongside the Design Documentation. The landscaping vision is:

The Landscape approach appreciates the importance of incorporating the unique water, bushland and city environments of Gosford in order to create a design which successfully aligns with these components..."

Arcadia's landscaping concept comprises a suite of different typologies for different sections of the development, varying between tower podiums, the urban forecourt (adjacent Henry Parry Drive), 'the Gully' (leading east from Henry Parry Drive), and the 'Ridgetop Mews' being the connection between William Street and Donnison Street.

The concept landscape masterplan and proposed circulation patterns are shown in the below figures.



Figure 8 Landscape concept masterplan

Source: Arcadia

4 Gosford Urban Design Framework

This chapter outlines the scheme's relativity to the UDF, which provides guidelines on the future development and the renewal of the Gosford City Centre, as well as supporting the implementation of the Central Coast Regional Plan 2036 vision for Gosford.

The UDF focuses on three distinct but linked places in Gosford – the Civic Heart, City North, and City South. Focusing on these places as opposed to singular projects is anticipated to create 'clusters of intensity' that feed off one another. The three 'places' are shown in the below figure, and the site is located within 'the Civic Heart'.

The Civic Heart is focused around Kibble Park, which is identified as 'the heart of the city'.

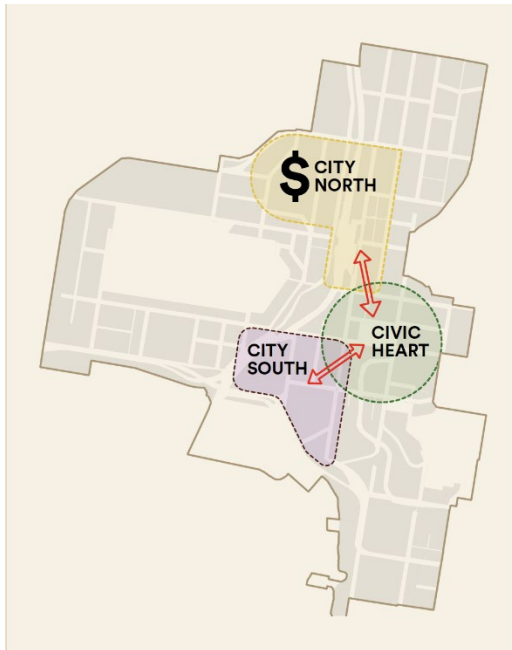


Figure 9 The three 'places' of Gosford

Source: Government Architects Office

4.1 Civic Heart Design Principles

The UDF outlines 9 design principles that are to be considered in the Civic Heart. Table 2 below outlines the development's response to these. Whilst not all Civic Heart Design Principles are directly related or applicable to the site, the proposal nevertheless does not detract from these being achieved elsewhere.

Table 2 Response to Civic Heart Design Principles	
Civic Heart Design Principle	Response
1. Create a 'green room' – respite for the growing city.	The proposal draws inspiration from its natural surroundings. Stepped landscaping elements link Kibble Park with Rumbalara Ridge both visually and figuratively.
2. Relocate activity to the edge and activate where people move.	Activation of the site is provided for along Henry Parry Drive, which represents one 'edge' of Kibble Park.
3. Re-purpose library as a public building – possible Town Hall, meeting place, flexible exhibition space. Investigate upgrade or new cafe integrated with park. Create a civic plaza and connect to Mann Street with active edges.	Not directly related to the site.
4. Increase visual connection between Mann Street and the park. Streetscape upgrade to Mann Street.	Not directly related to the site.
5. Establish through connection to Watt Street.	Not directly related to the site.
6. Align connection to new regional library. Explore secondary connections between regional library, TAFE, Conservatory of Music and Council.	Not directly related to the site, however, the redevelopment does improve pedestrian connectivity in its vicinity.
7. Investigate opportunity to retain public parking in part of future development behind an active edge to Henry Parry Drive.	Provision of public parking can be investigated as a part of the detailed development application stage. An active street frontage to Henry Parry Drive is provided.
8. Connect park to reserves with tree planting along Donnison Street.	Updated street plantings are proposed along all frontages and will significantly improve the tree plantings on Donnison Street, William St & Henry Parry Drive.
9. Locate development height to minimise overshadowing of Kibble Park.	Overshadowing on Kibble Park as a result of the proposal is minimal, as evident in Buchan's shadow assessment at Section 5.3 of their report.

4.2 Detailed Urban Design Principles

The UDF contains a number of detailed urban design principles, which note that the current status of the precinct is focused around a 'cluttered' Kibble Park which is taken up by too much vehicle access and car parking space. The ways in which the development responds to the detailed urban design principles is outlined in Table 3 below.

Table 3 Response to Detailed Urban Design Principles	
Urban Design Principle	Response
1. Activity to the edges <ul style="list-style-type: none"> Move the park uses to the edges to create active streets for people to gather. The open space can breathe. 	This principle appears to relate directly to activity on the park itself; however, the development encourages the achievement of this principle through providing for an active site edge opposite the park on its Henry Parry Drive frontage.
2. An iconic green room <ul style="list-style-type: none"> Planting a frame of Eucalyptus trees creates an alternative green room with shaded edges. The park becomes iconic, grounded by a beautiful borrowed view to President's Hill. 	This principle relates directly to the park site itself, however, the proposed development does not limit this principle being achieved. In particular, the comprehensive landscape concept supports the 'greening' of Kibble Park and its edges.
3. Great Civic Spaces <ul style="list-style-type: none"> Mann Street Plaza and the re-purposed library become flexible event spaces for day and night activation. 	Not directly related to the site.
4. Ensure sunlight access to the park <ul style="list-style-type: none"> Locate height in surrounding developments to minimise overshadowing of park and public domain Ensure solar access for 4 hours to 50% of the park between 9am and 3pm at the winter solstice. Refer to build form principles. 	The proposed development has minimal overshadowing on the Kibble Park, as demonstrated elsewhere in this Statement.

Table 3 Response to Detailed Urban Design Principles

<p>5. Active street frontages</p> <ul style="list-style-type: none"> • Protect and promote the fine grain retail of Mann Street. • Ensure active and defined street frontages to all park edges. • Re-purpose library as a public building. Investigate upgrade or new café integrated with park. • Curate diverse offerings for different demographic segments and for activation during day and night, weekday and weekends. 	<p>The site, currently providing no activation, is activated along through the provision of new ground floor retail.</p> <p>These look onto and address Kibble Park.</p>
<p>6. Reduce dominance of cars</p> <ul style="list-style-type: none"> • Vehicle access is retained around the park in the short and medium term, but with reduced road widths and shared surfaces with clear pedestrian priority. • Future services or parking entries not to be located on Mortimer Lane or William Street adjacent to the park, or where active street frontages are proposed. 	<p>No vehicle access is provided for on Henry Parry Drive or William Street directly adjacent to the park.</p>
<p>7. Connect with nature</p> <ul style="list-style-type: none"> • Protect view corridors to President's Hill and Rumbalara Ridgeline. Refer to built form principles. 	<p>Both the podium and tower built forms have been shaped and located to protect key view corridors to Rumbalara Ridgeline.</p>

4.3 Built Form Principles

Table 4 Response to Detailed Urban Design Principles	
Urban Design Principle	Response
1. Two to three storey podium height with a fine grain and active frontages to key places and streets	Podium heights range from 1 - 4 storeys. Active street frontages are placed along Henry Parry and extend along the western portions of Donnison & William Streets.
2. Ensure ground floor facade of the plaza buildings achieves sun throughout the day.	The proposal does not overshadow the William Street plaza (Refer to the shadow diagram in Section 3.3 of Buchan's Design Drawings).
3. Provide setback to upper levels above podium.	The proposal will provide upper setbacks above podium which minimises overshadowing to the park and minimises the dominance of the built form (Refer to Section 4 of Buchan's Design Drawings).
4. Slender East/West tower forms, aligned to protect view corridors to Rumbalara ridgeline.	Towers are located and aligned to optimise retention of views East/West to the ridgeline (Refer to Views Analysis in Appendix C of Buchan's Design Drawings).
5. Setback slender north/south orientated tower forms to allow shadows to move quickly across Kibble Park.	This principle relates to providing north/south tower frames on the Imperial Shopping Centre site, however, the building forms on the subject development site are well set back from Kibble Park and casts negligible winter shadow upon it (Refer to the shadow diagram in Buchan's Design Drawings).
6. Protect view corridors to Presidents Hill from Kibble Park.	This view corridor does not cross the site.
7. Ensure solar access for four (4) hours to 50% of the park between 9am and 3pm at the winter solstice.	Greater than 50% of Kibble Park receives solar access for more than 4 hours at the winter solstice (Refer to the shadow diagram in Buchan's Design Drawings).

5 Response to the Gosford SEPP

State Environmental Planning Policy (Gosford City Centre) 2018 ('the Gosford SEPP') is the primary environmental planning instrument applying to the site, providing controls relating to land use, built form, and design. It provides the key provisions relating to permissible land uses and development standards such as height and FSR that is applicable to the site, as well as the requirements relating to 'bonus' floorspace and/or height.

5.1 Clause 8.3 – Design Excellence

All developments within the Gosford City Centre are required to achieve design excellence. In particular, clause 8.3 of the Gosford SEPP outlines the matters that the consent authority must give regard to, to determine whether a design does exhibit design excellence. The proposal achieves compliance with these requirements, outlined below.

Table 5 Response to Clause 8.3 of the Gosford SEPP (Design Excellence)	
Subclause / Provision	Response
<i>(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,</i>	The proposal is capable of achieving a high level of architectural merit. Design drivers will take into account the locality, topography and special nature of the site's context to provide an enriching palette of forms and materials (Refer to Buchan's Design Drawings).
<i>(b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,</i>	The form and external appearance of the development will significantly improve the quality and amenity of the public domain. Each of the towers proposed will be architecturally designed and ensure good urban design principles are taken into account (surrounding context, materiality, built form, massing, pedestrian activity etc). This is a significant improvement compared with the existing development on the site which is uninviting and provides no activation.
<i>(c) whether the development is consistent with the objectives of clauses 8.10 and 8.11,</i>	The development is consistent with clause 8.10 and 8.11 as outlined in the following sections of this Statement (Refer to Section 5.2 and 5.3 of this Statement).
<i>(d) any relevant requirements of applicable development control plans,</i>	The proposal responds to the requirements and objectives of the DCP and is predominantly compliant, with any non-compliances minor and acceptable.
<i>(e) how the development addresses the following matters: (i) the suitability of the land for development,</i>	The land is suitable for the development. The site is one of the largest consolidated landholdings in the Gosford City Centre, and is currently underutilised and provides a poor urban realm experience under its current use. The proposal renews the site and

Table 5 Response to Clause 8.3 of the Gosford SEPP (Design Excellence)

	provides for a positive urban design outcome, supporting the Government vision for Gosford.
<i>(ii) existing and proposed uses and use mix,</i>	The existing use is a car park structure. A more varied and appropriate mix of urban uses is proposed, including residential and retail.
<i>(iii) heritage issues and streetscape constraints,</i>	<p>There are no heritage items in the immediate vicinity of the site. The site has a significant street frontage to four sides to which the development responds appropriately via street activation and the locating of pedestrian and vehicular entry points (Refer to Section 3 – Masterplanning Strategy of Buchan's drawings package).</p> <p>These items are discussed further in the accompanying EIS.</p>
<i>(iv) the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,</i>	<p>There is a mix of building heights, uses, and forms in the surrounding area, ranging from low to medium scales.</p> <p>The development has been proposed to ensure an appropriate response to existing sites and features, the Apartment Design Guide (ADG), and SEPP, and DCP controls. Whilst the development is larger in scale than much existing development, the proposal responds to the future desired character of the City Centre as outlined within the Gosford Urban Design Framework as well as the Central Coast Regional Plan which encourages high density housing in the City Centre.</p>
<i>(v) bulk, massing and modulation of buildings,</i>	The building will be designed to ensure its appropriate bulk and scale responds to the site's unique Gosford CBD context having regard to the constraints and opportunities of the site and its surrounds.
<i>(vi) street frontage heights,</i>	Street frontage heights have been provided generally in accordance with the DCP and will ensure a sense of enclosure as well as a comfortable pedestrian environment.
<i>(vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,</i>	These matters have been assessed in detail within the covering EIS. No unacceptable impacts result from the proposal.
<i>(viii) the achievement of the principles of ecologically sustainable development,</i>	The proposal will optimise opportunities for ecologically sustainable design and best practice environmental performance including low running costs in relation to water and energy use. The proposal will target to at least achieve BASIX and NABERS minimum requirements, however, further work will be undertaken at the detailed DA stage to understand where and how these can be exceeded.

Table 5 Response to Clause 8.3 of the Gosford SEPP (Design Excellence)

(ix) pedestrian, cycle, vehicular and service access, circulation and requirements,	The proposal will provide high quality pedestrian amenity and activity, cycle, vehicular and service access. In particular, excellent pedestrian access is provided into the site via large entries from Henry Parry Drive and Donnison Street. Vehicular access is provided from William Street and Albany Street, whilst pedestrian entry is across the site but focused predominantly at the Henry Parry Drive plaza.
(x) the impact on, and any proposed improvements to, the public domain.	The development provides a significant improvement to the public domain in the vicinity of where it is proposed. Currently, the site provides limited activation or aesthetic design. The proposal provides for a mix of uses in an architecturally designed development (refer to Section 3.2 of this Statement and the concept landscape plan prepared by Arcadia).

5.2 Clause 8.4 – Exceptions to Height and FSR

The proposal exceeds the mapped height of building (HOB) and floor space ratio (FSR) controls, as permitted by clause 8.4 of the Gosford SEPP. As mapped, the site has height controls ranging from 15m – 48m above ground, and FSRs of 2.5:1 to 4.75:1. As shown in the figures below, the mapped height and FSR controls generally get larger from west to east.

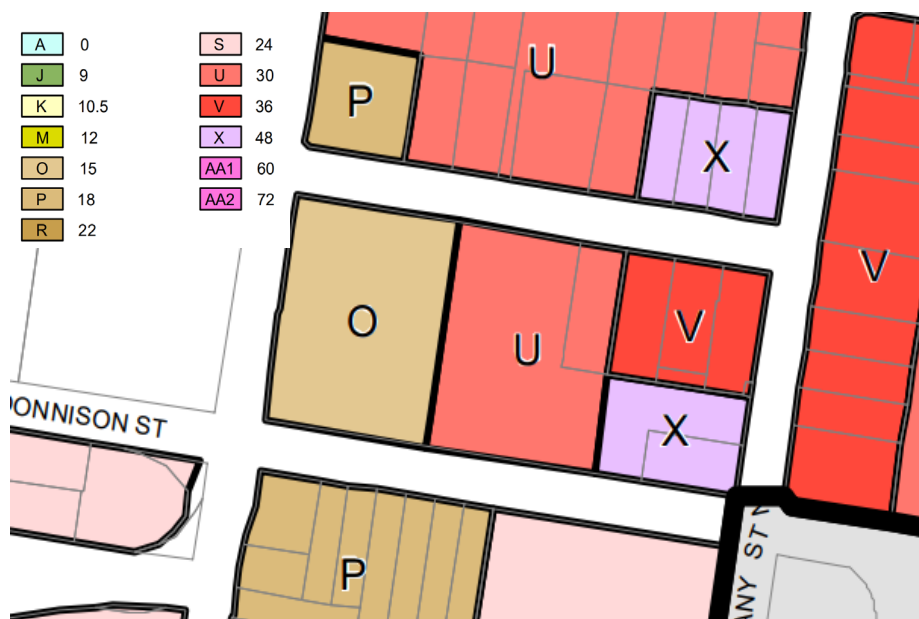


Figure 10 Gosford SEPP Height of Building Map

Source: Legislation NSW

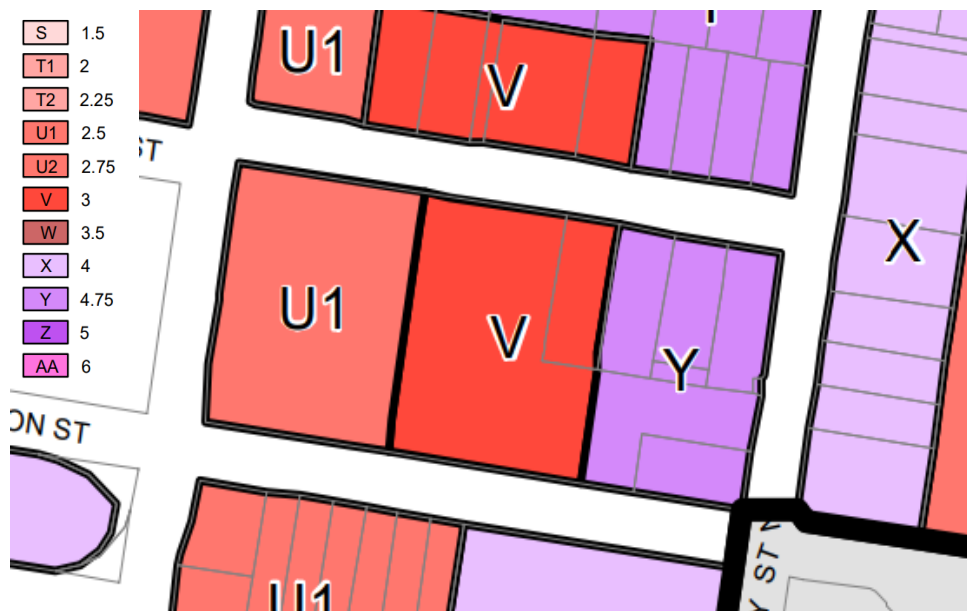


Figure 11 Gosford SEPP Floor Space Ratio Map

Source: Legislation NSW

The development:

- Has proposed building heights vary from around RL 70.0 for Tower 2 to a maximum of RL 110.30 for Tower 5. The height exceedance above the mapped HOB controls is greatest for Tower 1, which reaches a height of approximately 80m above ground and is mapped with a height of 15m; and
- Has an FSR of 5.42:1 and a GFA of 76,872m². This exceeds the mapped FSR controls which would permit in total approximately 43,890m² or an average FSR across the site of around 3.07:1.

The provisions of clause 8.4 of the Gosford SEPP, which permit this height and FSR, are complied with as demonstrated in the table below. This Statement as a whole and supporting drawings demonstrates that the proposal is consistent with the overarching planning framework and is capable of achieving design excellence, hence the exceptions to height and FSR are considered acceptable.

Table 6 Response to Clause 8.4 of the Gosford SEPP (Height / FSR Exceptions)	
Subclause / Provision	Response
(a) the site area of the development is at least 5,600 square metres, and	The area of the site is 14,194m ²
(b) a design review panel reviews the development, and	The development has been reviewed by the Gosford DAP and was deemed acceptable to progress through to the DA stage.
(c) if required by the design review panel, an architectural design competition is held in relation to the development, and	The Gosford DAP did not identify the need for a competition.

Table 6 Response to Clause 8.4 of the Gosford SEPP (Height / FSR Exceptions)

<i>(d) the consent authority takes into account the findings of the design review panel and, if held, the results of the architectural design competition, and</i>	The proponent team has taken into account the findings of the DAP as outlined in the EIS.
<i>(e) the consent authority is satisfied with the amount of floor space that will be provided for the purposes of commercial premises, and</i>	A specific quantum of commercial floorspace provision is not identified within the SEPP for Clause 8.4(4) to be triggered. The proposal is nevertheless considered to provide sufficient commercial floorspace given the site is located on the fringes of the CBD, being suited to a more residential-heavy mix of uses. It is complemented by more intensive employment land immediately north and northwest. Key edges of the site that are deemed appropriate for activation (i.e. Henry Parry Drive) are nevertheless provided with commercial floorspace which, as identified in the Social and Economic Impact Assessment, has the potential to cater for up to 144 jobs.
<i>(f) the consent authority is satisfied that the building meets or exceeds minimum building sustainability and environmental performance standards.</i>	Detailed building sustainability and environmental performance standard testing will be undertaken for detailed DA stages. However, minimum standards will be achieved.

5.3 Clause 8.10 – Solar Access

Clause 8.10 of the Gosford SEPP is related to solar access, in particular to the key public open spaces of Kibble Park and the Leagues Field Club. The clause states:

- a. *The objectives of this clause are:*
 - i. *to protect and enhance sun access to key public open spaces, and*
 - ii. *to prevent adverse cumulative impacts of development.*
- b. *Development consent may be granted to development if the development will not result in:*
 - i. *any more than 40 per cent of Kibble Park receiving less than 4 hours of sunlight between 9 am and 3 pm at the winter solstice, and*
 - ii. *any more than 30 per cent of Leagues Club Field receiving less than 4 hours of sunlight between 9 am and 3 pm at the winter solstice.*

Response: A detailed solar analysis has been undertaken and included at Section 5.3 of Buchan's Design Drawings. The proposal has been designed to ensure that no more than 40% of Kibble Park receives less than 4 hours solar access between 9am and 3pm at winter solstice. This is shown in the Figure below which has been prepared by Buchan.

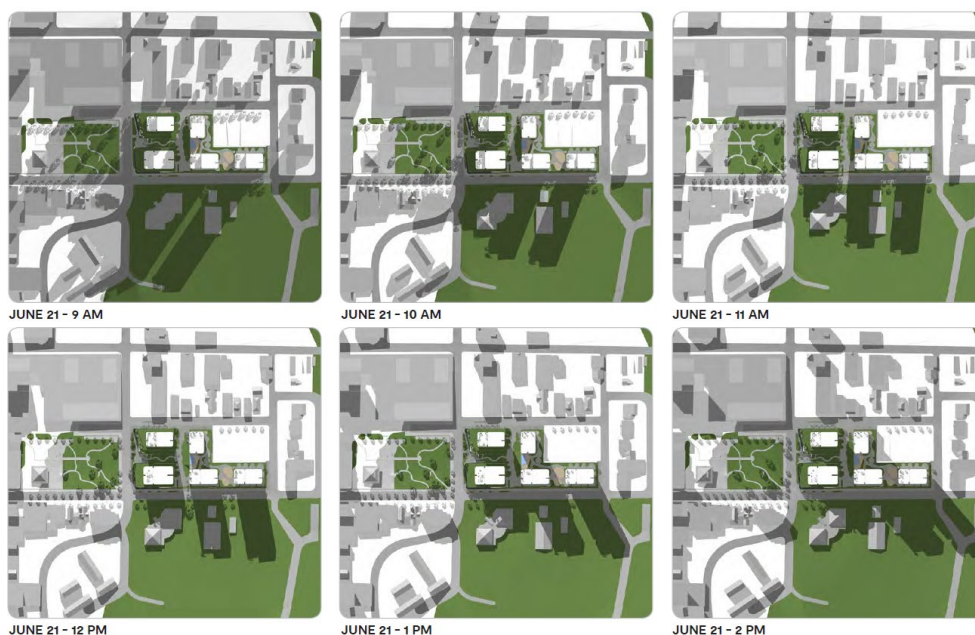


Figure 12 Shadow Diagram

Source: Buchan

As demonstrated in the solar analysis in Buchan's Design Drawings, Kibble Park currently receives full sun to around 90% of its area for the whole day at the winter solstice. With the very minor additional winter overshadowing proposed by the development occurring at only 9am, the increase in overshadowing across the day as a result of the proposal is inconsequential.

5.4 Clause 8.11 – Key Vistas & View Corridors

Clause 8.11 relates to the protection of key vistas and view corridors and states:

- a. *The objective of this clause is to protect and enhance key vistas and view corridors in Gosford City Centre.*
- b. *Development consent must not be granted to development unless the consent authority is satisfied that the development is consistent with the objectives of this clause.*

Response: Key view corridors referred to in the SEPP are formalised within the Gosford City Centre DCP 2018. With respect to the site, these include views from Kibble Park and adjacent to Central Coast Highway (at the Pacific Highway), towards the Rumbalara ridgeline.



Figure 13 Key View Corridors

Source: GCCDCP 2018

A Views Study is included in **Appendix C** of Buchan's drawings. The proposal reaches a maximum height of RL 110.30. This compares with a maximum peak height of around RL150.00 at Rumbalara Reserve and is comparable to the approved 'Waterside Towers' development which sits within the view corridor between the ridgeline, the subject site and the Central Coast Highway.

The proposed design incorporates:

- Slender towers oriented in east/west forms,
- Large gaps between the five towers of at least 24m; and
- Setbacks to Towers 1 and 2 above the podium level at Henry Parry Drive of around 16m.

These ensure that a range of vantage points from Kibble Park and the Central Coast Highway area are maintained towards the Rumbalara Reserve and ridgeline, demonstrated in the following image. Therefore, the proposal is considered to achieve the objective of this clause.

It is further noted that the proposed concept application seeks absolute maximum building envelopes, and the current scheme achieves a 75% efficiency between the proposed GFA to the building envelope. Each subsequent detailed application will need to demonstrate compliance with this provision and, with the benefit of more detailed design work, will be able to incorporate further articulation and design responses to maintain these important vistas, potentially above that provided for in the concept application.

6 Gosford City Centre Development Control Plan 2018

The Gosford City Centre Development Control Plan 2018 (GDCP 2018) provides strategies, objectives and development guidelines within the Gosford City Centre. The GDCP 2018 provides more comprehensive provisions to expand upon the controls within the Gosford SEPP that will contribute to the growth and character of Gosford and protect and enhance the public domain.

This section includes how the preferred scheme responds to the key objectives outlined in the GDCP 2018. At the SSDA stage, a more comprehensive assessment will be undertaken to support the proposal.

6.1 Civic Heart Objectives

In accordance with Part 3.3 of the DCP, the objectives of the Civic Heart include:

- *Protect view corridors to Presidents Hill and Rumbalara Reserve.*
- *Ensure excellent solar access and amenity to Kibble Park.*
- *Protect and promote the fine grain retail of Mann Street to facilitate an active and functional city spine.*
- *Ensure active and defined street frontages and frontages to all park edges.*
- *Promote a diversity of built form and high quality mixed use developments.*
- *Promote new commercial development in the core for job growth and to protect Gosford's role as a regional city and associated regional functions.*

Response: The proposal provides for a mix of uses including residential, commercial, and retail in an accessible, high amenity location. Significant opportunities are provided to improve the public domain in the 'Civic Heart' on a site that does not currently demonstrate positive urban design outcome. The proposed built form has been carefully considered to minimise overshadowing onto Kibble Park as well as protecting the key view corridors to Rumbalara Reserve. The proposal includes active street frontages along Henry Parry Drive and Donnison Street, with the site linking public spaces such as Kibble Park via active retail space that promotes gathering and social engagement. The proposal offers the opportunity of a high-end residential development as well as a significant amount of retail space, which offers a range of business and employment opportunities and enable further revitalisation of Gosford.

6.2 Built form

6.2.1 Street setbacks and rear setbacks

The objectives of this control state that:

- *Provide for public amenity of the street including:*
 - *landscape and deep soil zones in appropriate locations,*
 - *to establish the desired spatial proportions of the street and define the street edge*
 - *to provide for high quality pedestrian amenity and activity.*
- *Enhance the setting and street address of the building.*
- *Provide front setbacks appropriate to building function and character, including entries and setbacks for ground floor apartments.*
- *Create a transition between public and private space.*
- *Maintain sun access to the public domain.*

The proposed development provides minimal setbacks at ground level along William Street, Henry Parry Drive and Donnison Street, and 3m upper podium setbacks. This is generally consistent with required street setback control identified in the GDCP 2018. Refer to the figure below for the proposed setback. The 0m street setback has been exceeded slightly to provide a second row of landscaping and better accommodate level transitions from the street to the built form.



6.2.2 Street wall heights and upper podium

- Achieve comfortable street environments for pedestrians in terms of daylight, scale, sense of enclosure and wind mitigation as well as a healthy environment for street trees.
- Reinforce the intrinsic character and scale of existing and heritage buildings in Gosford City Centre whilst also enable flexibility in contemporary building design. Protect solar access to key streets and public spaces.
- Encourage a strong architectural expression.
- Provide for views of the hillsides from key locations.
- Achieve a consistent and strong building line where desirable for urban design and streetscape reasons.



The site plan illustrates the proposed development of two towers, Tower 1 and Tower 2, situated between William St and Donnison St. Tower 1, on the left, is a 21m high structure with a 6m setback from the site boundary and a 14m high podium with a 2.5m setback. Tower 2, on the right, is also 21m high with a 6m setback and a 14m high podium with a 2.5m setback. Both towers are enclosed within a proposed envelope. The plan includes site boundaries, street names, and elevation markers (RL 89, RL 73, RL 9.40, RL 9.05, RL 11.08). A red dashed line indicates a 15m height limit for the podiums. The ground level is marked as RL 9.05, and the podium level is marked as RL 9.40. The site is divided into three sections: Commercial/Non Residential, Pedestrian Link, and Commercial/Non Residential.

Source: Buchan

The objectives of this control state that:

- Ensure frontages are pedestrian oriented and of high-quality design to add vitality to streets.
- Provide continuity of shops along streets and lanes within the City Centre and other identified locations.
- To promote pedestrian activity and the vibrancy of Gosford.
- To provide excellent pedestrian experience in the public domain.
- To promote active and safe streets in the Gosford City Centre.
- To provide buildings with clear address and direct access to the street.
- To promote commercial and retail uses in Gosford.





Figure 16 Active street frontage (from William Street)

Source: Buchan

6.2.4 Building setbacks and separation

The objectives of this control state that:

- *To provide good amenity for building occupants including daylight, outlook, visual privacy, acoustic amenity, ventilation, wind mitigation and view sharing.*
- *To achieve usable and pleasant streets and public domain areas.*
- *To maximise view corridors and maintain Gosford's character of visual openness with the surrounding landscape.*
- *Provide for the preferred building typology.*

Response: The proposal provides sufficient building setbacks and separation distance as specified under the ADG guidelines. The proposal provides between a 2.5m and 3m upper podium setback and tower setbacks of 6m-12m to the site boundary (greater for those fronting Henry Parry Drive). A minimum of 24m separation distance has been proposed between towers (with the exception of the 21m separation between Towers 1 and 3), which maximises the east/west view corridor from Kibble Park. The proposal also introduces a 24m wide through-site link that separates Tower 1 and 2 to Tower 3 and 4, which supports residential amenity and offers additional open space on site.

6.2.5 Slender towers with high amenity

The objectives of this control state that:

- *Achieve high amenity for the public domain including access to sun light and views. Allow for view sharing and view corridors.*
- *Achieve an attractive city skyline which is sympathetic to the topography and context.*
- *Allow for high internal amenity to development, including natural light and ventilation*

- *Mitigate potential adverse impacts that tall and bulky buildings might have on the public domain*
- *Reduce the apparent bulk and scale of buildings by breaking up expanses of building wall with modulation of form and articulation of facades.*
- *Provide viable and useable floor space.*

Response: The proposal has been carefully designed and considered to achieve the above objectives. Slender east/west tower forms have been introduced to protect and maximise the view corridors from Kibble Park to Rumbalara ridgeline. Building setbacks and reduced tower forms have been applied to minimise the solar impacts onto Kibble Park.

7 Design Approach

7.1 Materiality and Design

The proposal is capable of providing a sensitive and contemporary architectural response to its site and surrounds. At this stage (concept application), consideration of materiality and façade treatment is more limited, with consideration focused more on overall built form outcomes and ability for the development to provide for good amenity.

In this sense, the podium design has been proposed as a layered form, providing ample opportunity for a diversity of landscape responses. Parking volumes are sunken, recessed or hidden where possible, and remaining elements will be articulated in future stages through well located lobbies, entries and landscape elements.

Each of the towers is well separated, will be vertically articulated, and can provide an aesthetic outcome in response to its position within the site, its relationship to solar access, views and its usage, whilst maintaining a common theme with the development as a whole.

7.2 Future Stages

To ensure design excellence across the entirety of the development and its future stages, it is anticipated that the project will be reviewed by the Gosford Design Advisory Panel at each individual tower stage. It is expected that for the concept application, assessment will primarily be focused on building envelope and public domain outcomes, given the façade and detailed design of the towers or podium will not be far enough progressed. For example, it is expected that initial workshops with the Panel will be focused on:

- Overshadowing to Kibble Park;
- Street frontage heights;
- Active street frontages; and
- Relationship to surrounding sites.

The team intends to work collaboratively with the Design Advisory Panel throughout the design process. These issues will continue to be considered alongside more fine grain matters such as façade and design under the subsequent detailed applications.

8 Conclusion

This Design Excellence Statement has been prepared to support the DPIE and the Design Advisory Panel's review of the proposed mixed-use development in the Gosford City Centre known as 'Gosford Alive'.

This Statement has shown the proposal has the potential to be a high quality, landmark development for the Gosford City Centre, which demonstrates design excellence and promotes urban renewal and investment in the City Centre. The proposal is consistent with the principles and/or requirements of the Gosford Urban Design Framework, State Environmental Planning Policy (Gosford City Centre) 2018, and the Gosford City Centre Development Control Plan 2018.