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Our ref: EF19/4861

5 April 2019

City of Gosford Design Advisory Panel - Review of proposal for 26-32 Mann Street, 26 March 2019

Dear Mr Harvey

Thank you for the opportunity for the City of Gosford Design Advisory Panel (the Panel) to review the above project. A summary of the Panel's advice and recommendations arising from the design review session held on 26 March 2019 is provided below.

The Panel's role is to support the achievement of design excellence and design quality for Gosford City Centre through its operation as a 'design review panel' under the *State Environmental Planning Policy (Gosford City Centre) 2018*.

The Panel's role is advisory in nature and it does not have a role in the determination of applications. Following your meeting with the Panel, you have two options:

1. You may proceed to submit your proposal to the Development Assessment Process.

Note: if you choose this option, the Panel's comments and recommendations will be forwarded to the Development Assessment team.

2. You may take your proposal back to the CoGDAP Design Reference Group to continue to work through issues identified at our meeting.

Note: if you choose this option, there will be a further fee of \$3,000.

The Panel determined that it does not support your proposal in its current form and recommends that you go back to the Design Reference Group until the proposal achieves the Design Excellence objectives in the SEPP and can then be brought back to the Panel.

The Panel's recommendations and advice are as follows:

1. This site is the entry way to Gosford. Its success is crucial for the revitalisation of the city, any proposal should take this into consideration.
2. The concept presented is not fully developed. The Panel recommends that the proponent spends further time reviewing the proposal with the Design Reference Group and brings it back to the Panel when endorsed by the Design Reference Group.
3. Revise the overshadowing diagrams in the context of the existing trees in Memorial Park.
4. Clearly show and articulate the site links and views.

5. The site should have a link from Mann Street to the Park that is visual, accessible and shows the sky. This link can be enhanced by making it look and feel like a public thoroughfare with improvements to the edge between the proposal and the existing DFSI building.
6. Ensure that urban wayfinding promotes safety and clarity. A second site link in the south-east corner is highly recommended. This site link should have an inviting and safe atmosphere that encourages exploration. It should be open to the sky.
7. Create a larger gap between the podiums to allow the through-site view and reduce the wall effect at the entry to the Park.
8. Maintain glimpsed views from Brian McGowan Bridge to the Rumbalara ridgeline.
9. Engage with HCCDC to co-design the Park interface. The DCP requires the proponent to have regard for the public open space. The greatest opportunity lies in working together to review proposed levels, especially of the proposed berms in the park.
10. Ensure that any concept diagrams submitted are reviewed for a more appropriate colour scheme, especially for any documents that may be required to be placed on exhibition.

If you have any questions regarding this advice, please contact the Panel Secretariat (Centralcoast@planning.nsw.gov.au or phone: 4345 4406).

Yours sincerely



Lee Shearer APM
Coordinator General for the Central Coast
Chair of the City of Gosford Design Advisory Panel