

City of Gosford Design Advisory Panel

Meeting Notes and Outcomes

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 17 Ironbark Room (meet in foyer)
Date/Time	Wednesday 1 May 2019, 12:00pm – 1:30pm
Chair	DRG member
Attendees	Robert Hodgkins (DP&E) Sharon Edwards (DP&E) Anthony Witherdin (DP&E) Silvio Falato (DP&E) Louise Starkey (DP&E) John Choi (DRG) Paul Walter (DRG) Andrew Harvey (Urbis) Justyn Ng (St Hilliers) Nick Byrne (DKO Architects) Frank Katsanevas (St Hilliers)
Site	26-32 Mann Street - St Hilliers

Meeting Notes

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

Purpose of the meeting

The meeting was a follow-up meeting from the 5 April City of Gosford Design Advisory Panel – Design Reference Group (DRG) meeting. Following the meeting, the proponent will have a further opportunity to address comments raised by the DRG, before they resubmit it for consideration by the City of Gosford Design Advisory Panel (CoGDAP).

City of Gosford Design Advisory Panel

Meeting Notes and Outcomes

General notes

The recent resignation of the Coordinator General for the Central Coast will not affect the operation of the CoGDAP or DRG which will continue to provide advice under the Gosford City Centre planning framework.

The proponent needs to resubmit their proposal to the CoGDAP Secretariat by 17 May for it to be considered at the 28 May CoGDAP meeting.

Discussion of issues

Since the last meeting on 5 May, St Hilliers met with Turf, HCCDC's consultant to discuss the draft landscape plan for Leagues Club Field. The proposed mounds and plantings will block views from the proposed pedestrian plaza linking to Mann Street (a requirement of the Gosford City Centre DCP) and dining components of the proposed development.

Several amendments have been made to the development proposal to align it with the Leagues Club Field proposal e.g. the design has been repositioned to now focus centrally to the park. There are opportunities for improved integration through minor amendments to the Leagues Club Field landscape plan e.g. opening up view corridors to the water by altering plantings/mounds etc.

DP&E will follow up with HCCDC after the meeting.

Overall scheme

The Design Reference Group acknowledges that the general direction of the revised proposal at the ground plane, particularly in relation to the through-site link, general activation and public realm response is positive.

The diverse tower form approach is strong, however this concept is lost in the scheme, because all towers appear too similar in form. The Waterfront perspective on page 31 shows the large gap between the concept intent and preliminary proposal. The proponent should use the concept diagram on page 21 as a guide to inform the order of difference in height and gap between the towers.

The Design Reference Group notes that the proponent is seeking significant exceptions to both height and floor space controls.

- The increase in height of the hotel building from the March 2019 version reduces the building diversity and is not supported.
- In relation to the southern residential tower, the Design Reference Group suggests exploring slender form and more distinctive in its appearance and respond to the waterfront vantage that it enjoys. Also, there is potential to utilize the setback zone in the southern corner of the

Meeting Notes and Outcomes

site to increase the gap between hotel and southern residential tower. Wind amelioration and overshadowing needs to be considered concurrently.

- The northern residential tower is dominating in its bulk and height and is not supported in its current form.

The DRG requests further work on the massing and building articulation strategy to facilitate assessment on the quantum of floor space and height exception supportable. The Design Reference Group will seek general guidance on this matter from the CoGDAP and give further guidance to the proponents prior to CoGDAP May meeting.

The Proponent acknowledged that it is difficult to effectively communicate the proposal and intended approach, including approach to achieve architectural diversity through a concept plan application.

The DRG notes that staging is likely to be hotel first then residential towers and through-site links after that. An EOI is currently out for the Hotel to test market interest.

Overshadowing

Overshadowing of the park occurs at 10am. No further overshadowing from 11am. A solar access report will be required to identify any impacts e.g. on the waterfront and any future uses along there. It was noted that the slender tower forms reduce shadow impacts.

The Department is undertaking additional shadow modelling to identify the potential cumulative impact of proposed, potential and approved developments on Kibble Park and Leagues Club Field and this is required before a final opinion can be given on the potential impact of the proposal on Kibble Park. The modelling was recently requested by the DRG in response to several proposals coming forward for sites around the key public spaces. The DRG will deliberate further on this issue and implications for the proposal, once the modelling is available and in advance of the May CoGDAP meeting.

Mann Street frontage

The proposed port-cochere should be secondary to the pedestrian footpath e.g. the footpath should continue through seamlessly and not look different where it intersects with the vehicle driveway.

The proposal is inconsistent with the SEPP requirement for a 3-storey street-wall frontage to Mann Street and would require amendment under the current proposal. The Design Reference Group acknowledges that there is a merit case to be made as this is a transition site to Rotary Park Gosford and Memorial Park Gosford.

St Hilliers will have a separate discussion with the assessment team regarding the potential and process for requesting a variation as part of the DA application and assessment process.

Open space and through-site connections

The proposed substation and staff quarters should be moved away from the corner and access point for the through-site link that accesses from the corners of Mann Street/Vaughan Avenue. The DRG acknowledged these were more detailed design improvements and not significant design issues.

The existing Moreton Bay fig tree has been kept within design as the proponent wishes to keep it.

The intent has been to achieve full activation of the through-site links with dining a big focus as one-sided retail F&B is difficult. The proposal will include public access to the pool from the hotel and a Pub/Tavern.

The landing point of the through-site link (i.e. where it meets Baker Street) should be made into a stronger landing point walk-through e.g. push the bottom of the stairs eastward to create a space that is capable of being activated at the two corner positions of the two commercial tenancies on Baker Street.

Proposed Stage 1 of the proposed development. St Hilliers will consider the possibility of a temporary through-site link before the full link is developed as part of the later stages.