



Joseph Risitano
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City of Gosford Design Advisory Panel

Proposal: Proposal for 26-32 Mann Street, Gosford (St Hilliers)
Panel Meeting: 28/05/2019

Dear Mr Risitano

Thank you for the opportunity for the City of Gosford Design Advisory Panel (the Panel) to review the St Hilliers proposal for 26-32 Mann Street, Gosford. A summary of the Panel's advice and recommendations arising from the Panel meeting held on Tuesday 28 May 2019 is attached to this letter (**Attachment A**).

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 acknowledges the work your design team has undertaken throughout the design review process to improve design outcomes and recommends:

1. The proposal proceeds to the development assessment (DA) pathway, and
2. The proponent addresses the issues identified in Attachment A when preparing their DA.

If the submitted DA still proposes to use the provisions in Clause 8.4 of *State Environmental Planning Policy (SEPP) (Gosford City Centre) 2018* to vary the permitted height and/or floor space, the Panel's views will also be sought and considered, as part of the DA assessment process.

If you have any questions, please contact the Panel Secretariat on (02) 4345 4400 or centralcoast@planning.nsw.gov.au

Yours sincerely

Ben Hewett
Acting NSW Government Architect
Chair, City of Gosford Design Advisory Panel

Enclosed:
Attachment A - Panel Advice

Attachment A – Design Review Panel Advice

City of Gosford Design Advisory Panel*	
Panel meeting	Tuesday 28 May 2019
Panel members	Ben Hewett, Acting NSW Government Architect (Chair) John Choi, Design Reference Group Paul Walter, Design Reference Group
Proposal name	26-32 Mann Street (St Hilliers proposal)
Street Address/property description	26-32 Mann Street, Gosford Lot 469 in DP 821073, Lots 2 -7 in DP 14761 and Lot 1 DP 1235203
Proposal description	Mixed-use development, comprising of residential apartments, hotel accommodation, commercial premises, food and beverage premises and retail uses.
Proposal details /optional	Site area: 8,778m ² Proposed GFA: 41,698m ² Proposed FSR 4.75:1 Proposed max HOB: Northern Tower: 152 residential apartments (RL77 & 65) Eastern Tower: Hotel with 182 rooms (RL68) Southern Tower: - 166 residential apartments (RL78 & 87) Podium: commercial, retail, food and beverage premises, parking, retail uses etc (RL 13.6)
Proponent	St Hilliers Pty Ltd
Design workshops and previous Panel meetings	12 March 2019 – Design Reference Group workshop 1 26 March 2019 – Panel meeting 1 1 May 2019 – Design Reference Group workshop 2
Material considered by the Panel	Architectural presentation by DKO Architecture Dated 20 May 2019 (39 pages)

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Panel advice:

A summary of the Panel advice provided at the 28 May meeting is provided below:

1. The Panel acknowledges this is a key site for the revitalisation of Gosford City Centre.
2. The Panel acknowledges the proponent's support to design excellence and the design review process, demonstrating a willingness to respond to comments and improve site outcomes.
3. The Panel supports the public domain improvements realised throughout the design review process and strength of the through-site link.
4. The Panel notes improvements made to tower separation during the design review process.
5. The Panel recommends increased diversity of tower heights across the site. In this regard, the tower heights must respond and relate to the topography of the setting including the form of the hill behind and tapering down toward the waterfront.

6. The Panel notes the extent of increase to height and floor space and raises the need for justification to support the proposed variations and assessment of any resulting impacts during development assessment process.
7. The Panel notes the significance of the southern tower of the site, which is also the southern-most point of the CBD. This is a highly visible and recognisable position in the city, to which the design response carries great importance.
8. The Panel recommends that the southern tower be reduced in height. This will reduce the overall height for the site and flip the height articulation to taper down towards the south. In its current form, the height of the southern tower does not relate to the landscape and creates overshadowing issues to the future waterfront. This could be achieved by various solutions, including reducing the total height and total tower GFA with diversity and by increasing the size of the typical floor plate.
9. The Panel recommends that the northern tower have improved articulation in height. For example, the Panel recommends that the current split be flipped so the tower form tapers to the south.
10. The Panel advises further work on how the Eastern Tower on Mann Street meets the podium, entry and awning structure. Variations to the setback needs to be evidenced by merit-based design response to the setback objectives – human scale to the public realm, wind amelioration, and urban form response to context. The Panel also requests similar merit evidence to the southern tower directly on the Baker street and Vaughan Avenue street corner.
11. The proposal is required to undergo a detailed environmental assessment during development assessment (DA). At this time, the consent authority will assess compliance with *State Environmental Planning Policy (Gosford City Centre) 2018* including the adequacy of commercial floor space and satisfactory level of building sustainability and environmental performance and any environmental impacts associated with the proposal.
12. A Design Excellence Statement is required for any subsequent DA to articulate how the proposal exhibits design excellence and contributes to the natural, cultural, visual and built character values of Gosford City Centre in accordance with Clause 8.3 of *State Environmental Planning Policy (SEPP) (Gosford City Centre) 2018*.
13. If the submitted DA still proposes to use the provisions in Clause 8.4 of *State Environmental Planning Policy (SEPP) (Gosford City Centre) 2018* to vary the permitted height and/or floor space, the Panel's views will also be sought and considered, as part of the DA assessment process.

Panel recommendations:

The Panel has reviewed the proposal and recommends that:

1. The proposal proceeds to the development assessment (DA) pathway, and
2. The proponent addresses the issues identified in Attachment A when preparing their DA.