



Justyn Ng
Development Manager
St Hilliers Property
GPO Box 5370
Sydney NSW 2001

Our ref: EF19/4861
Your ref: SSD No. 10114

20 March 2020

City of Gosford Design Advisory Panel

Review item: Exhibition of State Significant Development Application – Central Coast Quarter (SSD-10114)
Exhibition dates: 11/10/2019 to 07/11/2019

Dear Mr Ng

The City of Gosford Design Advisory Panel has reviewed your revised proposal for the Central Coast Quarter at 32 Mann Street, Gosford. A summary of the Panel's observations, advice and recommendations arising from the review 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 development applications.

The Panel has reviewed your response to advice provided at its 31 October 2019 meeting and additional design advice provided by the Department's Regional Assessments Branch in our meeting 3 March 2020 which built on the Panel's previous advice. The Panel is satisfied you have worked to address each of these issues and considers that, for a concept masterplan process, your proposal now exhibits Design Excellence. The Panel comments you for your willingness to participate in the design review process and respond to the comments and suggestions raised.

More specific comment regarding each point raised by the Panel is provided in Attachment A. If you have any questions, please contact the Panel Secretariat on (02) 4345 4400 or centralcoast@planning.nsw.gov.au

Yours sincerely

Ben Hewett
Deputy Government Architect
Department of Planning, Industry and Environment
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 | Workshop on 3 March 2020 |
| Panel members | Ben Hewett, Deputy Government Architect, Department of Planning, Industry and Environment (Chair) Peter Smith, Design Reference Group Paul Walter, Design Reference Group |
| Proposal name | Central Coast Quarter |
| Proposal description | Exhibited SSD proposal and RTS Response Pack – final version provided 13 March 2020 Design Guideline – final version provided 6 March 2020 |
| Most recent Panel Advice considered | 31 October 2019 - Panel meeting 3 March 2020 – Panel meeting |

* 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.

Panel observations

A summary of the Panel's response to your design changes is provided below:

- The Panel believes the proposal, for this stage of the concept masterplan process, exhibits design excellence and noting that sufficient amendments have been made in response to the Panel's previous comments.

Panel response and advice

The Panel's responses to your amended design responses to the matters identified at the 31 October 2019 meeting is provided below:

1. *The footpath/driveway treatments at the porte cochère should ensure the footpath is dominant and pedestrians are prioritised.*

Panel response:

The Panel notes that the indicative diagrams show that the footpath is will be dominant, therefore pedestrian movement is being prioritized. Subsequent applications should show this treatment in greater detail, with more than diagrammatic treatment shown.

2. *The southern tower is short, squat and undifferentiated. The Panel recommends that it be differentiated/broken in to separate segments, and the heights shifted so that the southern corner (Vaughan Ave/Baker St corner) is the lowest corner (stepping or tiering is recommended).*

Panel response:

The Panel supports the proponent's response to this comment, in terms of massing and articulation to reduce the perceived bulk and scale.

3. *The Panel recommends that consideration be given to continuing the expression down, removing the commercial frontage on Vaughan Avenue and replacing it with residential down to street level.*

Panel response:

The Panel supports the approach the proponent has taken in the expression of the building form for the Southern Tower, noting a key intent of this comment is to maximise surveillance of the street, with the provision of apartments and commercial floor space at the lower and ground levels is supported.

4. *The Panel recommends that the northern tower have greater articulation with slender towers and variable roof levels, as they were in the version presented to the Panel in May 2019.*

Panel response:

The Panel supports the articulation of the tower roof lines, including the articulation of the northern tower as shown in the draft Design Guideline document.

Additional matter raised by the Department's development assessment team

The Panel also reviewed the proponent's response to additional design issues raised by the assessment team, as shown in the draft Design Guideline document.

5. *Reducing the mass and bulk of the Southern Tower envelope, so that it presents as a more slender tower form, reduces its visual dominance from key vantage points and enhances views through the site.*
6. *Reducing the height of the Southern Tower envelope, to be sympathetic to Gosford's natural setting, including the ridgeline and the Waterfront, and improves solar access impacts to Leagues Club Field, Poppy Park and Memorial Park.*

Panel response:

The Panel supports the proponent's response to this comment, in terms of massing and articulation to reduce the perceived bulk and scale.

7. *Relocating the Southern Tower envelope, to be further setback from the southern corner of the site, as well as Vaughn Avenue and Baker Street.*

Panel response:

The Panel supports the approach the proponent has taken in the expression of the building form for the Southern Tower and the provision of apartments and commercial floor space at the lower and ground levels.

8. *Providing additional vertical articulation in all the buildings, to reduce the perceived bulk and scale of the buildings when viewed from key vantage points.*

Panel response:

The Panel supports the proponent's response to this comment, in terms of massing and articulation to reduce the perceived bulk and scale. Care must also be taken to minimise potential detrimental impacts of the vertical break at the ground level, however, this level of detail can be provided in subsequent proposals.

9. *Relocating the Eastern Tower envelope to increase the setback from the podium street wall to respect the scale of Mann Street.*

Panel response:

The Panel supports the proponent's response to this comment.

10. *Increasing the width of the northern through site link to provide greater amenity to the site's public domain.*

Panel response:

The increase to the width of the northern through site pedestrian and visual link is supported.

11. *Noting Council's concerns about potential solar and amenity impacts associated with the proposal, the Department requests amended shadow diagrams showing the solar access impacts (for summer and winter solstice and spring and autumn equinox, at hourly intervals between 9am and 3pm) to the surrounding public domain, including Leagues Club Field, Poppy Park, the Memorial Park and the Waterfront and likely solar access to the proposed through site links.*

Panel response:

While the issue of shadowing (noting the significant overshadowing created by existing trees) and Council's concerns relating to shadowing and heritage impacts should be determined by the Department's assessment team, the Panel is satisfied with the proposed height, bulk and scale of the proposal.