

City of Gosford Design Advisory Panel

Meeting notes – Design Reference Group workshop

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 3 Wattle Room (meet in foyer)
Date/Time	Thursday 30 May 2019, 10am – 12.30pm
Chair	DRG member
Attendees	Robert Hodgkins (DP&E) John Choi (DRG) Peter Smith (DRG) Patrick Hall (Lederer Group) Joseph Bell (Mecone) Other staff from the proponent's design team
Site	Kibbleplex, 136-148 Donnison Street

Comments and discussion

- Following the CoGDAP, the development proposal will consist of a concept approval based on building envelopes with a degree of architectural and landscaping detail. Because of this approach, the current estimated FSR (approximately 5.5:1) would likely be reduced as components of the envelope take form.
- The proponent is also considering how the existing shopping centre, Kibble Plex and Kibble Park all fit together.
- The owner is interested in upgrading Kibble Park together with the Kibbleplex project. Development of the park could perhaps be undertaken as part of a works in kind agreement that will have to be discussed with the assessment team and Council. It was clarified Council owns the park and is not just the custodian and recommended the proponent approach Council's CEO on the matter.
- The proposal has a larger residential component than previous proposals in response to market testing and use of higher tower forms to manage the shadow impact on Kibble Park etc.
- The site forms part of a civic precinct and lends itself to maximising views across the Park and to the hill top/ridge line of Rumbalara Reserve.
- While the Donnison Street frontage of the site is long, the architect did not identify the frontage as prominent and hence it was not given as much regard as the Henry Parry Drive and William Street frontages. There is however an interface with the court and potential for retail/commercial development along that frontage.

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- The Department can facilitate discussions with RMS re Henry Parry Drive.
- Maximising development yield within ADG prescriptive guidelines has resulted in design repetition. Greater urban diversity is encouraged and yield needs to be balanced with public outcome to meet design excellence. Merit based variation to ADG can be considered should there be evidence of compliance to the objectives of the ADG.
- Considerable thought has gone into pedestrian permeability across the Henry Parry Dr side of the site as it interfaces with the park. Ideas on pedestrian links across this western side should be developed.
- The podium level of the project along the park interface is between 2-3 storeys in height and incorporates retail space.
- Shadow modelling has taken place and shows the shadow impacts of the current proposal on Kibble Park are minimal.
- Visual analysis has been updated to show the ridgeline.
- A key consideration of the staging approach will be to ensure that the residential market in Gosford is not saturated e.g. 150-160 units per year likely target.

DRG comments and advice

Height and scale

- The DRG expressed concern about the scale and height of the proposed towers on the western edge, running along Henry Parry Drive.
- The existing height controls responded to a desire to step the built form back, from Henry Parry and towards the rear of the site and Rumbalara Reserve and this approach should be reflected in the overall design.
- The towers closest to the park should be reduced in size and height with the rear towers gradually increasing in height towards the hill in the background.
- The proponent should aim to provide more variation in tower height, design and footprint in order to create a more diverse urban experience across the site. A more diverse offer could benefit the development as well as the city.

Ground plane, podium and Henry Parry Drive frontage

- The DRG acknowledges the podium level approach provides opportunities and benefits for landscaping, scaling, activation and potential for through-site links and site porosity.
- The DRG supports the layering approach to the landscaping and it stepping back towards Rumbalara Reserve. The sense of Gosford being in a natural setting is important for the city, particularly for people within Kibble Park and the layered approach can contribute to this.
- Concurrently, the development forms an edge to the 'Civic Heart' of Gosford - Kibble Park. Hence the proponent need to consider transitioning from the residential & landscape character of the podium to a civic response at the site's western edge – so it can contribute to defining the edge of Kibble Park on the site's western edge.

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- The height of the western edge should relate to the street wall height around the perimeter of Kibble Park. The form may be 'split' to provide views through the site, and also may be setback from the existing street boundary to manage the change in levels / provide increased pedestrian space / public domain. Retail uses should be located at street level with direct entry from the street – not elevated above to directly activate the public realm.
- The built edge forming part of the podium could be higher than the current proposal. A higher podium may help contain the park space as opposed to it "bleeding" into its surrounds.
- The cross site laneway should be as level as possible and have a clear public character. An active edge with opportunity to provide a different housing, mixed use or commercial development type fronting the space can help create a welcoming, fine grain cross site pedestrian connection for public at large as well as the residents of the development.
- Car parking entry ramps should be integrated into the building – rather than being located within the laneway.
- Additional detail required re the Henry Parry Drive frontage which needs to be at-grade to ensure an active frontage along its entire length and an urban edge and address to both Henry Parry Drive and Kibble Park. This is where the landscape approach to the podium needs to transition to be more urban and civic, reflecting the role this edge has in the urban context.
- The proposed through site link could be better developed to be more inviting to the public. It was acknowledged the through site link responds to sites levels and/or height transitions.
 - Frontages along the laneway could be a mixture of active retail/commercial frontages and fine-grained residential development rather than car parking (car parking can be located behind the active uses
 - Ramps should not intrude into the through-site link and should be within the main podium footprint

Other

- The staging of the project needs to be further clarified.
- The DRG requests additional view analysis of the impact of the proposal on views of the natural backdrop formed by Rumbalara Reserve, from multiple areas within Kibble Park, and the views approaching the site along Henry Parry Drive.. 3D Modelling of those views would assist the panel with DP&E to discuss model access with the proponent.