

TRACK CHANGES AMENDMENTS BY COMMISSION

ATTACHMENT A – AMENDMENTS TO DESIGN GUIDELINES

The Design Guidelines titled 'Gosford Alive Draft Design Guidelines' dated March 2020, shall be revised including the following amendments shown by the insertion of the following **bold and underlined** words/numbers and deletion of ~~bold and struck out~~ words/numbers

- 1) After page 2 Executive Summary insert a new Section 1.0 Design Guidelines as follows:

Design Guidelines

These Design Guidelines are intended to be used as a tool to achieve design excellence and a built form that is appropriate within the context of Gosford City Centre, as well as providing for a human scale of development.

To this end, future development applications should aim to demonstrate consistency with these Design Guidelines. Where a future design varies from the Design Guidelines, such variation will need to be adequately explained and justified in the development application documentation.

- 2) Page 6, amend 1.3 Set backs as follows:

1.3 Set backs

~~The following diagrams provide approved set backs.~~ Tower forms and podiums shall be designed / articulated within ~~these the~~ set backs and ~~building~~ separation ~~of all building elements as~~ **set out in the concept approval**.

~~to ensure the following requirements are met:~~

Future design is to provide ~~adequate~~ tower separation ensuring **the following is met:**

- preserve internal amenity; ~~of public and private spaces are~~ **premiated and preserved**
- compliance with ADG ~~is achieved,~~
- Breakdown scale of 5 towers
- View sharing ~~— is supported from within and between~~ both apartments ~~towers, podia and at~~ ground/~~street~~ levels.

At Henry Parry Drive, future podium and tower designs should ~~implement a~~ **include** angled setbacks which extend further back from the ~~podium~~ envelopes, as envisaged in the ~~Indicative Scheme reference design~~ and to encourage a greater provision of publicly accessible open area.

- 3) Page 7, amend 2.1 Building Height as follows:

2.1 Building Height

Building heights have been studied to achieve the best design outcomes for the site, maintaining views from Kibble Park to the ridgeline, minimising overshadowing, and providing for horizontal articulation.

Developments shall not exceed the building heights set out in the concept approval.

The following building heights shall not be exceeded:

- Tower 1: RL 82.4
- Tower 2: RL 73.0
- Tower 3: RL 88.6
- Tower 4: RL 101

Commented [KT1]: Supporting images and diagrams should also be amended where required by the amendments below or to reflect any IPC modifications to the concept.

Ensure that any version in the consent only shows edits to the Applicant's report and not also the edits to the Department's recommended amendments.

Please ensure principles are numbered or lettered for future assessments and are correctly reflected as they would occur in the final Guideline

Commented [KT2]: DPIE recommends use of plain English

• Tower 5: RL 101

4) Page 9, amend 2.3 Building Envelope as follows:

2.3 Building Envelope

~~The Masterplan Envelopes allow for variation and flexibility in achieving the proposed GFA per tower, shown in the below table.~~

~~Future applications will ensure variability in the bulk and scale is maintained between individual towers, with a distribution of residential floorspace generally aligning with the individual tower breakdowns and efficiencies indicated below.~~

~~Delete table [limits to the consent should be included in the conditions: envelopes have been modified by conditions by Commission]~~

5) Page 9, amend 2.3 Building Envelope as follows:

2.4 Vertical Articulation

The design of towers should achieve an The architectural design/resolution of the towers and podia architectural solution that is must be appropriately articulated, proportioned and composed to ensure and strives to reduce the perceived visual bulk.

- solar access is maximised to all public and private areas within and without the development site from March 22 to September 23 annually (check dates)

- views to Rumbalara Reserve from Kibble Park through the site are maximised

- the scale and relationships of the podia and towers does not create 'blind' street walls.

- the elements designed to address or mitigate adverse environmental impacts, technological systems and visual separation are substantially integrated into the design of the fabric of the building structure(s)

Create a design that provides good visibility, daylight receives good solar access, captures views, is energy efficient, while reducing the need for mechanical cooling/heating.

Key design notes:

- Ensure vertical articulation
- Split towers to create a vertical proportion
- Orient and optimise each tower element
- Create visual pairs of towers

Building articulation is to be generated through the expression of overall massing as well as separate parts of a building. Building articulation could comprise (but not be limited to) vertical recesses/shadow gaps within the elevations, architectural treatments (window grouping, blades / fins, louvres and other expressions), entries and stairs, sun shading and balconies.

Consideration should also be given to the following matters:

- The long north and south elevations of the towers must shall be articulated to reduce to break down the massing of those facades and reduce their perceived ption of their scale and appearance when viewed from surrounding streets and public open spaces
- the podium/tower relationship is to be clearly differentiated through means such as facade articulation, recesses, setbacks, colours and materials

Commented [KT3]: Outside?

Commented [KT4]: DPIE sees these as key details we would prefer to retain.

- c) ~~the buildings must demonstrate contemporary architectural expression and respond to the urban character (existing/emerging) of the Gosford City Centre~~
- d) ~~architectural elements that create a sense of scale or rhythm on the facades are to be employed to add to the richness of the architectural expression~~
- e) ~~elements that are required to moderate environmental conditions shall be designed to enliven a building's facade~~
- f) ~~building entries must be clearly articulated and be visible from the public domain.~~

Commented [KT5]: Matters b-e would assist to achieve an appropriate design outcome.

Commented [KT6]: Don't delete the letter b

6) Page 11, amend 2.5 Building Envelope as follows:

2.5 Design Language

The site is identified as a Key site within the Gosford.

The architectural 'design language' developed for the proposed works must aim to elevate the quality of Architectural and Urban design. The design approach and language should also contribute to shaping a progressive agenda for future development and directly reference the particularities of this site and its immediate future Civic Heart) context.

~~Towers are to be appropriately designed to capture the language of Gosford and the region.~~

Drawing on inspiration from the layered nature of the local landscape, the proposal envisions a series of paired towers, each with a slightly different architectural language responding to their unique position and outlook.

Each pair should complement each other within the broader scheme. Mass design repetition across the five towers is to be avoided, but a similar complementary design language is to should be adopted to balance and pair towers.

Achieve an architectural solution that is appropriately articulated, with language and materials that reduce perceived bulk.

2.5.1 Materials

Materials shall reinforce the contemporary and modern expression of buildings within the development. The following shall be considered:

- a) a materials palette should be adopted for the precinct which will enable a cohesive precinct to be formed and as a result will inform future development within the Gosford Civic Zone that complements the surrounding urban fabric and the existing/emerging character of Gosford
- b) utilise variation in materials application and texture to achieve richness in architecture, with:
 - i) a clear distinction expressed between podium and tower elements
 - ii) a greater richness in materiality and texture provided at the lower levels.
 - iii) the materiality of the towers is to respond to its context in the city skyline and to form a cohesive, distinctive precinct.
- c) longevity, sustainability, durability, flexibility and maintenance shall be considered in the choice of materials.

Commented [KT7]: Do you mean Civic Heart 'place' in the UDF?

Commented [KT8]: We'd prefer these were retained as they are key principles.

7) Page 12, amend 3.1 Podium / Streetscape as follows:

Consider **human scale** in the design of podiums to reduce the perceived tower heights at the ground level. Achieve this through activated podiums, broken up shopfront interfaces, fine grain design elements, landscaping, and awnings

Through Site Link and Podia Guidelines

Podia elevations facing surrounding streets and the through site links shall:

- a) **provide for a human scale 'street wall' and present a fine grain frontage to surrounding streets and through site links**
- b) **include the principal entrances to each of the residential apartment buildings, which shall be provided with a strong sense of arrival**
- c) **ensure above ground podium level car parking is:**
 - i) **screened / sleeved by uses at ground floor level fronting surrounding streets and through site links**
- d) **provide for commercial and retail tenancies that have a high degree of visual transparency to reveal active uses**
- e) **supports the use of bicycles and provision of visitor bicycle parking around and within the development**
- f) **ensure buildings have street numbers prominently displayed on the main street elevations.**

Commented [KT9]: This is important to retain as a key principle.

Podia shall be appropriately designed to respond to adjoining streets and through site links, provide an appropriate relationship between floor levels and streets / through site link levels and ensure the development:

- a) **is visually and physically connected to the street / through site link and allows for a seamless connection between buildings and the public domain**
- b) **does not result in inactive facades fronting the public domain**
- c) **does not result in extended sections of walls, ramps or barriers that unreasonably separate the ground floors of buildings from the public domain**
- d) **provides for appropriate and integrated hard and soft landscaping within proposed setbacks.**

8) Page 17, amend 4.1 Open Space as follows:

4.1 Open space

Provide clearly delineated public and private spaces.

People activate spaces - create open public domain spaces that invite use by the public and residents. Use retail to create activation and creative passive public spaces

The through site links shall:

- a) **include appropriate uses that avoid 'back of house/service' elevations, support the character of the development and through mixed uses will provide activation and 24 hour public access and animation**
- b) **allow pedestrians to permeate through the site and facilitate safe pedestrian movements within the links**

- c) be open to the sky along their entire length, any canopies or awnings shall not enclose the space (s) or reduce the perception of openness
 - d) provide spaces that are accessible and inviting and include convenient and direct mobility impaired access to all parts of the ground level uses and within the through site links
 - e) include areas within soil volumes / depths that can accommodate landscape and tree planting
 - f) include courtyards for any residential uses fronting the through site links at ground floor level with a depth of no less than 2.5 m.
- 9) After page 19, insert new Section 6 as follows:

6 Sustainability

The development shall be designed in accordance with ecologically sustainable development (ESD) principles, in accordance with the concept approval environmental standards and the following objectives:

- a) incorporate best practice sustainable, environmental technologies and solutions - including controls and metering - passive design features, such as thermal mass, orientation and solar shading, to minimise reliance on non passive technologies, to achieve low greenhouse gas emissions and low energy demand within the precinct
- b) integrate modern energy efficient systems, technology, controls and metering
- c) use of high performance glazing and efficient facade design/construction
- d) reduce the dependence on mains water by incorporating water efficient fixtures and fittings and integrating rainwater tanks throughout the precinct and incorporate Water Sensitive Urban Design elements
- e) incorporate material choices that minimise reduce environmental impacts
- f) maximise consider opportunities for natural ventilation