

marchesepartners

DESIGN EXCELLENCE STATEMENT

Prepared to accompany a Development Application submitted to
Central Coast Council (NSW)

PROPOSED MIXED-USE DEVELOPMENT

10 YOUNG STREET, WEST GOSFORD

Issue **F 07/06/2022**

This Design Excellence statement has been prepared on behalf of Japrico Development Pty Ltd (Applicant) as part of the Development Application submitted to the Central Coast Council (NSW)

This statement is intended to be read in conjunction with the Architectural package prepared by Marchese Partners Architects and other associated reports.

The project was referred to the City of Gosford Design Advisory Panel (CoGDAP) established by the Government Architect NSW. The panel's role is stated as supporting the achievement of design excellence and design quality for Gosford City Centre through its operation as a 'design review panel' under the SEPP (Gosford City Centre) 2018. The panel acknowledged the site as the entry way to the Western Gateway Precinct Gosford and a critical component for the revitalisation of this area.

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.

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CONSULTATION TIMELINE WITH CoGDAP AND DESIGN REFERENCE GROUP (DRG)

Design Group Reference Workshop 1 - 3rd December 2019

Panel Meeting 1 - 20th February 2020

Panel Meeting 2 - 25th March 2020

The proposed design aims to deliver the key objectives set out with the planning controls within the LGA and to West Gosford and address the evolving and changing form of the local urban fabric. The Precinct has a strategic location being a 'Western Gateway' to the Gosford City. Benefiting from the existing natural assets and recreation facilities, Western Gateway Precinct has the potential to offer residents and visitors a range of accommodation and lifestyle choices.

The proposed design reflects the requirements of Clause 8.3(4) of the Gosford City Centre SEPP 2018 which relates to Design Excellence and is considered to be directly aligned with the overall objective to deliver the highest standard of architectural and urban design.

The feedback provided by CoGDAP and DRG has been integrated into the final concept to improve design excellence and the urban design outcome.

The following table indicates how the proposed design meets the requirements of Design Excellence provisions.

4A - Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved

The proposed concept focuses on lifestyle, employment and accommodation spaces that work within the future context of West Gosford as the major gateway to Gosford City. The building is designed to be of place; in form, materials and detail, with two distinct built forms providing a clear delineation of uses. The lower podium housing the showroom with café, hotel and parking responding to the industrial fabric that has traditionally formed West Gosford while the tower form responds to the emerging vibrant residential West Gosford.

The showroom, directly addressing Racecourse Road is a prominent expression within the podium. It is distinct double height glazing and activate Racecourse Rd and the new pedestrian/vehicle link around the site. Hotel signage is positioned on the Racecourse Road façade to provide optimal visibility from Central Coast Highway while associating the form of the podium with the use of the hotel.

The façade features to the carpark in the podium are positioned and scaled to match in with those of the hotel to enable both functions to be read as a singular design. Horizontal & vertical screening is included to the podium with materiality reinforcing the link to the industrial vernacular that is historically West Gosford. The car parking façade is screened by a metal mesh and metal cladding to avoid impact of the car lights to outside.

The design and detailing of the residential buildings are deliberately simple and clean to create a modernist and timeless aesthetic that clearly articulate slender tower forms. The selection of façade color and finishes clearly distinguish the functions behind and provide slender built forms above the podium element.

The façade elements embrace the horizontality that brings in the human scale, articulated through the paint and metal finishes. The vertical elements consisting of metal fin and louver screens adds further articulation and helps identifying the program within the proposed development.

The materiality reflects a modern aesthetic that responds to the existing industrial uses of the surrounding sites and responds to the character of West Gosford.

The glazed, operable doors and windows maximizes the views for the residents which is a primary asset for this site.

Sliding shutters have been provided to the windows of the eastern and western facades of the residential and hotel components. These elements will minimize the impact of the summer sun to the internal areas reducing the heat significantly.

The ground floor lobbies provide full height glazing to allow natural daylight, and offer good visibility that helps creating a premium, welcoming experience.

The proposed development presents a development of high quality and will set the new benchmark for high-quality mixed-use developments within the Western Gateway Precinct.

4B - Whether the form and external appearance of the development will improve the quality and amenity of the public domain

The form, arrangement and external appearance of the proposal greatly improves the quality and amenity of the public domain and will serve as a strong design precedent for future transformation of the Precinct. The street address along Racecourse Rd, ground floor activation, awnings, footpath and landscaping create amenity and a key pedestrians link through to Young Street. The form and external appearance are consistent with the objectives for this site, located at the 'key' corner of the Western Gateway Precinct.

Distinct entrances have been included to the proposal as directed by the Panel. The residential entry is located toward Young street with the hotel and showroom facing the new street and Racecourse Rd.

The car parking, loading and servicing has been discretely located to the northern side of the development aligned with the existing easement also servicing 12 Young street.

4C - Whether the development is consistent with the objectives of clauses 8.10 and 8.11 (solar access and key vistas)

The proposal ensures the protection of solar access to future development sites through adequate setback and building separation. There is no shadow impact on any key public open space including the Racecourse.

The view corridors to Presidents Hill particularly along Central Coast Highway are maintained.

4D - Any relevant requirements of applicable development control plans

As part of an initial assessment when considering the applicable controls, in most cases compliance is achieved. In some cases, a variation will be required to be sought.

A variation is proposed to the side setbacks of the proposed built form located within the front portion of the Site. As the Site provides an irregular shape in terms of the frontage awarded to Racecourse Road which only provides a 15.71m dimension. A variety of scenarios were considered in this regard:

1. The first scenario was to accord with the existing approval which provides the built form within the rear portion of the Site which does not comply with the relevant setbacks and provides no built form within the first 50m of the Site when viewed from Racecourse Road and located parking in the front of the Site.
2. Provide a built form which complies with the required setbacks and would result in an inefficient, slender built form for the front portion of the Site and a poor interface with the public domain.
3. Provide a zero setback to the northern boundary which could in the future facilitate zero setback for the northern property (1A Racecourse Road) also. As the site has limited frontage to Racecourse Road and is physically constrained in terms of its shape the proposed non-compliance in regard to the northern elevation, taking into consideration the proposed uses and the desired future character for the area, the proposal seems to provide an adequate response to ensure that an active street frontage and more vibrant Racecourse Road corridor is achieved, in accordance with the Gosford Urban Design Framework (GANSW 2018).

Additional consideration has been taken to the building separation of the Western facade of proposed tower with the introduction of the proposed DA for 1A Racecourse Road (Refer to DA2.09 RevH). All windows on the Western and Eastern facades have been supplied with operable shutters (Refer to DA3.03RevH & DA 3.04RevH and DA8.02 RevB). The solution provides visual privacy and protection to the low sun radiation when desired by the occupant to the East and retains view amenities to the dwellings to the South-east. (Refer to DA5.21-5.28 RevH). The solution provides effectively a blank façade to the East which complies with a 18m ADG requirement for the related building separation. The reference image of the sliding window shutters can be found in DA7.05 RevF.

The preferred option provides zero setbacks to the northern boundary and the easement located to the south acts as a suitable buffer between the southern sites. As a result, a built form presents to Racecourse Road which can activate the public domain providing retail and active street frontages throughout the entire ground floor of the development.

In addition, the proposed uses located within this portion of the building will be dedicated to retail, above ground car parking and the hotel component of the Site. All the residential components of the built form will be located in the rear (eastern) portion of the Site. It is important to note that the podium-built form is below the maximum height permitted for this portion of the Site. The height of the eastern (residential component) of the development exceeds the maximum height but includes sympathetic building proportions that ensure views to Presidents Hill are retained. A reduction in height to the residential component will deliver a built form outcome that will not provide the podium and tower proportions consistent with developments across Gosford and greater NSW. The overall development scale, massing and building forms will greatly contribute to this prominent gateway corner.

Notwithstanding the above, taking into consideration Section 1.11 of the GCC DCP, a variation may be supported where an application demonstrates conformity with the relevant objectives. In any case, whilst in certain instances a variation may be sought as result of site conditions, it is considered that the proposal adequately responds to the transformative area of the Gosford West precinct.

How the development addresses the following matters:
4E(i) - The suitability of the land for development
The proposed concept demonstrates suitability of the land and its strategic positioning in relation to the Precinct, Town Centre and population/housing growth. The Precinct is a prominent corner of the western gateway and arrival point to Gosford City with the opportunity to offer residents and visitors a range of accommodation and lifestyle choices.
4E(ii) - Existing and proposed uses and use mix
The proposed land use is aligned with the current zoning of B6 Enterprise Corridor. The Western Gateway Precinct has the potential to transform from predominantly industrial uses to a greater mix of residential housing, business premises, recreation facilities and community facilities.
4E(iii) - Heritage issues and streetscape constraints
The land has a narrow frontage along Racecourse Rd. However, the proposed design provides adequate setback, articulation and activation along the street contributing to the livability and attractiveness of the streetscape. The development respects the right of way easements to provide a road connection from Young Street to Racecourse Rd. No existing heritage issues.
4E(iv) - The relationship of the development with other development (existing or proposed)
This site is the catalyst and first proposal for the transformation of Western Gateway Precinct along Racecourse Rd. Whilst the relationship with existing low density-built form has been considered with adequate setbacks to reduce amenity impact, RobertsDay recommends that the proposal be assessed in light of the future precinct transformation of the neighboring sites and the Precinct. The proposal meets ADG separation requirements for the future higher density environment. In addition, a Concept Masterplan has been prepared showing the potential future connections within the Precinct and the relationship between future developments.
4E(v) - Bulk, massing and modulation of buildings

The bulk, massing and modulation of the built form has been carefully designed and considered to create punctures, recess, building breaks and articulation to reduce the impact of the scale and heights of the built form to the streetscape. The residential tower is a lighter structure with contemporary and refined detailing. Open balconies and large expanses of glazing provide optimal solar access while maximizing potential views from every aspect. The form of the tower is further broken vertically, however maintaining a strong emphasis on the horizontal design. The design of the façade; articulation, materials, and finishes, are detailed to a high standard in line with design excellence expectation for the gateway building to a new and vibrant Gosford City. The visual impact has been minimized and the development creates an improved streetscape along Racecourse Rd.

Please refer to the detailed project bulk, scale and massing diagrams included in the Development Application package that further explain the considered design choices to deliver design excellence.

The proposed development achieves design excellence through the careful modulation of building forms, the use of a similar palette of materials to the buildings in the surrounding area and through the deliberate architectural articulation of program, public domain and access around the site.

4E(vi) - Street frontage heights

The main street frontage height along Racecourse RD is compliant with SEPP (Gosford City Centre) height control. In addition, the front setback, ground floor activation, outdoor seating with awning, and facade articulation reduce the height impact and create a human-scale environment for pedestrians.

4E(vii) - Environmental impacts such as sustainable design, overshadowing, wind and reflectivity

The proposed design minimizes environmental impacts such as overshadowing of public domain, wind tunneling through articulation and podium design, as well as materials reflectivity.

4E(viii) - The achievement of the principles of ecologically sustainable development

Ecological Sustainable Design (ESD) has been integrated into the design through a number of strategies including recessed balconies for shading, windows sliding shutters, ground floor planting and landscaped balconies, encouraging natural light to internal areas, heat load, sunlight collection for energy production, stormwater harvesting and consideration of materials with low embodied energy and environmentally friendly manufacturing processes.

4E(ix) Pedestrian, cycle, vehicular and service access, circulation and requirements

Pedestrian, cycle, vehicular and service access, circulation have been greatly improved with the integration of right of way into the design and providing a pedestrian and vehicular connection between Young Street and Racecourse Rd aligned with the existing network. The development provides a separate landscaped footpath, drop off area, loading bay, bicycle/ car parking and footpath along Racecourse Rd.

4E(x) - The impact on, and any proposed improvements to, the public domain

Improvements to the public domain have been made by providing a ground floor showroom along Racecourse Rd, landscaped footpath along right of way connection (with full length active frontages) and the built form visual and physical presence to the existing and new streets. Thus, achieving appropriate interfaces at ground level between the private and public domain. Consideration and improvements to the car dealership site adjacent have also been included in the proposed development to further achieve design excellence.