

Mr Peter Lawley  
Brisbane Water (NSW) Legacy  
51 Masons Parade  
Point Frederick NSW 2250

Dear Mr Lawley

**Brisbane Water Legacy Redevelopment - 51-57 Masons Parade, Point Frederick**

Thank you for presenting your proposal to the City of Gosford Design Advisory Panel (The Panel) on 18 August 2021. A summary of the Panel's advice and recommendations 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 commends the work your design team has undertaken throughout the design review process. The Panel is unanimous in determining that the scheme has the ability to demonstrate Design Excellence 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 the DA.

Subsequent Design Reference Group workshops can be organised to assist the preparation of the development application if requested by you. When the development application is lodged with the Regional Assessments Team, it will be referred to the Panel for further advice regarding the adequate resolution of the design issues and to determine if the proposal exhibits Design Excellence.

Should you have any enquiries about this matter, I have arranged for Mr Trent Wink to assist you. He can be contacted on 4904 2716.

Yours sincerely,



Paulo Macchia  
Director Design Governance  
Government Architect NSW  
**Chair, City of Gosford Design Advisory Panel**

## Attachment A – Design Review Panel Advice

City of Gosford Design Advisory Panel*	
Panel meeting	18 August 20201
Panel members	<p>Paulo Macchia, NSW Government Architect (Chair)</p> <p>John Choi, Design Reference Group</p> <p>Brett Newbold, Design Reference Group**</p> <p>Jared Phillips, Central Coast Council - Design Reference Group</p>
Proposal name	Brisbane Water Legacy Redevelopment
Street Address/property description	<p>51 – 59 Masons Parade, Point Frederick</p> <p>Lot 51 DP732632 and Lot 8 DP 218157</p>
Proposal description	<p>Senior Housing Development providing 54 self-care apartments consisting of a mix of 1, 2 and 3 bedrooms. The administration office and communal facilities will be provided on the ground floor level. A landscaped central courtyard provides light and ventilation to all units.</p> <p>A significant green open space to the east of the apartments.</p>
Proposal details	<p>Pre- Lodgement DA to redevelop the Brisbane Water Legacy</p> <p>The site is zoned B4 mixed use and has a height restriction of 15m and a FSR of 2:1 under the <i>State Environmental Planning Policy (Gosford City Centre) 2018</i>.</p> <p>The development proposes a maximum height of 26.5m, a variation of 11.5m and compliant FSR of 0.77:1.</p> <p>Site area including no.59 Masons Parade: 12,297sm.</p> <p>Total development area 5,960sm</p> <p>The proponent advises that the site will be subdivided roughly in half. The northern section will be kept and redeveloped by Brisbane Water Legacy. The southern portion will be sold, and the proceeds used to partially fund the redevelopment.</p>
Proponent	Peter Lawley, Brisbane Water (NSW) Legacy
Pre Lodgement Design Reference Group workshops	<p>7 December 2020 – Design Reference Group Workshop No.1</p> <p>30 June 2021 – Design Reference Group Workshop No.2</p> <p>18 August 2021 – Design Reference Group Workshop No.3</p>
Material considered by the Panel	<p>The proponent submitted the following information:</p> <ul style="list-style-type: none"> <li>• BWL DRP Presentation by Integrated Design Group dated 5/8/21 (69 pages)</li> <li>• BWL Architectural Drawings by Integrated Design Group (22 pages)</li> <li>• BWL Landscape Plans by Site Design = Studios (11 pages)</li> <li>• Design Excellence Statement by Integrated Design Group (107 pages)</li> <li>• BWL Montages from north and west along the waterfront</li> </ul>

*\* 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.*

*\*\* Brett Newbold was an apology for this meeting. Brett provided his comments via email on 17 August 2021 for further Panel consideration.*

**Panel advice:**

A summary of the Panel's comments and advice is provided below:

1. The proponent and the design team are commended for their commitment and responsiveness to the design review process. The masterplan plan approach has tested a number of options and has gone through an iterative process to address specific design issues and development constraints;
2. The proposed scale, built form, use of materials and landscaping will positively contribute to the existing and local character.
3. The building layout provides good levels of residential amenity and opportunities for social interaction; and
4. The Panel is unanimous and forms the opinion that the development has the ability to demonstrate Design Excellence and should proceed to the development assessment (DA) pathway, subject to addressing the following points, below:
  - The design team should investigate the opportunity to strengthen the architectural composition of the base of the building to match the character and quality of the street elevation. This may be achieved by the use of brickwork around the base entire building. Also, if the use of thin blades in some locations of the street elevation is maintained they should be further explored to determine if they should have a recessed alignment with the brickwork;
  - The front entrance, back entrance and north eastern terrace should investigated to determine if they can be of similar quality and expression and therefore treated as a family of elements that have a complementary relationship with the base;
  - the design team should investigate the opportunity to enhance the proposed landscaping by replacing 'hedgerows' with clusters of varied endemic species and planting feature trees at the terminations of driveways from Masons Parade may provide substantial green canopies as a backdrop to the proposed development; and
  - the proponent should continue to liaise with the Regional Assessment Team regarding compliance with the Apartment Design Guidelines, in particular in regards to the solar access requirements.