

ADDENDUM A

Supplementary Information in response to Department of Planning, Industry & Environment letter of 20-12-2019

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1 Context of Gosford Urban Design Framework

The stated aim of the Gosford Urban Design Framework (UDF) is to shape the development and renewal of the Gosford City Centre. The UDF seeks to capitalise on government and private sector investment in Gosford to strengthen its role as the regional capital. The UDF imagines the heart of Gosford as an attractive regional capital incorporating a series of great well-connected places that will attract more people to live, work, visit and invest in the centre.

The plan presented in Figure A1 has been reproduced from the UDF Report and illustrates the context of the Civic Hart of Gosford located in the valley between the forest-covered and visually prominent landforms of Presidents Hill to the west and Rumbalara Reserve to the east. The City South precinct identified in the UDF incorporates the stadium, Leagues Club Park, War Memorial, Poppy Park and Brisbane Water waterfront open space and recreation facilities.

The plan shows that Rumbalara Reserve is located to the north and east of the 26 Mann Street site, which adjoins the Leagues Club Field shown in green on the plan. Rumbalara Reserve does not form the skyline backdrop in views to the east from Brian McGowan Bridge for motorists or pedestrians travelling towards the project site along the Central Coast Highway.



Figure A1. Landscape Context of Gosford City Centre (source Gosford UDF)

Views from Brisbane Water show the visual prominence of Presidents Hill and Rumbalara Reserve with the centre of Gosford located in the valley between them. The montages of the view from Brisbane Water presented on Figures A18 and A19 show that the proposed

development at 26 Mann Street would not block views to the Rumbalara Reserve. However, the group of three residential towers proposed at the 'Waterside' development, which are shown in red on the montage, would block the view of Rumbalara Reserve from the view location on Brisbane Water.

The Gosford UDF is focused on three distinct but linked places within walking distance of one another. They include the Civic Heart, City North and City South, which are intended to assist people to navigate across the city and encourage walking. The three places are each about 400m apart, which is generally considered to be a comfortable 10 minute walk. This will encourage people to explore and stay in the urban centre of Gosford. Enabling a network of connected places allows the clustering of public domain improvements and investment in the city. With the public domain and green infrastructure creating a desirable place to live and work, private and public investment can provide the final ingredient for positive change.

The Gosford UDF states that a major goal is to create a strong link between Kibble Park in the Civic Heart of Gosford and the waterfront of Brisbane Water. It notes the lack of diversity, attractors and places to enliven the city centre of Gosford. A recommended strategy of the UDF is to improve the walkability of streets from the city centre to the south, including Mann Street, Baker Street, Donnison Street and Georgiana Terrace. The diagram presented in the Figure A2, which is reproduced from the UDF, illustrates the strategic role of Mann Street in connecting the civic hart of Gosford and Kibble Park to the Leagues Club Park, Poppy Park, War Memorial and the Brisbane Water waterfront.



Figure A2. Diagram of potential connectivity between parks & urban elements. (source Gosford UDF)

The proposed development at 26 Mann Street would form a key connectivity link by providing a convenient, safe and enjoyable pedestrian connection for residents in new high rise buildings along Mann Street to the waterfront recreation opportunities that will include the Leagues Club Fields Park shown in Figure A3, which is currently under construction. The connection would not only be functional but would also provide an enjoyable physical and visual experience for pedestrians as a major contribution to a high quality urban design outcome that helps to achieve the goals of the UDF.

City South is where Gosford city meets Brisbane Water as a key arrival point, both for the regional population and visitors to the Central Coast. City South accommodates many existing regional attractors that draw large numbers of people into the area. The focus for City South is to provide a sense of place and a strong identity for Gosford. It is intended to help shape development and associated investment to ensure public access and amenity. City South is to become a place where people want to come to and spend time and connect to the Civic Heart and City North. A major new attraction will be the 'nature-inspired' regional play space on the site of Leagues Club Fields. Work has started on this new public open space recreation place that will be available for use in the near future.



Figure A3. Photomontage of proposed Leagues Club Fields Park adjoining 26 Mann Street (source Hunter & Central Coast Development Corporation)

The UDF specifically refers to the 26-32 Mann Street site as part of the future Baker Street extension and a key link to reconnect the city centre to the waterfront and Leagues Club Fields Park. The location of 26-32 Mann Street on the primary arrival axis and view from the Central Coast Highway makes it a key part of the city image. It also forms an important edge to the Leagues Club Fields Park and the pedestrian focus of Baker Street. The proposed layout of the 26 Mann Street development, comprising a series of slender towers with view corridors between them will help achieve the stated intent of the UDF.

2 Gosford Development Control Plan (DCP) 2018

Gosford City Centre Development Control Plan (DCP) 2018 states that the new built form in Gosford should strive for design excellence, deliver best practice sustainability, be the highest quality and reflect the regional importance of the City Centre. Built form must provide an attractive and desirable setting for all of its users, including those in the public realm as well as those within buildings themselves.

The DCP sets out objectives for medium-large sites with slender towers in the Commercial Core that include the following:

- Achieve high amenity for the public domain including access to sun light and views.
- Allow for view sharing and view corridors.
- Achieve an attractive city skyline which is sympathetic to the topography and context.
- Mitigate potential adverse impacts that tall and bulky buildings might have on the public domain.
- Reduce the apparent bulk and scale of buildings by breaking up expanses of building wall with modulation of form and articulation of facades.

The Visual Impact Assessment Report together with the Addendum demonstrate that the proposed development at 26 Mann Street meets all of these DCP Objectives.

Objective	Design Response
Achieve high amenity for the public domain including access to sun light and views.	The proposed built form comprising a series of towers will allow for views between them from adjoining public and private spaces.
Allow for view sharing and view corridors.	A detailed analysis is presented in the VIA Report.
Achieve an attractive city skyline which is sympathetic to the topography and context.	The proposed slender towers will form a visually distinctive landmark at the southern end of Gosford City Centre that will assist navigation of motorists, pedestrians and cyclists approaching from the west along the Central Coast Highway. The towers step down in height from north to south to create a clear visual relationship with the sloping topography of the tree-covered ridge behind them to the east. The towers will form a key component of an suite of high rise towers in accordance with the intended built form outcome of the DCP.
Allow for high internal amenity to development, including natural light and ventilation.	Wide pedestrian corridors with paths, terraces and landscape treatment together with active retail and commercial edges will provide for

	natural light and air movement
Mitigate potential adverse impacts that tall and bulky buildings might have on the public domain	The adoption of tall slender towers rather than shorter and bulky building forms will allow the proposed development scheme to achieve this objective
Reduce the apparent bulk and scale of buildings by breaking up expanses of building wall with modulation of form and articulation of facades.	The facades of the towers shown in the photomontages presented in the VIA indicate a high level of modulation of form and articulation of facades in accordance with this objective

The responses summarised above are addressed in more detail in the following sections of this Addendum.

3 Comparison of Proposed and Compliant Schemes - Summary

This section presents a response to the requirement of the Department to provide a detailed visual assessment of the impacts that would arise from the proposed variations compared to a scheme that does not rely on the variations. The main part of this Visual Impact Assessment Report presents a detailed assessment of the potential visual impacts associated with the proposed scheme. The comparison between the proposed scheme and one that does not incorporate variations is addressed in this section of the Addendum.

The proposed development would comprise three slender towers with substantial separation as indicated on the layout in Figure A4. The spatial configuration of the towers would allow for pedestrian corridors between them connecting Mann Street to the new Leagues Club Park. Variations in the built form and orientation of the facades of the towers would create constantly changing perspective views for pedestrians as they move through and around them.

The proposed scheme for 26-32 Mann Street would include pedestrian corridors flowing between the towers and provides for activities such as sitting, strolling, socialising and dining. This will present a more varied spatial and visual sequence for pedestrians as they move between the buildings and their direction of view is regularly changed along the alignment of the pathways. Their visual experience will also be enhanced by the adjoining commercial and retail frontages combined with landscape treatment along the internal pedestrian corridors through the site. As pedestrians descend the elevation difference from Mann Street they will walk in to the Leagues Club Park as an enjoyable visual and physical experience.

For those pedestrians walking north-south along Mann Street views to the sky between the towers will contribute to a visually more open and varied experience. Similarly for motorists driving along Mann Street there will be views of the sky between the towers that will provide a more varied visual experience compared to a compliant scheme. After mid-day the sunlight between the towers will reach the street level and reduce the extent of shadow on the ground plane and provide a more varied visual experience for pedestrians and motorists.

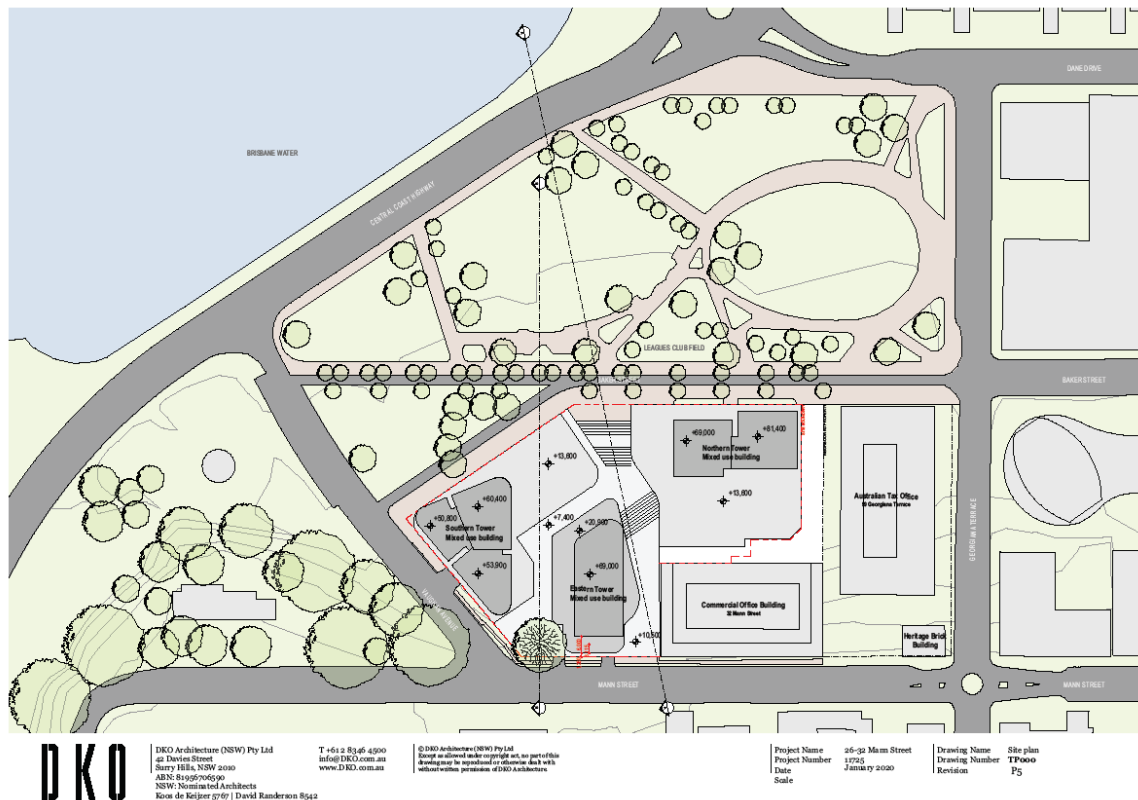


Figure A4 – Layout of Proposed Development at 26 Mann Street

A possible layout for a compliant scheme is shown on Figure A5, which would have a maximum height of RL48. The building form required to achieve a compliant height and FSR would appear bulky and monolithic. Opportunities for a pedestrian corridor through the site would be very limited. A compliant scheme would also have substantially less commercial and retail gross floor area than the proposed development scheme and greatly limit the level of activation at the ground plane for pedestrians moving through the site.

A compliant scheme would preclude views through the site from areas located to the east, including Mann Street, and from the west, including Brian McGowan Bridge, Leagues Club Park and parts of the waterfront. The absence of sky views to the west from Mann Street combined with a lack of direct sunlight reaching the ground plane in the afternoon would result in a compromised visual and physical experience for pedestrians and motorists at street level.

A compliant scheme would also preclude a substantial pedestrian corridor through the site as an east-west link between Mann Street and the Leagues Club Park, Poppy Park and the waterfront of Brisbane Water. Consequently pedestrian activities such as sitting, strolling, socialising and dining would not be available within the site. This would be a significant loss of opportunity for a more varied and engaging visual and physical experience for pedestrians that would help achieve the goals of the Gosford UDF.

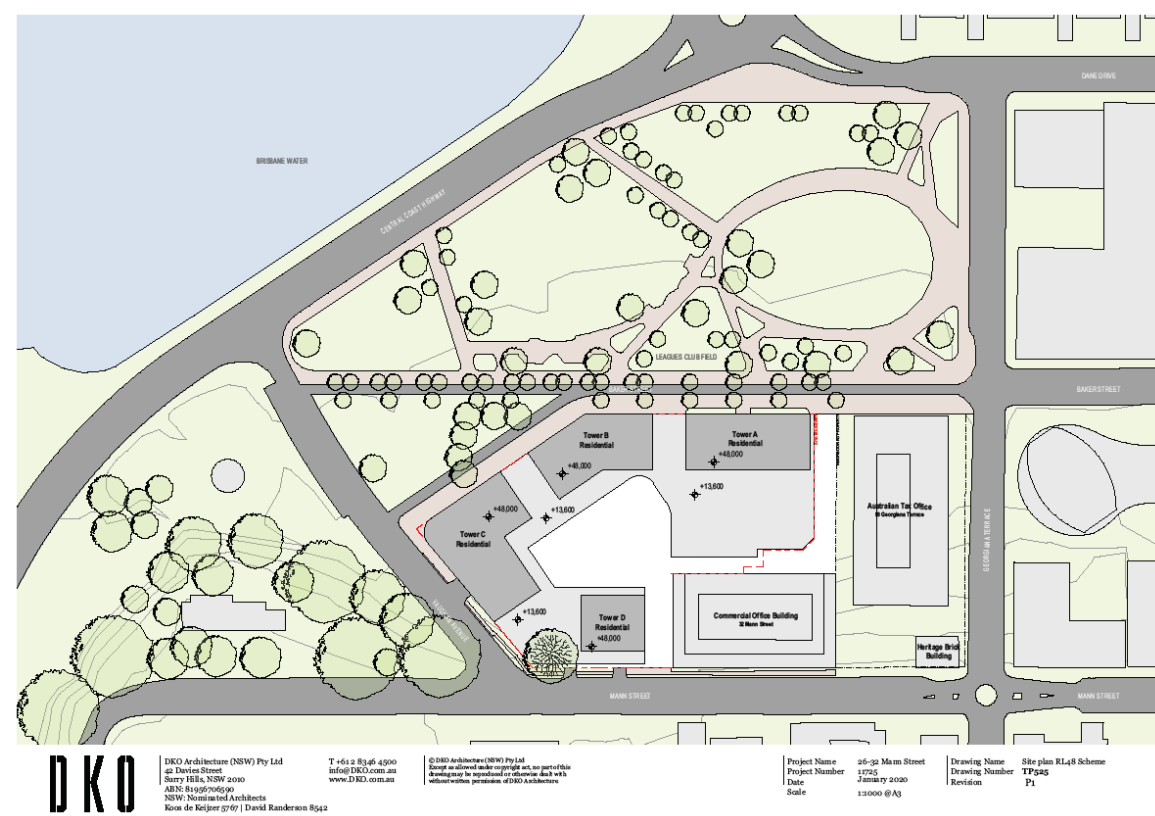


Figure A5 – Possible Layout of a Compliant Development at 26 Mann Street

4 Views from Key Vantage Points

4.1 INTRODUCTION

This section of the Addendum presents a response to the request from the Department to consider the potential visual impact of the proposed development when viewed from key vantage points that include Brian McGowan Bridge, the Brisbane Water waterfront and Rumbalara Reserve, taking in to account its relationship to Gosford's natural setting of the ridgeline backdrop.

4.2 VIEW FROM BRIAN MCGOWAN BRIDGE

4.2.1 Context

The Brian McGowan Bridge spans the main northern railway and forms the principal gateway to the southern portion of the Gosford city centre. The following set of images Figures A6 to A10, which have been captured from Google Earth Street View, illustrate the sequence of views that motorists and pedestrians experience as they approach Gosford from the west along the Central Coast Highway and cross over Brian McGowan Bridge.

Approaching the southern gateway to Gosford along Central Coast Highway potential views of the existing high rise buildings are blocked by topography, roadside buildings and vegetation. However, at the western approach to Brian McGowan Bridge the view opens up with the Stadium in the foreground to the left, high rise buildings ahead in the mid-distance and part of the tree-covered ridge on the skyline beyond. Similar views are available to pedestrians and cyclists travelling east along the path on the southern edge of the bridge.

As motorists travelling east descend from the Bridge back to ground level the stadium structure and high rise buildings block views to a portion of the ridge line.

The images demonstrate that for motorists travelling east along the Central Coast Highway their view of the 26 Mann Street site does not include Rumbalara Reserve which is located to the north east of the site. However, the portion of forest-covered ridge that runs south from Rumbalara is located east of Mann Street and forms part of the backdrop to existing high rise development adjoining the project site.



Figure A6. View from Central Coast Highway at western approach to Brian McGowan Bridge with trees blocking views to stadium, high rise buildings and ridge beyond (source Google)



Figure A7. View from western end of Brian McGowan Bridge includes local road, railway corridor, stadium and tree-covered ridge of Rumbalara Reserve on skyline above the left end of the stadium (source Google)



Figure A8. Eastern end of McGowan Bridge with stadium screening part of ridge and high rise building in axis with the road (source Google)



Figure A9. View from Central Coast Highway alongside stadium with views to Rumbalara Reserve and forest-covered ridge blocked by stadium structure and palm trees; high rise buildings on axis with the road block a large portion of views of the tree-covered ridge beyond (source Google)



Figure A10. View from approach to roundabout with stadium & palm trees on left blocking potential view to Rumbalara Reserve & existing high rise buildings blocking views to most of the tree-covered ridge (source Google)

A photograph of the current view to the east from Brian McGowan Bridge is presented in Figure A11. It shows a view looking towards the 26 Mann Street site with the existing building in the centre and a new high-rise residential tower beyond. The strategic location of the existing building at 26-32 Mann Street forms a landmark and key visual reference to the southern entry to Gosford City Centre and the waterfront of Brisbane Water.



Figure A11. View from Brian McGowan Bridge pedestrian path with existing high rise buildings that block views to part of the tree- covered ridge beyond

4.2.2 View of Proposed Development Scheme

The montage presented in Figure A12 shows a view of the proposed development at 26 Mann Street as a series of 3D envelopes of three towers that have been added to the photograph taken from Brian McGowan Bridge. A similar view would be experienced by motorists travelling east along the adjoining section of Central Coast Highway.



Figure A12. Montage of view from pedestrian path on Brian McGowan Bridge looking east toward the 26 Mann Street site

The montage illustrates that the proposed built form comprising a set of slender towers that step down from north to south to create a visual relationship with the sloping ridgeline beyond. The towers would provide for views between them to avoid a continuous wall of building. The views would extend to sections of the tree-covered ridge east of the site as indicated in Figure A12.

The visual relation between the towers would change as motorists and pedestrians move towards and around the proposed development, resulting in a dynamic visual experience.

The montage in Figure A13 shows the towers as transparent envelopes that makes it possible to see the buildings and tree beyond that would be screened from view by the proposed towers. The proposed 'Creightons' development, shown in red to the left of the project site, will block views to a significant portion of the tree-covered ridge.



Figure A13. Montage of transparent building envelopes of proposed development showing existing buildings and trees beyond

4.2.3 View of Compliant Scheme

The montage presented in Figure A14 shows a possible compliant development scheme at 26 Mann Street as 3D envelopes added to the photograph taken from the pedestrian path on the southern edge of the Brian McGowan Bridge. A similar view would be experienced by motorists travelling east along the adjoining section of Central Coast Highway.

The montage illustrates that the built form of a complying scheme would create a continuous mass of building that would block potential views though the development site to the section of ridge to the east. Figure A15 shows a potential compliant scheme as transparent building envelopes together with the existing development on the east side of Mann Street. The proposed ‘Creightons’ development envelope is shown in red to the left. A compliant scheme combined with existing and proposed high rise buildings would effectively block views to the tree-covered ridge beyond.



Figure A14. Montage of building envelopes of a potential compliant scheme



Figure A15. Montage of building envelopes of a potential compliant scheme showing existing development & trees that would be blocked from view

4.2.4 Comparison Summary

The built form of the proposed development would incorporate three separate towers that step down in height from north to south. Views between the towers would extend to a portion of the tree-covered ridge beyond as shown in the montage. Consequently the result would be a better visual outcome in relation to views from this location on the Brian McGowan Bridge compared to a complying scheme which would preclude such views through the development site.

While Figures A12 and A13 show the proposed development scheme and Figures A14 and A15 show a possible compliant scheme from a single view point, it should be noted that the view will constantly change as motorists and pedestrians move east towards and around the 26 Mann Street site. Consequently the visual relationship between the components of both schemes will change.

However, in the case of the proposed development scheme the configuration of the slender towers would provide for view corridors between them. Consequently the visual relationship between the towers will constantly change to create a more dynamic visual experience as the viewers move towards, around and through the development. The slender towers of the proposed scheme would provide a clearer visual connection between the ground plane and sky when seen from this viewpoint.

In contrast the bulky built form of a compliant scheme would not provide a similar visually dynamic experience due to the lack of separation between the buildings and their monolithic form.

4.3 VIEW FROM WATERFRONT

4.3.1 Context

The waterfront of Brisbane Waters forms a clearly defined southern edge of Gosford city centre which is a key aspect of the character of Gosford as noted in the Gosford UDF. Views to and from the water are highly valued by residents, visitors engaged in recreation activities and those working in the commercial centre of the city. Consequently most people using the waterfront public open space for recreation would be expected to focus their attention on the views across Brisbane Waters.

Nevertheless views from the waterfront towards 26 Mann Street are important to consider. The photograph presented in Figure A16 shows the current situation in which views of the tree-covered ridge are generally blocked by existing high and mid-rise buildings. The Leagues Club Field in the mid-distance is currently being developed as a new public park. The design concept for the Park, which is shown in Figure A3 incorporates extensive tree planting, which will increasingly screen views towards the 26 Mann Street site as they grow taller. An indication of the visual screening provided by trees is shown by the semi-mature trees growing in front of the 26 Mann Street site as well as the palm trees in the foreground. Potential views from within the Leagues Club Park will also be extensively screened by the proposed tree planting in the Park.



Figure A16. A current view from the waterfront across Central Coast Highway and Leagues Club Fields towards existing building on 26 Mann Street site with palm trees in the foreground & semi-mature Eucalypts along Baker Street in the mid-distance

4.4 VIEW FROM BRISBANE WATER

4.4.1 Context

Water based recreation is a key aspect of the lifestyle of many residents and visitors to Gosford. Brisbane Water provides a broad water body used for a diverse range of recreation activities including sailing, power boats, kayaking, rowing, fishing and sightseeing cruises. The visual relationship between the building development in the city centre and the two forest-covered ridgelines of Presidents Hill to the west and Rumbalara Reserve to the east constantly changes as viewers move around on Brisbane Water and as the distance to the foreshore varies. This dynamic visual relationship between the built form and the visually prominent forest-covered ridgelines is a feature of recreational activities on Brisbane Water. One of the state goals of the Gosford UDF is to maintain views to Rumbalara Reserve as much as possible.

Figure A17 shows a current view from a location on Brisbane Water with the stadium on the left and existing buildings adjoining Mann Street in the centre. Gosford Jetty is visible on the right of the image and visually prominent Rumbalara Reserve is in the lefthand portion. Existing buildings partly screen the tree-covered slopes.



Figure A17. View from Brisbane Water towards Gosford city centre and waterfront with Rumbalara Reserve located in the left portion of the view

4.4.2 View of Proposed Scheme

Figure A18 shows a view from Brisbane Water towards the Gosford waterfront with building envelopes of the proposed development shown in grey. Other proposed high rise towers are shown in red and include 'The Waterside' on the left and 'Creightons' between the towers at 26 Mann Street. The extent of views between the towers will vary with movement of the viewer around Brisbane Water.



Figure A18. Montage of view to proposed development from a location on Brisbane Water with views between towers

Figure A19 shows the proposed towers at 26 Mann Street as transparent envelopes that allow the existing buildings and tree-covered slopes beyond to be seen.



Figure A19. Montage of view to proposed development from a location on Brisbane Water with transparent building envelopes to show existing buildings & trees beyond

4.4.3 View of Compliant Scheme

The building envelope of a compliant scheme shown in grey on Figure A20. illustrates that the monolithic and bulky built form would preclude views through the site. The proposed towers of the 'Waterside' development shown in red would block the view to Rumbalara Reserve beyond.



Figure A20. Montage of view to a compliant scheme from a location on Brisbane Water with views through the site blocked by building form



Figure A21. Montage of view to Gosford waterfront with envelope of compliant scheme shown as transparent to show existing buildings & trees beyond

4.4.4 Comparison Summary

Brisbane Water is an extensive area of water that is used for a diverse range of recreation and commercial activities. Consequently there are multiple view situations from which the Gosford waterfront and urban development can be viewed.

The proposed development at 26 Mann Street would comprise of a set of slender towers with space between them. The towers would step down in height from north to south to create a clear visual relationship with the sloping topography of the tree-covered ridge behind them to the east.

The visual relationship between the towers and the view corridors between them would constantly change as the viewer moves around on Brisbane Water. In addition the variation in orientation of the facades of the towers would result in different levels of reflected light and shadow on those surfaces that would visually reduce the perceived bulk of the towers. The combination of these two factors would result in a visually dynamic experience for viewers throughout the day.

In contrast a compliant scheme would consist of a bulky monolithic built form that would not provide the dynamic visual experience of the proposed scheme.

As viewers move closer to the Gosford foreshore the tops of the buildings in both the proposed scheme and a compliant scheme will project above the top of the tree-covered ridge. However, with the proposed scheme for 26 Mann Street there will be significant opportunities for views between the towers. This will not be the case for a compliant scheme comprised of a monolithic building form even though the top would be lower than the proposed towers.

4.5 RUMBALARA RESERVE

Rumbalara Reserve is located approximately 1.2 kilometres to the north and east of 26 Mann Street site as indicated on Figure A1. The Reserve is on visually prominent tree-covered ridgeline that forms a major component of the natural landscape setting for Gosford city centre. While the extensive tree cover across the Reserve creates an attractive natural landscape experience for visitors it also screens most views towards Gosford and Brisbane Water as shown in the photograph in Figure A22.

Gaps in the tree canopy do provide some glimpses that are framed by tree trunks and canopies. The photomontage presented on page 37 of the VIA and reproduced as Figure A23 shows a glimpse between trees to the southern portion of Gosford city centre. The proposed development towers at 26 Mann Street are shown in the photomontage together with the envelopes of the proposed 'Waterside' development in red that would block a substantial portion of Brisbane Water in this view. The photomontage shows that views between the towers in the proposed development would extend to Brisbane Water. The southern towers in the proposed development at 26 Mann Street would be largely screened by the tree in the foreground and the proposed high rise 'Creightons' development shown in red.



Figure A22. Typical view from Rumbalara Reserve screened by with trees



Figure A23. Photomontage of view through gap in trees showing existing & proposed buildings at 26 Mann Street & proposed 'Waterside' towers outlined in red

4.6 VISUAL ASSESSMENT OF 17 MANN STREET

The proposed development at 17 Mann Street includes two multi-level residential blocks as shown on Figures A24 to A26. The western Block A would front on to Mann Street and comprise six levels of residential units over commercial and parking spaces. The eastern Block B would adjoin Henry Parry Drive and comprise nine levels of residential units. The floor levels of Block A range from RL19.20 to RL33.80 with the top residential unit set back approximately 12 metres from the Mann Street frontage. A roof terrace garden is proposed at this level and would extend from the Mann Street edge back to the residential unit. The level of Mann Street at the front of the building is RL9.00.

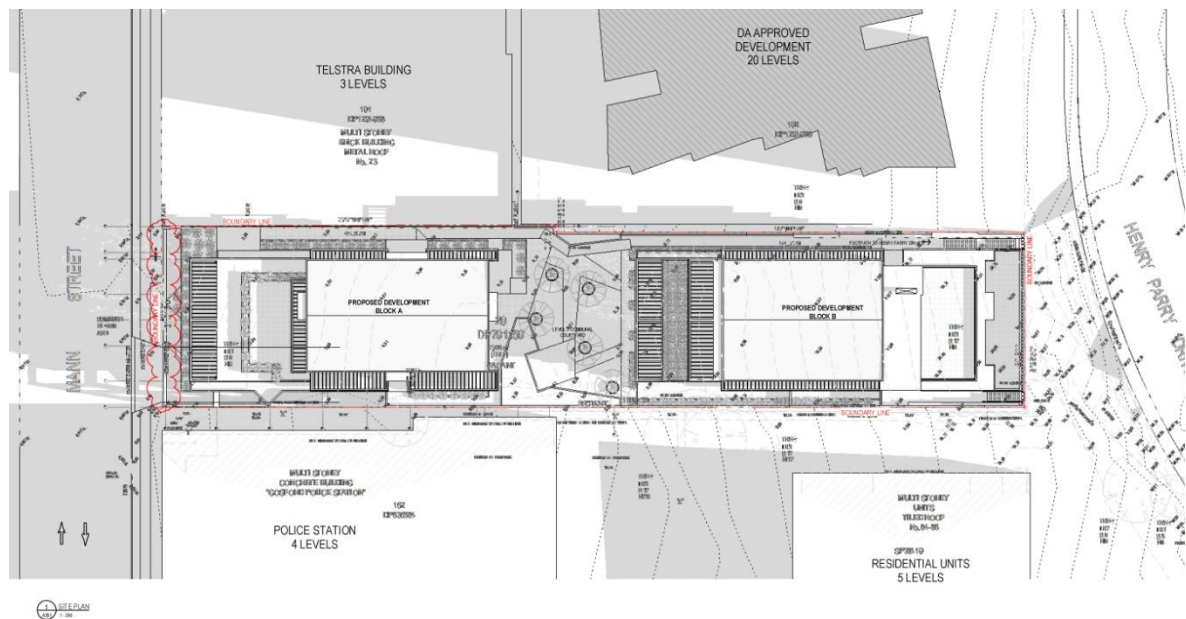


Figure A24. 17 Mann Street DA Submission, Layout Plan (source Gosford Council web site)



Figure A25. 17 Mann Street DA Submission, Cross-section (source Gosford Council web site)

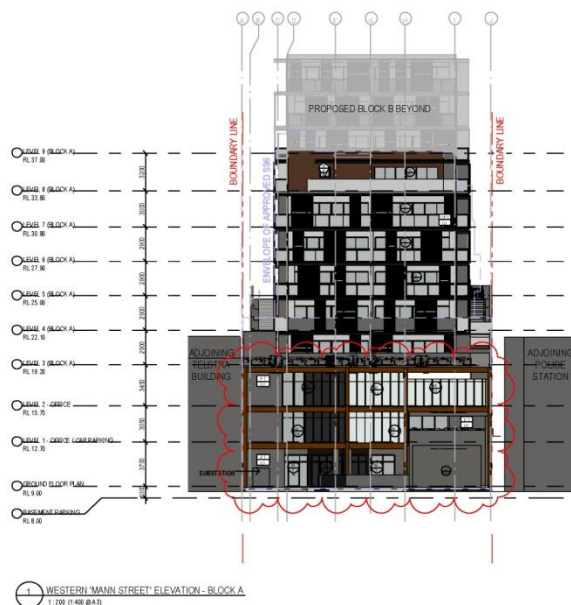


Figure A26. 17 Mann Street DA Submission, Mann Street elevation (source Gosford Council web site)

Occupants of the lowest level apartments in Block A would have views over the podium of the closest building at 26 Mann Street, which has a level of RL19.80, when standing on the outdoor patio that has a floor level of RL19.20. All other units in Block A facing Mann Street and the roof terrace garden will have views over the podium between the proposed towers at 26 Mann Street adjoining the corner of Mann Street and Vaughan Avenue. These views will extend to Brisbane Water and the tree covered escarpment west of Gosford. Occupants of the apartments fronting Mann Street will also have views to the south west over the tree canopies in War Memorial and Poppy Park, extending to Brisbane Water. These two view corridors are illustrated on Figure A27.

If a compliant scheme were to be developed at 26-32 Mann Street, the top of the structure would be at RL48, which is higher than the top of Block A of 17 Mann Street, which is RL37.00 and the top of Block B, which is RL45. As the form of the complying development would be a monolithic building form, views to the west from both Blocks A and B at 17 Mann Street would be blocked.

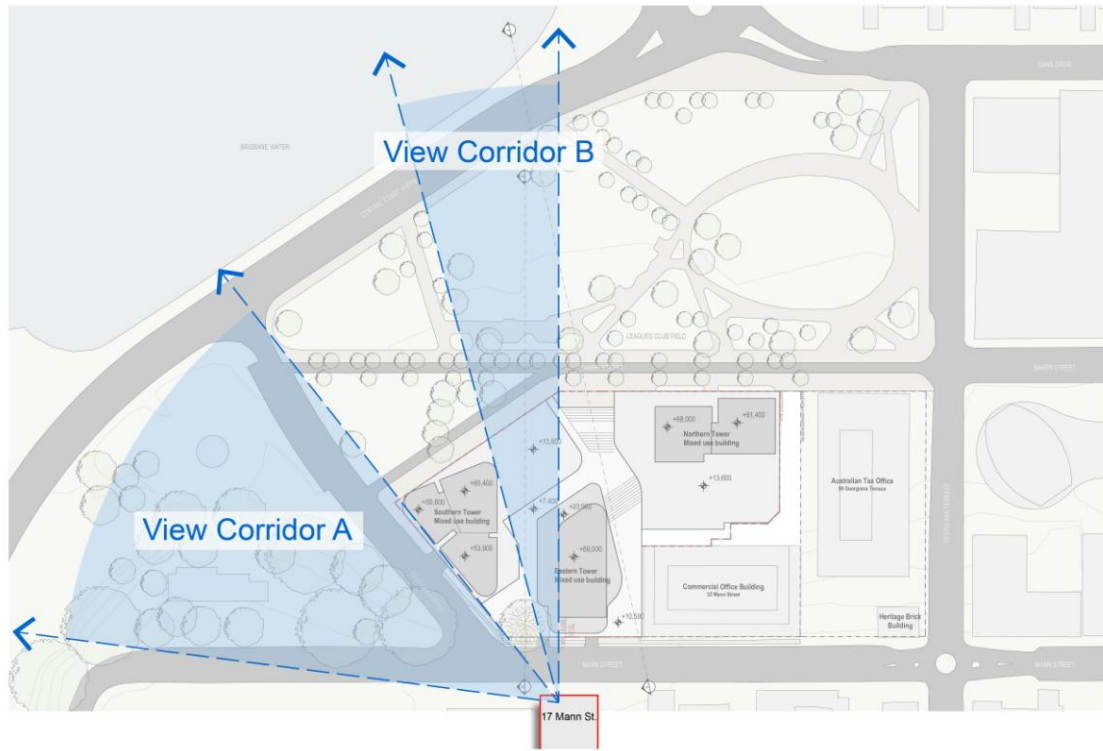


Figure A27. Diagram showing view corridors to Brisbane Water from 17 Mann Street proposed development