

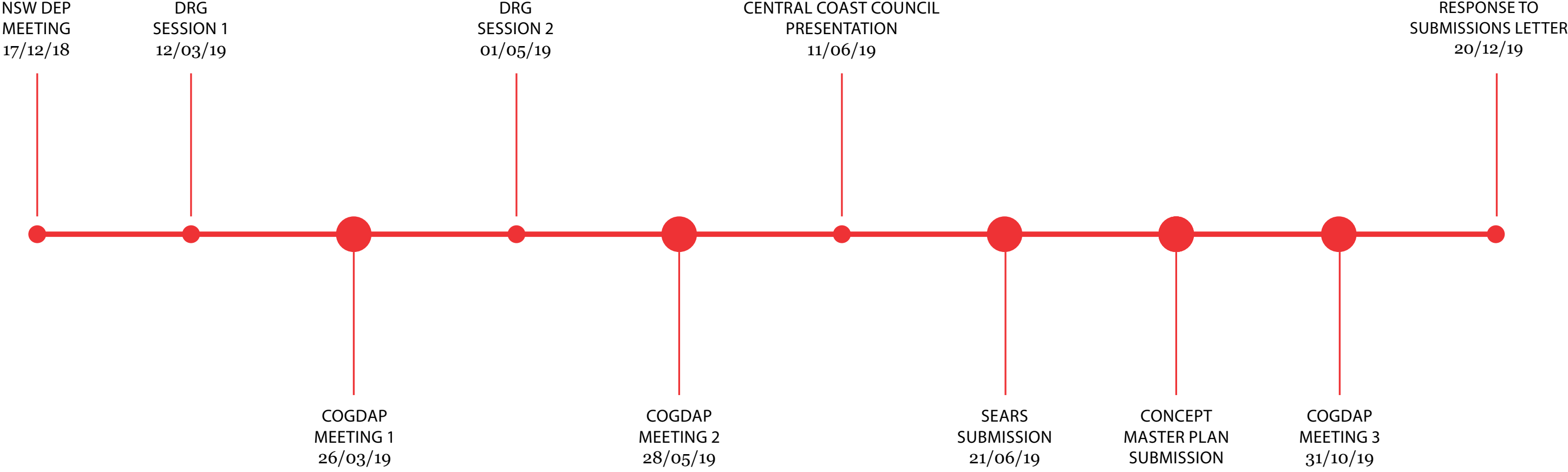
DKO

Central Coast Quarter 26 Mann Street Gosford

RTS RESPONSE PACK

REV C

MASTERPLAN DEVELOPMENT REVIEW TIMELINE





DESIGN ADVISORY

PANEL COMMENTS

26-32 MANN STREET, GOSFORD

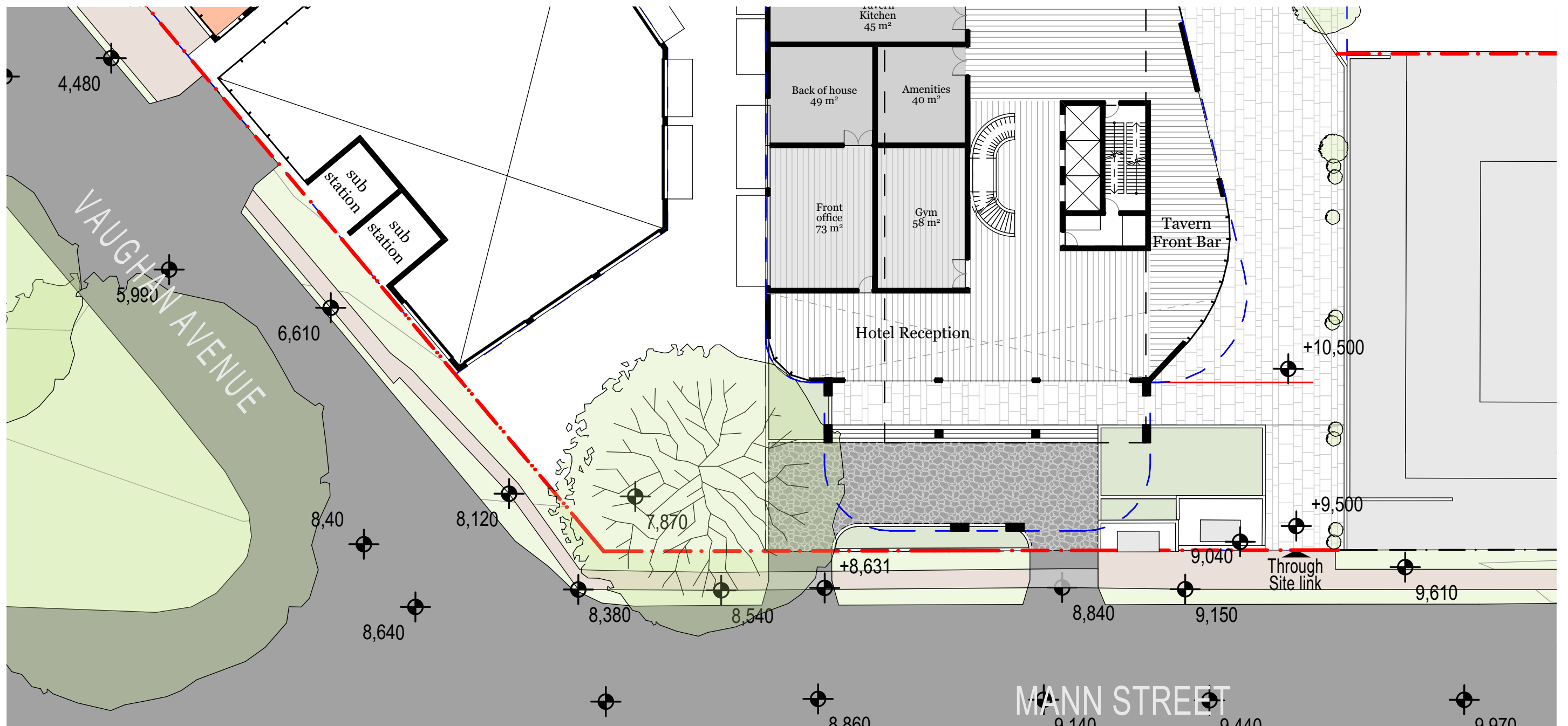
DESIGN ADVISORY PANEL COMMENTS

Panel Advice (31/10/19)

1. The footpath/driveway treatments at the porte cochere should ensure the footpath is dominant and pedestrians are prioritized.

DKO Response

Varying surface treatment will differentiate between the driveway of the porte cochere and the footpath to ensure the footpath is more dominant and prioritized. Low level vegetation and clear site lines will ensure safety of pedestrians at the points where the footpath meets the entry/exit of the porte cochere.



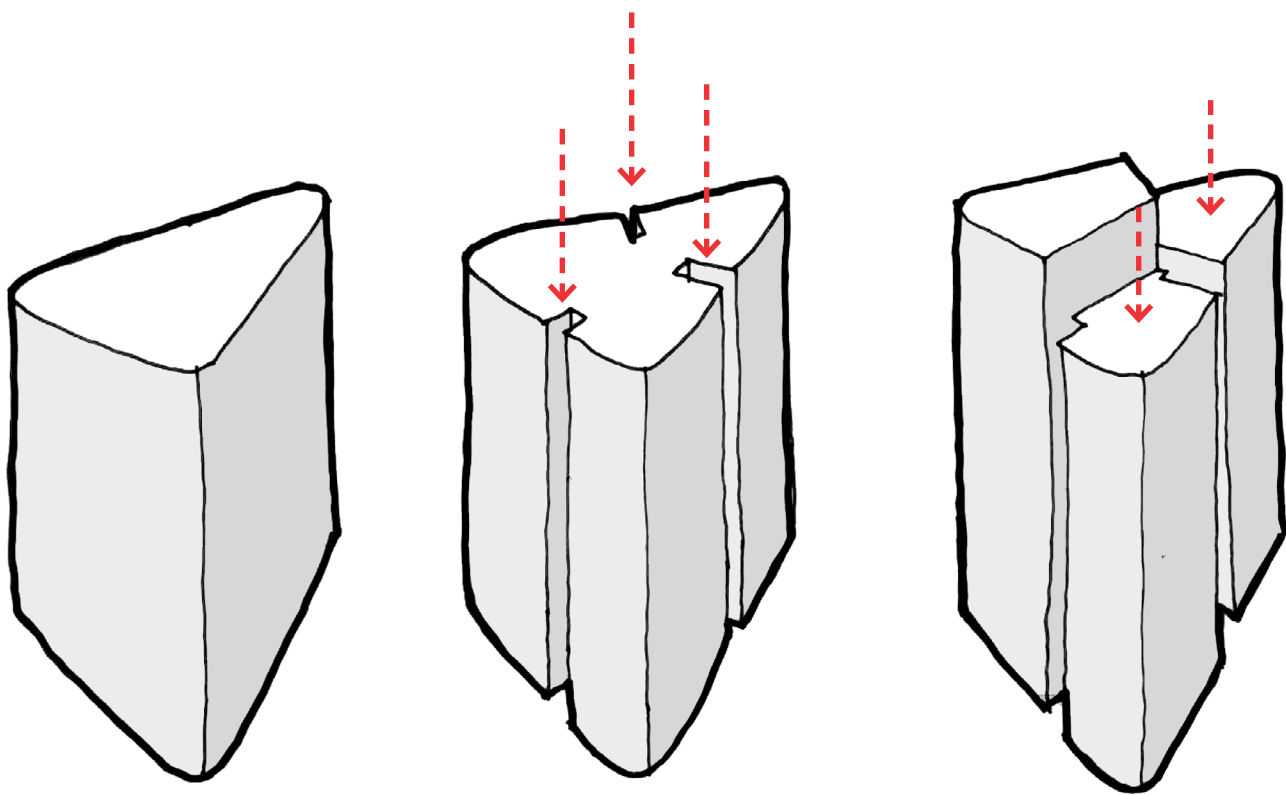
DESIGN ADVISORY PANEL COMMENTS

Panel Advice (31/10/19)

2. The southern tower is short, squat and undifferentiated. The panel recommends that it be differentiated/broken in to separate segments, and the heights shifted so that the southern corner (Vaughan Ave/Baker St corner) is the lowest corner (stepping or tiering is recommended).

DKO Response

The massing of the Southern Tower has been articulated to break down the perceived bulk and scale from a single tower into two slender towers by creating a continual vertical break on all sides. In addition to the vertical articulation, the tower is stepped to create 3 differing heights with the southern corner being the lowest.



1. South Tower Base Massing 2. Cutting slots for vertical articulation 3. Stepping building plates to reduce bulk

DESIGN ADVISORY PANEL COMMENTS

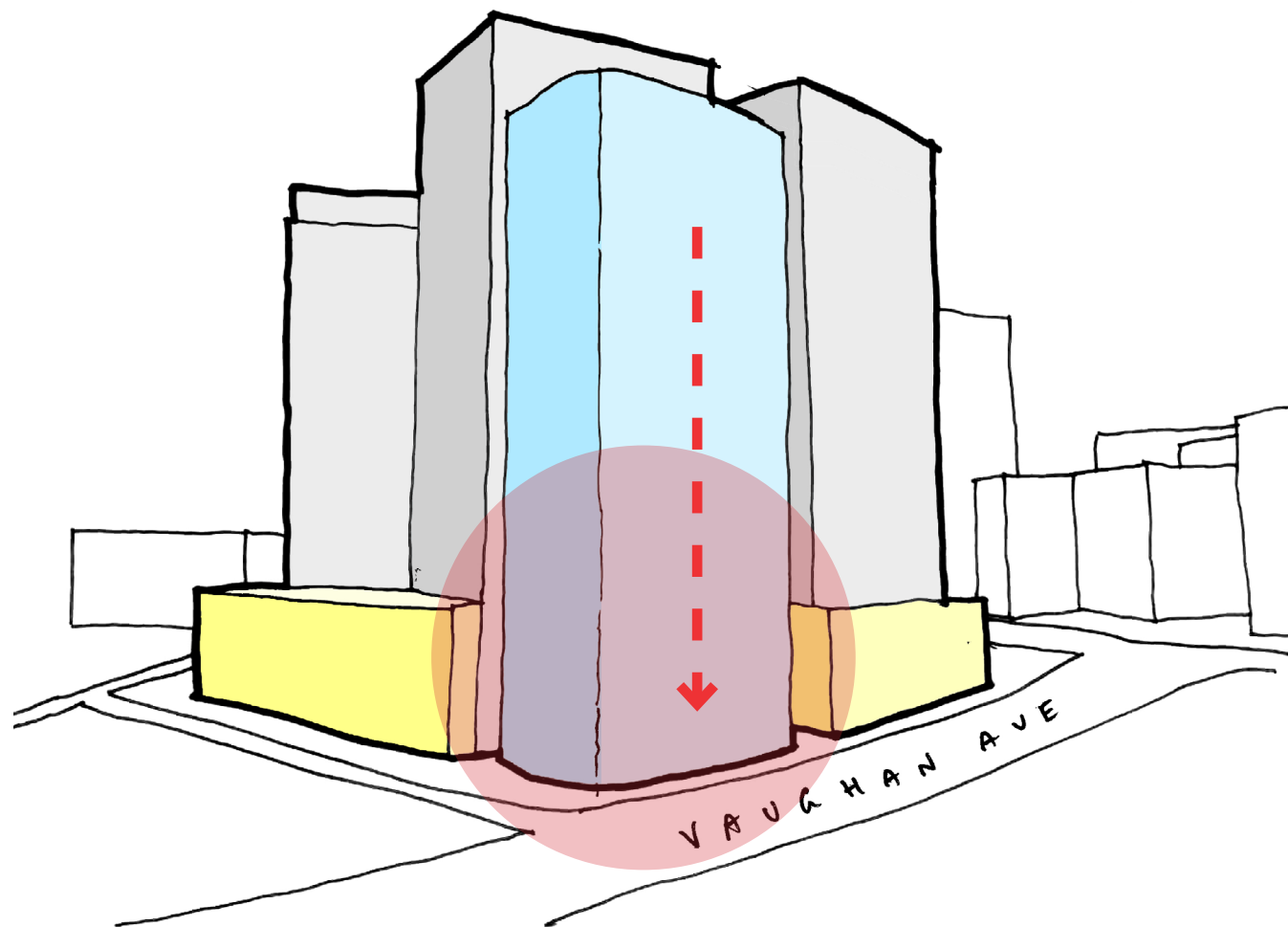
Panel Advice (31/10/19)

3. The Panel recommends that consideration be given to continuing the expression down, removing the commercial frontage on Vaughan Avenue and replacing it with residential down to street level.

DKO Response

The corner of the Southern tower is brought down to the street level, further accentuating the split in the massing. In addition to the vertical articulation, the envelope of the Southern Tower has been stepped down allowing for increased solar access to the Leagues Club Field, Poppy Park and Memorial Park.

The continuation of the Southern tower down to the ground level benefits the expression of the tower in defining it as a series of smaller forms as opposed to a single massing.



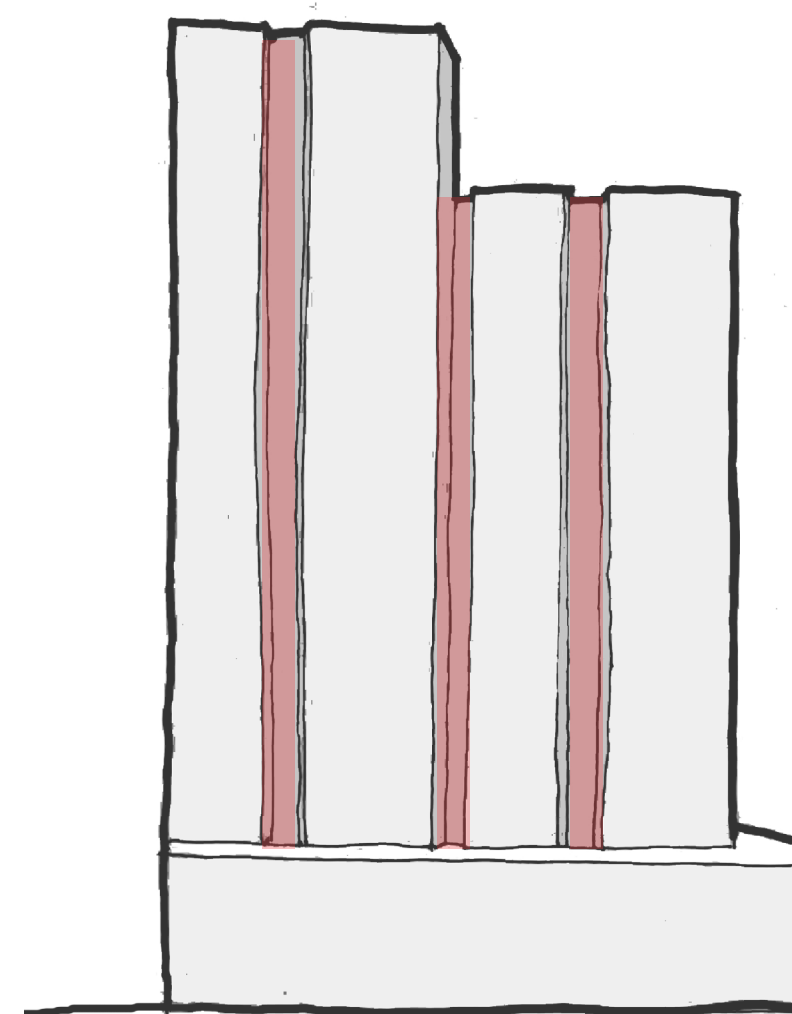
DESIGN ADVISORY PANEL COMMENTS

Panel Advice (31/10/19)

4. The Panel recommends that the northern tower have greater articulation with slender towers and variable roof levels, as they were in the version presented to the Panel in May 2019.

DKO Response

The Northern tower is articulated in the same manner with a vertical break along the long face of the massing to create two slender towers. the tower form is stepped with variable roof levels as well as the Northern portion of the tower sitting proud of the massing to further the expression of two towers.



DEPARTMENT OF
PLANNING, INDUSTRY
& ENVIRONMENT COMMENTS

26-32 MANN STREET, GOSFORD

Design Excellence

- The Department notes the proposal has been presented to the City of Gosford Design Advisory Panel (the Panel) on several occasions, and the Panel’s advice of 19 November 2019 recommends further design refinements to the proposal.
- In order to demonstrate that the proposal exhibits design excellence, and qualify for the additional height and floor space, the Department requires the following:
 - refinements to the proposal in line with the Departments built form comments below and the Panel’s advice dated 19 November 2019
 - a strategy setting out the process to ensure the detailed design of buildings (which will be subject to future development applications) exhibit design excellence, including opportunities for design review and design integrity
 - the preparation of draft design guidelines, setting out the key principles and design parameters to inform the detailed design of the buildings within the envelopes, addressing:
 - massing, modulation, heights, articulation and building materiality*
 - extent to which the buildings fill the proposed envelopes, such as through a comparison of the gross floor area*
 - response to Gosford’s natural setting, existing and future character and relationship to adjacent built form*
 - parameters to protect views and vistas and solar access to public spaces*
 - fine grain frontages, street activation, servicing, access and loading arrangements and amenity*
 - landscape design and public domain.*
 - further consultation with the Panel, following the design refinements, to:
 - confirm the Panel’s recommendations dated 19 November 2019 have been adequately addressed
 - confirm the (revised) bulk, scale and height is consistent with the future desired character of Gosford
 - review the draft design guidelines.

Built Form

- In order to support the proposed variations to the height and floor space controls, the Department requires a detailed visual and solar access/overshadowing analysis of the impacts arising from the proposed variations (compared to a scheme that does not rely on the variations) and additional information justifying the land use mix.
- 1) Reducing the mass and bulk of the Southern Tower envelope, so that it presents as a more slender tower form, reduces its visual dominance from key vantage points and enhances views through the site.

2) Reducing the height of the Southern Tower envelope, to be sympathetic to Gosford’s natural setting, including the ridgeline and the Waterfront, and improves solar access impacts to Leagues Club Field, Poppy Park and Memorial Park.

3) Relocating the Southern Tower envelope, to be further setback from the southern corner of the site, as well as Vaughn Avenue and Baker Street.

- 4) Providing additional vertical articulation in all the buildings, to reduce the perceived bulk and scale of the buildings when viewed from key vantage points (this may be specified in the design guidelines above).
- 5) Relocating the Eastern Tower envelope to increase the setback from the podium street wall to respect the scale of Mann Street.
- 6) Increasing the width of the northern through site link to provide greater amenity for the site’s public domain.

Visual Impacts, Solar Impacts & Amenity

- The Department requests further justification that the proposal is capable of achieving compliance with the SEPP 65 and associated Architectural Design Guide (ADG) principles and controls, noting that the proposal is concept stage only.
 - The Visual and View Impact Assessment (VIA) should be revised to consider visual impacts and view loss for the approved development at 17 Mann Street (DA28605/2005 as modified).
- 7) Noting Council’s concerns about potential solar and amenity impacts associated with the proposal, the Department requests amended shadow diagrams showing the solar access impacts (for summer and winter solstice and spring and autumn equinox, at hourly intervals between 9am and 3pm) to the surrounding public domain, including Leagues Club Field, Poppy Park, the Memorial Park and the Waterfront and likely solar access to the proposed through site links.
- The Department also requests further assessment of solar access impacts of the proposal to (existing and approved) residential development to the east and south-east of the site to ensure these developments are not adversely impacted by the proposal.

Ecologically Sustainable Development (ESD)

- A consolidated list of ESD commitments is required to set building sustainability and environmental performance targets for future development. In providing these, the Department encourages a high level of sustainability and environmental performance in line with current industry leading practice.

Heritage

- Having regard to advice from Central Coast Council, the Department requests further assessment of potential impacts to nearby local heritage items, including item 31 (Memorial Park and avenue feature trees) and item A9 (Rotary Club fountain and garden), arising from the solar impact of proposed envelopes.
- Having regard to the advice from the Department’s Biodiversity and Conservation Division (BCD), the Department requires an Aboriginal Cultural Heritage Assessment Report prepared in accordance with the Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (OEH, 2011) and in consultation with the local Aboriginal community.

DEPARTMENT OF PLANNING INDUSTRY & ENVIRONMENT COMMENTS

(Items highlighted in RED are addressed as part of this response pack)

Public Benefits and Contributions

- Given the scale of the proposal and the extent of variations proposed, the Department requests that the public benefit offer be reviewed and expanded, to include for example facilities for local community groups and public domain and pedestrian improvements surrounding the site.
- The Department notes ongoing discussions with the Hunter and Central Coast Development Corporation (HCCDC) and Central Coast Council regarding potential public domain upgrades in the vicinity of Leagues Club Field to provide a seamless transition between both sites.

Biodiversity

- Having regard to advice from the Department's Biodiversity and Conservation Division (BCD), the Department requests the inclusion of the Biodiversity Assessment Method credit calculator into the Biodiversity Development Assessment Report.

Traffic and Transport Impacts

- The Department requests further consideration be given to the impacts of the proposal on traffic, parking, transport, pedestrian and road networks, including consideration to cumulative impacts arising from other significant proposals in the city centre. In addition, consider any further mitigation measures, infrastructure or upgrades required to accommodate the proposal and how these might be linked with future development stages.

Staging and Consent

- Provide additional detail regarding the proposed staging of the development and confirm the accuracy of the indicative timing provided.

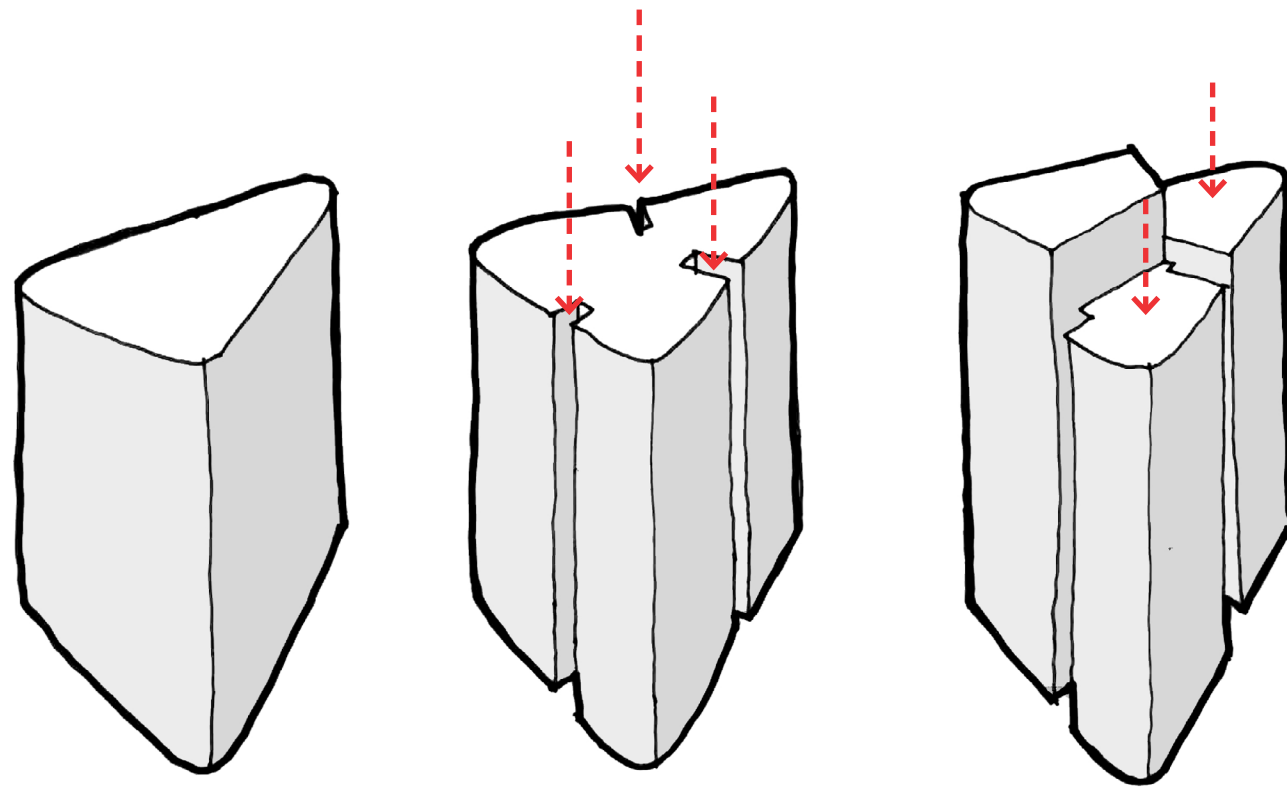
SOUTHERN TOWER MASSING

Built Form

- 1) Reducing the mass and bulk of the Southern Tower envelope, so that it presents as a more slender tower form, reduces its visual dominance from key vantage points and enhances views through the site.
- 2) Reducing the height of the Southern Tower envelope, to be sympathetic to Gosford's natural setting, including the ridgeline and the Waterfront, and improves solar access impacts to Leagues Club Field, Poppy Park and Memorial Park.
- 3) Relocating the Southern Tower envelope, to be further setback from the southern corner of the site, as well as Vaughn Avenue and Baker Street.

DKO Response

The massing of the Southern Tower has been articulated to break down the perceived bulk and scale from a single tower into multiple slender towers by creating a continual vertical break on all sides.



1. South Tower Base Massing

2. Cutting slots for vertical articulation

3. Stepping building plates to reduce bulk

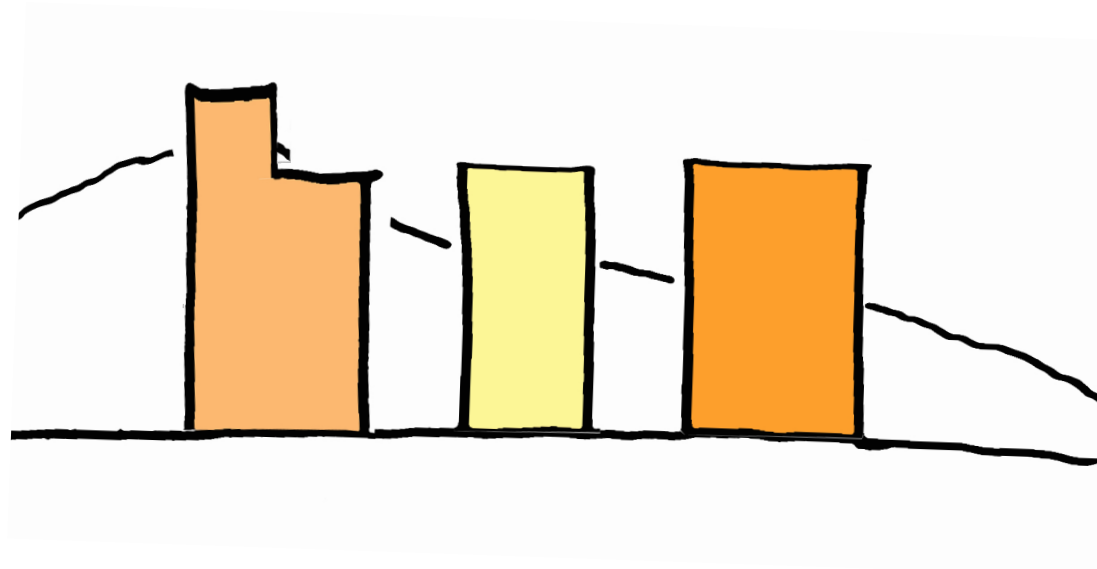
SOUTHERN TOWER MASSING

Built Form

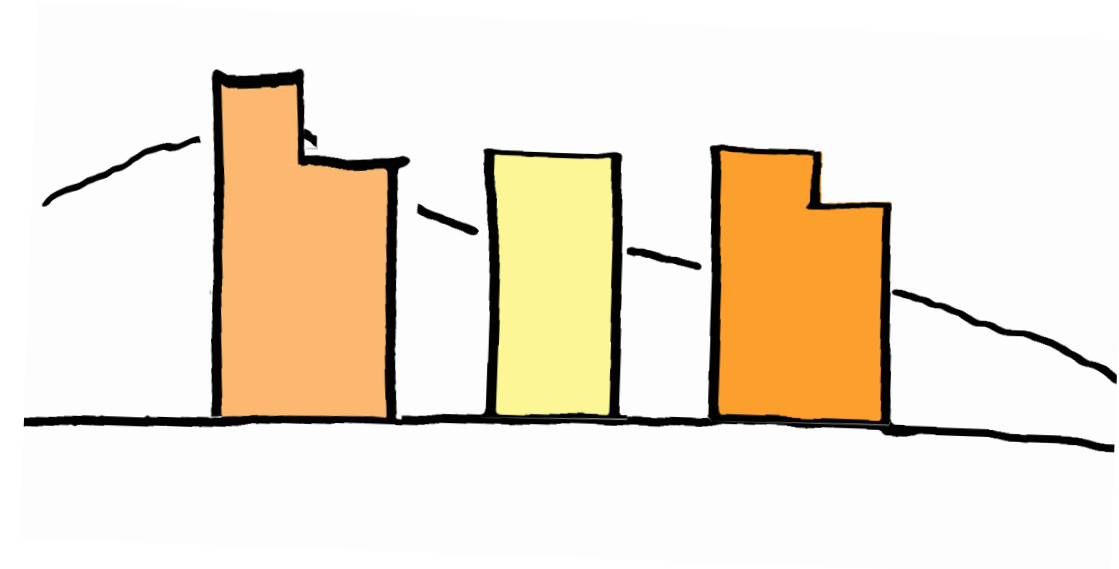
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- 3) Relocating the Southern Tower envelope, to be further setback from the southern corner of the site, as well as Vaughn Avenue and Baker Street.

DKO Response

The corner of the Southern tower is brought down to the street level, further accentuating the split in the massing. In addition to the vertical articulation, the envelope of the Southern Tower has been stepped down allowing for increased solar access to the Leagues Club Field, Poppy Park and Memorial Park.



Original Proposal



Amended Proposal

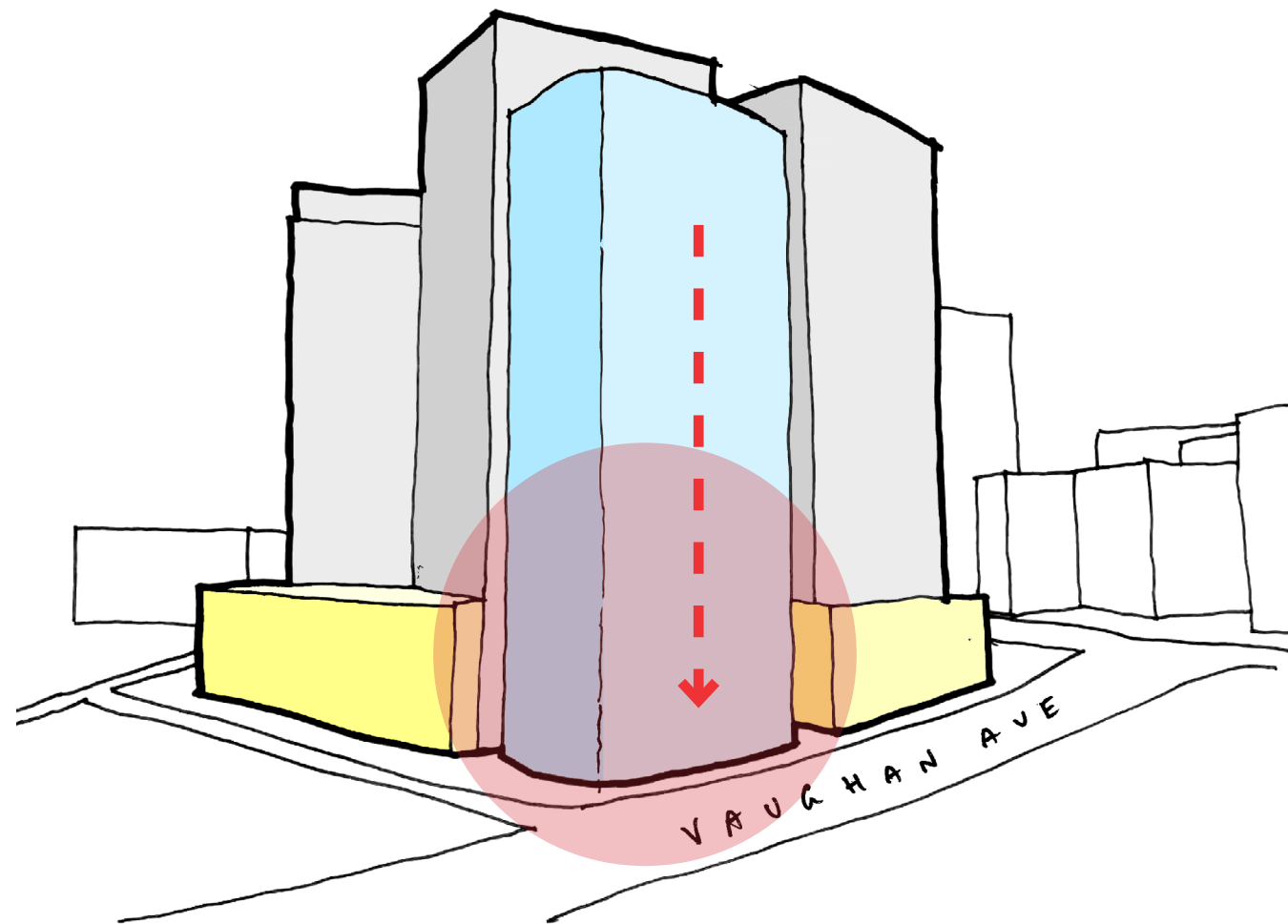
SOUTHERN TOWER MASSING

Built Form

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- 2) Reducing the height of the Southern Tower envelope, to be sympathetic to Gosford's natural setting, including the ridgeline and the Waterfront, and improves solar access impacts to Leagues Club Field, Poppy Park and Memorial Park.
- 3) Relocating the Southern Tower envelope, to be further setback from the southern corner of the site, as well as Vaughn Avenue and Baker Street.

DKO Response

The continuation of the Southern tower down to the ground level is consistent in accordance with advice of the Design Advisory Panel. The continuation of the tower to the street benefits the expression of the tower in defining it as two towers as opposed to a single tower.



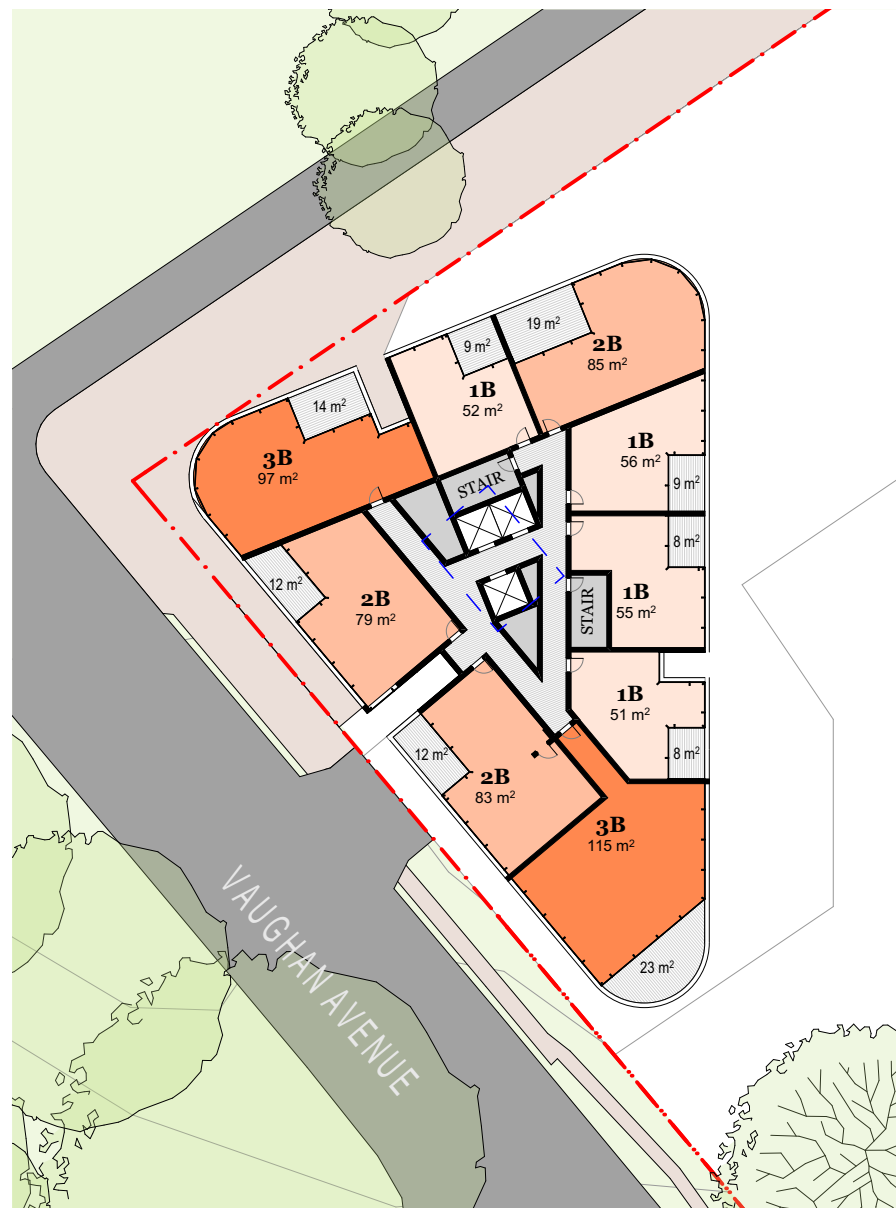
Bringing Southernmost portion of Tower to Street level, further breaking the massing

SOUTHERN TOWER MASSING

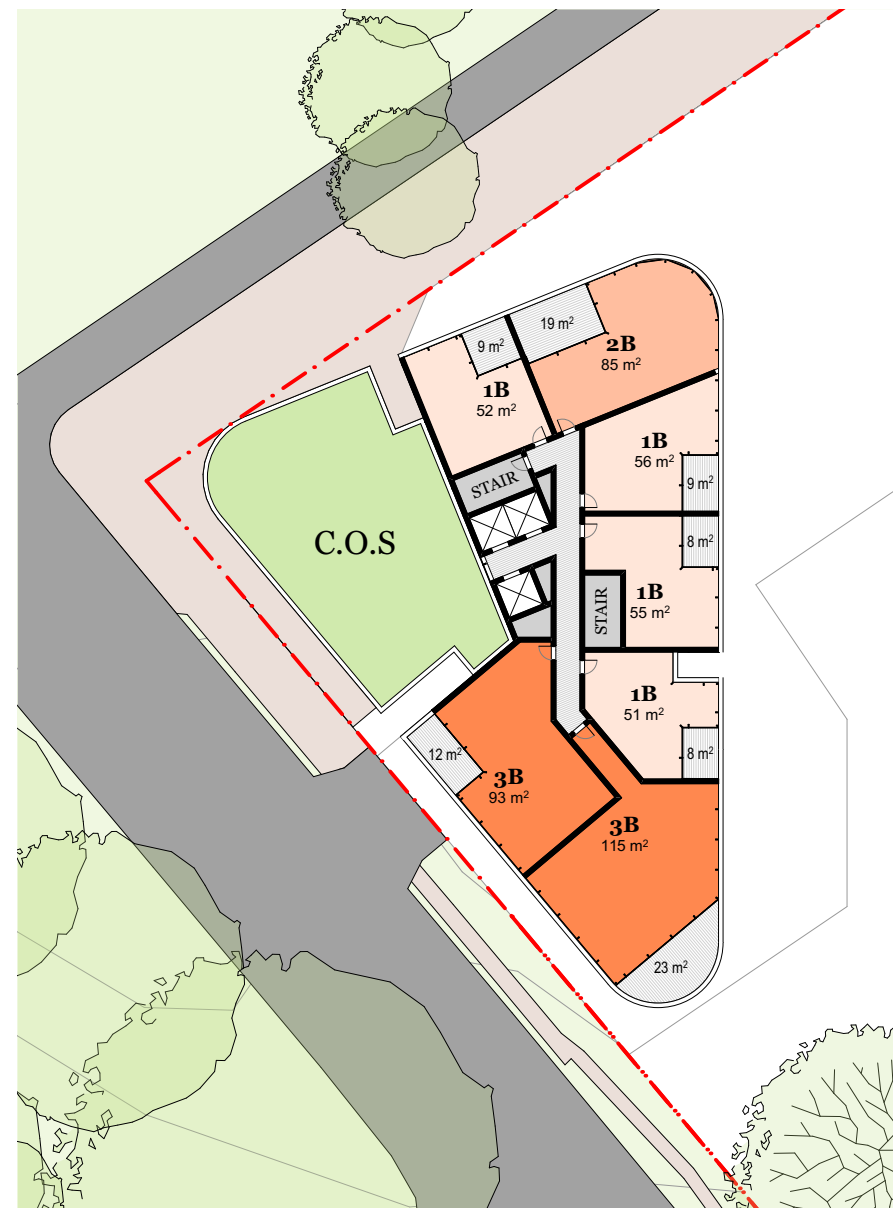
Built Form

DKO Response

The massing of the Southern Tower has been revised to create a stepped form, reducing the visual bulk of the building from the street. 3 differing roof heights are proposed to further break the expression of the massing into a series of smaller forms.



Southern Tower Level 8-15



Southern Tower Level 16-17



Southern Tower Level 18

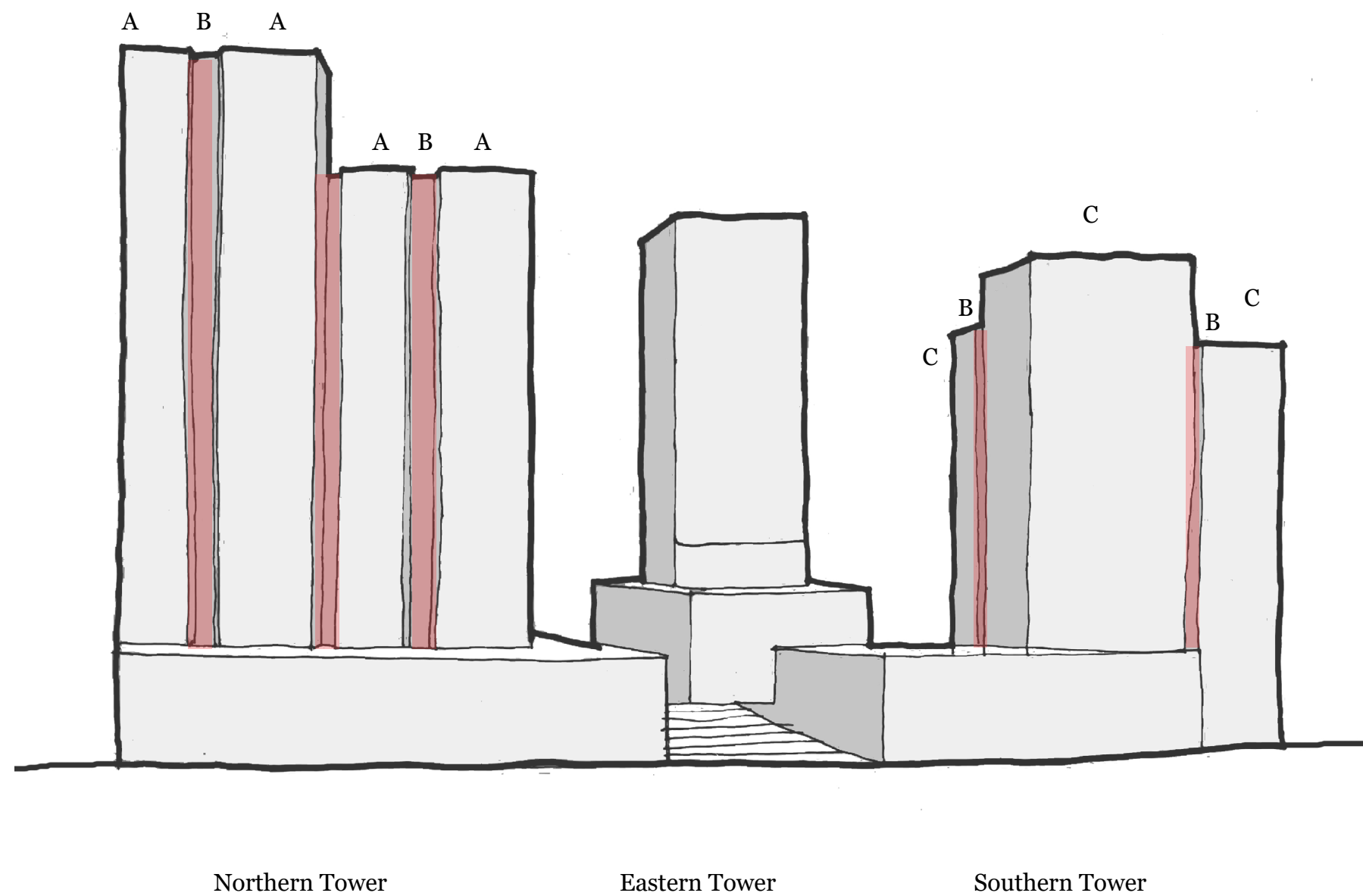
SOUTHERN TOWER MASSING

Built Form

- 4) Providing additional vertical articulation in all the buildings, to reduce the perceived bulk and scale of the buildings when viewed from key vantage points (this may be specified in the design guidelines above).
- 5) Relocating the Eastern Tower envelope to increase the setback from the podium street wall to respect the scale of Mann Street.
- 6) Increasing the width of the northern through site link to provide greater amenity for the site's public domain.

DKO Response

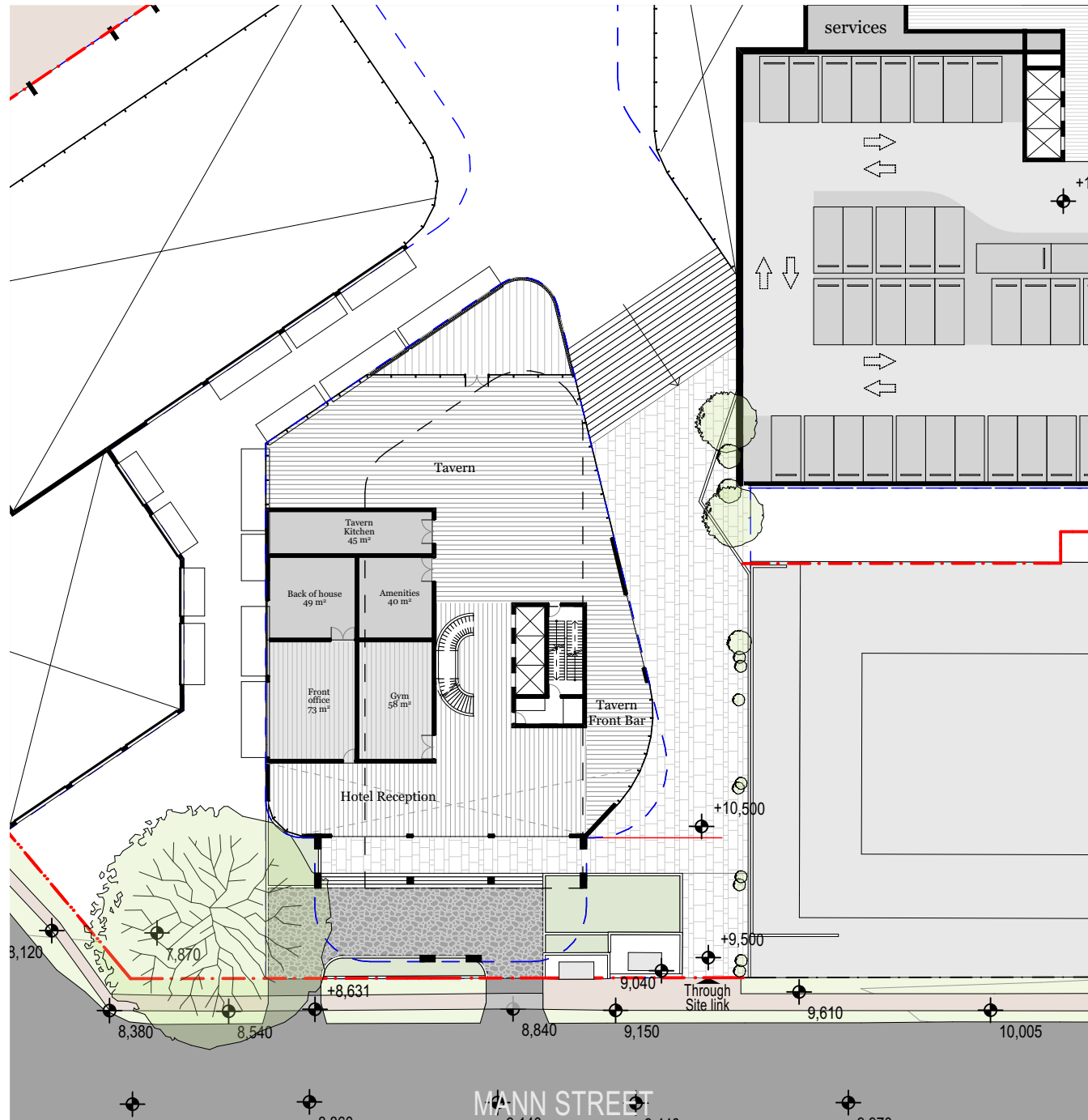
Additional articulation has been added into all buildings, mainly the North and South buildings. In the Northern building, stronger vertical breaks have been incorporated to further reduce the outlook and bulk of the tower. Whereas, this is done in the Southern Tower through slots and step down of massing, to create a perception of two smaller tower forms rather than one.



SOUTHERN TOWER MASSING

Built Form

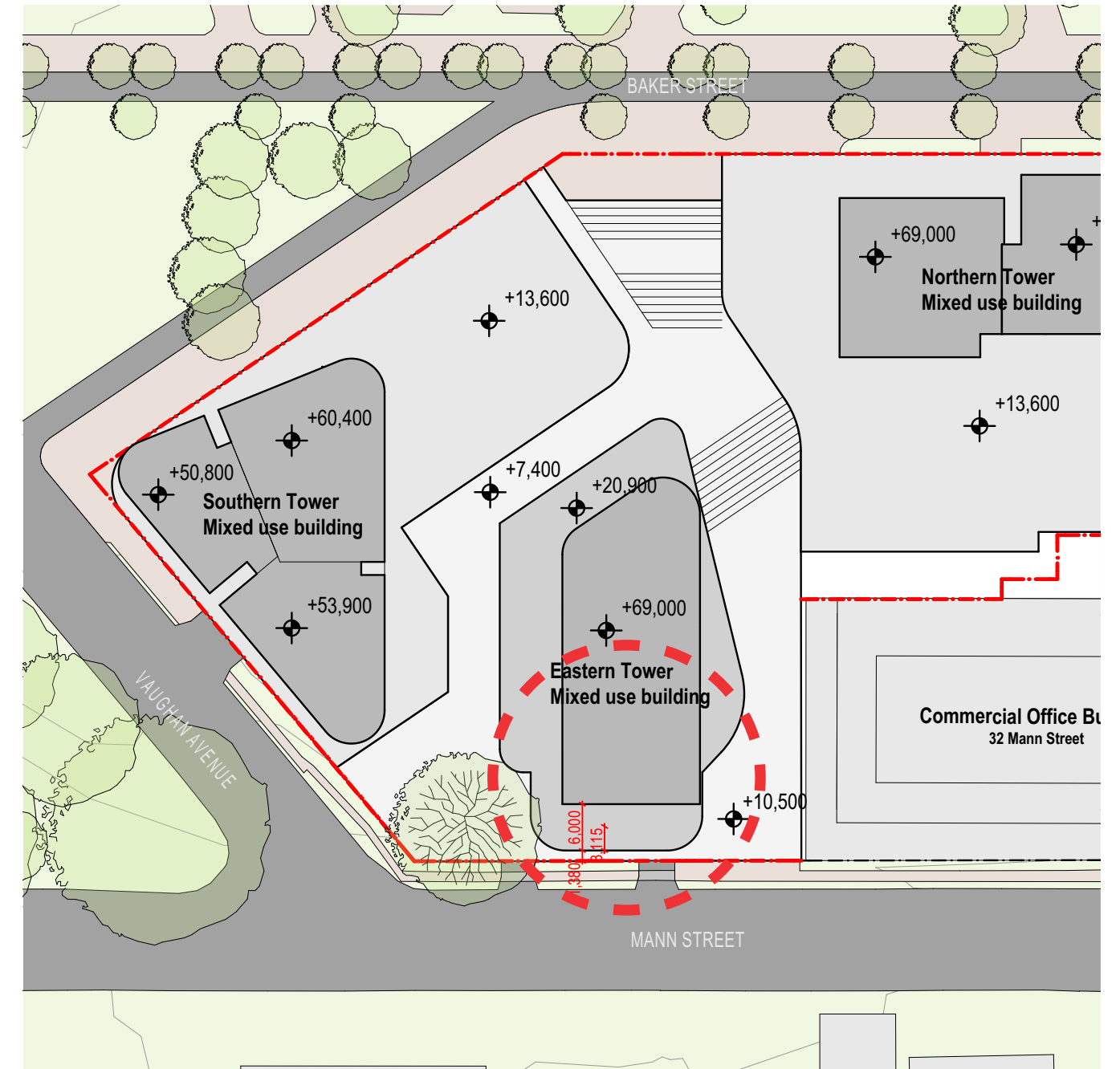
- 4) Providing additional vertical articulation in all the buildings, to reduce the perceived bulk and scale of the buildings when viewed from key vantage points (this may be specified in the design guidelines above).
- 5) Relocating the Eastern Tower envelope to increase the setback from the podium street wall to respect the scale of Mann Street.
- 6) Increasing the width of the northern through site link to provide greater amenity for the site's public domain.



Level 3 (Mann Street)

DKO Response

Eastern tower envelope has been revised to increase setback from the podium wall to 6m. Podium footprint has been revised to increase the width of northern through site link for increased amenity to the public domain.



Site Plan

7) Noting Council’s concerns about potential solar and amenity impacts associated with the proposal, the Department requests amended shadow diagrams showing the solar access impacts (for summer and winter solstice and spring and autumn equinox, at hourly intervals between 9am and 3pm) to the surrounding public domain, including Leagues Club Field, Poppy Park, the Memorial Park and the Waterfront and likely solar access to the proposed through site links.



Solar access to key public spaces

Control:
For Key Open Space 2 (Leagues Club Field), buildings must be designed to ensure at least 70% of the field receives 4 hours of direct sunlight between 9am and 3pm on the winter solstice (21 June).
Note – This performance standard is contiguous hours, and is cumulative between developments. The development must comply with the view, slender towers, and solar access provisions contained in this DCP. The development must also take into account the potential impacts on existing heritage items in the vicinity of this site including Gosford War Memorial Park, Rotary Park (Poppy Park), and other nearby heritage items.

- Legend**
- Site boundary
 - Proposal shadow impact
 - RL 48 height limit shadow impact
 - Increased shadow impact by proposal



9am

10am

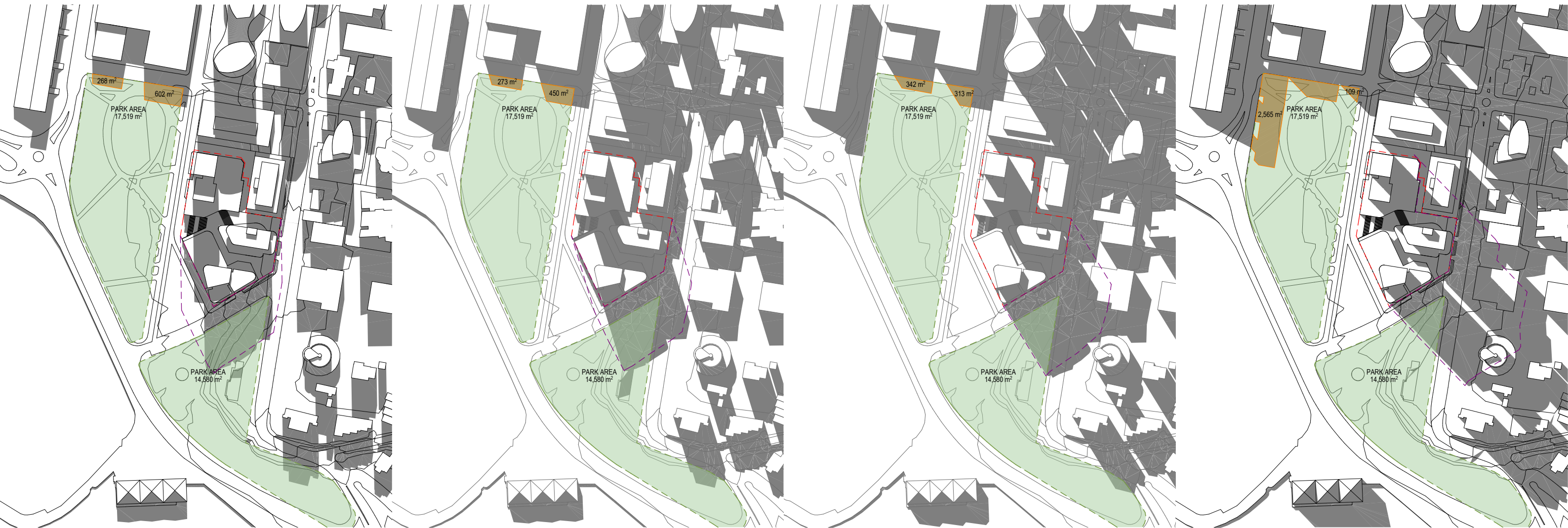
11am

DKO Response

Shadow diagrams have been provided for summer and winter solstice and spring and autumn equinox. 100% of Leagues Club Field receives 4 hours of direct sunlight. Memorial Park and Poppy Park only affected by proposed between 10am and 11am.

In comparison to the proposed scheme, the RL 48 Scheme overshadows the park for an additional 800sqm between the hours of 9-10am (approximately 11% more overshadowing than the proposed scheme)





12pm

1pm

2pm

3pm

SUMMER SOLSTICE



9am

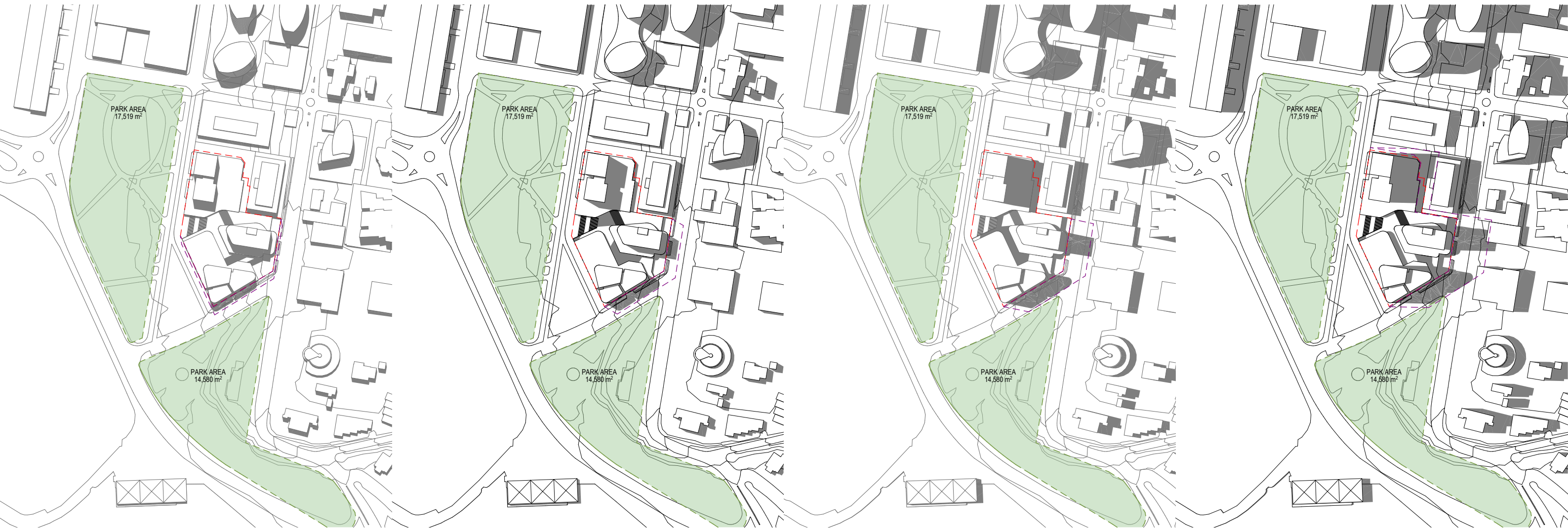
10am

11am

Legend

- Site boundary
- Proposal shadow impact
- RL 48 height limit shadow impact
- Increased shadow impact by proposal





12pm

1pm

2pm

3pm

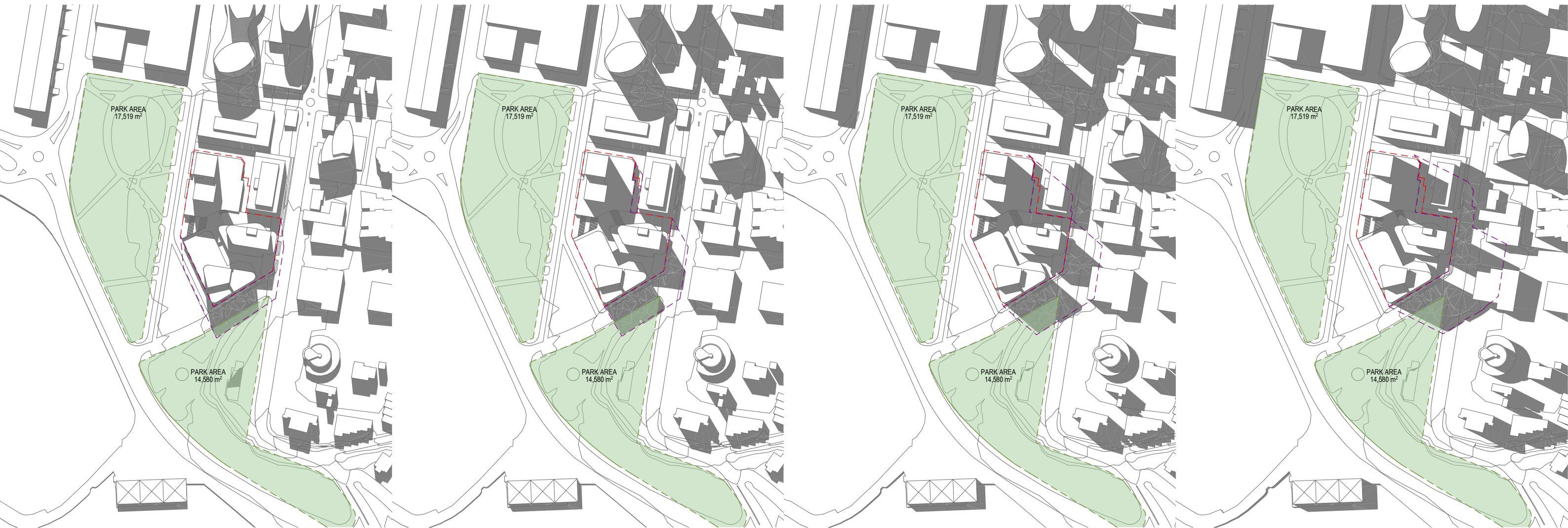
AUTUMN EQUINOX



Legend

- Site boundary
- Proposal shadow impact
- RL 48 height limit shadow impact
- Increased shadow impact by proposal



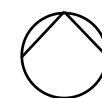


12pm

1pm

2pm

3pm



SPRING EQUINOX



9am

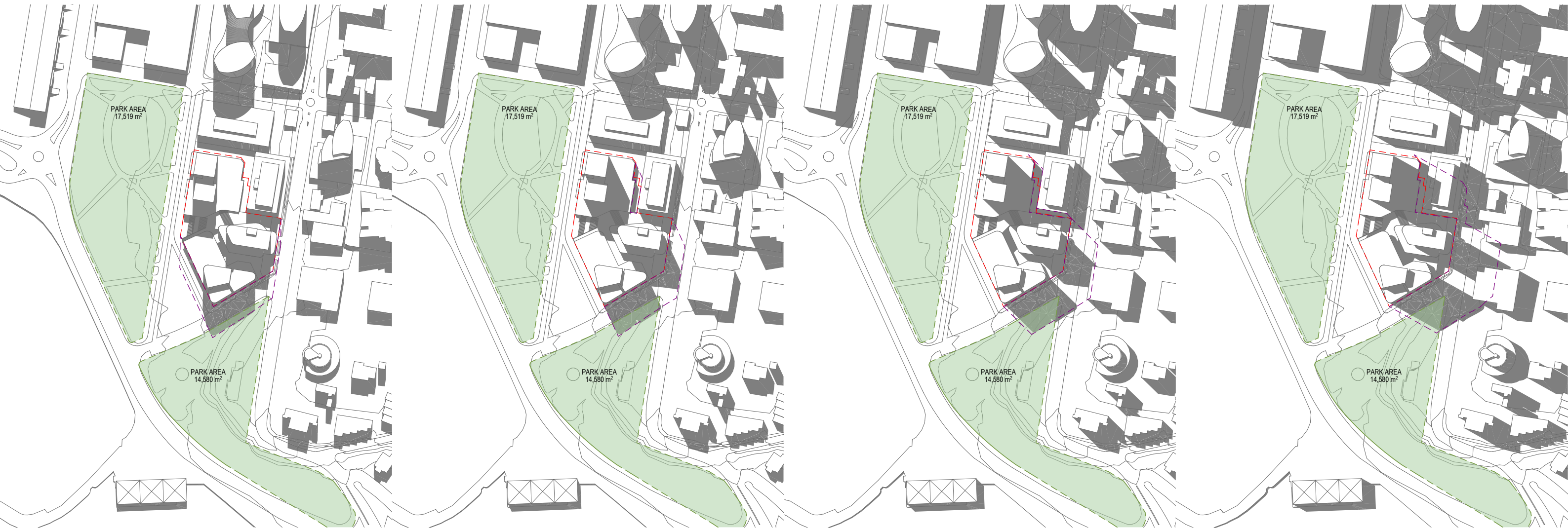
10am

11am

Legend

- Site boundary
- Proposal shadow impact
- RL 48 height limit shadow impact
- Increased shadow impact by proposal





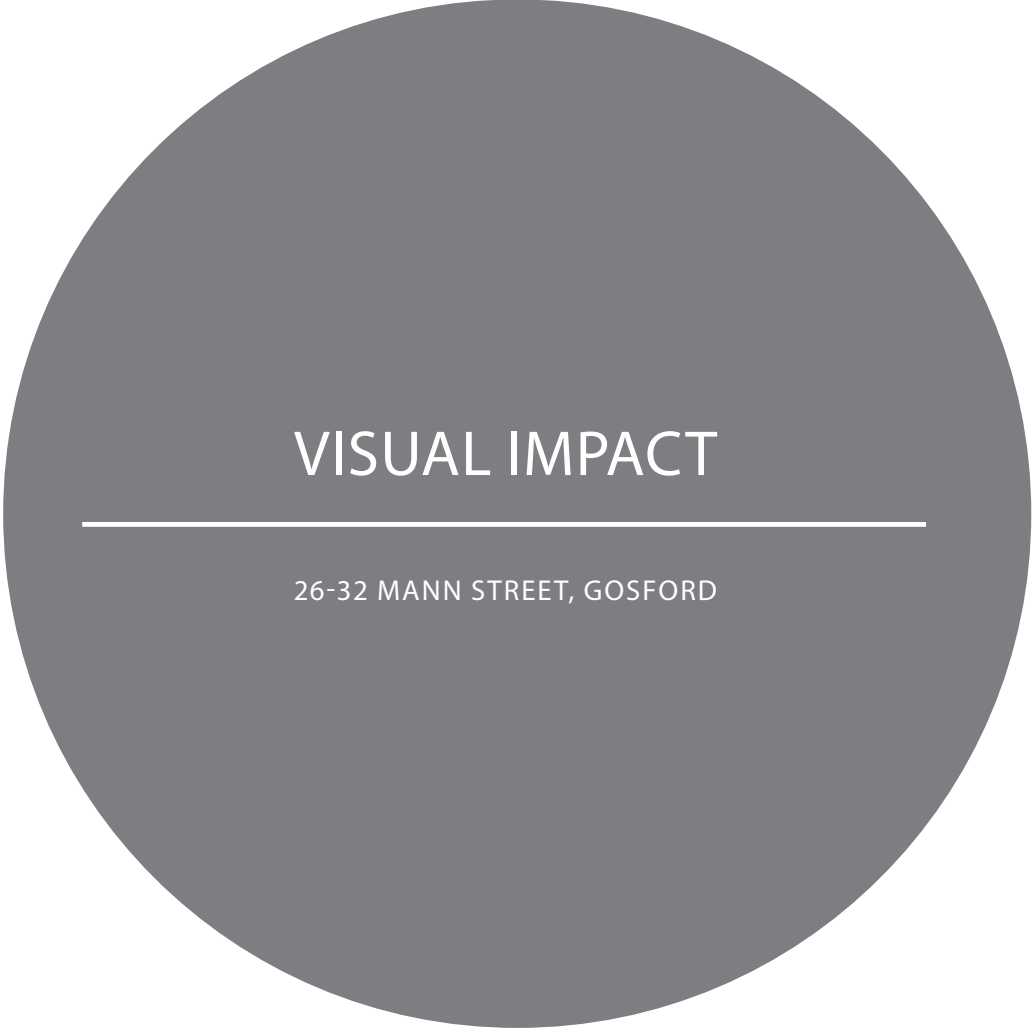
12pm

1pm

2pm

3pm





VISUAL IMPACT

26-32 MANN STREET, GOSFORD









FLOOR PLANS

26-32 MANN STREET, GOSFORD

MASTERPLAN

The current master plan has a FSR of 4.5:1 providing for a true mixed use development with a balance of Residential, Hotel and Retail as well as a significant ground plane offering.

Without the additional FSR, there would be no capacity to provide the minimum number of keys required for a Hotel within a single building while complying with all other controls.

Furthermore, the ground plane offering would be significantly reduced and shop top housing proposed as an alternative

Current Proposal

FSR 4.5:1

Residential GFA: 67%

Hotel GFA: 25%

Retail GFA: 8%

3.5:1 Scheme

FSR 3.5:1

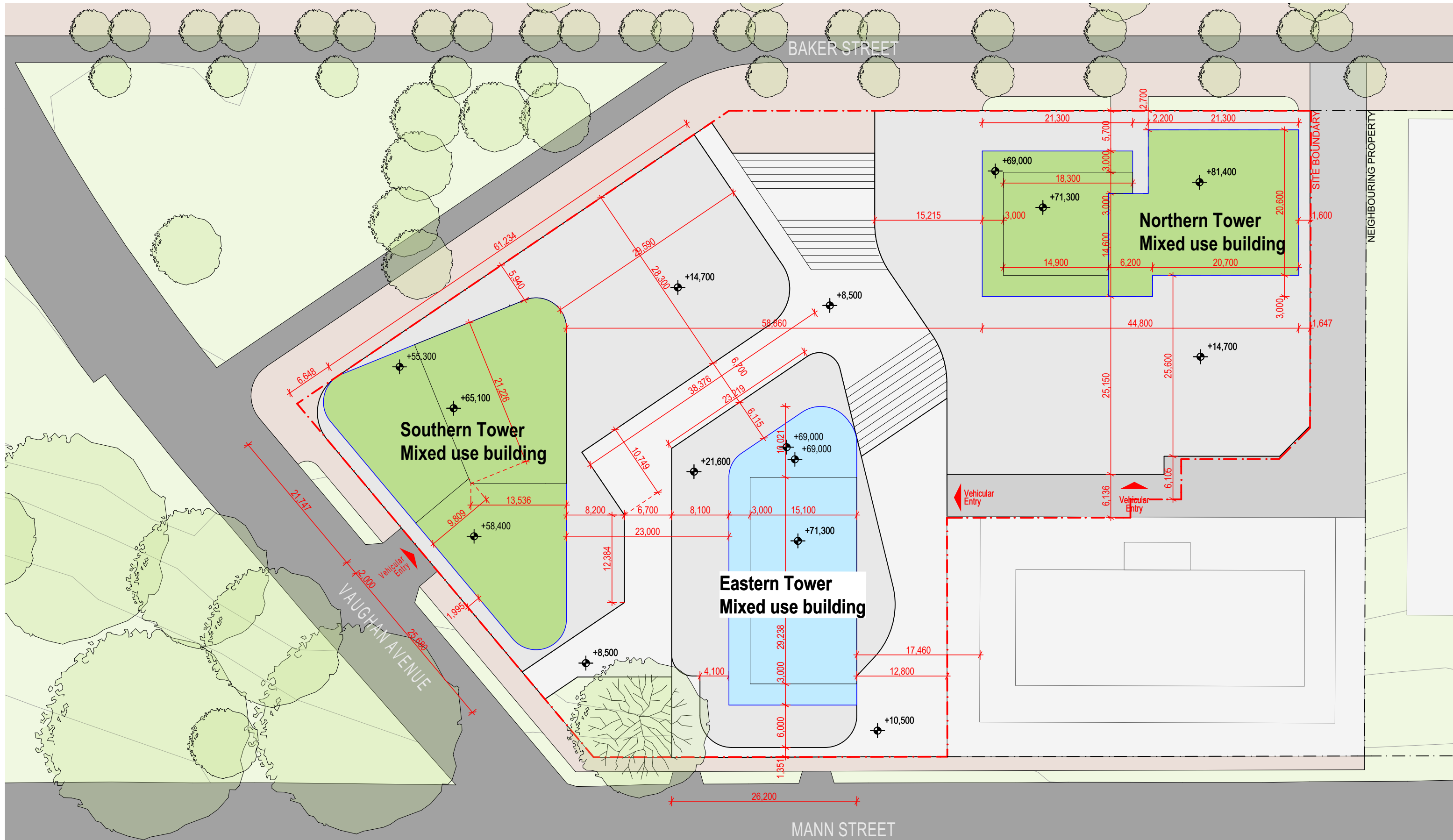
Residential GFA: 97%

Hotel GFA: 0%

Retail GFA: 3%

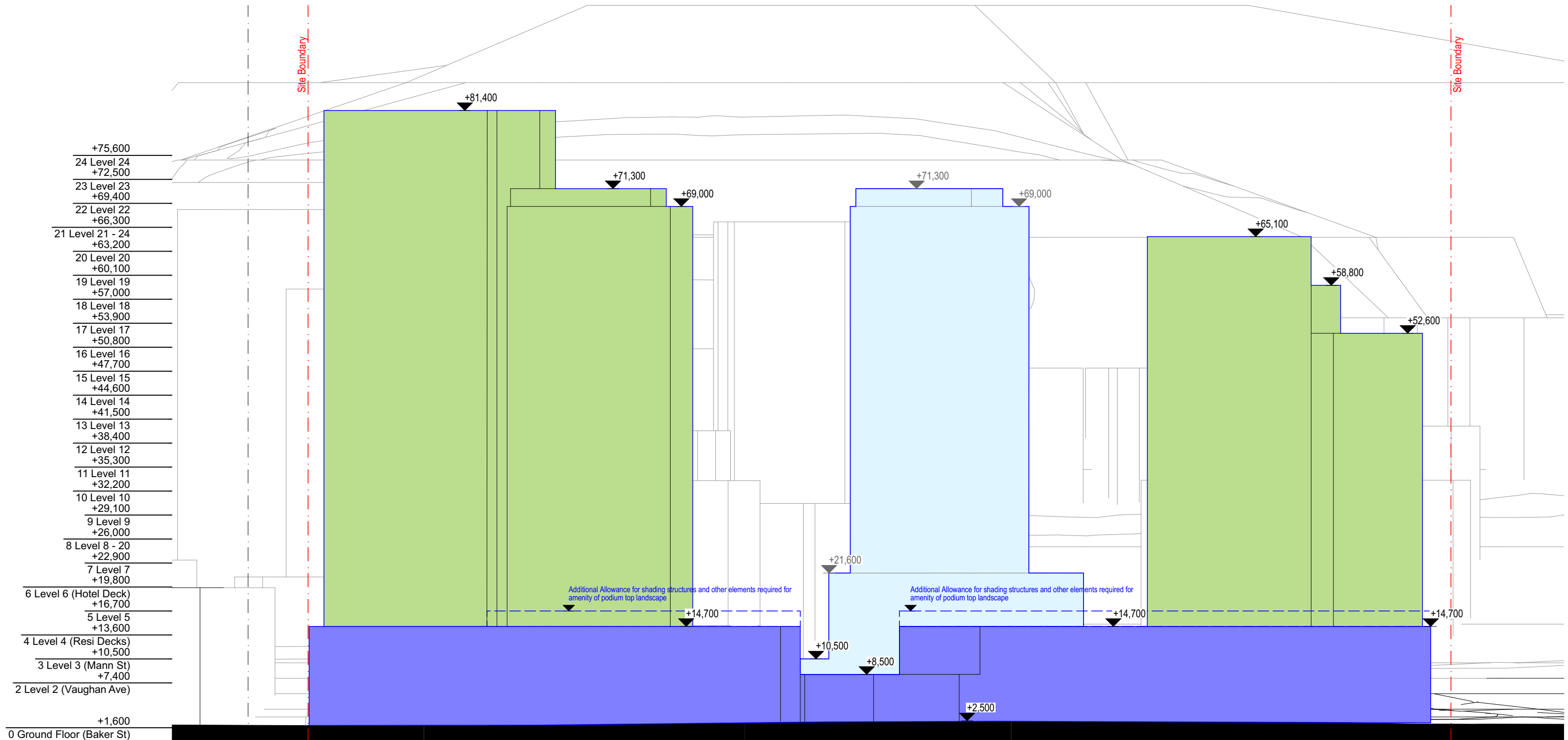


ENVELOPE PLAN



WEST ELEVATION

BAKER STREET



- Residential Use
- Hotel Use
- Retail/Commercial Use
- Carpark

NOTE: Proposed envelopes are intended to provide a "loose fit" to allow for the detailed design development of future built form applications. The envelopes accommodate potential (future) required mechanical services.



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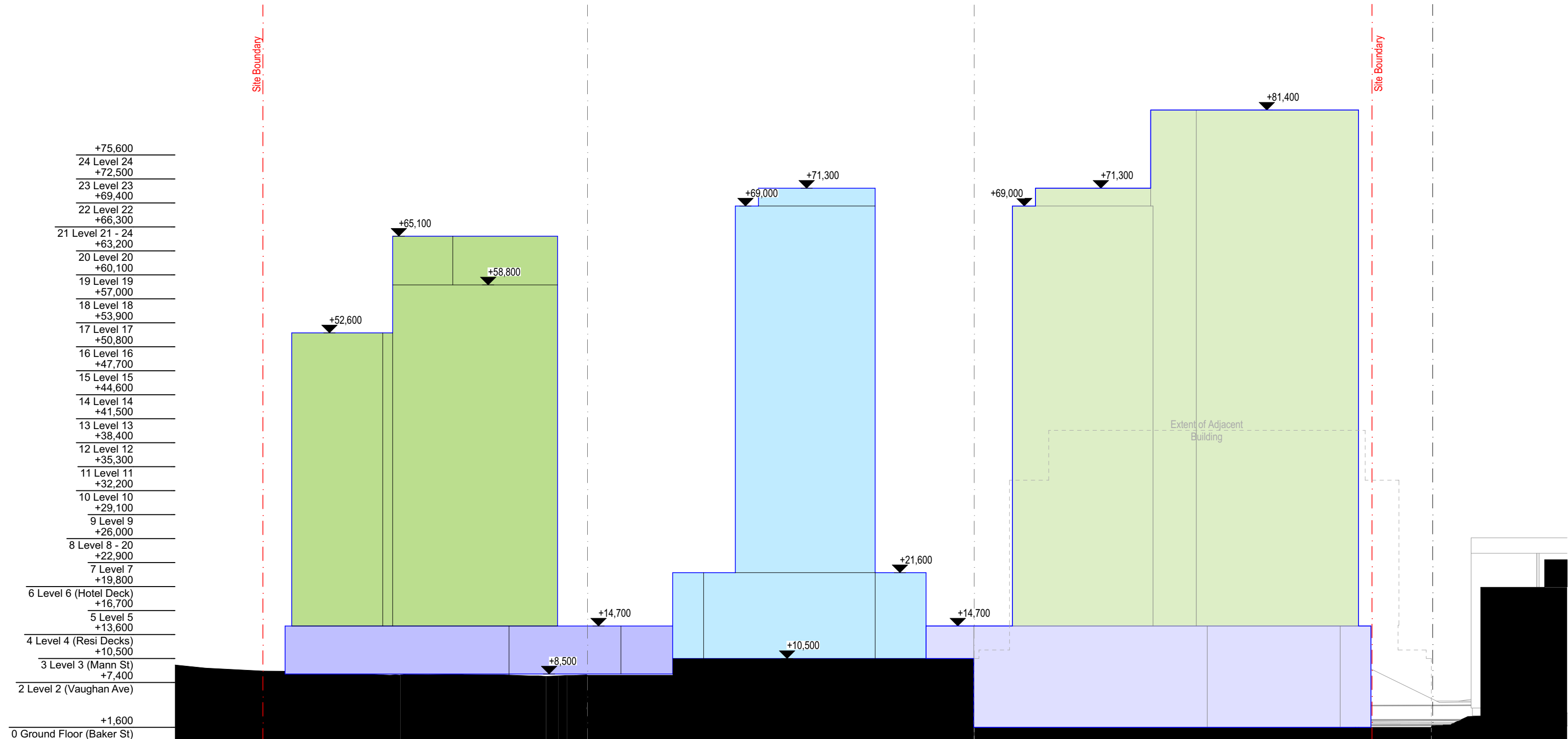
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Project Name 26-32 Mann Street
Project Number 11725
Date March 2020
Scale 1:500@A3

Drawing Name Western Elevation
Drawing Number DA4
Revision P3

EAST ELEVATION
MANN STREET



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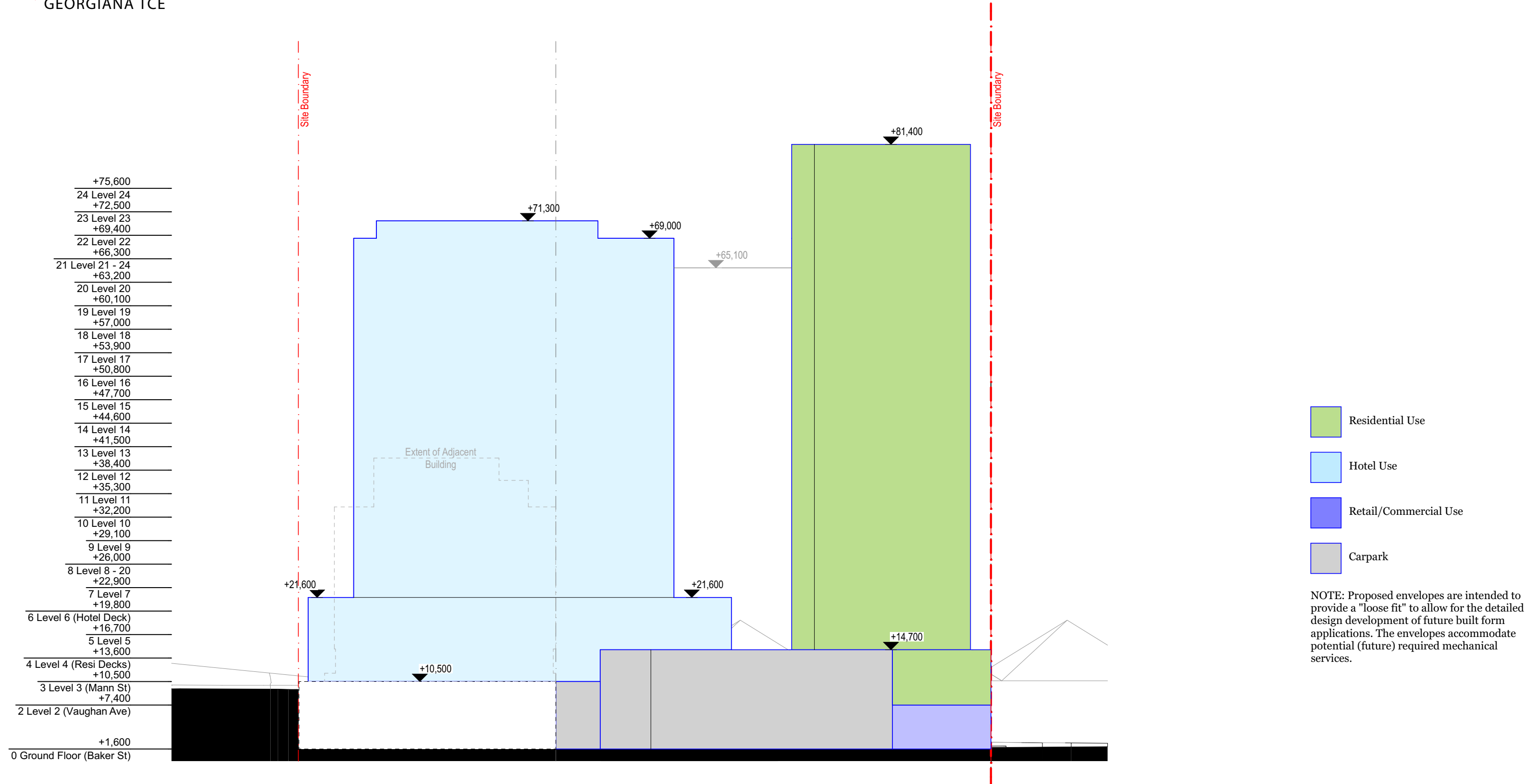
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Project Name 26-32 Mann Street
Project Number 11725
Date March 2020
Scale 1:500@A3

Drawing Name Eastern Elevation
Drawing Number DA5
Revision P3

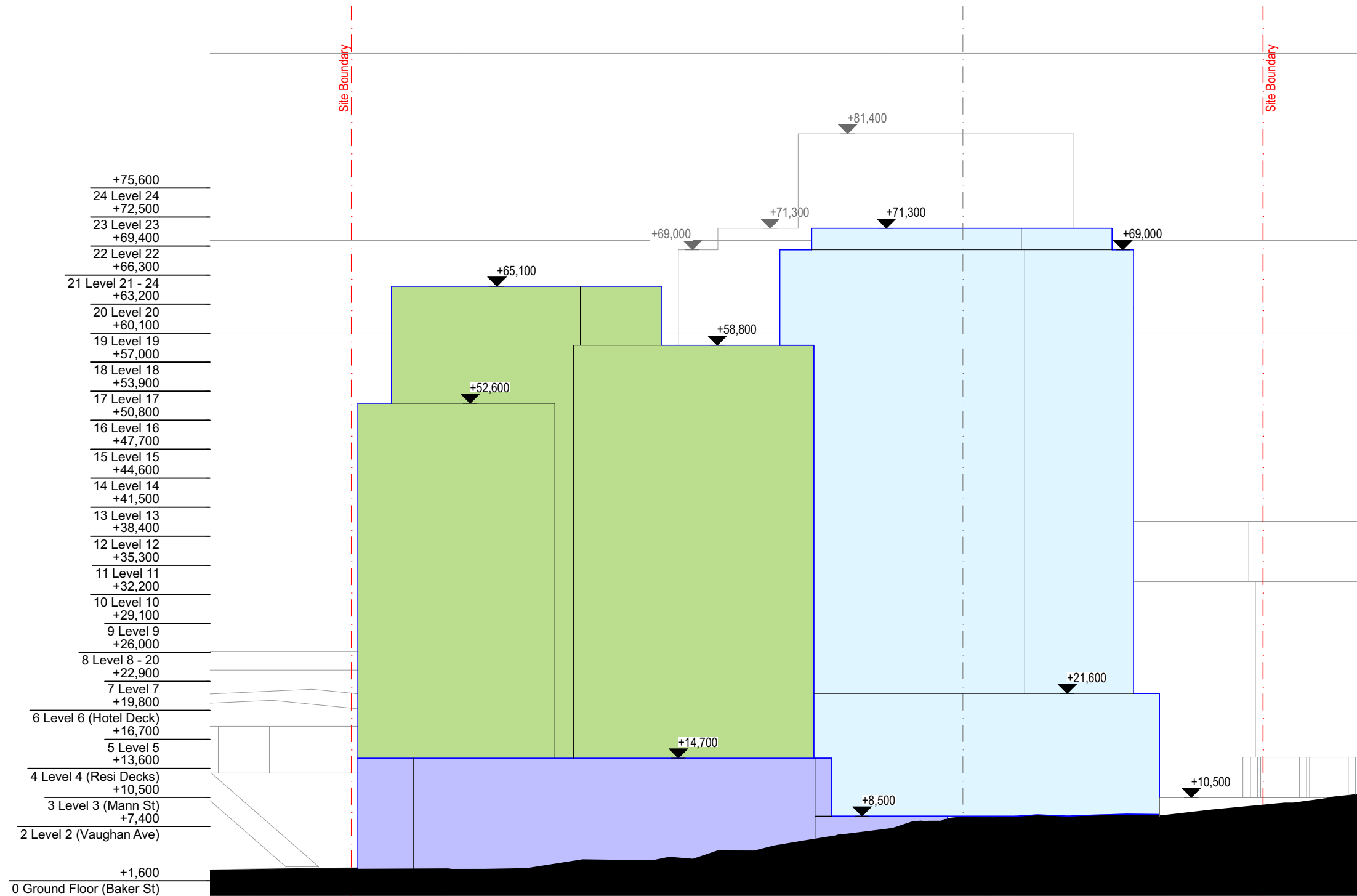
NORTH ELEVATION

GEORGIANA TCE



SOUTH ELEVATION

VAUGHAN AVE



- Residential Use
- Hotel Use
- Retail/Commercial Use
- Carpark

NOTE: Proposed envelopes are intended to provide a "loose fit" to allow for the detailed design development of future built form applications. The envelopes accommodate potential (future) required mechanical services.



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Project Name 26-32 Mann Street
Project Number 11725
Date March 2020
Scale 1:500@A3

Drawing Name Southern Elevation
Drawing Number DA7
Revision P3

FLOOR PLANS

SITE PLAN



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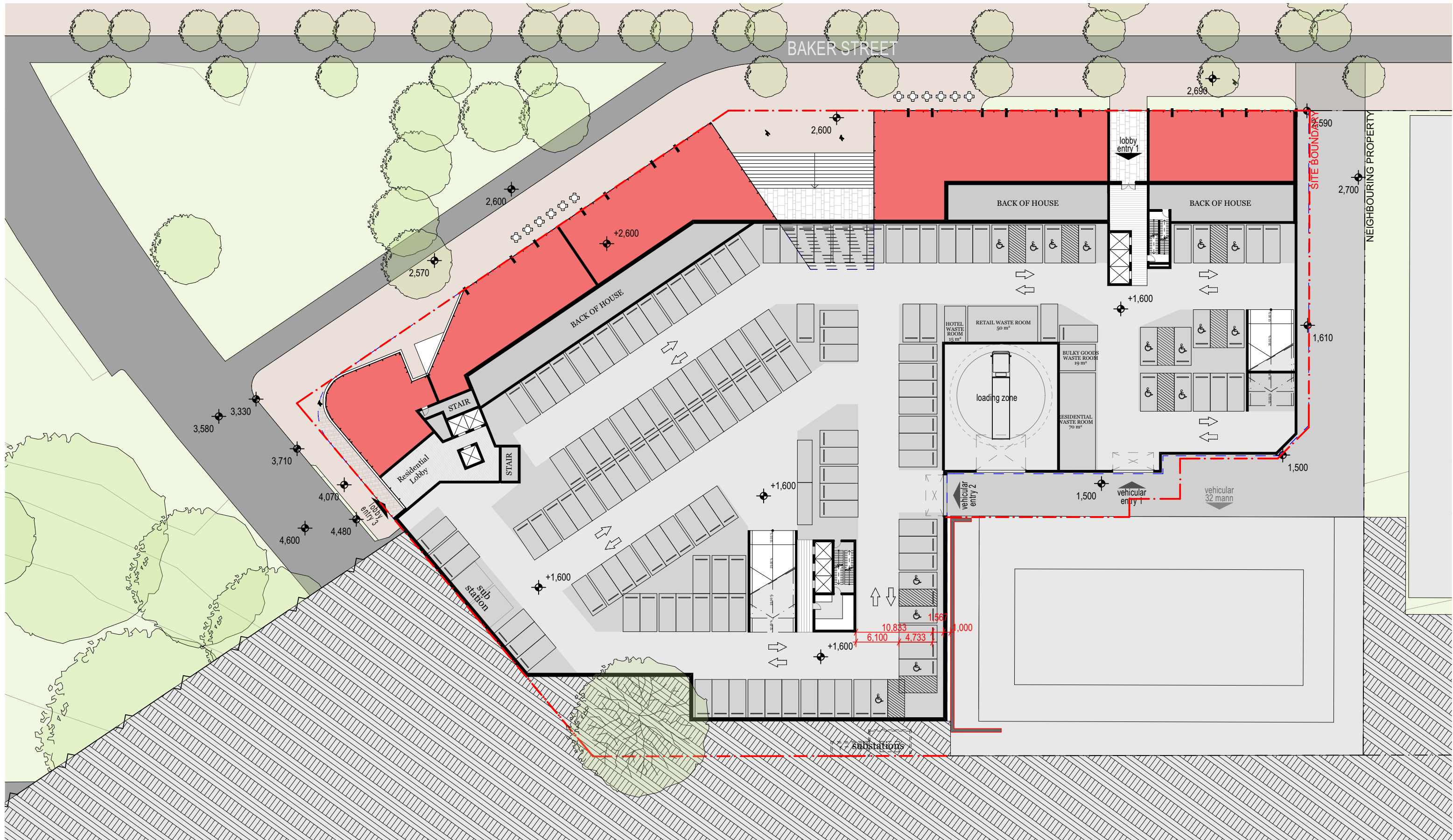


Project Name 26-32 Mann Street
Project Number 11725
Date March 2020
Scale 1:1000@A3

Drawing Name Site plan
Drawing Number TP000
Revision P8

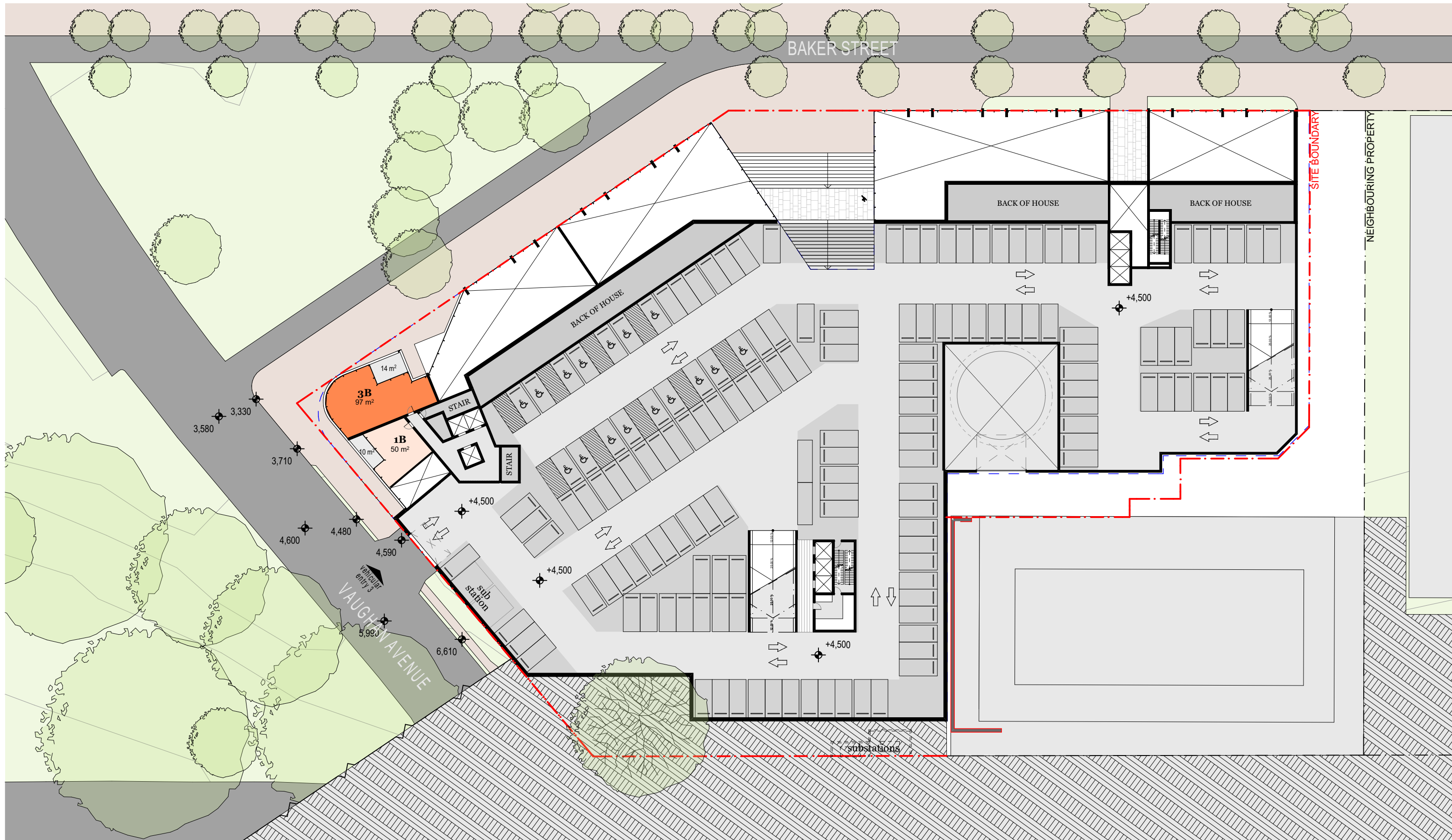
FLOOR PLANS

GROUND FLOOR



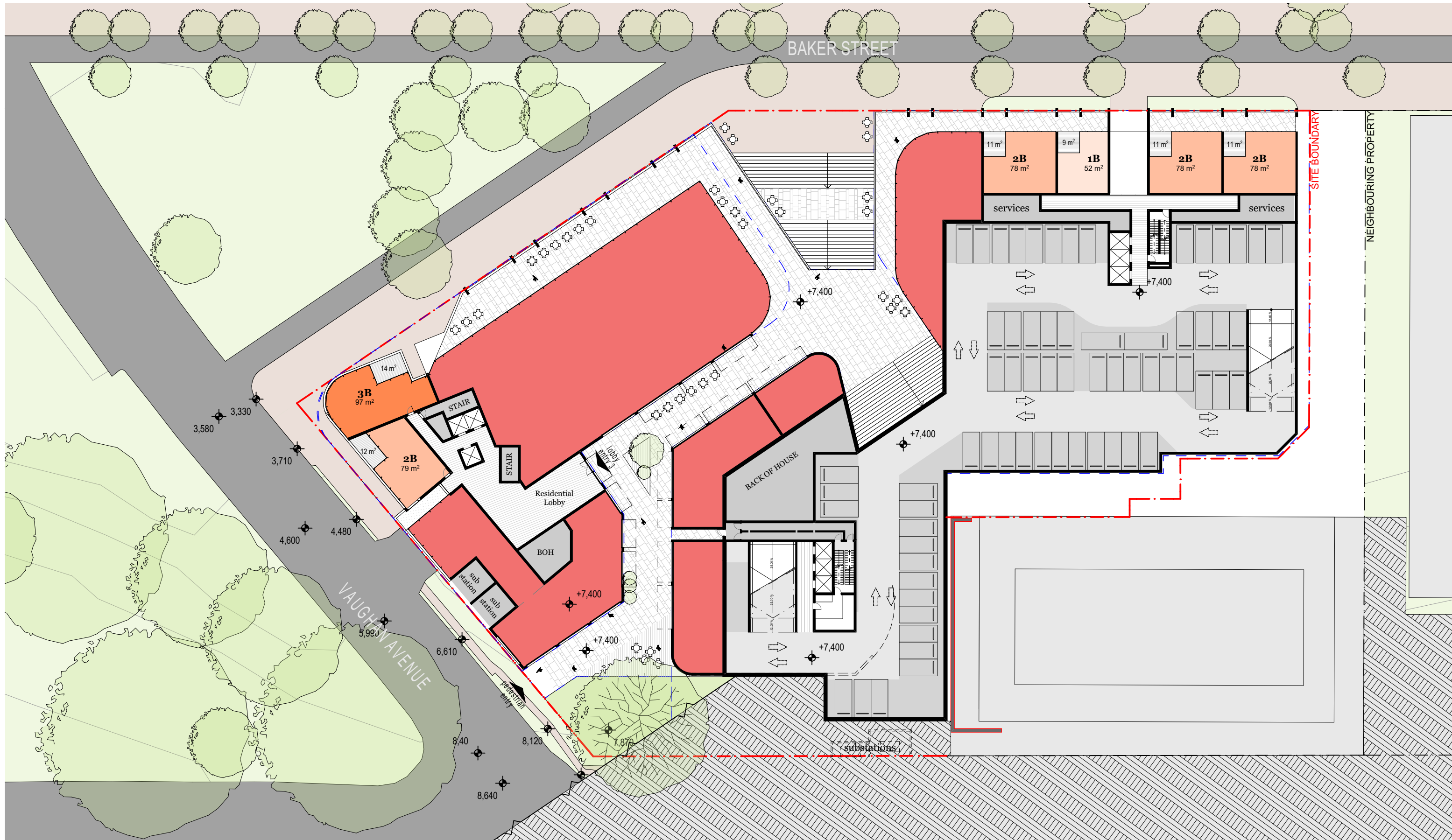
FLOOR PLANS

LEVEL 1



FLOOR PLANS

LEVEL 2



FLOOR PLANS

LEVEL 3



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Project Name 26-32 Mann Street
Project Number 11725
Date March 2020
Scale 1:500@A3

Drawing Name Level Three (Mann St)
Drawing Number TP004
Revision P8

FLOOR PLANS
LEVEL 4



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Project Name 26-32 Mann Street
Project Number 11725
Date March 2020
Scale 1:500@A3

Drawing Name Level Four (Residential Decks)
Drawing Number **TP005**
Revision P7

FLOOR PLANS

LEVEL 5



FLOOR PLANS
LEVEL 6



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Project Name 26-32 Mann Street
Project Number 11725
Date March 2020
Scale 1:500@A3

Drawing Name Level Six (Hotel Deck)
Drawing Number TP007
Revision P7

FLOOR PLANS

LEVEL 8 - 15



LEVEL 16 - 17



FLOOR PLANS

LEVEL 18



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Project Name 26-32 Mann Street
Project Number 11725
Date March 2020
Scale 1:500@A3

Drawing Name Level Eighteen
Drawing Number TP010
Revision P3

FLOOR PLANS

LEVEL 19-20



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Surry Hills, NSW 2010
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NSW: Nominated Architects
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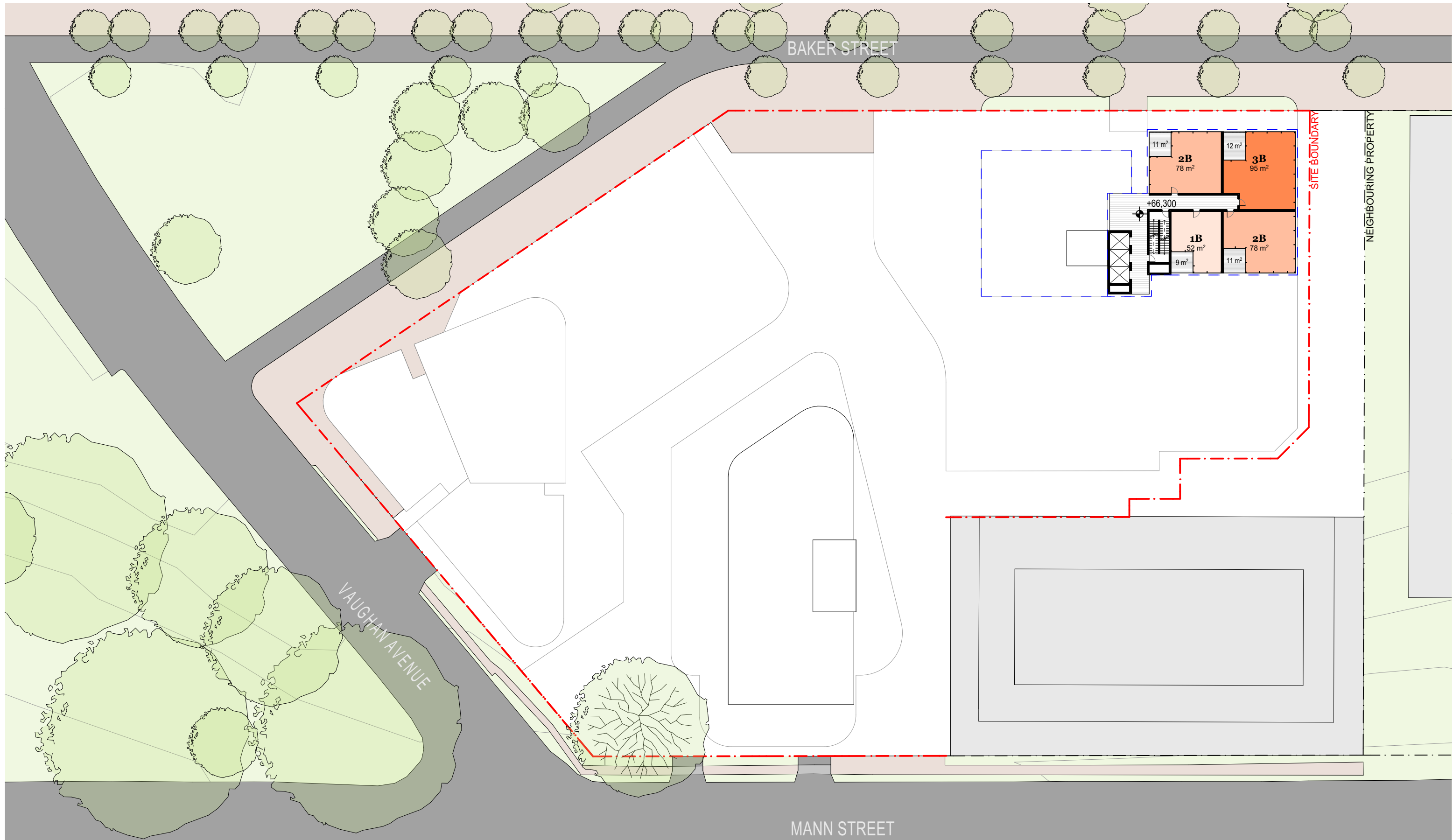
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Project Name 26-32 Mann Street
Project Number 11725
Date March 2020
Scale 1:500@A3

Drawing Name Level Nineteen - Twenty
Drawing Number **TP011**
Revision **P3**

FLOOR PLANS
LEVEL 21-24



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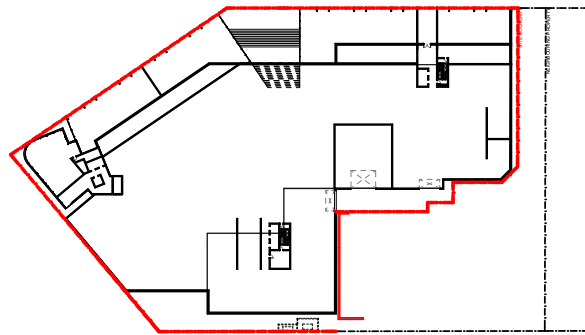
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Project Name 26-32 Mann Street
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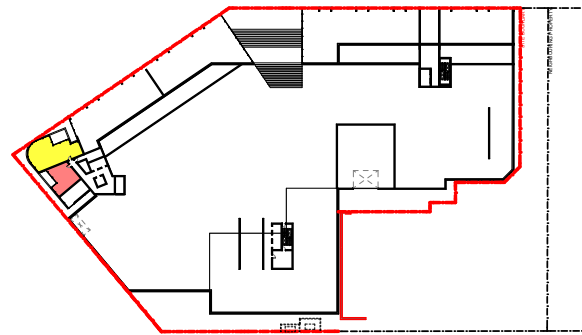
Drawing Name Level Twenty one- Twenty Four
Drawing Number **TP012**
Revision **P3**

0/0 > 2 Hrs Solar
0/0 No Solar



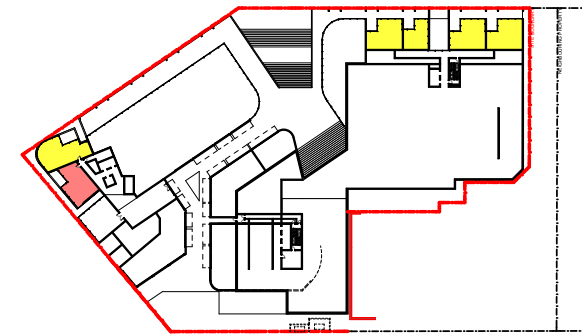
Ground Floor (Baker St)

1/2 > 2 Hrs Solar
1/2 No Solar



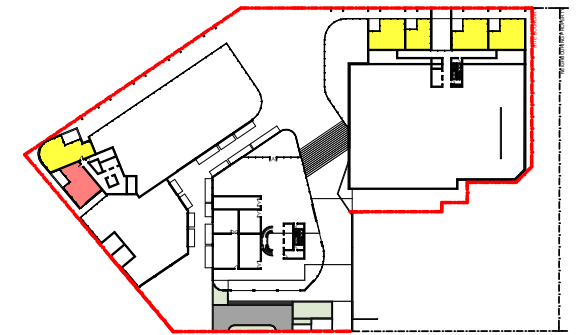
Level 1

5/6 > 2 Hrs Solar
1/6 No Solar



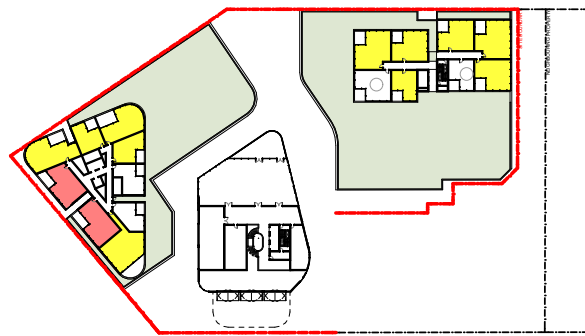
Level 2 (Vaughan Ave)

5/6 > 2 Hrs S
1/6 No S



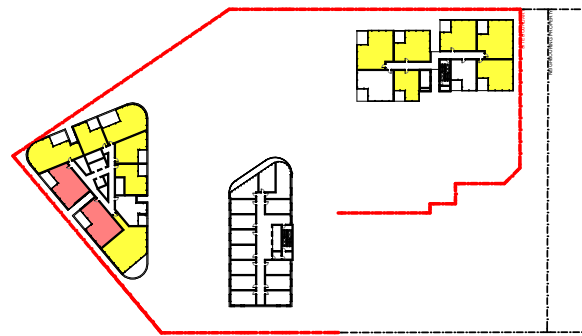
Level 3 (Mann St)

4 x (11/17) = **44/68** > 2 Hrs Solar
4 x (2/17) = **8/68** No Solar



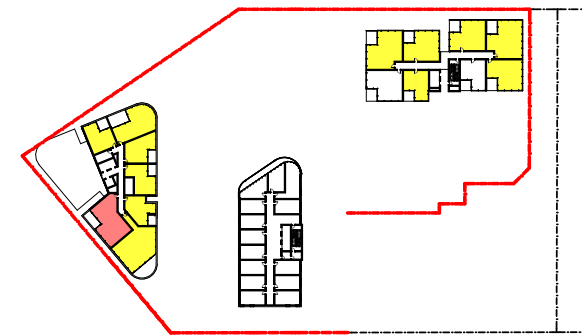
Level 4 - Level 7

8 x (12/17) = **96/136** > 2 Hrs Solar
8 x (2/17) = **16/136** No Solar



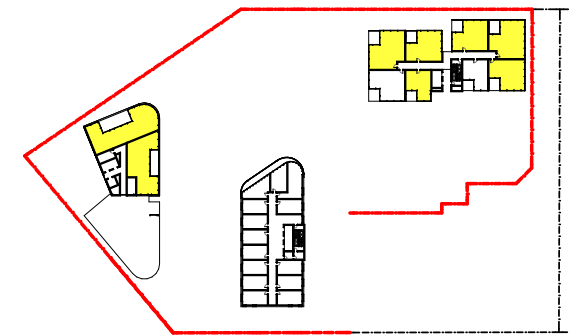
Level 8 - 15

2 x (12/15) = **24/30** > 2 Hrs Solar
2 x (1/15) = **2/30** No Solar



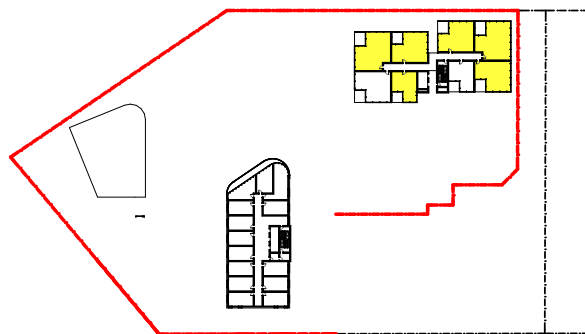
Level 16 - 17

8/10 > 2 Hrs S
0/10 No S



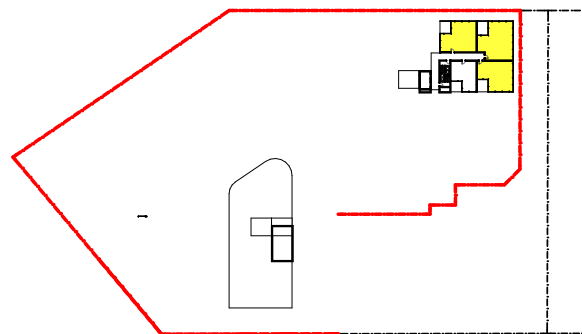
Level 18

2 x (6/8) = 12/16 > 2 Hrs Solar
2 x (0/8) = 0/16 No Solar



Level 19 - Level 20

4 x (3/4) = 12/16 > 2 Hrs Solar
4 x (0/4) = 0/16 No Solar



Level 21 - 24

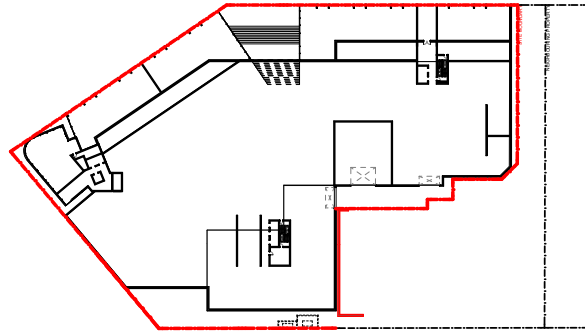
Solar Access

Northern Tower & Southern Tower Only

Total Units Receiving > 2 Hrs Solar
207/290 (71.3%)

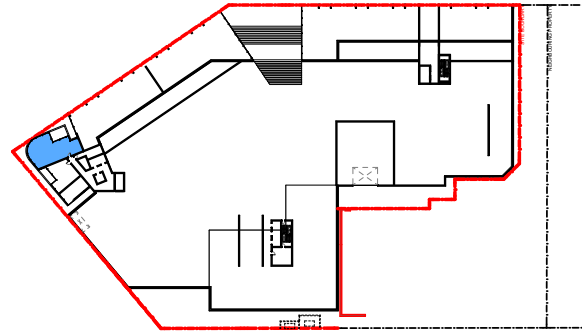
Total Units Receiving No Solar
29/290 (10.0%)

0/0 Cross Vent



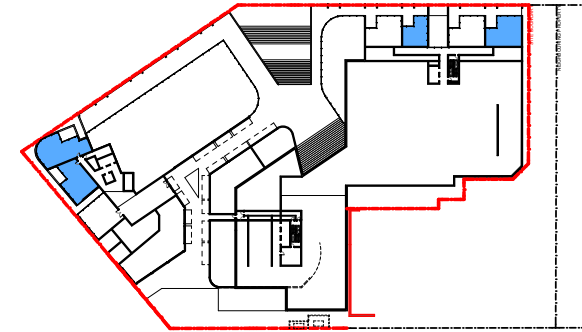
Ground Floor (Baker St)

1/2 Cross Vent



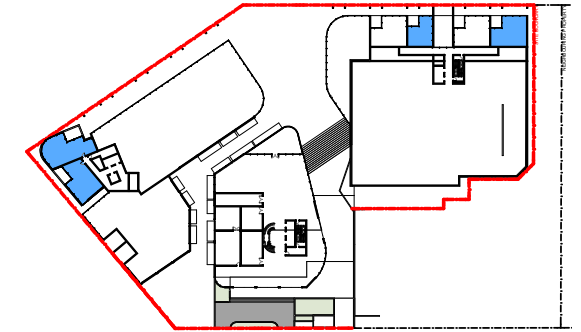
Level 1

4/6 Cross Vent



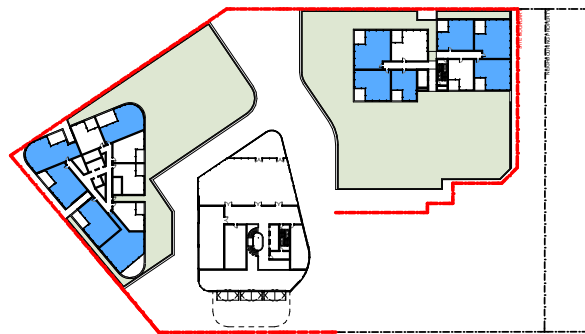
Level 2 (Vaughan Ave)

4/6 Cross V



Level 3 (Mann St)

5 x (11/17) = 55/85 Cross Vent



Level 4 - Level 8

Cross Ventilation

Northern Tower & Southern Tower Only

Total Cross Vent Units in first 9 Storeys
64/99 (64.6%)

PROPOSED CONCEPT MASTER PLAN FOR APPROVAL

	TOTAL	
Site Area	8884	
FSR	4.42	
Total GFA	39244	
GFA (Residential)	26363	67.2%
GFA (Hotel)	9660	24.6%
GFA (Retail/Commercial)	3215	8.2%

		Car Parking	EASTERN (HOTEL) BUILDING			SOUTHERN BUILDING			NORTHERN BUILDING		
			GFA Hotel	GFA Retail/Comm.	GFA Total	GFA Residential	GFA Retail/Comm.	GFA Total	GFA Residential	GFA Retail/Comm.	GFA Total
Ground	RL 02.60	159	0	0	0	108	699	807	67	591	658
Level 1	RL 04.50	163	0	0	0	201	0	201	0	0	0
Level 2	RL 07.40	71	0	374	374	376	1312	1688	407	239	646
Level 3	RL 10.50	53	1006	0	1006	236	0	236	407	0	413
Level 4	RL 13.60		774	0	774	768	0	768	724	0	724
Level 5			0	0	0	779	0	779	724	0	724
Level 6			431	0	431	779	0	779	724	0	724
Level 7			0	0	0	779	0	779	724	0	724
Level 8			573	0	573	779	0	779	724	0	724
Level 9			573	0	573	779	0	779	724	0	724
Level 10			573	0	573	779	0	779	724	0	724
Level 11			573	0	573	779	0	779	724	0	724
Level 12			573	0	573	779	0	779	724	0	724
Level 13			573	0	573	779	0	779	724	0	724
Level 14			573	0	573	779	0	779	724	0	724
Level 15			573	0	573	779	0	779	724	0	724
Level 16			573	0	573	571	0	571	724	0	724
Level 17			573	0	573	571	0	571	724	0	724
Level 18			573	0	573	290	0	290	724	0	724
Level 19			573	0	573	0	0	0	724	0	724
Level 20			573	0	573	0	0	0	724	0	724
Level 21			0	0	0	0	0	0	371	0	371
Level 22			0	0	0	0	0	0	371	0	371
Level 23			0	0	0	0	0	0	371	0	371
Level 24			0	0	0	0	0	0	371	0	371
Subtotal		446	9660	374	10034	11690	2011	13701	14673	830	15509

Retail/Commercial

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