

DKO

# Central Coast Quarter 26 Mann Street Gosford

DESIGN REPORT  
DEC 2021



## Understanding the Site

DKO





### Community

Home of the Darkinjung people, the area was once an important corridor for indigenous communities for both trade and movement. Today the region is abundant with natural beauty and rich in cultural heritage, with over 7,000 registered Aboriginal sites and continues to boast a diverse indigenous community.



### Connection to Land

The Kurringai people followed a hunter/gatherer existence stemmed from a deep and spiritual understanding of the land. Post-settlement, the city's economy was formed on agriculture and horticulture.



### Connected Routes

Principal city of the Broken Bay district with an integrated transport system linked by railway lines and major arterial roads, including the Pacific Highway.



### Brisbane Water

Part of the traditional lands of the Darkinjung and Kuringgai Aboriginal people. The predominant harbour borders Gosford and is sculpted by sandstone gorges, playing an important role in the city's past and present.

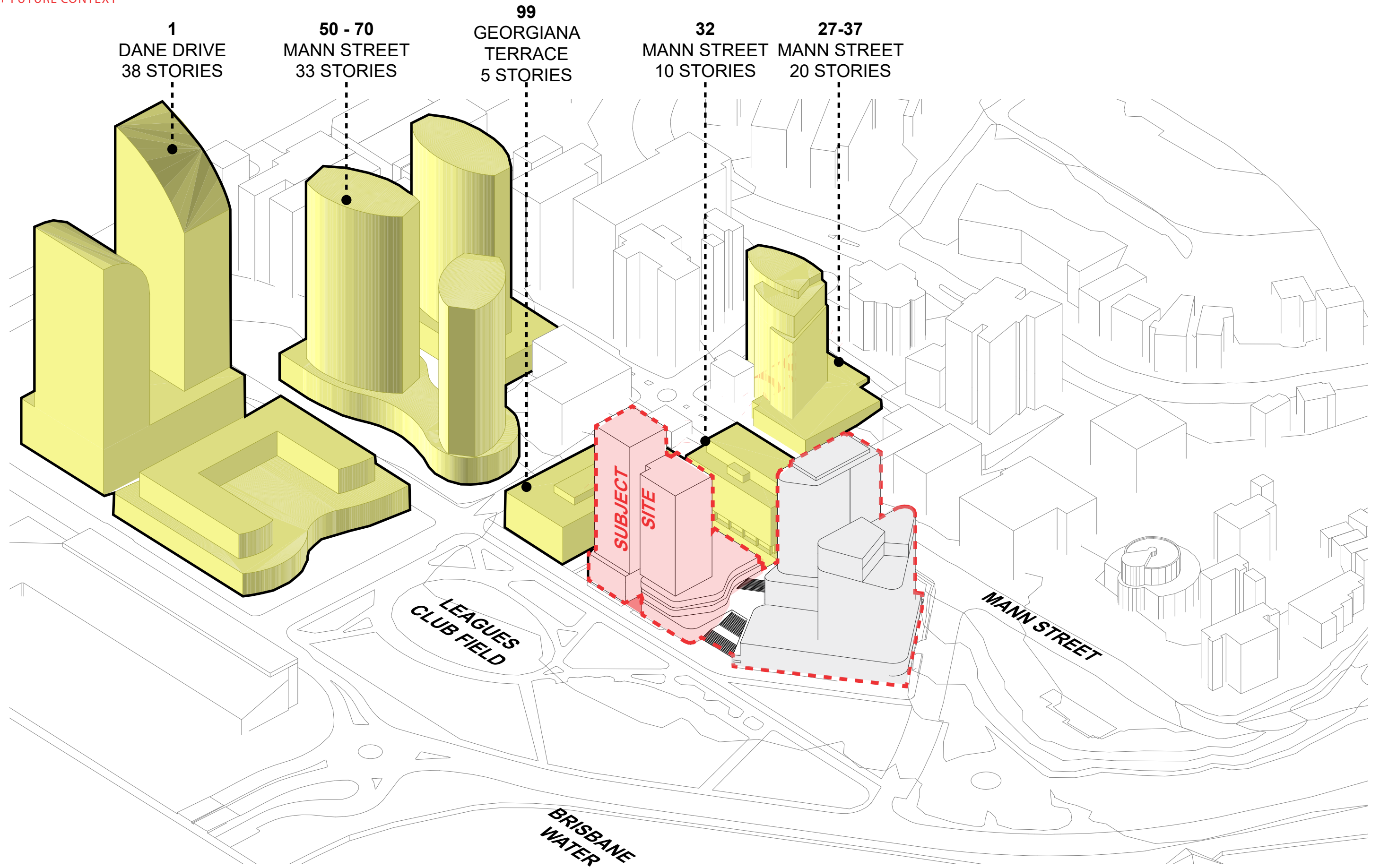


### Mann Street Streetscape

The architectural language of the articulated podium is inspired by Mann Street's historic streetscape. Implications of parapet scale and rhythmic notions of the retail fronts are invoked in the ground plane of the proposed development.



The proposed development creates a place for the city to thrive. It protects and promotes the fine grain retail of Mann Street to establish a new benchmark for an active and functional city spine. The built form draws upon and celebrates Gosford's unique identity to facilitate an attractive and desirable setting for both its residents and the public realm.





- ① The Green / Playing Field
- ② Nature Play
- ③ Community Node
- ④ Boulevard (Shared zone)
- ⑤ High Value Trees retained on site
- ⑥ Pedestrian Connection to Poppy Park

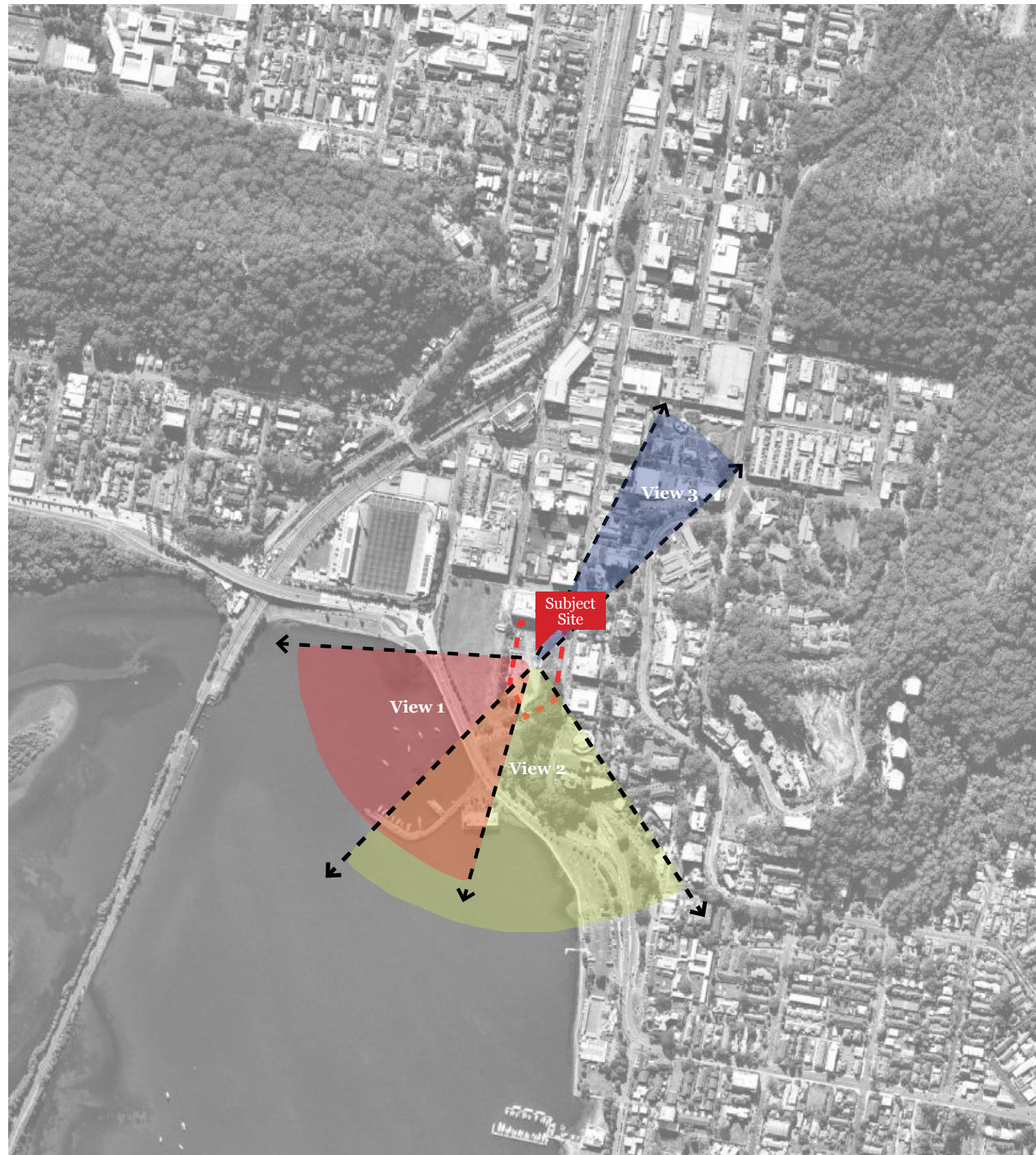


Turf Design Studio 2019









View 1: High Level South-West Views to Brisbane Water



View 2: High Level South Views to Brisbane Water



View 3: High Level North-East Views to Reserve



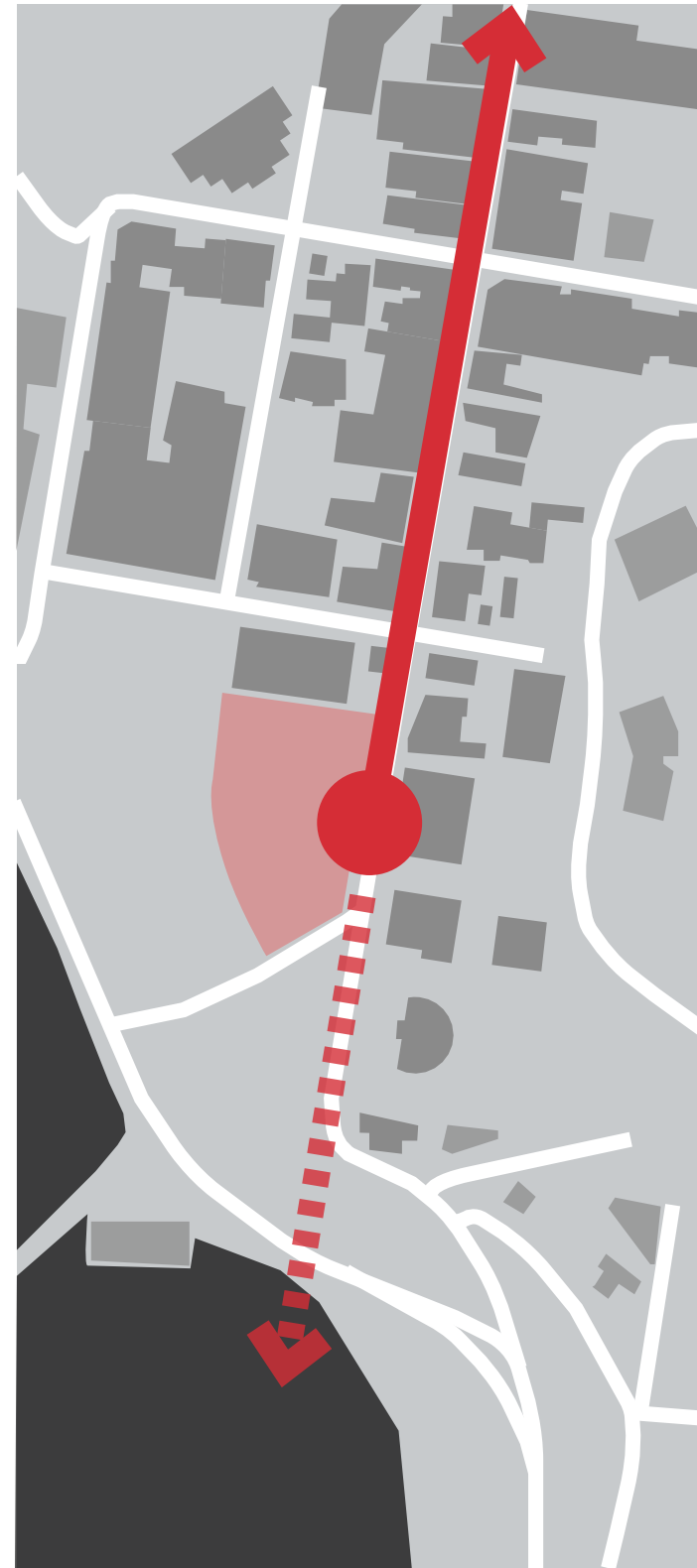


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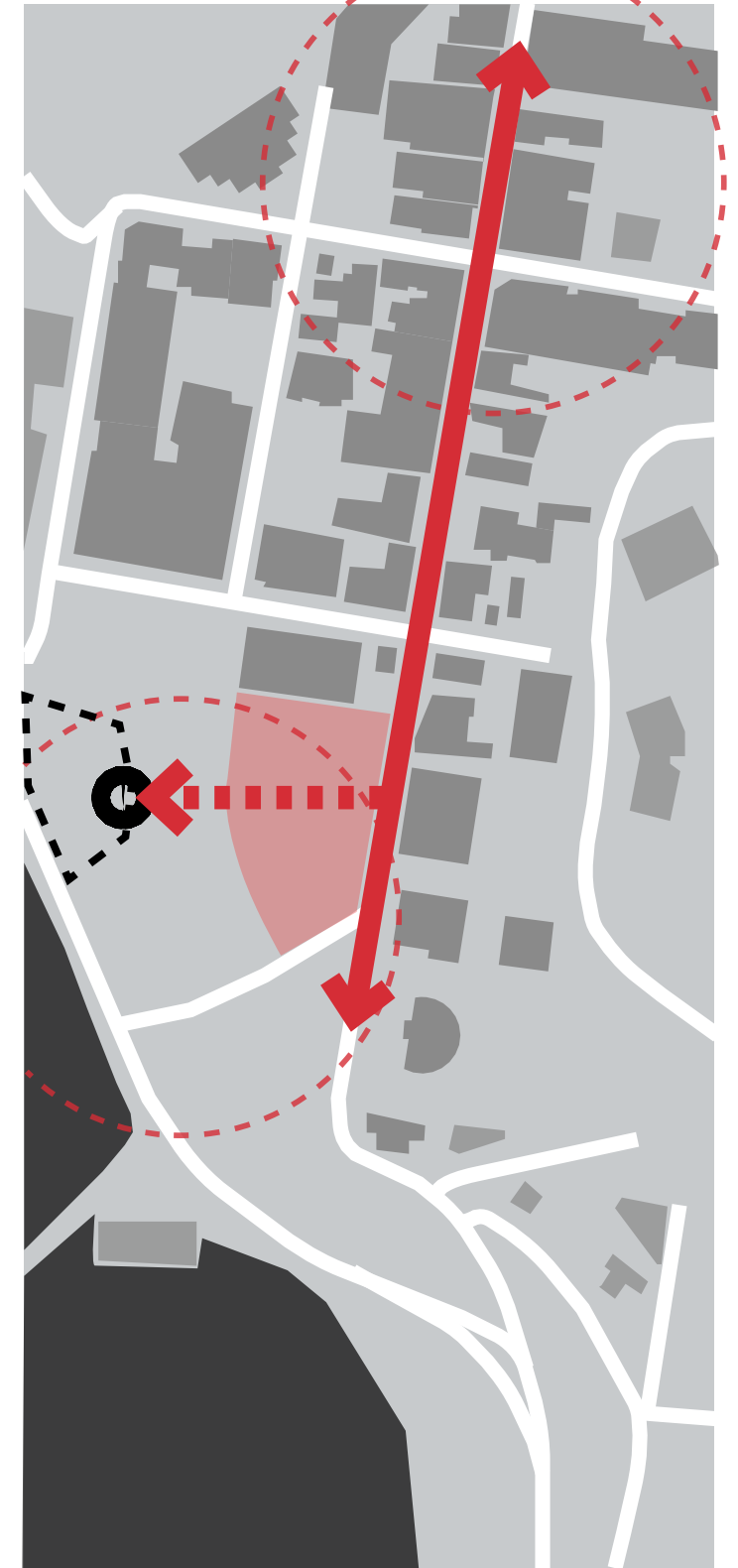
**RETENTION OF NATURAL CHARACTER**  
Respecting the Parkland and Existing Vegetation



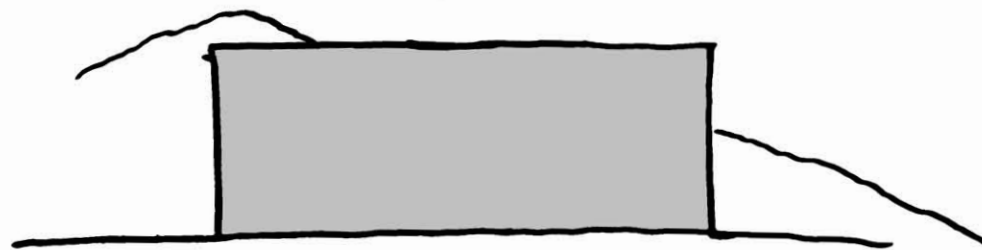
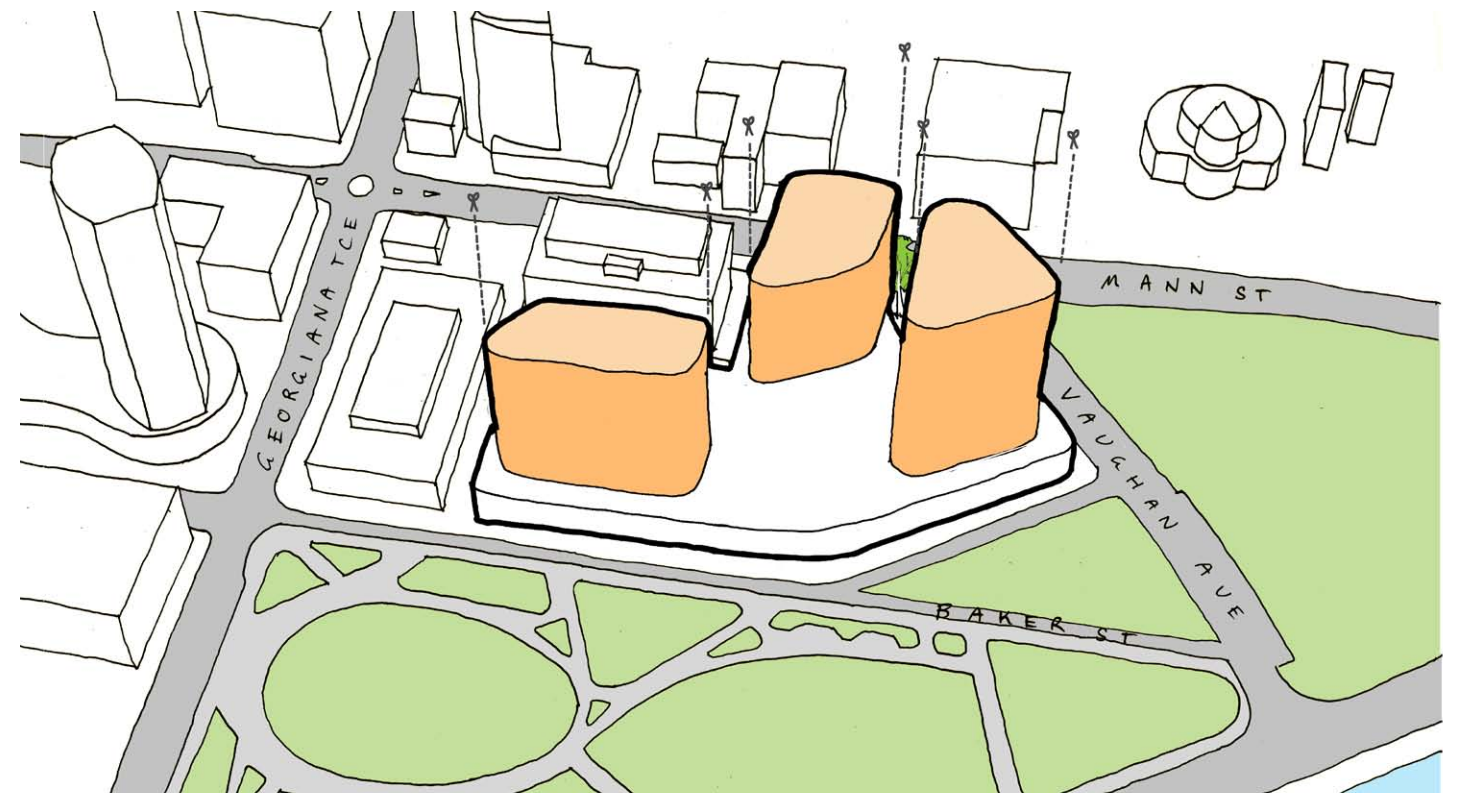
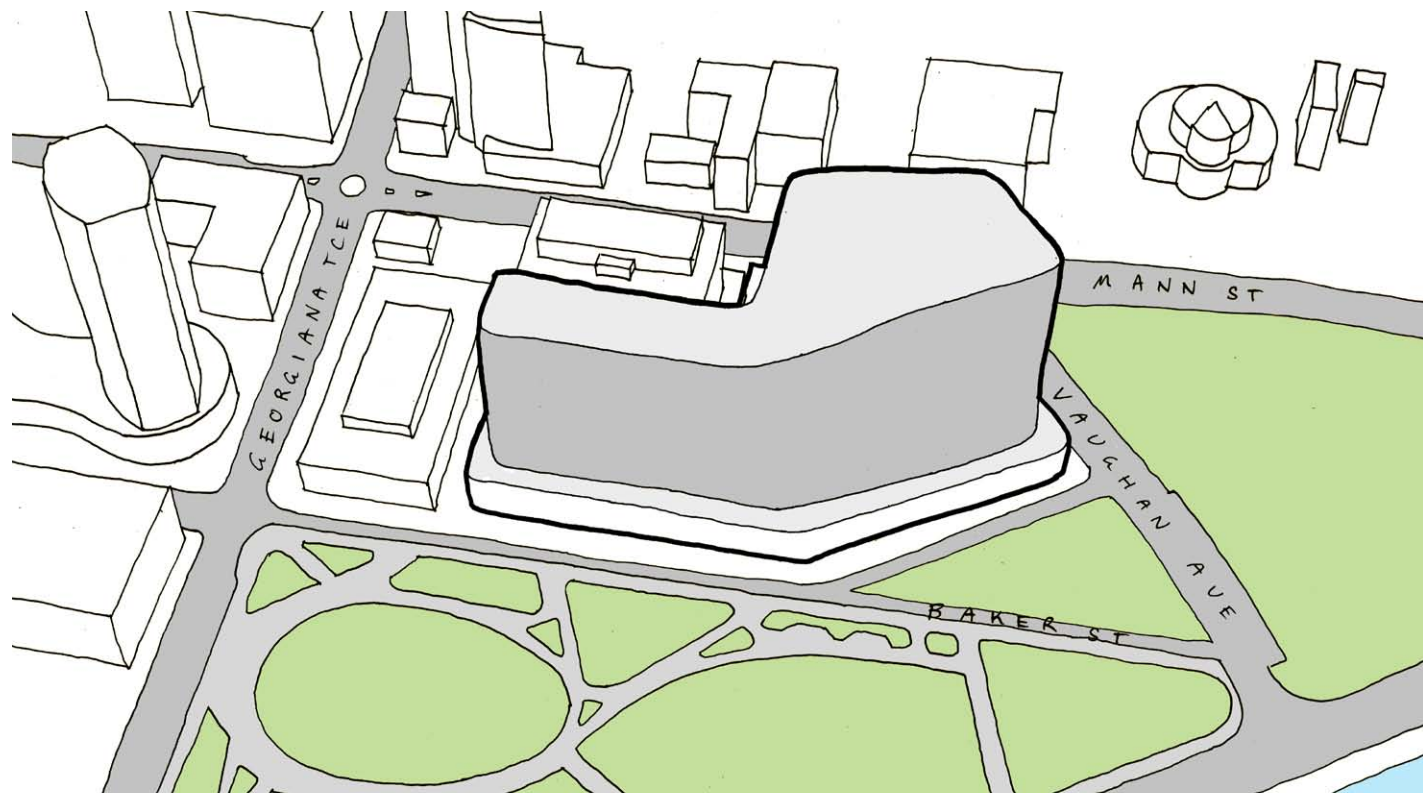
**UNDERSTANDING MANN STREET**  
The site is the start of Mann Street and visually prominent



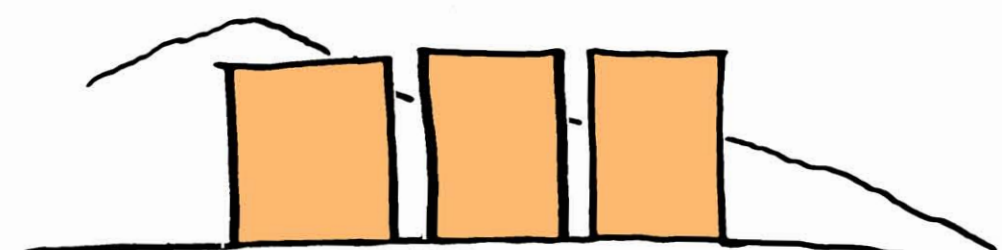
**CONNECTING THE GRID**  
Extend public activity to the Park, Waterfront and Site



**SITE PERMEABILITY**  
Facilitate public spaces and place making of waterfront precinct

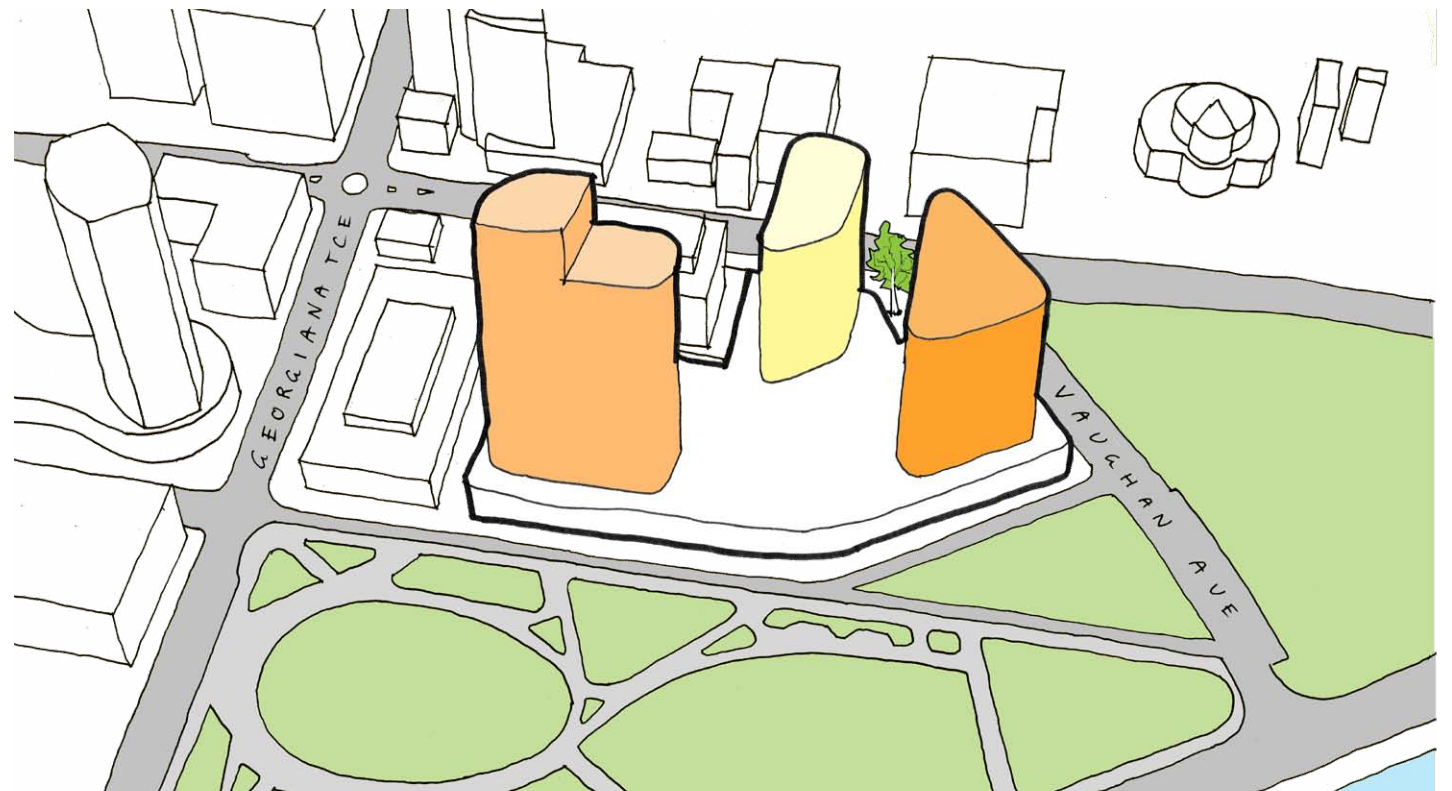
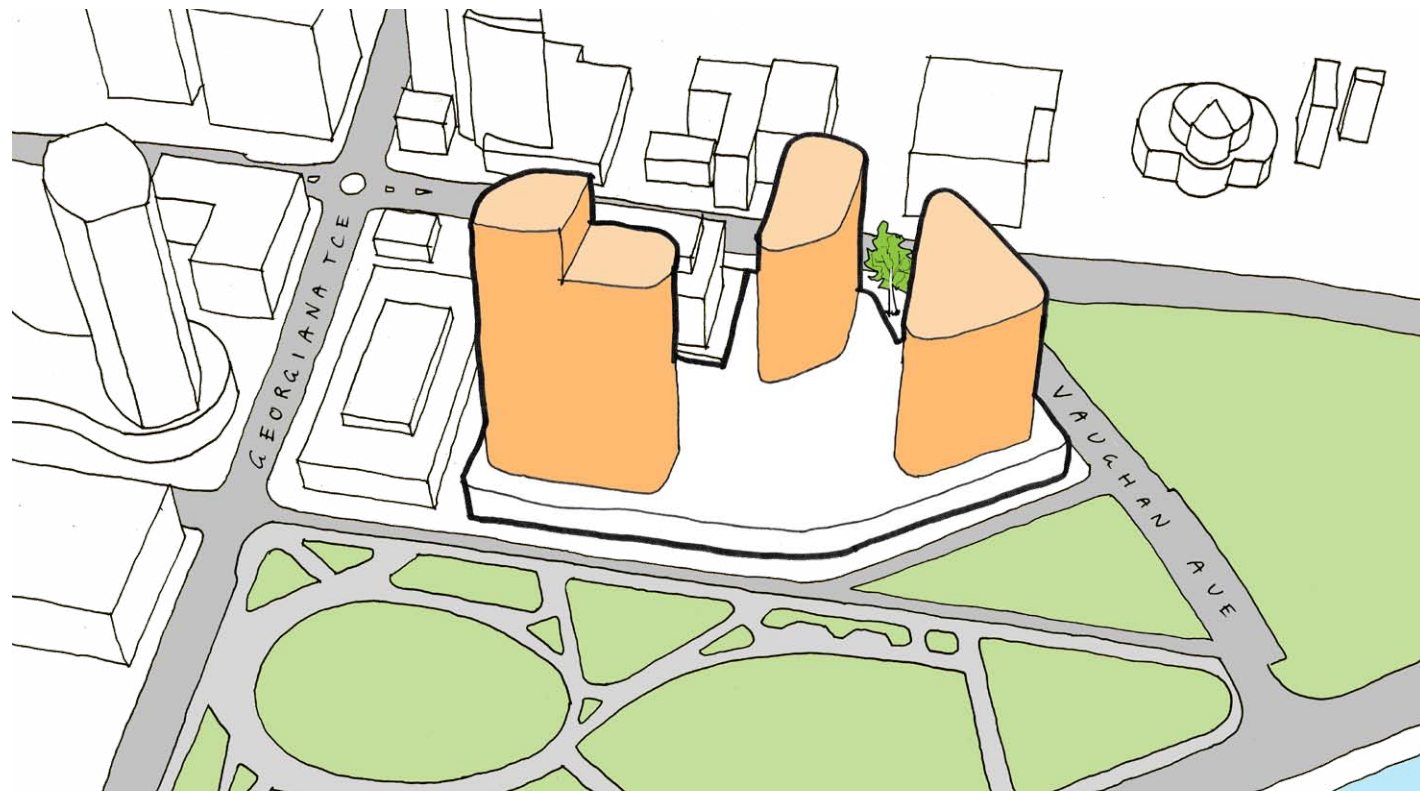


STEP 1: SEPP BUILDING MASS

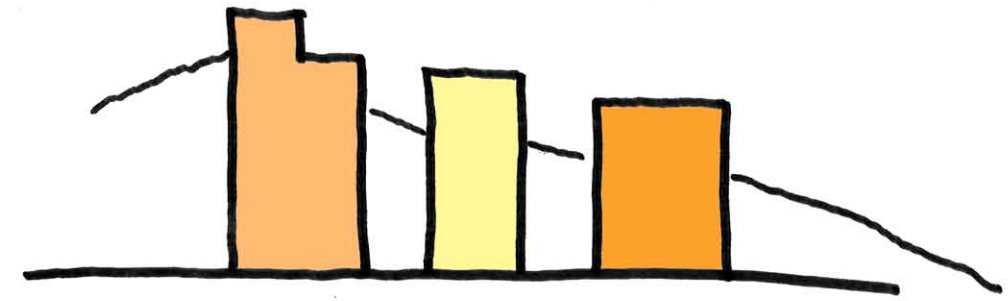


STEP 2: SEPP TOWER ENVELOPES



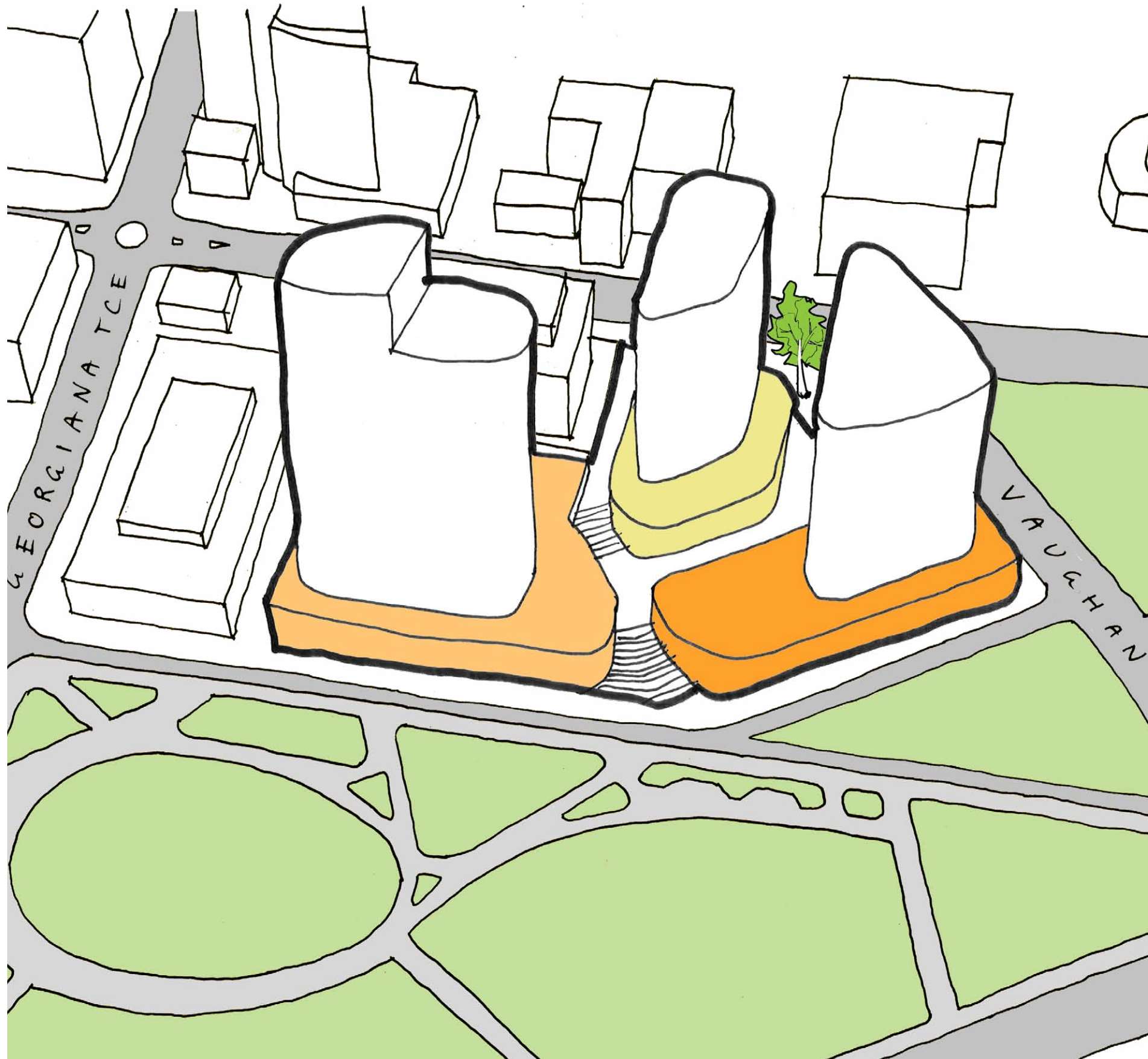


STEP 3: TOWER FOOTPRINT REDUCTION AND HEIGHT INCREASE

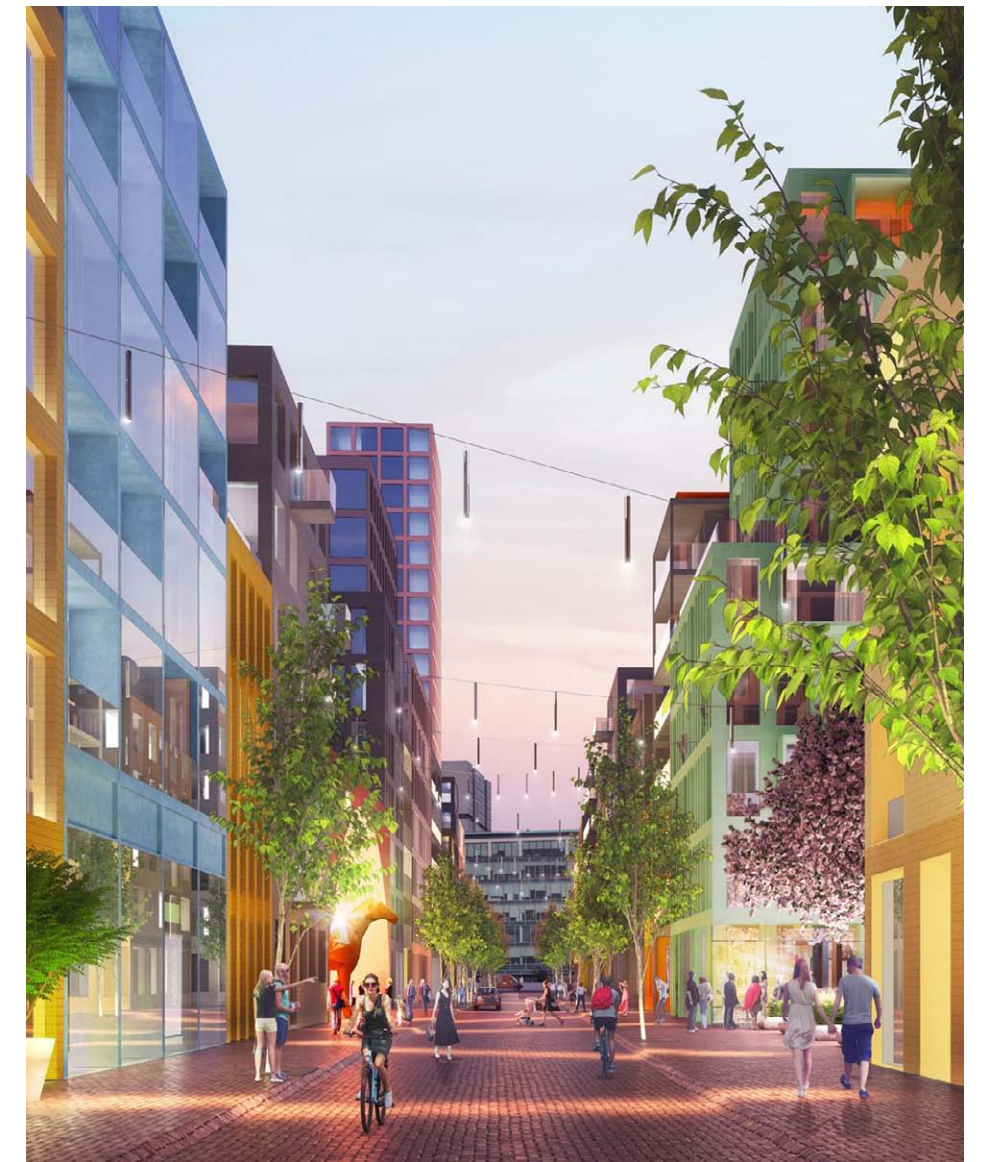


STEP 4: ARCHITECTURAL ARTICULATION AND DIVERSIFICATION OF TOWERS

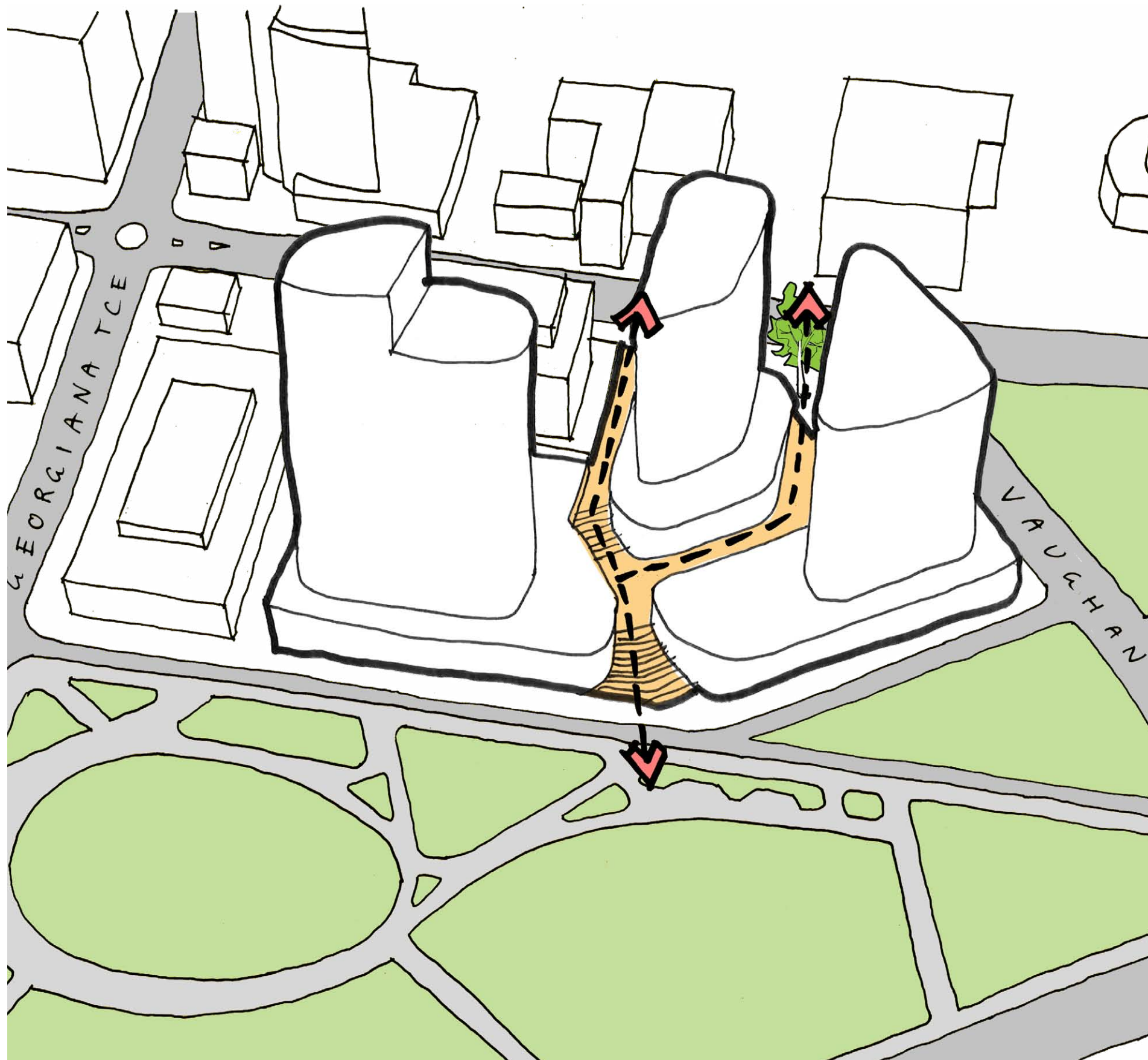




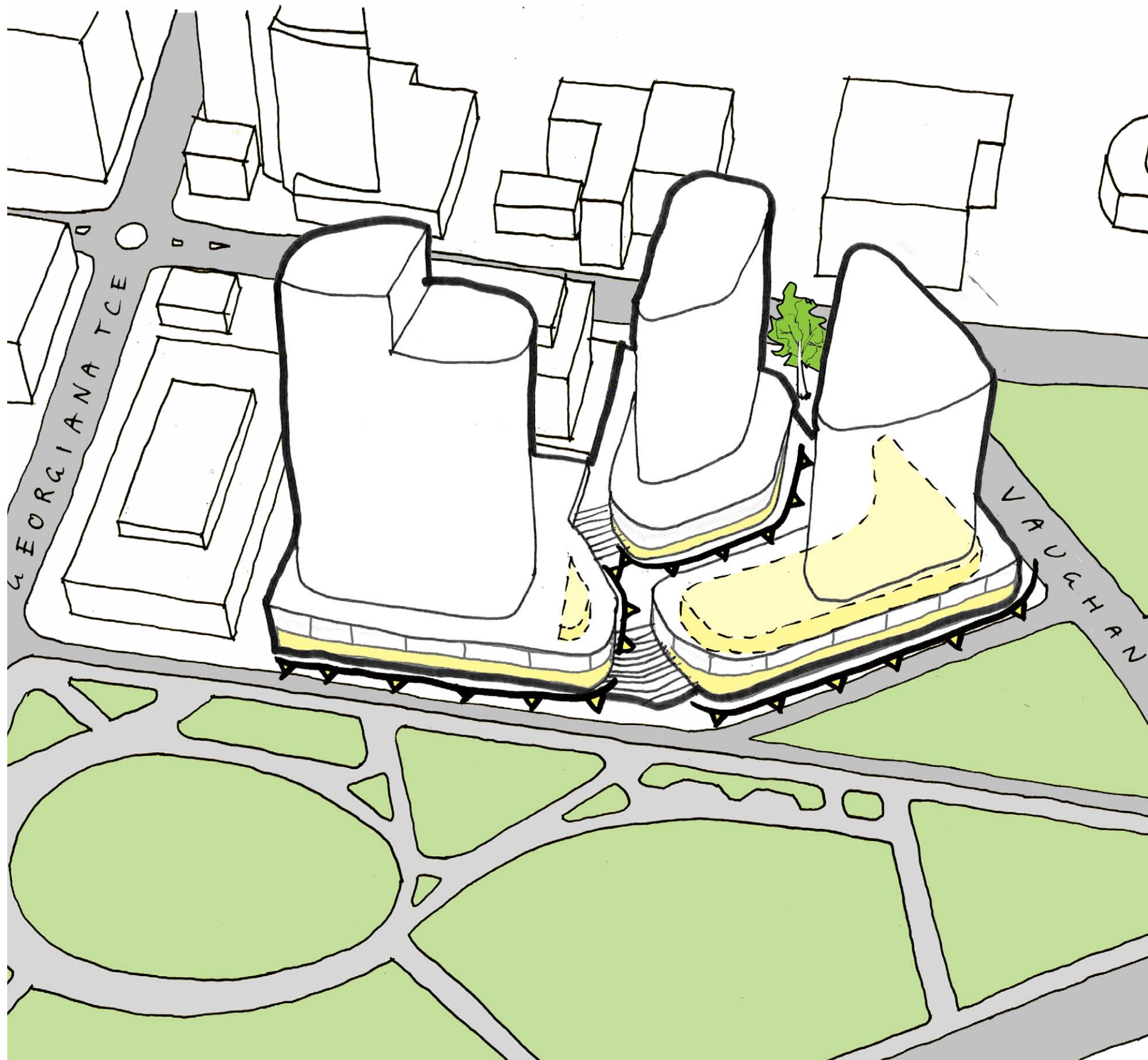
HUMAN SCALED PODIUM WITH ACTIVE INTERACTION





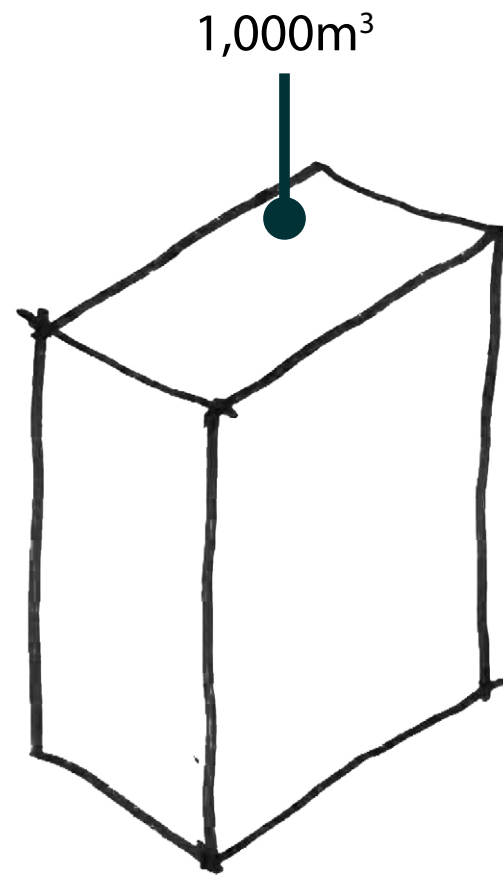








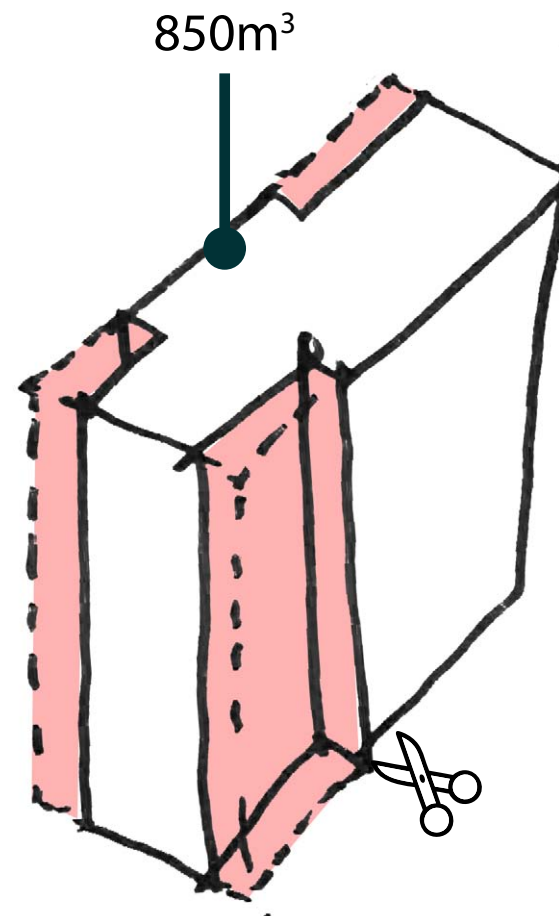
It is important to note that the reference scheme supplied with the concept DA only partially filled the envelope of Northern and Southern building (95% and 97% respectively). It is our understanding that the purpose of the volumetric fill is to reduce it further to 85% with an additional 5% articulation zone for architectural elements (as described in the diagrams below).



1. BUILDING ENVELOPE

Approved Volumetric Fill:

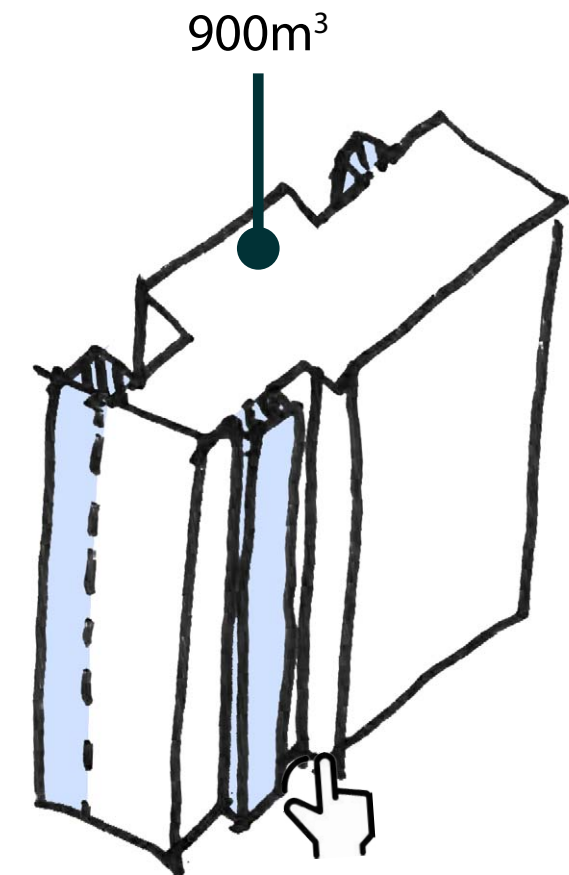
Northern Tower:	95%
Southern Tower:	97%
Eastern Tower:	98%



2. 85% VOLUMETRIC FILL

Approval Condition:

*B1. a) the concept envelope amended in plan and elevation, but not in height, to show a zone within the envelope that represents 85% of the volumetric fill of the envelope, plus an additional 5% zone beyond that which is the "articulation zone". The articulation zone represents the outer permissible limit for any built form.*

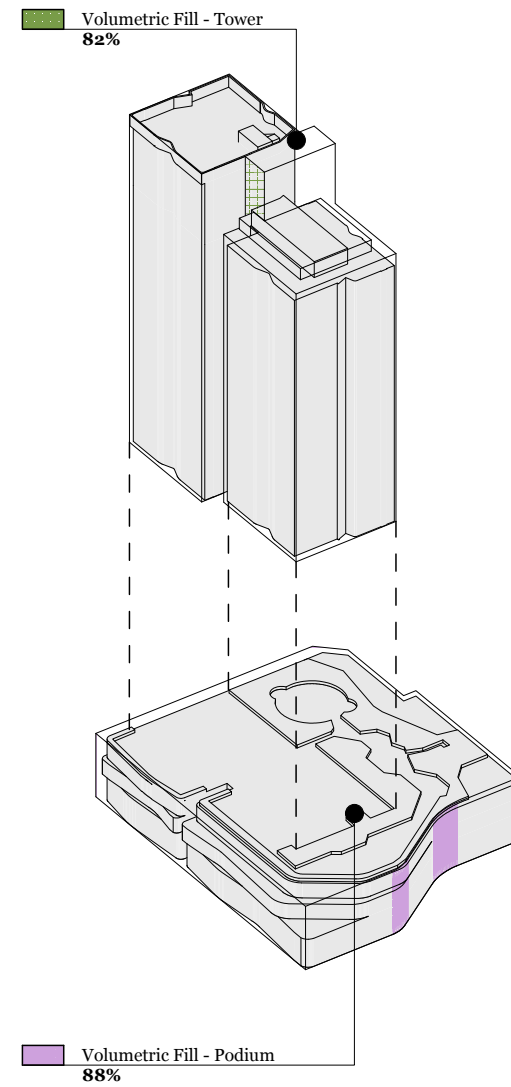
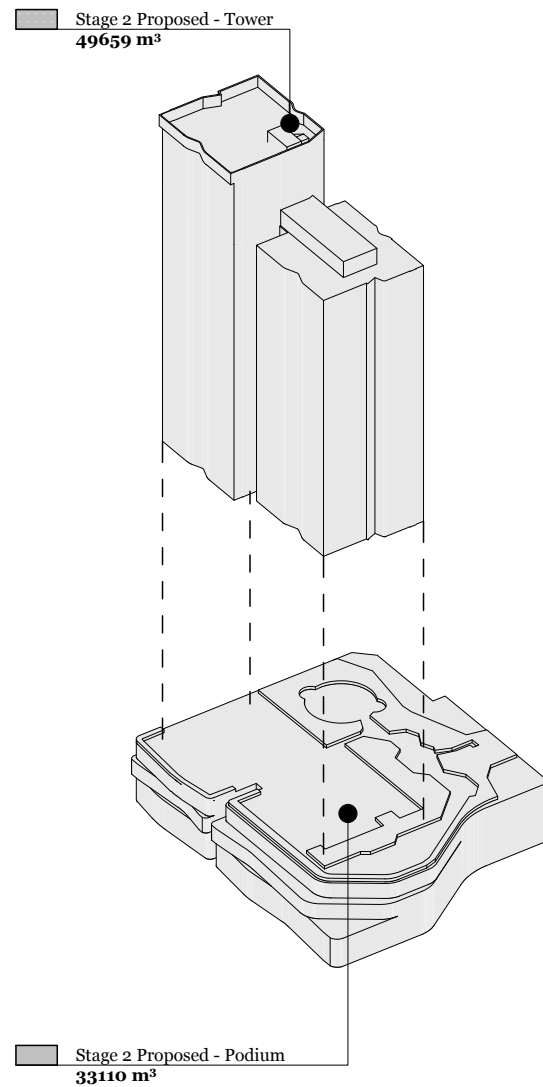
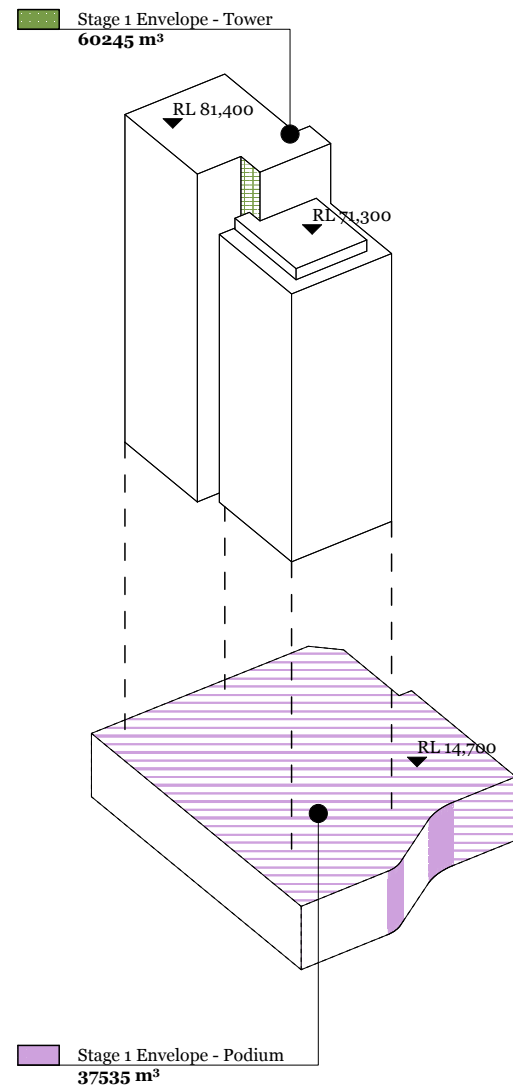


3. 5% ARTICULATION ZONE

Proposed Volumetric Fill:

Northern Tower:	-5% from Approved GFA
Southern Tower:	-7% from Approved GFA
Eastern Tower:	-8% from Approved GFA

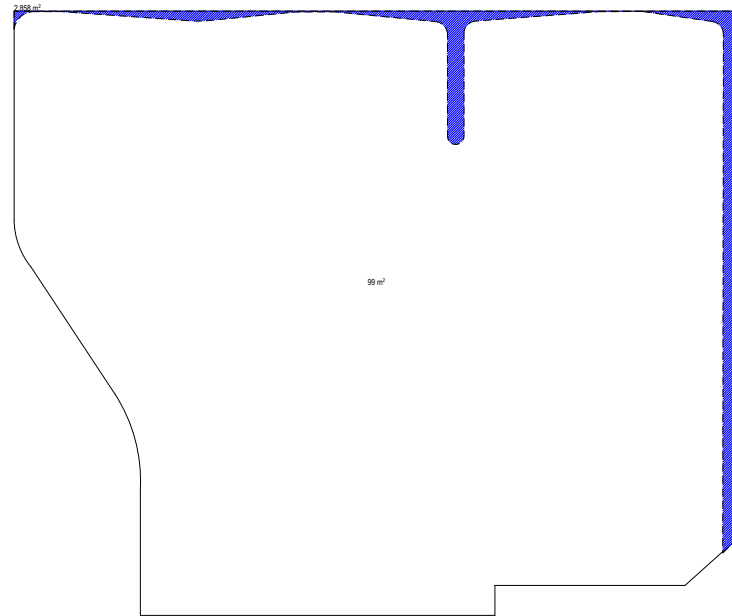




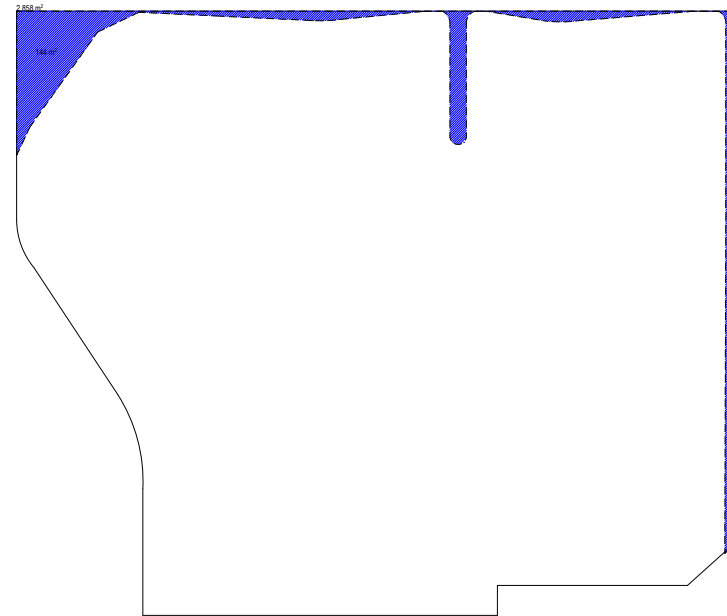
## Volumetric Fill Summary

	Podium	Tower	Total
Stage 1 Envelope	37535 m³	60245 m³	97780 m³
Stage 2 Proposed	33110 m³	49659 m³	82769 m³
	88%	82%	85%

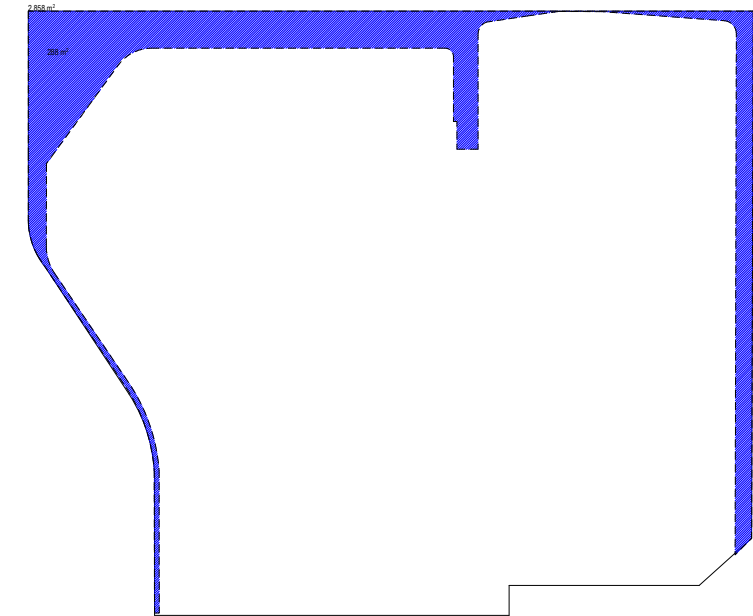
Northern Tower Volumes



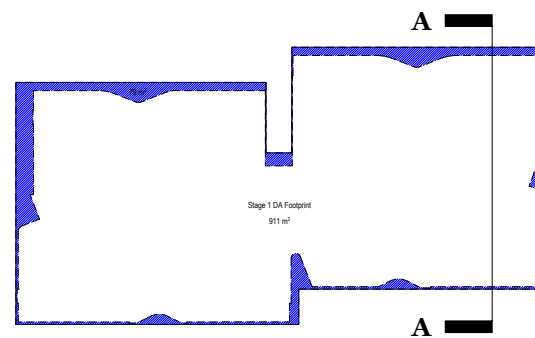
**Level G-1**  
Stage 1 DA Footprint:**2858m²**  
Stage 2 Proposed Floor Plate:**2759m²**



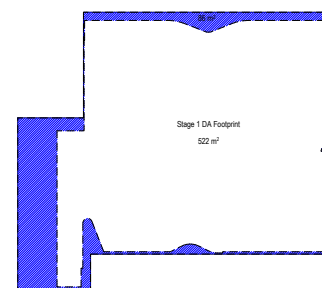
**Level 2**  
Stage 1 DA Footprint:**2858m²**  
Stage 2 Proposed Floor Plate:**2714m²**



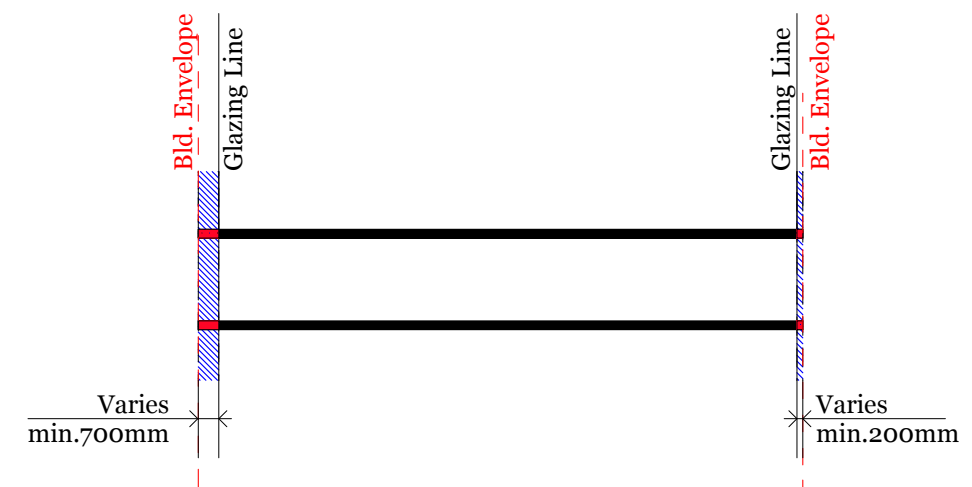
**Level 3**  
Stage 1 DA Footprint:**2858m²**  
Stage 2 Proposed Floor Plate:**2570m²**



**Level 4-20**  
Stage 1 DA Footprint:**911m²**  
Stage 2 Proposed Floor Plate:**832m²**



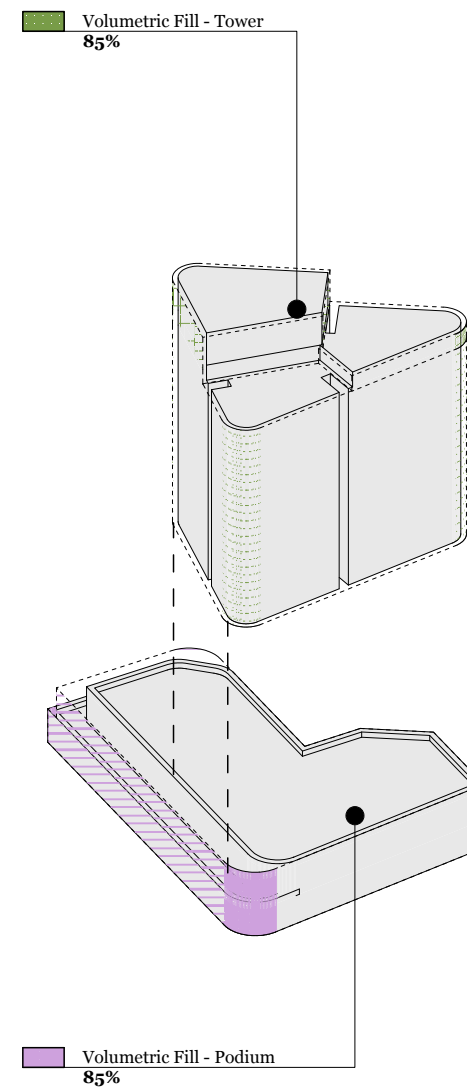
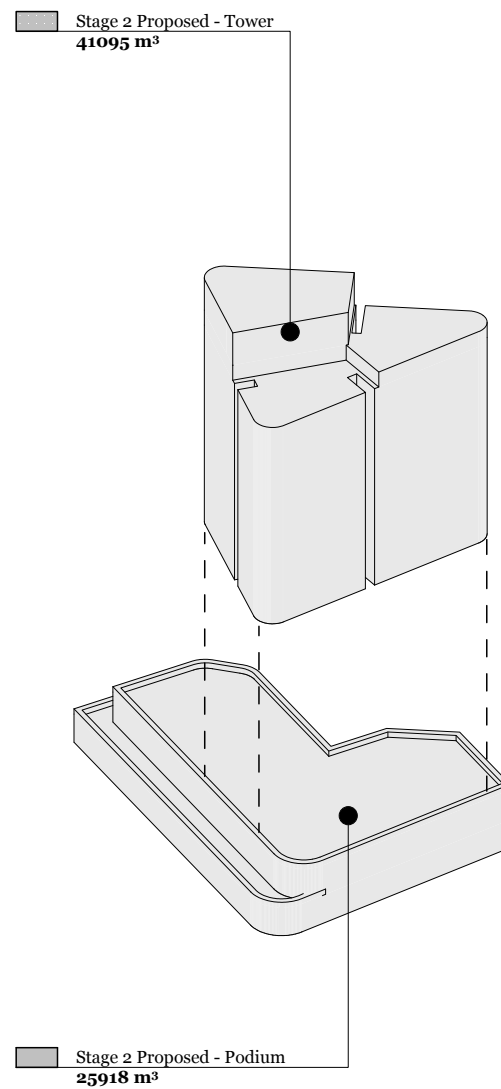
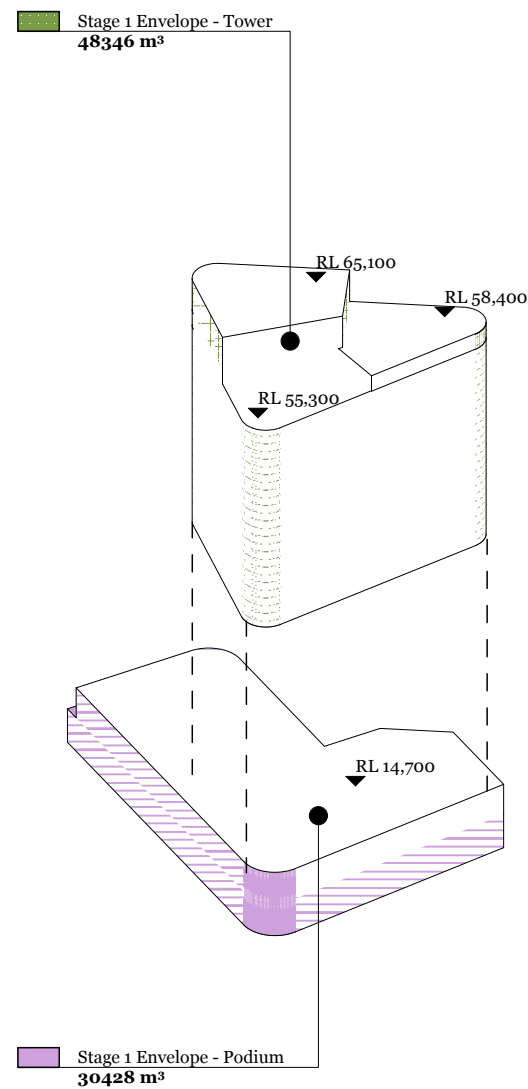
**Level 21-24**  
Stage 1 DA Footprint:**522m²**  
Stage 2 Proposed Floor Plate:**436m²**



**Section A-A**

- Building Envelope
- Articulation Zone
- Slab Edge



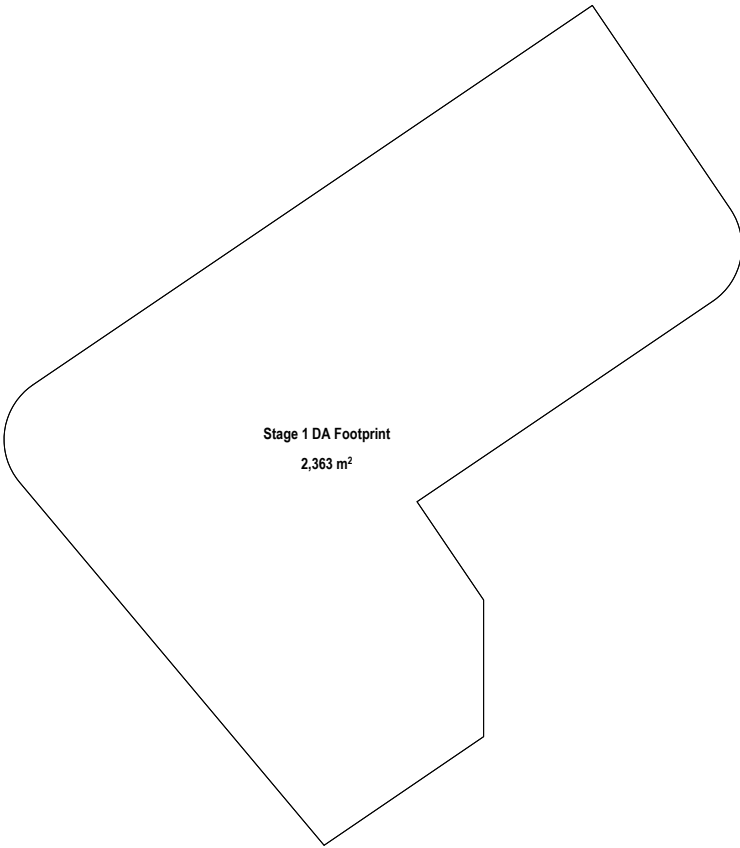


Volumetric Fill Summary

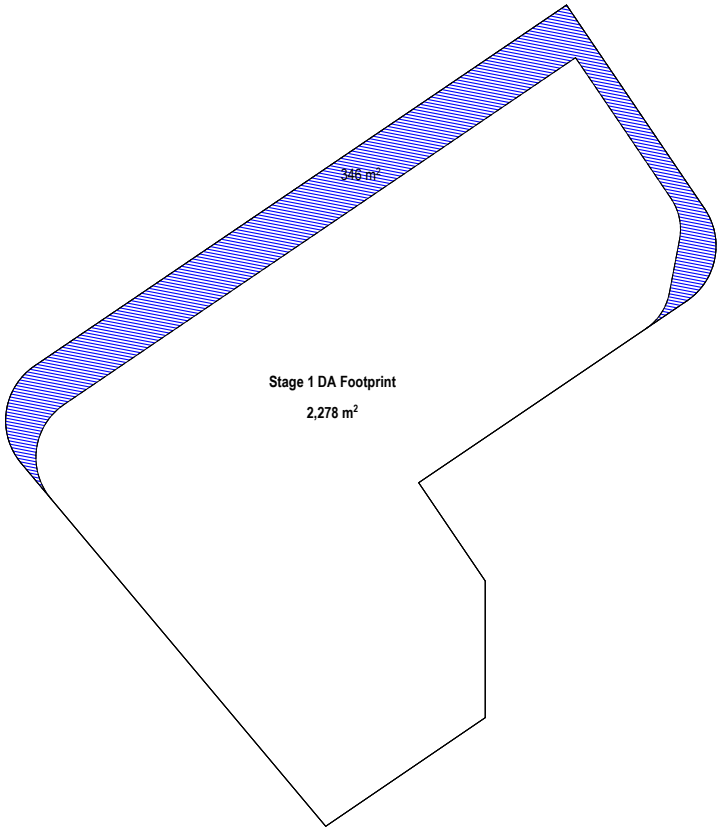
	Podium	Tower	Total
Stage 1 Envelope	30428 m <sup>3</sup>	48346 m <sup>3</sup>	78774 m <sup>3</sup>
Stage 3 Proposed	25918 m <sup>3</sup>	41095 m <sup>3</sup>	67013 m <sup>3</sup>
	85%	85%	85%

Southern Tower Volumes

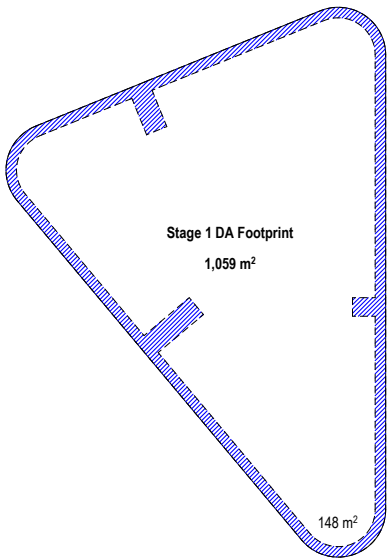




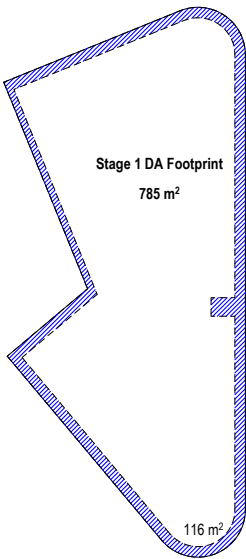
**Level G-1**  
Stage 1 DA Footprint:**2363 m²**  
Stage 2 Proposed Floor Plate:**2363 m²**



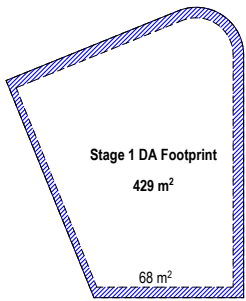
**Level 2-3**  
Stage 1 DA Footprint:**2278 m²**  
Stage 2 Proposed Floor Plate:**1932 m²**



**Level 4 - 15**  
Stage 1 DA Footprint:**1059 m²**  
Stage 2 Proposed Floor Plate:**911 m²**

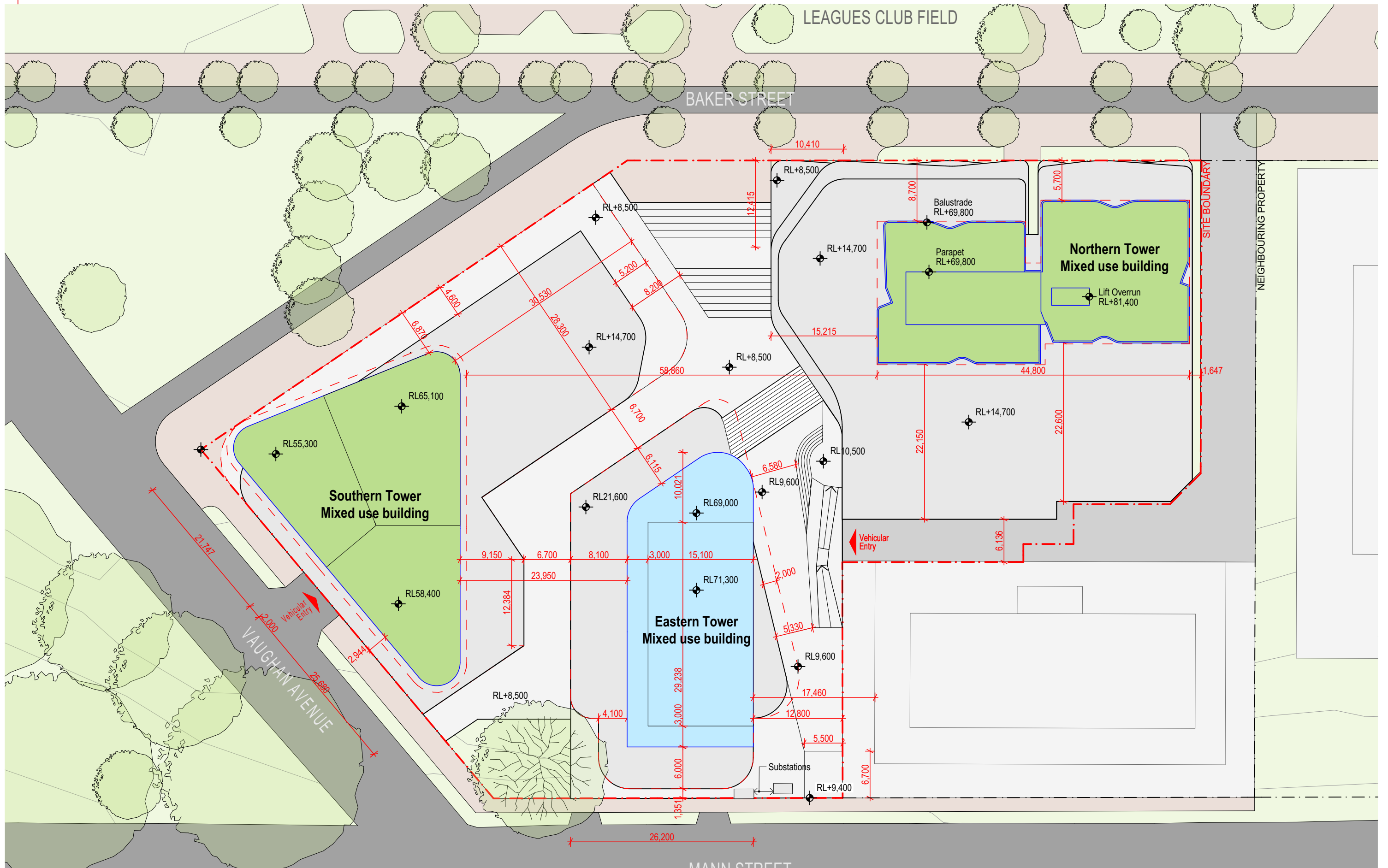


**Level 16 - 17**  
Stage 1 DA Footprint:**785 m²**  
Stage 2 Proposed Floor Plate:**669 m²**

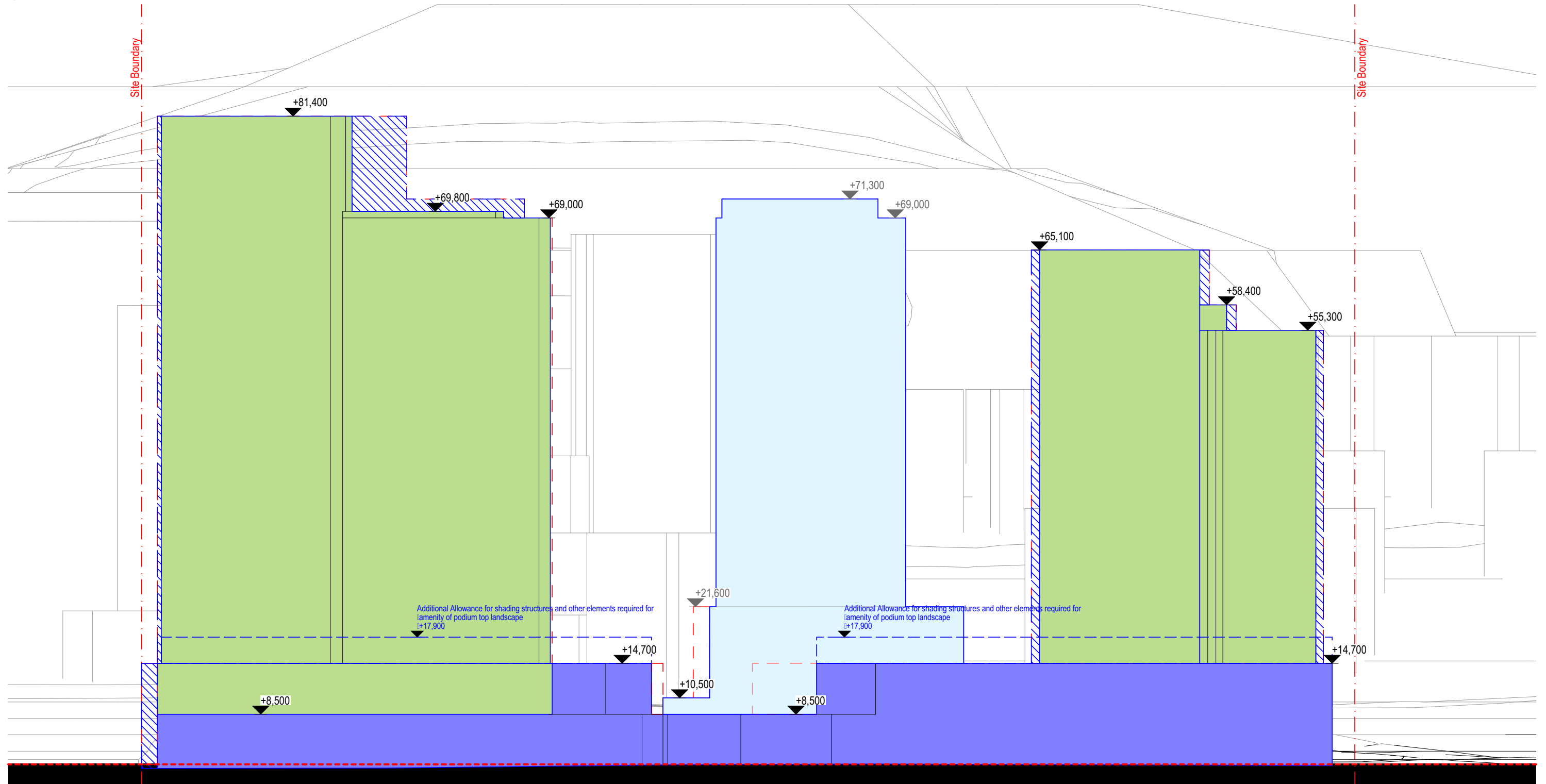


**Level 18**  
Stage 1 DA Footprint:**429 m²**  
Stage 2 Proposed Floor Plate:**361 m²**





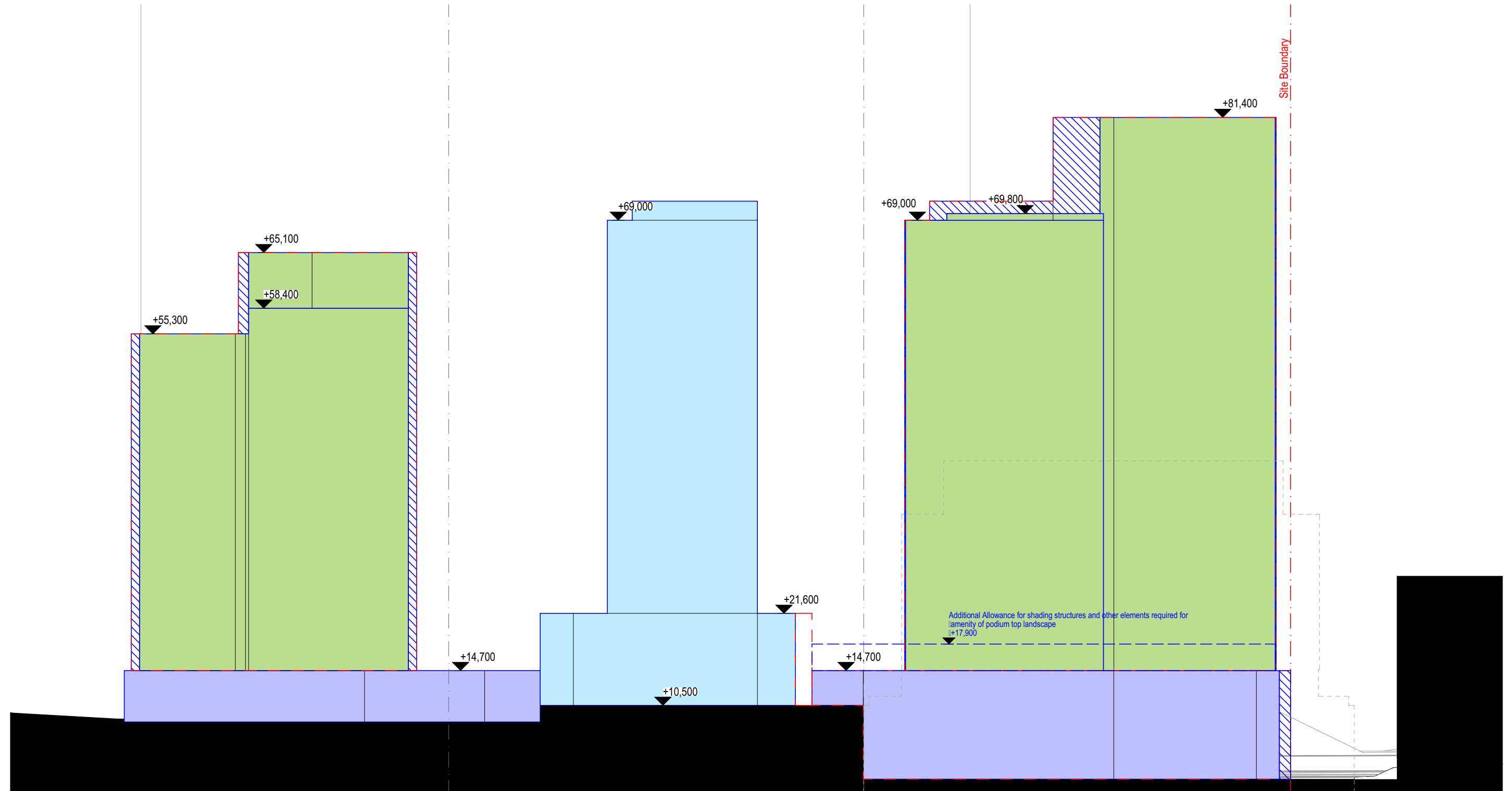




NOTE: Proposed envelopes are intended to provide a "loose fit" to allow for the detailed design development of future built form applications. The envelopes accommodate potential (future) required mechanical services.

NOTE: Proposed volumetric fill will not exceed the maximum proposed on the 'B1 condition response pack'.

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

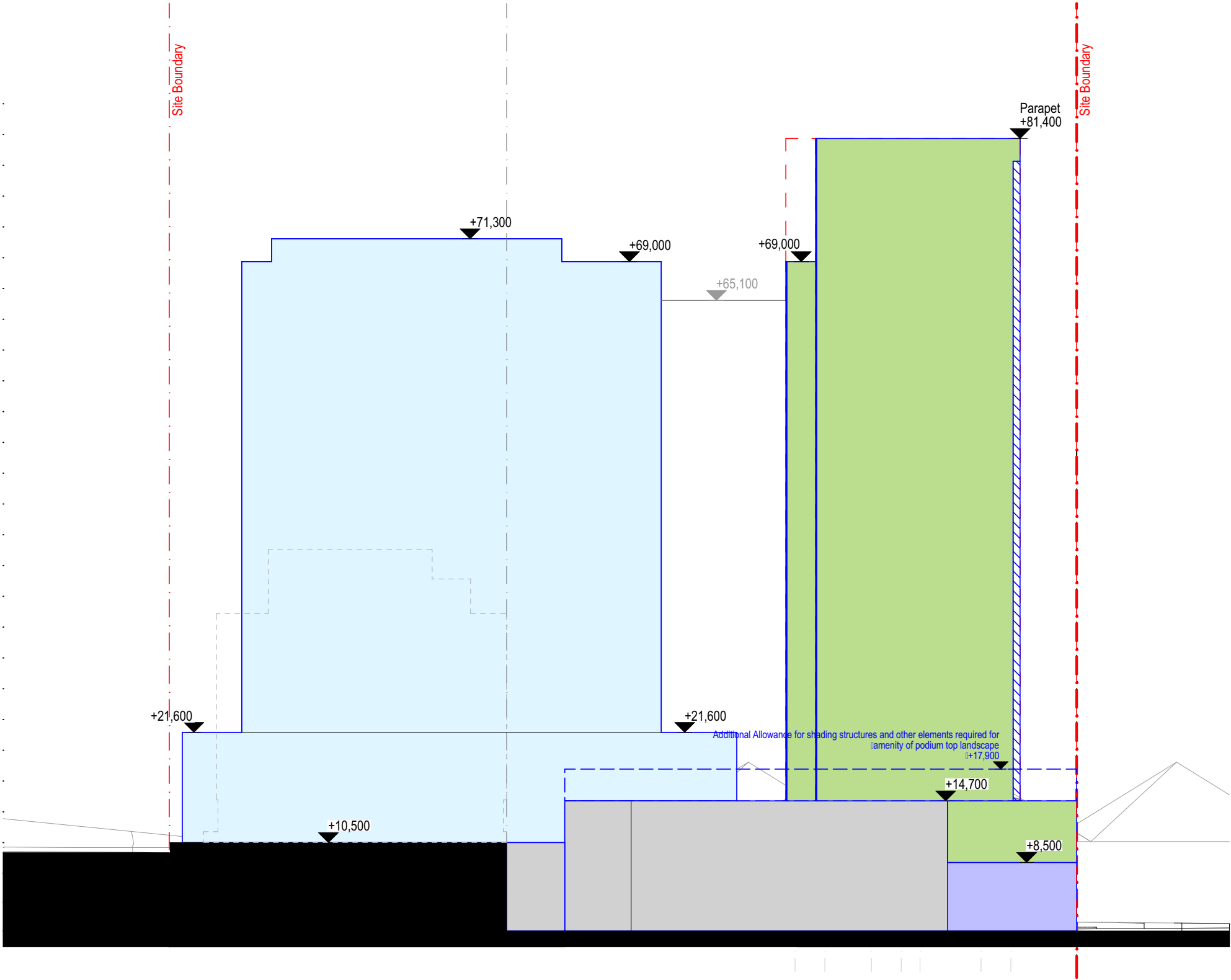


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- Residential Use
- Hotel Use
- Retail/Commercial Use
- Carpark
- Building Envelope



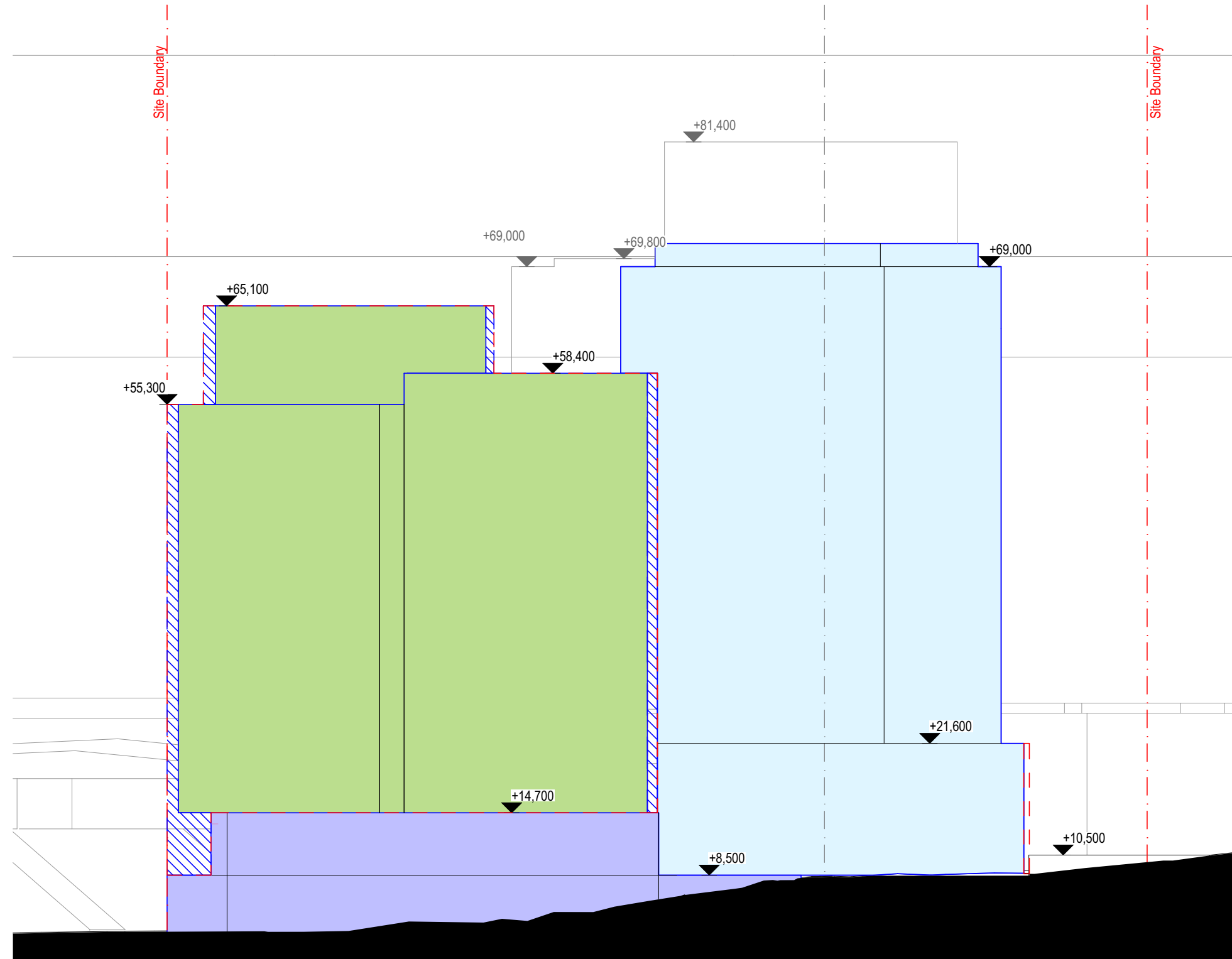


NOTE: Proposed envelopes are intended to provide a "loose fit" to allow for the detailed design development of future built form applications. The envelopes accommodate potential (future) required mechanical services.

NOTE: Proposed volumetric fill will not exceed the maximum proposed on the 'B1 condition response pack'.

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

Building Envelope



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.

NOTE: Proposed volumetric fill will not exceed the maximum proposed on the 'B1 condition response pack'.

- Residential Use

Hotel Use
- Retail/Commercial Use

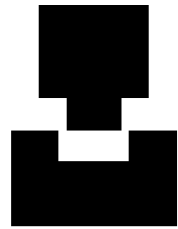
Carpark

--- Building Envelope



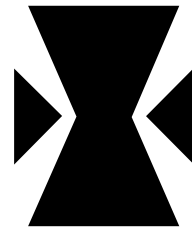


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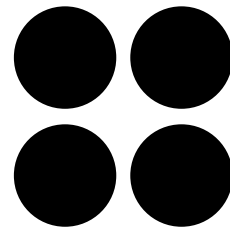
**Better Fit**

Contextual, local  
and of its place



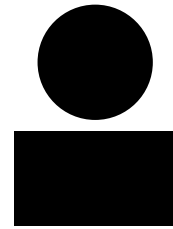
**Better  
Performance**

Sustainable,  
adaptable and  
durable



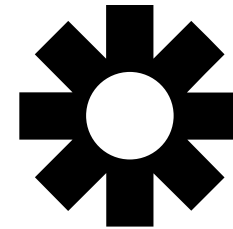
**Better for  
Community**

Inclusive,  
connected and  
diverse



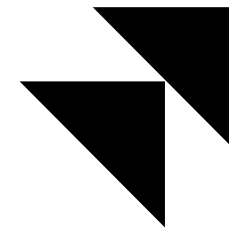
**Better for  
People**

Safe, comfortable  
and livable



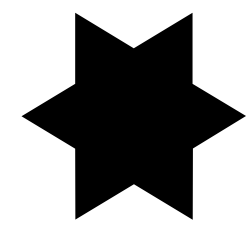
**Better  
Working**

Functional,  
efficient and fit for  
purpose



**Better Value**

Creating and  
adding value



**Better Look  
and Feel**

Engaging, inviting  
and attractive





# Key Design Principles



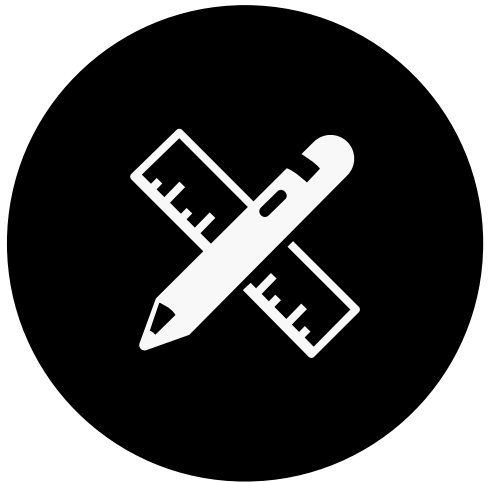
## 1. Sensitive & Responsive Design

- Urban Approach & Massing
- Wind
- Solar
- ESD Initiatives



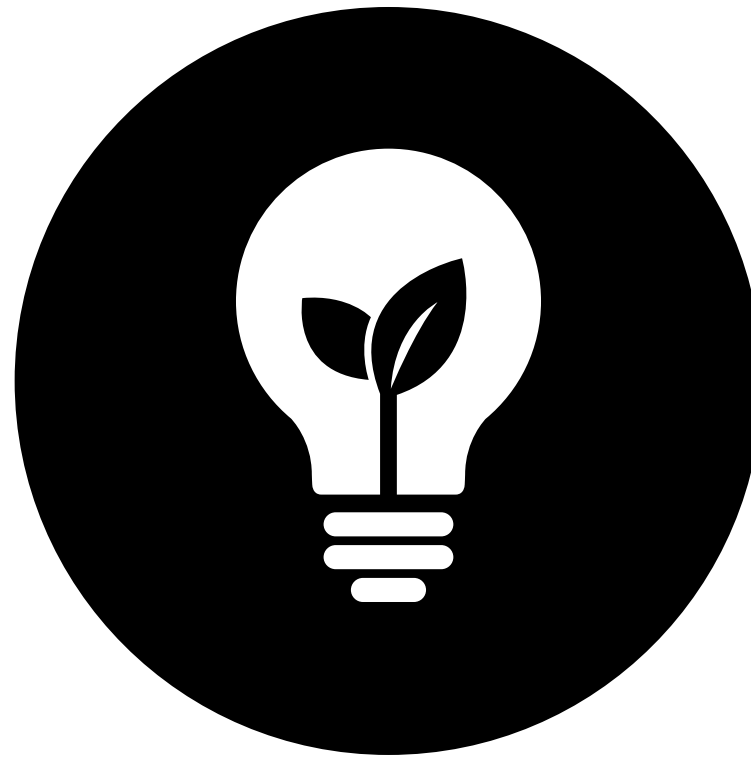
## 2. Community

- Connected Communities
- Landscape
- Design With Country



## 3. Architecture

- Streetscape
- Podium
- Tower Form
- Materiality



## Sensitive & Responsive Design

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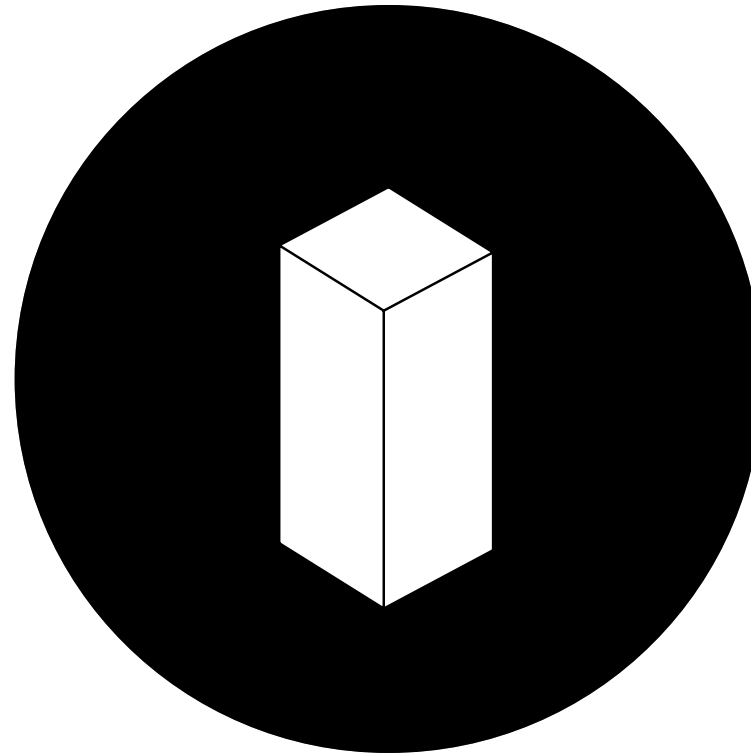
Massing

Wind

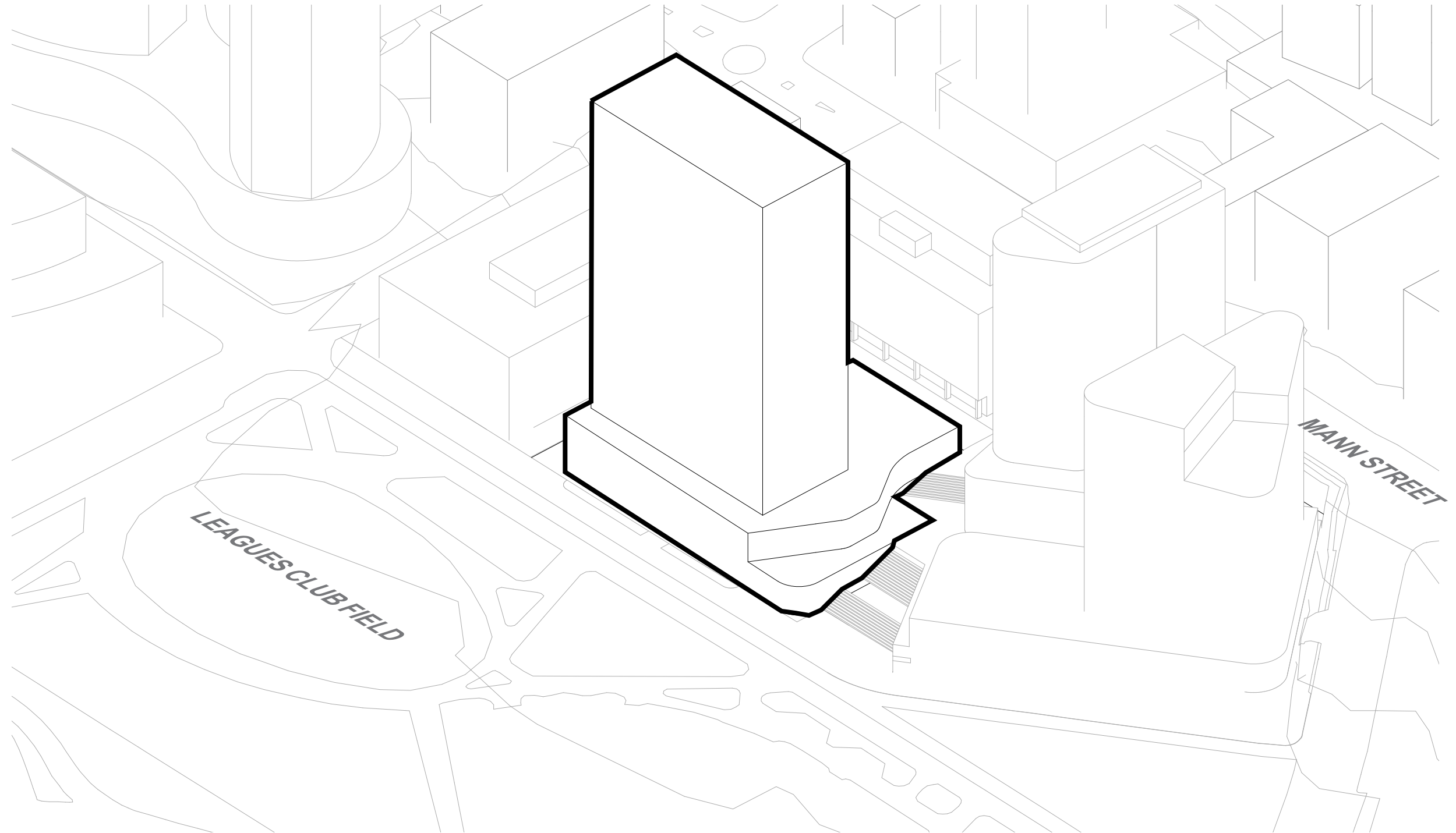
Solar

ESD Initiatives



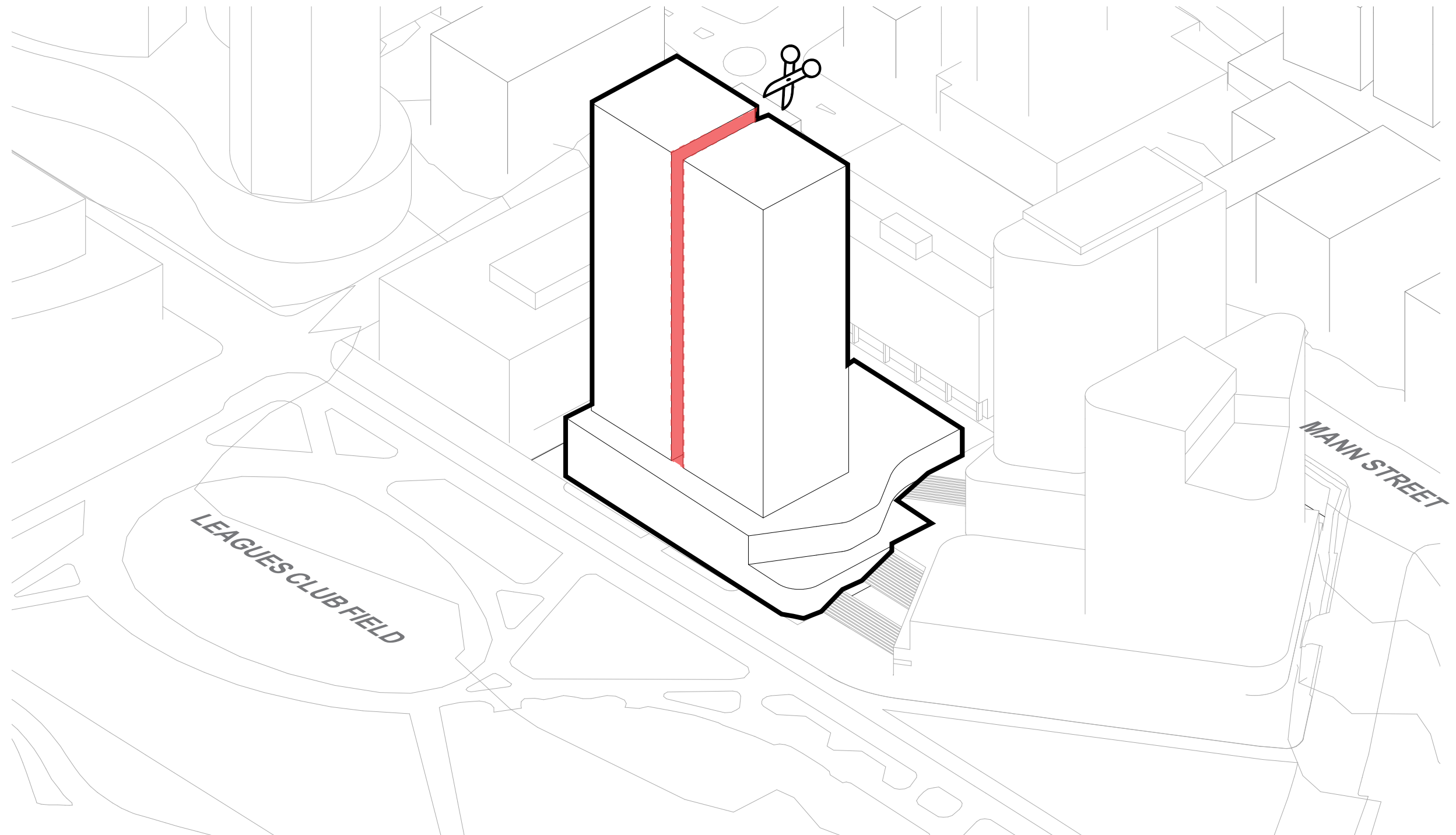


Massing

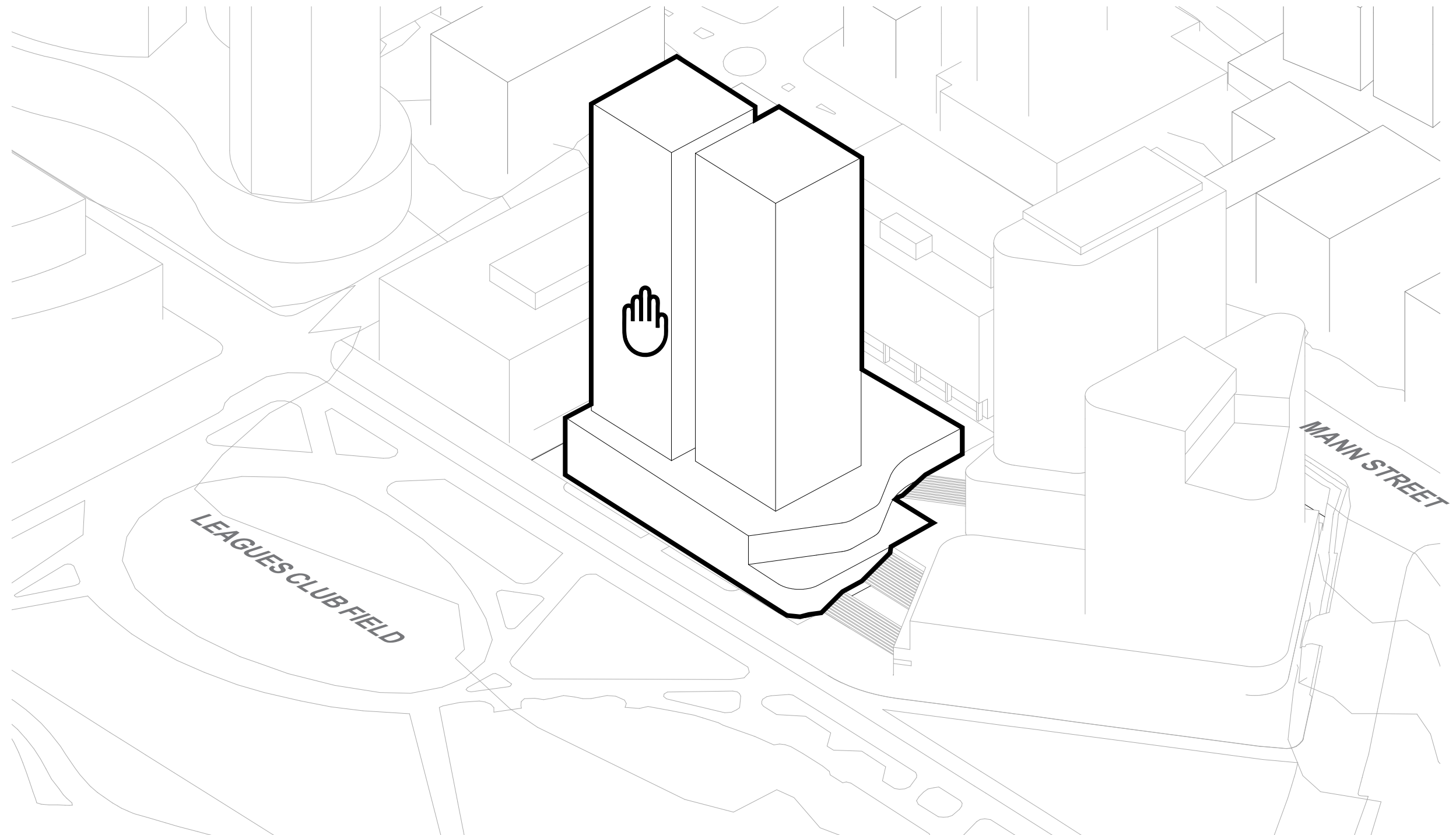


BASE BUILDING MASSING



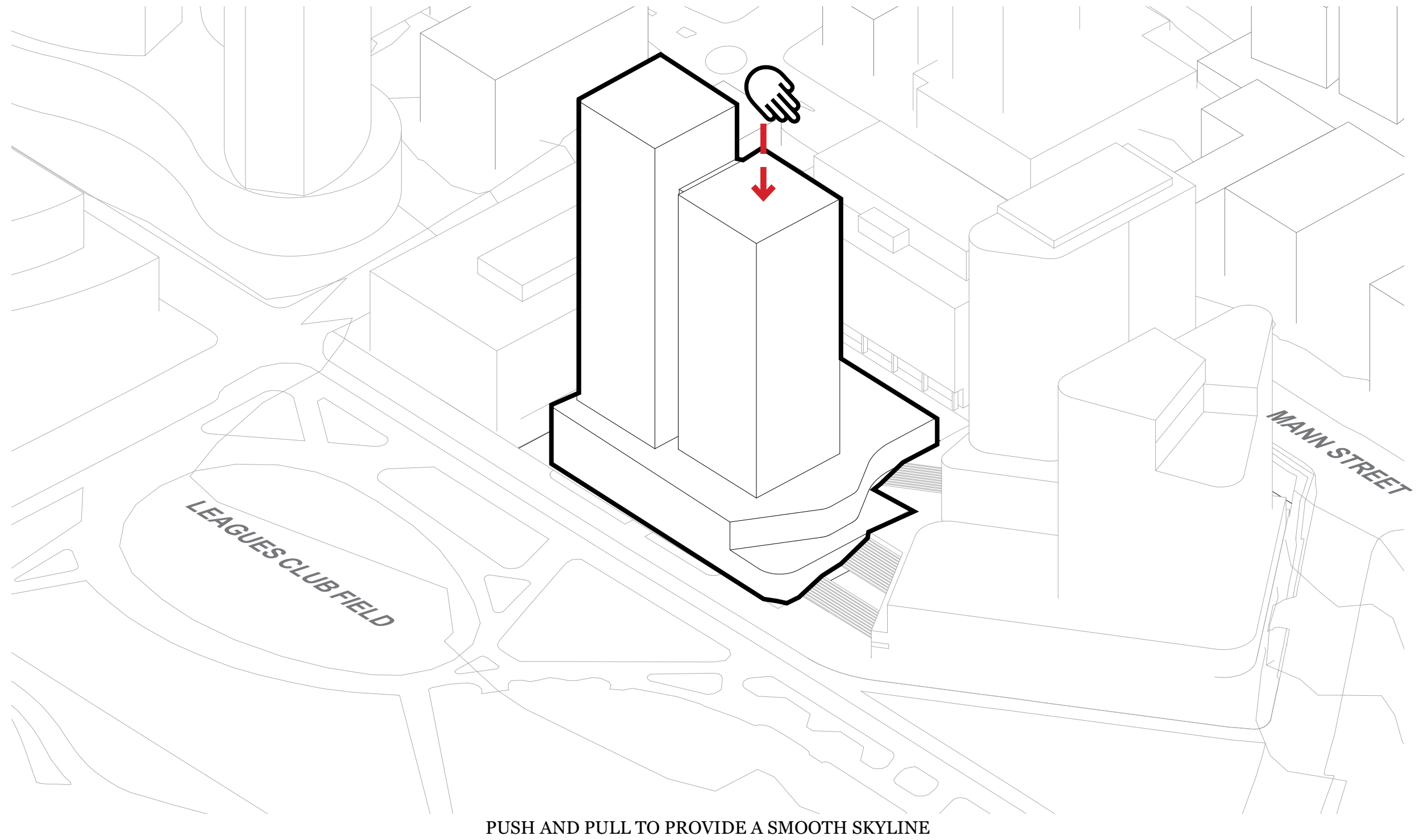


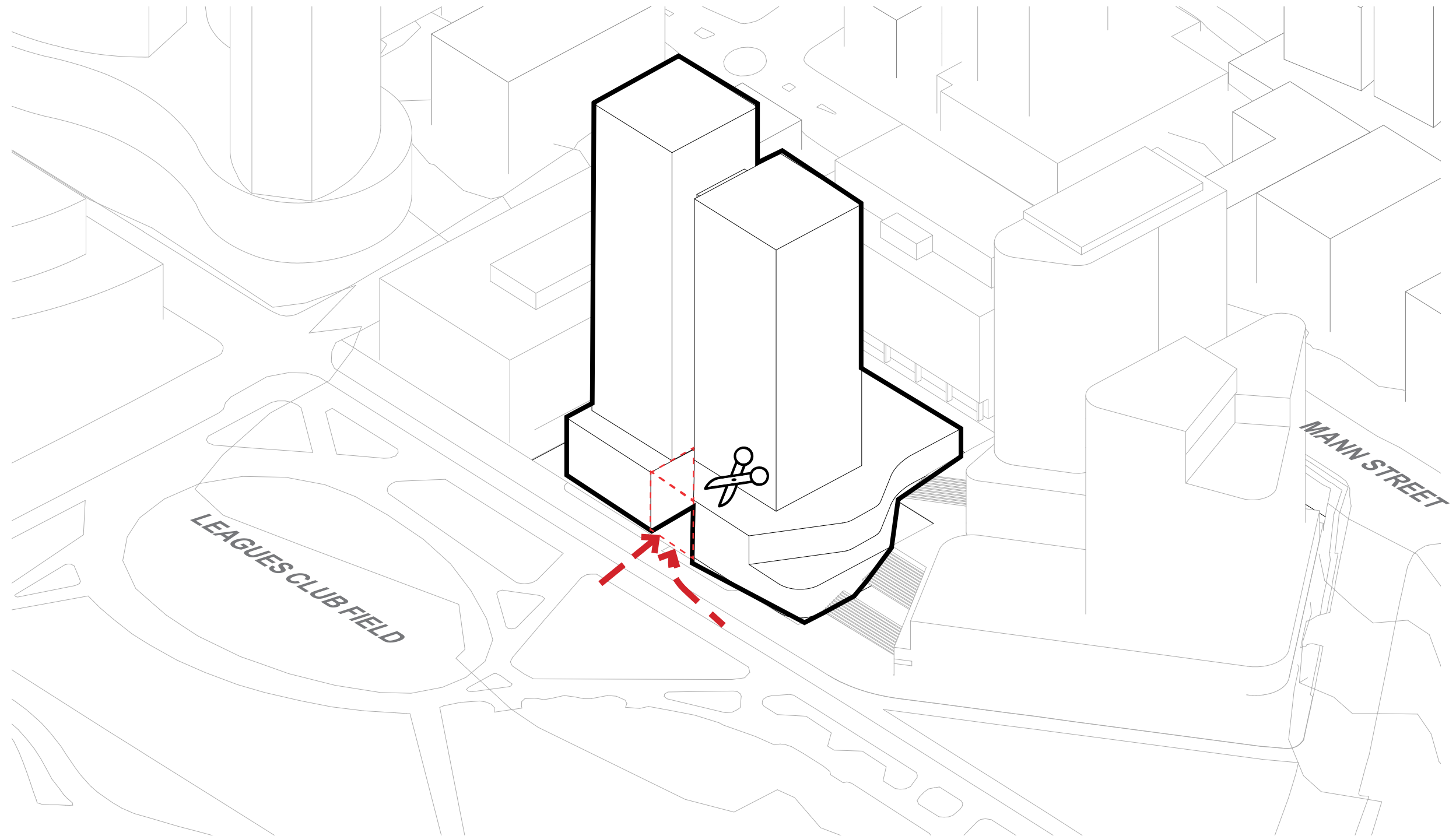
BREAKING TOWER MASSING TO REDUCE BULK FORM



STEP ONE TOWER BACKWARDS

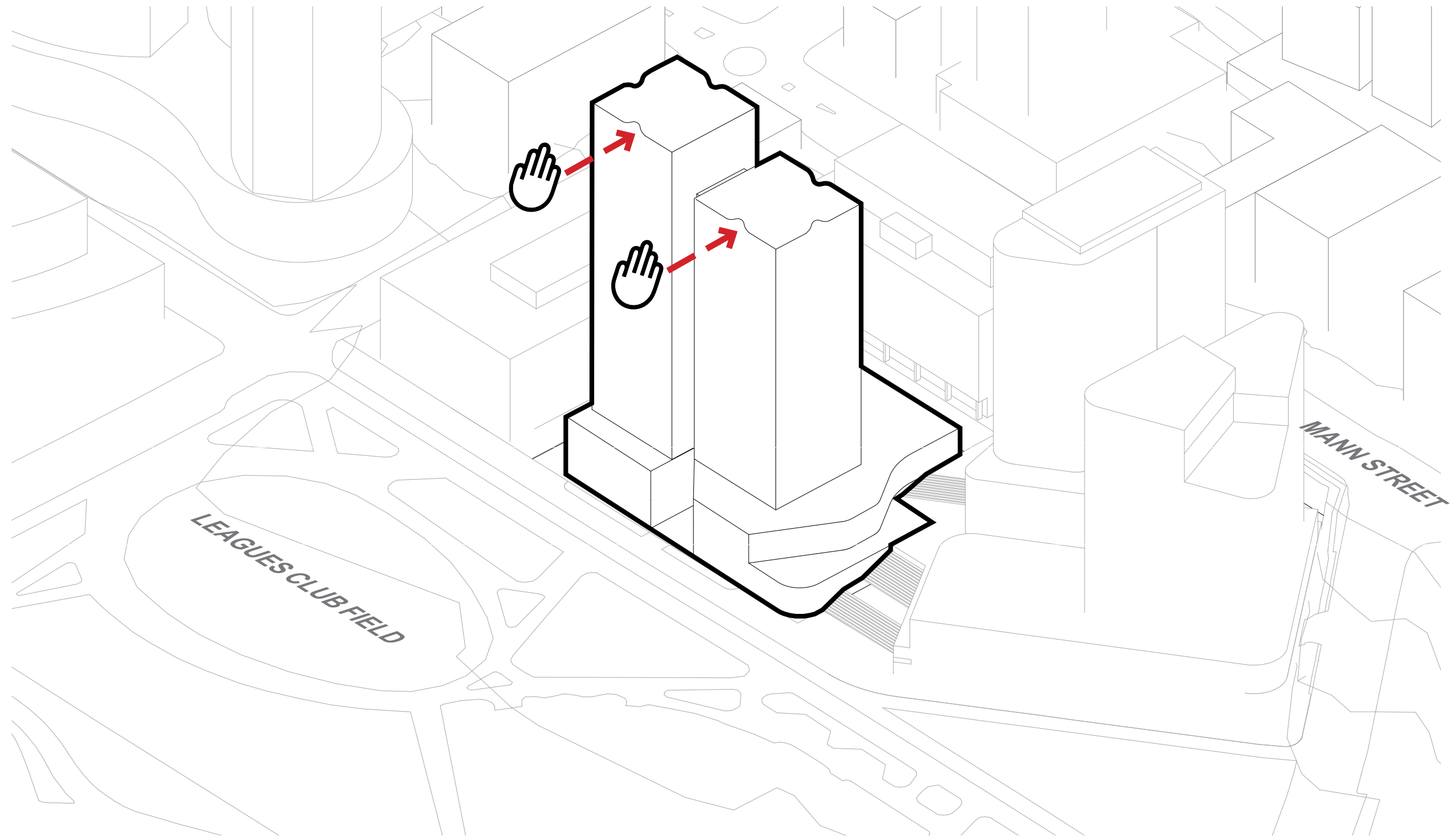




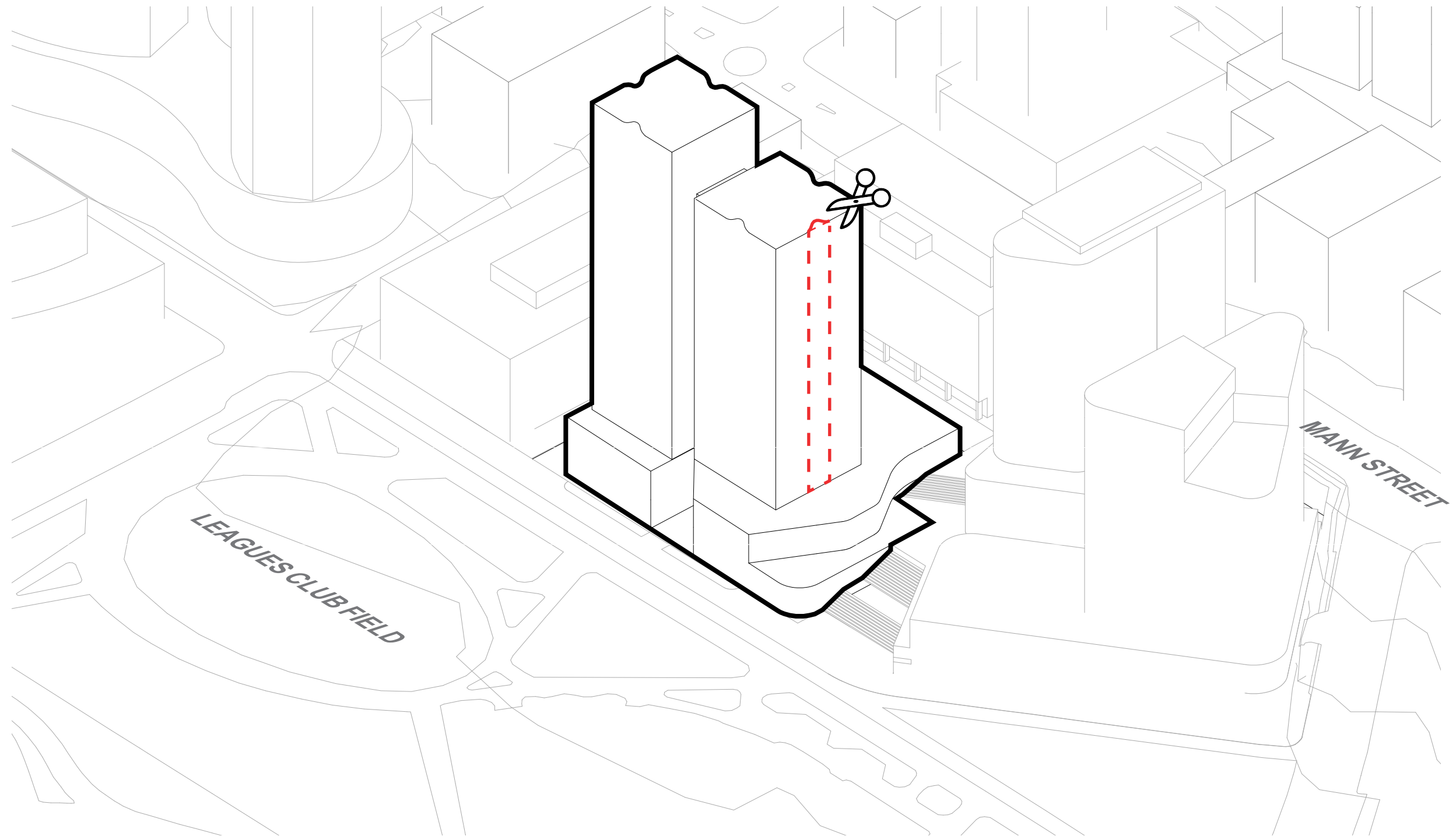


OPEN UP PODIUM TO IMPROVE ENTERING EXPERIENCE

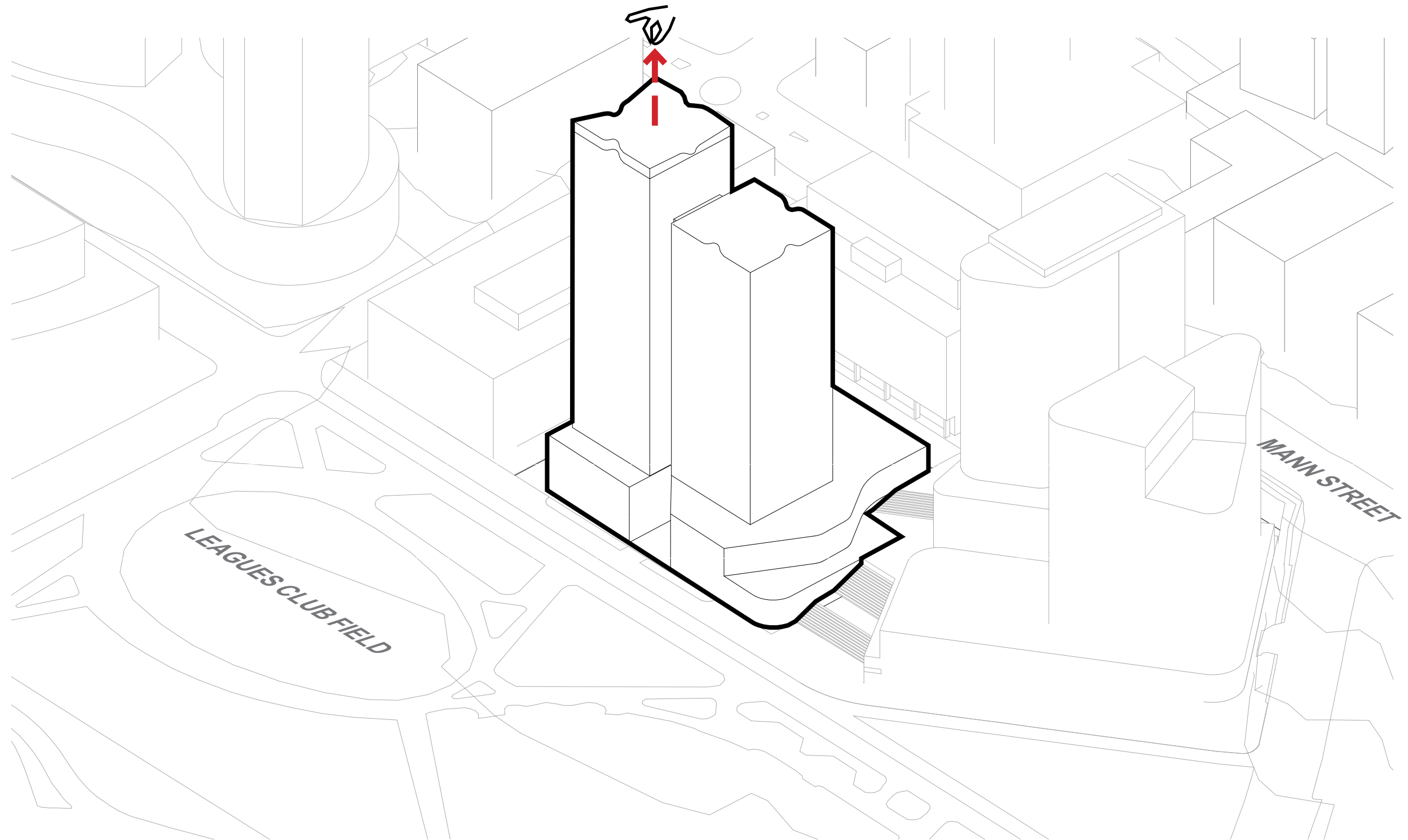




SCULPTING BUILDING FORM

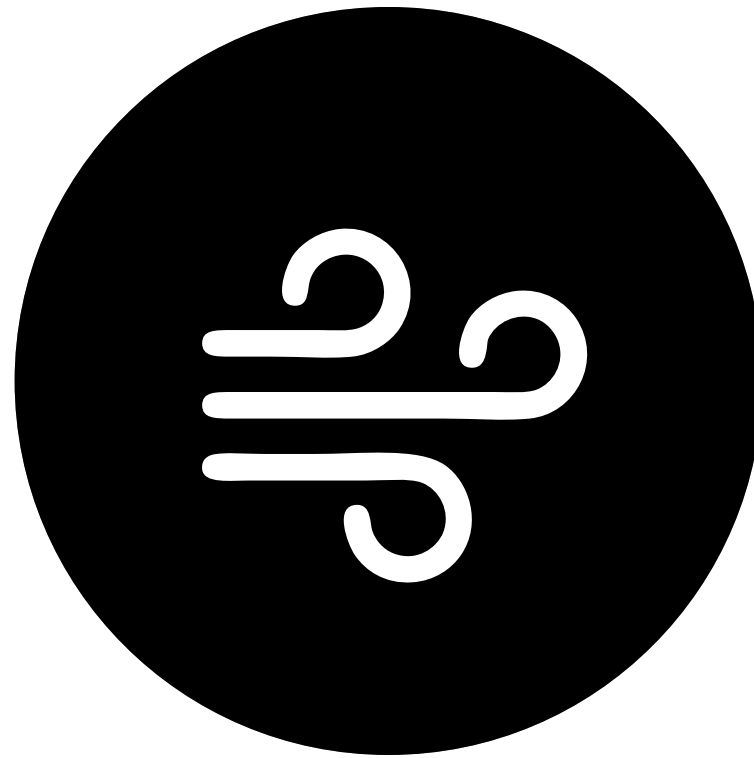


ADDING SOUTHERN BALCONIES TO MAXIMISE VIEWS

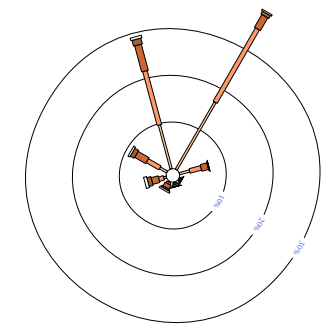
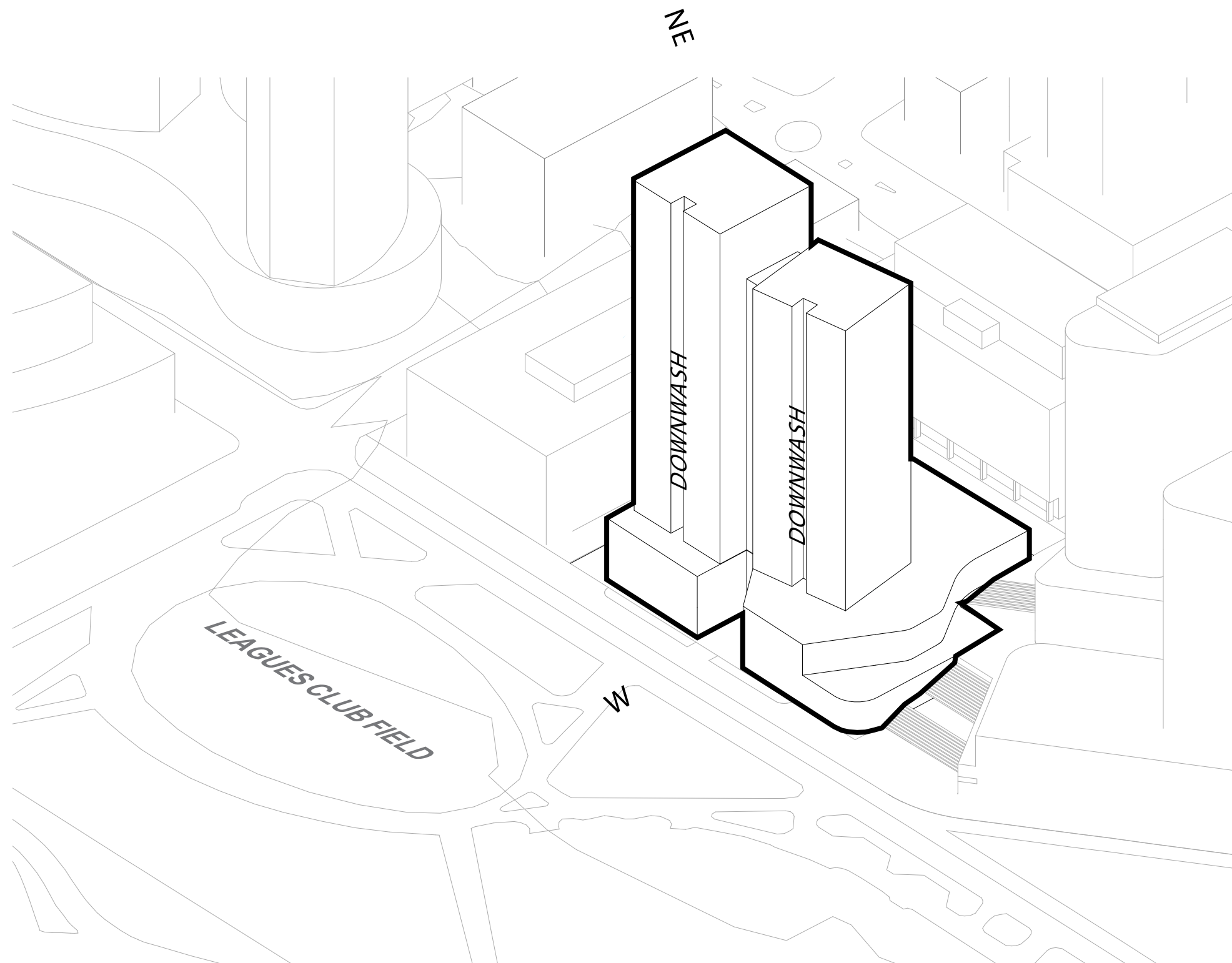


ADDING CROWN TO ROOF LINE

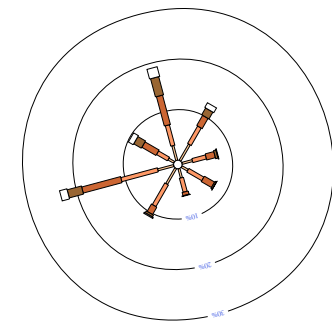




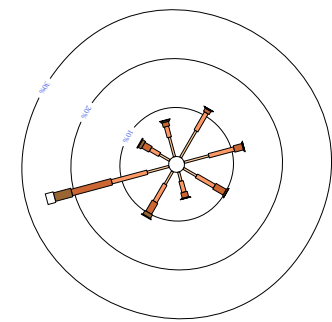
Wind



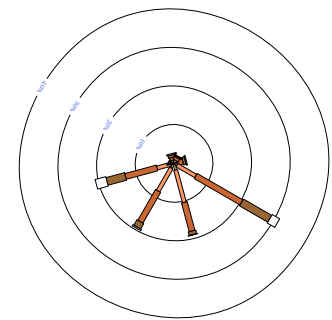
WINTER 9AM



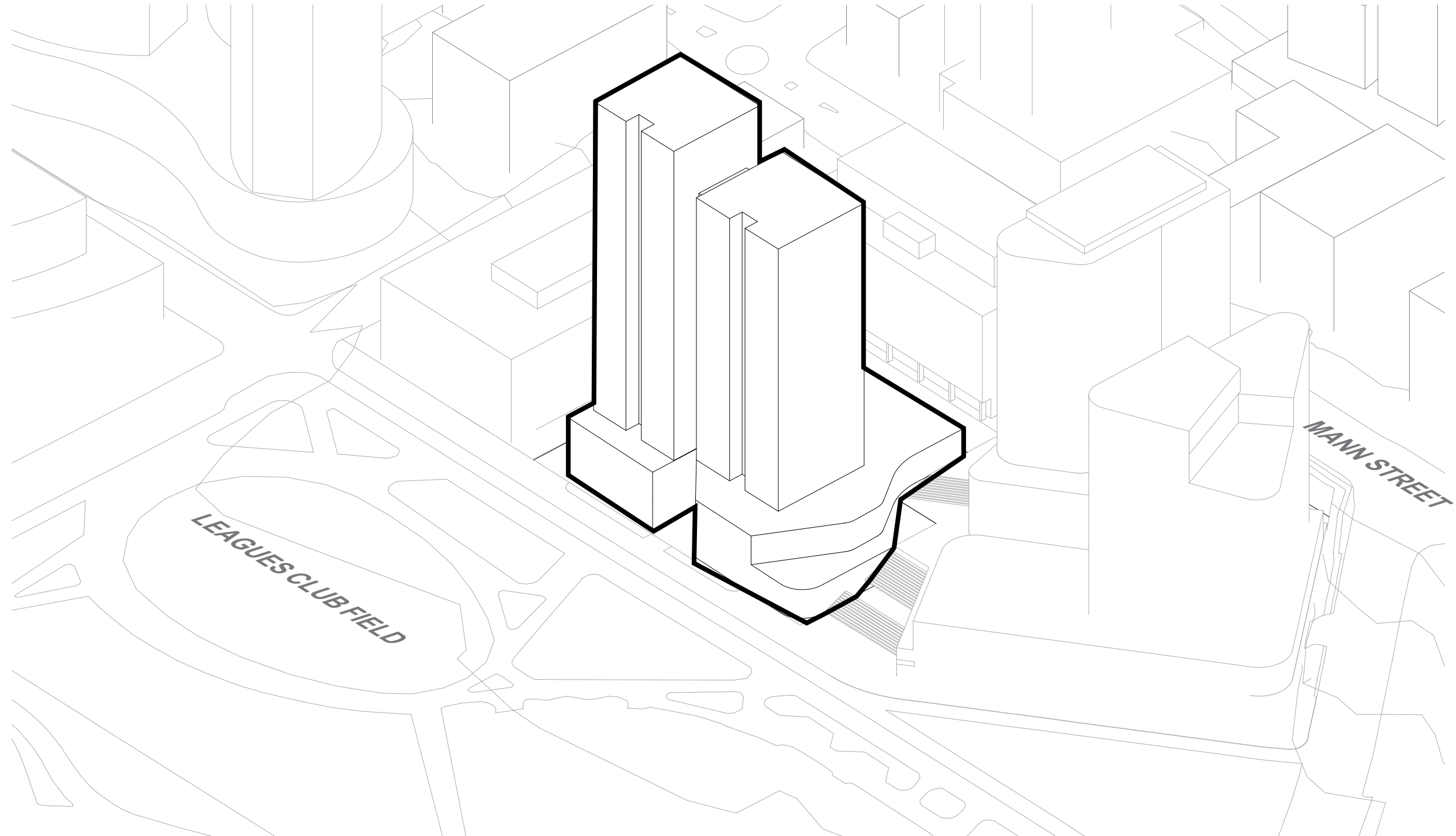
WINTER 3PM



SUMMER 9AM

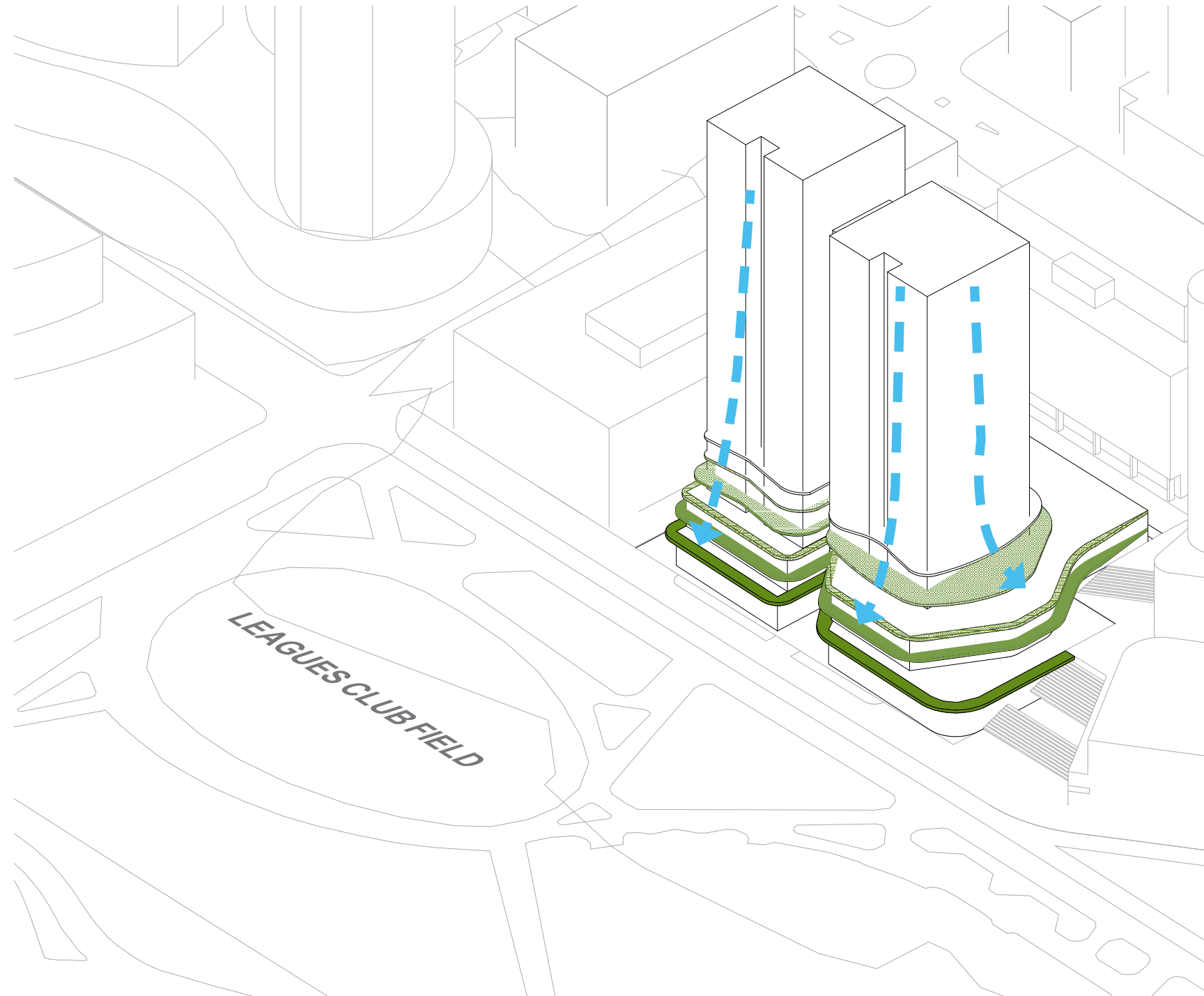


SUMMER 3PM

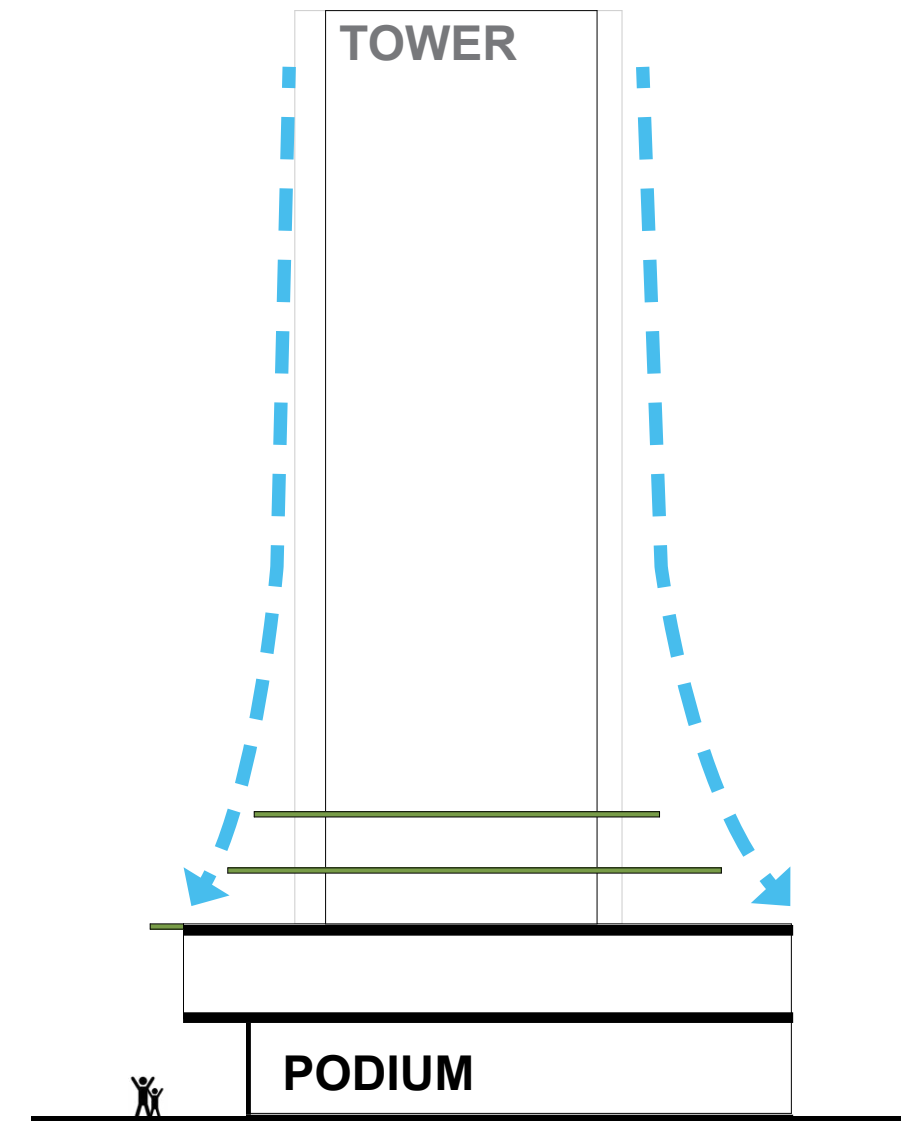


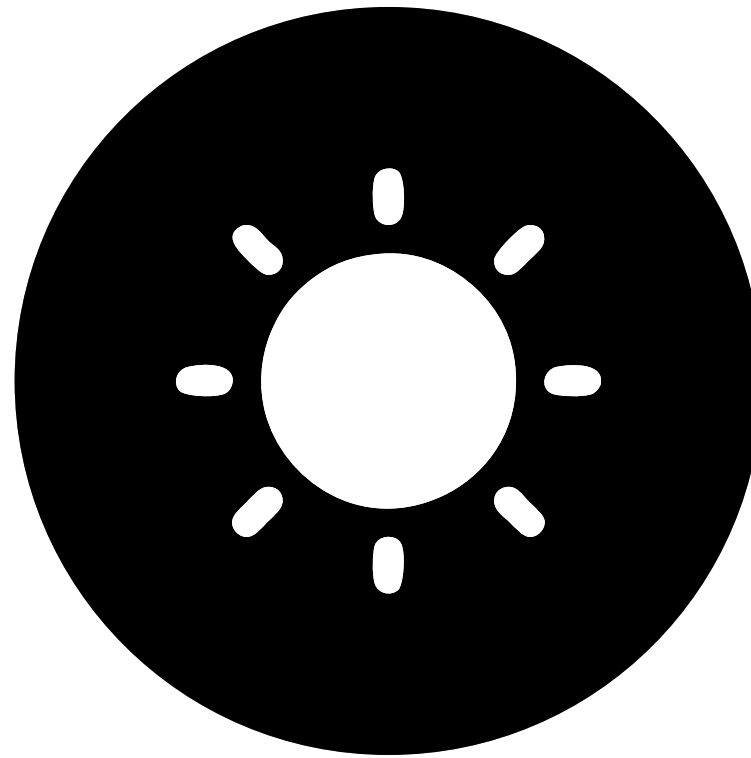
BALCONIES LOCATED AWAY FROM CORNERS FOR BETTER USABILITY



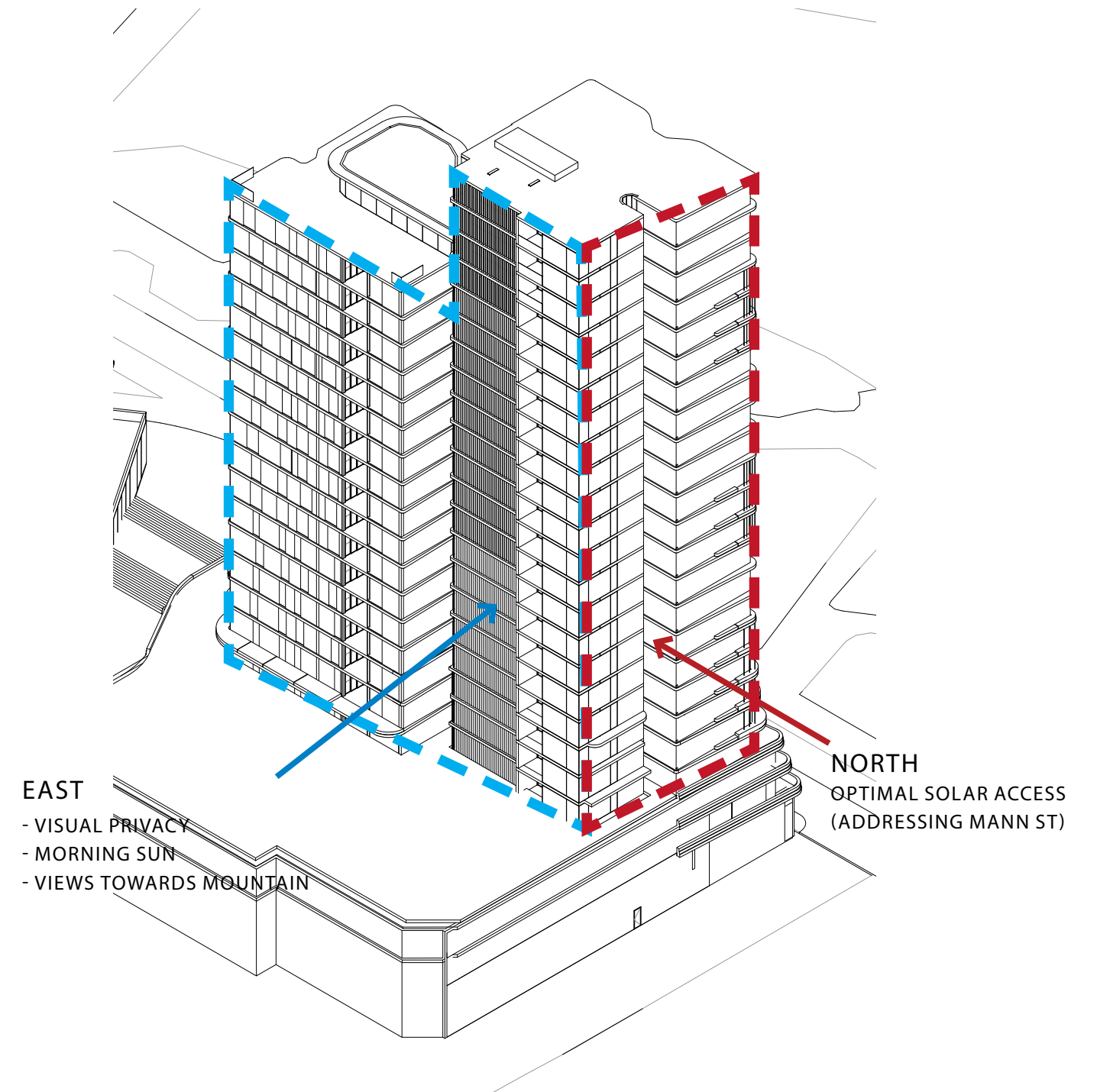
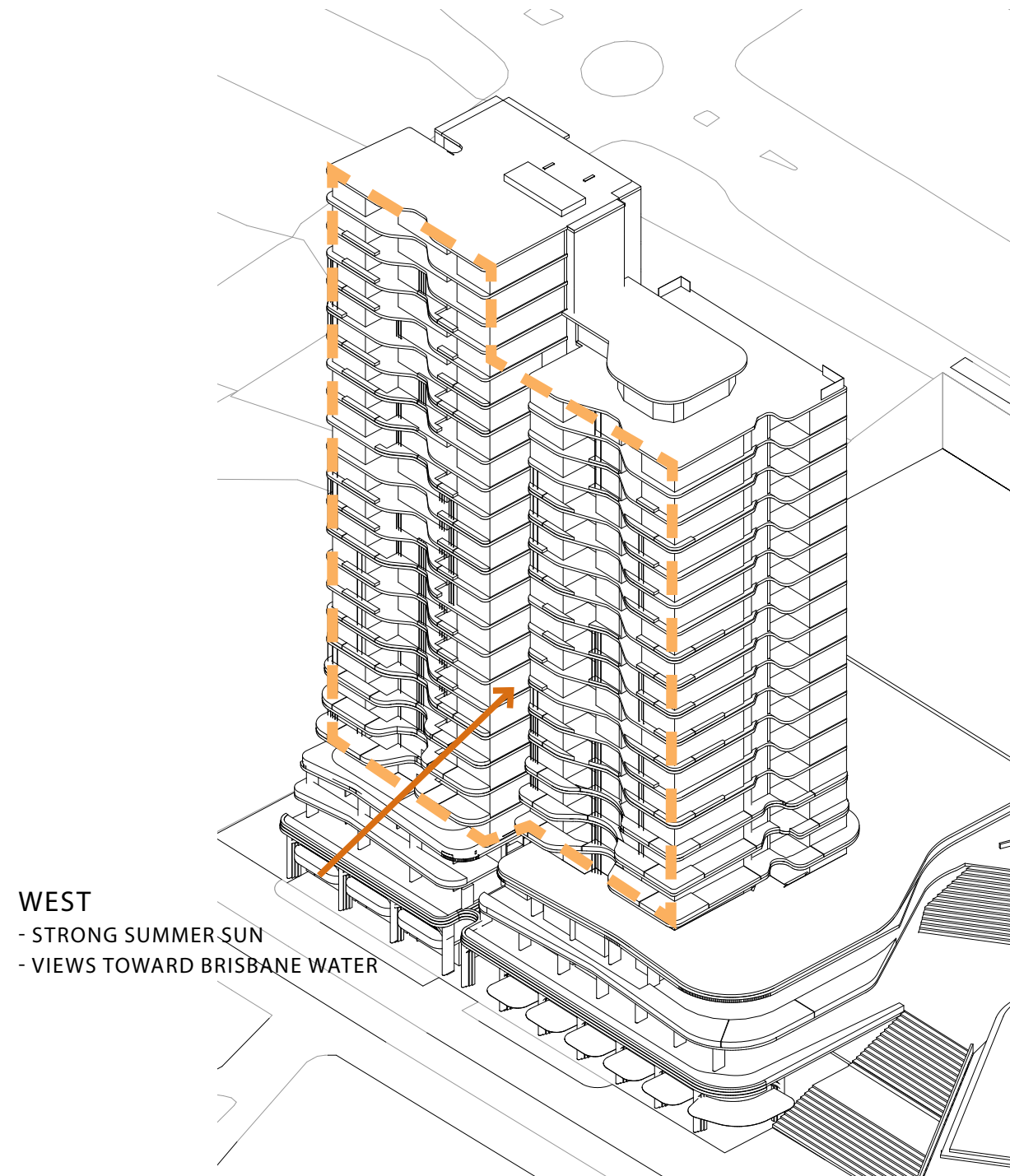


STEPPING TOWER FORMS TO MITIGATE DOWNWARD WIND

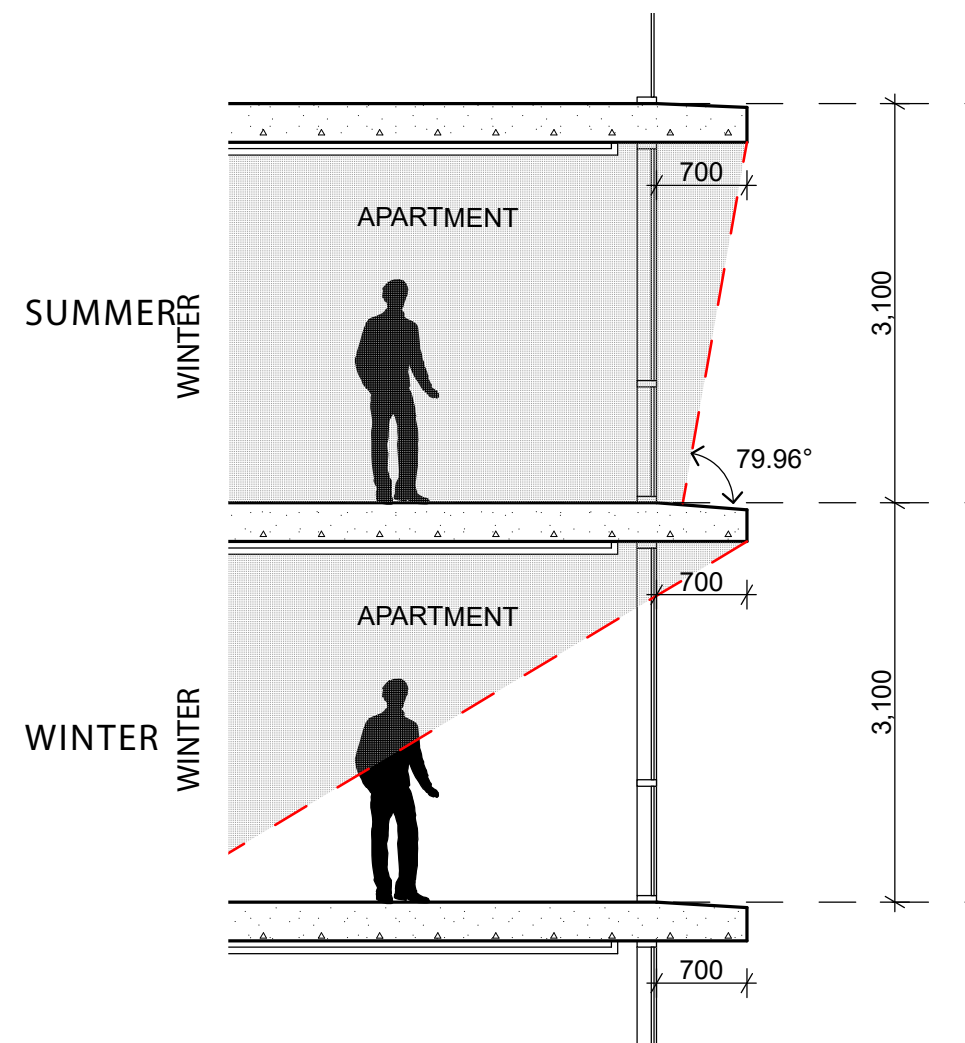
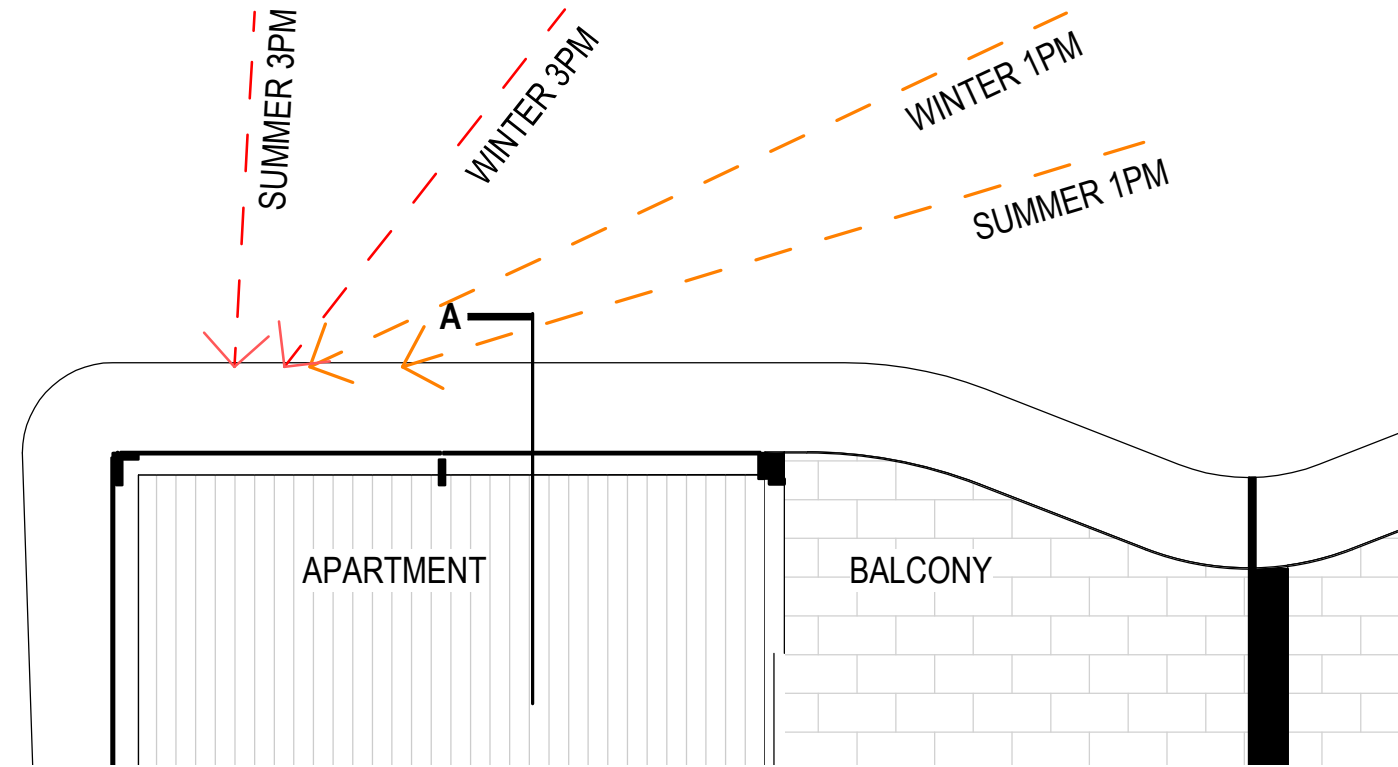
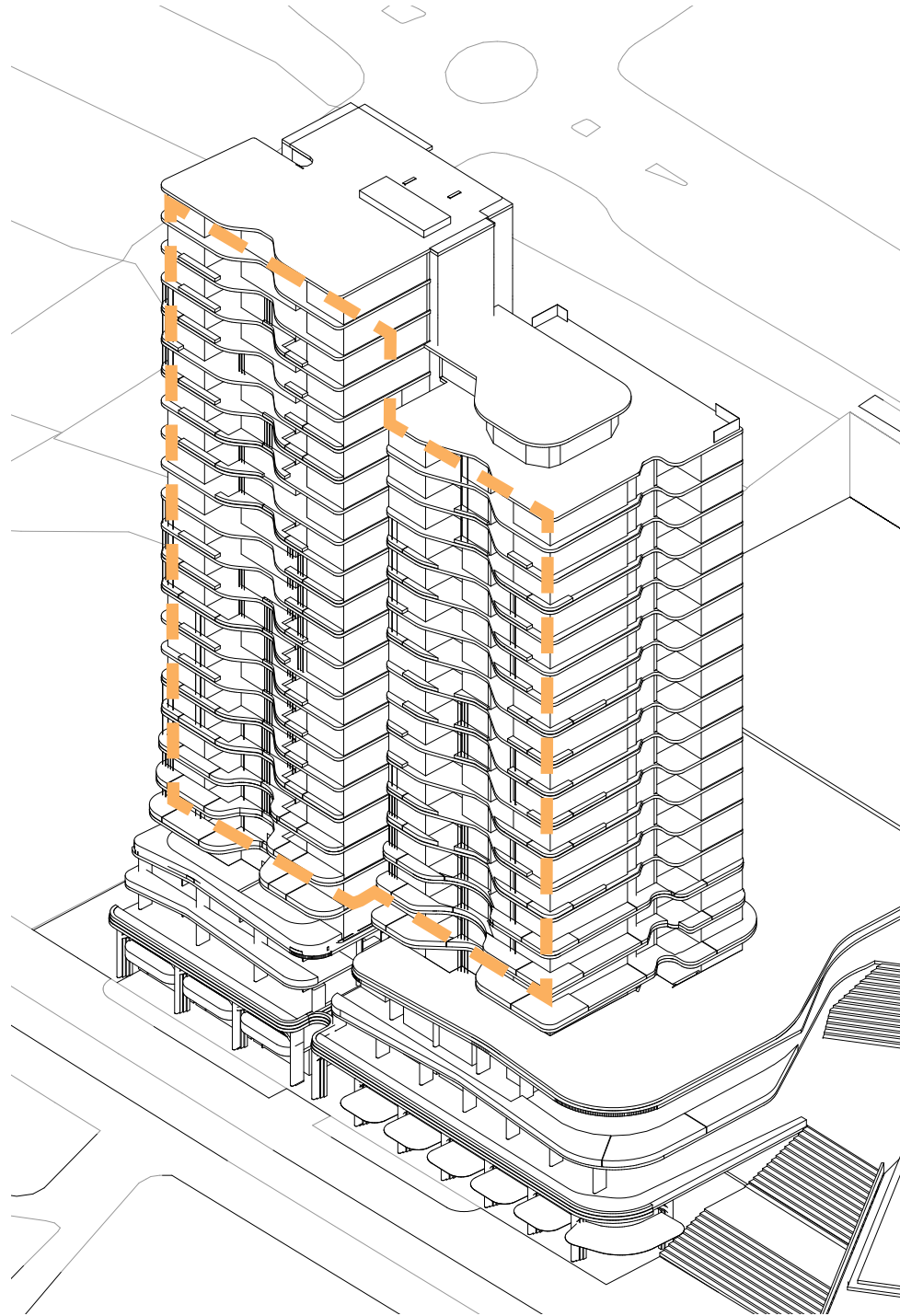




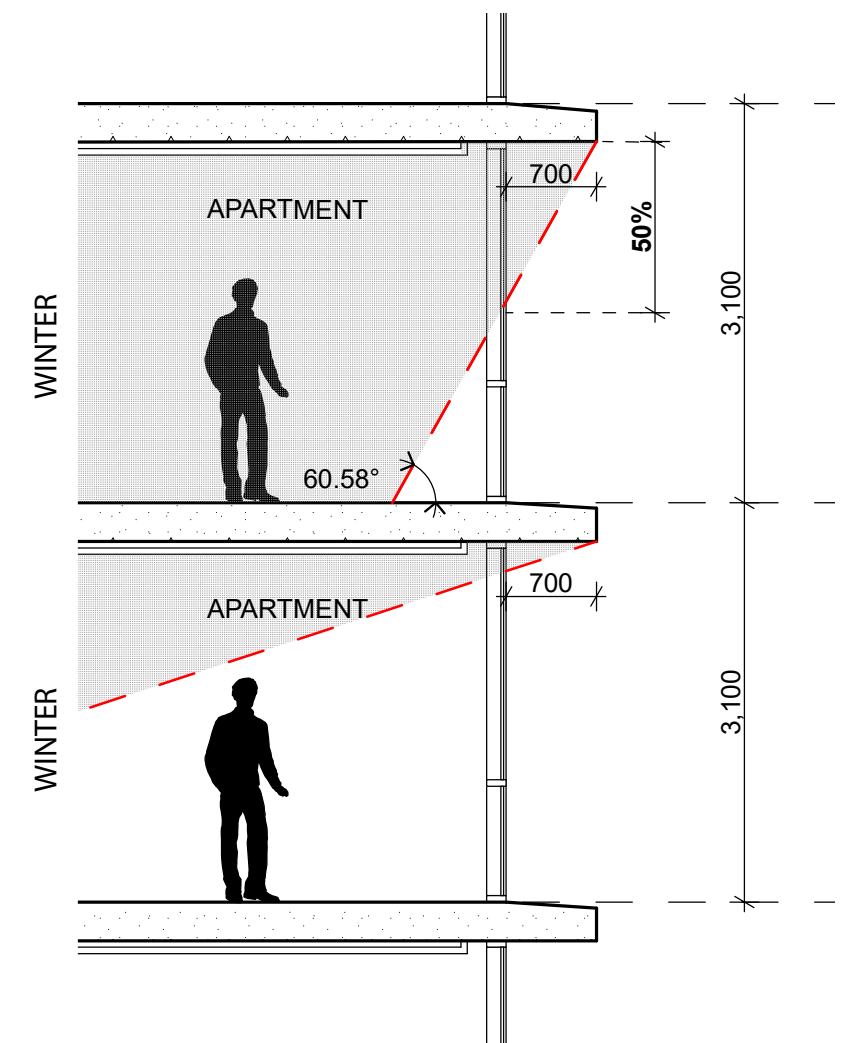
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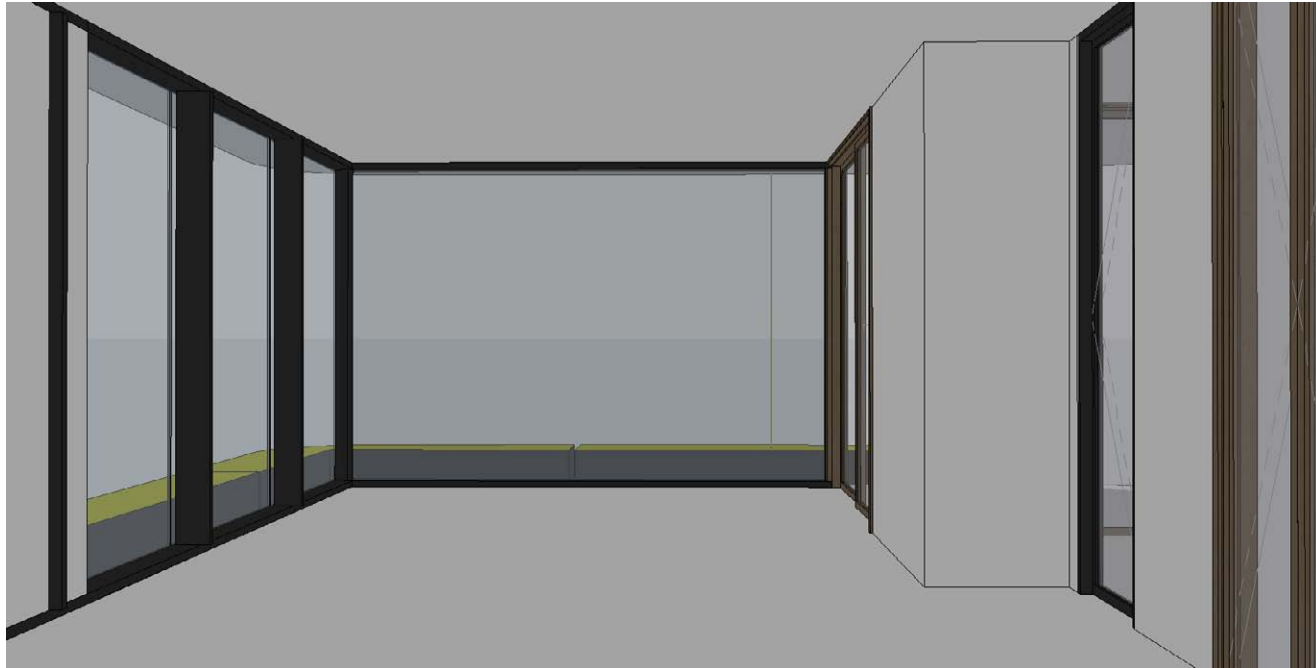




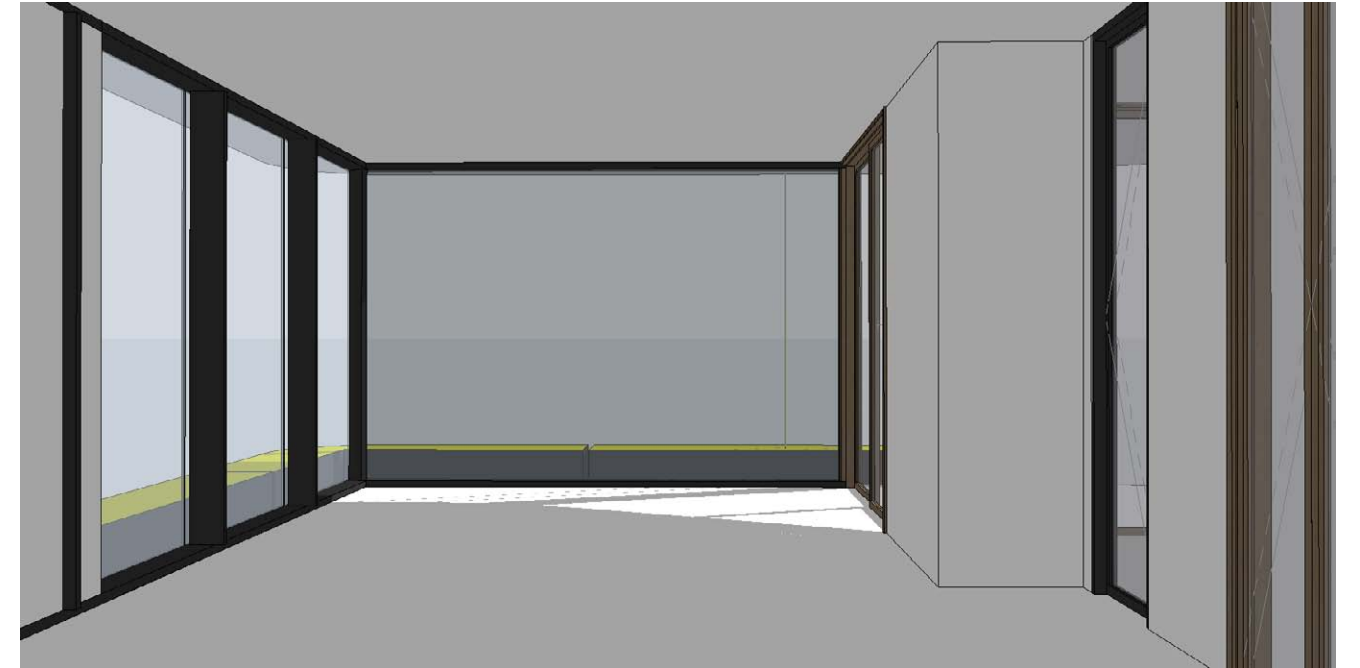
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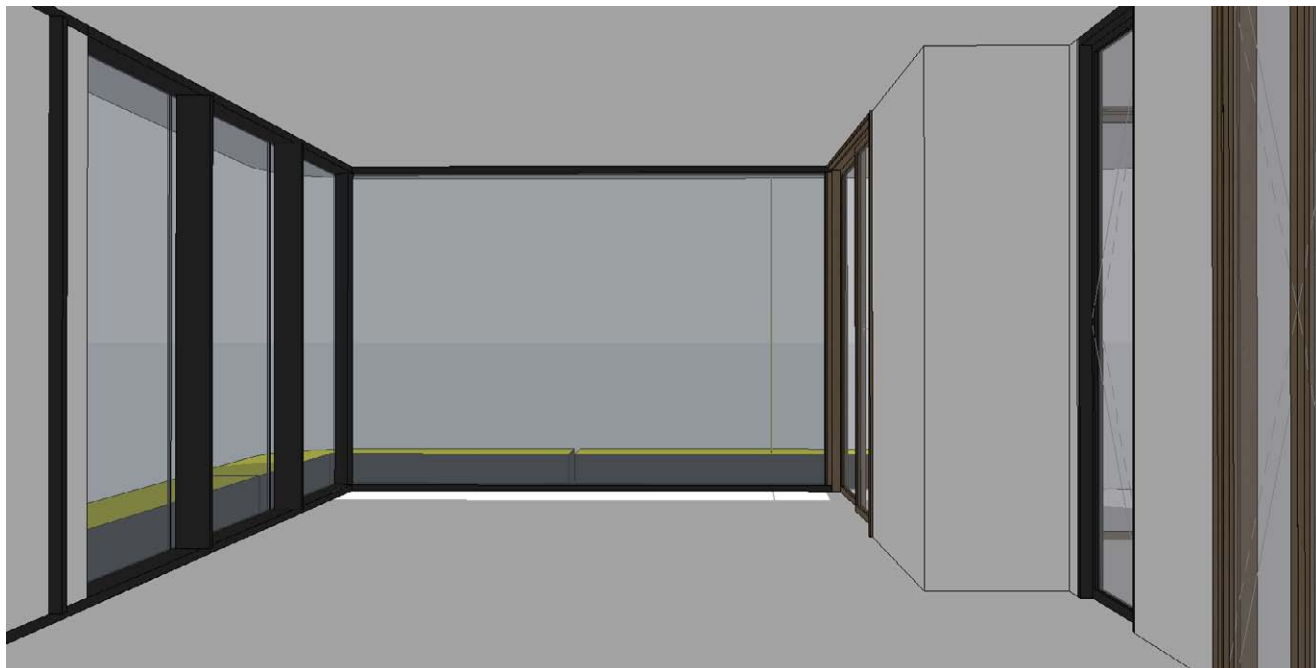
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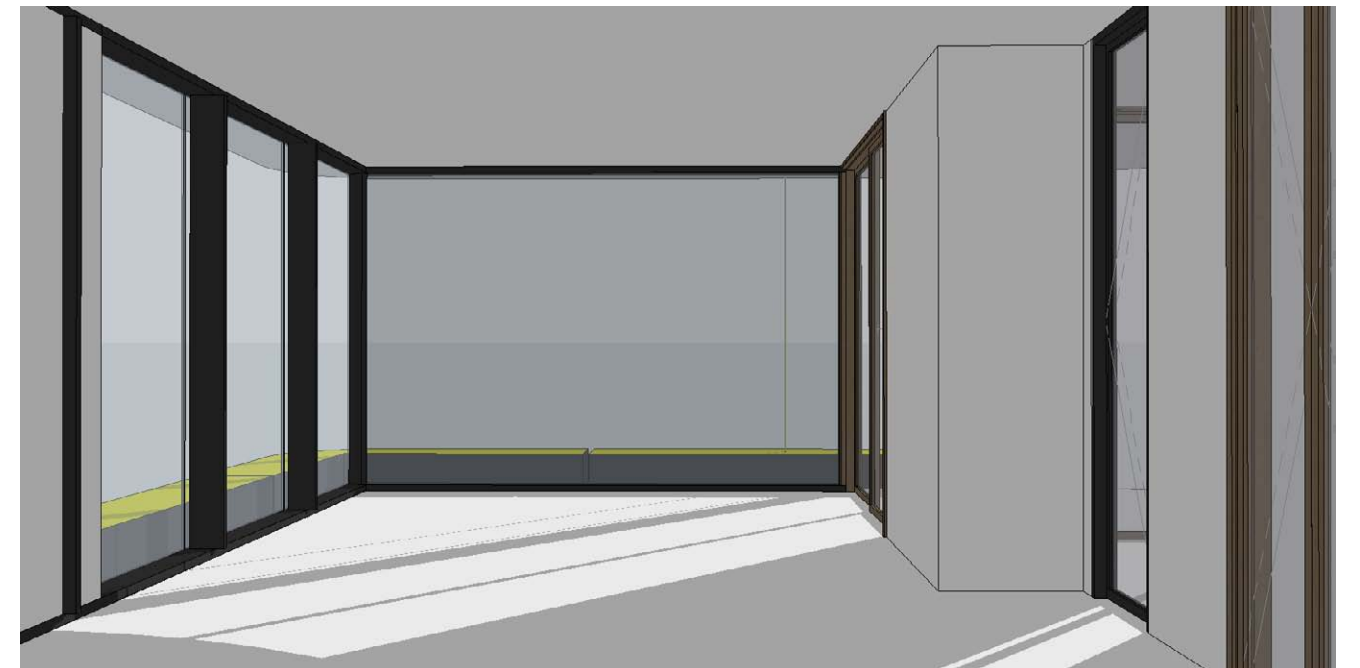
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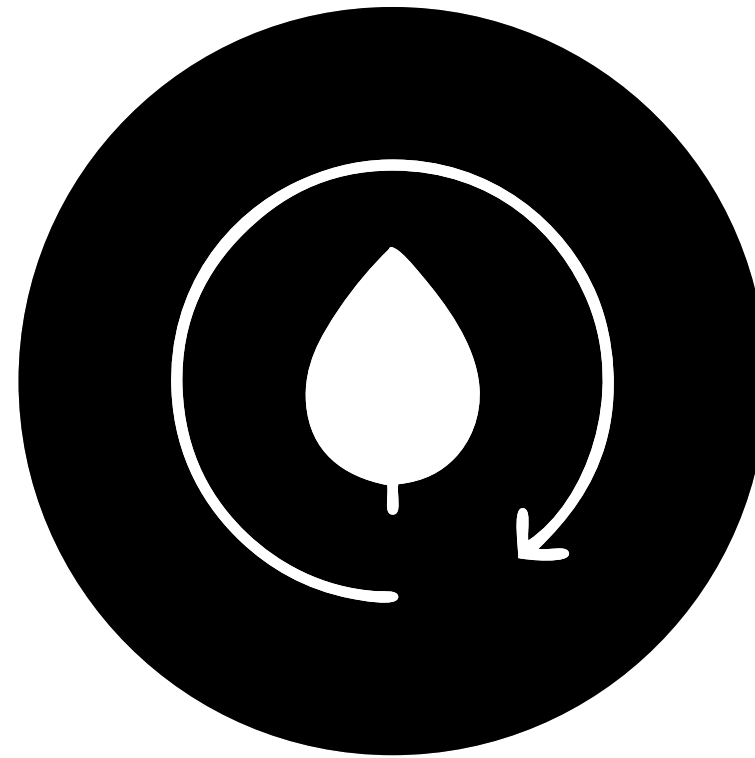
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3PM DECEMBER 21ST



3PM JUNE 21ST



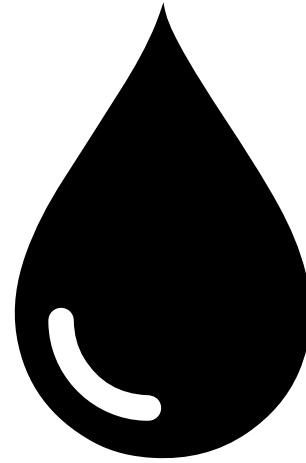
ESD





#### PASSIVE DESIGN –

West-facing apartments are recessed behind 700mm slab edge to minimize summer solar heat gain and shield apartments from harsh summer sun. Winter daylight will penetrate deep into the interior of the floor plates by way of balconies. The built form is accented with a series of deciduous plantings allowing them to protect the openings during summer and promote solar access during winter. The building also achieved 100% cross ventilation.



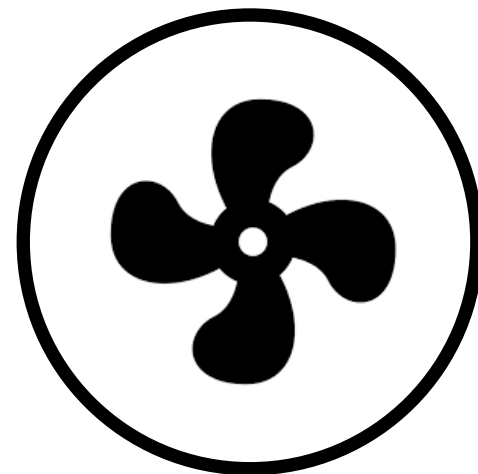
#### RAINWATER COLLECTION –

Rainwater on site will be captured and stored in 150,000L water tank located under the retail. This water tank will be plumbed to garden taps and landscape irrigation to support public gardens throughout the development.



#### SOLAR -

A target 25-30 kW Solar PV array will be installed on the rooftop to generate electricity for community spaces and public lighting, lifts, car park ventilation and common services area.



#### BASIX TARGET–

The proposal will use water saving fixtures and fittings as well as energy efficient lighting, air conditioning, lift, and appliances to minimise water and energy load.

Additionally, the proposal will introduce ceiling fans to all living and bedroom areas minimizing the need for air-conditioning.



#### GREEN TRANSPORT PLAN –

A Green Transport Plan will be designed to encourage and facilitate sustainable transportation for each resident of the building. This will include sufficient bicycle parking spaces, together with car share spaces within the basement.

Additionally, EV chargers will be provided encouraging the use of electrical vehicles.



## Community

---

Connected Communities

Landscape

Design With Country

## 26-32 MANN STREET MASTRERPLAN



### ALIGNMENT

- The landscape DA report acknowledges that the a Landscape masterplan was submitted and approved with conditions under a FEAR.
- The landscape design will address Cause 9 including details on species , materials & landscape treatment, Urban element & soil depths/Volumes.
- Arrangement and Access to the through site link which demonstrates the link to be no narrower than 5m at the Mann Street.
- Demonstrate all Public Areas will be all abilities accessible
- Incorporation of the public art where necessary
- Incorporation of landscaping for wind mitigation.

## GOSFORD LEAGUES CLUB FIELD



### ALIGNMENT

- The Landscape design recognises the significates of the recently upgraded Leagues Club field and its cultural and landscape contribution to Gosford. The design intends to embrace the landscape themes and values with oppertunities to carry on the First Nations seasonal landscape and public art journey from river to ridge through the site.



26-30 Mann Street sets a new benchmark for communal living. The landscape design will create a strong connection to the adjoining Leagues Club Field, embracing and continuing the Indigenous character from the park up through into the towers landscape.







## CONNECTED

Connection to country

Drawing upon inspiration from the local character and culture of the Gosford region, a strong sense of connection from ocean to mountains is fostered and celebrated.



## INTEGRATED

Connecting to the park

Materiality and amenities connect with the local character of the foreshore park



## SOCIAL

Genuine, social places for all

A diverse offering of best practice communal open space that is tailored to individual groups, whilst remaining adaptable and flexible to changing needs.



## COMFORTABILITY

Year round environmental comfort

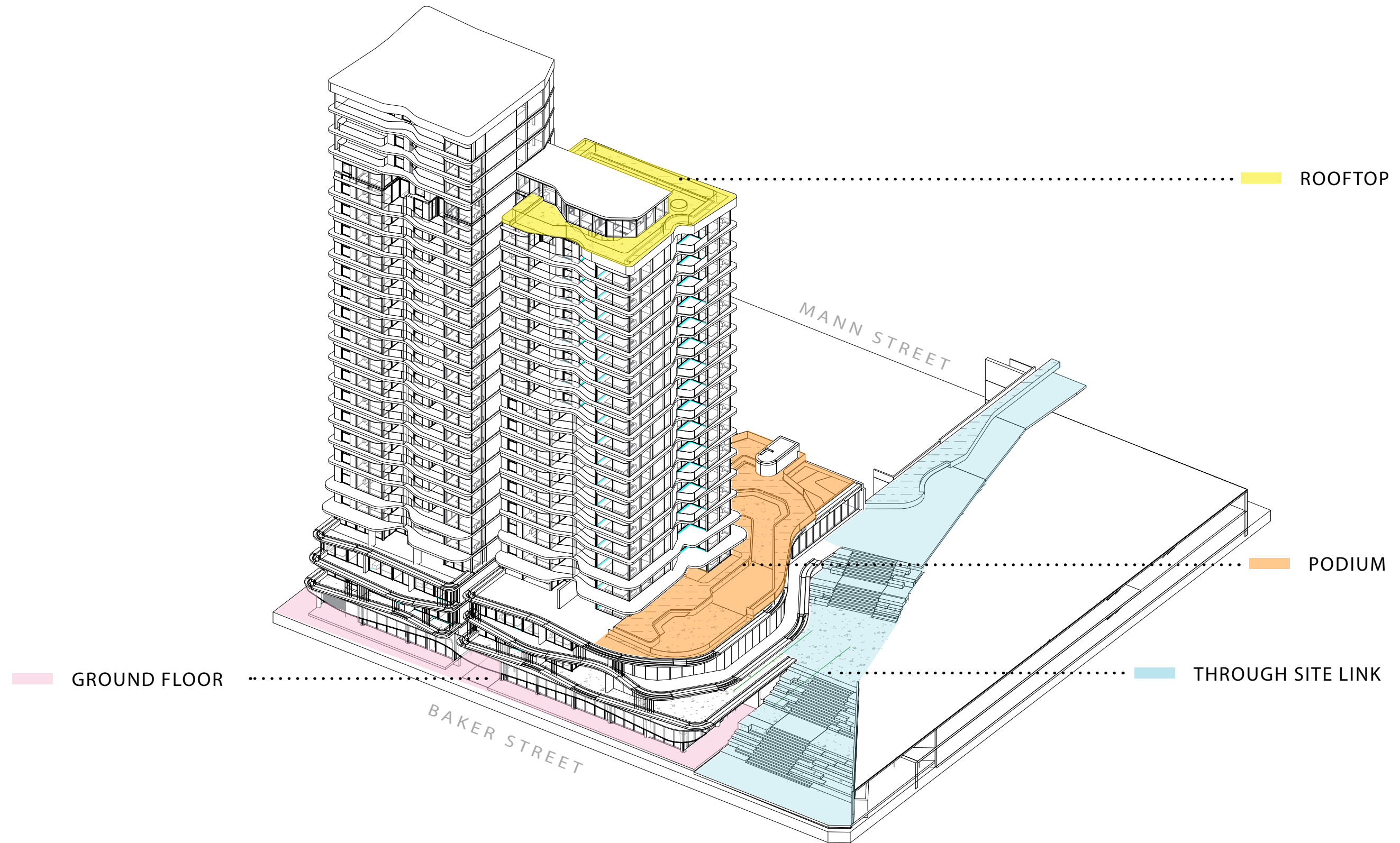
The primary objective for all external spaces is environmental comfort - how it feels to be there throughout the year, day and night.



## DIVERSITY

Maximising the communal experience

Exploring and maximising the placemaking potential of the communal areas, focused on creating a diversity of active and passive spaces connected through the landscape.







## OUTDOOR KITCHEN & ALFRESCO DINING FACILITIES

Creating a benchmark in communal living through alfresco dining and quality outdoor kitchen facilities. These areas are an attractive gathering space year round, maximising on the breathtaking views of Brisbane waters.



## SOCIAL SUNSET GATHERING

Social gathering spaces to enjoy uninterrupted views of the sunset over the Brisbane Waters and newly renovated Gosford park.



## BUSHTUCKER & BEE GARDENS

The bushtucker and bee garden will promote biodiversity and facilitate a connection to country through the use of indigenous bushtucker planting. These gardens will be a place to learn about the rich history of the Darkinjung people, to connect to nature and harvest herbs.



## OUTDOOR WORK SPACE

Refreshing the notion of working from home by moving the 'workspace' from inside, out. Nestled amongst lush planting, this covered outdoor working facility offers access to power, natural light and fresh air.



## MORNING SUN DECK

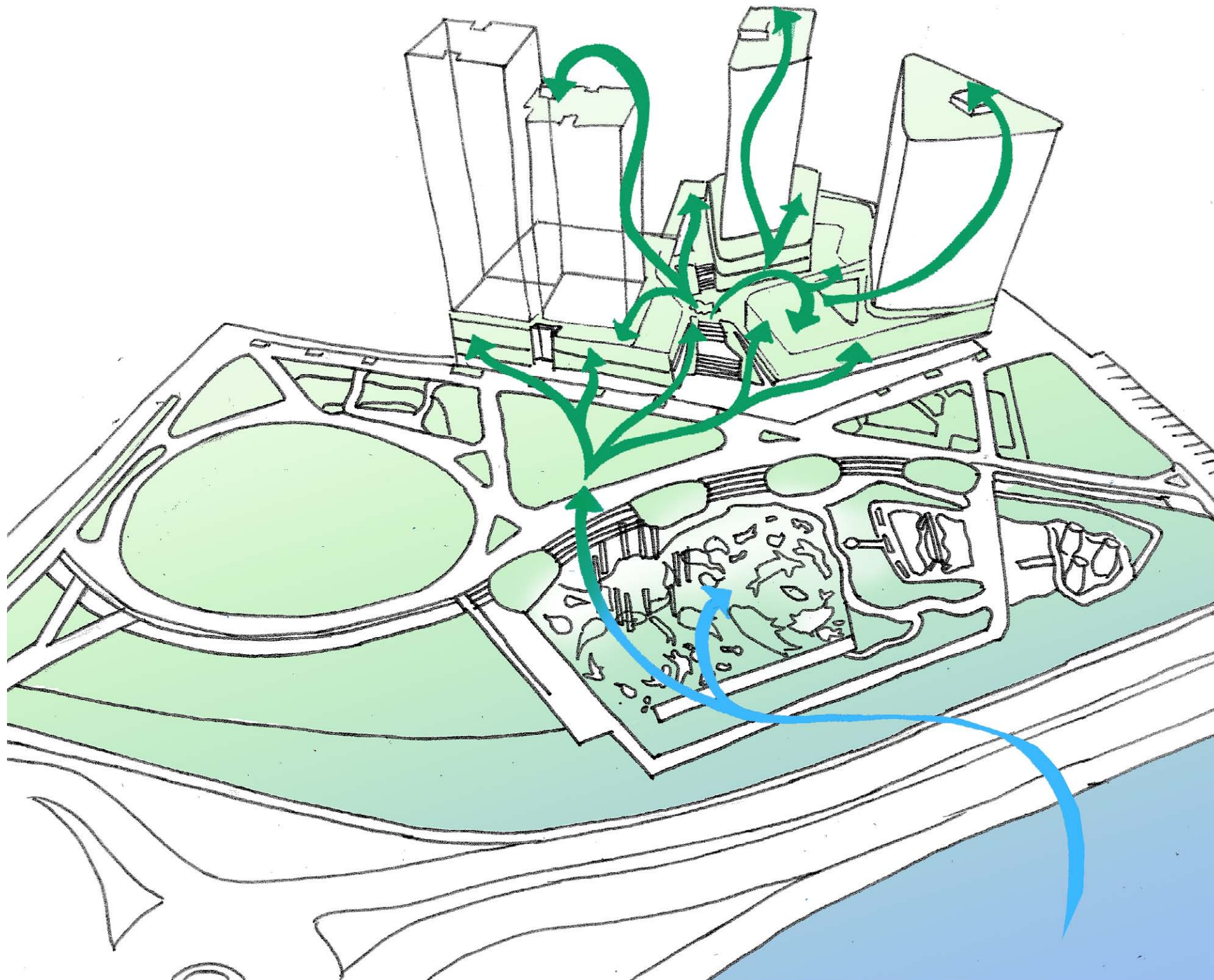
A quiet place for people to retreat, relax with a cup of coffee or read in the morning sun. The deck is a multifunctional space offering a variety of activities both morning and night including sunrise yoga and night time open air cinema viewings.



## REPLACING THE BACKYARD

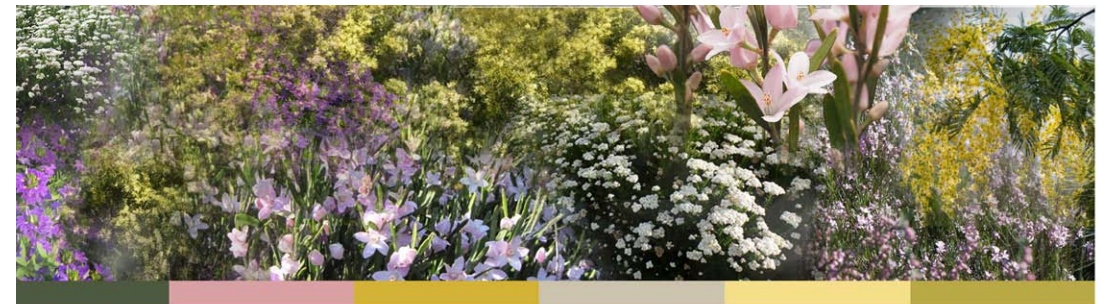
Apartment residents crave outdoor green communal spaces, the open green space provides the opportunity for children to run and puppies to play within proximity to adjoining communal facilities. Sun beds surrounding the grass offer a place to unwind and relax in the sunshine.





## SEASON JOURNEY FROM OCEAN TO MOUNTAINS

Drawing inspiration from the local character and culture of the Gosford region, a strong sense of connection from Ocean to mountains is fostered and celebrated. The Indigenous planting character of Gosford park is seamlessly integrated into the podiums and rooftops, creating a destination enriched with Darkinjung tradition.





# MATERIAL PALETTE

## PAVING



CONCRETE UNIT PAVING (P4)



CONCRETE UNIT PAVING - SANDSTONE COLOUR (P2)



FEATURE SANDSTONE PAVEMENT W/ GRAVEL EDGE (P5)



GRAVEL EDGING (G1)

## FURNITURE & FIXTURES



MOVABLE SEATING



POT PLANT GREENING



BIKE RACKS (BR)



CONCRETE RETAINING WALLS (W1)



SANDSTONE BLEACHER SEATING (BS1)



ROOFTOP LOUNGE & FIREPIT



SANDSTONE BOLLARDS (B1)



TIMBER & CONCRETE BLEACHER SEATS (BS2)



CORTEN STEEL RETAINING WALL (W2)

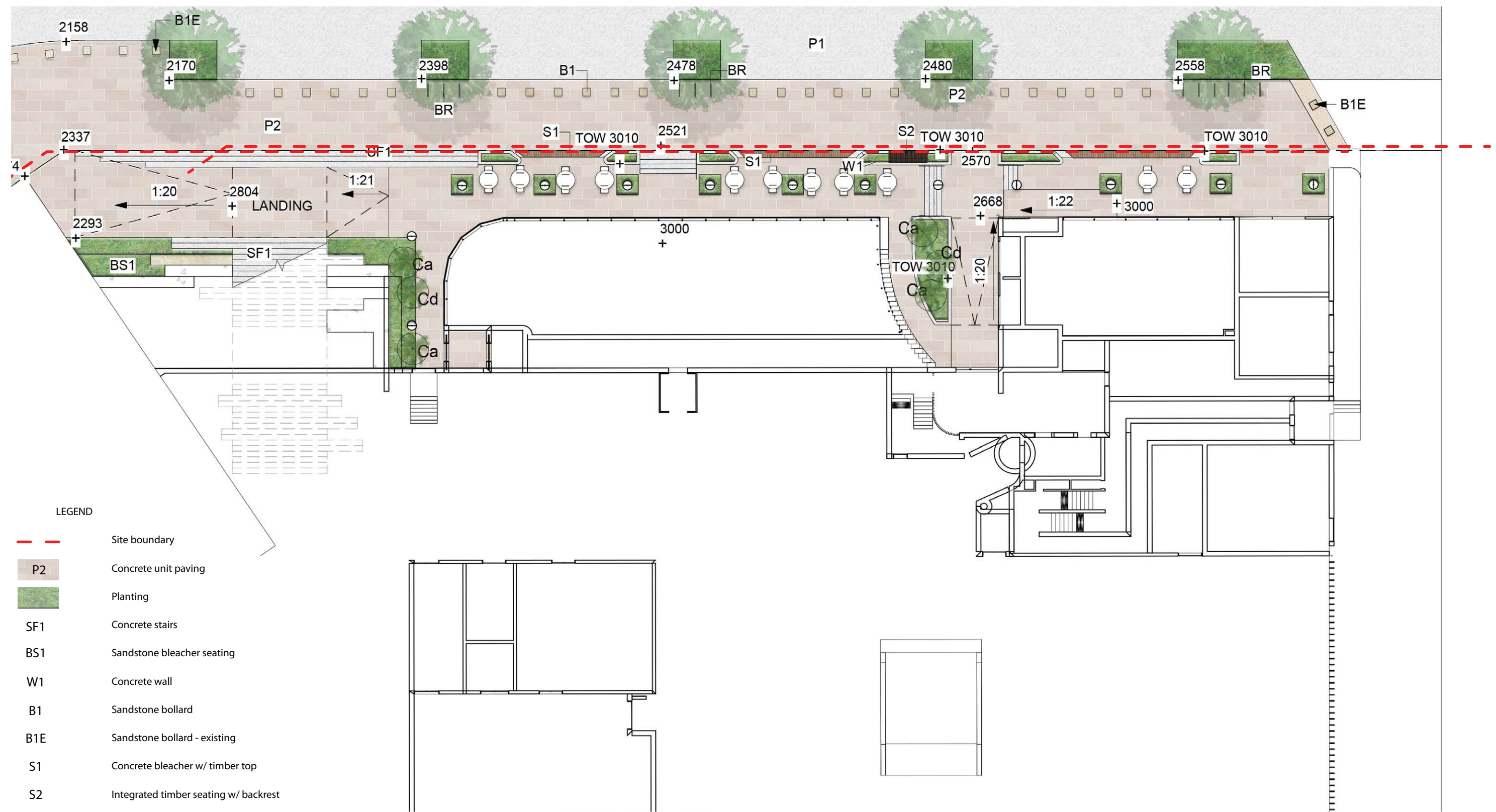


# BAKER STREET CONTEXT PLAN



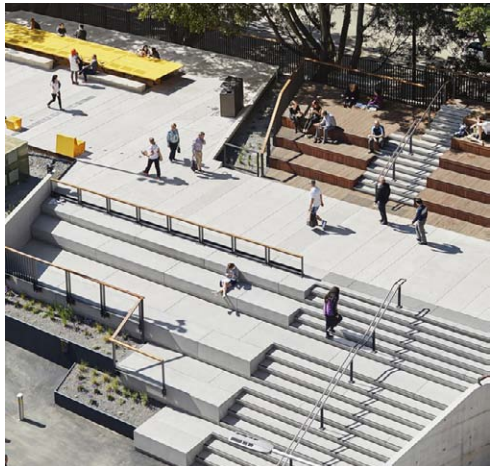
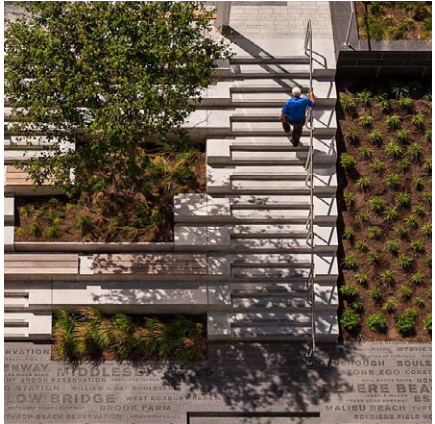


# GROUND FLOOR LANDSCAPE PLAN





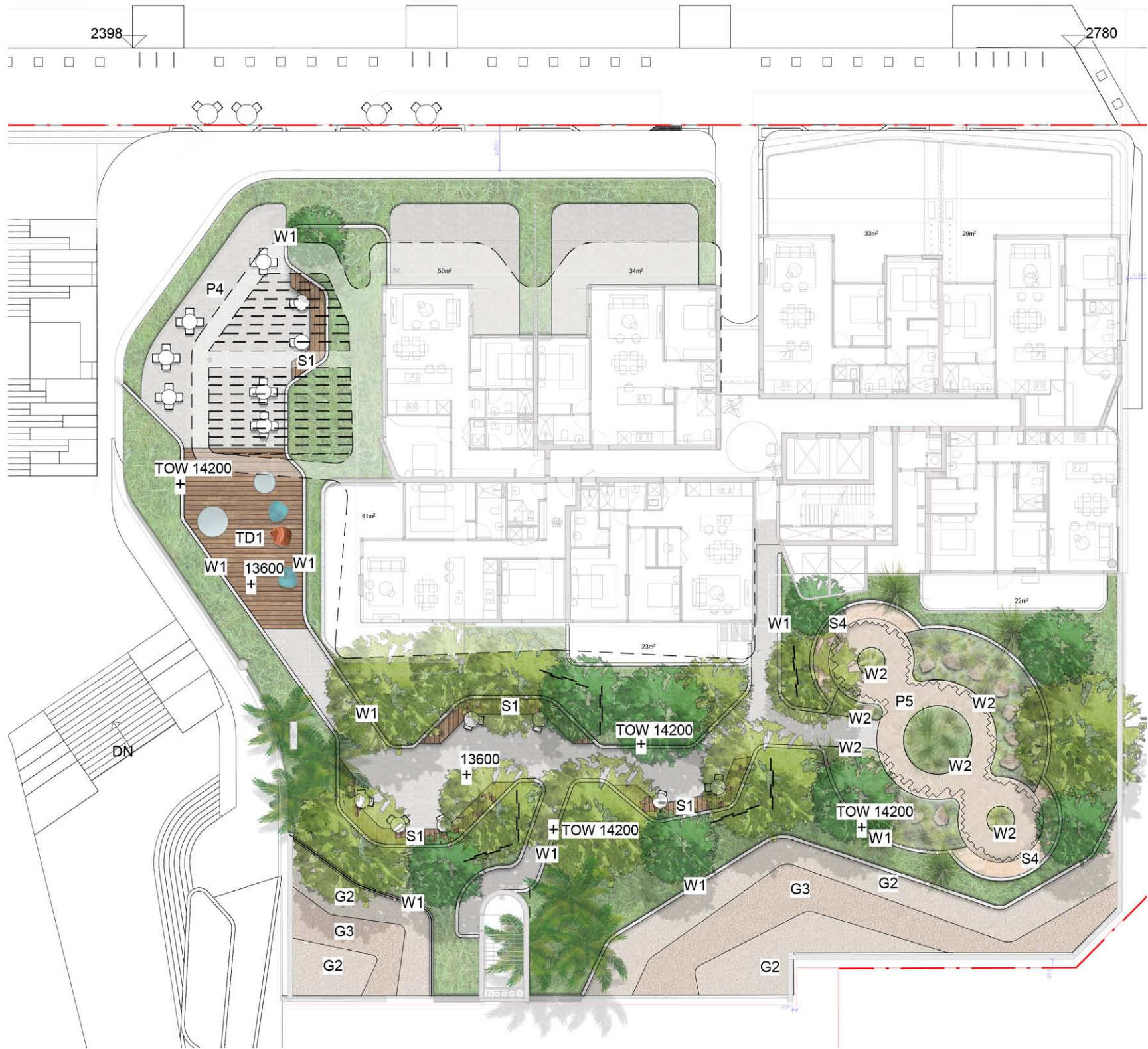
# THROUGH SITE LINK



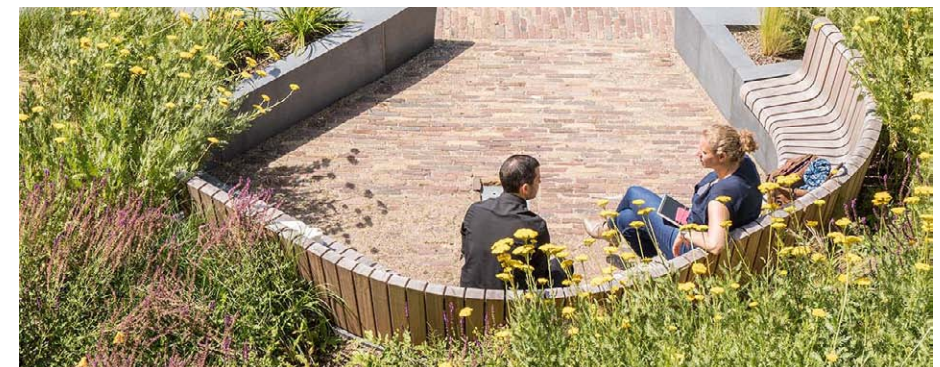
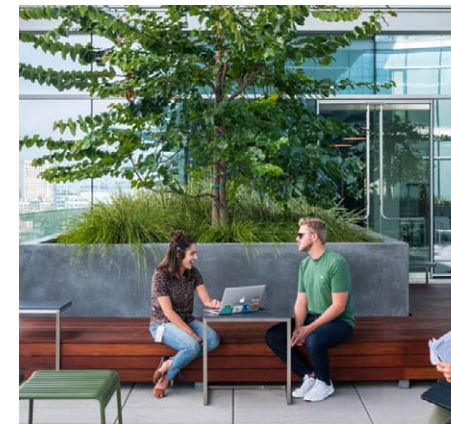
- KEY
- 1 Bleacher seating with integrated planting
  - 2 6m wide steps w/central handrail
  - 3 Feature sandstone paving
  - 4 Integrated timber seating in planting



# PODIUM LANDSCAPE PLAN



NOTE: Final layout of bush tucker garden to be developed in collaboration with appropriate Indigenous consultant.

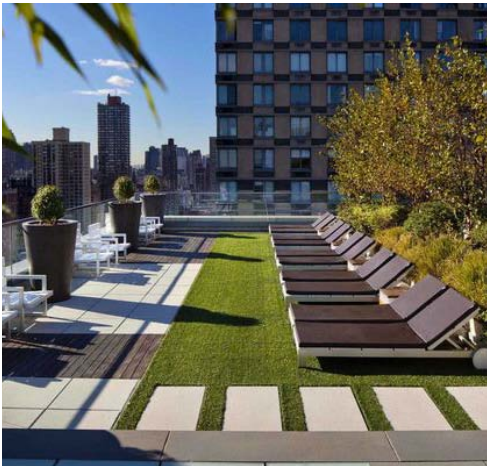
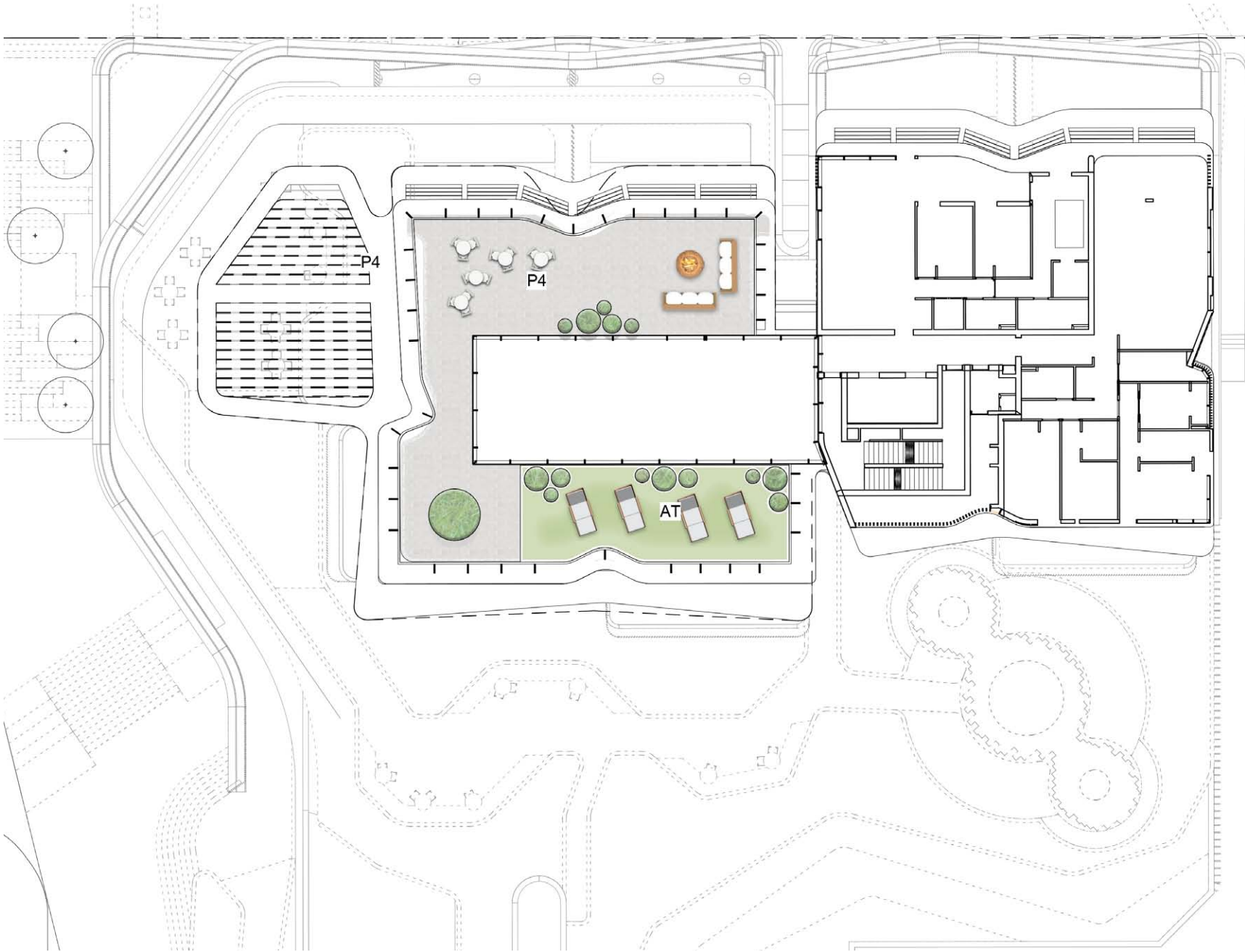


## KEY

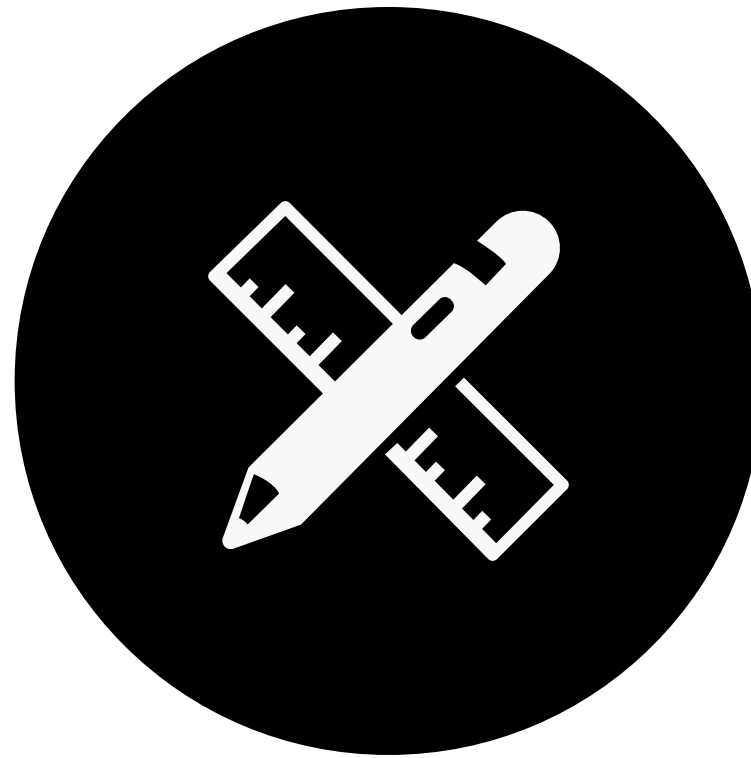
1	Flexible gathering area	7	Fire stair access path
2	Integrated timber seating	8	Concrete pavement
3	Flexible deck space	9	Paving with gravel edge
4	Outdoor Office	10	Coloured ballast
5	Bush tucker garden	11	Private open space
6	Sandstone seating	12	Glass balustrade



# ROOFTOP LANDSCAPE PLAN



KEY			
1	Flexible furniture	5	Integrated timber seating
2	Lounge space & fire pit	6	Sunbathing lounges
3	Concrete paving	7	Artificial turf
4	Growing garden		



## Architecture

---

Streetscape

Podium

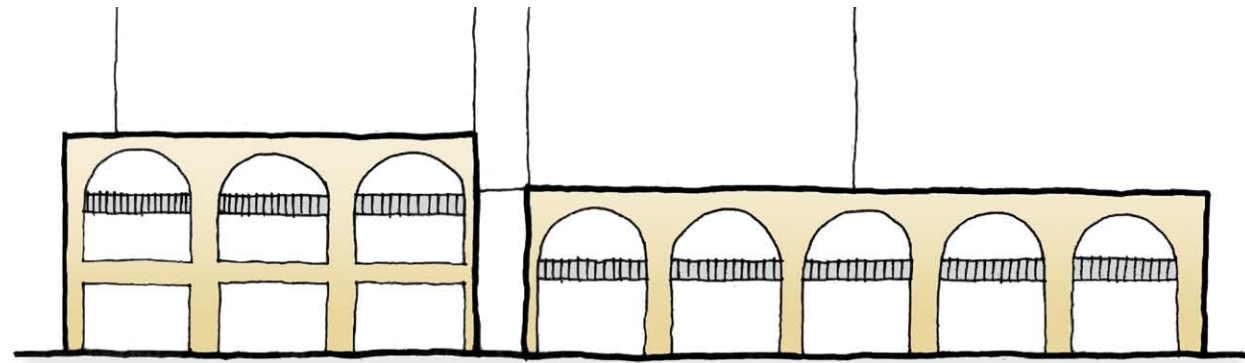
Tower Form

Materiality

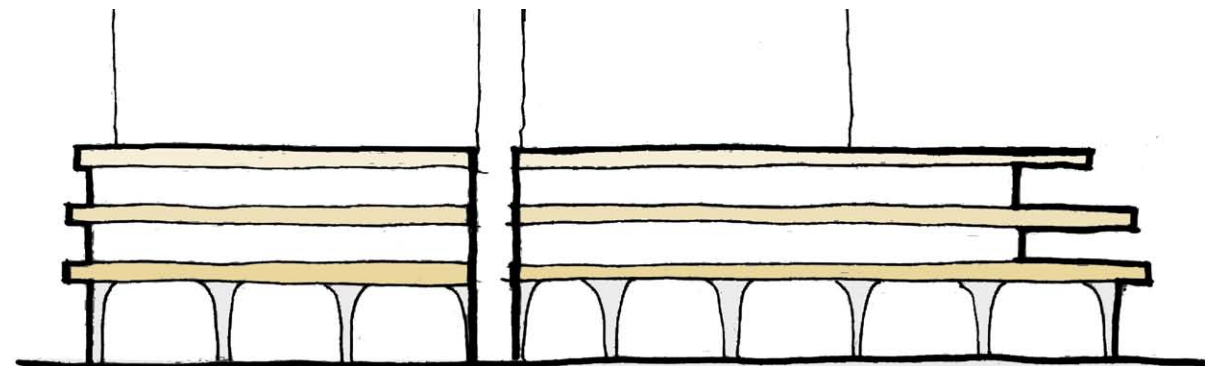




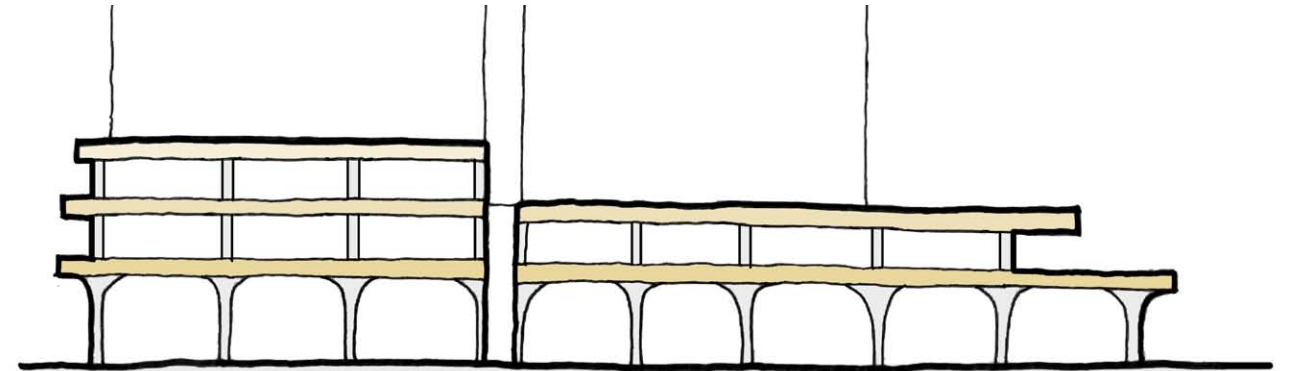




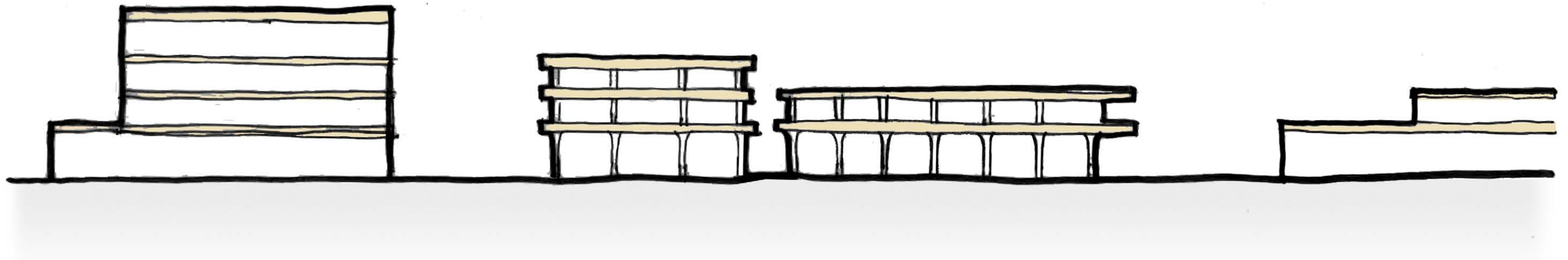
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99 GEORGIANA TERRACE

SUBJECT SITE







































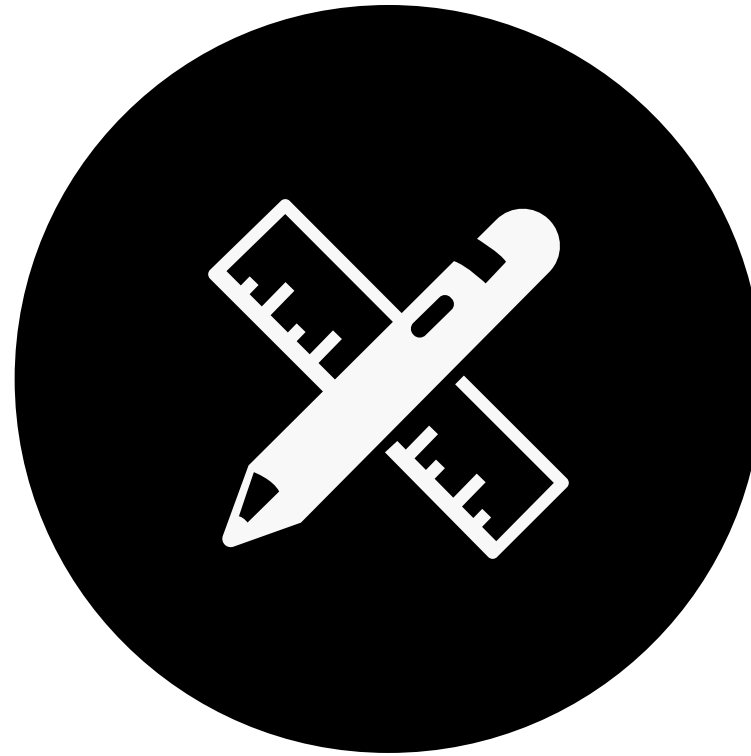












## Appendix

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Architectural Drawings  
Compliance  
Development Summary  
Summary of DRP Meetings

DKO

FLOOR PLANS  
GROUND FLOOR

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A	20/08/2021	XD	NB	Development Application
B	18/11/2021	XD	NB	CPHE RTB

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Project Name  
Project Number  
Project Address  
Central Coast Quarter - North Tower  
11725  
26-30 Mann Street,  
Gosford, NSW 2250

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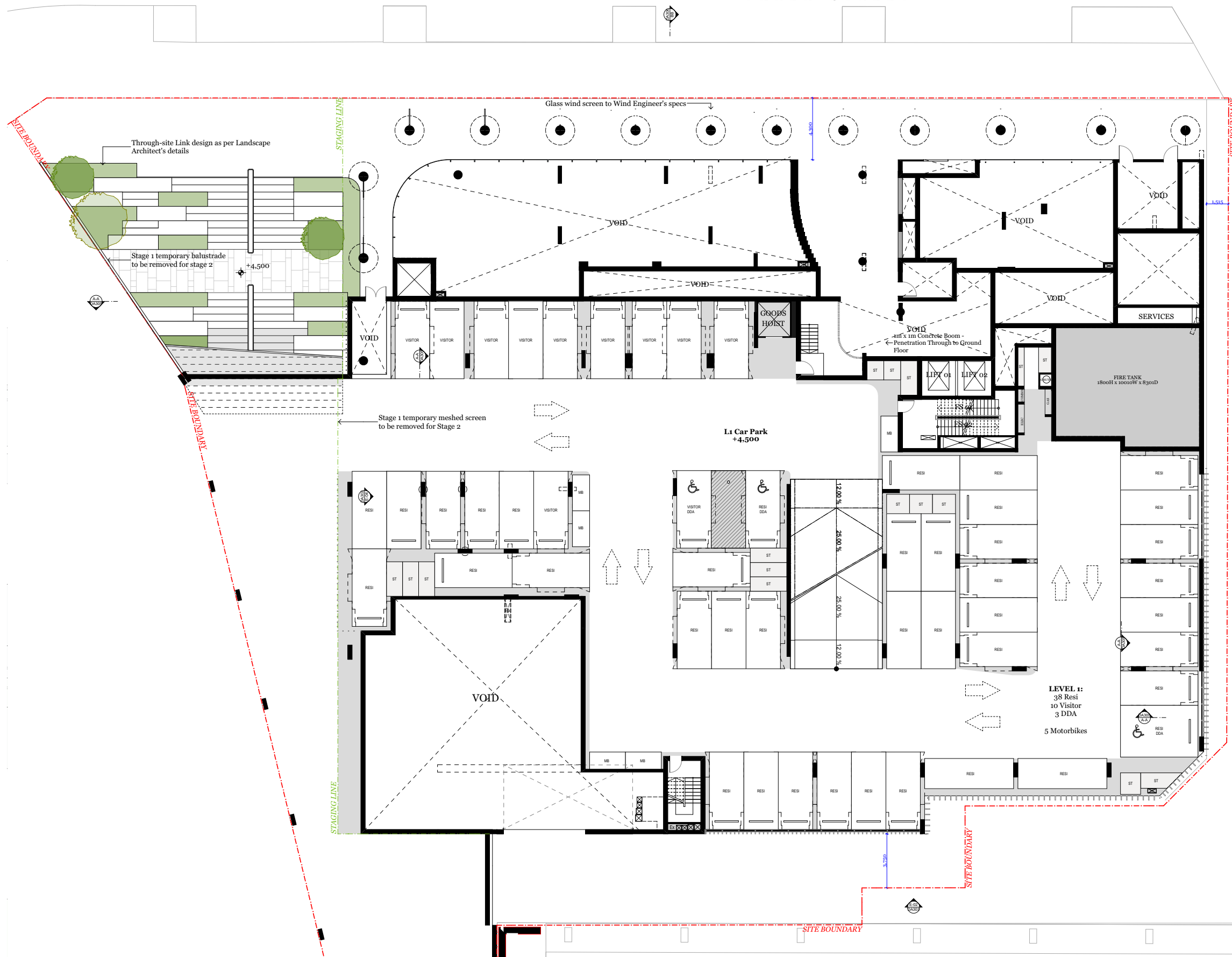
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Revision  
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06.12.2021  
PAGE 79







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August 2021  
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Project Address 26-30 Mann Street,  
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A 20/08/2021 XD NV NB Development Application  
B 6/12/2021 XD NB DPE RTS

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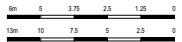


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Project Number 11725  
Project Address 26-30 Mann Street,  
Gosford, NSW 2250

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Revision B





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11725  
26-30 Mann Street,  
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20.600

ENVELOPE LINE

B Study room amended

Fixed Louvre Windows

Mobiled Louvres

0m 5 10 15 20 25 30



CENTRAL COAST QUARTER  
GOSFORD

SH GOSFORD  
RESIDENTIAL PTY  
LTD

DESIGN REPORT

06.12.2021  
PAGE 86

Rev.	Date	By	Ckd	Description.
01	16/10/2020			Preliminary Issue
P2	18/10/2020			Preliminary Issue
A	20/09/2021	XD	NB	Development Application
B	06/12/2021	XD	NB	DPE RTS

Client Details  
**SH Gosford Residential Pty Ltd**

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David Randerson 8542

Project Name  
Project Number  
Project Address  
Central Coast Quarter - North Tower  
11725  
26-30 Mann Street,  
Gosford, NSW 2250

Drawn By  
Checked By  
Date  
Scale  
XD  
NB  
August 2021  
1:125@A1  
1:250@A3

Drawing Series  
Drawing Name  
GA Plans 1:125  
Level 21

Drawing Number  
Revision  
**DA209**  
**B**





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Project Number  
Project Address  
Central Coast Quarter - North Tower  
11725  
26-30 Mann Street,  
Gosford, NSW 2250

Drawn By  
Checked By  
Date  
Scale  
XD  
NB  
August 2021  
1:125@A1  
1:250@A3

Drawing Series  
Drawing Name  
GA Plans 1:125  
Level 22-23

Drawing Number  
Revision  
DA210  
B

Rev.	Date	By	Ckd	Description
A	20/08/2021	XD, NV	NB	Development Application
B	01/12/2021	XD	NB	DPHE RTB

Client Details  
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Project Name	Central Coast Quarter - North Tower
Project Number	11725
Project Address	26-30 Mann Street, Gosford, NSW 2250
Drawn By	XD
Checked By	NB
Date	August 2021
Scale	1:125@A1 1:250@A3
Drawing Series	GA Plans 1:125
Drawing Name	Level 24

Drawing Number **DA211**  
Revision **B**





Rev.	Date	By	Cld	Description
A	20/08/2021	XD, NV	NB	Development Application
B	01/12/2021	XD	NB	DPHE RTB

Client Details  
**SH Gosford Residential Pty Ltd**

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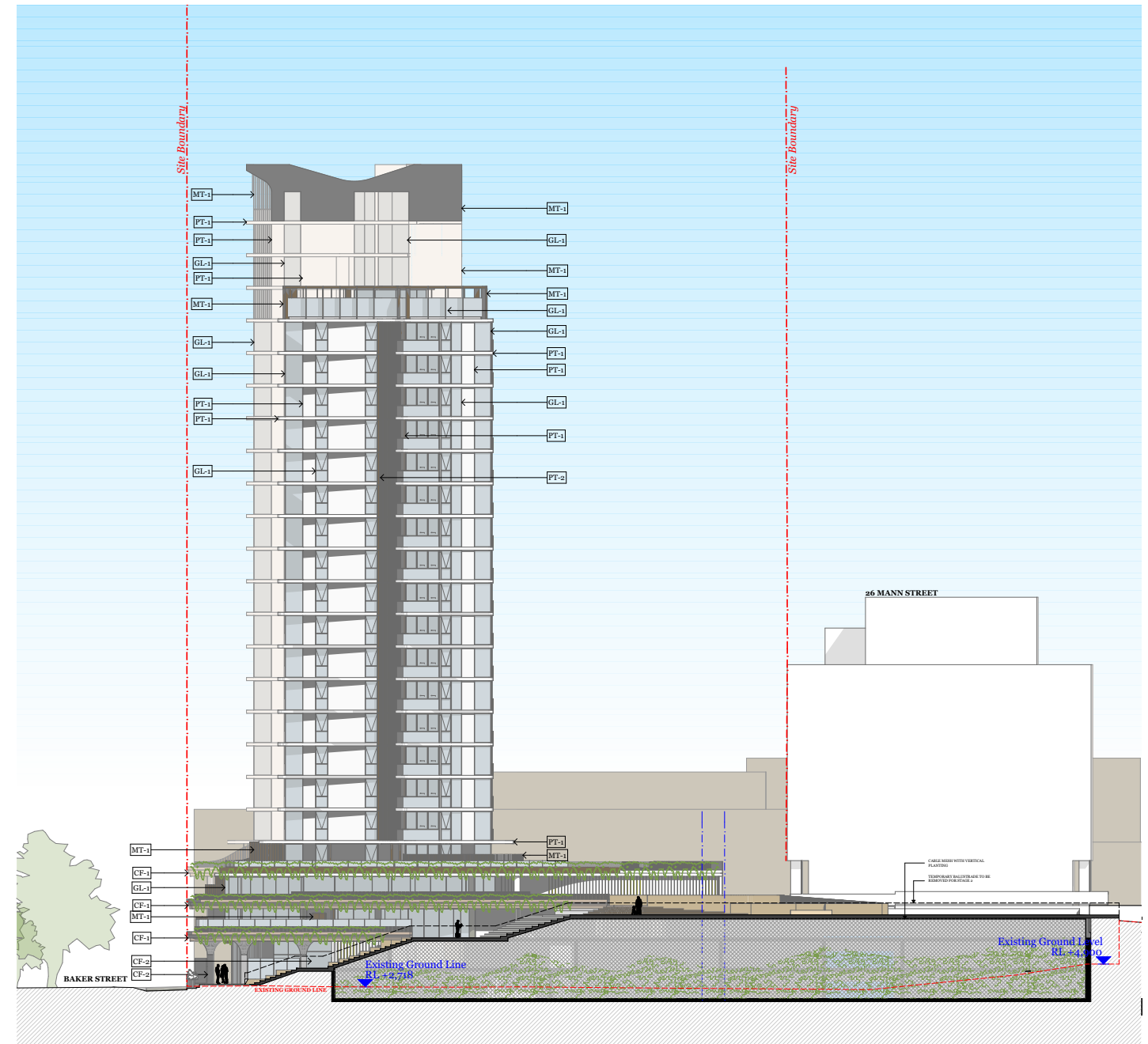
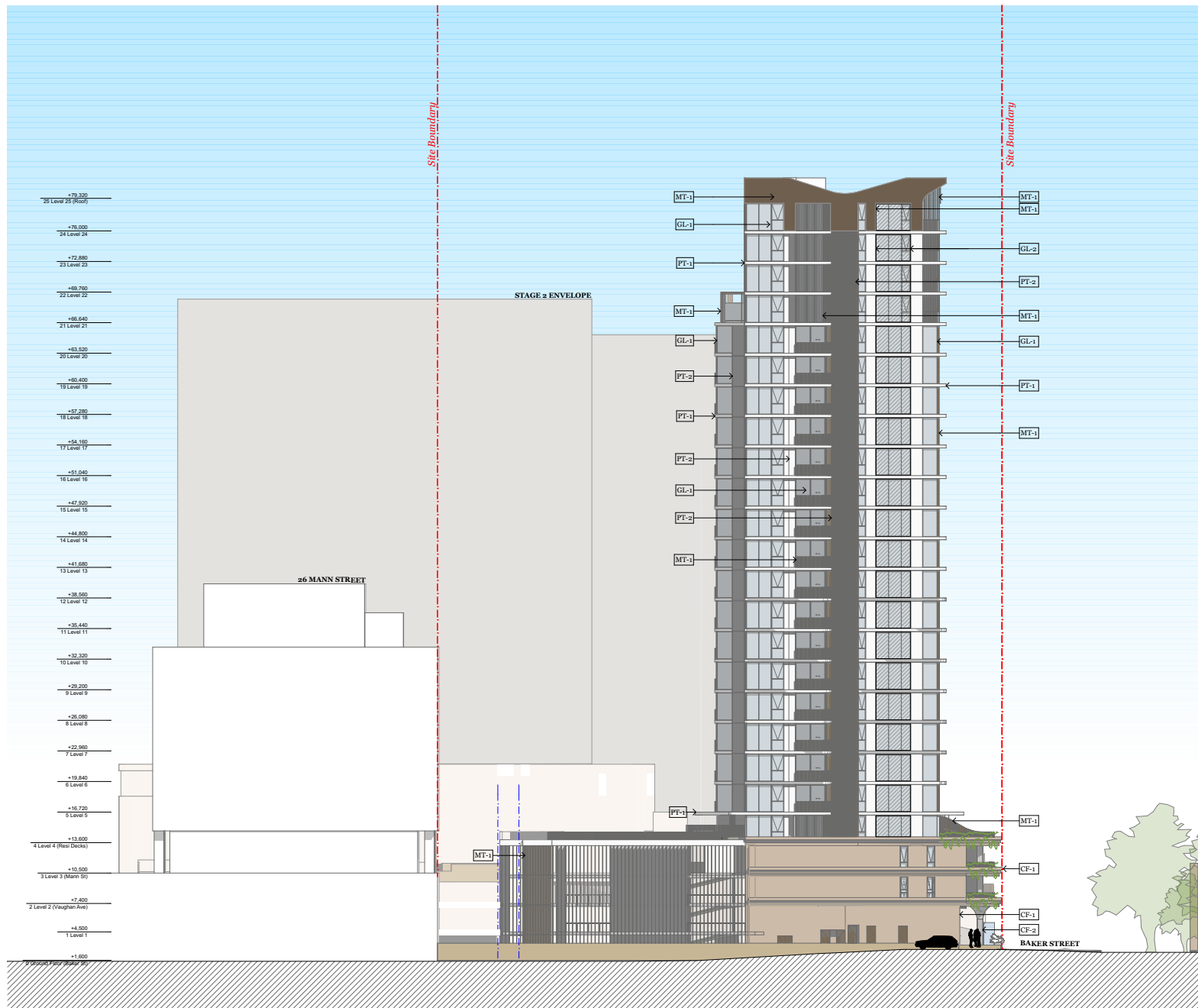


Project Name	Central Coast Quarter - North Tower
Project Number	11725
Project Address	26-30 Mann Street, Gosford, NSW 2250
Drawn By	XD
Checked By	NB
Date	August 2021
Scale	1:125@A1 1:250@A3
Drawing Series	GA Plans 1:125
Drawing Name	Roof Plan

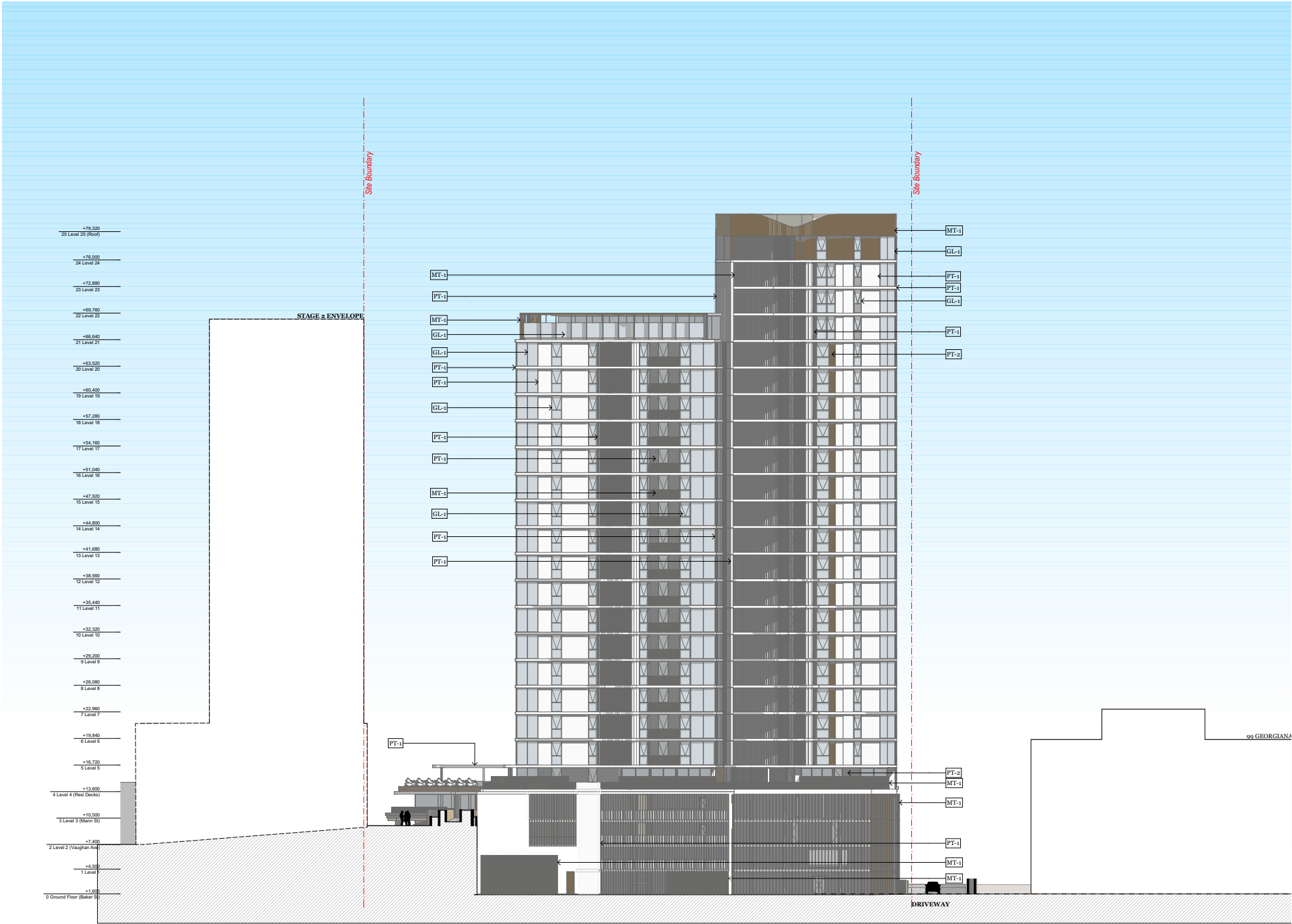
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Revision **B**

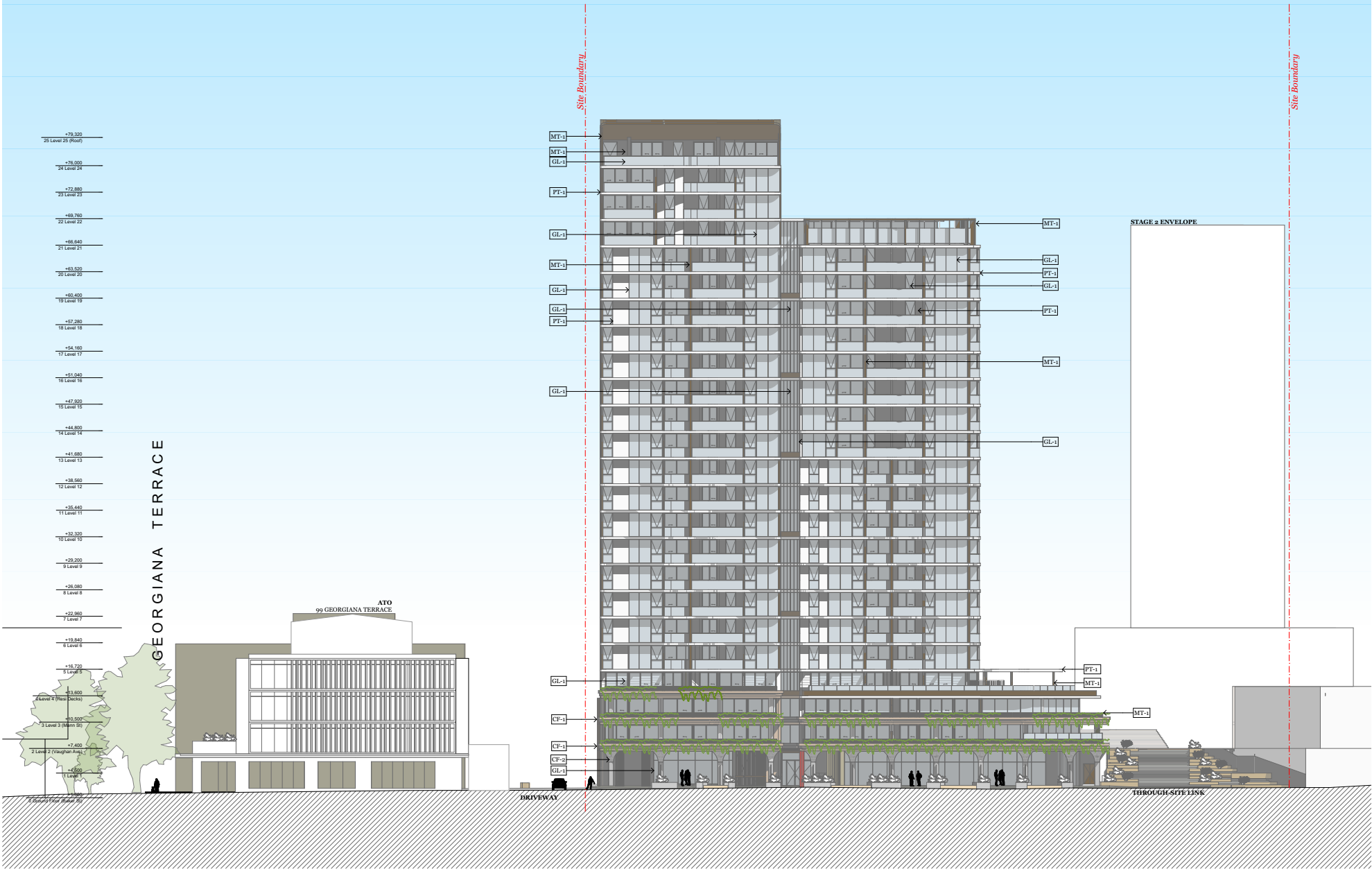


ELEVATIONS  
NORTH & SOUTH ELEVATIONS

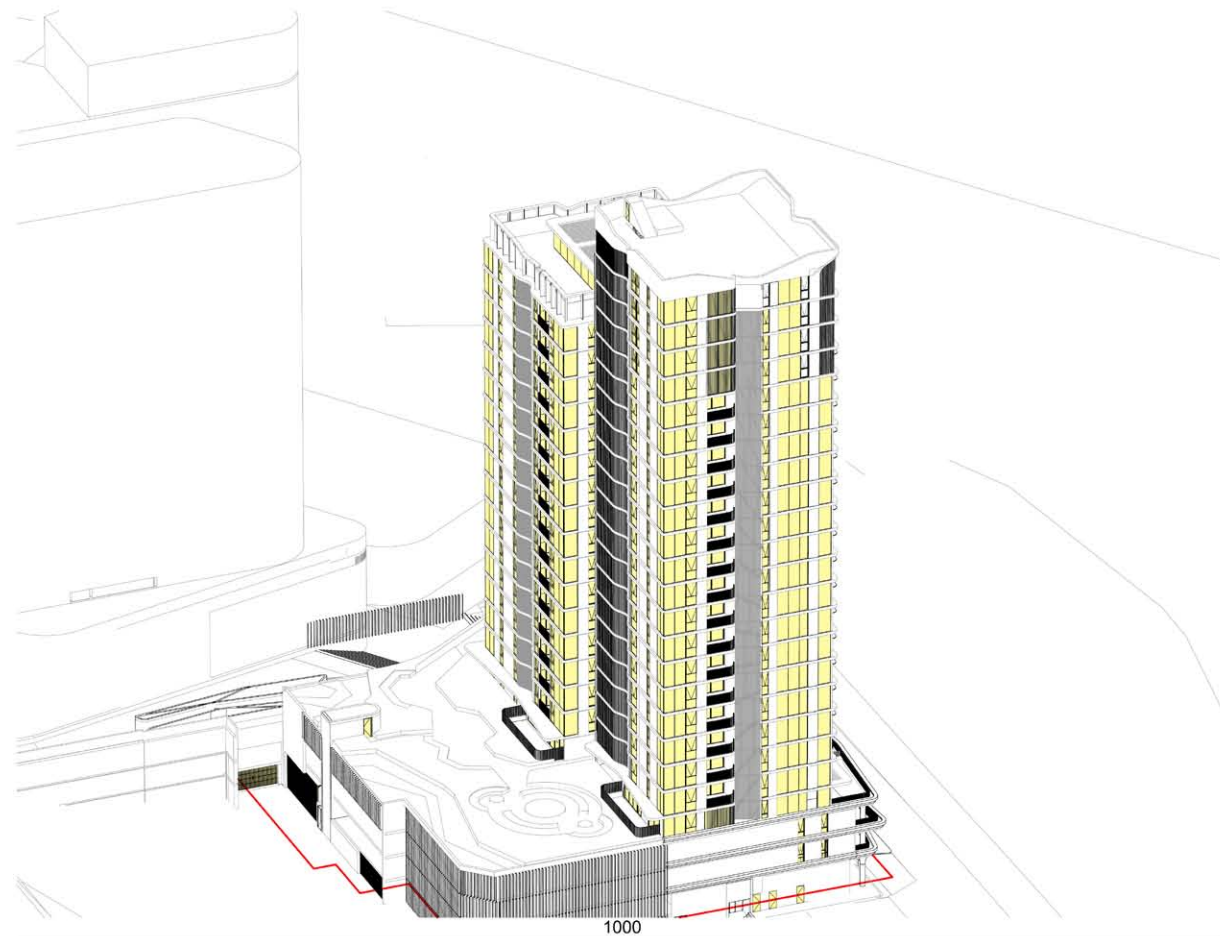




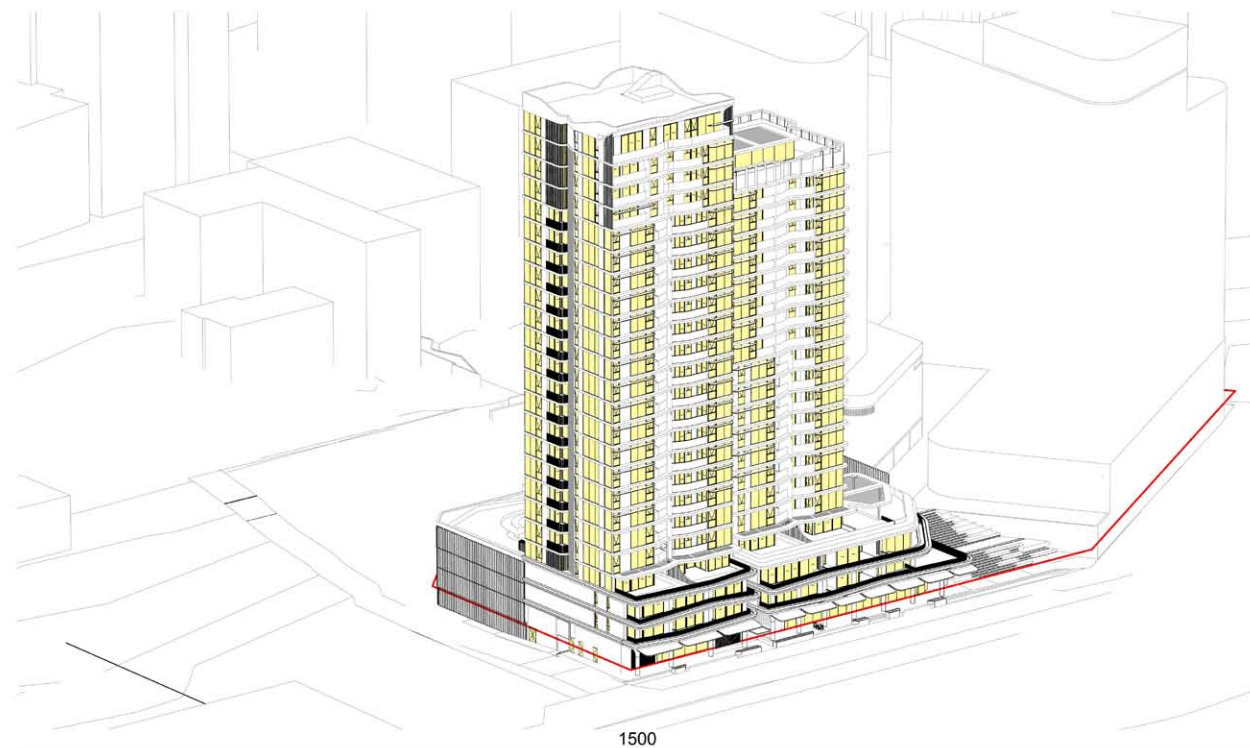
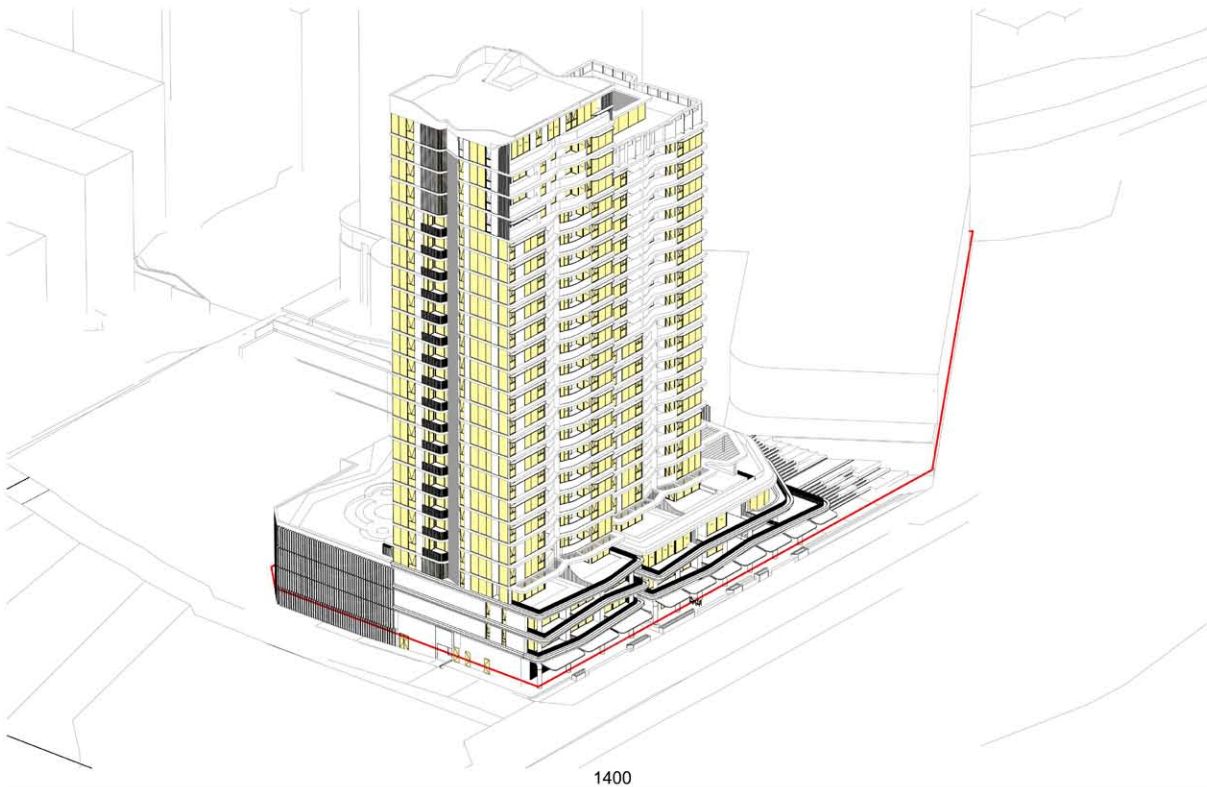
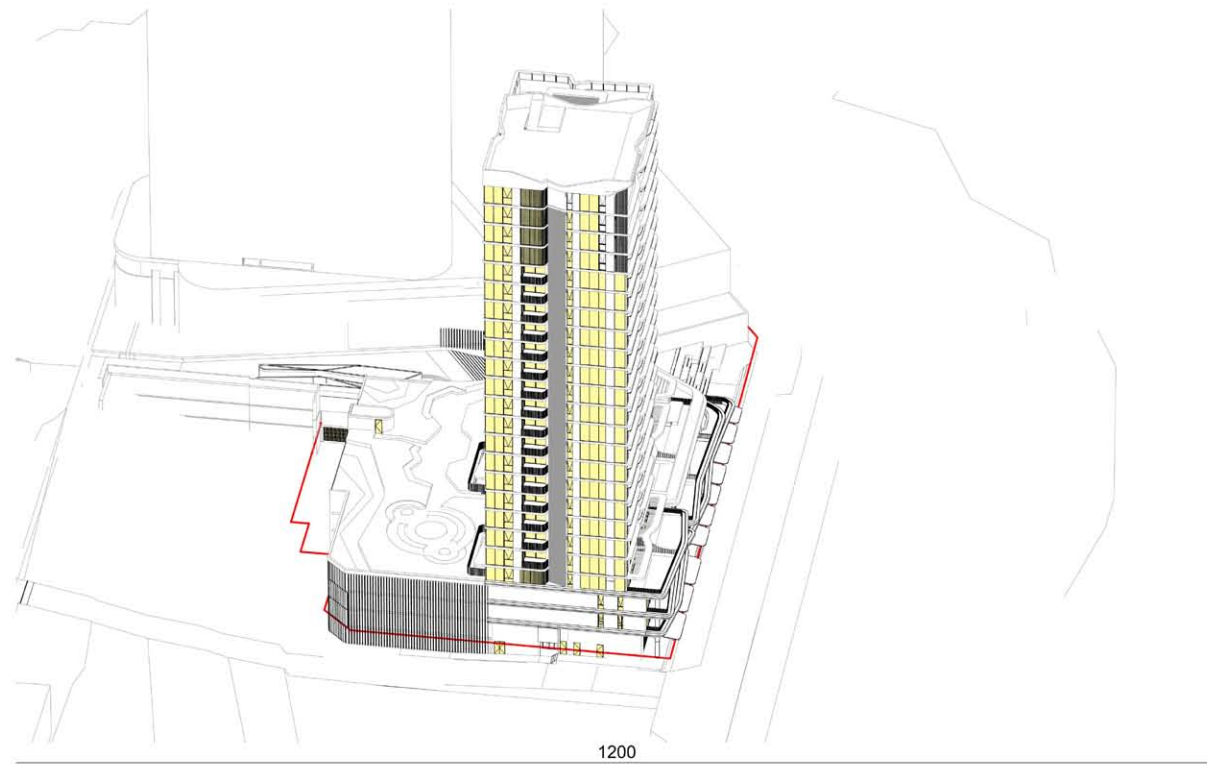




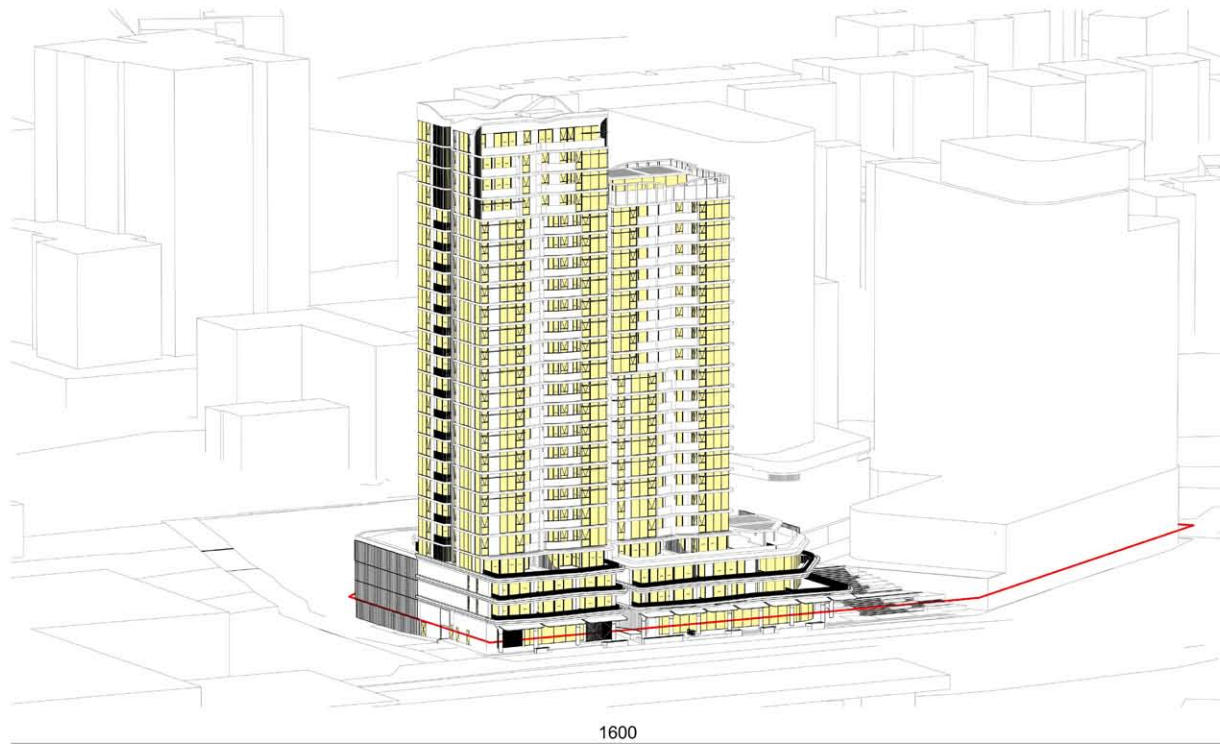


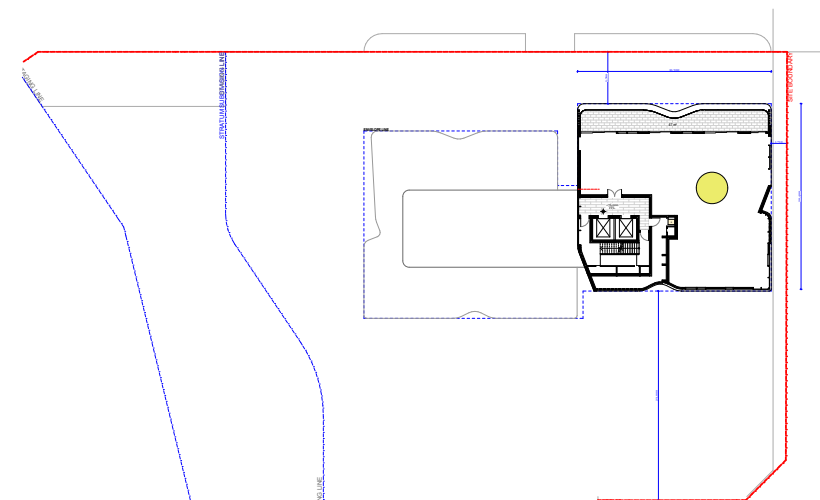
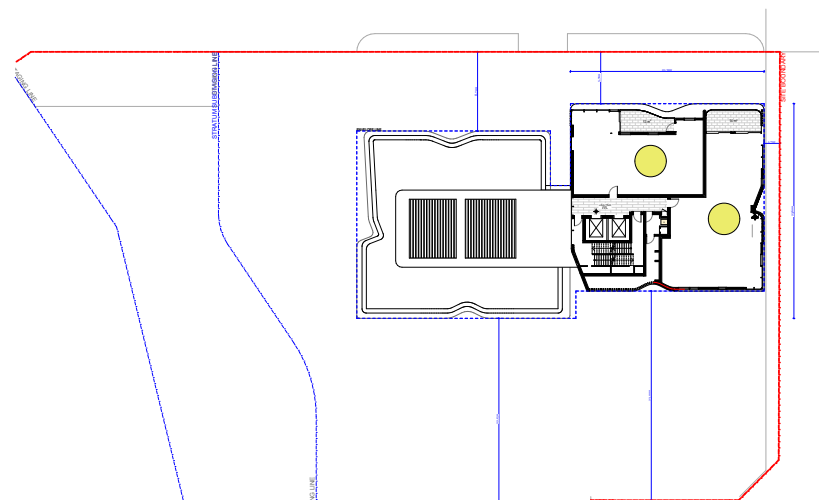
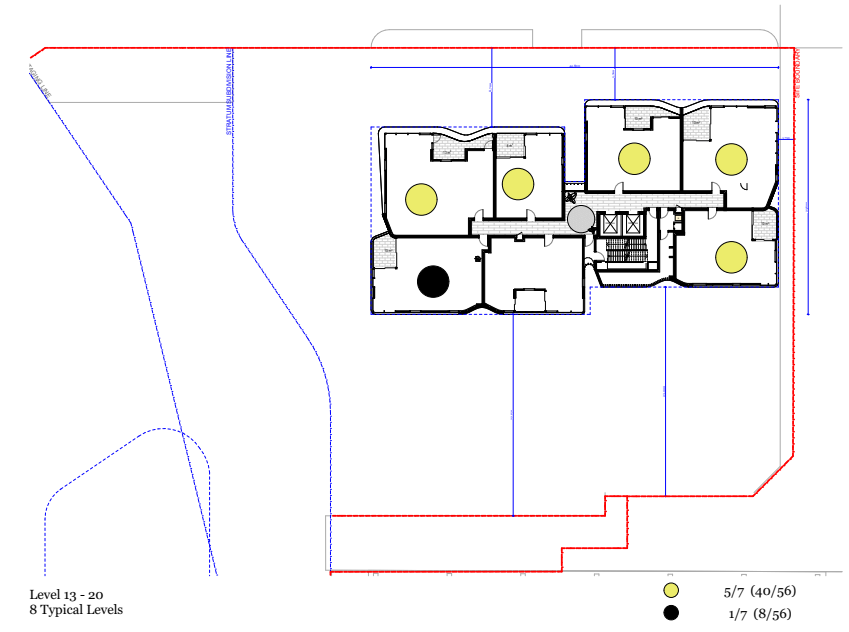
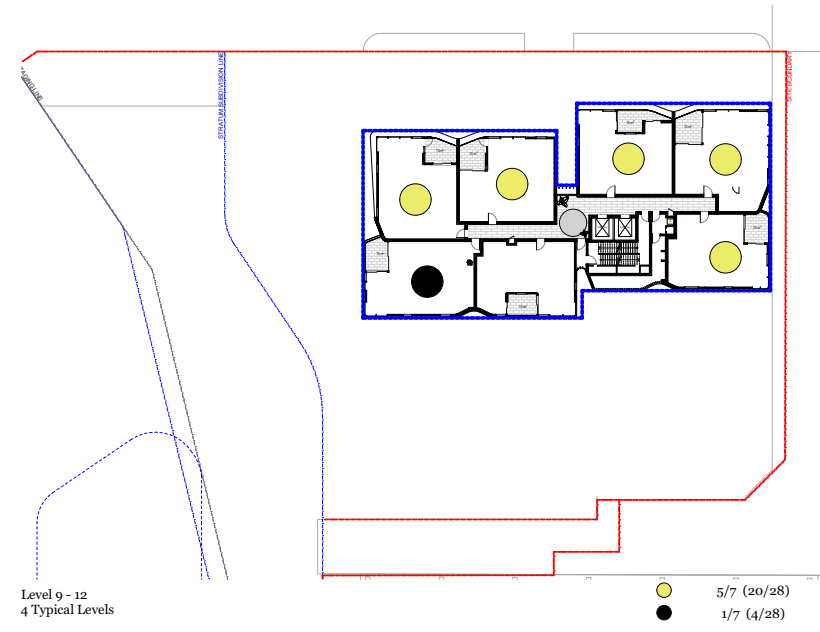
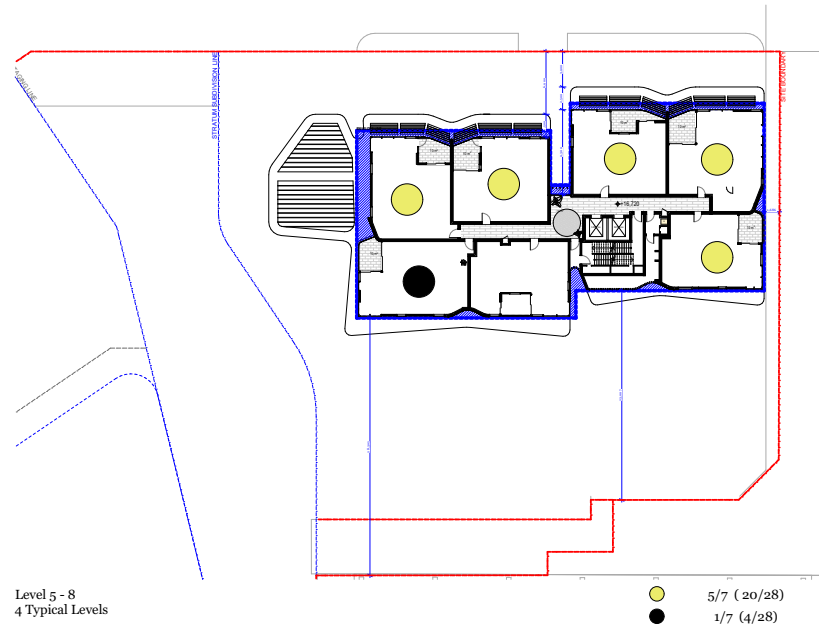
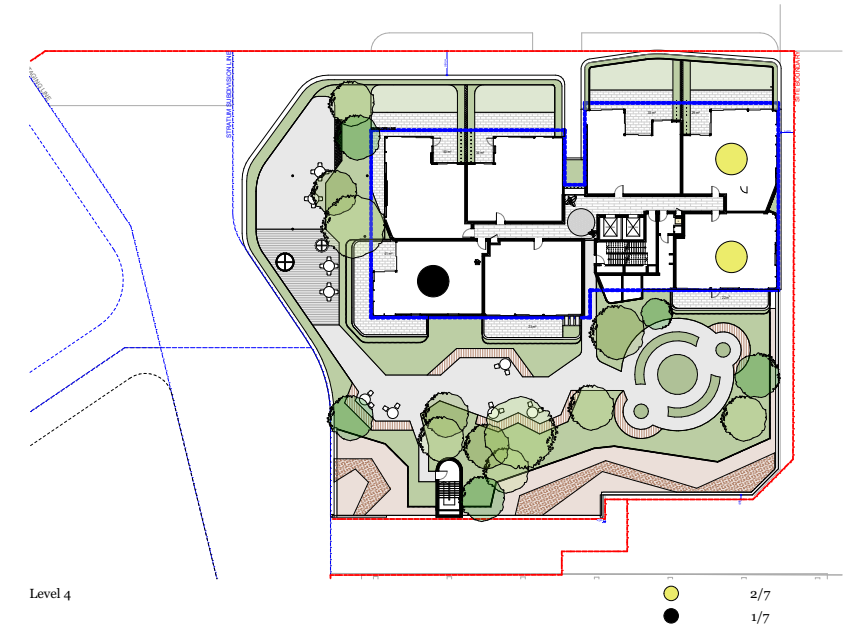
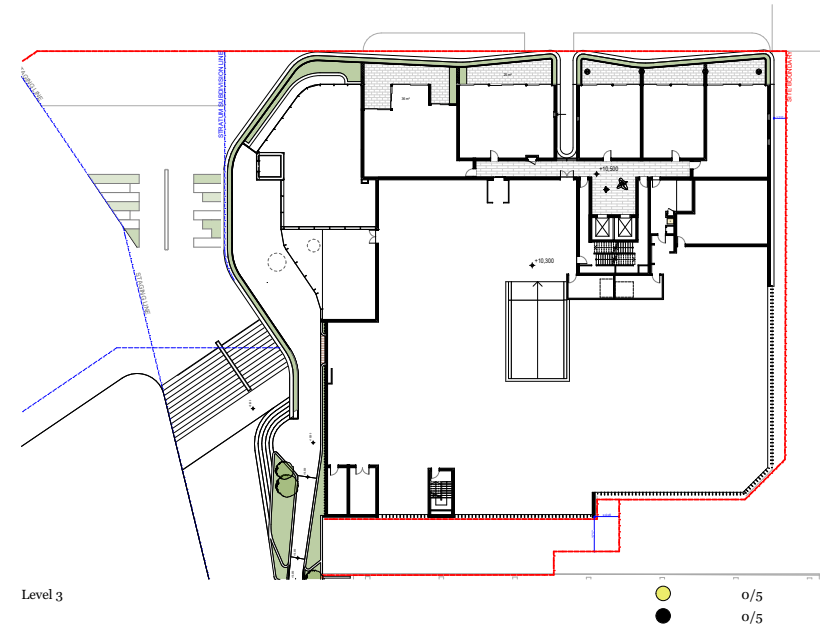
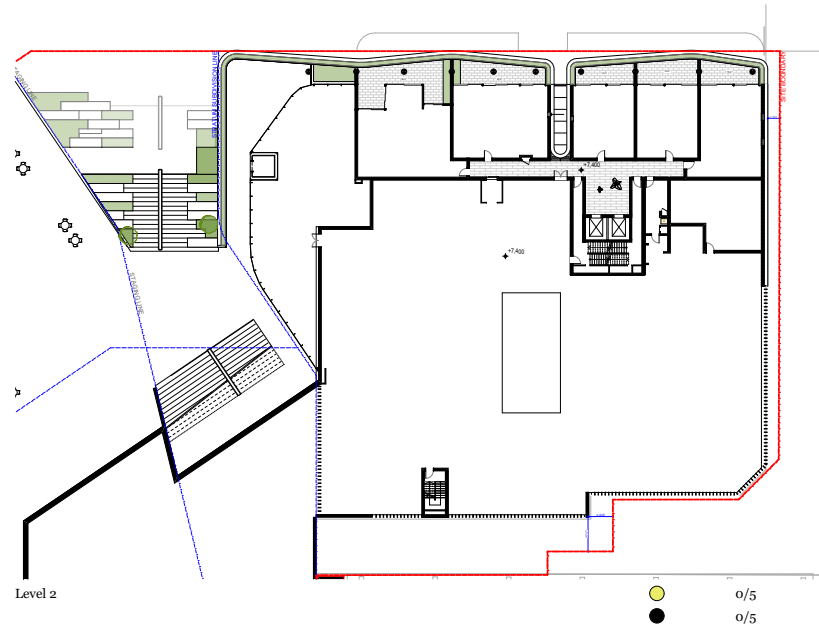










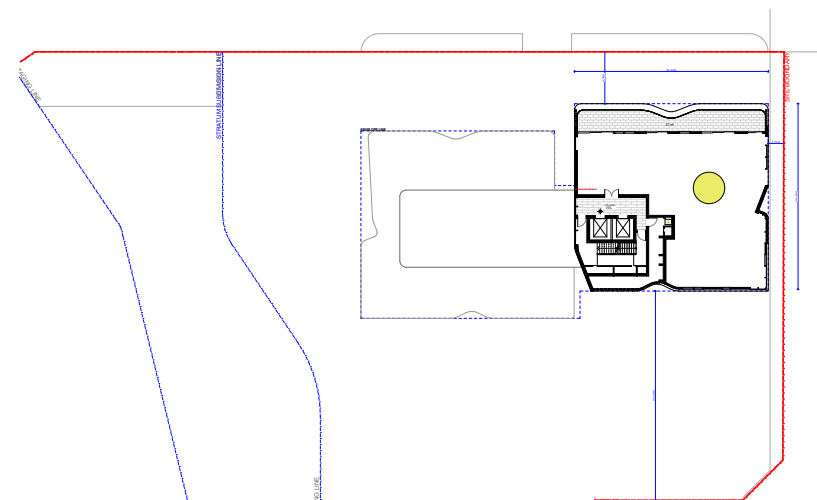
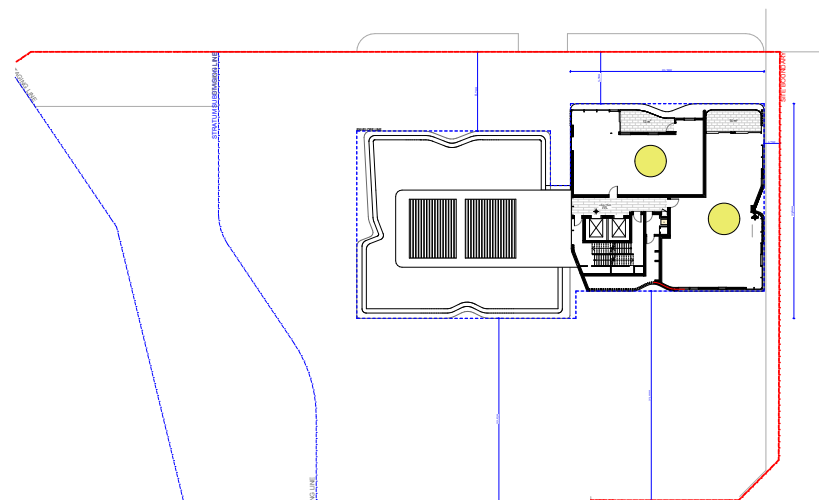
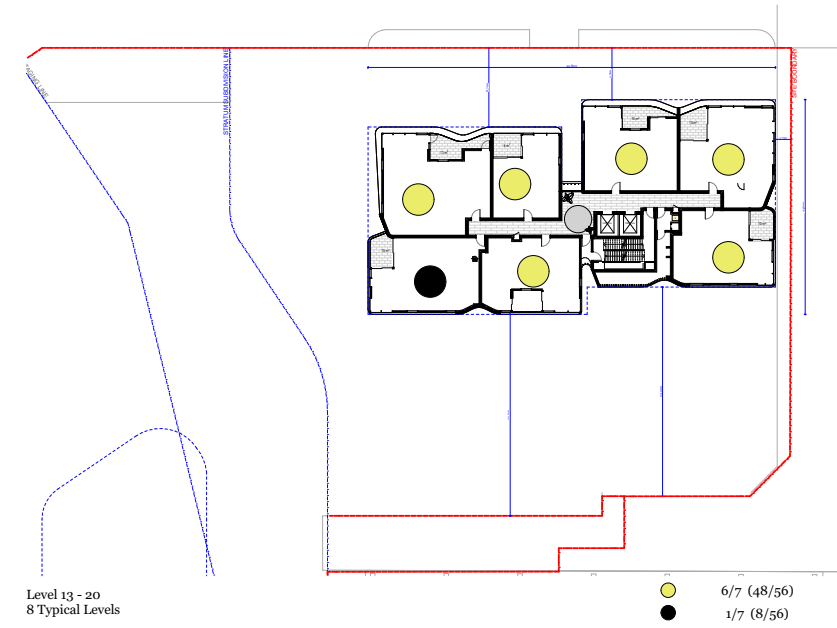
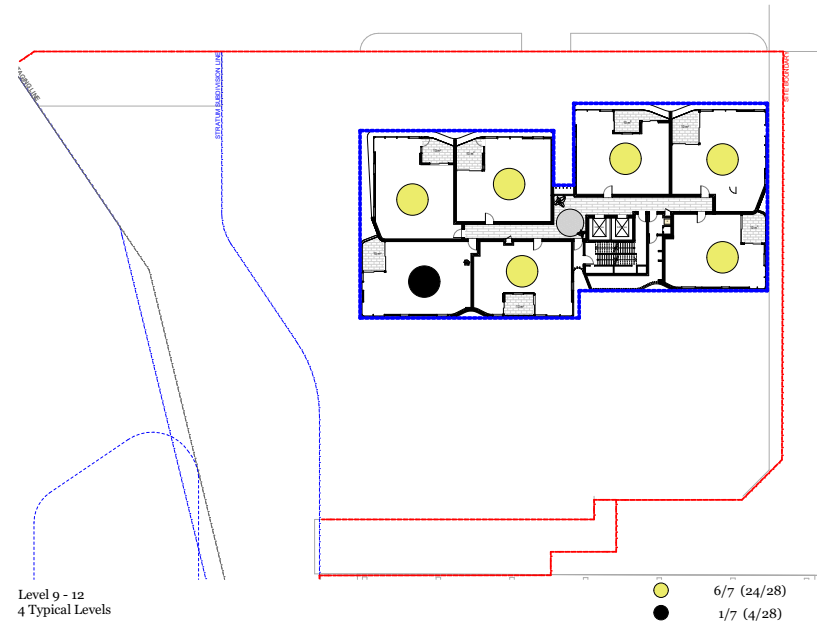
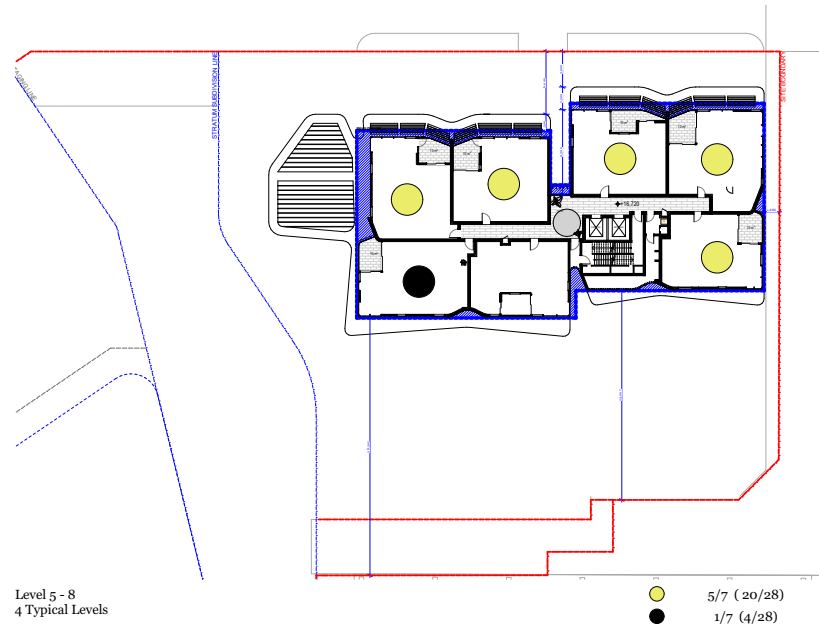
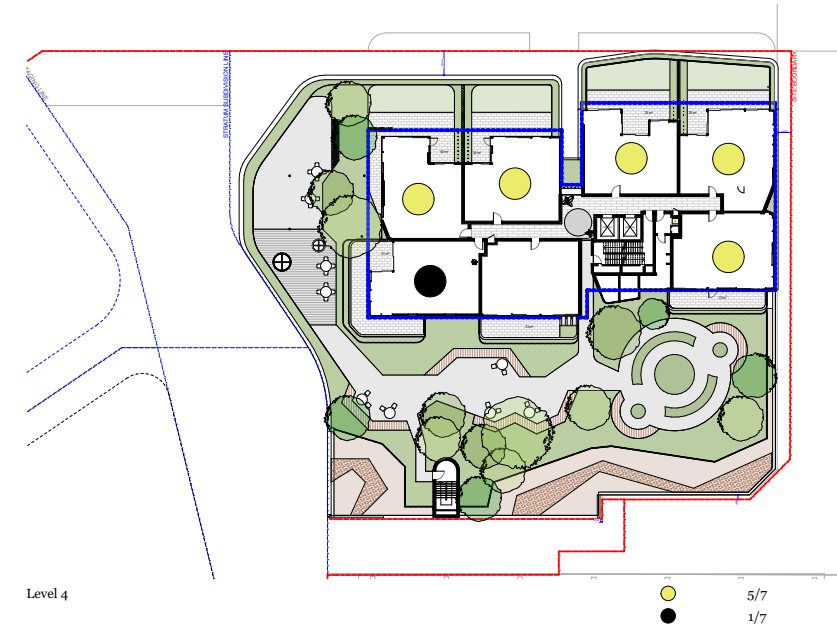
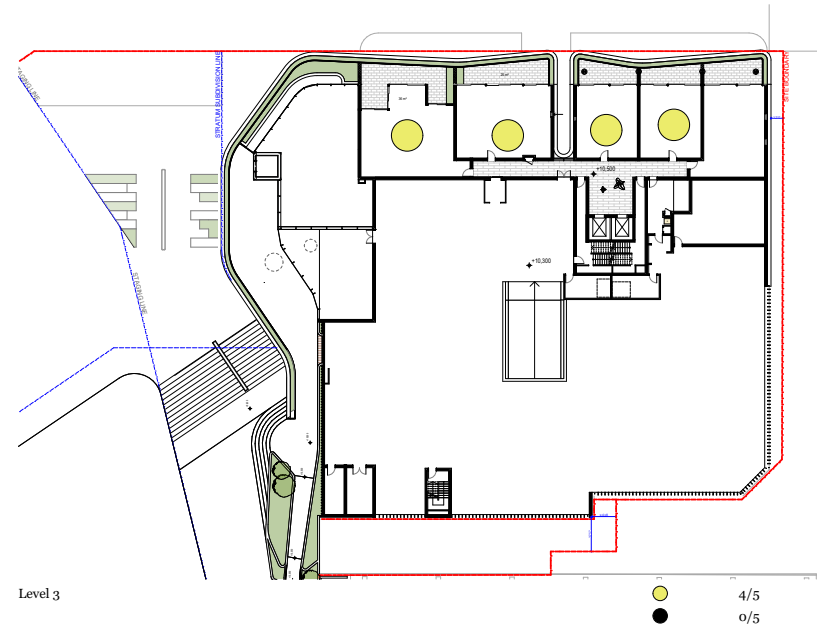
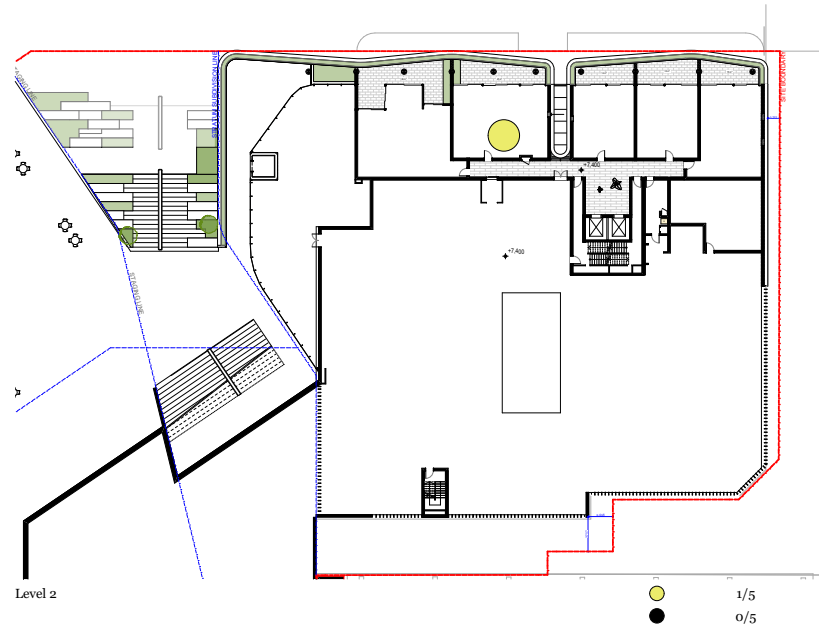


**Solar Calculation (3hr 9 am - 3 pm)**

Total Unit Number	:	136
Solar units	:	85/136 (63%)
Non - Solar units (No solar access to private open space only)	:	17/136 (12%)

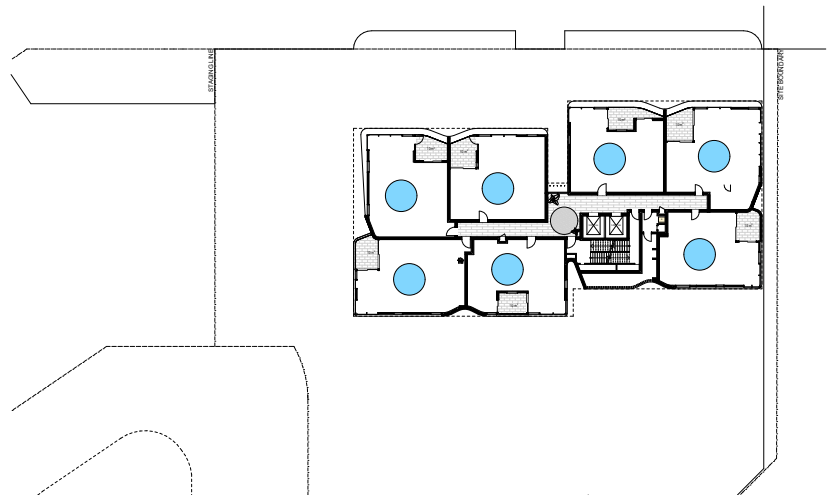
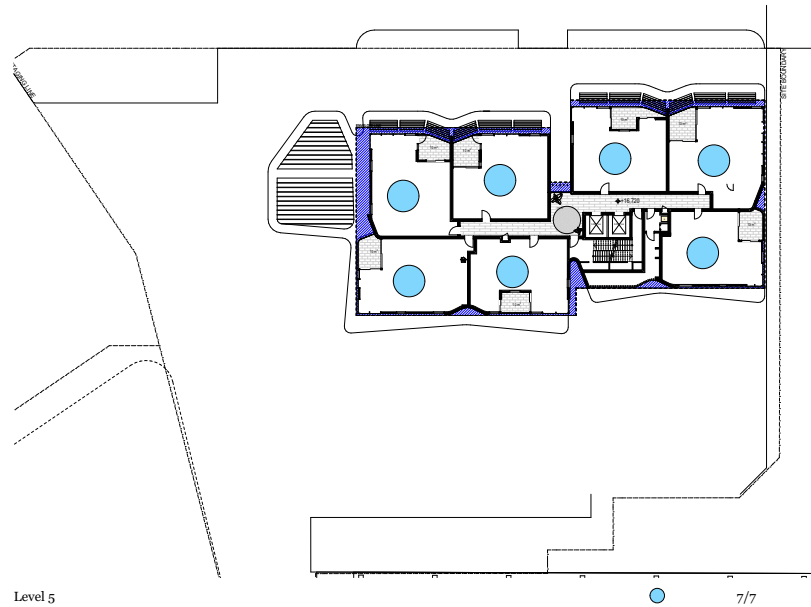
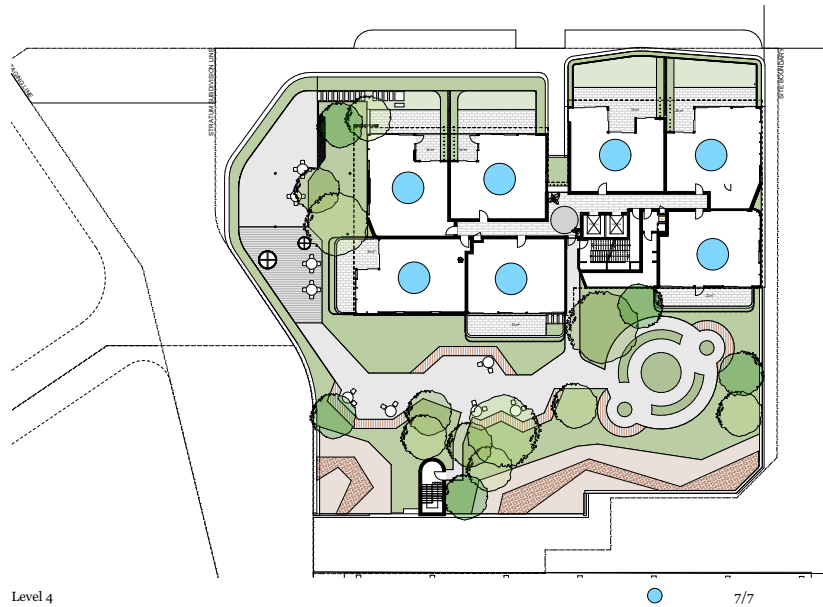
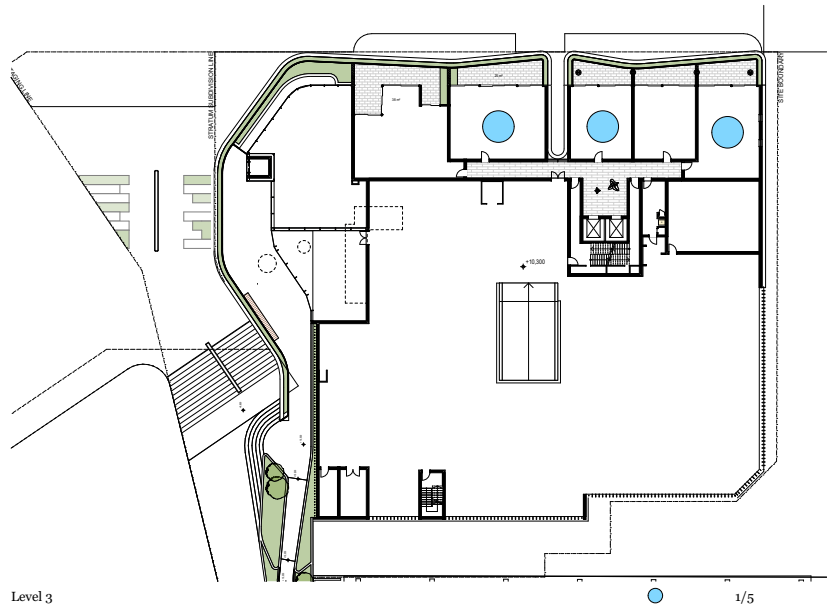
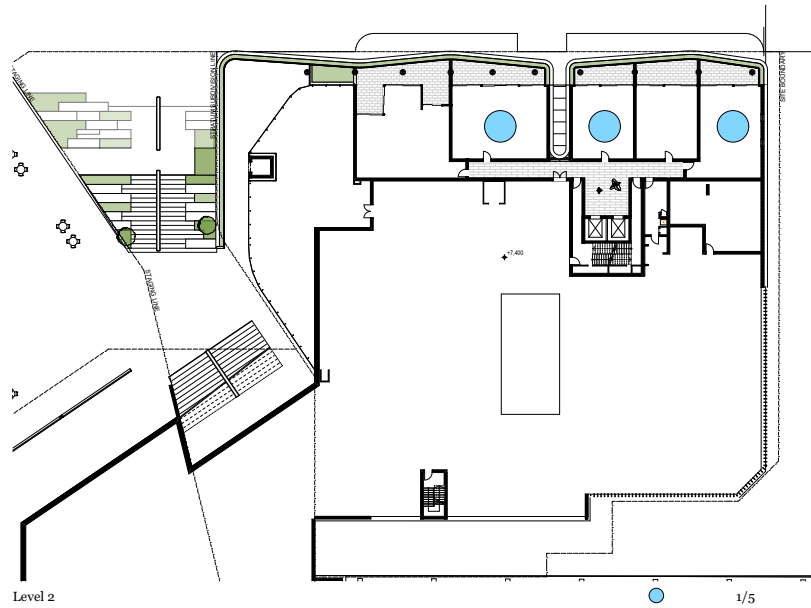
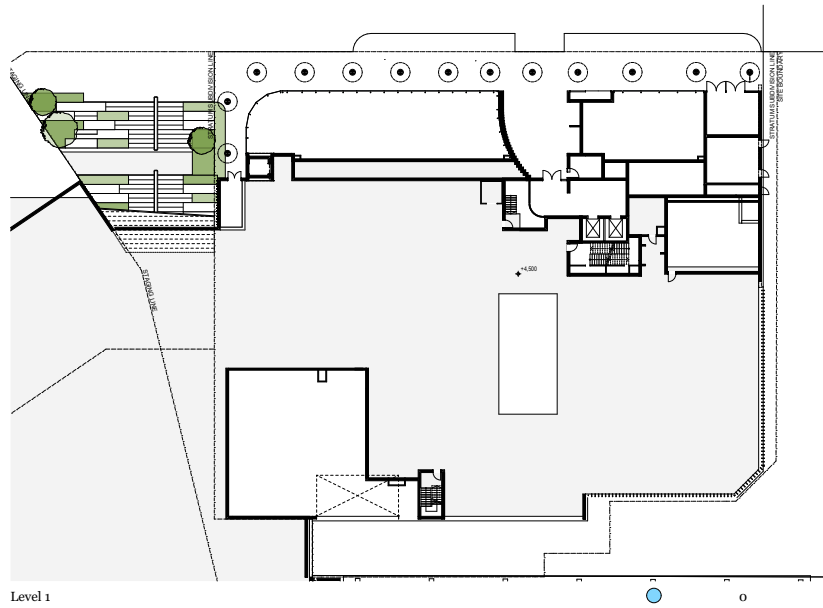
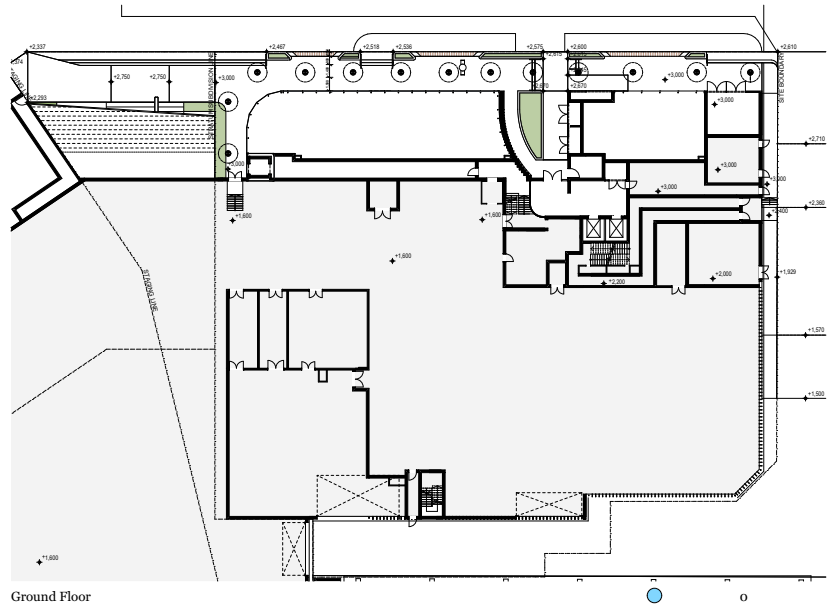


COMPLIANCE  
SOLAR ACCESS FROM 8AM TO 4PM



**Solar Calculation (3hr 8 am - 4 pm)**

Total Unit Number	:	136	
Solar units	:	109/136 (80%)	✓
Non - Solar units (No solar access to private open space only)	:	17/136 (12%)	



Cross Ventilation Calculation			
Total Unit Number	:	45	
Up to 9 levels	:		
Cross Ventilated units	:	41/45 (91%)	



32 Mann Street Gosford  
Development Summary

Site Area (Stage 1):  
Max GFA (FSR 3.5:1)

3010 sqm  
:1

Current		8/20/2021							
		Stage 1					*GFA Retail	*NSA	*GFA
Unit Type		1B	2B	3B	PH(4B)	Subtotal			
Target Sizes		50	70-85	95-110	130+		m²	m²	m²
LEVELS	N/A								
	Ground Level						315	0	423
	Level 1						0	0	
	Level 2	3	2			5	229	349	658
	Level 3	3	2			5	77	348	511
	Level 4 (podium)		7			7		601	681
	Level 5		7			7		580	656
	Level 6		7			7		580	656
	Level 7		7			7		580	656
	Level 8		7			7		580	656
	Level 9		7			7		580	656
	Level 10		7			7		580	656
	Level 11		7			7		580	656
	Level 12		7			7		580	656
	Level 13	1	5	1		7		577	653
	Level 14	1	5	1		7		577	653
	Level 15	1	5	1		7		577	653
	Level 16	1	5	1		7		577	653
	Level 17	1	5	1		7		577	653
	Level 18	1	5	1		7		577	653
	Level 19	1	5	1		7		577	653
	Level 20	1	5	1		7		577	653
	Level 21			2	0	2		258	287
	Level 22			2	0	2		258	287
	Level 23			2	0	2		258	287
	Level 24				1	1		251	278
	Roof Level								
Subtotal		14	107	14	1	136			
Achieved Unit Mix		10%	79%	10%	1%	100%			
Target Mix (St Hilliers)		15%	75%	10%		100%			
GFA Retail Total							621		
NSA Total								11579	
GFA Total									13884

	Residential	Accessible	Visitor	Retail	Total
Level Ground	4	2	15	15	36
Level 1	38	3	10	0	51
Level 2	44	7	0	0	51
Level 3	40	5	0	0	45
Total	126	17	25	15	183

	Residential	Retail	Visitors	TOTAL
Motorcycle	1/15 unit	1/25 Spaces		10
Bicycle	1/3 unit	1/200m² GFA (Employees) 1/750m² GFA (Visitors)	1/12 unit	63