

STATEMENT OF HERITAGE IMPACT

S H Gosford Residential Pty Ltd

CENTRAL COAST QUARTER 26 MANN STREET, GOSFORD MASTERPLAN.



Prepared by:

John Carr Heritage Design and
AMAC Archaeological
Final Report Rev C
9 September, 2019

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Cover: *Concept perspective of the proposed buildings from the Central Coast Highway.*
(Architectural Images Australia Pty Ltd)

(Photographs in this report are by John Carr unless otherwise noted.)

1.0 INTRODUCTION

The following report comprises a Statement of Heritage Impact (SoHI) for the proposed redevelopment of 26 Mann Street, Gosford. The Concept DA proposes three building envelopes over a commercial/retail podium. Guidelines published by the NSW Office of Environment & Heritage (OEH) have been used to produce the Statement of Heritage Impact. John Carr Heritage Design has been engaged by SH Gosford Residential Pty Ltd to prepare the SoHI to accompany the submission of a concept SS DA for the project.



Plate 1: Aerial view of the site outlined in red. (SH Gosford Residential P/L)

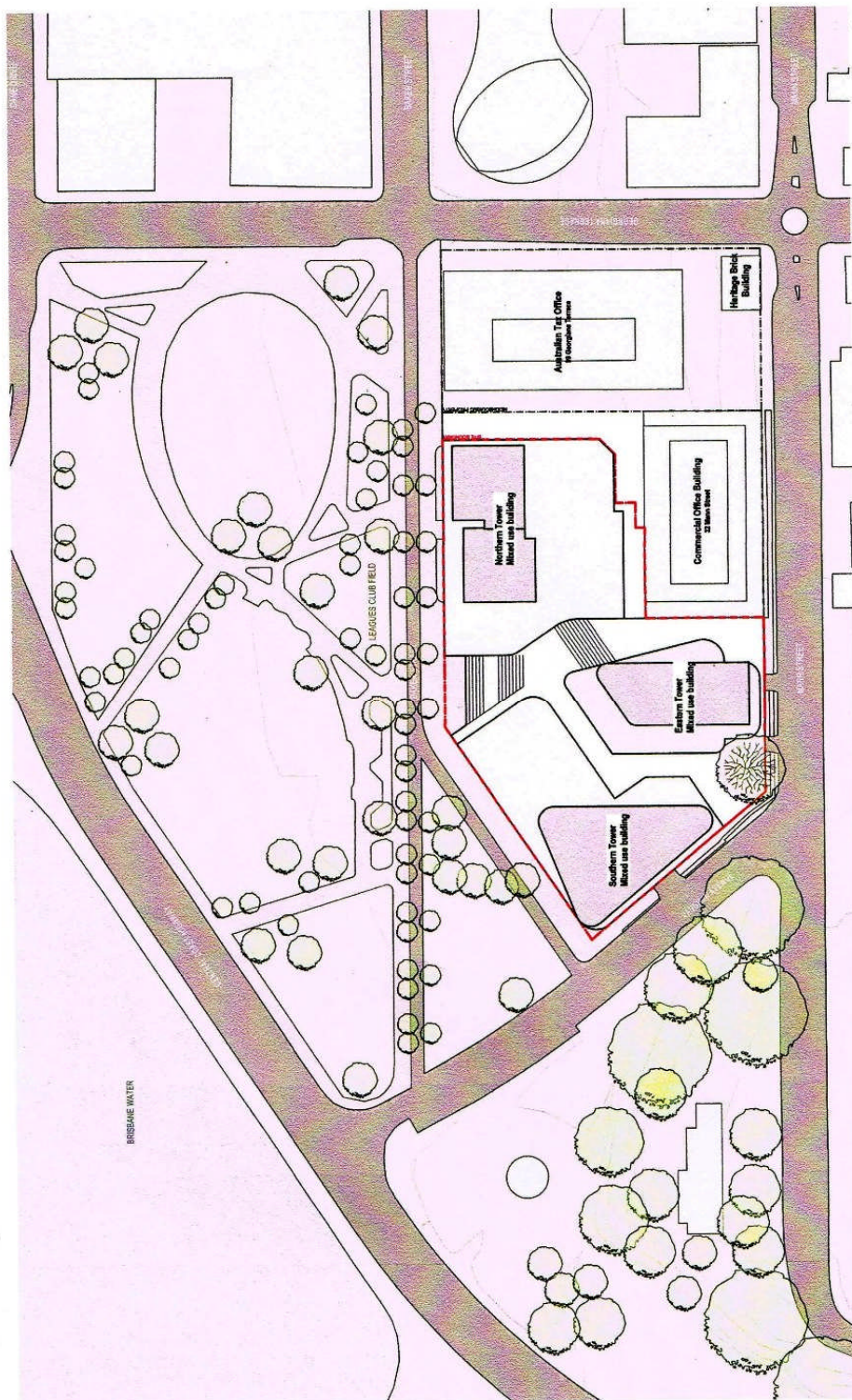
The site is now cleared of all former school buildings with the exception of the former School of Arts building and the adjacent remnant sandstone walls and foundations of the former police buildings has been the subject of previous archaeological investigations.

The project at 26 Mann Street, Gosford is shown under construction is a six storey mixed retail and commercial building now completed. The subject site of this proposed development is referred to on the NSW Land and Property Information Six Maps Viewer as 26 Mann Street, Gosford.

The initial development now completed included a six storey PCA A grade commercial building with three levels of basement car parking. The Ground Floor includes uses such as cafe/retail/business services to activate the street frontage along Mann Street with traditional office space above.

This Statement of Heritage Impact report is an analysis of the impact of the proposed development masterplan on the heritage significance of nearby heritage listed items in accordance with layout on the following site plan.

Proposed Concept Master Plan
Site Plan



Rev A - 04/09/19
Page 8

For Approval
DKO Architecture - Central Coast Quarter

Plate 2: Concept Site Plan showing the three proposed buildings and surrounds. (DKO Architecture)

Author Identification:

The Statement of Heritage Impact was researched and written by John Carr of John Carr Heritage Design.

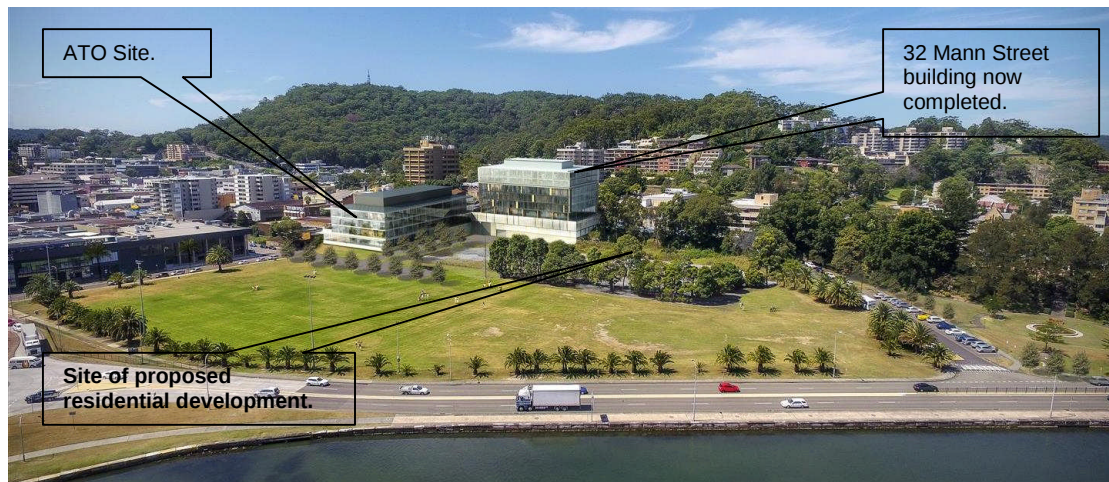


Plate 3: Concept photomontage prepared in 2016 for the initial building on the site. (Source - Group GSA)



Plate 4: Site Plan detail showing buildings and podiums. (DKO Architecture)

2.0 STATEMENT OF HERITAGE IMPACT

Statement of Heritage Impact for:

The development of a site that is nearby to items of *Local* heritage significance.

Date:

This Report was completed on 9th September 2019.

Reference:

The site is not listed on the 2018 Gosford City Centre DCP as having any items of heritage significance. The site is nearby to other listed heritage items.

Address & Property Description

The site is located at 26 Mann Street, Gosford NSW 2250.

The property description is:

- Lot 469 in DP 82073
- Lots 2-7 in DP 14761
- Lot 1, in DP 1235203.

Prepared by:

John Carr, a Heritage Architect trading as John Carr Heritage Design, compiled this report.

For:

The report has been prepared for SH Gosford Residential Pty Ltd.

The Statement summarises the development proposal as described on the following drawings prepared by DKO Architecture (NSW) Pty Ltd, dated 4 September 2019:

1. 1:1000 SITE PLAN
2. 1:500 LEVEL ONE (MEZZANINE)
3. 1:500 LEVEL 2 (VAUGHAN AVE)
4. 1:500 LEVEL 3 (MANN ST)
5. 1:500 LEVEL 4 (RESIDENTIAL DECKS)
6. 1:500 LEVEL 6 (HOTEL DECK)
7. 1:500 LEVEL 7 (TYPICAL LEVELS)
8. 1:500 LEVEL BAKER ST ELEVATION
9. 1:500 LEVEL MANN ST ELEVATION
10. 1:500 LEVEL SECTION A (PRIMARY THROUGH SITE LINK)
11. 1:500 LEVEL SECTION B (SECONDARY URBAN LANEWAY NETWORK)

References:

- Statements of Heritage Impact - Office of Environment & Heritage.
- John Carr & AMAC Group - Statement of Heritage Impact for the Doma Group for the Georgiana Terrace Commercial Development February 2016.
- Assessing Heritage Significance - NSW Heritage Manual 2001.
- City of Gosford LEP 2014
- SEPP Gosford City Centre 2018
- Gosford City Centre DCP 2018
- Identifying Australian Architecture Apperly Irving Reynolds
- NSW Office of Environment & Heritage - Gosford School of Arts.
- NSW Office of Environment & Heritage - Gosford South Post Office
- Higginbotham July 2014 - Archaeological Site Assessment.
- Merrill Jackson - Heritage Conservation Gosford School of Arts
- State Significant Site Study Heritage Review: Gosford Waterfront - NBRS + Partners
- Photomontage Verification Report - Architectural Images Australia Pty Ltd
- Arboricultural Impact Assessment for 26 Mann St Gosford - Urban Forestry Australia

2.1 HISTORICAL BACKGROUND

Gosford was originally two villages, a government village of which Mann Street formed the spine and a private village at East Gosford. The two centres competed for decades, but the government village won out with official government facilities. The government village contained a Watch House to which a Court house was added in 1833.¹



Plate 5: Survey 26 February 1870 of Police Paddock & Pound. (G.47.1123, Crown Plan)

¹ Archaeological Site Assessment - Higginbotham July 2014 (p 5)

The site is located at 26 Mann Street and was originally reserved for a Police Pound. A Police Station and Sergeants Quarters was constructed on the site in 1881 and remained for use by the police until a portion was subdivided for a new School of Arts and tenders for the building were called on 14 August, 1886.² The site for the School of Arts was dedicated on 5 February, 1887.



Plate 6: Photo of the Police Sergeants Quarters and the Police Stables in the foreground with a WC. (Gosford City Council Photo Collection dated 1887)

The above photograph is dated a year before construction of the first school of Arts building. The subject site in the right of this picture appears as a fenced paddock for police horses.

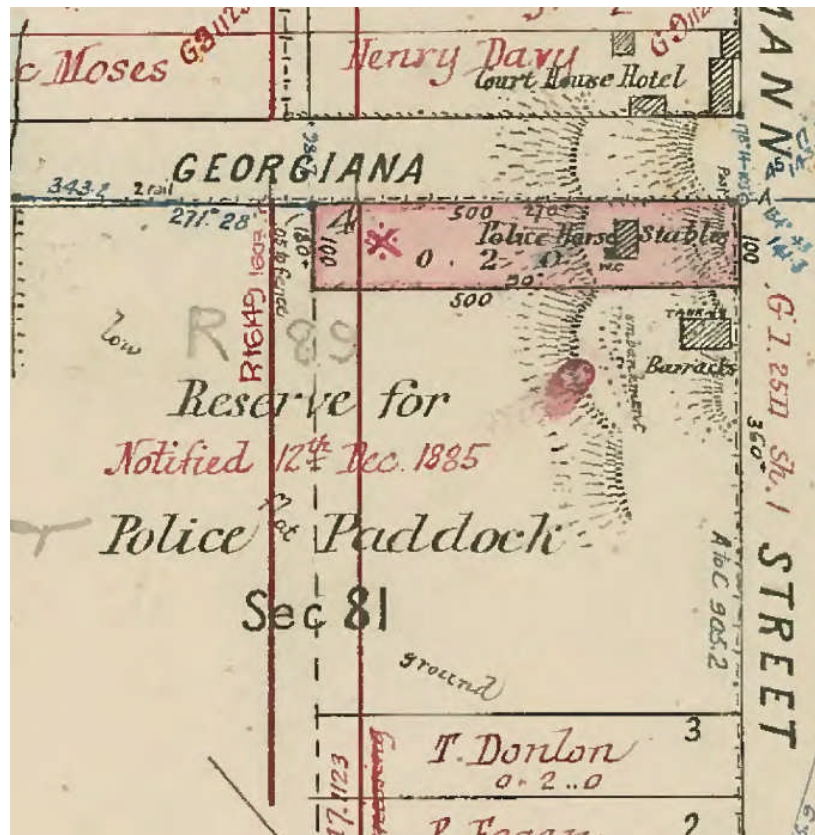


Plate 7: A detail from the March 1886 survey showing the Police Sergeants Quarters and the Police Stables with the area to be subdivided for the School of Arts. (G.52.1123, Crown Plan)

² Archaeological Site Assessment - Higginbotham July 2014 (p 8)



Plate 8: Photo of the Police Sergeants Quarters and the Police Stables in the right hand foreground with the School of Arts site on the left. (Gosford City Council Photo Collection dated 1900's)

The above photo shows the horse stables moved onto the subject allotment or near the boundary. Similarly, the width of the Police Sergeants Quarters indicates the archaeology may also be on or close to the northern boundary of the subject site.



Plate 9: Photo of the School of Arts site on the right and the Police Sergeants Quarters on the left. (Gosford City Council Photo Collection dated 1902)



Plate 10: Photo of the School of Arts and Police Sergeants Quarters on the centre left with the subject site at right. Note: the Post Office is now two storeys. (Gosford City Council Photo Collection dated 1908)

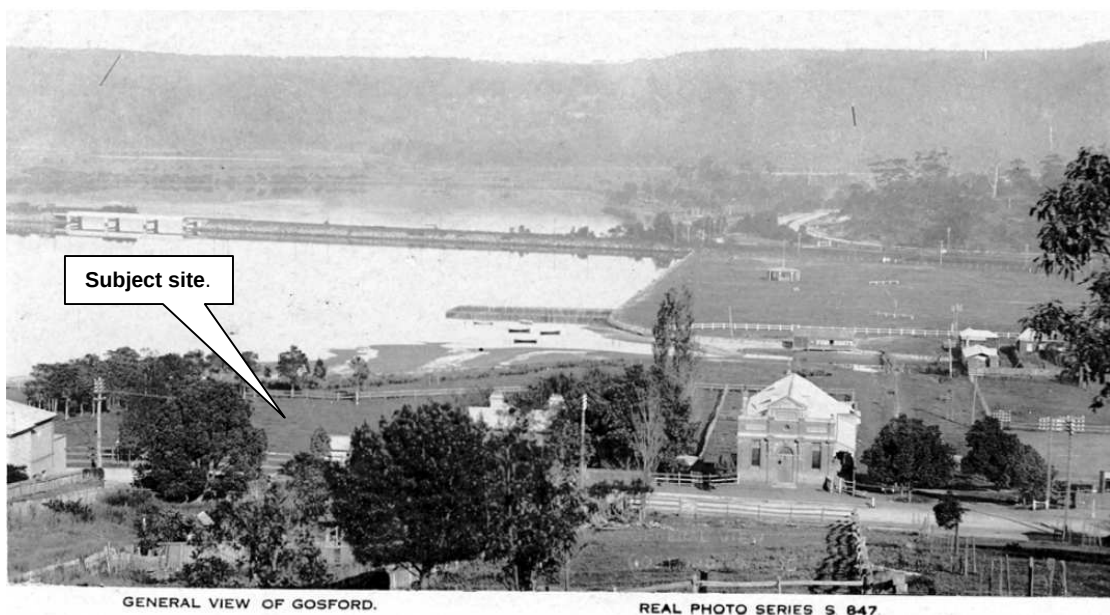


Plate 11: Photo of the School of Arts at right, the Police Sergeants Quarters roof above the tree at centre with the subject site and Post Office at left. (Gosford City Council Photo Collection dated 1919)

The existing former School of Arts building was built following a disastrous fire that destroyed the 1888 building on Tuesday 15 November 1927. The local newspaper described the loss:

*"The destruction of the School of Arts is keenly regretted as a matter of sentiment, for this institution has taken such a big part in the community activities of the district for so many years that it seems part of the life of the people."*³

The present School of Arts building was constructed on the same site with the laying of a Foundation Stone on 15 June, 1929 by Committee Chairman Charles Adrian.⁴

³ Merrill Jackson - Heritage Conservation Gosford School of Arts (2012) p8

⁴ Ibid.



Plate 12: The 1929 School of Arts with neighbouring Police Station and sheds to the rear.

(Source - Gosford City Council collection - photo circa 1940's)

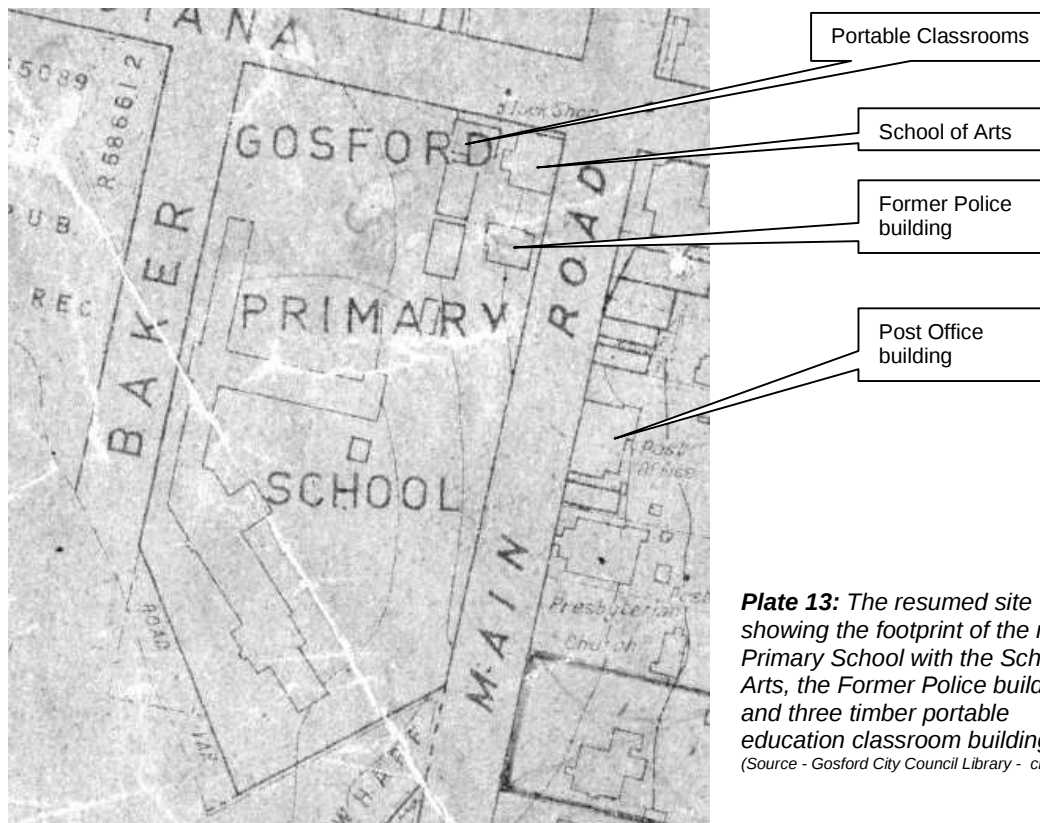


Plate 13: The resumed site showing the footprint of the new Primary School with the School of Arts, the Former Police building and three timber portable education classroom buildings.

(Source - Gosford City Council Library - circa 1954)

The Site:

The subject site (Police Paddock) was resumed in 1939 together with the neighbouring School of Arts site for a new Public School.⁵ The above plan shows the site in the mid 1950's with a large brick school and three timber portable classrooms. Baker Street is shown extended but was never constructed and this area of the site remained in use by the school.

⁵ Taken from the Interpretive Sign on the building.

2.2 EXISTING SITE

The site comprises a large parcel of land at Gosford and The Broadwater known as the "Gosford Waterfront Precinct". Gosford City Council began investigating the future of the site in 2008 resulting in a 2009 study by the Land & Property Management Authority resulting in an "Our City, Our Destiny Masterplan, which was adopted in 2010. This was followed by the Minister for Planning declaring a study to be undertaken to assess the area as a State Significant Site. The site was formally re-zoned in 2012 as a State Significant Site (SSS). In October 2018, a Gosford City Centre DCP was published for the area.

The subject site at 26 Mann Street, Gosford is the third portion of the overall site to be the subject of a DA to develop a residential building, the first being the ATO building development by the Doma Group on Georgiana Terrace in 2016/17 and the second being 32 Mann St commercial office building for Property NSW. Previously, a development application to demolish the former Gosford public School which occupied a substantial portion of the overall site, was approved on 14 May 2014 (DA 45393/2014 Pt 1).⁶

This current proposed masterplan for development is sited immediately west of the recently completed building at 32 Mann Street, Gosford. The site is located west of Mann Street and runs down to Baker Street (extended), the allotment extending south the Vaughan Street.



The subject site is adjacent to items of heritage significance but has been screened to some degree by recent development and will be further screened in the future by proposed development by others as yet not approved.

Archaeology:

As evidenced by the range of early photographs of the site, little or no development took place prior to the construction of the school following resumption of the site by the government in 1939. The Department of Education relocated to a new public school on a new site in 2012. The school buildings were demolished in 2015 and the site prepared for development.

⁶ JBA Urban Development Services - Statement of Environmental Effects March 2016

The sandstone footings of the former Police Sergeants Quarters are believed to lie within the portion of land immediately north of the present development recently completed at 32 Mann Street. The extent of these footings has been physically determined by a previous archaeological investigation. The remnant sandstone walls are recognised as important surviving elements of the use of the site by police from the early settlement of Gosford. The investigation on this site has located the extent of the footings and determined their significance under the Heritage Act 1977 and appropriate actions. The remnant footings are now preserved by a small park located between the construction site and the former School of Arts building on the corner of Mann Street & Georgians Terrace. *(See A25 on Plate 14 above.)*

Refer to the separate AMAC Archaeological letter and the Aboriginal Assessment Report for more detailed information.

2.3 THE PROPOSED DEVELOPMENT

This application sets out a concept proposal for the development of 26 Mann Street, Gosford. The project will be developed in three stages and include hotel and visitor accommodation, residential and commercial land uses. The hotel (central tower) and residential components (northern and southern towers) will be delivered over a commercial podium that provides accessible connections from Mann Street to the waterfront and Leagues Club Field.



Plate 15: A perspective view of the buildings including planned development by others.
(Architectural Images Australia Pty Ltd)



Plate 16: A detailed perspective view of the buildings including planned development by others.
(Architectural Images Australia Pty Ltd)

The above perspective includes a potential development shown in pink on the left and a building currently under construction on the eastern side of Mann Street shown in blue.



Plate 17: A perspective view of the buildings including planned development by others from the west.
(Architectural Images Australia Pty Ltd)



Plate 18: A detailed perspective view of the buildings from the Leagues Club Field.
(Architectural Images Australia Pty Ltd)

The above perspective from the waterfront precinct looking across the Leagues Club Field and the Central Coast Highway towards the subject site shows the importance of landscaping to a major development such as this. The retention of mature Fig tree to the southern corner of the site will help screen any perceived impact of the new buildings on the Memorial Park and Anglican Church sites. The Leagues Club Field redevelopment plans including tree planting will also provide a softening screen to the subject site from the waterfront area.

The design philosophy centres on tall and slim buildings with the objective to provide gaps between the towers for sunlight and view corridors from the town to the water.

The trees to the Mann & Vaughan Street boundaries of the Memorial Park are reasonably mature and will help soften the bulk and scale of the buildings. These trees may also assist with softening the development when viewed approaching the site from the south together with the retention of the mature Morton Bay Fig to the corner of Mann & Vaughan Streets on the subject site. A specialist Arborist is preparing a scope of work required to preserve and maintain the tree for the duration of the construction works and future growth.

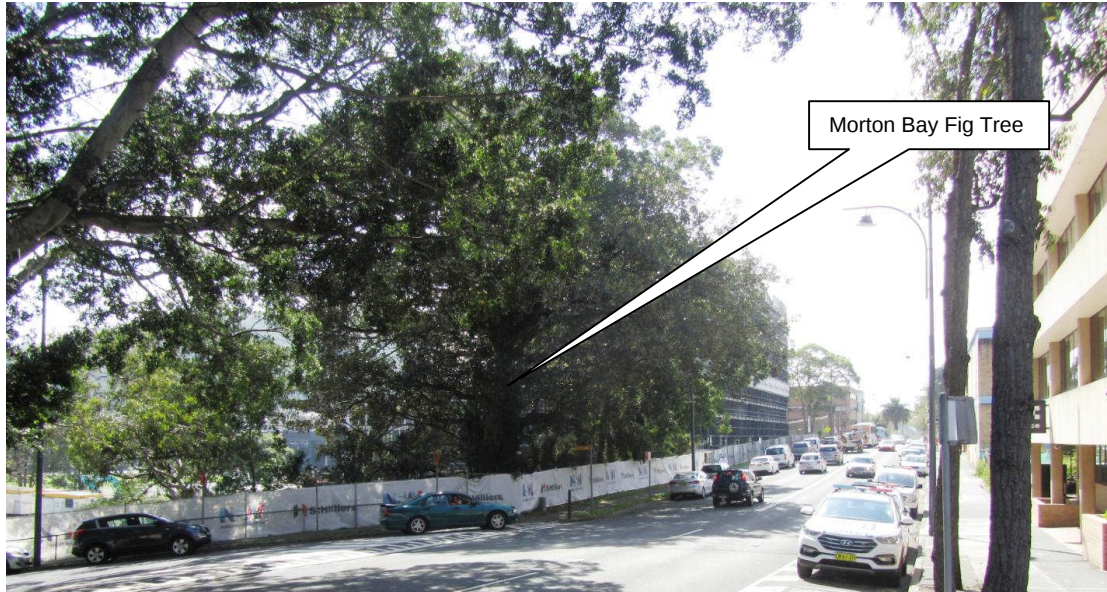


Plate 19: The view looking north along Mann Street from the Police Station shows the effectiveness of the trees, particularly in relation to the nearby Memorial Park. (JCHD 3553)

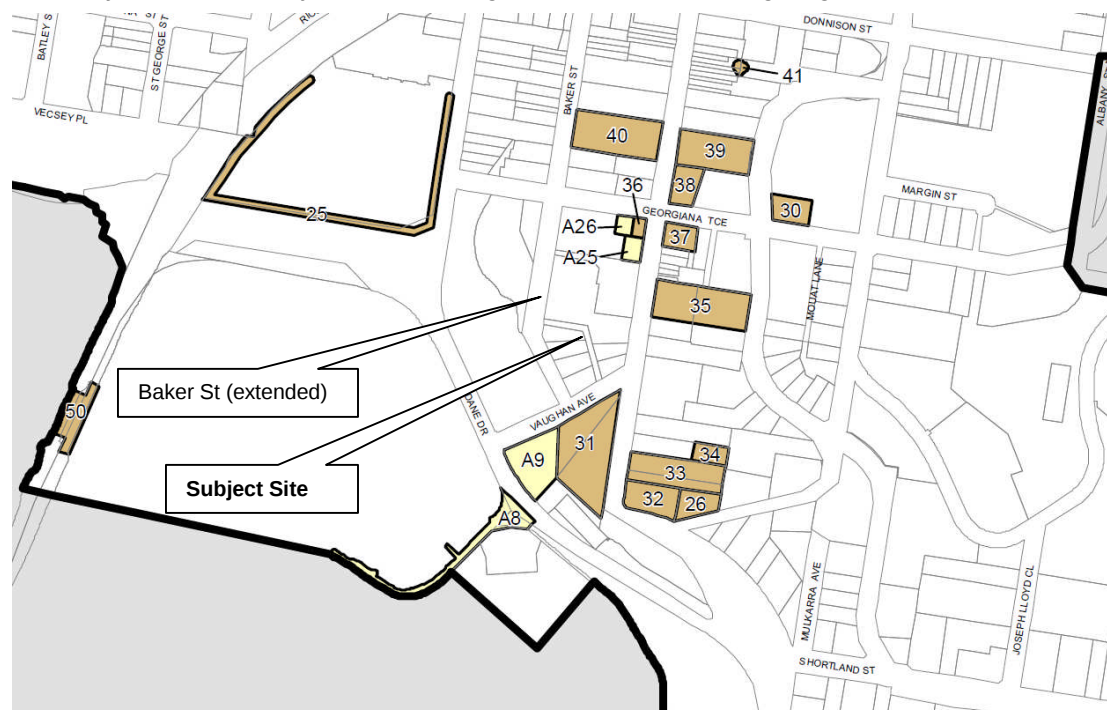


Plate 20: The view looking down towards Mann Street from the hill above the city.
(Architectural Images Australia Pty Ltd)

The concept development shown in pink on the right represents the potential of mass and scale the proposed buildings are avoiding by maintaining a thin, but tall profile to retain view corridors through the site.

2.4 THE SETTING

The subject site is nearby to other heritage items of Local heritage significance.



Avenue and feature trees—Grahame Park	Alfred Higgs Place and Dane Drive	Road reserve; Part Lot 1, DP 1011876	Local	25
Stone street wall	2 Broadview Avenue	SP 16709	Local	26
Former Gosford Public School and residence, now TAFE Building E	121 Henry Parry Drive	Part of Lot 1, DP 861564	Local	30
Gosford City Council Memorial Park, including avenue and feature trees	Mann Street and Vaughan Avenue	Lot 7038, DP 1020204; Lot 7021, DP 1020205	Local	31
Former School of Arts	Corner of Mann Street and Georgiana Terrace	Lot 1, DP 123370	Local	36
Stone street and driveway wall	1 Mann Street	SP 6683	Local	32
Old Christ Church Anglican Church	3 Mann Street	Lot 13, Section 9, DP 758466; Lot 14, DP 1115314	Local	33
Anglican rectory	5 Mann Street	Lot 12, Section 9, DP 758466	Local	34
Part of Gosford South Post Office	23 Mann Street	Lot A, DP 88695	Local	35
Creighton's Funeral Parlour	37 Mann Street	Lot A, DP 355117	Local	37
Conservatorium of Music (former courthouse and police station)	45 Mann Street	Lot 453, DP 727721	Local	38
Gosford City Council administration building	49 Mann Street	Lot 1, DP 564021	Local	39
Former Brisbane Water County Council building	50 Mann Street	Lot 1, DP 433839	Local	40
Feature tree—fig	Boundary of 81, 83 and 85 Mann Street and 123B Donnison Street	Lots 11, 14 and 15, DP 746819; Lot 3, DP 1023985	Local	41
Site of original Gosford Wharf	Dane Drive	Part Lot 22, DP 1040230	Local	A8
Footings of former sergeant's residence/police station	38 Mann Street	Lot 1, DP 1210298	Local	A25
Footings of former police stables	38 Mann Street	Lot 1, DP 1210298	Local	A26
Rotary Club, fountain, garden and original site of Gosford Wharf	Vaughan Avenue	Part Lot 7023, DP 1076182	Local	A9

Plate 21: An extract from the Heritage Map showing the subject site and surrounds.
(Source - SEPP Gosford City Centre 2018)

The site is located nearby to four items of Local heritage significance, the closest being the Gosford South Post Office (I 35); the former School of Arts (I 36); Creighton's Funeral Parlour (I 37); and the former Courthouse and Police Station (Conservatorium of Music) (I 38).

Directly north of these items are other listed items such as the Council Administration building. Another commercial office building of four levels above Mann Street with a recessed car park underneath is opposite the Doma site on Georgiana Terrace. This building screens the subject site from another nearby listed heritage item, the former Brisbane Water County Council building (I 40).

Items A8 & A9 are sites of archaeological importance but are not affected by the proposed development on the subject site.

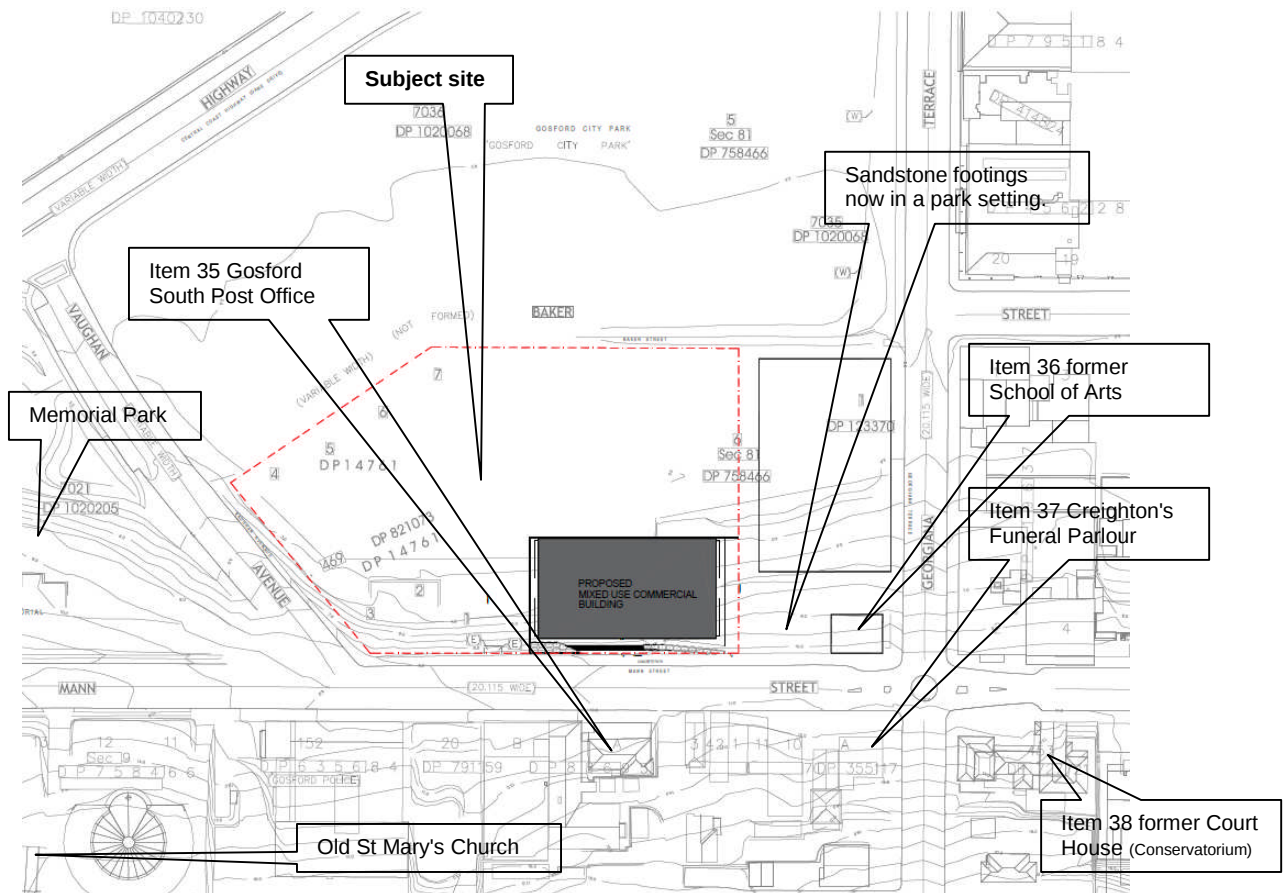


Plate 22: A site plan showing the proposed new commercial development in relation to the Post Office, the School of Arts building, footings and other nearby heritage items. (Source - Group GSA Pty Ltd)

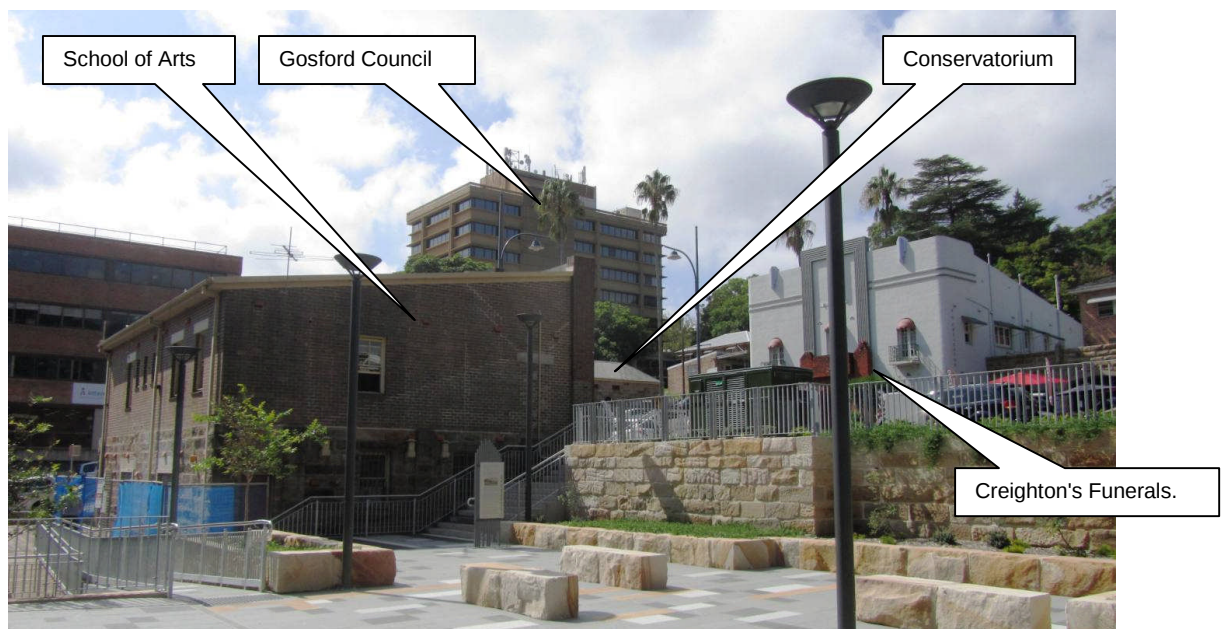


Plate 23: A view north from the small park on Mann Street. (JCHD 3531)

Item 35 Gosford South Post Office: This building is the closest heritage item to this development. The existing trees to the Mann Street boundary have been removed as part of the development. The building now under construction has now screened the former Post Office site from the proposed residential tower building.



Plate 24: A plaque of the original Post Office & Res.



Plate 25: The building today. (JCHD 0420)

The following Statement of Heritage Significance is from the OEH data sheet:

The original portion of Gosford South Post Office at 23 Mann Street, Gosford has rare local historic significance as an important early building designed by the Colonial Architect, James Barnet. Its location at the south end of Gosford town in close proximity to the main wharf is associated with the early development of the City. The remaining portion represents continuous use of the building and site as a post office. Its position marks the prominence of the south end of the town, in close proximity to the public wharf, prior to the shift north with the establishment of the Great North Railway, reflecting an early reliance on water transport. The existing building, including the 1920's brick facade, has aesthetic significance as an important streetscape element of Mann Street, marking the split in development of the town. Although heavily modified, its significance is not diminished.

The data sheet lists this building as constructed in 1882 and designed by the colonial Government Architect James Barnet. Plate 6 on page 8 shows the building as a single storey original structure with the above photo Plate 26 a possible addition or alteration to the original undertaken in 1891. The data sheet describes the cream face brick additions that completely cover the front of the earlier building as dating from the 1920's.

Despite the alterations to this building, the listing states "*Although heavily modified, its significance is not diminished*".

The construction of the new commercial building opposite the site has replaced in part the extensive tree cover on the Mann Street boundary. The new building will screen this heritage site from the proposed residential tower thereby minimising any impact on heritage significance.

Item 36 former School of Arts:

The existing former School of Arts building was built following a disastrous fire that destroyed the 1888 building on Tuesday 15 November 1927. The present School of Arts building was constructed on the same site with the laying of a Foundation Stone on 15 June, 1929 by Committee Chairman Charles Adrian. The design is described in the EOH data sheet as "stripped classical". I believe it also exhibits the style keys associated with Inter-War Art Deco albeit in a simple form possibly as a result of budget constraints and its overall compact size.



Plate 26: The School of Arts dominates the corner on Mann Street and Georgiana Terrace. (JCHD 0419)

The proposed development is separated from the School of Arts building by the small heritage park to retain and display the sandstone remnant walls associated with the former Sergeants Quarters building. This park has been partially landscaped highlight the extent of the footings exposed by the archaeologist.



Plate 27: The School of Arts dominates the corner on Mann Street and Georgiana Terrace. (Architectural Images Aust.)

The data sheet lists the item as being of Local heritage significance for satisfying the historical, aesthetic and social criteria.

The former Gosford School of Arts building was designed to address the Mann Street and Georgiana Terrace streetscapes and the proposed development does not inhibit or detract from the appreciation of this building. It is therefore considered that the proposed development does not impact on the heritage significance of this item due to separation by the heritage park and surrounding buildings with the item largely addressing the two main streets.

Item 37 Creighton's Funeral Parlour:

This building is directly opposite the former School of Arts building on Mann Street. The proposed building is located diagonally opposite the funeral parlour which is directly opposite the School of Arts building. The new building will appear as a distant backdrop when viewed from the Creighton's site as it is behind the new commercial offices and the ATO building.

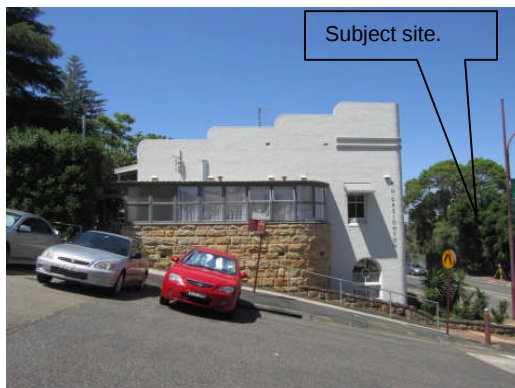


Plate 28: Creighton's from Georgiana Terrace. (JCHD DI 0426)



Plate 29: Creighton's from diagonally opposite. (JCHD DI 0417)

The proposed building does not impact on the heritage significance of this item due to separation by distance and screening by buildings.

A recent development on the former Creighton's site and its southern neighbours will also screen out the development as this heritage item will also be screened by the new building when constructed. It can be seen in *Plate 18*.

Item 30 former Public School and Residence: This building is at too great a distance to be affected by this development. Henry Parry Drive now cuts off Georgiana Terrace as a through road providing further screening.



Plate 30: A view looking east on Georgiana Terrace to the former public school. (Google Streetview)

Item 39 Gosford City Council's Administration Building: The lower half of this building is screened from the development due to distance and other buildings on the western side of Mann Street. The upper levels of the building will have clear views of the proposed development in the distance. The proposed buildings rise behind the ATO and new commercial office building recently completed.



Plate 31: A view looking south on Mann Street toward Georgiana Terrace. (Google Streetview)

It is considered that the development should have no impact on the heritage significance of the council's Administration building due to distance and compatible elements of contemporary design.

Item 40 former Brisbane Water County Council building:



This building cannot be seen and does not have a view to the proposed development as it addresses Mann St.

Plate 32: A view looking North West on Mann Street opposite the Administration building shows the former county council building that cannot be seen from the subject site. (Google Streetview)

Item 38 former Court House & Police Station: This group is diagonally opposite the former School of Arts building and is effectively screened from the new development by the existing landscaping and palm tree in the centre of the Mann Street roundabout. The proposed development is considered far enough away from this item to prevent any impact on its heritage significance.

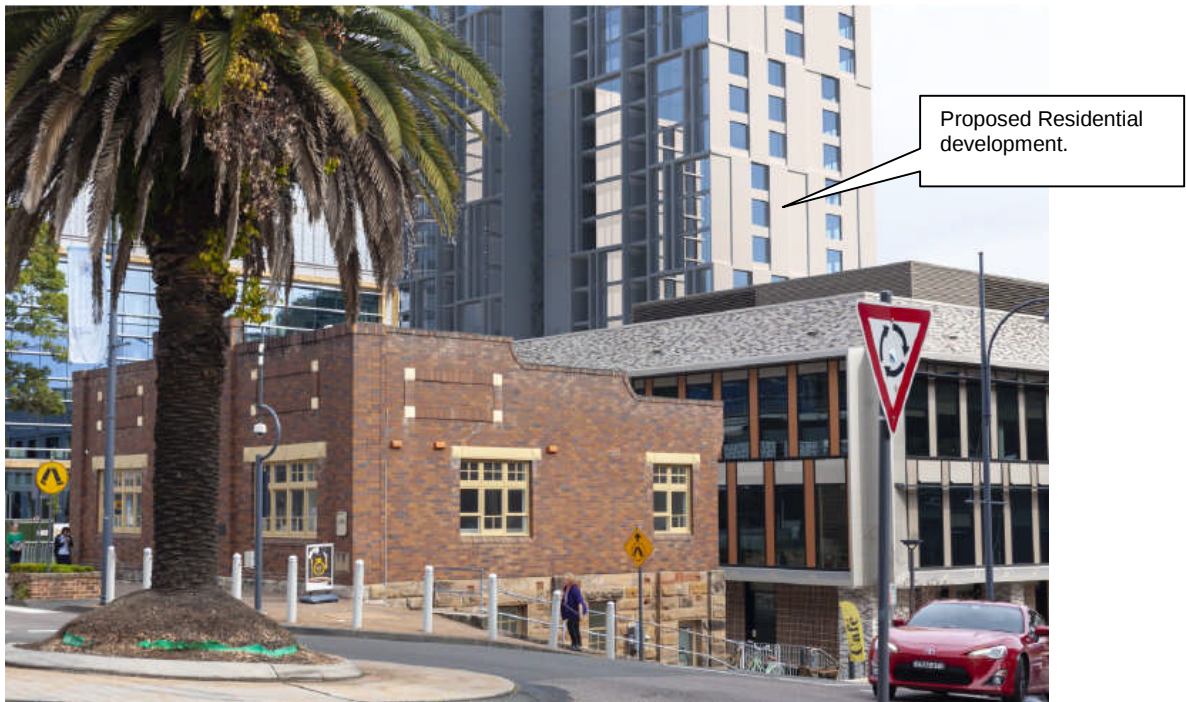


Plate 33: The view of the School of Arts and the commercial offices from the former Court House site. (Architectural Images Australia Pty Ltd)

A portion of the residential tower will be seen over these buildings from the Mann Street and Georgiana Terrace side of the Conservatorium site but will have minimal impact on heritage significance due to the corralled nature of this intersection with heritage items located on three of its four corners, all looking inwards at each other at the Mann Street level.



Plate 34: The Council Administration & Conservatorium buildings address Mann Street. (Google Streetview)

The former courthouse building is significant for its aesthetics and its establishment in the government section of the town's early development (historic).

The following Statement of Heritage Significance is from the OEH data sheet:

The Gosford Court House is a visually prominent building, which comprises an earlier building designed by Colonial Architect M Lewis in 1849 with additions designed by J Barnett in the after Victorian period. It is of considerable historic, social and townscape significance to Gosford and is a fine and intact example of early nineteenth century stone architecture. It is the oldest public building on the Central Coast and provides a rare example of a public courthouse. It has historic significance for its association with the growth of the Gosford township through the development of primary Institutions, its prominent position on Mann Street forming part of the urban streetscape. It has social significance for its continued use by the Police and forming part of the Government precinct.

The proposed development is not considered to affect the heritage significance of the former courthouse as it addresses a small group of heritage items at the intersection of Mann Street & Georgiana Terrace.

Item 31 Gosford City Council Memorial Park: This group also includes Vaughan Ave as part of the listing. It is located opposite the old Christ Church and Rectory at 3 Mann St. The location is bordered by large mature trees which provide a secluded sanctuary for remembrance and meditation. The park includes War Memorials to the Boer War, World War 1 (The Great War), World War 2, the Korean War and Wars in Malaya, Borneo and Vietnam. Recognition of service in Iraq, East Timor and Afghanistan is also included.



Plate 35: (above) The Cenotaph in the Memorial Park (JCHD 3542)

Plate 36: (left) Boer War Memorial (JCHD 3538)

The memorial Park is clearly segregated from the development on the subject site and Mann Street generally by the mature trees on both the park boundary on Vaughan Ave and the trees on the site opposite the park. The proposed residential tower will have minimal impact on the Memorial Park due to the effective separation by the trees and landscaping.



Plate 37: View of the park from Vaughan Street. (JCHD 3534)



Plate 38: The view looking from the Memorial Park towards the site and proposed buildings.
(Architectural Images Aust)

Statement of significance:

The Gosford War Memorial Park is significant aesthetically for its value as open space, and socially for its connections to the military and general communities.

The mature trees within the park and its street boundaries, consisting of *Araucaria cunninghamiana* (hoop pines), *Casuarina cunninghamiana* (River she oaks), *Lophostemon confertus* (Brush box) and *Pinus radiata* (Monterey Pines) provide an 'avenue' landscape of a comfortable scale, and frame streetscape vistas of high aesthetic and natural value, linking the city to the views over Brisbane Water and to the ridges surrounding the city. Full height mature trees, particularly in groups, are a valuable asset to the city. Boer War memorial unveiled 3 November 1902.

Item 33 Old Christ Church Anglican Church: The church is set well back off Mann Street and is screened by a large extent from the subject site by the replacement contemporary church building.

Statement of significance:

(Old) Christ Church at 3 Mann Street, Gosford has state historic significance for its association with the colonial Architect, Edmund Blacket. It has rare local aesthetic and historic significance as a fine and intact example of a mid-nineteenth century sandstone church in the Victorian Gothic style. It has historic significance for its association with the early settlement and development of Gosford Township in particular marking the shift to Gosford from the settlement at East Gosford. It has social significance as an early place of Anglican worship in the district. Although the church has been moved from its original site, this does not diminish its significance as the moving of the church is indicative of the shift of settlement away from east Gosford. The church is an important feature of a complex of church buildings. The building retains the original and distinctive features including the layout, sandstone walls, slate roof, gothic windows, stained glass and porch despite the relocation in 1906.

The location and screening of the buildings will result in the development having little affect on the heritage significance of the old church building. The church is not listed on the SHR.



Plate 39: Old Christ Church Anglican Church (JCHD 3548)



Plate 40: View from the church toward the site. (JCHD 3549)

Item 34 - 1913 Rectory: This building is now hidden behind the contemporary current main church building. This screening confirms the proposed development will have no affect on the heritage significance of the Rectory.

Items 26 & 32 - Sandstone walls: Are both unaffected by this development as they do not face the subject site.

Items A8, A9, A25 & A26 - Archaeological Sites: These sites, while nearby to the subject site are all unaffected by this development. The closest sites at A25 & A26 have been recently examined and recorded by an Archaeologist.

The State Heritage Register (SHR): An examination of this register shows that the Gosford City Centre has no items of State Heritage Significance within this area. All items of heritage listed within the boundaries of the city centre are of Local heritage significance.

2.5 GOSFORD CITY CENTRE DEVELOPMENT CONTROL PLAN 2018

The Gosford City Centre DCP (October 2018) was developed to support the objectives identified by the *State Environmental Planning Policy (Gosford City Centre) 2018*.

The relevant planning authority is the Planning Secretary of the NSW Department of Planning and Environment.

Section 10.1 Heritage Items of the Gosford City Centre DCP 2018 deals with requirements when undertaking works associated with listed heritage items. The proposed development has been assessed in regard to the objectives and controls set down by the DCP.

Conservation Criteria:

Any new development must ensure that the significance of heritage items and their setting are retained and enhanced. For sites in the vicinity of heritage items an assessment of the impact of the proposal on the setting of nearby heritage items is to be undertaken.

The DCP requires the following criteria to be considered:

1) Scale: The proposed buildings are higher than twelve storeys above Mann Street with another storey for the Plantroom set back off the main walls and is within the roof line. The buildings are also set back behind the existing six storey commercial offices recently completed on Mann Street.

The new commercial office building provides an effective screen hiding direct view to the northern residential tower with the hotel tower and southern residential tower more open to Mann Street. The objective is to provide a thinner tower allowing better view corridors through the development.

The use of existing trees and introduced landscaping will assist in masking the scale of the towers by filtering the views from the Mann Street footpaths. This helps to locate the building in the viewer's eye, well back off Mann Street with peripheral vision cutting out the overall height of the towers unless viewed from some distance. This implies that the building will not be seen when casually walking on the Mann Street footpaths unless you are specifically looking in an upward glance for the building or the address.



Plate 41: The 4 storey Police Station diagonally opposite the subject site was the highest building in the near vicinity until the completion of the six storey commercial offices on the western side of Mann Street. (Source - JBA)



Plate 42: The view from the former Creighton Funeral Parlour toward the subject site. The new six storey commercial building provides a stepped screen between Mann St and the development.
(Google Streetview)

The proposed buildings are part of a construction drive for higher density residential development in Gosford following the completion of the six storey commercial offices and the Doma building on Georgiana Terrace. While the full scale of this proposed development will be observed from the waterfront, the aspect from Mann Street and the small group of listed heritage items in that vicinity will be reasonably screened to minimise any impact on their heritage significance.

The use of screening by existing buildings assists the relationship of the general bulk and scale of the residential towers and hotel tower to be largely hidden from this historic area of the early development of the town of Gosford when viewed at ground eye level as they are mostly out of peripheral vision from the street.

The proposed development does not obstruct important views to the heritage items, particularly the two closest items, the church and memorial park. Both items can be viewed from Mann & Vaughan Streets with no obstruction from the proposed development.

2) Siting: The subject site at 26 Mann Street is not heritage listed so changes to the existing facade is not applicable. The building has however been set back considerably off the Mann Street boundary and screened in an effort to minimise the building's full facade from being observed from Mann Street.

3) Architectural Form: Due to the size and nature of the proposed development, the building has been designed in a contemporary form as it does not link to and is separated from all listed heritage items by the minimum of a three to four street widths. As previously described, the building's facades are seen largely over the top of or beside the six storey building recently completed.

4) Architectural Detailing: The subject site at 26 Mann Street is not heritage listed therefore this clause is not applicable.

5) Materials & Finishes: The subject site at 26 Mann Street is not heritage listed therefore this clause is not applicable. Future DA submissions for the individual buildings will further address this aspect.

6) Use: The subject site at 26 Mann Street is not heritage listed therefore this clause is not applicable.

7) Original Fabric: The subject site at 26 Mann Street is not heritage listed therefore this clause is not applicable.

8) The Aging Process: The subject site at 26 Mann Street is not heritage listed therefore this clause is not applicable.

9) Curtilage: The curtilage for each of the nearby heritage items has been considered and each area is within the items own site boundaries. This is considered to be reasonable by the OEH and does not affect this project. All nearby heritage items can be viewed from Mann Street and the proposed building does not affect views to and from the items.

10) Lot Boundary: All heritage items within the surrounds of the subject site are assessed as satisfying the Lot Boundary Heritage Curtilage requirements.

11) Reduced Curtilage: This aspect is not considered relevant to the heritage items within the surrounds of the subject site as the proposed development is not sited on a listed heritage allotment.

12) Expanded Curtilage: These types of curtilage are more applicable to heritage items that have a history of existing on an original large allotment or have unrestricted views from a distance. None of the listed heritage items near the subject site satisfies the criteria for an expanded curtilage.

13) Infill Development: The proposed development is not regarded as "infill development" as the site is independent and was part of the Gosford Public School grounds.

2.6 ASSESSMENT OF HERITAGE IMPACT

- **How is the impact of the proposed development on the heritage significance of the nearby items to be minimised:**

The site is located in an area of commercial development for Gosford which is currently experiencing major changes as a result of the availability of land following the sale for the former public school site.

The development of a hotel and two residential high rise buildings including parking areas has been designed in to appear as three separate towers, with thin vertical elements sitting atop a large podium to link the site from Baker St (extended) to Mann St. The design of a thin tower has relies on obtaining approval of additional height the benefit of which is more view corridors.

This is one of a number of major developments planned in this area to increase the residential density for this growing city. The full height of these buildings is best observed from the waterfront. The affects of height are reduced when observed from Mann Street or Georgiana Terrace by existing buildings and trees as well as peripheral vision.

The buildings have been designed as concept structures at this stage and will be followed by more detailed design if approved to progress. Future high rise structures are planned by others nearby in the northern portion of the area. A large building east of Mann St is presently under construction.

The developments affect on the heritage significance of the surrounding individually listed heritage items has been minimised by the stepping of development heights off Mann St oas well as the setbacks off Mann and Vaughan Streets.

- **How does the proposed development affect views to and from the adjacent heritage items? What has been done to minimise negative affects:**

The proposed development does not affect the views to or from the various heritage items on Mann Street due to the overall topography of the site and large setback of the building behind the present six storey commercial building under construction. When viewing the various nearby heritage items in Mann Street, the proposed buildings are located well behind the boundary and acts more as a backdrop in the distance allowing the items to dominate the street. This will be assisted in the future by the proposed street tree planting concept.

- **Is the development sited on any known or potentially significant archaeological deposits? If so, have alternative solutions been considered? Why were they rejected?**

This site is not known to have potential archaeological deposits primarily as the documentary evidence shows little use of the area in the mid to late nineteenth century. A separate archaeological report has been prepared for this site.

- **Is the new development sympathetic to the nearby heritage items? In what way (eg form, siting, proportions, design)?**

The development is considered to be sympathetic to the adjacent nearby heritage items due to breaking-up the overall width of the building three towers on a podium when viewed from Mann Street, with the podium landscaped and descending to Baker Street (extended).

- **Will the public still be able to view and appreciate the nearby listed heritage item's significance?**

The proposed development does not interfere with the views to the existing heritage items on Mann Street, in particular the Anglican Church site and the Gosford Memorial Park which remains physically separated from the proposed building by established landscaping on Vaughan & Mann Streets. Other items are orientated to Mann Street and were not designed to be "viewed in the round".

STATEMENT OF HERITAGE IMPACT:

The proposed masterplan for new residential development at 26 Mann Street, Gosford will have minimal impact on the heritage significance of the existing nearby individual heritage items due to the development conforming to the requirements of the Gosford City Centre DCP 2018 for development in this area. The new development is sited behind and to the south of a six storey building on Mann Street recently completed and also addresses the extended Baker Street. The proposed development retains the independence and dominance of the existing nearby heritage items in the streetscape, including the Gosford Memorial Park.

The potential use of changing materials and colour on the facades vertical rise will help visually soften the bulk and scale of the buildings as well as the design dividing the overall width of the buildings into three towers on a podium of various levels. In addition the development and landscaping of the Leagues Club Field will provide further softening and screening of the proposed development from the foreshore.

The development of Gosford as a country town as opposed to Newcastle or Goulburn which were an early regional town centres has resulted in quality small heritage buildings that have survived to the present day. These smaller heritage items generally address the street with their curtilage confined to their lot boundaries, the most common form of curtilage.

3.0 CONCLUSION & RECOMMENDATIONS

The site is part of the original Police Paddock & Pound, a large area from Georgiana Terrace and the former School of Arts building area, a Police Station and Residence as well as stables, running down to approximately today's Vaughan Street. The documentary evidence suggests subject site was never built on prior to the being resumed in 1939 for a school.

The School of Arts building and Police Paddock was resumed by the Department of Education as part of a new Gosford District Rural School before reverting to a public school.

The site was determined to be of no further use to the Department of Education which relocated to a new public school on a new site in 2012. The school buildings were demolished in 2015 and the site prepared for development. The existing School of Arts building adjacent to the subject site was retained for adaptive re-use in line with its listing as an item of Local cultural significance. Similarly the adjacent remnant sandstone walls were recognised as important surviving elements of the use of the site by police from the early settlement of Gosford.

The ATO on Georgiana Terrace was the first development on the larger site and this was followed by the development of a six storey mixed retail and commercial building fronting Mann Street.

The proposed masterplan is for a staged mixed use development for a hotel & residential tower constructed on the remaining site bounded by Baker, Vaughan & Mann Streets west and south of the current six storey building recently completed. The bulk and scale of the six storey building on Mann Street will largely screen the higher residential structure which will be seen from an oblique angle from some parts of Mann Street. The siting of the building is such that it always appears to be a distant backdrop when observed from all areas on Mann Street.

The proposed development has been found to have minimal affect on the heritage significance of the listed heritage items in the surrounding area of Mann Street primarily due to distance and effective screening by existing buildings and surrounding trees. In addition, these listed items are of Local heritage significance and are grouped facing Mann Street. The proposed development is assessed as forming a backdrop to Mann Street when viewed at footpath eye level. The landscaping proposed for the Leagues Club Field will provide additional screening of the subject site from the waterfront area.

Recommendations:

The following recommendation should be considered with regard to future site development:

- Preserve and maintain the existing Fig Tree on the corner of Vaughan Ave and Mann Street. *Reason - This tree assist in reducing visual impact of the proposed future building stages south of this current development on the nearby heritage items in Mann Street.* Refer also to the Arborist Report - Arboricultural Impact Assessment.

Yours faithfully,



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9 September 2019	C	Issue for DA lodgement
9 September 2019	B	Amended Report for checks
9 September 2019	A	Draft for comment
6 September 2019		Prelim draft for comment
Date	Rev	Description

(End of Report)