

# CENTRAL COAST QUARTER 26 MANN STREET

MASTERPLAN REPORT

AUGUST 2019

ISSUE A



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# CONTEXT ANALYSIS | LANDSCAPE



Context Aerial: Not to scale



## CONTEXTUAL ANALYSIS

The site is located within the 'City South' of Gosford, nearby the Central Coast Highway and Brisbane Waters. The Gosford region contains a variety of amenities, including the community and social facilities, education facilities, recreational spaces, retail and transport. Key transport hubs include Gosford Station and CBD - suburban bus routes. Whilst there are numerous opportunities for alfresco dining and urban activation within Gosford, the city lacks a contemporary dining and hotel precinct to accommodate and attract visitors to the region.

*Text adapted from Gosford Leagues Club Field Placemaking Framework - Roberts Day.*

### KEY

- Site
- 1 Gosford Golf Club
- 2 Narara Creek
- 3 Presidents Hill Lookout
- 4 Rumbalara Reserve
- 5 Gosford Local Court
- 6 TAFE NSW
- 7 Central Coast Leagues Club
- 8 Central Coast Stadium
- 9 The Entertainment Grounds
- 10 Sporting Precinct
- 11 Carawah Reserve
- 12 Brisbane Waters
- 13 Leagues Club Field
- T Gosford Station

# SITE ANALYSIS | LANDSCAPE



Site Aerial: Not to scale



## SITE ANALYSIS

### SITE LOCATION

The site is located in the heart of the Central Coast Region and the northern end of Brisbane Water, a branch of the Hawkesbury River which makes its way towards the ocean.

The site sits adjacent to the Gosford Leagues Club Field, a site presently undergoing redevelopment. The new Leagues Club Field will serve as one of the regions largest parks and community open spaces. Sharing important pedestrian and visual connections to the park, establishing considered relationships to this space is crucial. Also nearby is the Central Coast Stadium, home to the Central Coast Mariners, is a venue that attracts large crowds across both League and Soccer. Other key open spaces include the Poppy Park War Memorial and Gosford Waterfront. These interfaces all influence and inform the design proposal.

### LEGEND

- Site
- Leagues Club Field
- Poppy Park
- Central Coast Stadium
- Central Coast Leagues Club
- Tax Office

Central Coast Quarter will offer an active and safe public place. Connecting to the adjacent Parklands. Providing comfortable spaces to explore, enrich or simply, just 'be'.



**comfortable**



**social**



**diverse**



**local**



**inside/outside**



## YEAR-ROUND ENVIRONMENTAL COMFORT

Ensuring the space is well equipped to handle the warm summer days, cool winter nights and at times, unpredictable coastal breeze.

## GENUINE, SOCIAL PLACES FOR ALL

Responding to the needs of a broad demographic, the flexible public space will be attractive to families, workers, locals and visitors alike.

## DIVERSE IN PLACE AND PURPOSE

Exploring and maximising the placemaking potential of the site, focused on active edges, quiet corners, soft spaces and urban links.

## CONNECTED WITH LOCAL CHARACTER

Capturing the character of nearby Brisbane Waters and maximising relationships between site and the future character of Gosford Leagues Club Field.

## INSIDE / OUTSIDE CONNECTIONS

Building connections between the urban fabric and the natural landscape through visual, physical and placemaking methods.

# DESIGN STATEMENT | LANDSCAPE

The Central Coast Quarter will set the precedence for new commercial and residential developments within the Gosford region. Maximising opportunities to blend the natural landscape with the urban form, the development will deliver contemporary urban character, aligned with the 'regional' city principles that the City is moving toward.

## GROUND LEVEL

Drawing inspiration from the adjacent parkland development, the through site link brings the park into the urban sphere. Planting cascades from building facades and planters guide the stairways through, creating a green avenue for movement. The greening of the urban space will soften architectural forms, with the threading of green into the precinct connecting the ground floor and podium spaces to the park.

The Baker Street entry will be a grand urban space, combining a functional stairway with feature bleacher seating. Bleacher seating will be orientated towards the park, providing users of the space with a 'moment' to reflect and capture the broad views of canopy, water and planting beyond.

The 'Eat Street' focuses on delivering excellence between the public space and retail interfaces. Using a simple and continuous ground plane, the space will be excited by feature overhead lighting, collections of custom planters and ample seating. Lighting amenity will ensure the public domain is safe and secure during both day and night.

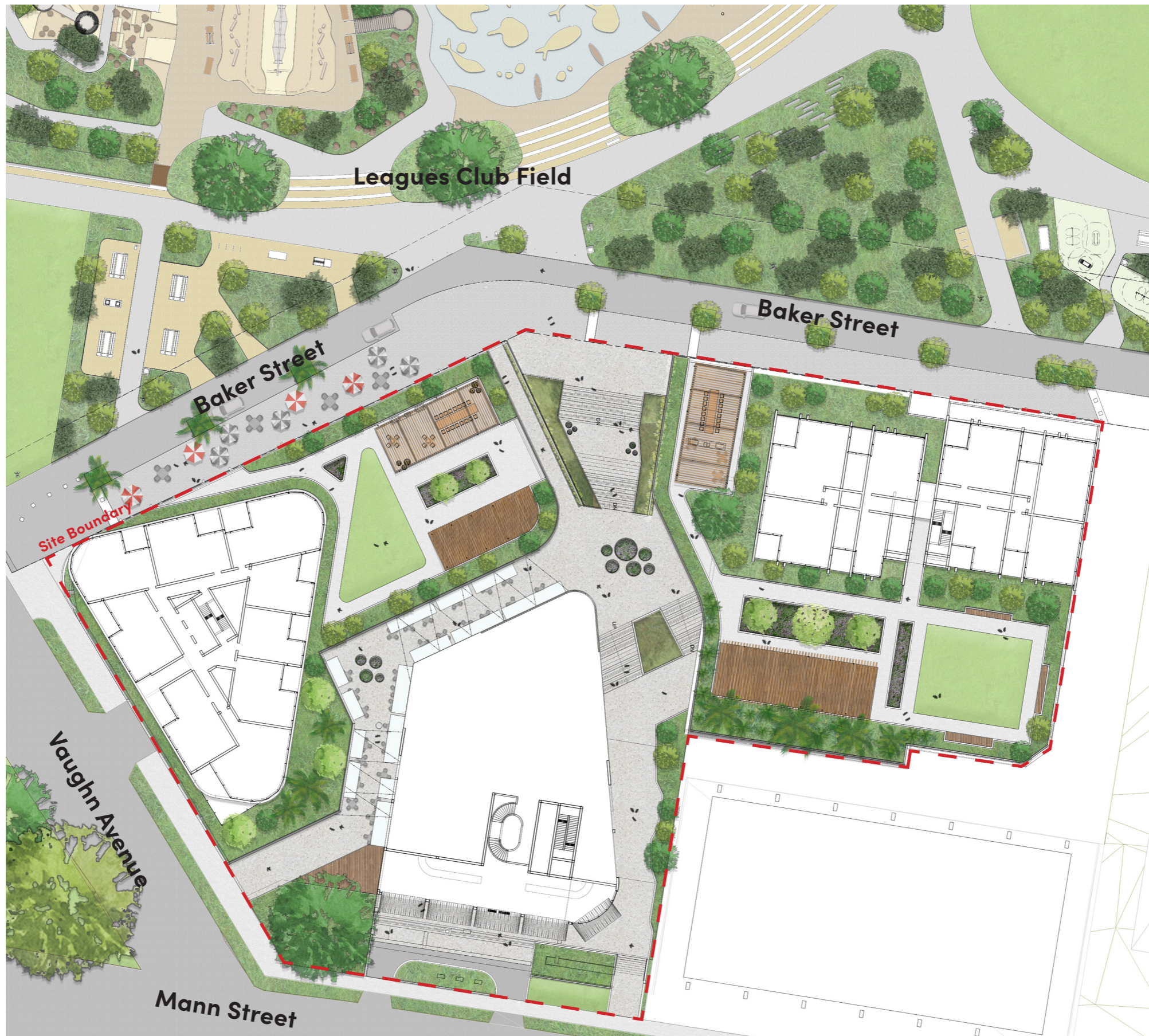
The existing fig tree has been identified as a significant tree to be retained and will be incorporate into the design to maximises the trees visual aesthetics and presence.

## PODIUM LANDSCAPES

The podium landscapes will provide communal open space that can be regularly enjoyed by residents of the adjoining buildings. Providing a diverse range of amenities, the podiums will allow users to dine and socialise outdoors, in the comfort of shade in the summer from canopy and pergolas alike. The social spaces are oriented outward towards the views of the Brisbane Waters and parklands. Softscape lawns and lush planting will complete the landscape character, with in-built timber seating and decking nestling between the planters.



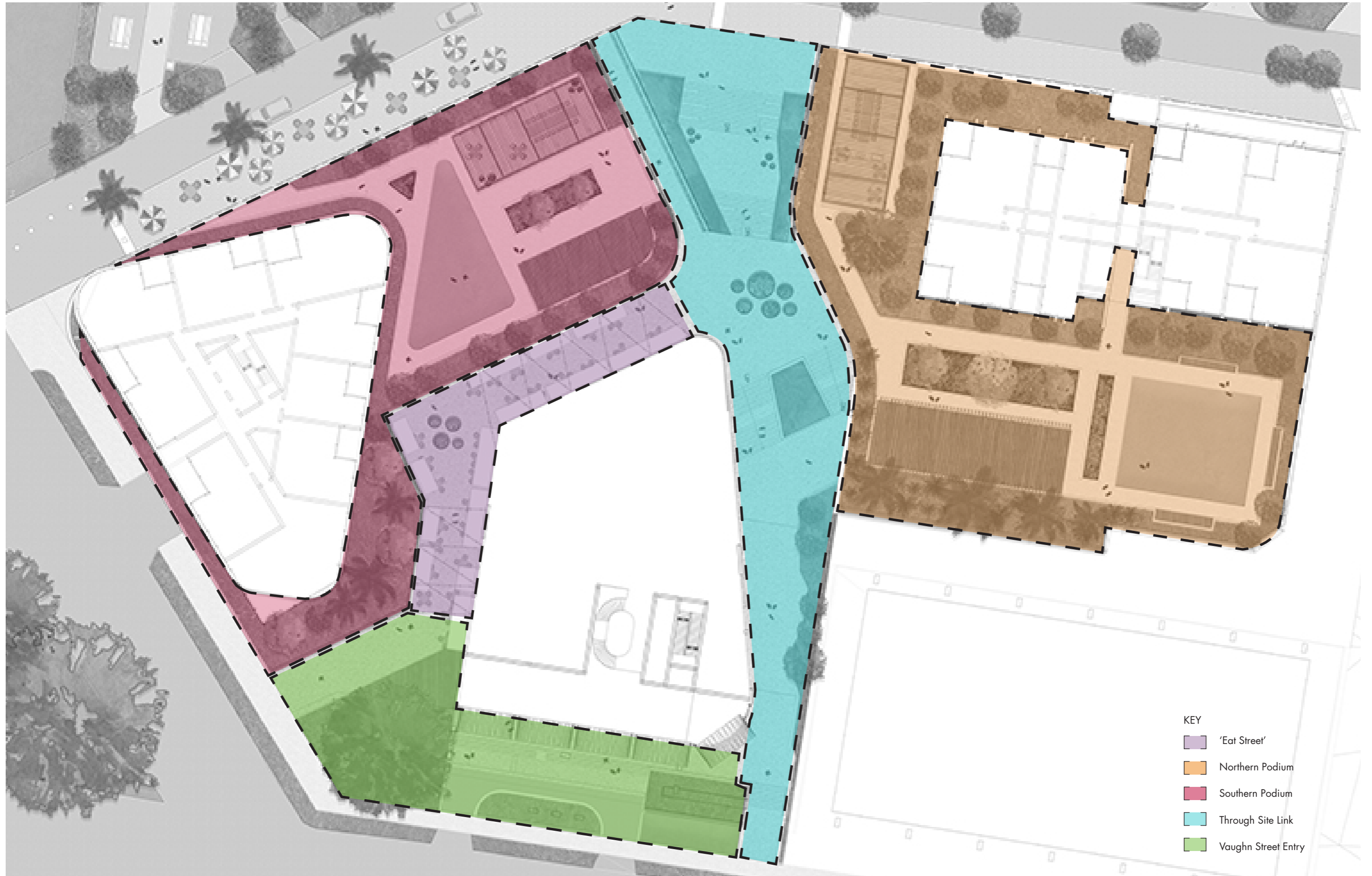
# MASTERPLAN | CONTEXT



# MASTERPLAN | SITE

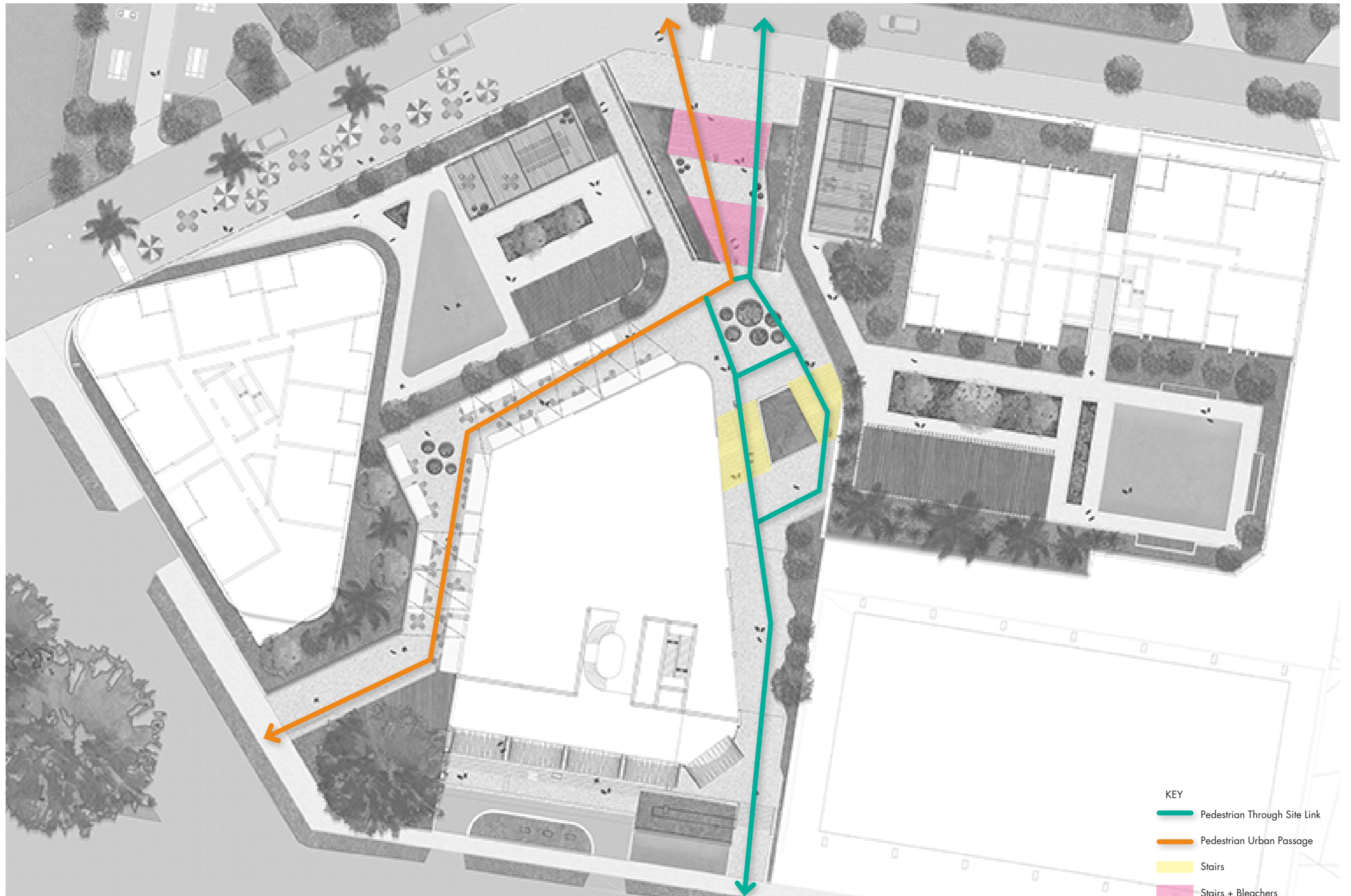


# ANALYSIS | KEY SPACES



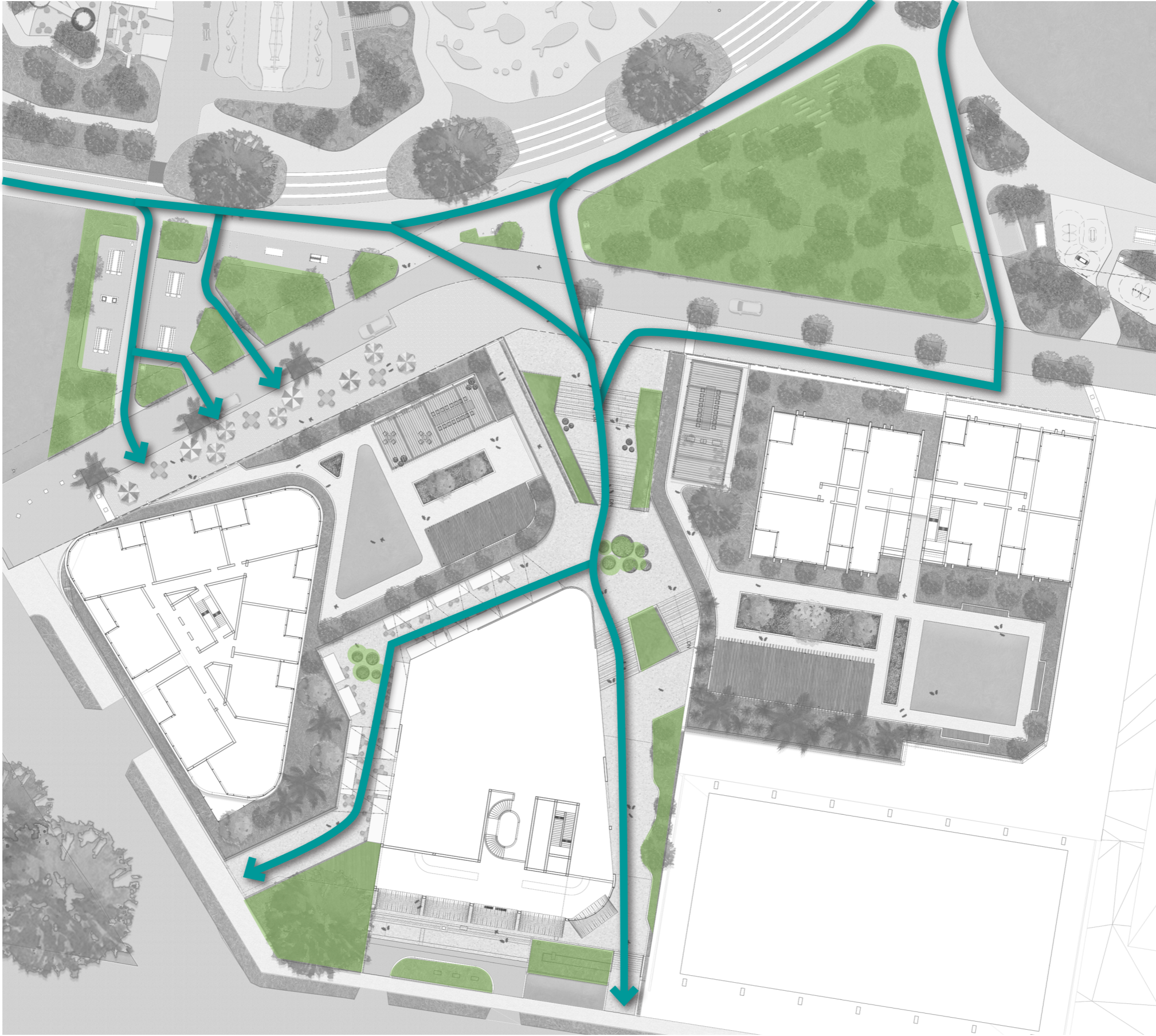




# ANALYSIS | ACCESS AND CIRCULATION



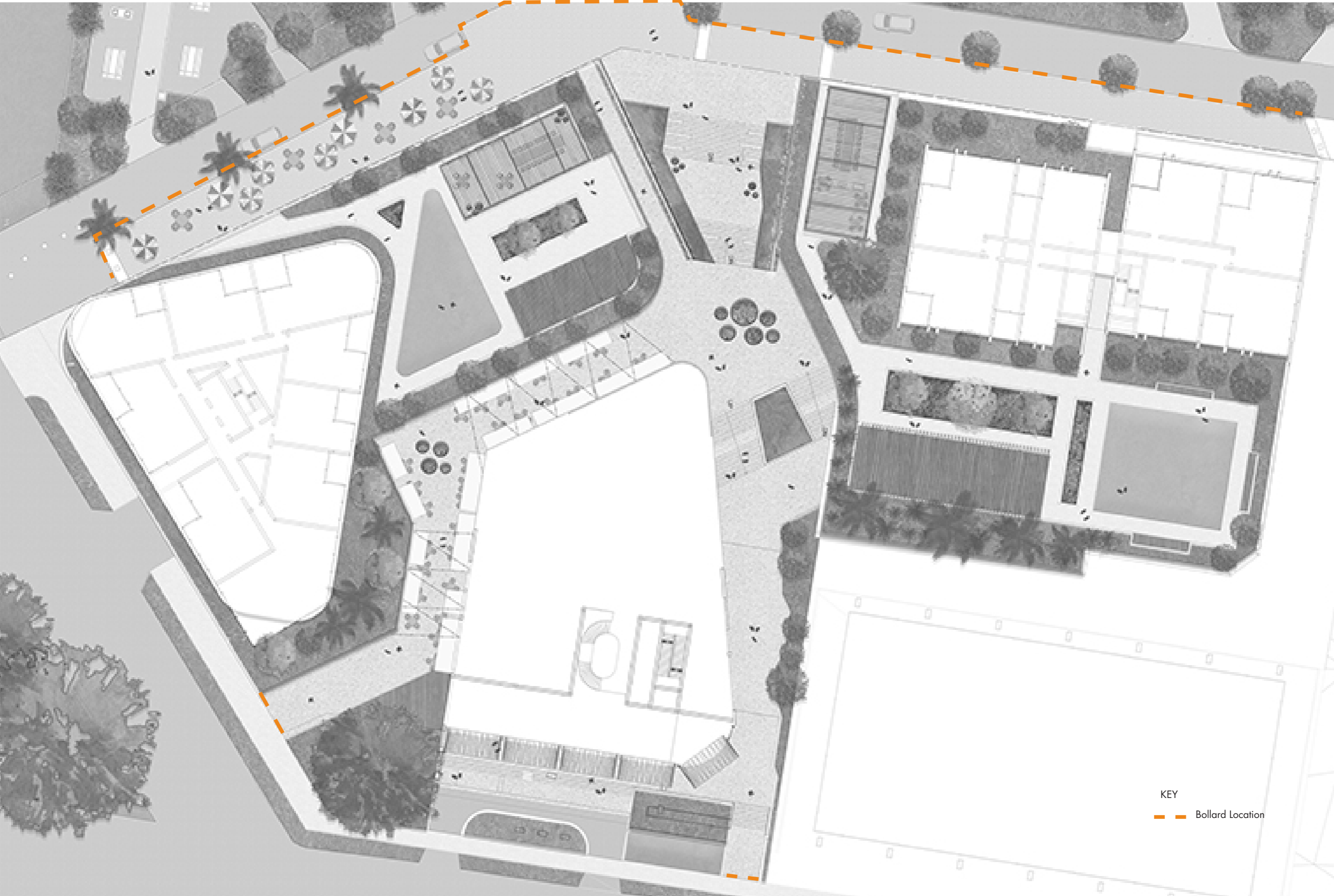
- KEY
- Pedestrian Through Site Link
  - Pedestrian Urban Passage
  - Stairs
  - Stairs + Bleachers

# ANALYSIS | PARK CONNECTIONS

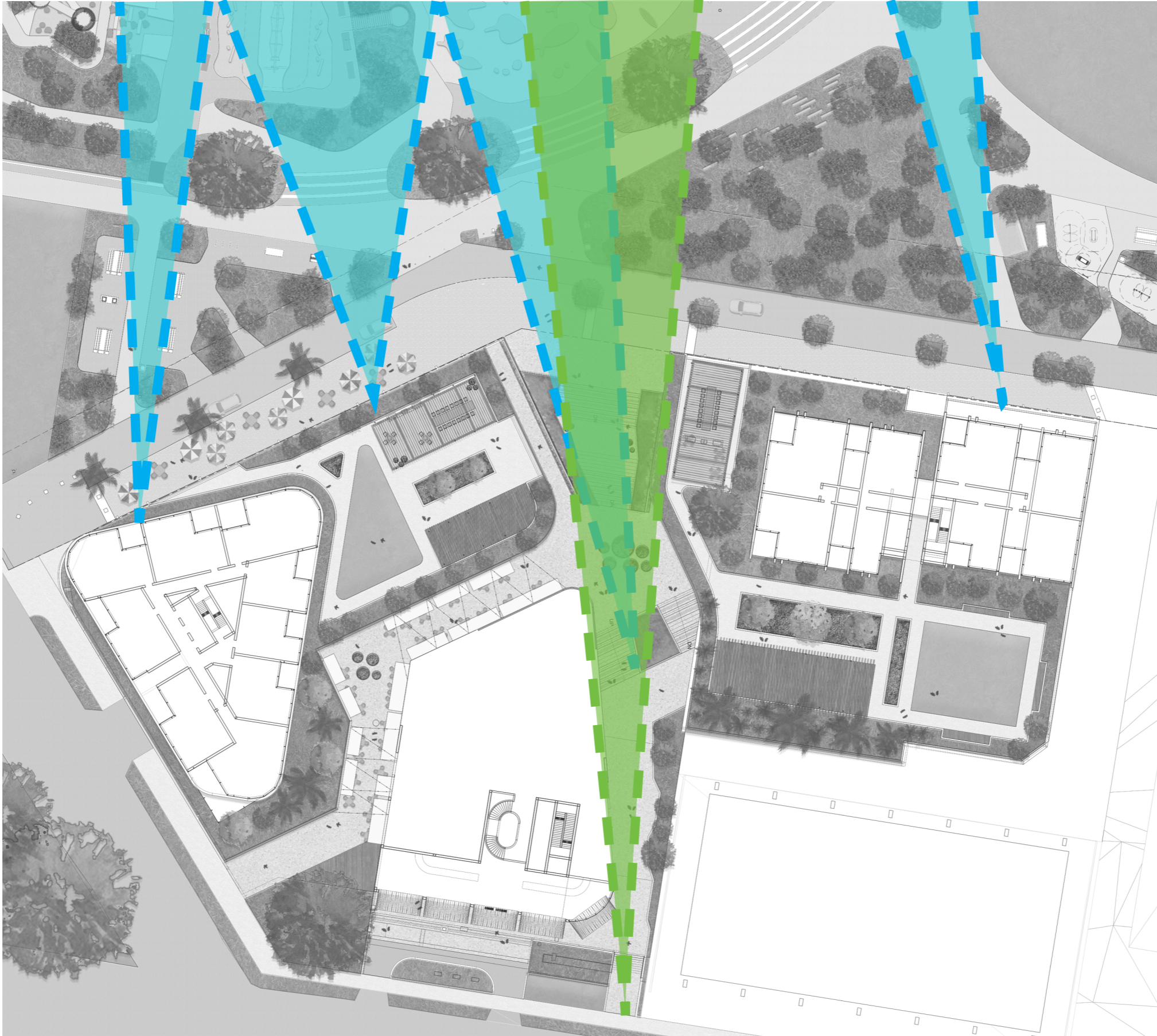


- KEY
-  Pedestrian park connections
  -  Park + Urban Greening

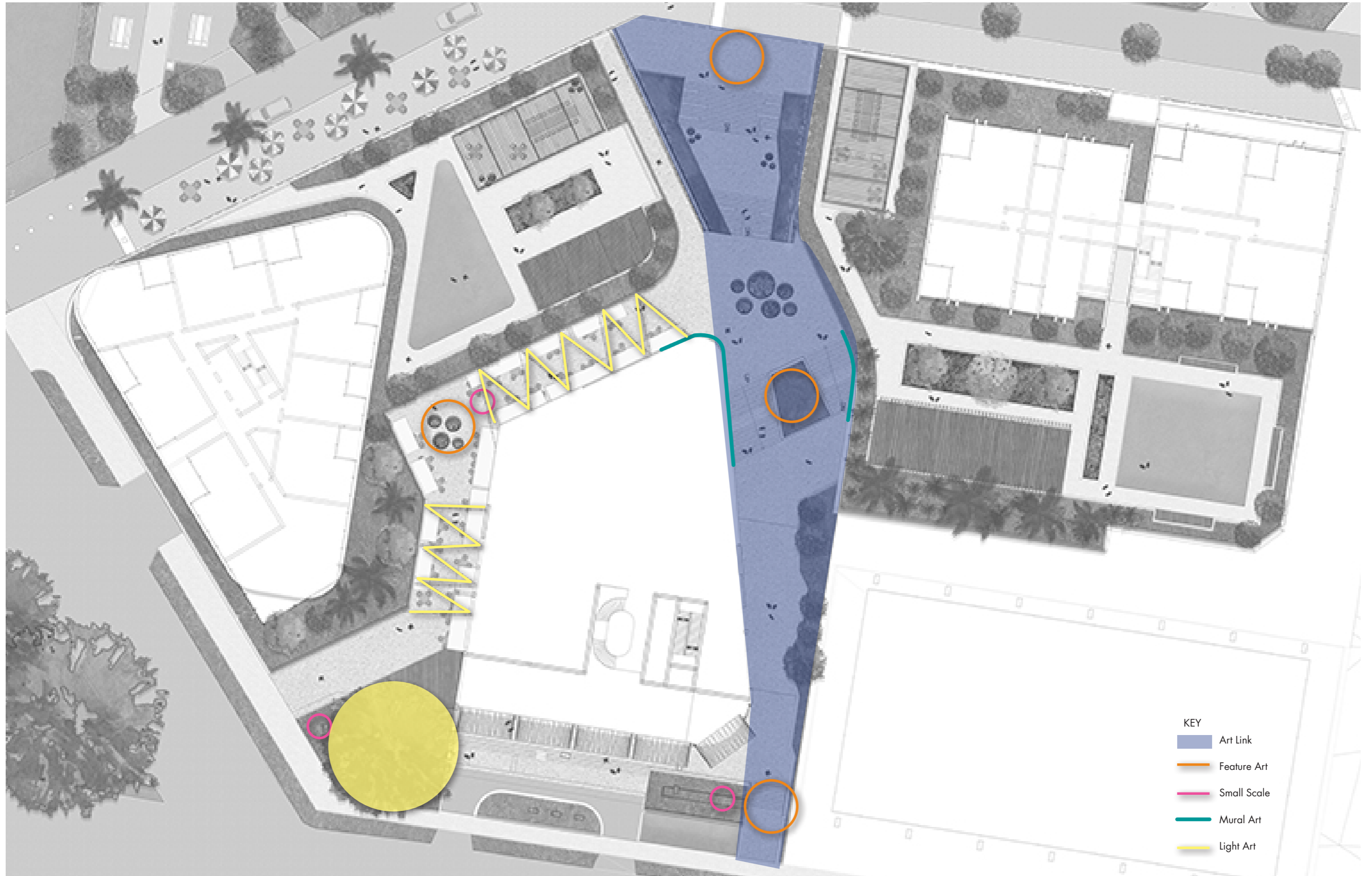
ANALYSIS | BOLLARDS



# ANALYSIS | VISUAL CONNECTIVITY



- KEY
- View corridor to park
  - View corridors to Brisbane Waters



# PUBLIC ACCESSABLE DOMAIN



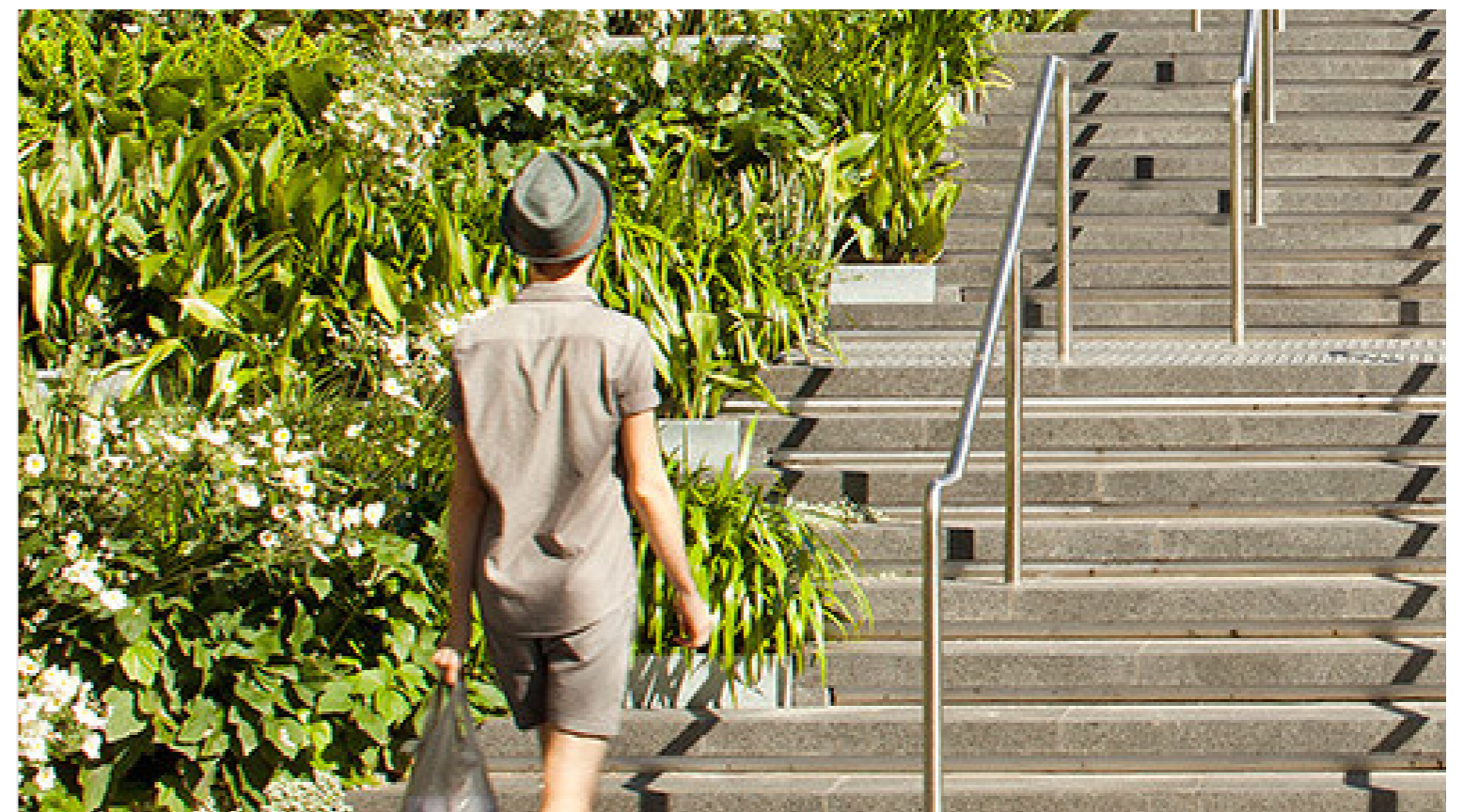
**Creating a balance  
between urban &  
parklands....**



**ADD NATURE**



**EXPRESS THE URBAN**



**Activate the edges!**



**FLEXIBLE SPACES**

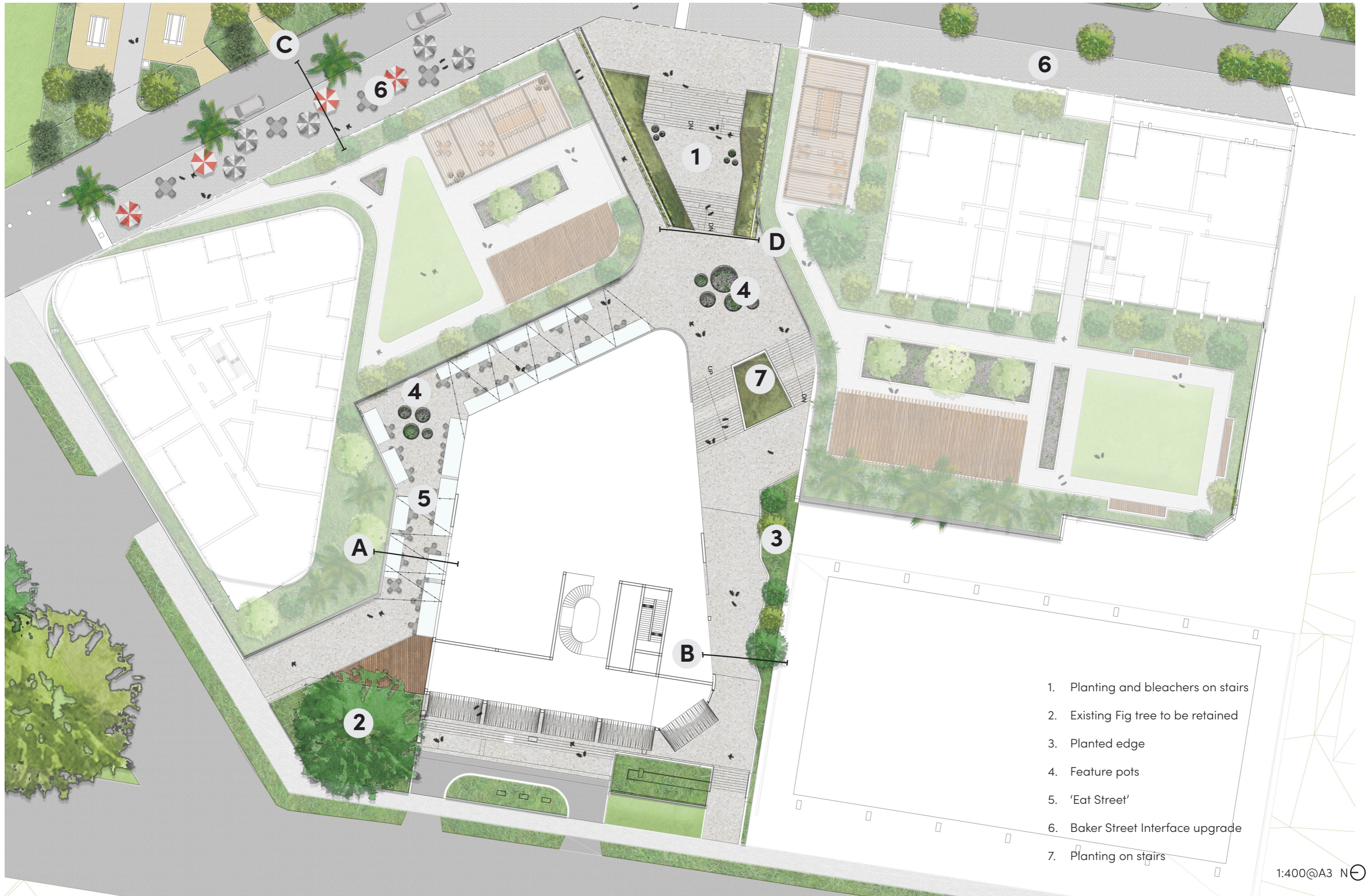


**OUTDOOR DINING**



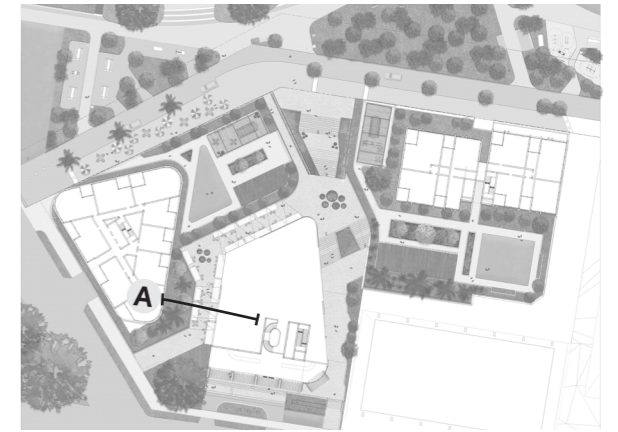


# GROUND LEVEL | PLAN



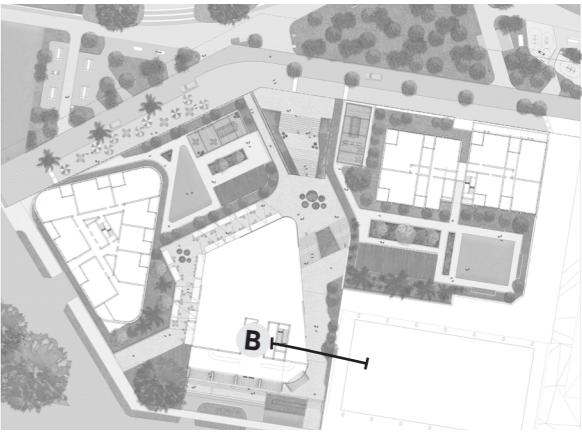
- 1. Planting and bleachers on stairs
- 2. Existing Fig tree to be retained
- 3. Planted edge
- 4. Feature pots
- 5. 'Eat Street'
- 6. Baker Street Interface upgrade
- 7. Planting on stairs

# SECTIONS | A - EAT STREET



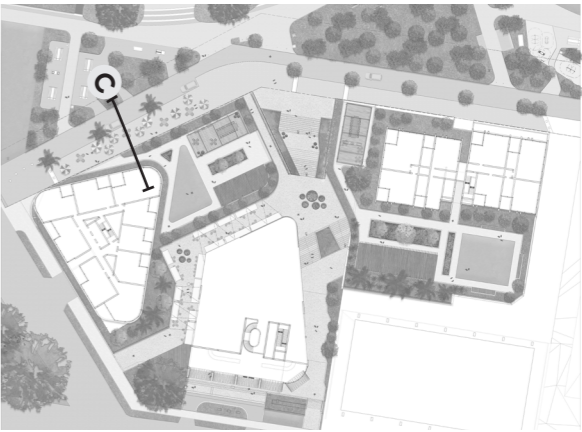
1:50@A3

SECTIONS | B - THROUGH SITE LINK



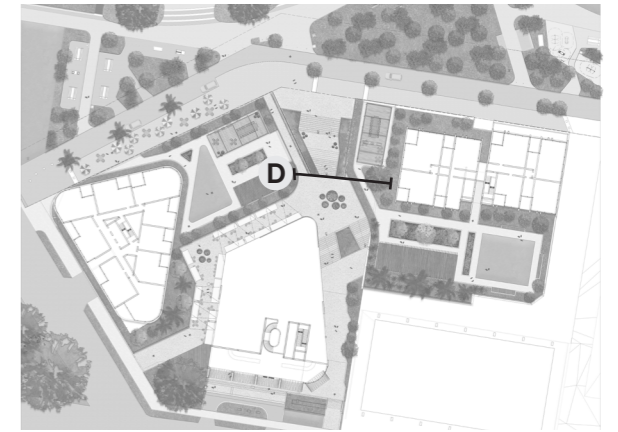
1:50@A3

SECTIONS | C - SHARED STREET



1:50@A3

# SECTIONS | D - BAKER ST STAIRWAY



1:50@A3



# LUMION



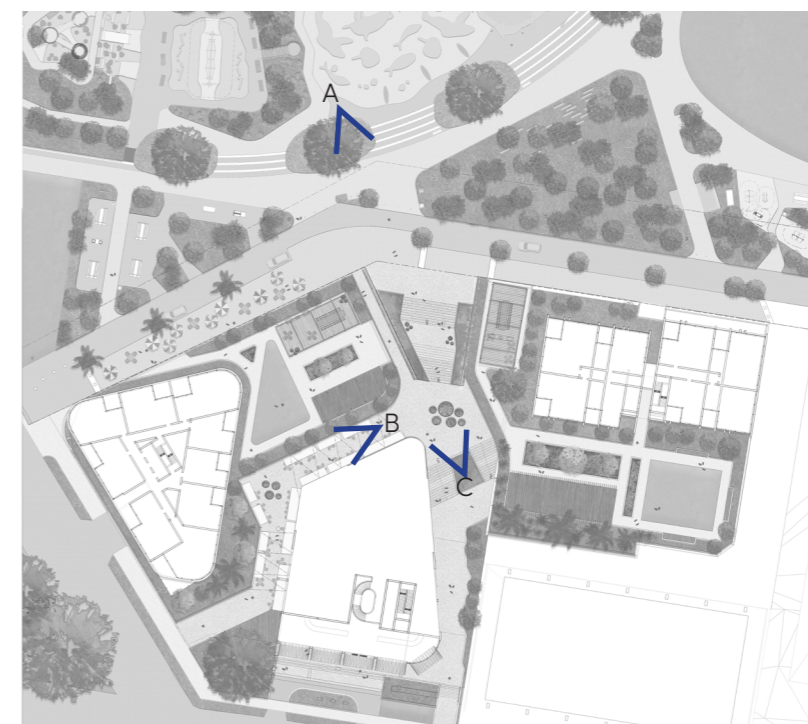
A: View looking East



B: 'Eat Street'



C: View from through site link to Leagues Club Field



# MATERIALS PALETTE | GROUND LEVEL

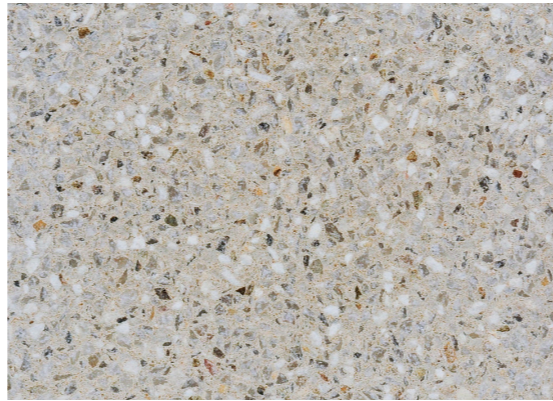
## STRATEGY

The material palette for the public domain will echo the architectural character of the development. The hardscape elements will use earthy tones and textures, allowing the park to come through into the public space from the ground up.

All furniture and fixtures for the site will be

- Durable and functional.
- Able to facilitate social activities
- Adaptable to the needs of the community

## PAVING

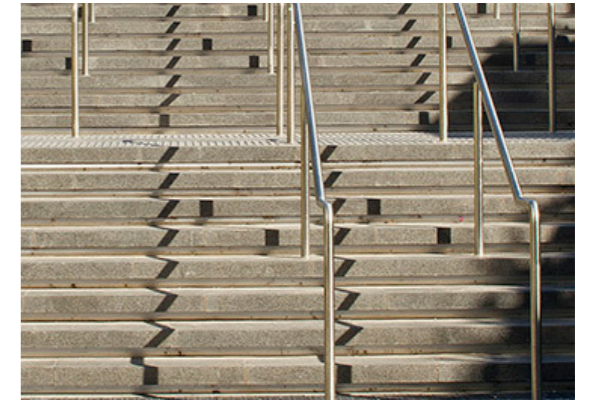


PAVING TREATMENT

## BALUSTRADES AND HANDRAILS

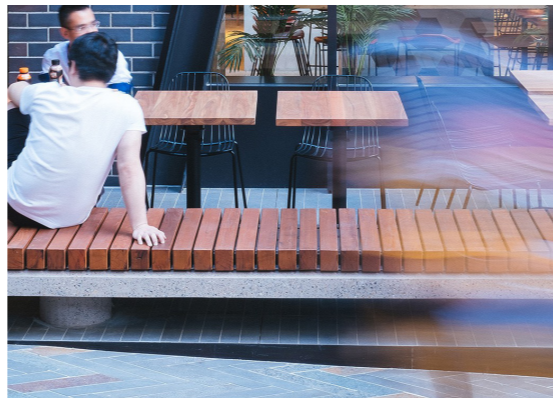


GLASS BALUSTRADE



STAINLESS STEEL HANDRAIL

## FURNITURE, FIXTURES



TIMBER SEATING

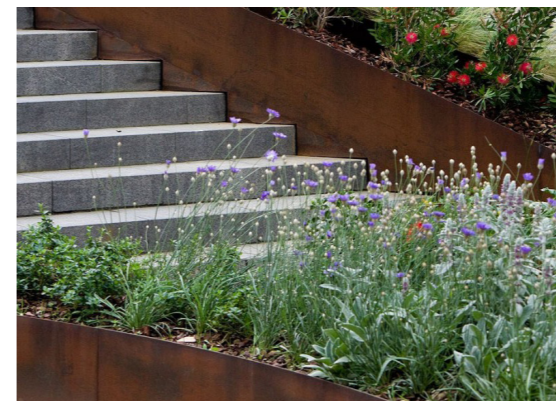


FESTOON FEATURE LIGHTING

## FEATURE POTS + PLANTERS



LARGE FEATURE POTS



CORETEN PLANTERS



# COMMUNAL AREAS



# A place to gather...



**DINING**



**SHADE & SHELTER**



**LUSH PLANTING**



**LAWN SPACE**

# NORTH PODIUM

- 1. LAWN
- 2. PLANTING BUFFER
- 3. DECK
- 4. PERGOLA AND BBQ AMENITY
- 5. FEATURE PLANTING





# LUMION



A: Communal Lawn space



B: BBQ and Dining space, overlooking the Leagues Club Field



C: Views from the Northern Podium, to Leagues Club Field



# SOUTH PODIUM

- 1. LAWN
- 2. PLANTING BUFFER
- 3. DECK
- 4. PERGOLA AND BBQ AMENITY
- 5. FEATURE PLANTING





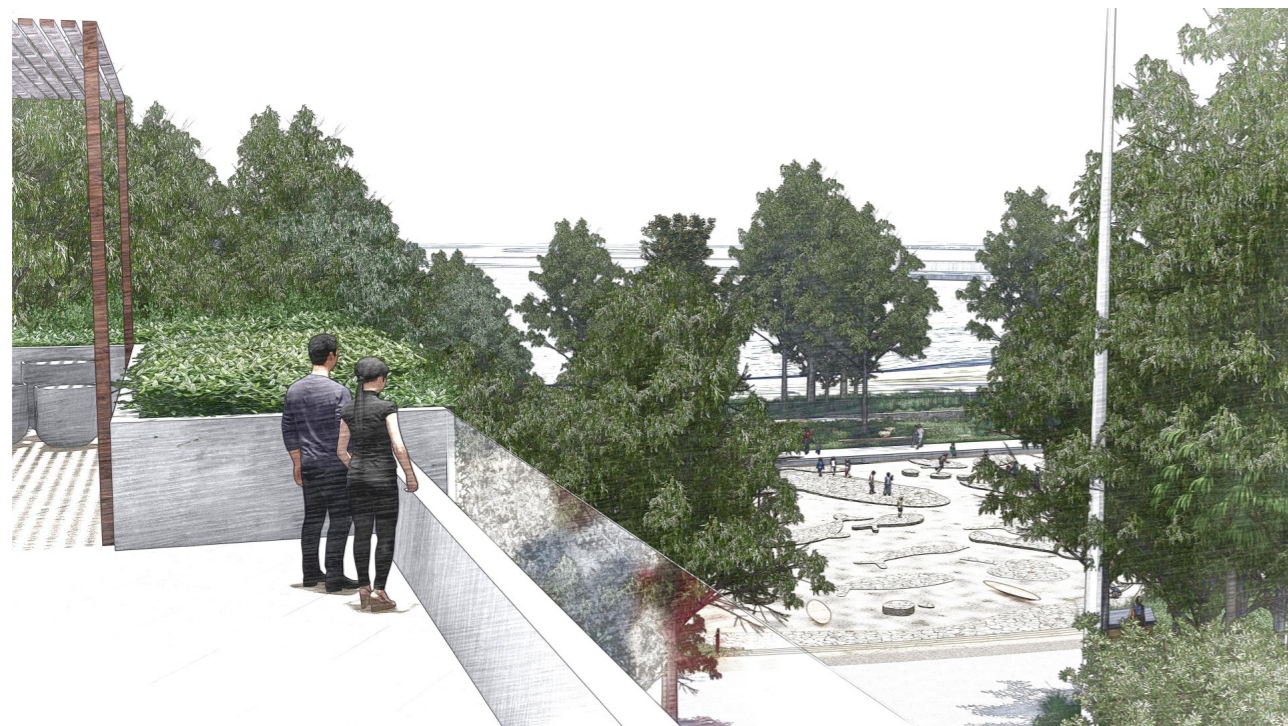
# LUMION



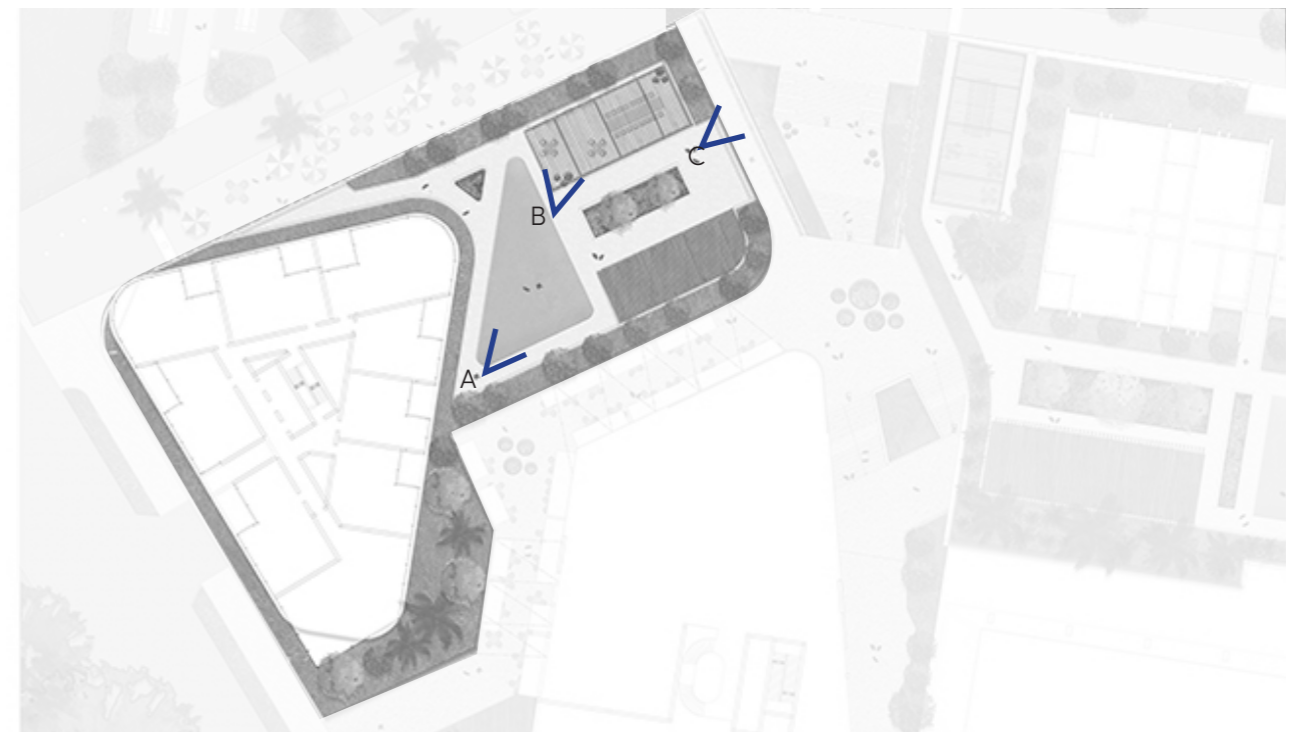
A: Communal lawn and social spaces



B: Dining and BBQ spaces, with views of the Leagues Club Field



A: View looking East



# MATERIALS PALETTE | PODIUMS

## STRATEGY

### FURNITURE AND FIXTURES

All furniture and fixtures for the site will be

- Durable and functional.
- Able to facilitate social and communal activities.
- Adaptable to the needs of the community, including being childsafe.

### STRUCTURES

The structures, notably the pergolas over the podiums

- Functional and aesthetically pleasing.
- Durable, well wearing, resistant to the weather and continued use.

## PAVING + WALLS



NATURAL COLOURED PAVER

## FURNITURE, FIXTURES & STRUCTURES



TIMBER SEATING (OR SIMILAR)



COMMUNAL TABLE



COMMUNAL DINING AREA

## STRUCTURES



TIMBER PERGOLA

PLANTING PALETTE | PODIUMS





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