

Mr Justyn Ng
St Hilliers Property Pty Ltd
Level 3
8 Windmill Street
MILLERS POINT NSW 2000

09/04/2021

Dear Mr Ng

Central Coast Quarter, 26 & 32 Mann Street, Gosford (SSD 10114-PA-1)
Condition B1, Amendments to the Concept Proposal

I refer to your document titled 'Central Coast Quarter 26 Mann Street Gosford Condition B1 Response Pack', which was submitted in accordance with Condition B1 of Schedule 2 of the Concept Approval for the Central Coast Quarter (SSD 10114).

The Department has carefully reviewed the document (including the revised concept plans) and is satisfied that the details have adequately demonstrated:

- Condition B1(a) - 85% volumetric fill and 5% articulation zones to the Northern and Southern building envelopes
- Condition B1(b) - both halves of the Northern Tower building envelope have been setback by 3m
- Condition B1(c) - the podium of the Northern Tower building envelope has been chamfered
- Condition B1(d) - an appropriate increase in solar access to the southern through site link
- Condition B1(e) - the retention of a direct view from Mann Street to the waterfront along the northern through site link.

Accordingly, as the Secretary's nominee, I approve the documents listed in **Schedule 1**. Please ensure that the approved plans are placed on the project website at the earliest convenience.

If you wish to discuss the matter further, please contact Teresa Gizzi, Team Leader Regional Assessments on 02 8275 1124.

Yours sincerely



Keiran Thomas
Director Regional Assessments
Regional Assessments

As nominee of the Planning Secretary

SCHEDULE 1 – APPROVED DOCUMENTS

- Report titled '*Central Coast Quarter 26 Mann Street Gosford Condition B1 Response Pack*', prepared by DKO Architecture (NSW) Pty Ltd and dated 25 March 2021 and including the following revised Concept Proposal drawings:

Concept Proposal drawings prepared by <i>DKO Architecture (NSW) Pty Ltd</i>			
Dwg No.	Re v	Name of Plan	Date
DA3	P7	Envelope Plan	March 2021
DA4	P7	Western Elevation	March 2021
DA5	P7	Eastern Elevation	March 2021
DA6	P7	Northern Elevation	March 2021
DA7	P7	Southern Elevation	March 2021
DA11	P1	Sections	March 2021