



**Central Coast Quarter**  
26–30 Mann Street,  
Gosford

Design Guidelines Assessment

2.1 – Urban Approach	<p>The first stage of the Central Coast Quarter precinct establishes a benchmark for quality in Gosford. The 4 principles outlined in the design guidelines have been clearly dealt with in the design.</p> <p>The scheme has a strong contextual link to the "natural character" of Gosford. The sandstone has provided cues for the form of the proposal, and the landscaping is a key design component of the scheme. The proposal is prominent, and attention to detail is an important consideration. This building will set the benchmark for design within Gosford.</p> <p>Connectivity is integral to the scheme, with a through-site link encouraging public access and movement to the waterfront. The edge condition was addressed during the consultative process with the DRP and has been carefully considered.</p>
2.2 Strategic Priorities of the SEPP	Refer to SEE
3.1 Urban Permeability – Through Site Links	<p>Part of the first stage includes the east-west through site link. Whilst it's not entirely activated on both sides due to the future staging, it has been carefully considered. The critical item resolved during the consent response is the visual connection to the new Leagues Club Field and the waterfront. The link levels have been carefully adjusted to ensure that the waterfront is visible from the entrance on Mann Street.</p> <p>One of the other considerations of the through site link is the need for an accessible path from Mann Street to Baker Street. The design documentation illustrates this journey. Safety and ensuring an enjoyable experience for all pedestrians have been key drivers in the design process. The lift is the main destination point, and this is clearly visible lift element. This allows pedestrians to safely access each level and egress to Baker Street.</p> <p>The landscape character of the link has also been carefully considered with a combination of deep soil planting at the base and slab planter zones on the upper level. They provide a variety of shade through the link together with visual attractiveness as pedestrians traverse the link.</p>
	<p>The podium elevations and their contextual fit have been examined during the design process. The only directly adjoining building (ATO building) arguably sets a poor precedent as a public interface. It is our vision to curate an active retail zone along Baker Street. The scale of the adjoining built form starts to establish a podium datum, and we have sought to mediate and transition the 4-storey scale with the eventual 2-storey podium scale of Central Coast Quarter. This is an essential aspect of both this stage and future stages where the "human scale" 2 storey podium is envisaged along the entire Baker Street frontage. Less sensitive interfaces have been screened from public view, and the building entrance has been clearly defined with a conspicuous break in the built form.</p>
	Part of the application includes a public art plan. Please refer to this documentation for further information.
3.1 Urban Permeability – Views and Vistas	Part of the consent condition requires a view line from Mann Street to the Brisbane Waters and Leagues Club Field. This condition has subsequently been satisfied with an amendment of the levels in the link.

<p>3.1 Urban Permeability – Character of Spaces /Edges</p>	<p>Perhaps the most significant focus of the DRP process has been the detail and character of the direct interface with Baker Street. How the building touches the ground has been designed in such a way to be part public and part retail / private. The edge needs to concurrently deal with sea-level rise and flooding impacts. With this in mind, we have created a seated edge with intermittent landscape pockets to help break the length of the façade.</p> <p>There is a deep incision that celebrates the entry to the residential component of the building. This is designed to be a generous space to either wait for a neighbour or transition into the building.</p>
<p>3.2 Architectural Character</p>	<p>The architectural character draws inspiration from the natural context. Inspiration from the sedimentary layers and veins in natural sandstone has been a significant driver in the form of the building.</p>
<p>3.2.1 Building Articulation</p>	<p>The overall development proposes a 25-storey building facing Leagues Club Field where the main lobby access from Baker Street is elevated by 400mm to create a public interface to enhance the ground floor amenity to create an active, vibrant edge.</p> <p>The interface design is accentuated and softened by planting. The materiality utilises bronze colour aluminium framing with a subtle coloured underlay to create contrast, giving a sense of depth to the facade presentation. A similar language is applied to most of the elevations to allow the design to flow consistently.</p> <p>The northern and southern façade, where window openings are minimal, create a change in texture whilst undulating forms help reduce the apparent scale.</p>
<p>3.2.2 Materials</p>	<p>The façade will have rendered concrete, metal panels and glazing as key materials throughout the development. Typical building practices have been deployed to provide a facade that is simple, striking and purely sculptural.</p>
<p>3.3 Built Form</p>	<p>The built form approach is driven by site constraints and the need to enforce a vertical form. Given the lack of flexibility within the envelope, the moves made to the built form are subtle and site responsive. The main moves, some of which are determined by the envelope, have been further accentuated by subtle insertions creating a vertical scale and rhythm. The roof form has been celebrated with a simple flick crowning the top of the building concurrently concealing an unsightly service zone.</p>
<p>3.4 Sustainability</p>	<p>Sustainability initiatives are detailed in both the BASIX and the overall design report.</p>
<p>3.5 Signage</p>	<p>Signage is proposed to be detailed during the design development phase.</p>