Central Coast Quarter
26 Mann Street
Gosford

DESIGN REPORT
SEP 2021

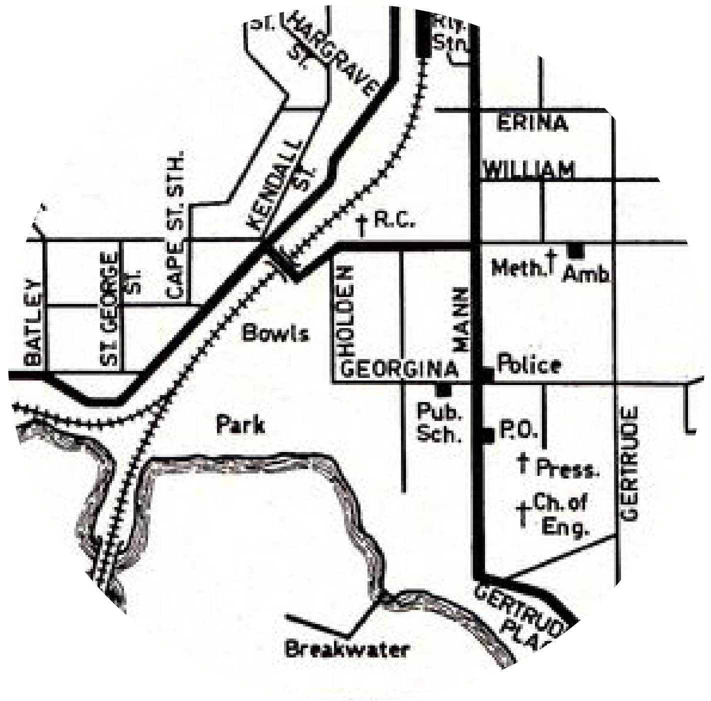

Understanding the Site

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.

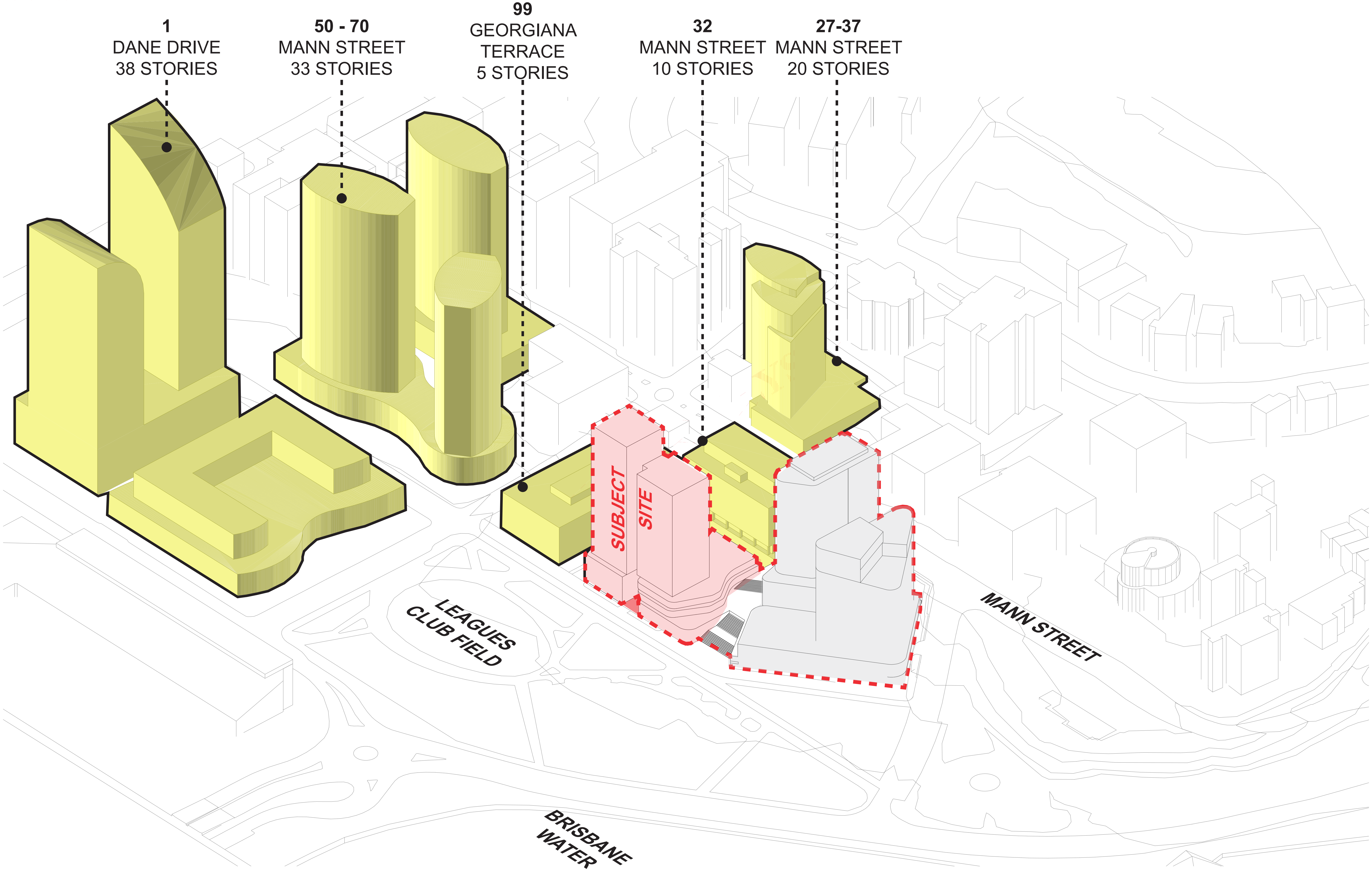
Brisbane Water

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.

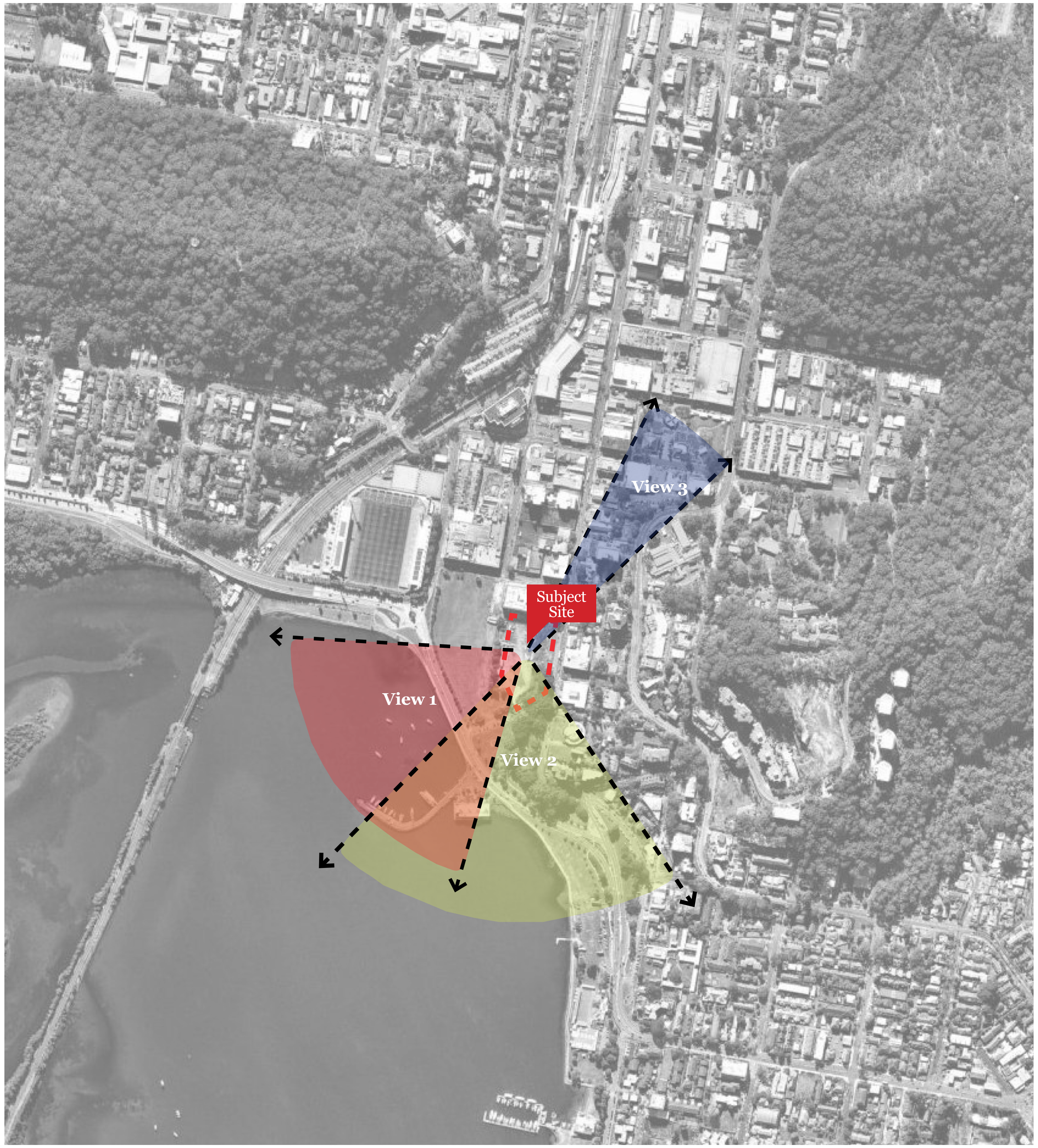

1
DANE DRIVE
38 STORIES
50 - 70
MANN STREET
33 STORIES
99
GEORGIANA
TERRACE
5 STORIES
32
MANN STREET
10 STORIES
27-37
MANN STREET
20 STORIES
SUBJECT
SITE
LEAGUES
CLUB FIELD
MANN STREET
BRISBANE
WATER

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

Key

- Public Open Space
- Off Street Parking
- Commercial Interface
- Green Interface
- High Noise Interface
- View potential



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

View 2: High Level South Views to Brisbane Water

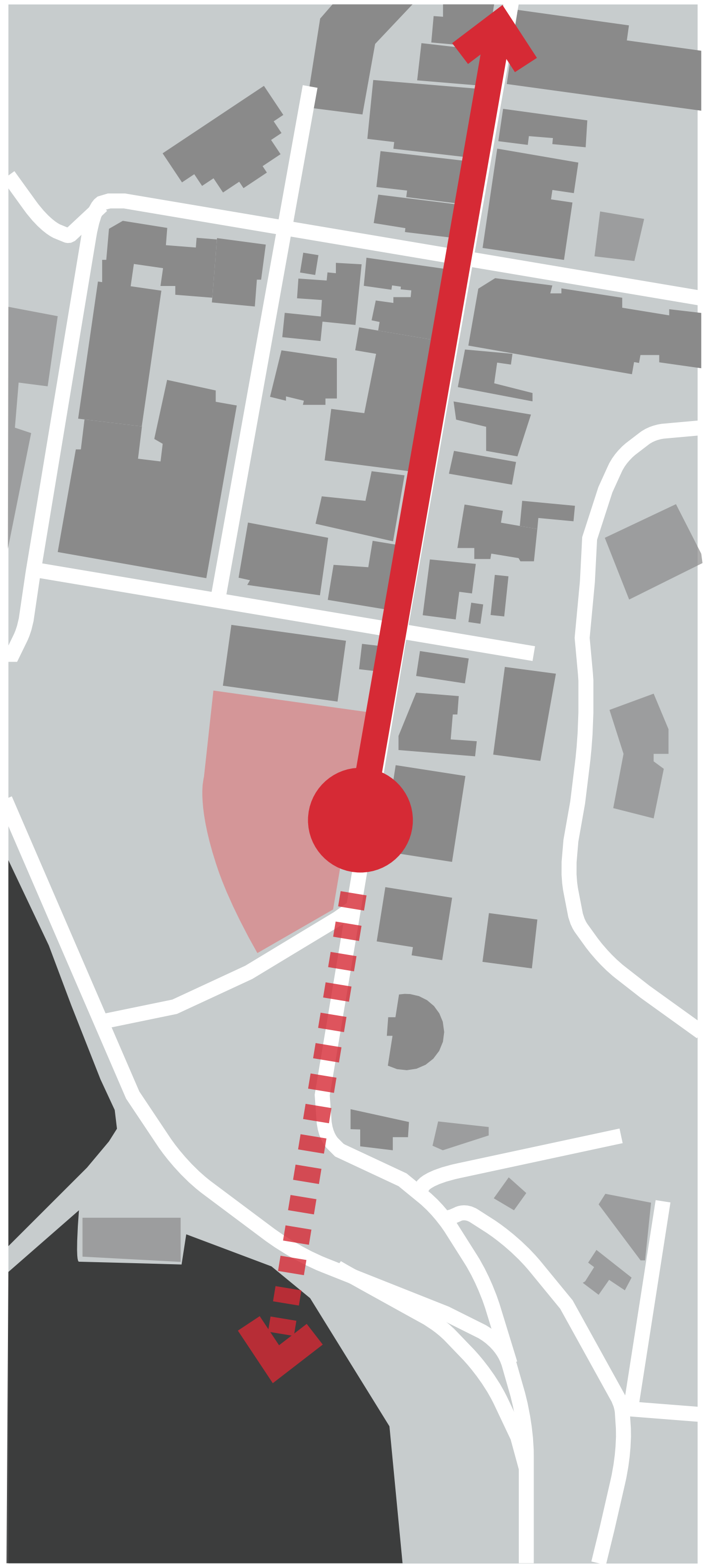
View 3: High Level North-East Views to Reserve

Urban Approach

DKO

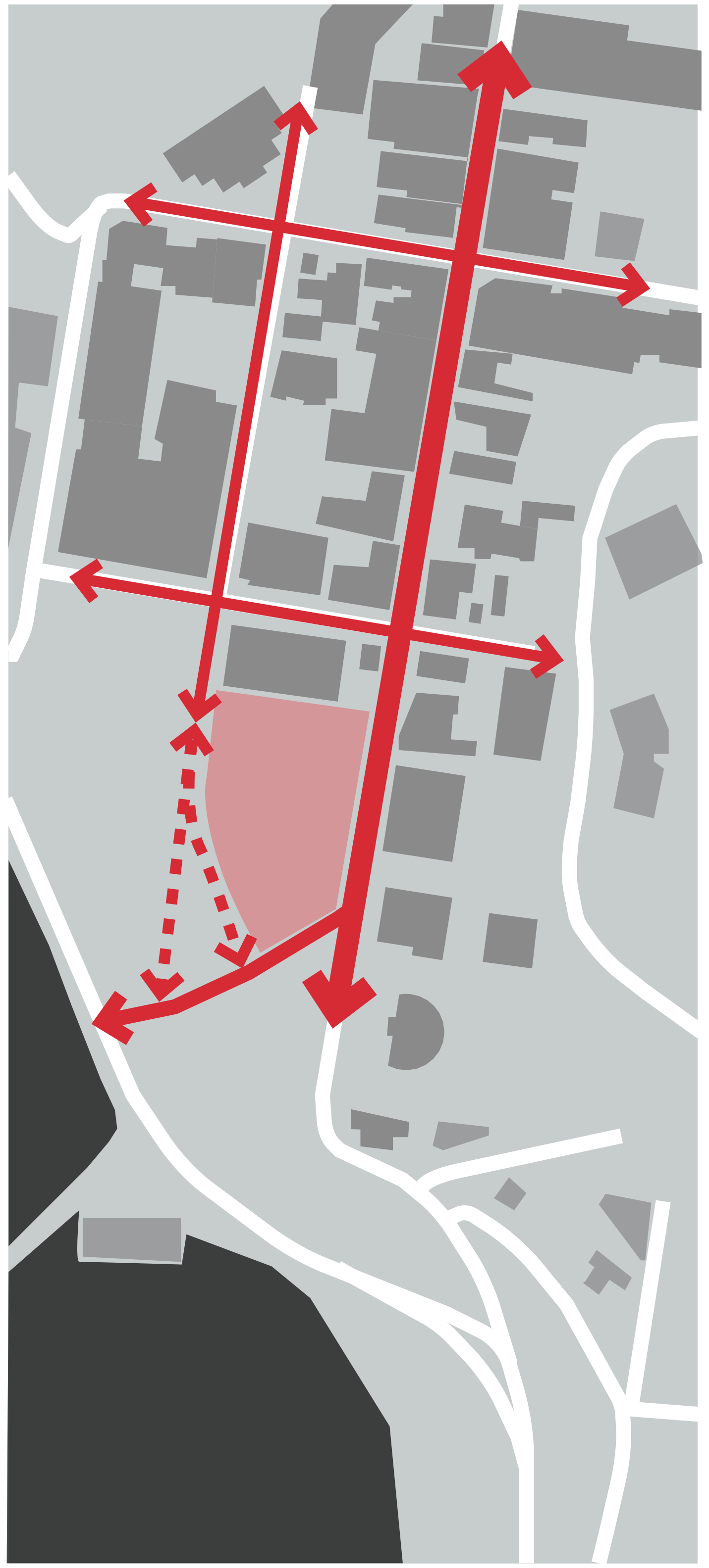
RETENTION OF NATURAL CHARACTER

Respecting the Parkland and Exising Vegetation



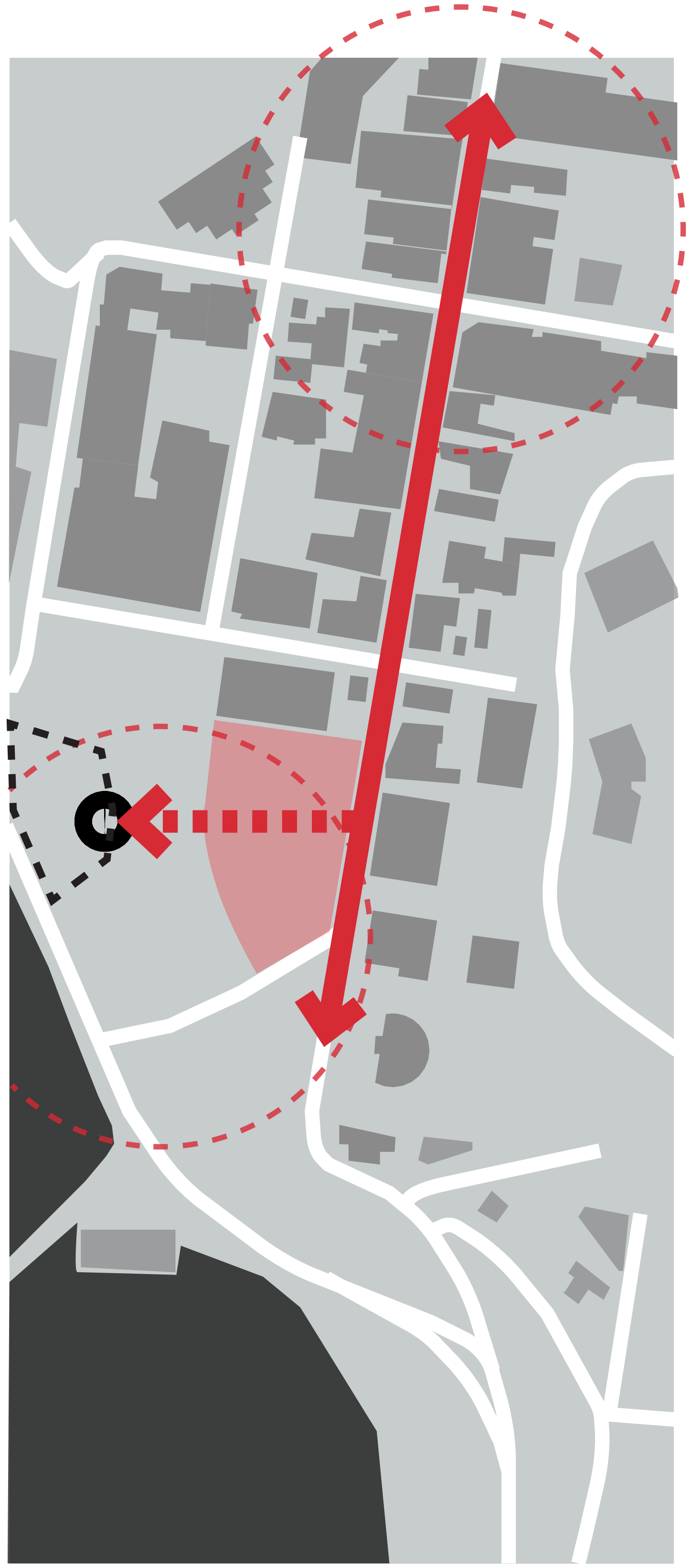
UNDERSTANDING MANN STREET

The site is the start of Mann Street and visually prominent



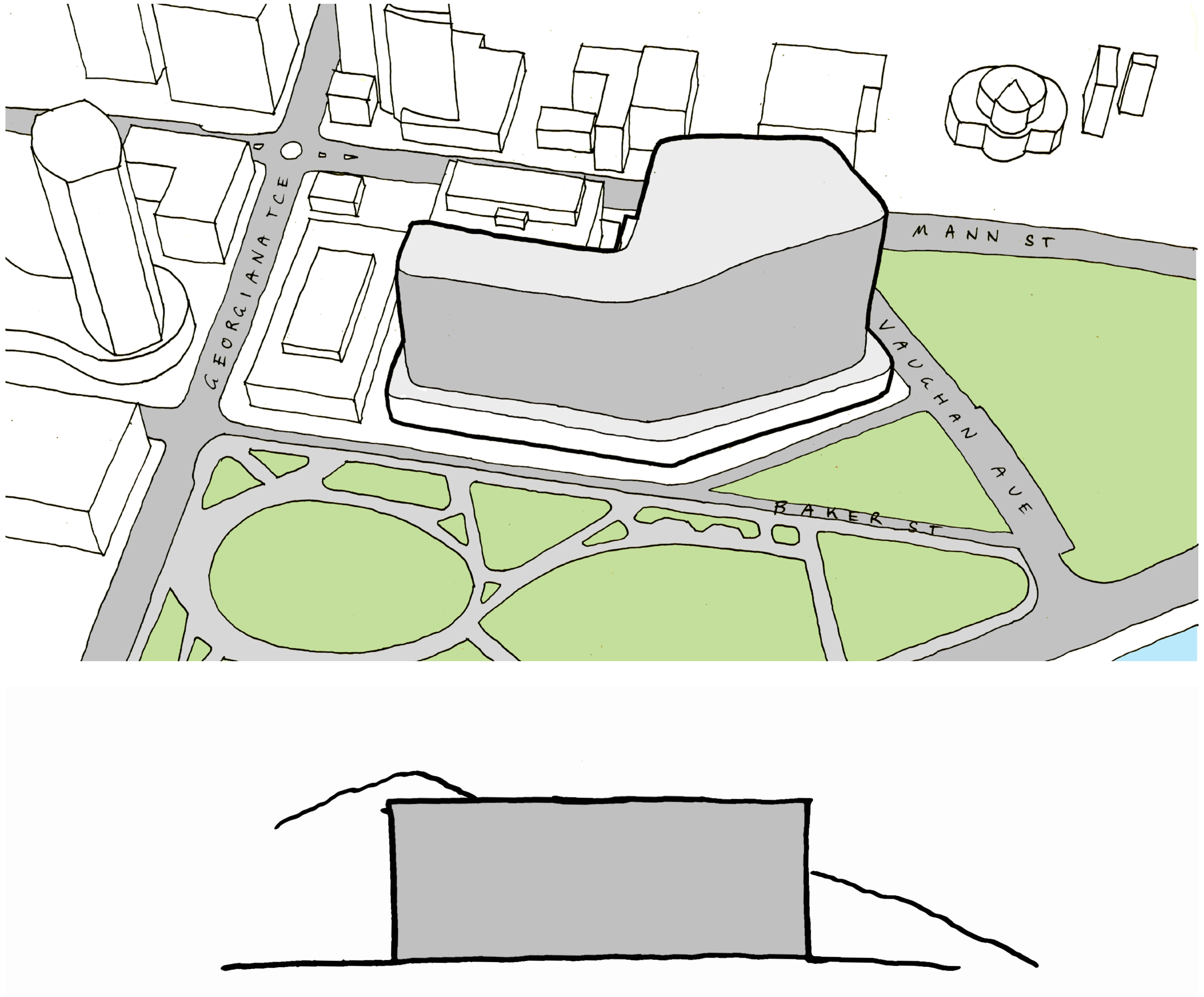
CONNECTING THE GRID

Extend public activity to the Park, Waterfront and Site

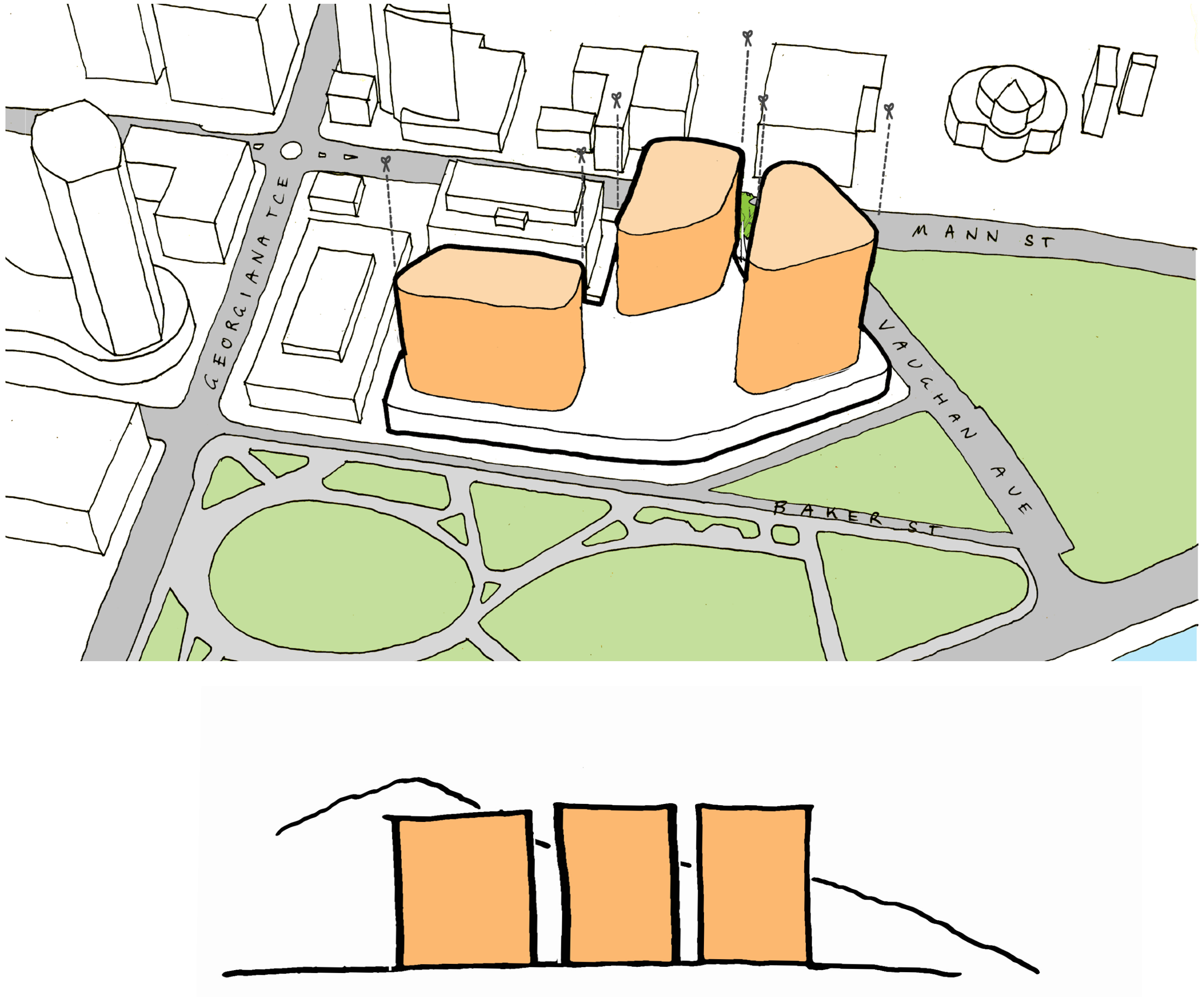


SITE PERMEABILITY

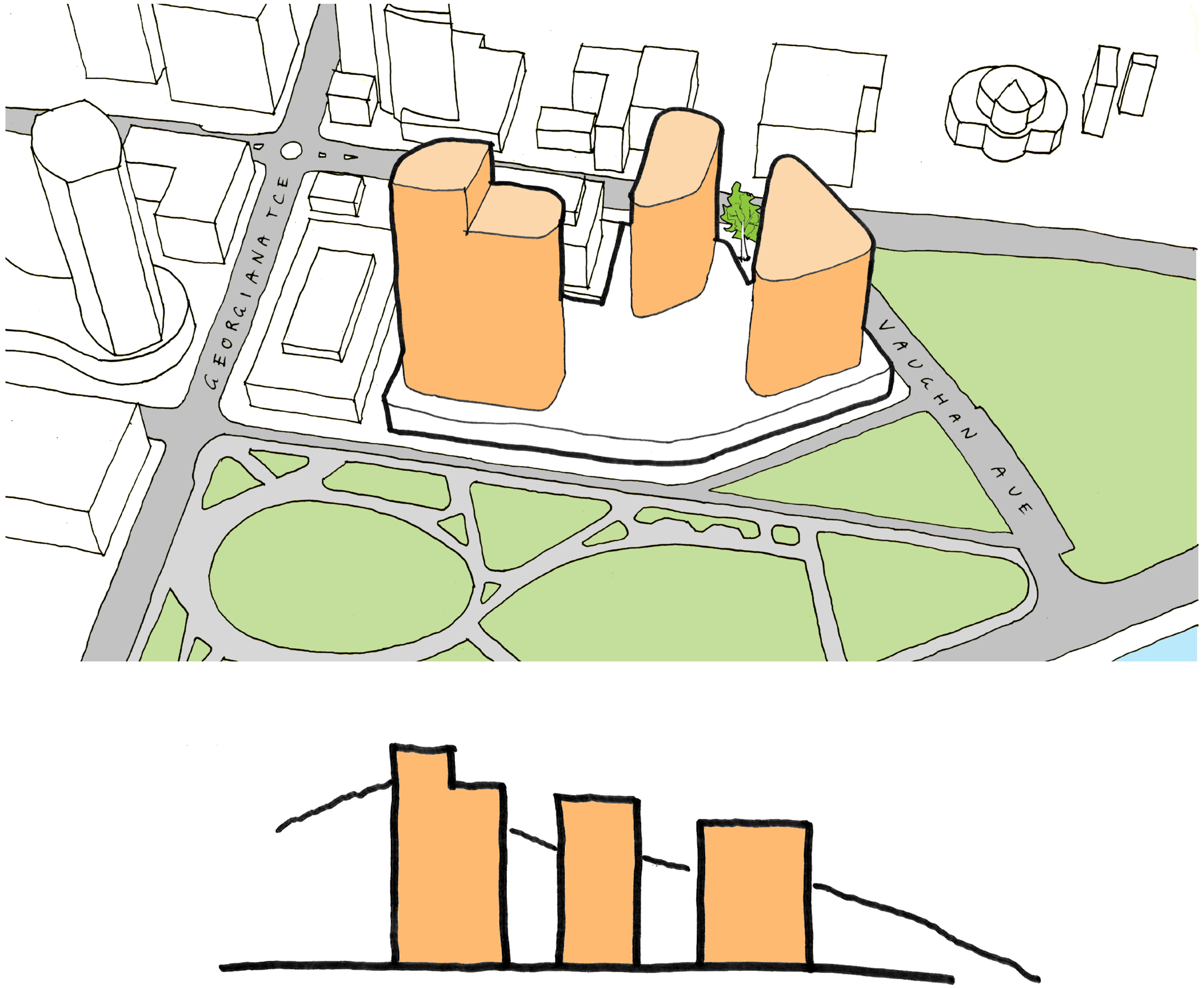
Facilitate public spaces and place making of waterfront precinct



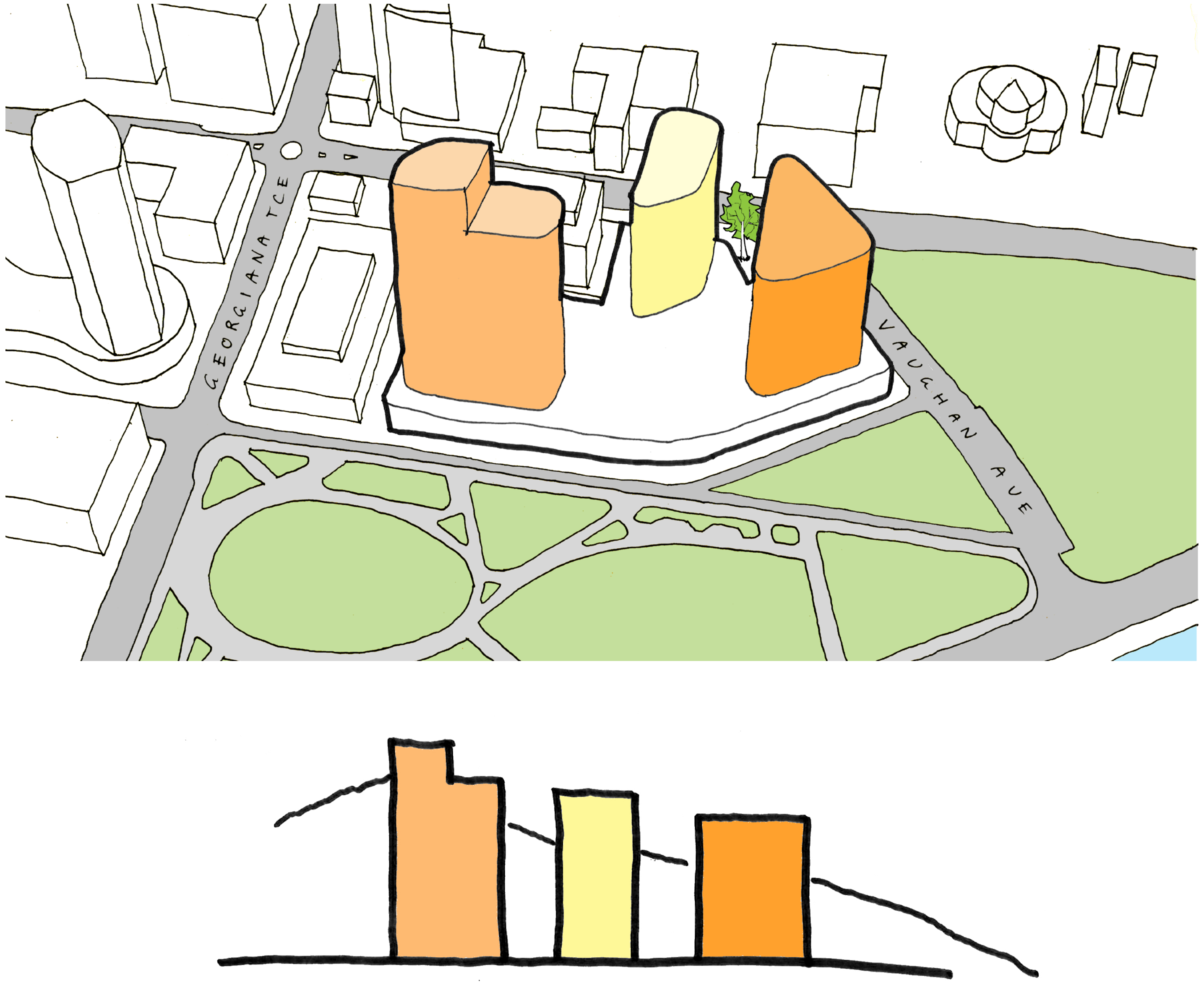
STEP 1: SEPP BUILDING MASS



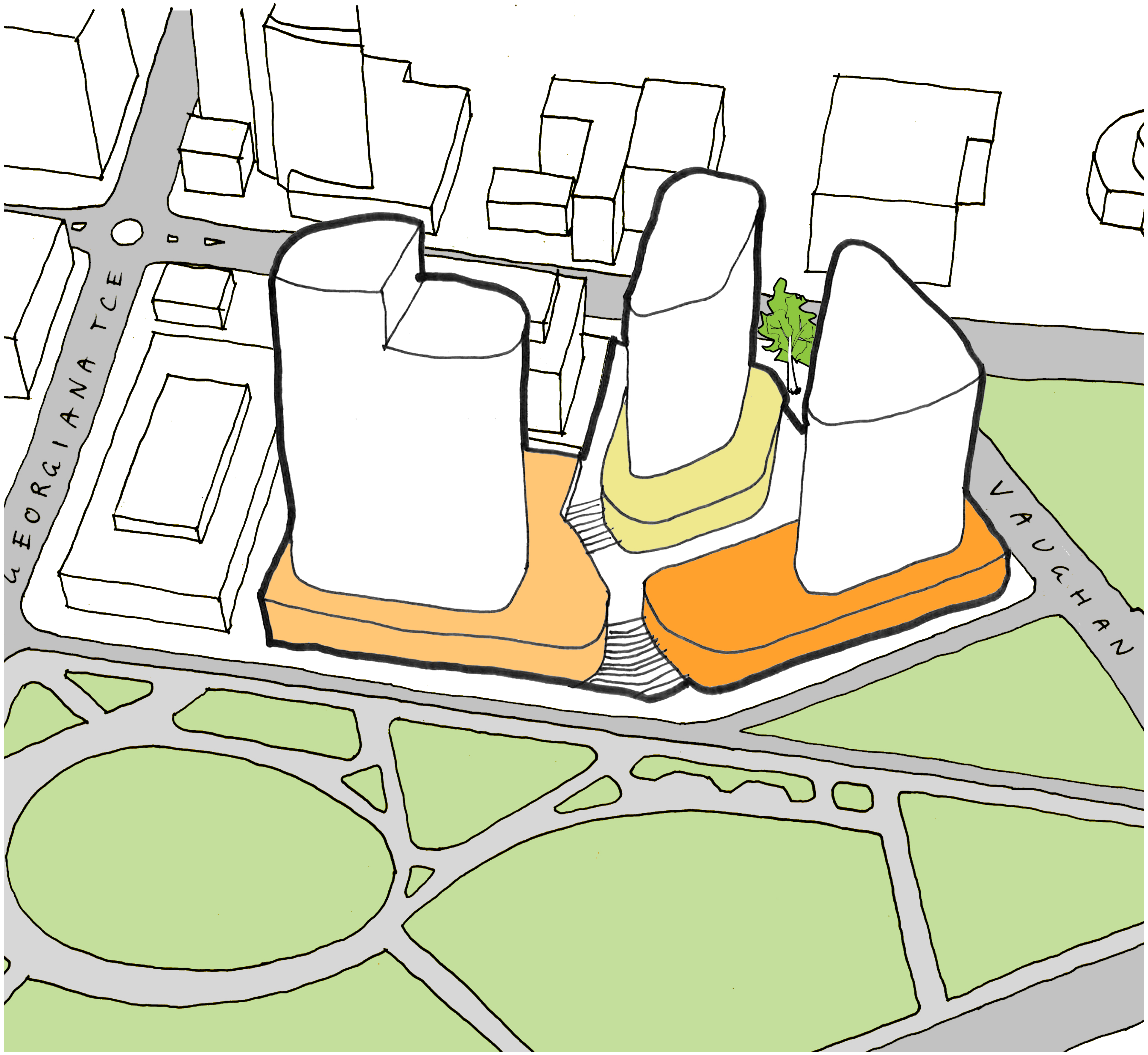
STEP 2: SEPP TOWER ENVELOPES

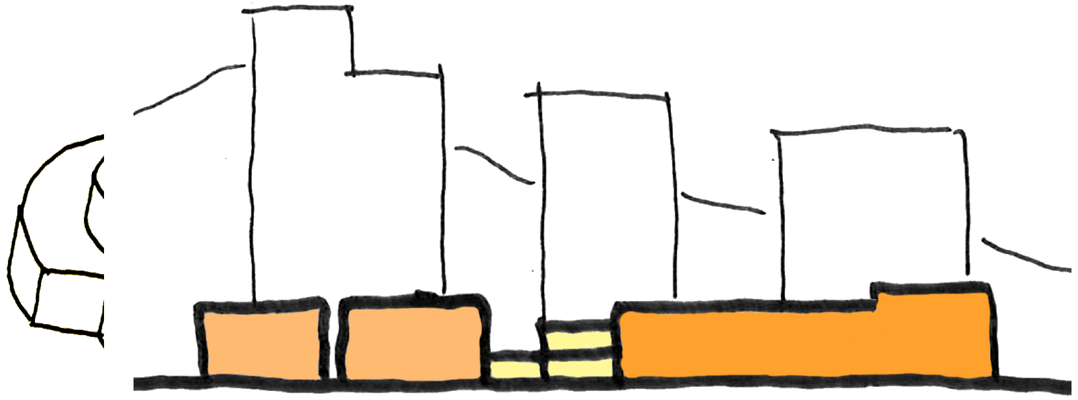


STEP 3: TOWER FOOTPRINT REDUCTION AND HEIGHT INCREASE

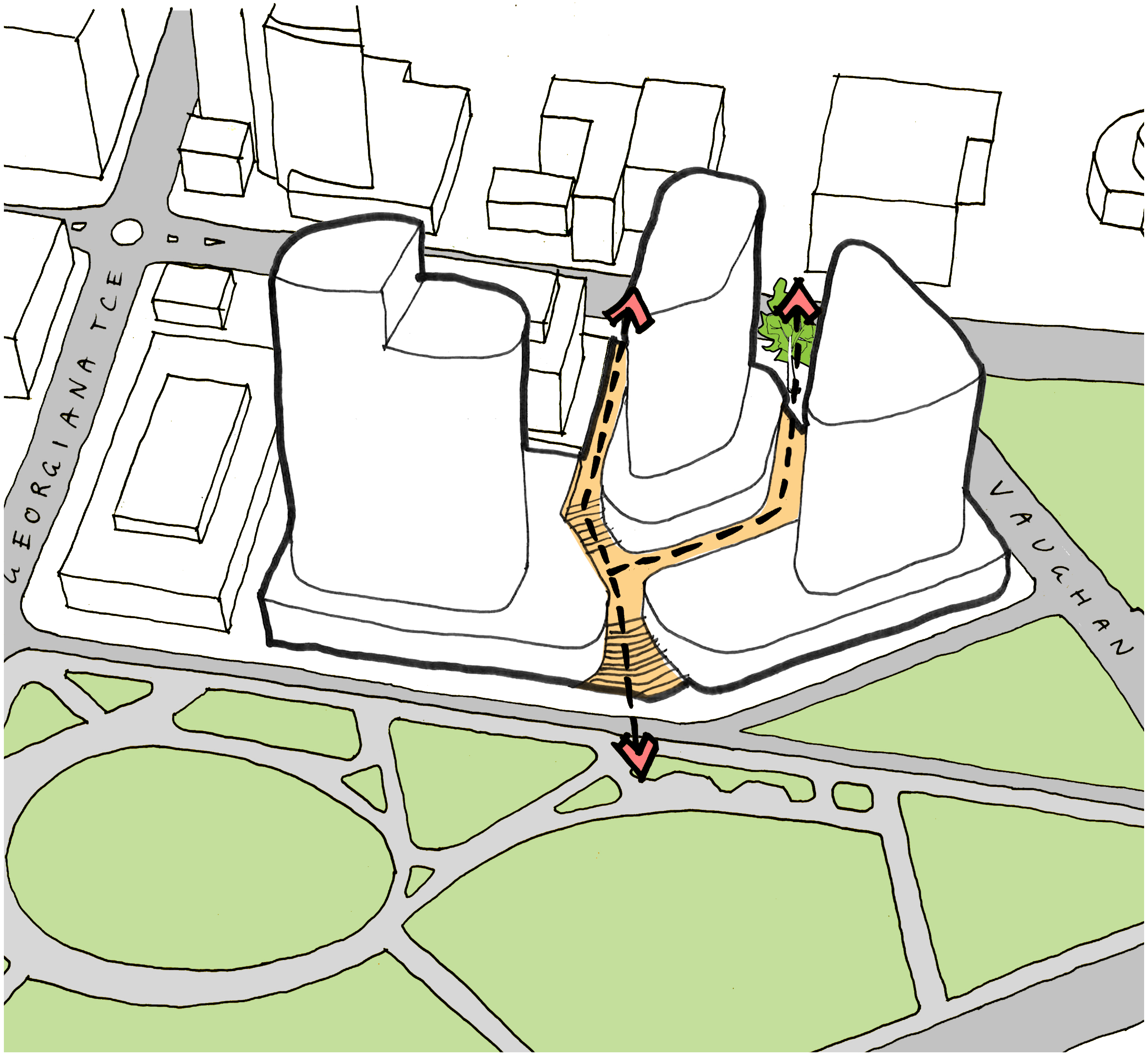


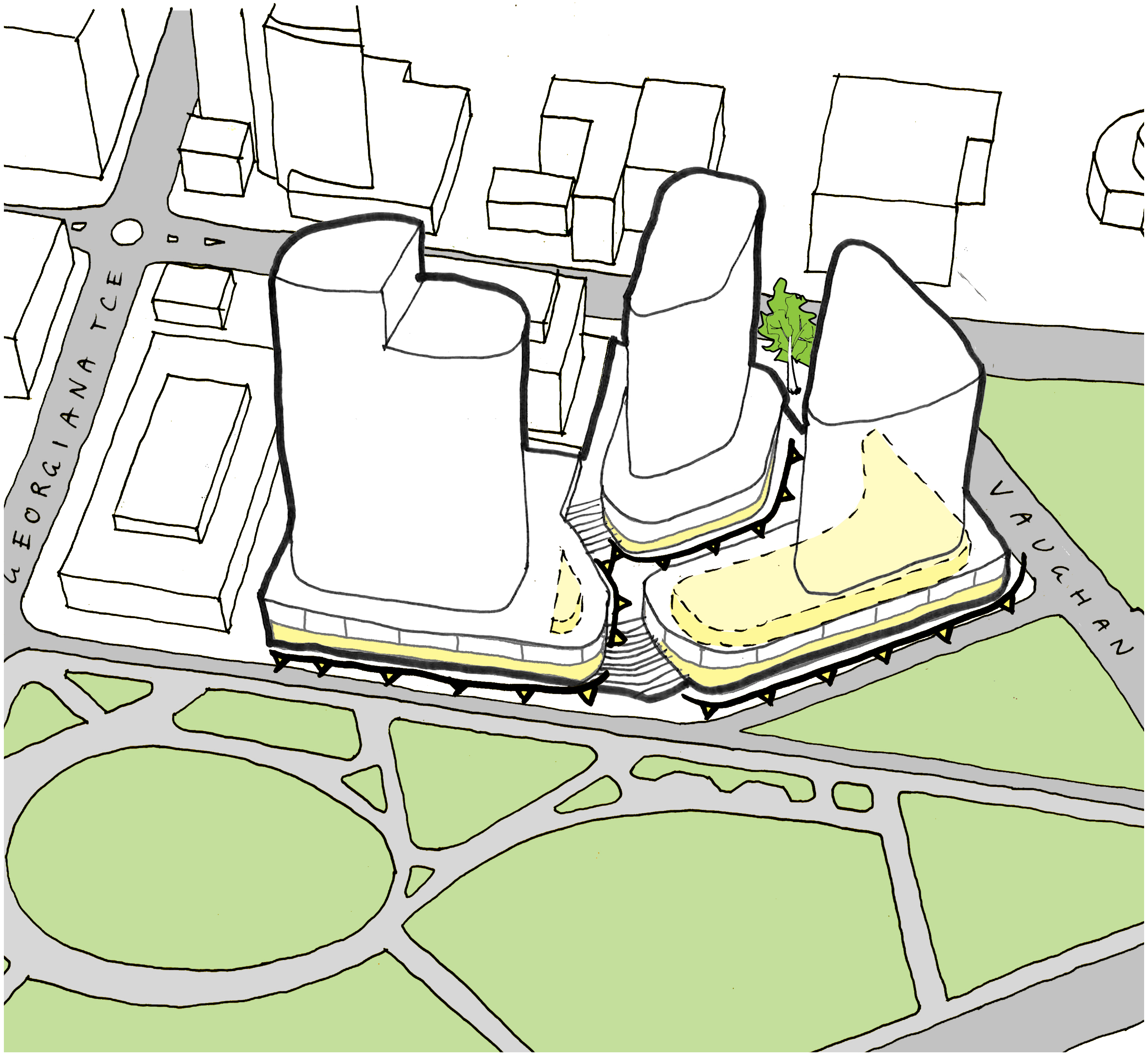
STEP 4: ARCHITECTURAL ARTICULATION AND DIVERSIFICATION OF TOWERS



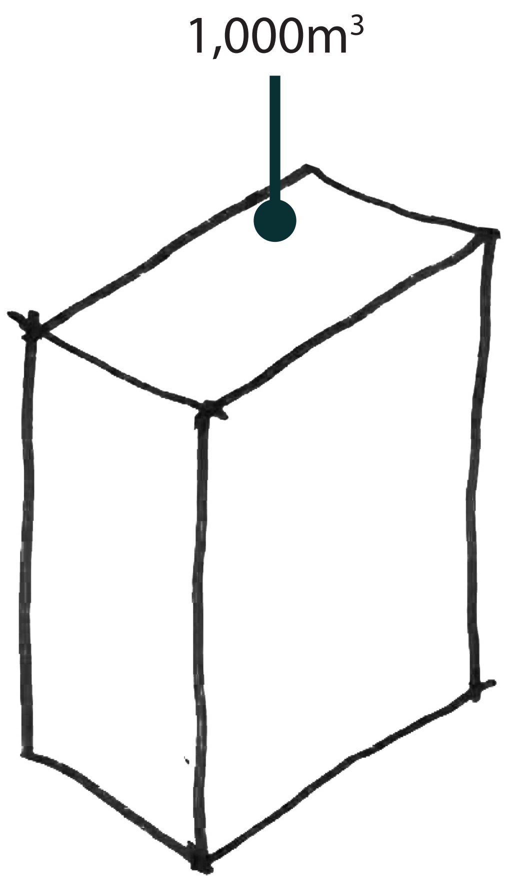


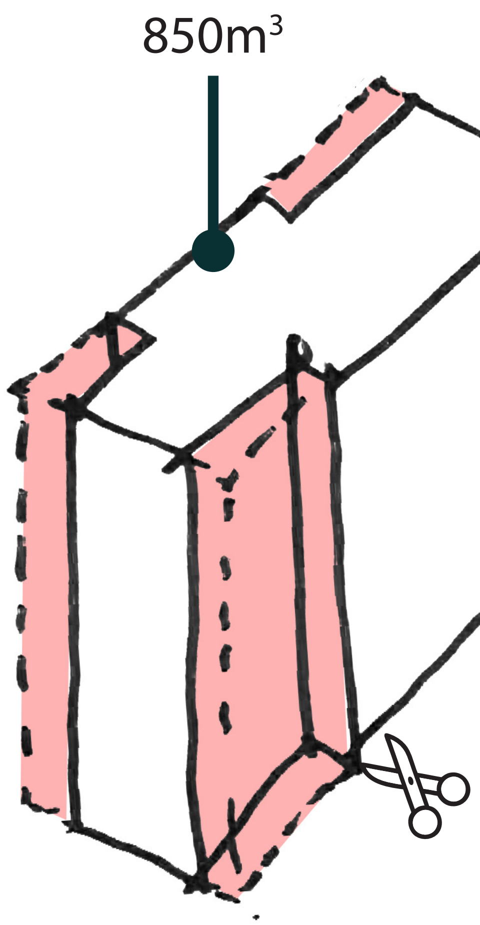
HUMAN SCALED PODIUM WITH ACTIVE INTERACTION

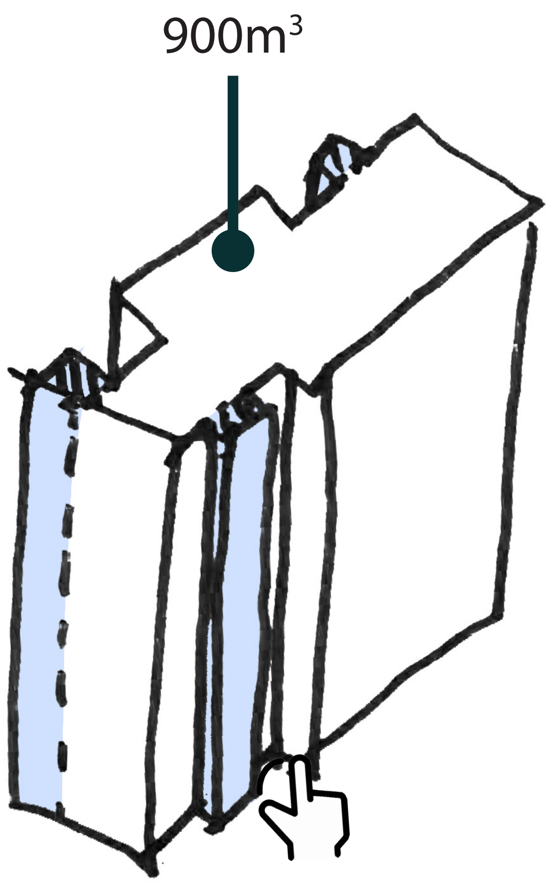

GEORGIANA TCE
VAUGHAN


GEORGIANA TCE
VAUGHAN

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

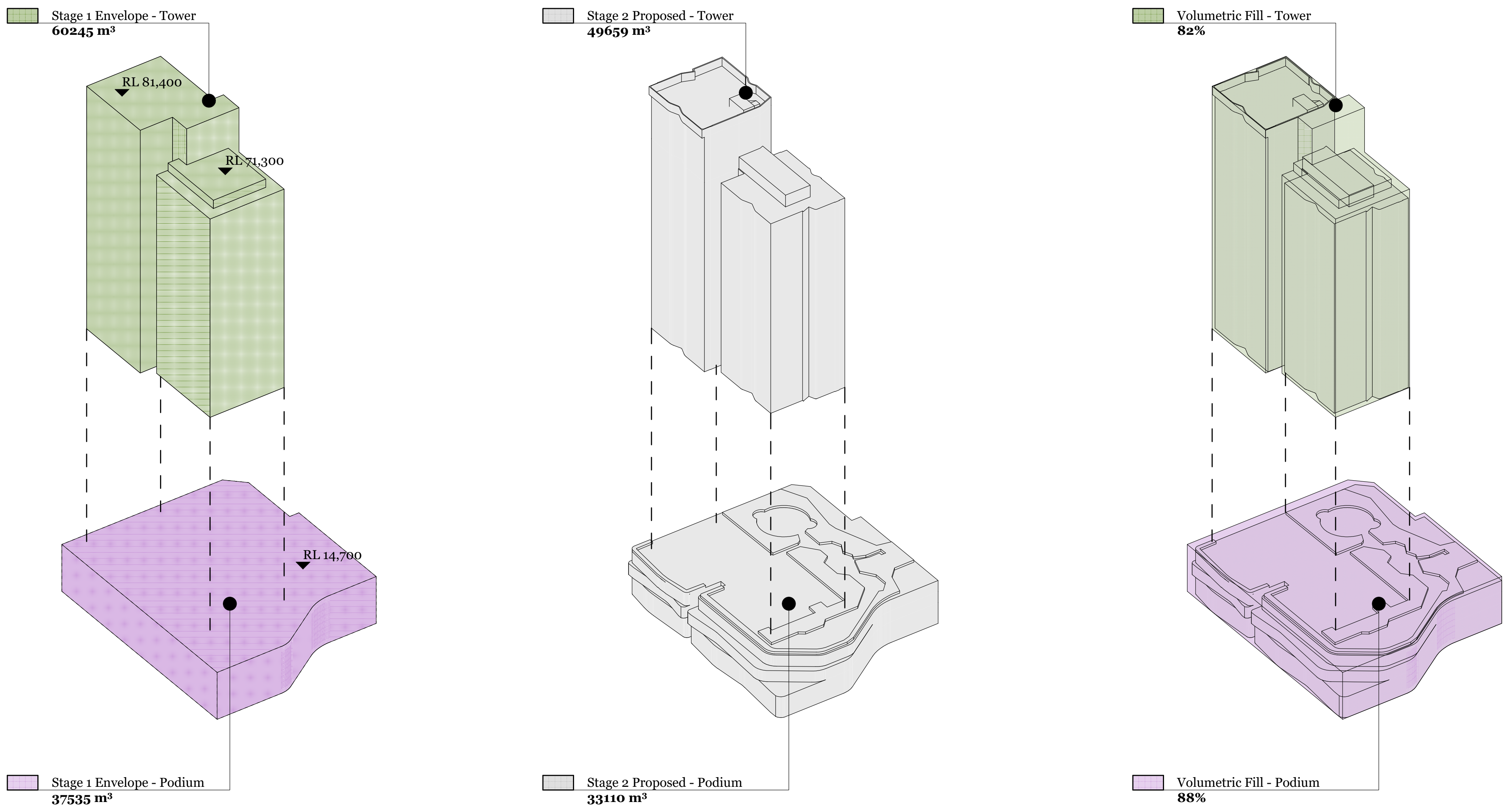
Approval Condition:

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:

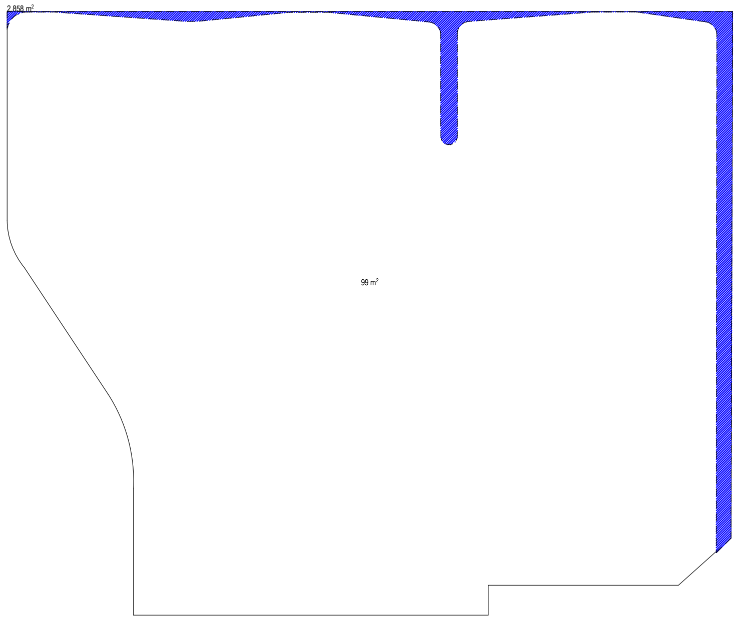
Northern Tower:	-5% from Approved GFA
Southern Tower:	-7% from Approved GFA
Eastern Tower:	-8% from Approved GFA



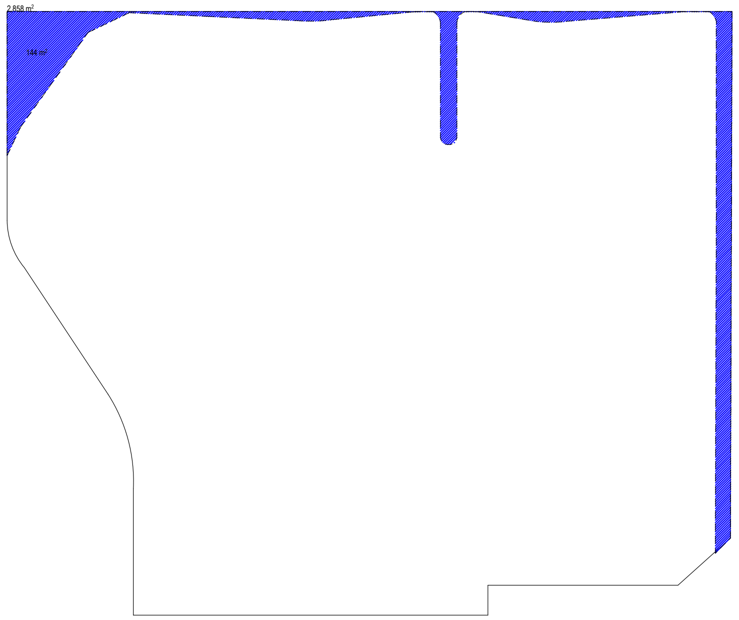
Volumetric Fill Summary

	Podium	Tower	Total
Stage 1 Envelope	37535 m^3	60245 m^3	97780 m^3
Stage 2 Proposed	33110 m^3	49659 m^3	82769 m^3
	88%	**82%**	**85%**

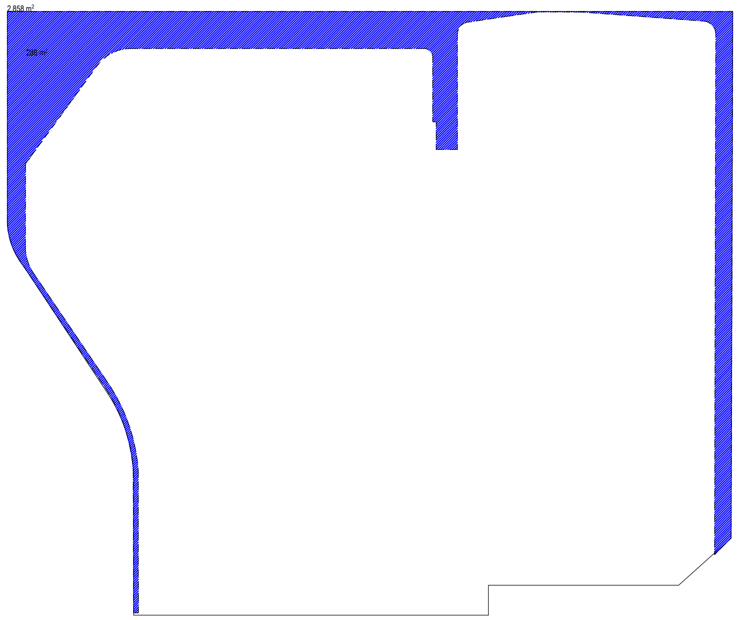
Northern Tower Volumes



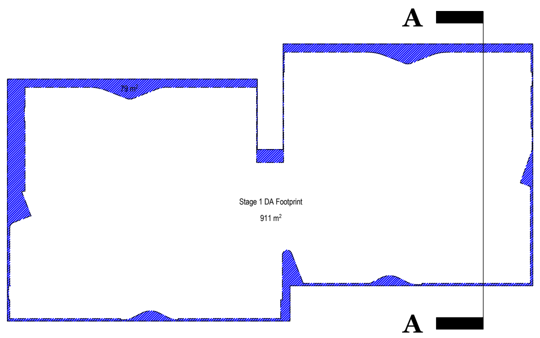
Level G-1
Stage 1 DA Footprint:**2858m²**
Stage 2 Proposed Floor Plate:**2759m²**



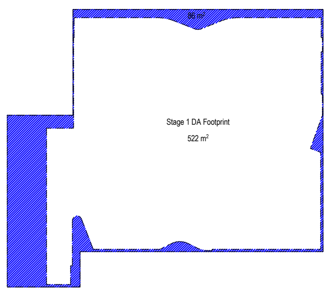
Level 2
Stage 1 DA Footprint:**2858m²**
Stage 2 Proposed Floor Plate:**2714m²**



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



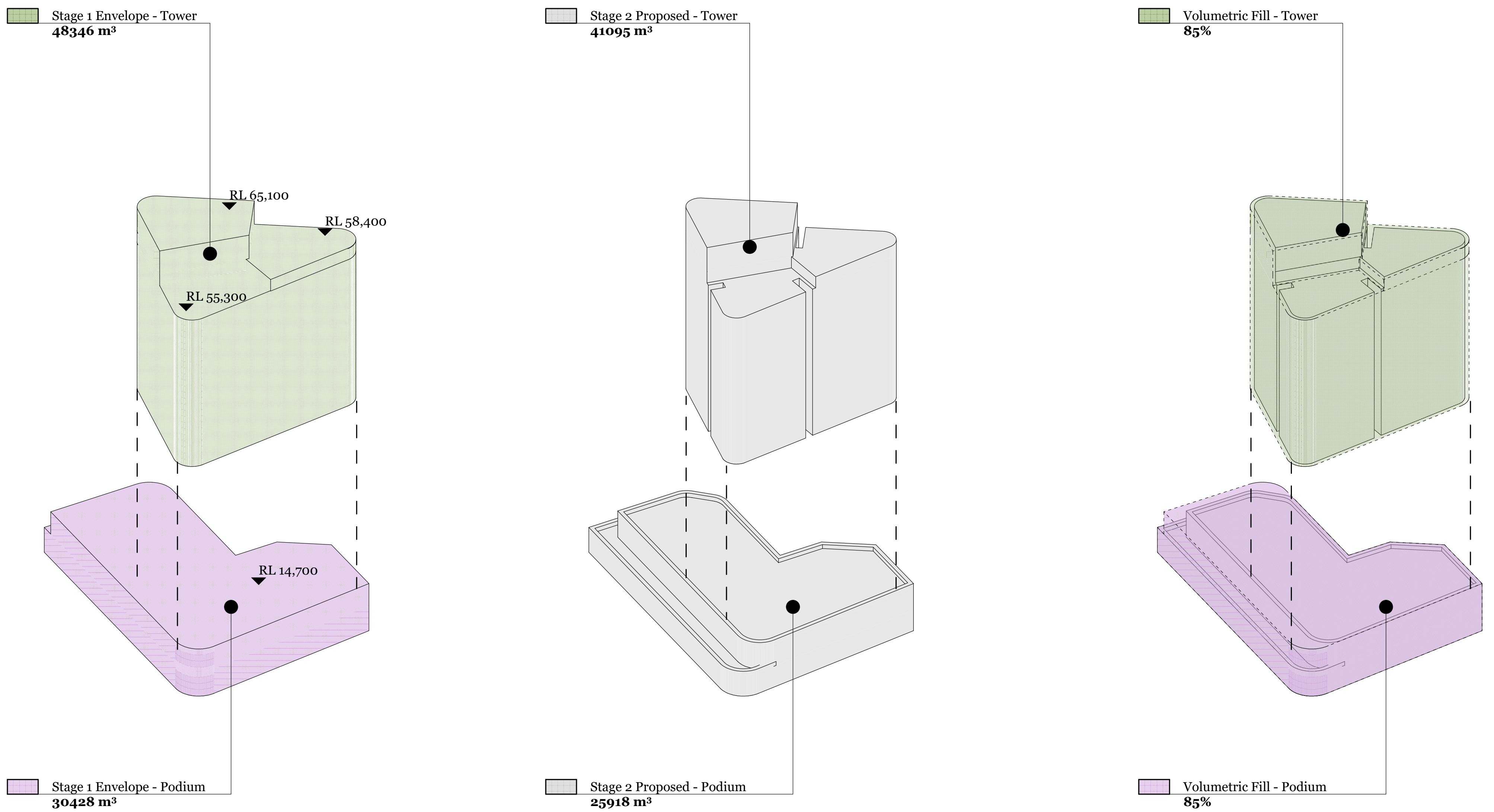
Level 4-20
Stage 1 DA Footprint:**911m²**
Stage 2 Proposed Floor Plate:**832m²**



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

Section A-A

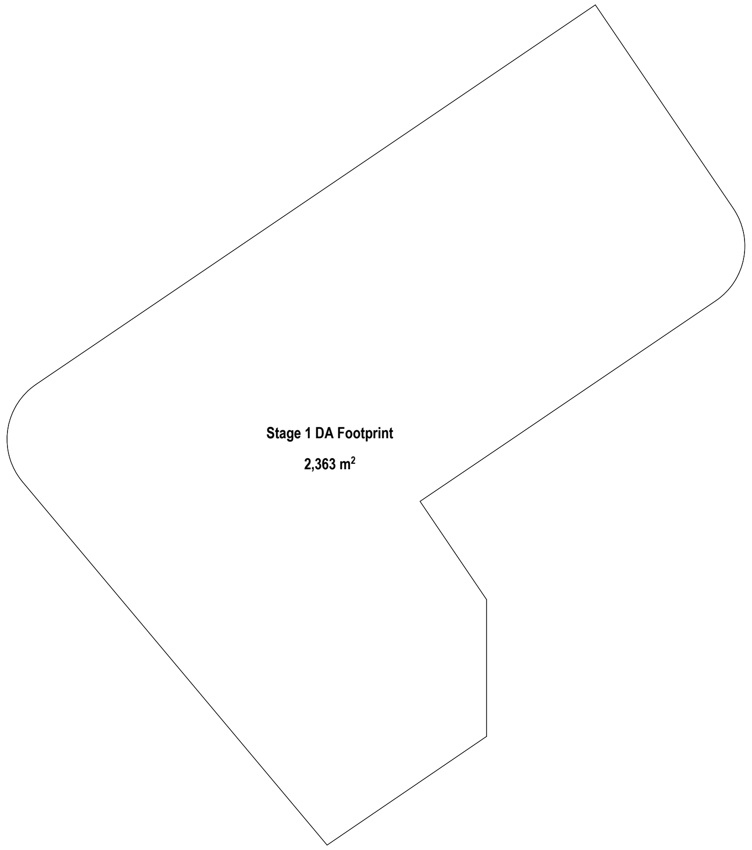
Building Envelope
Articulation Zone
Slab Edge



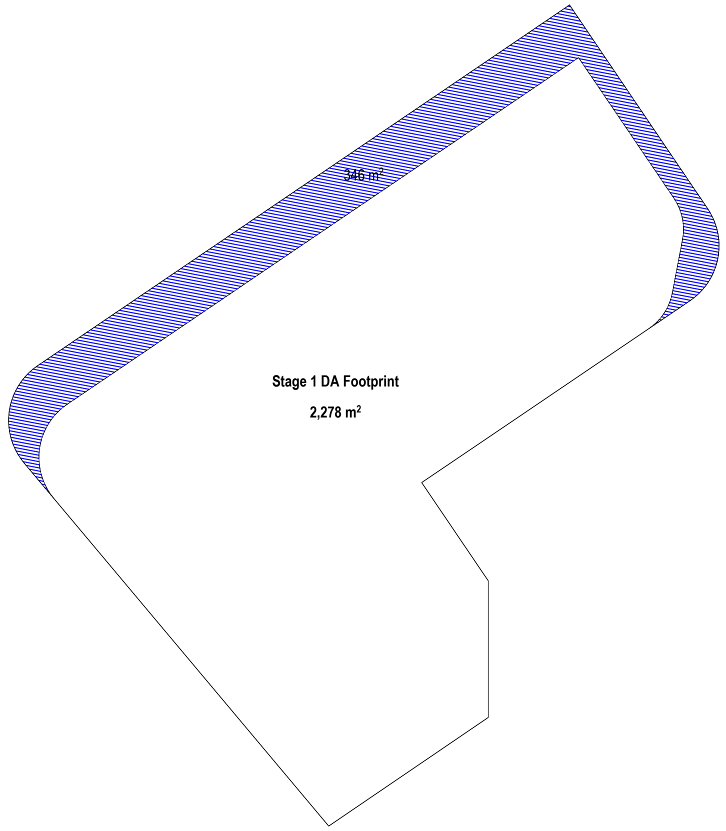
Volumetric Fill Summary

	Podium	Tower	Total
Stage 1 Envelope	30428 m^3	48346 m^3	78774 m^3
Stage 3 Proposed	25918 m^3	41095 m^3	67013 m^3
	85%	**85%**	**85%**

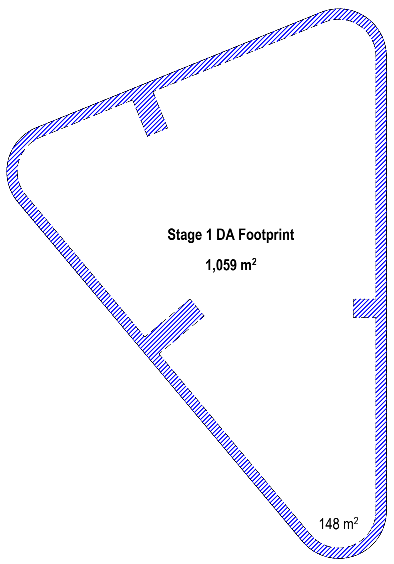
Southern Tower Volumes



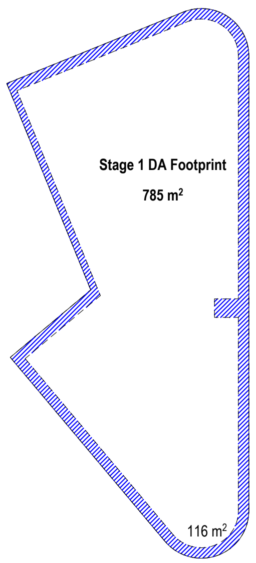
Level G-1
Stage 1 DA Footprint:**2363 m²**
Stage 2 Proposed Floor Plate:**2363 m²**



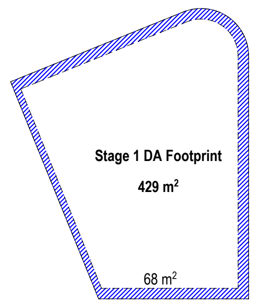
Level 2-3
Stage 1 DA Footprint:**2278 m²**
Stage 2 Proposed Floor Plate:**1932 m²**



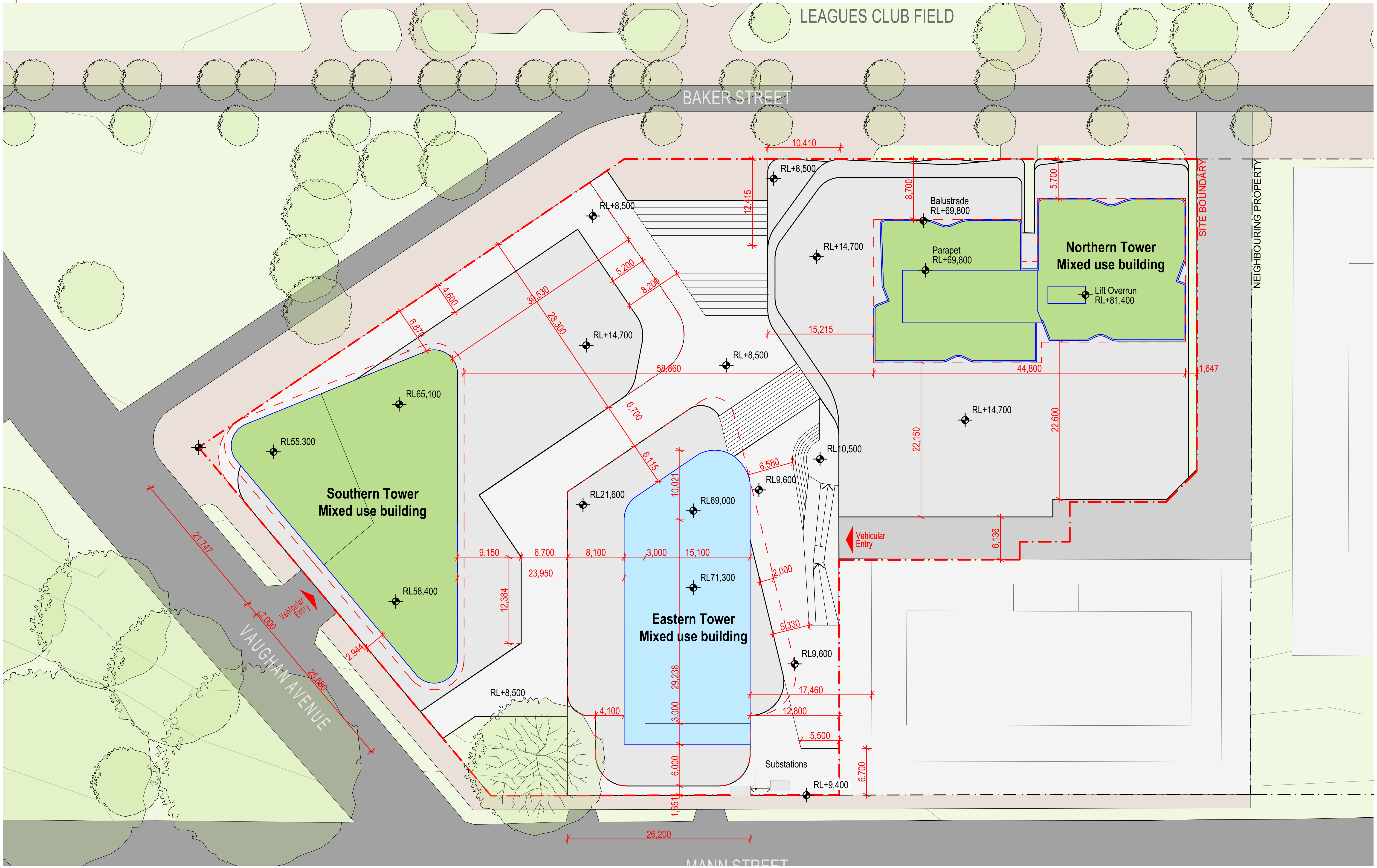
Level 4 - 15
Stage 1 DA Footprint:**1059 m²**
Stage 2 Proposed Floor Plate:**911 m²**

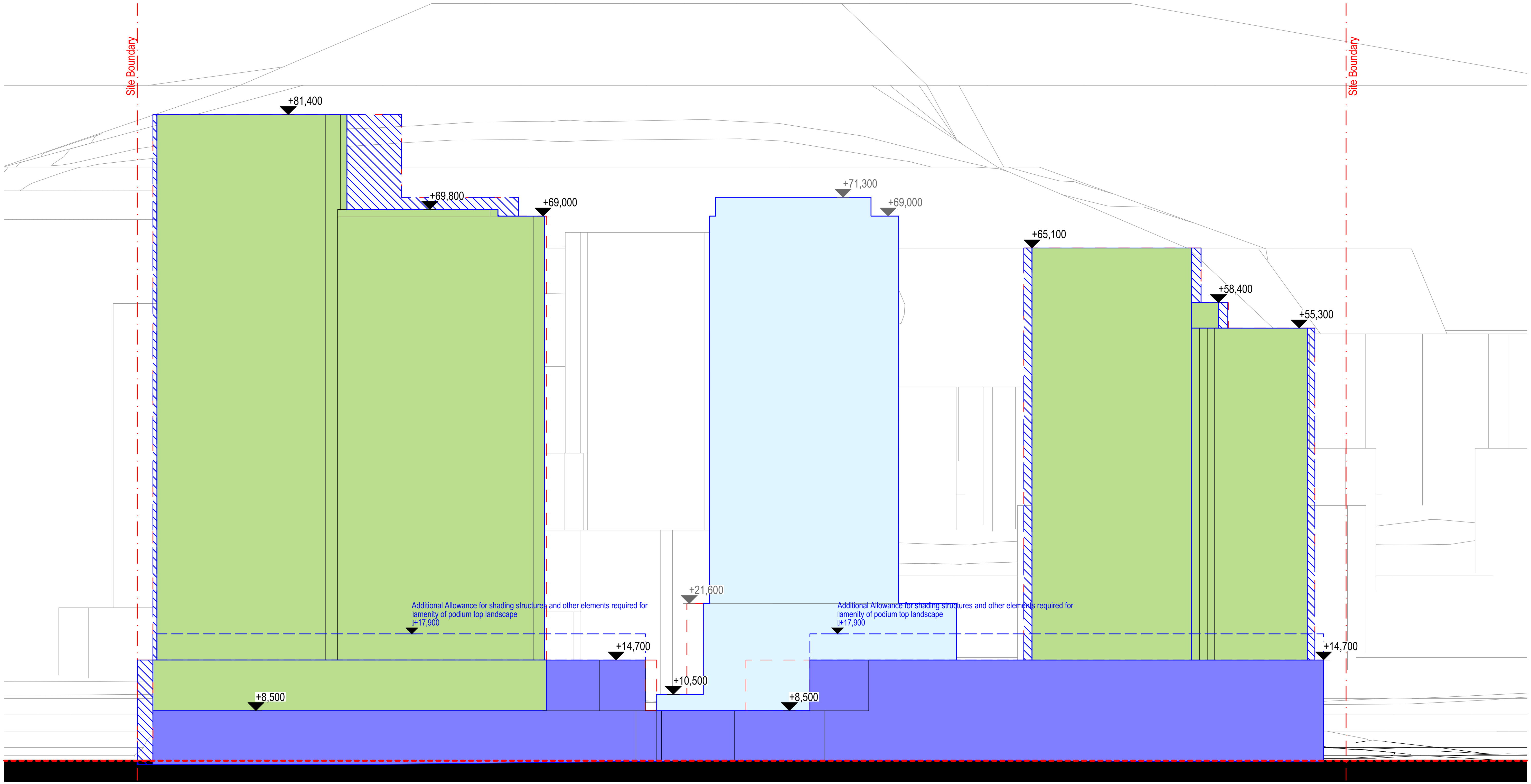


Level 16 - 17
Stage 1 DA Footprint:**785 m²**
Stage 2 Proposed Floor Plate:**669 m²**



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


LEAGUES CLUB FIELD
BAKER STREET
VAUGHAN AVENUE
MANN STREET
Southern Tower
Mixed use building
Eastern Tower
Mixed use building
Northern Tower
Mixed use building
Balustrade
RL+69,800
Parapet
RL+69,800
Lift Overrun
RL+81,400
RL65,100
RL55,300
RL58,400
RL69,000
RL71,300
RL21,600
RL+8,500
RL+14,700
RL10,500
RL9,600
RL+9,400
Substations
Vehicular
Entry
SITE BOUNDARY
NEIGHBOURING PROPERTY



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'.

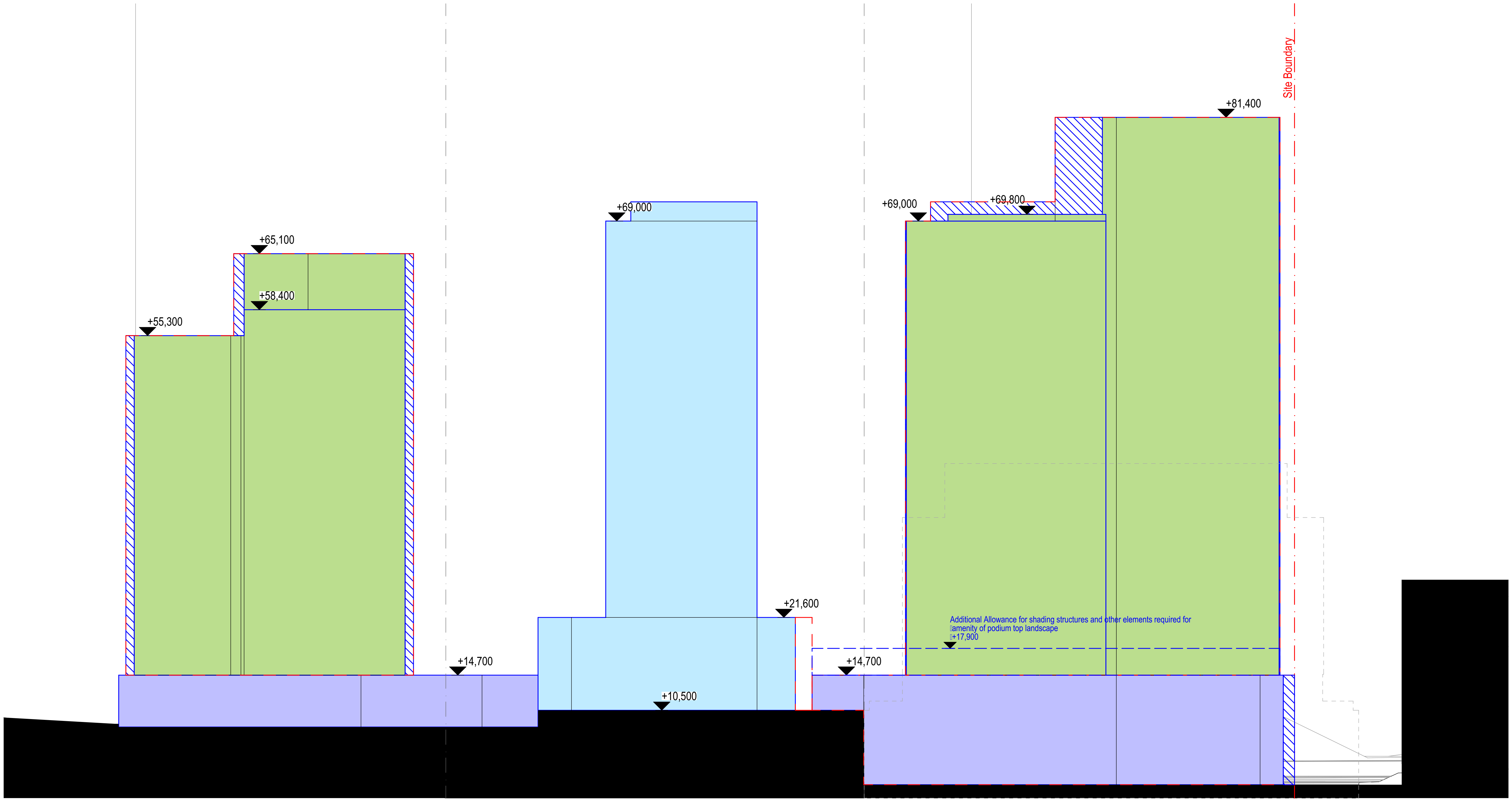
Residential Use

Retail/Commercial Use

Hotel Use

Carpark

Building Envelope



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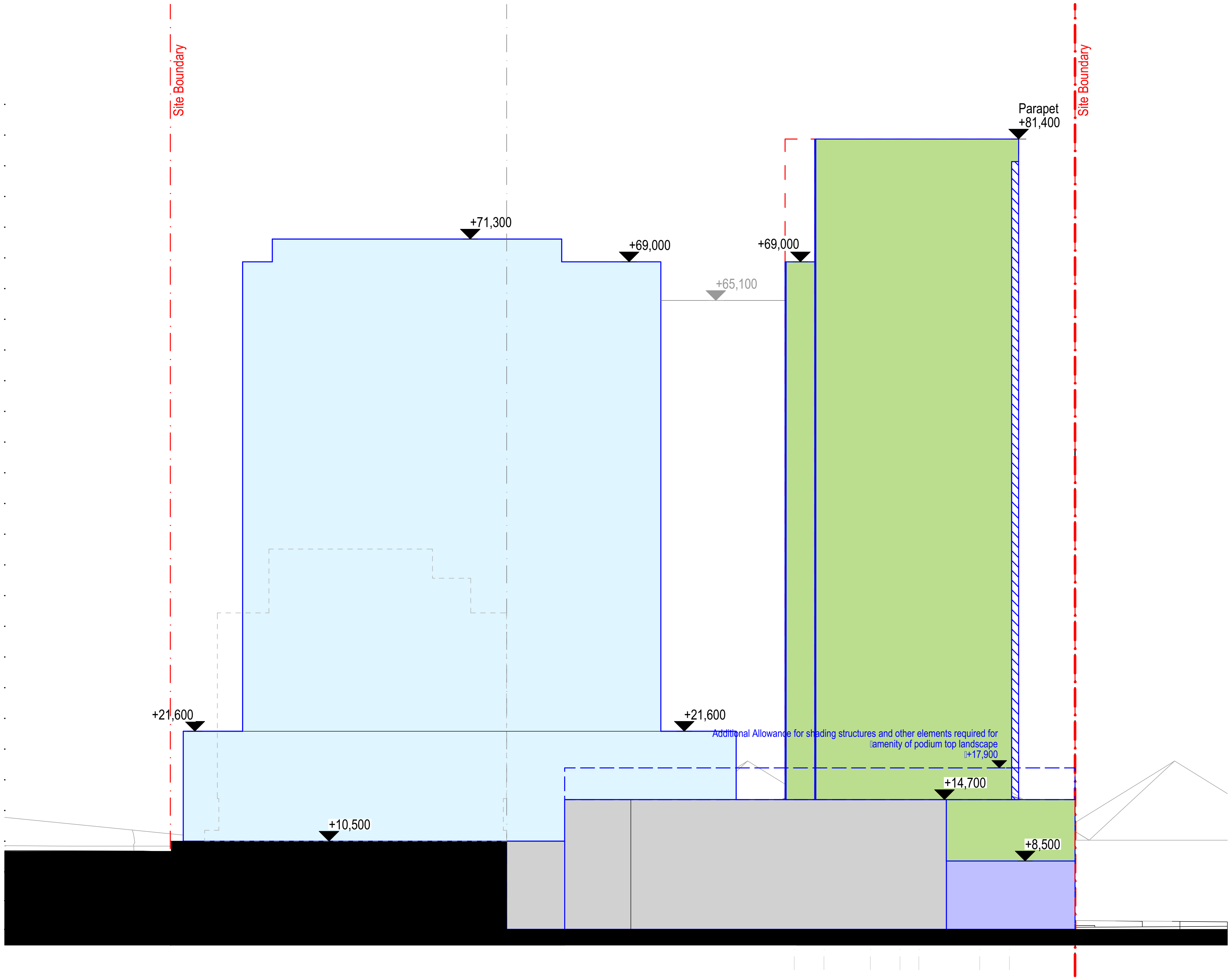
Residential Use	Retail/Commercial Use
Hotel Use	Carpark
Building Envelope	



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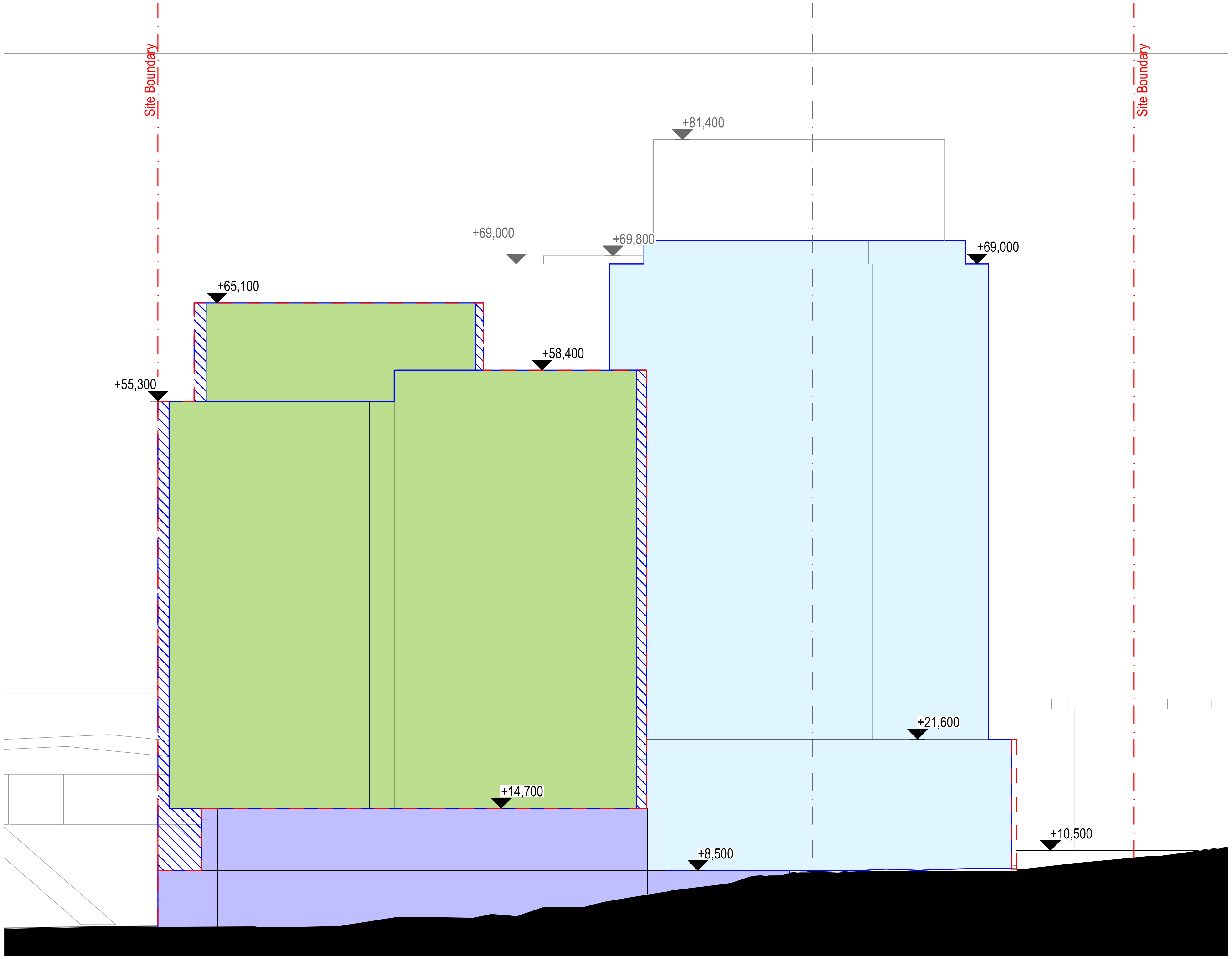
Residential Use

Retail/Commercial Use

Hotel Use

Carpark

Building Envelope



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Residential Use

Retail/Commercial Use

Hotel Use

Carpark

Building Envelope

Design Excellence Principles

DKO

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

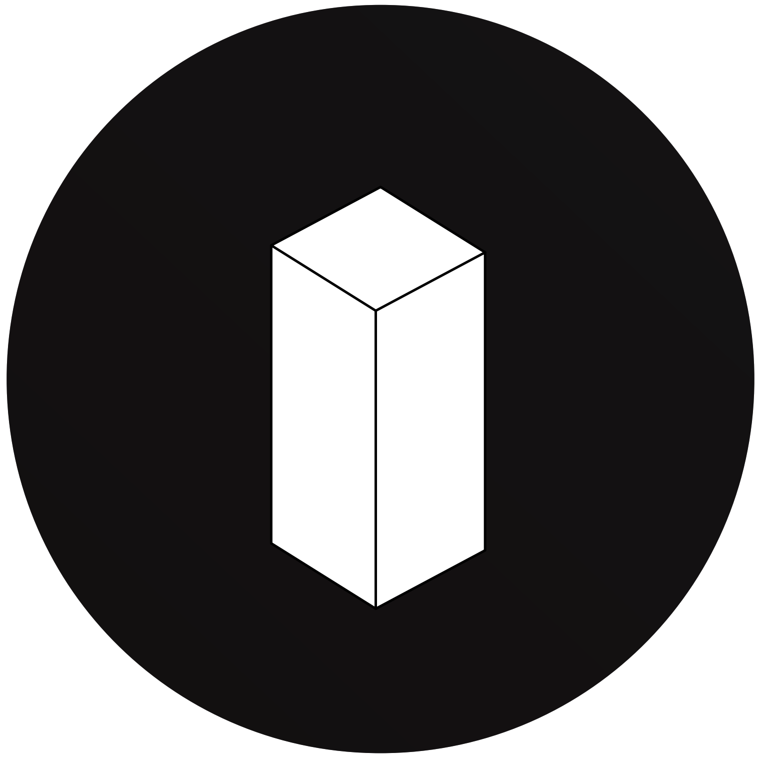
Sensitive & Responsive Design

Massing

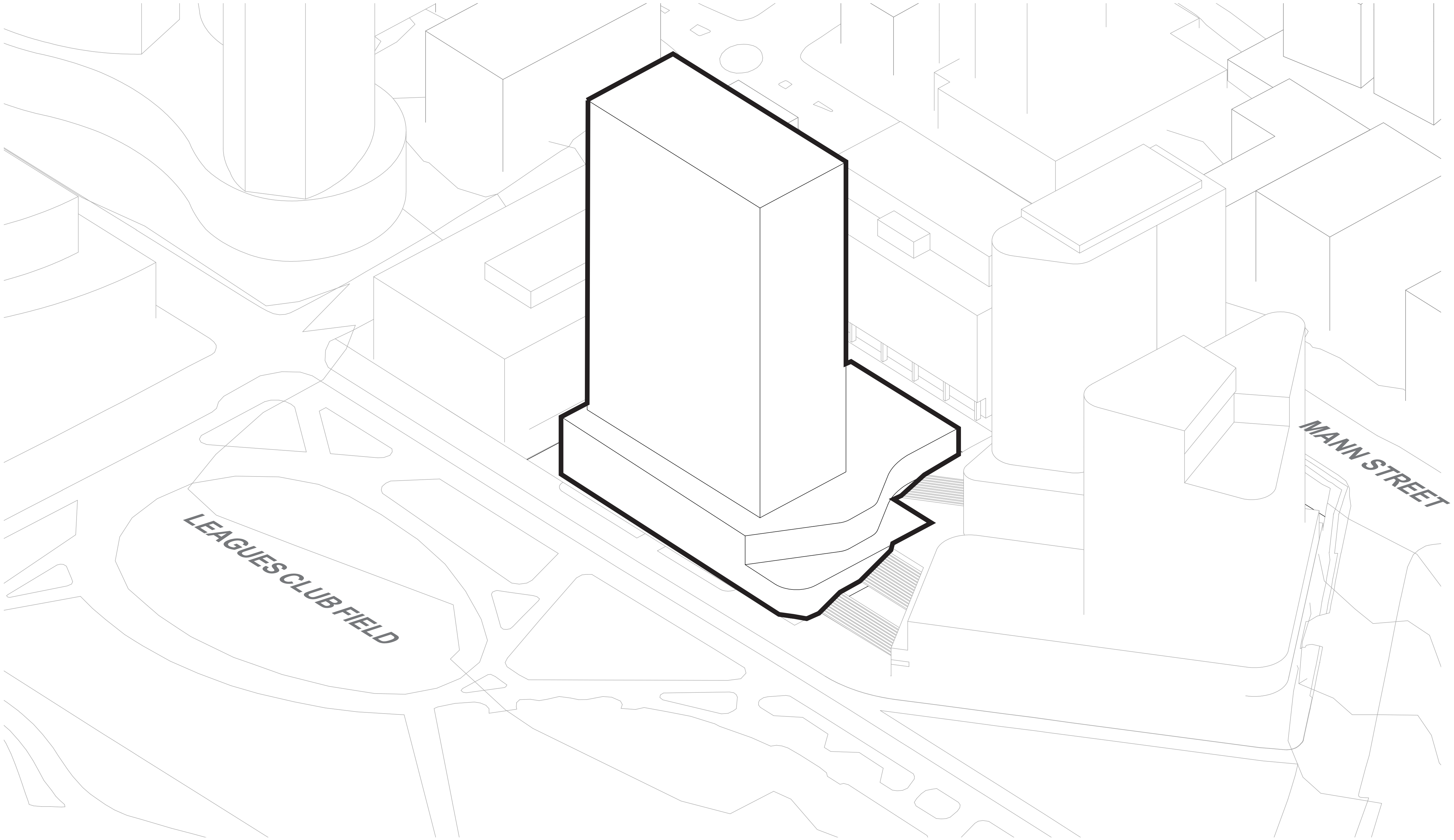
Wind

Solar

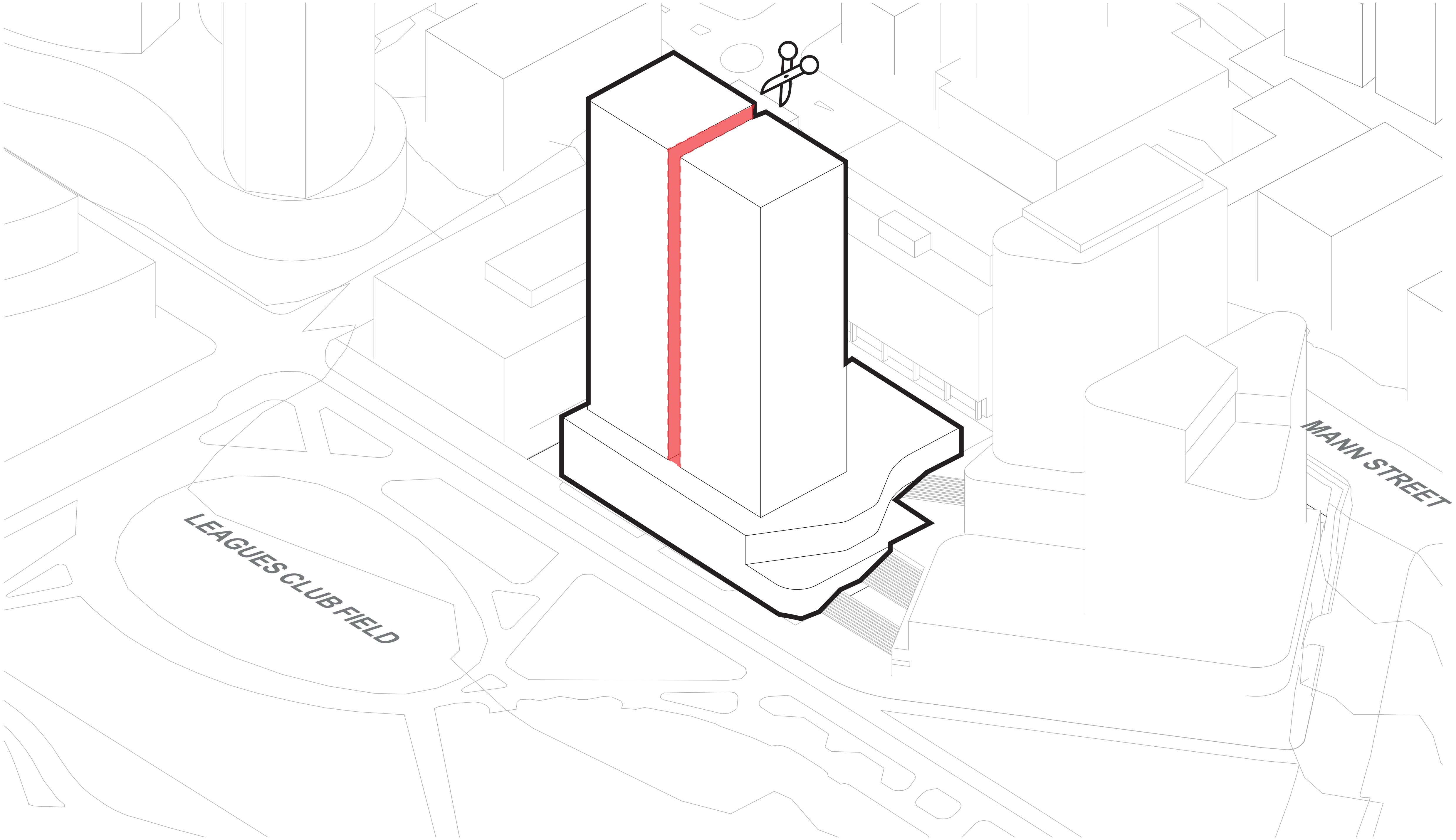
ESD Initiatives



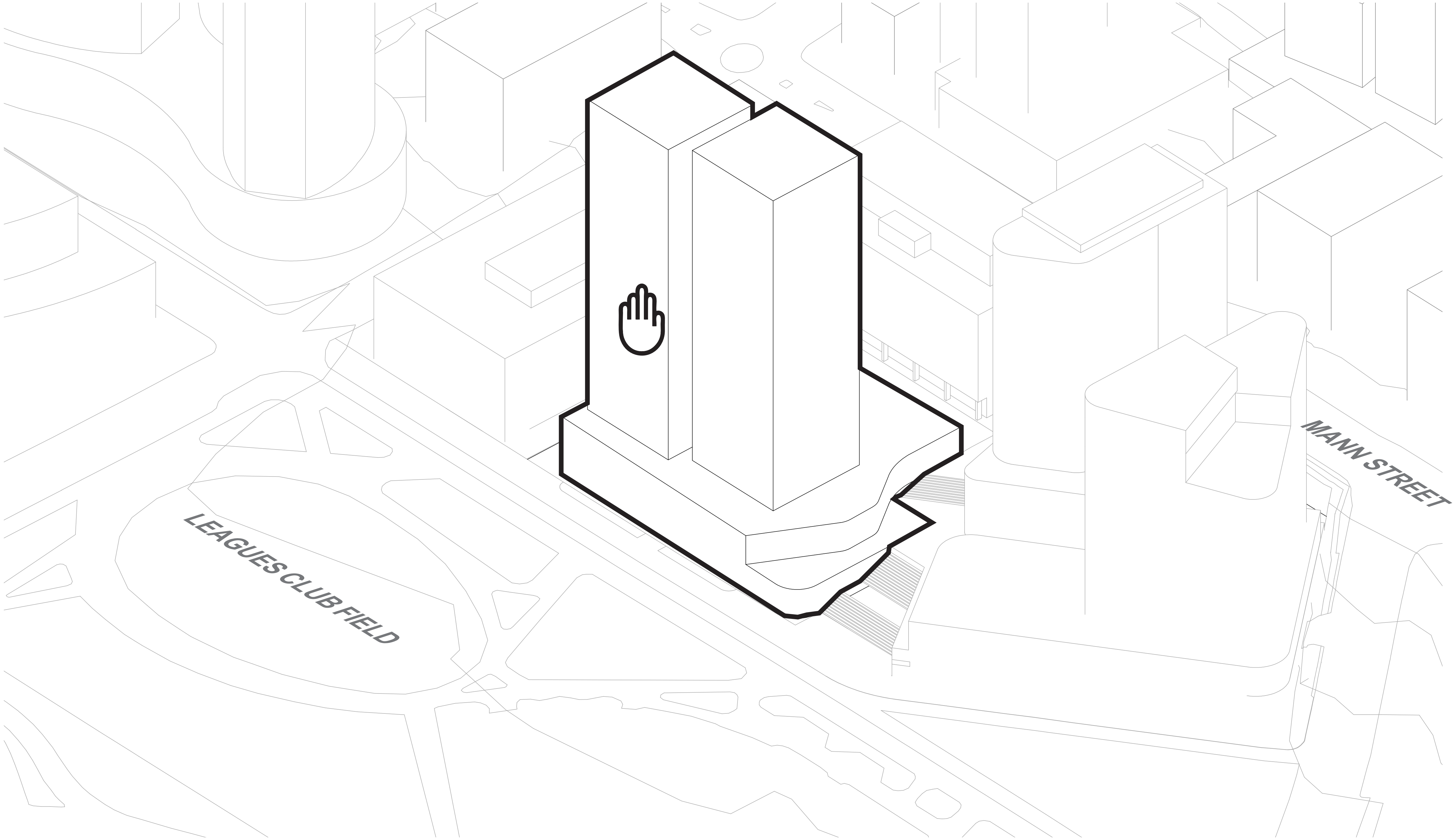
Massing



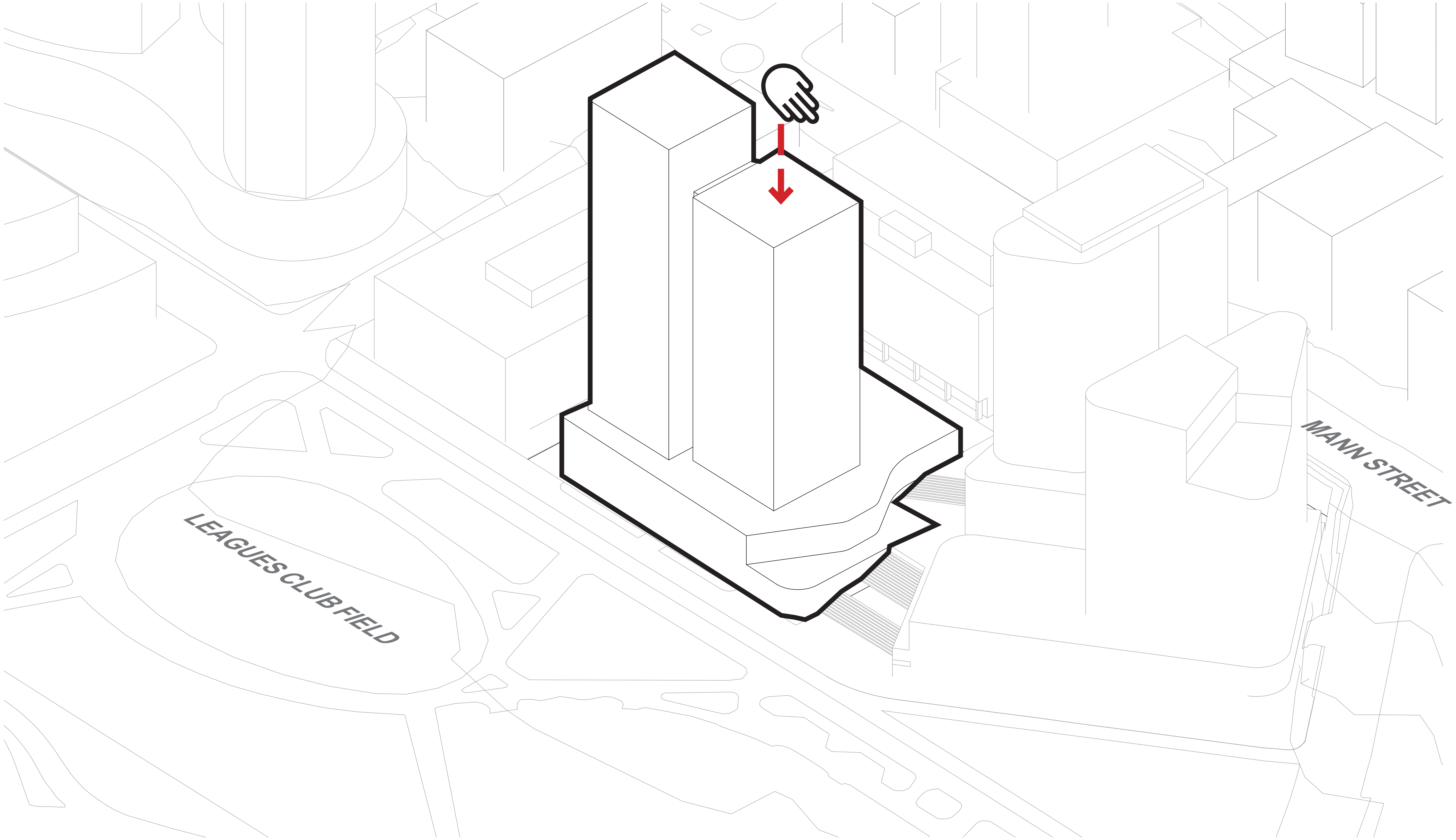
BASE BUILDING MASSING



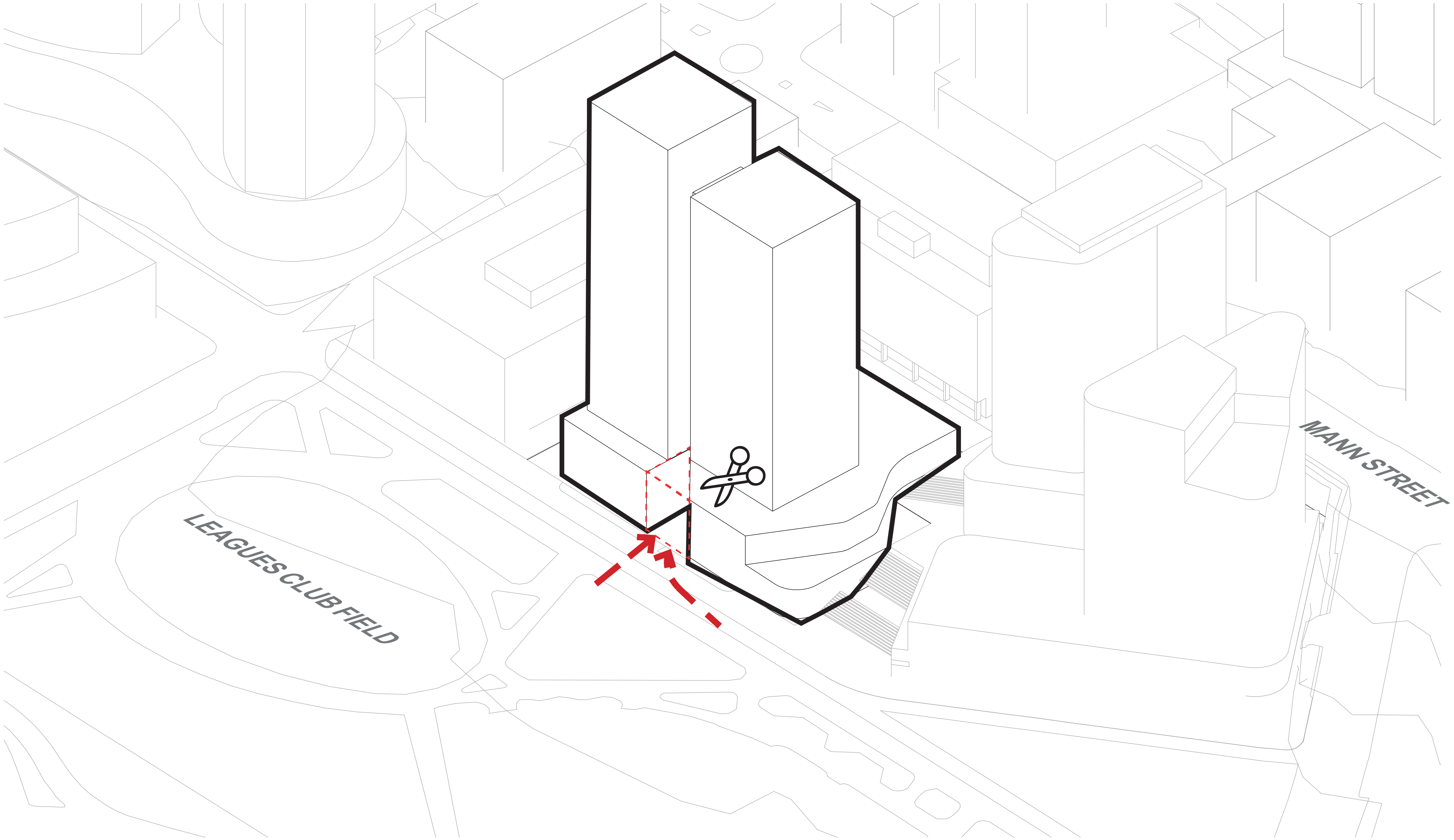
BREAKING TOWER MASSING TO REDUCE BULK FORM



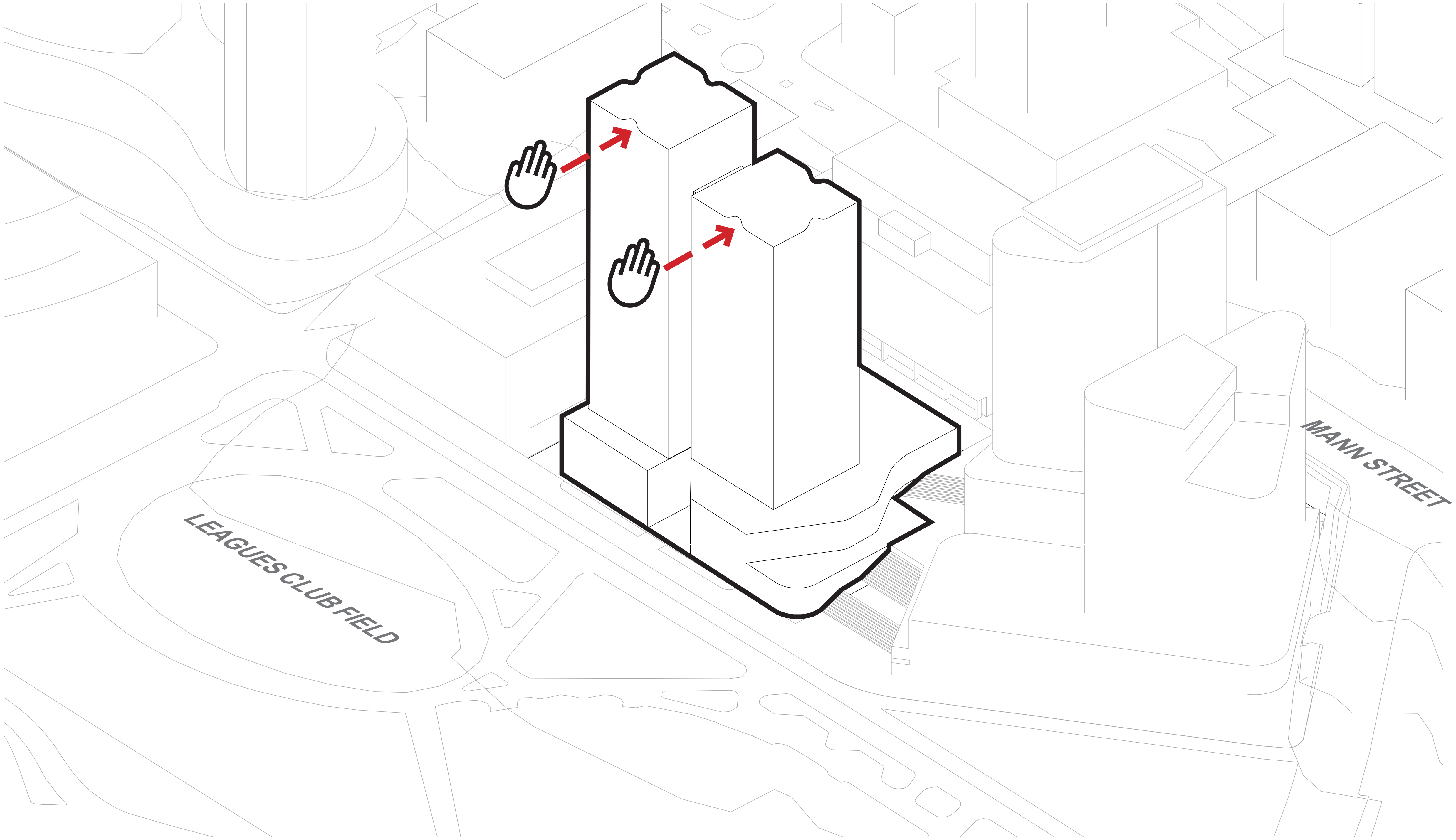
STEP ONE TOWER BACKWARDS



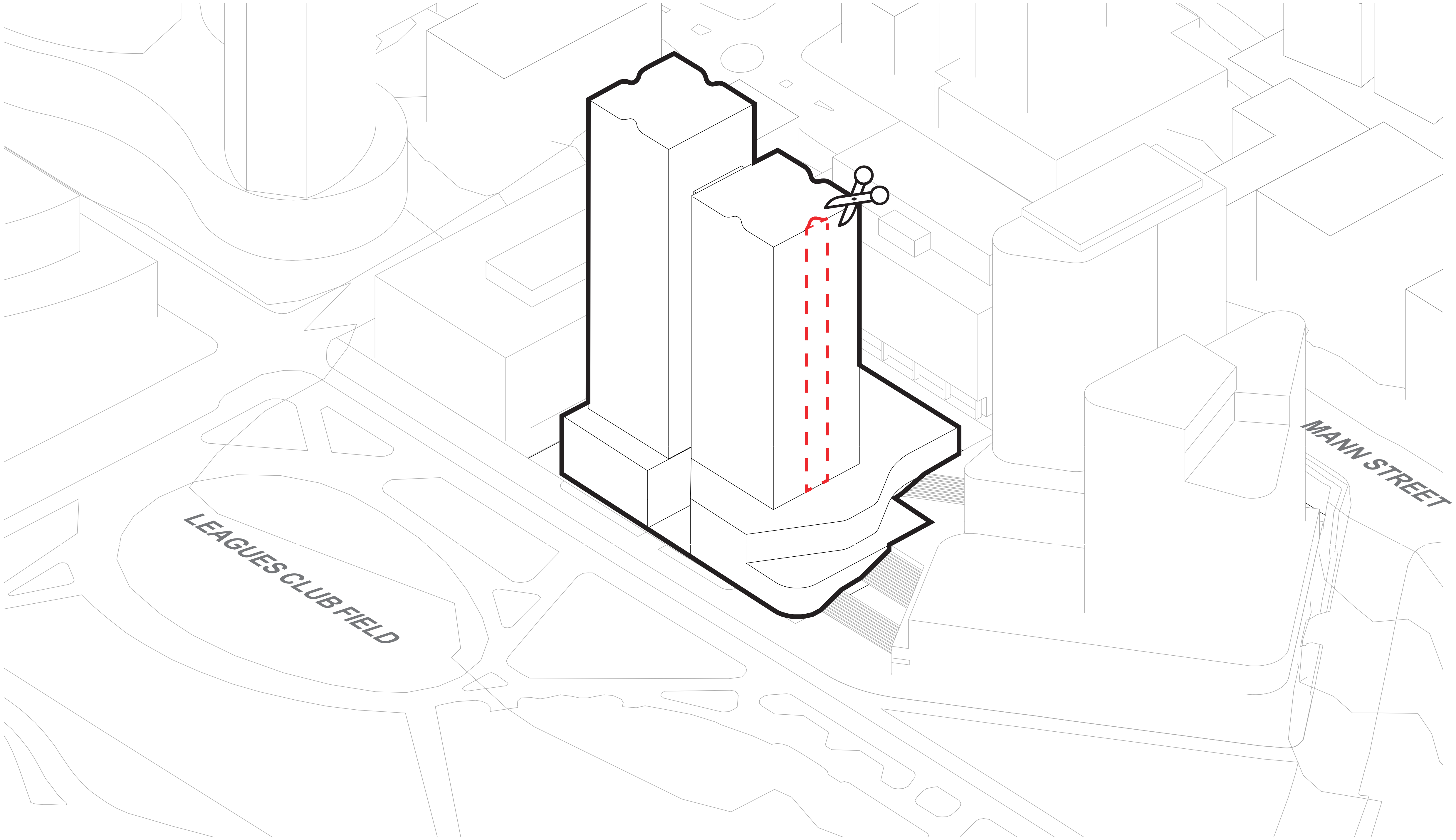
PUSH AND PULL TO PROVIDE A SMOOTH SKYLINE



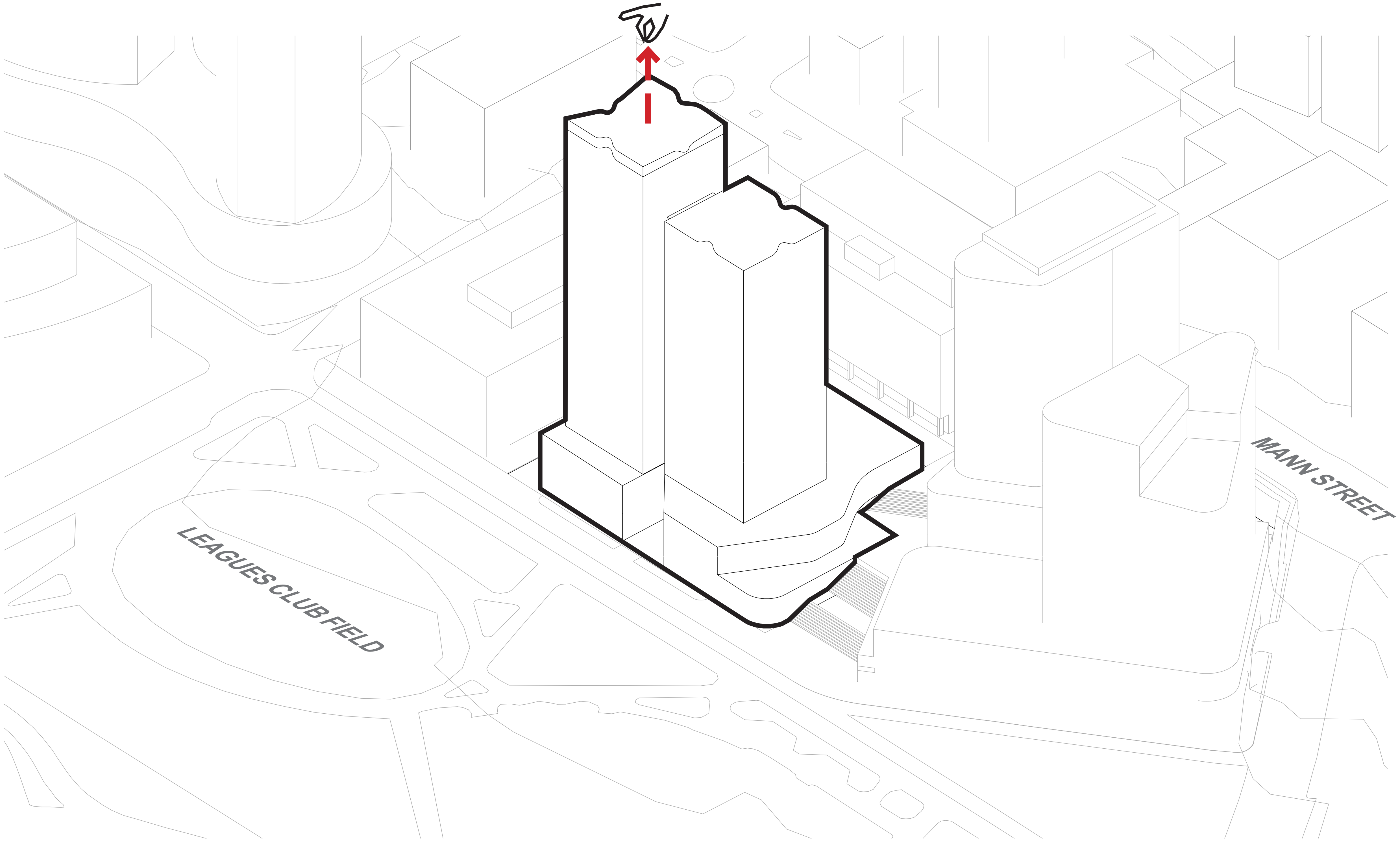
OPEN UP PODIUM TO IMPROVE ENTERING EXPERIENCE



SCULPTING BUILDING FORM

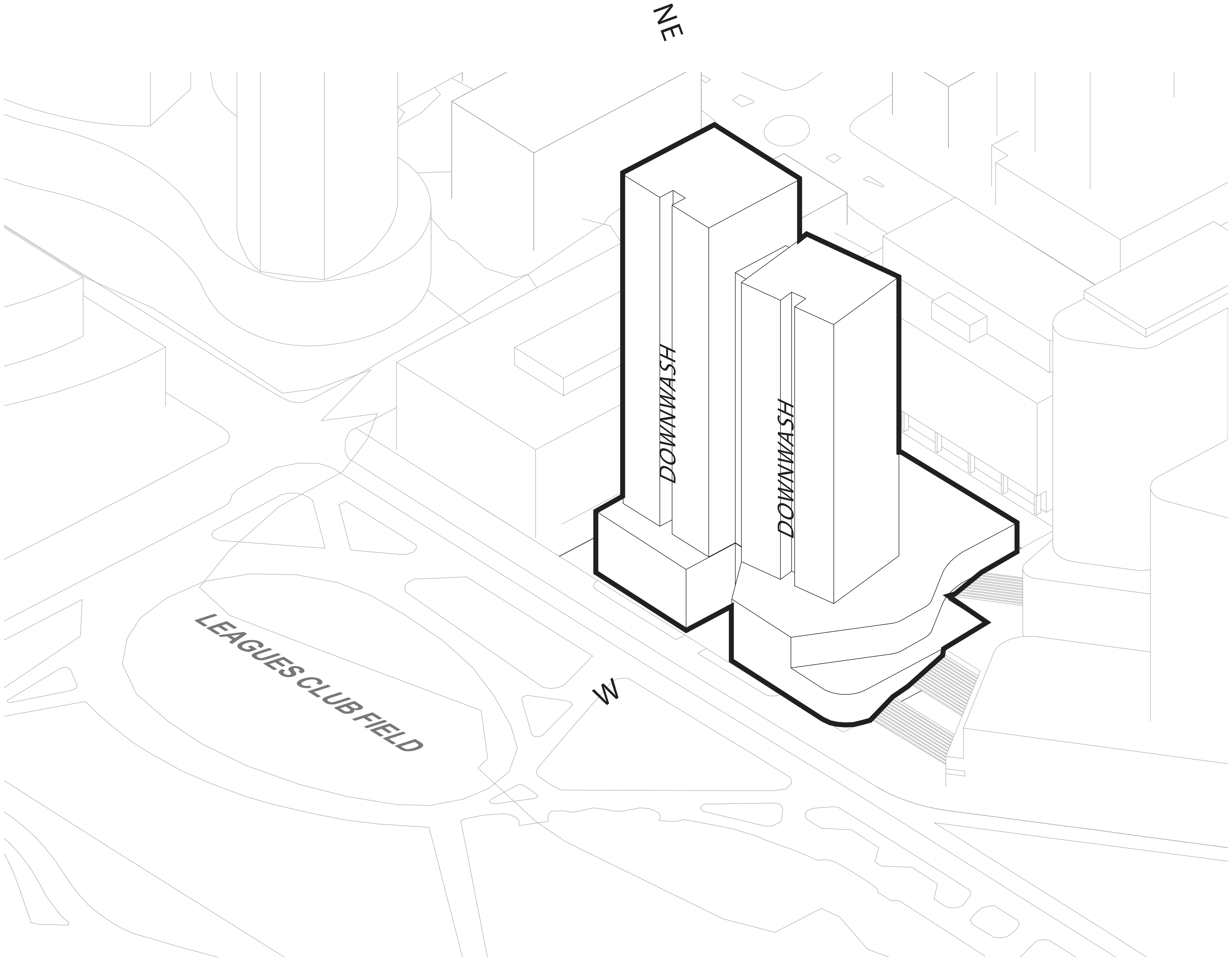


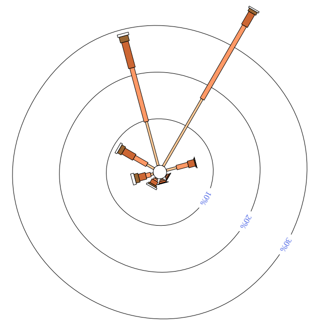
ADDING SOUTHERN BALCONIES TO MAXIMISE VIEWS



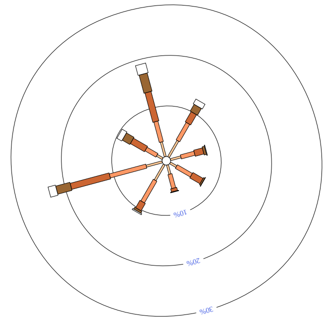
ADDING CROWN TO ROOF LINE

Wind

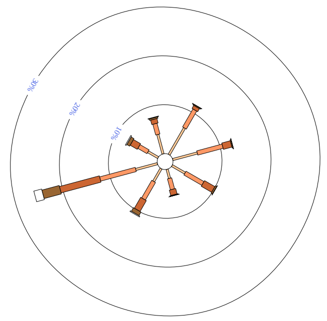




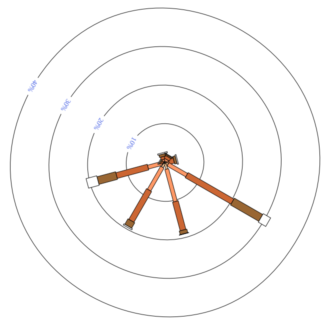
WINTER 9AM



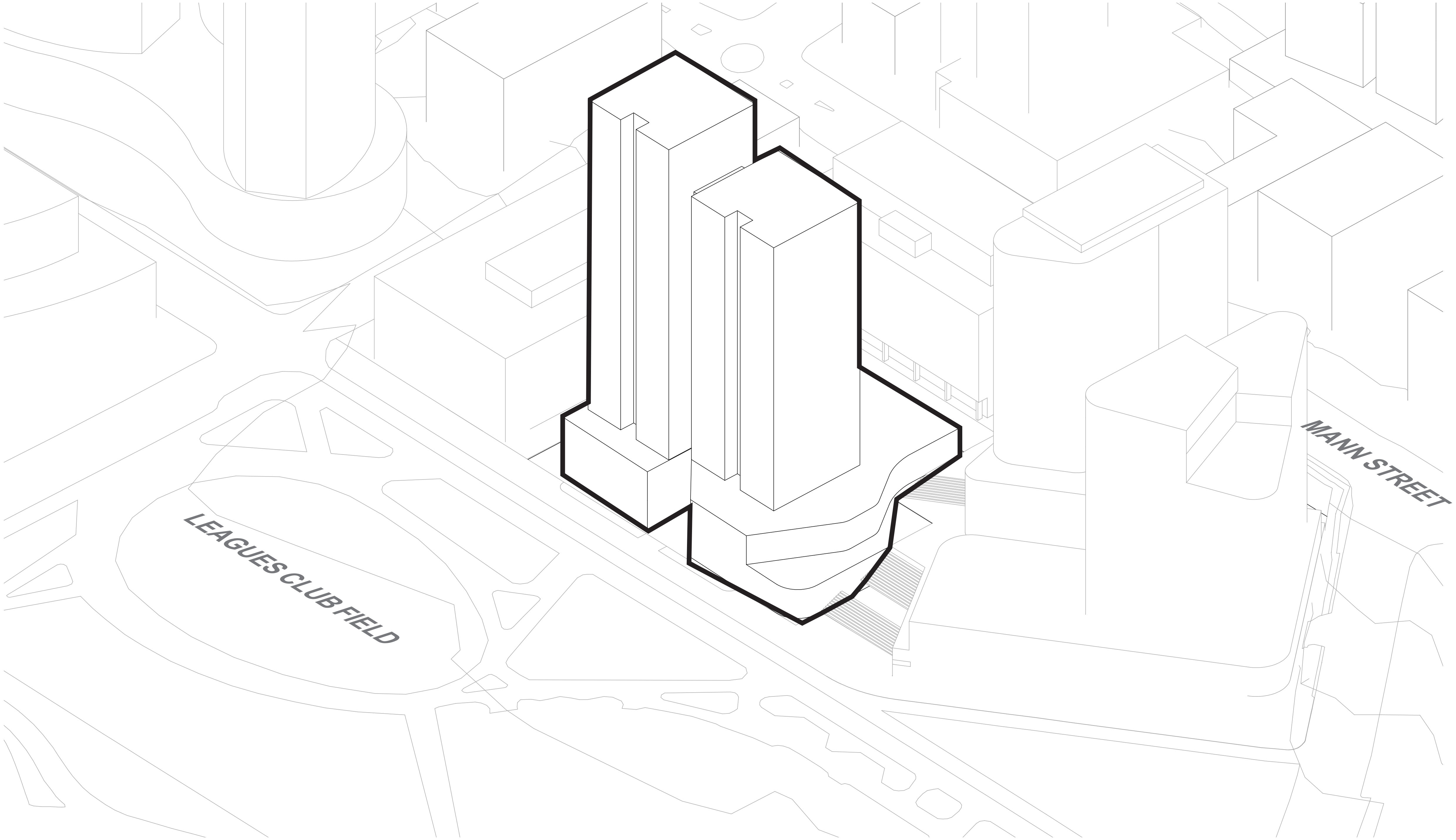
WINTER 3PM



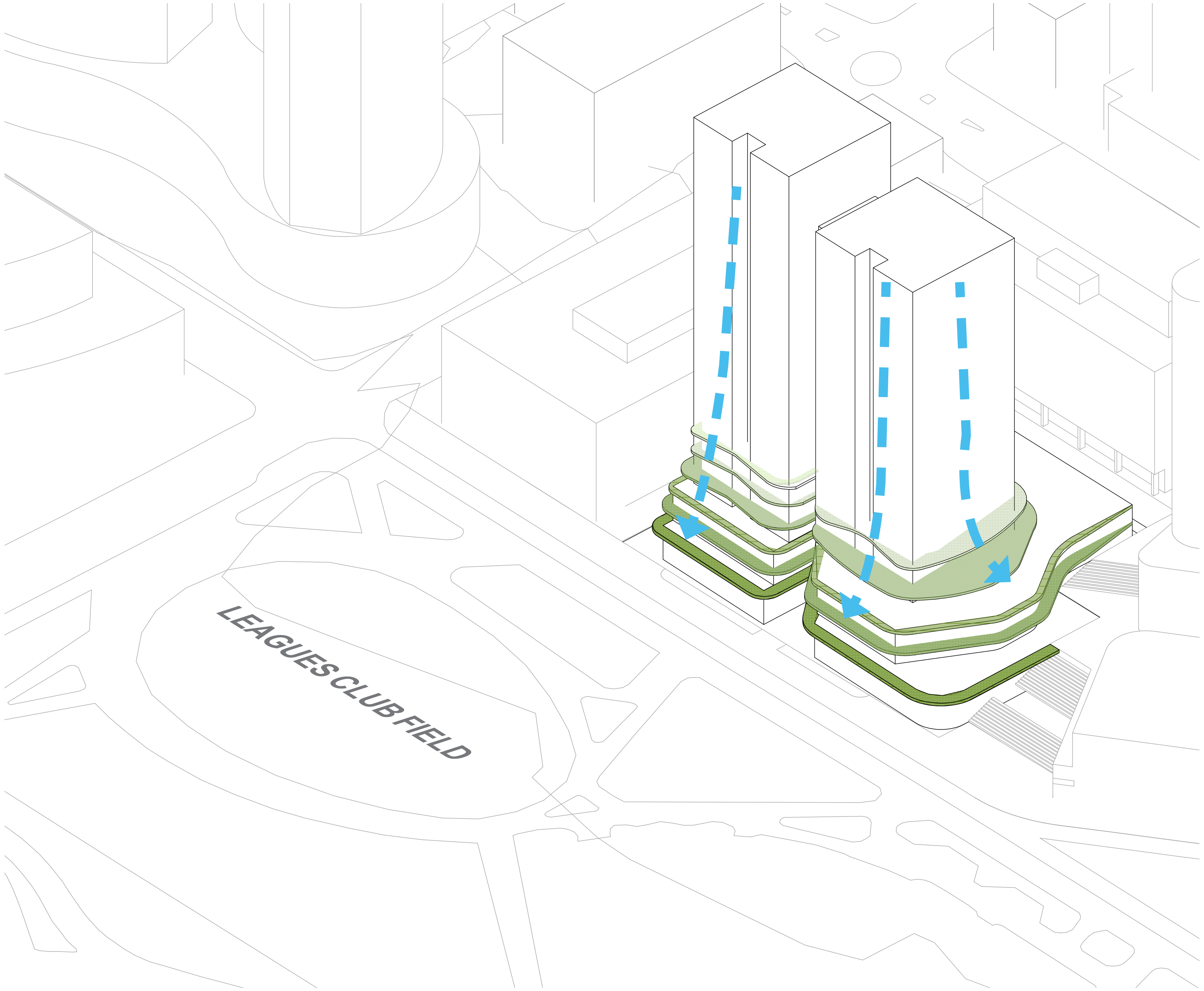
SUMMER 9AM



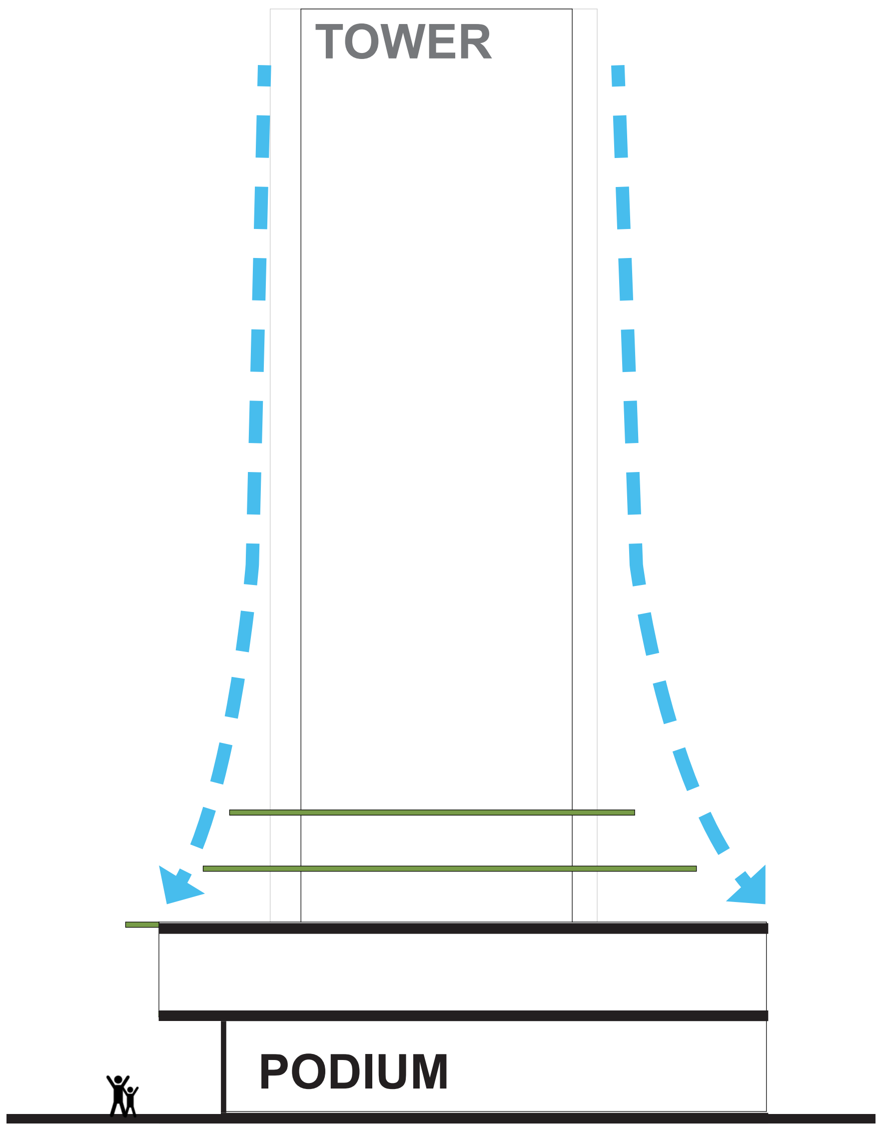
SUMMER 3PM

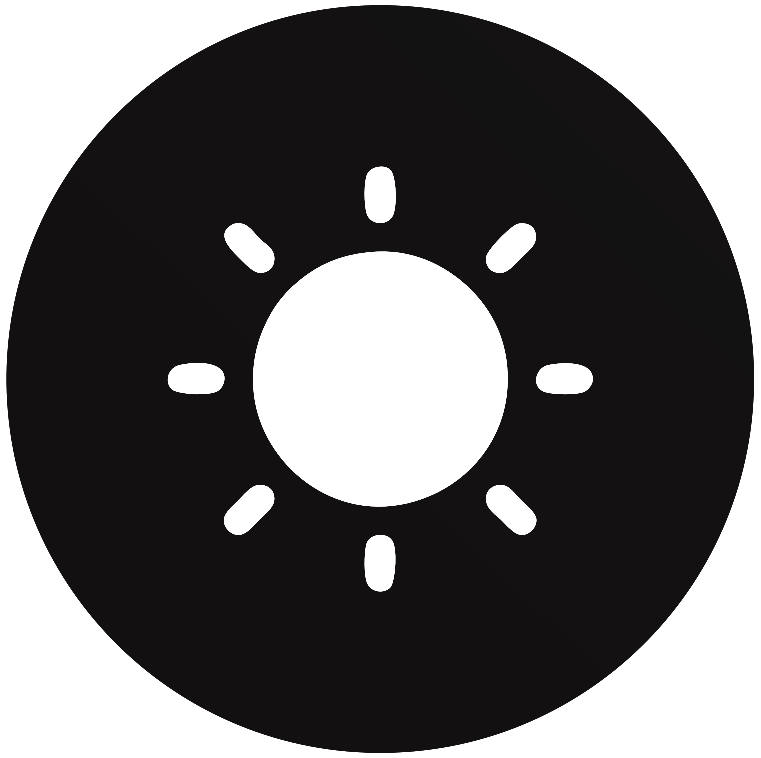


BALCONIES LOCATED AWAY FROM CORNERS FOR BETTER USABILITY

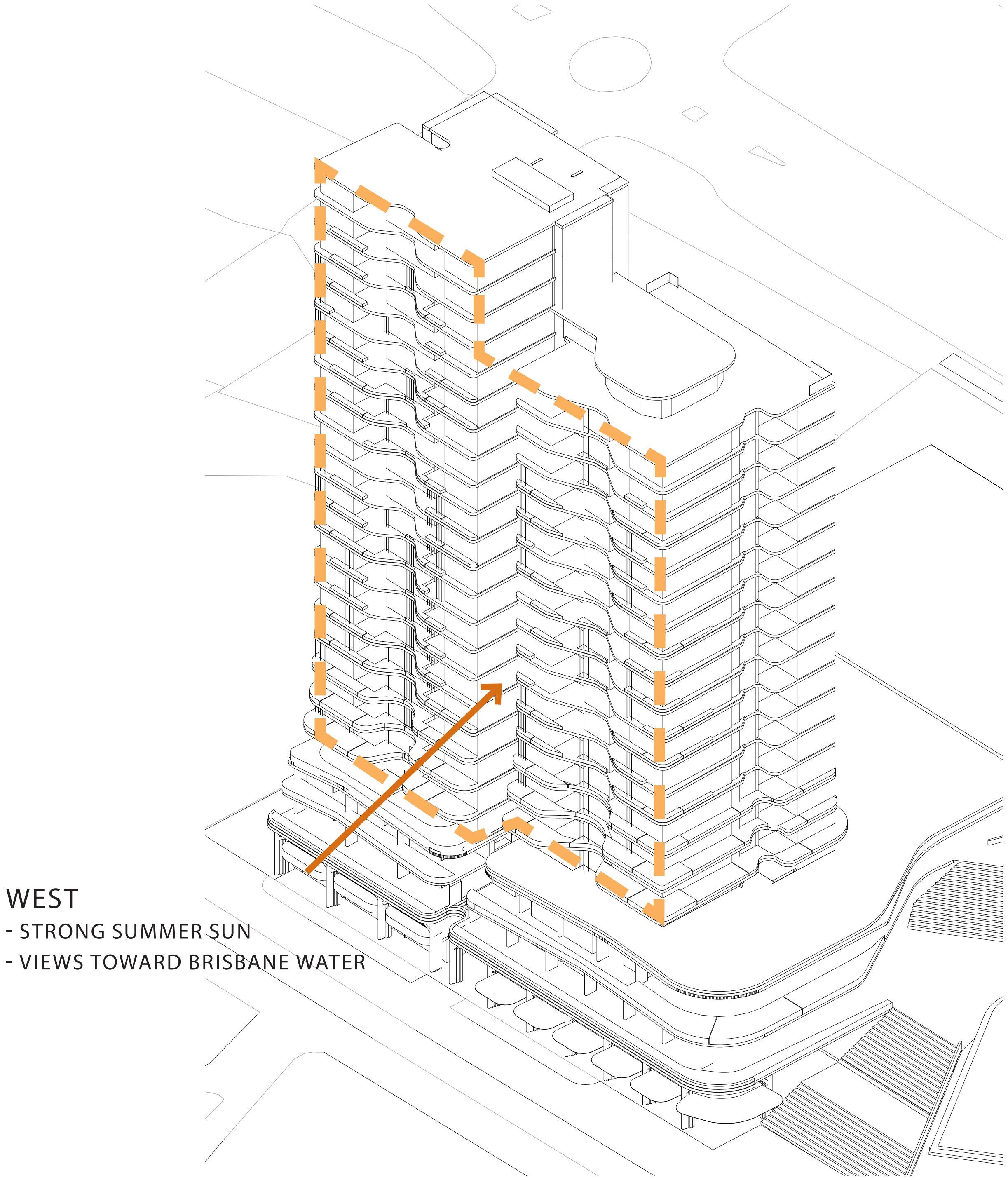


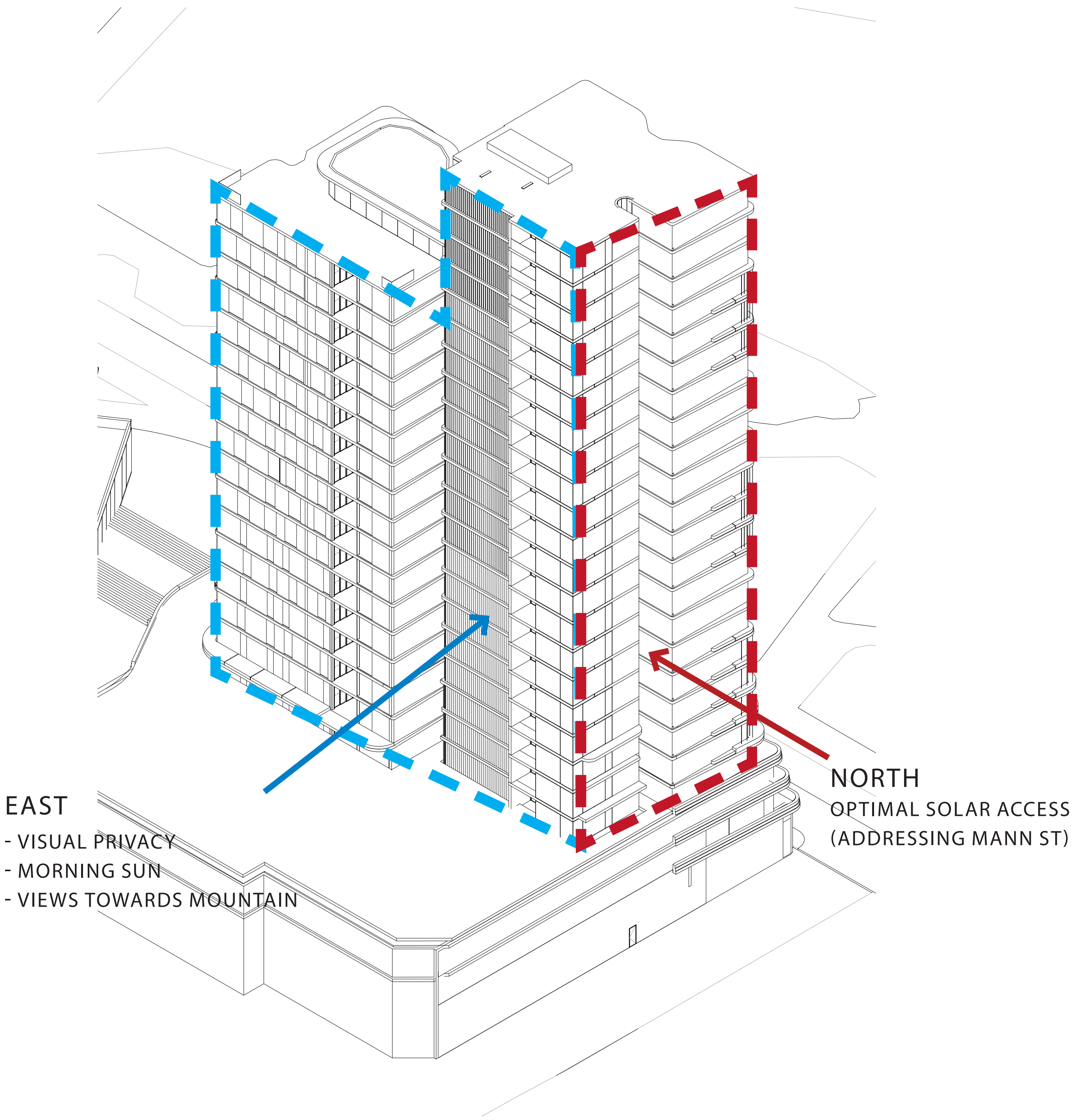
STEPPING TOWER FORMS TO MITIGATE DOWNWARD WIND



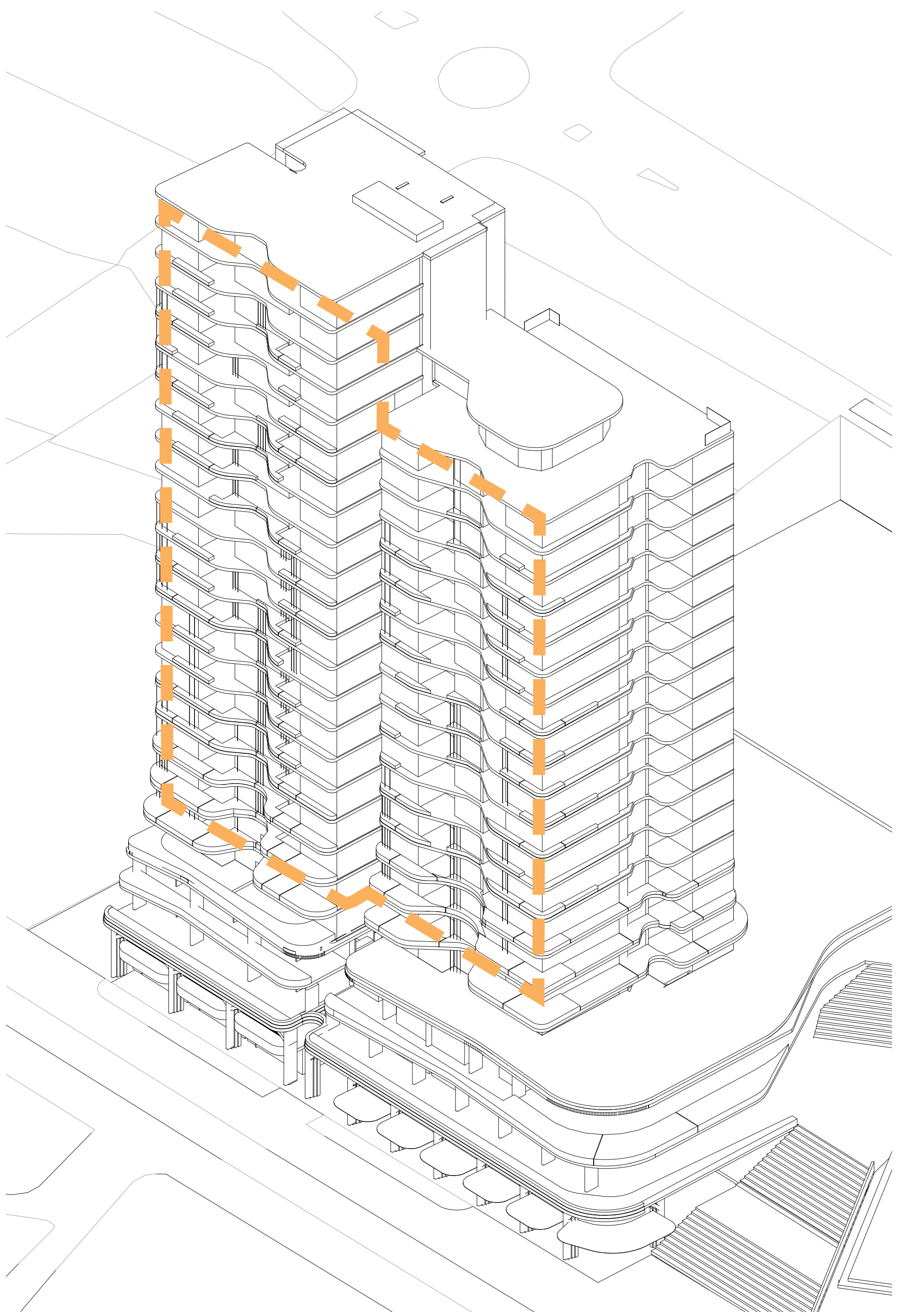


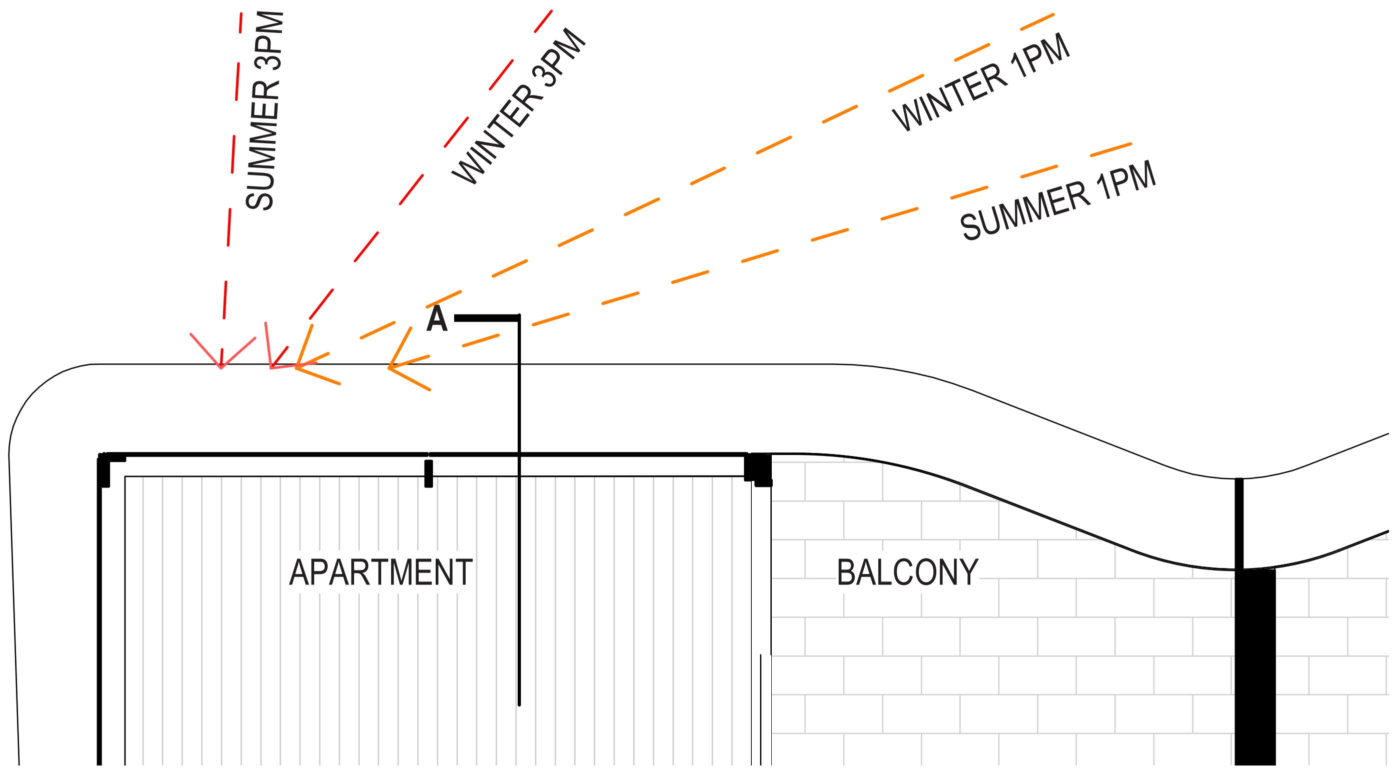
Solar

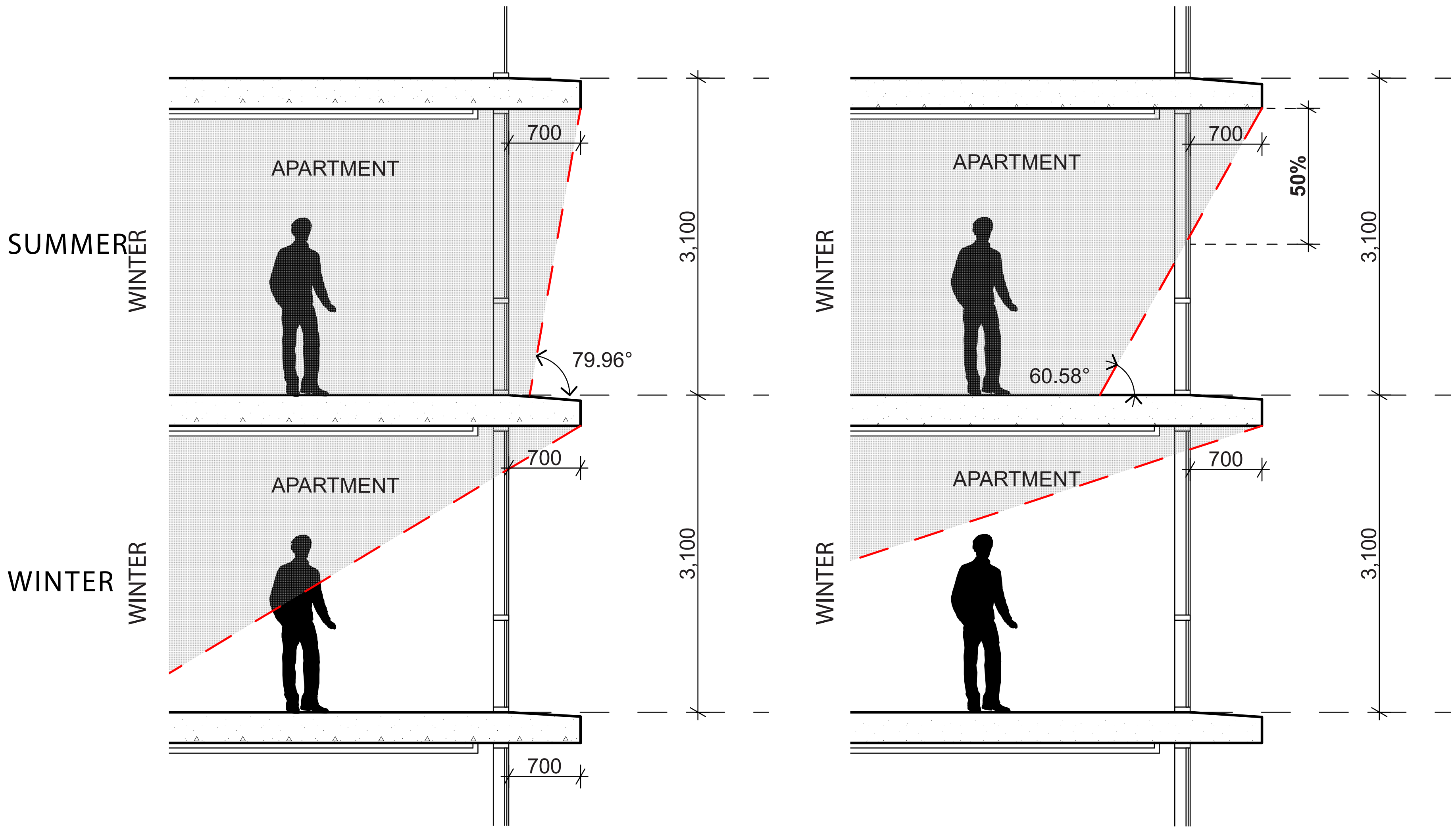

WEST
- STRONG SUMMER SUN
- VIEWS TOWARD BRISBANE WATER


EAST
- VISUAL PRIVACY
- MORNING SUN
- VIEWS TOWARDS MOUNTAIN
NORTH
OPTIMAL SOLAR ACCESS
(ADDRESSING MANN ST)

FACADE STRATEGIES
WEST - 1PM & 3PM

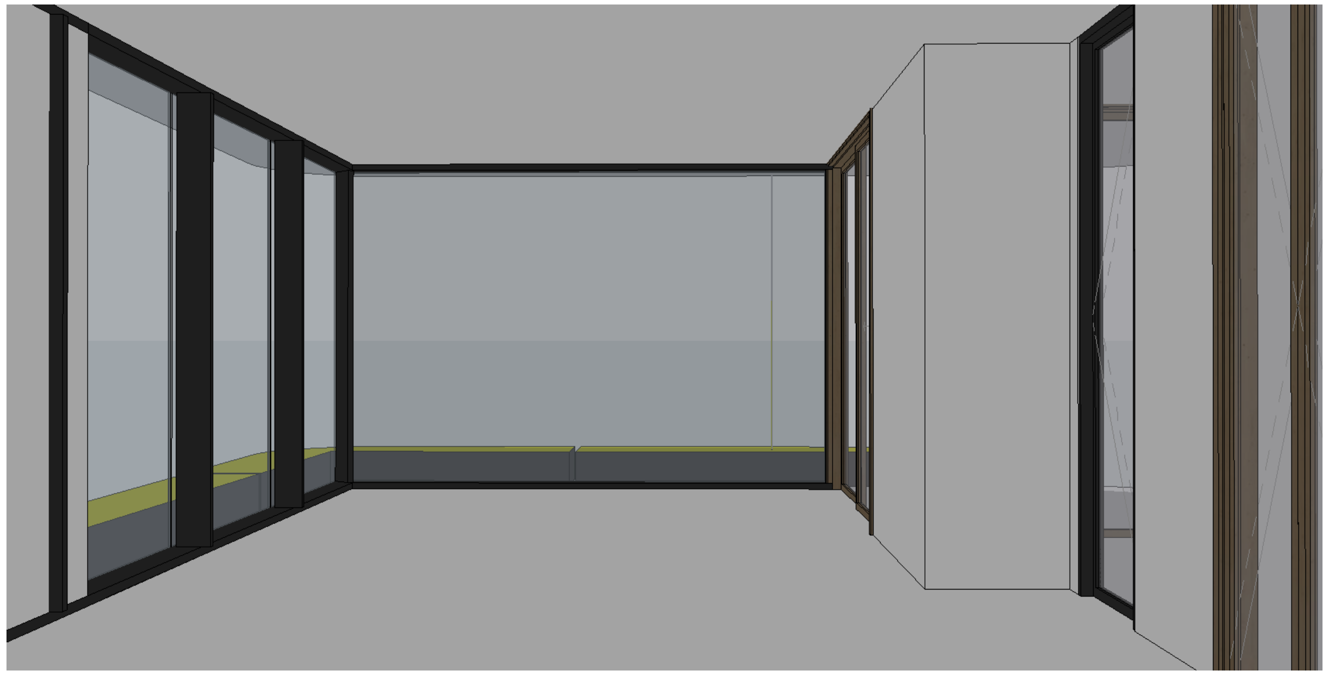




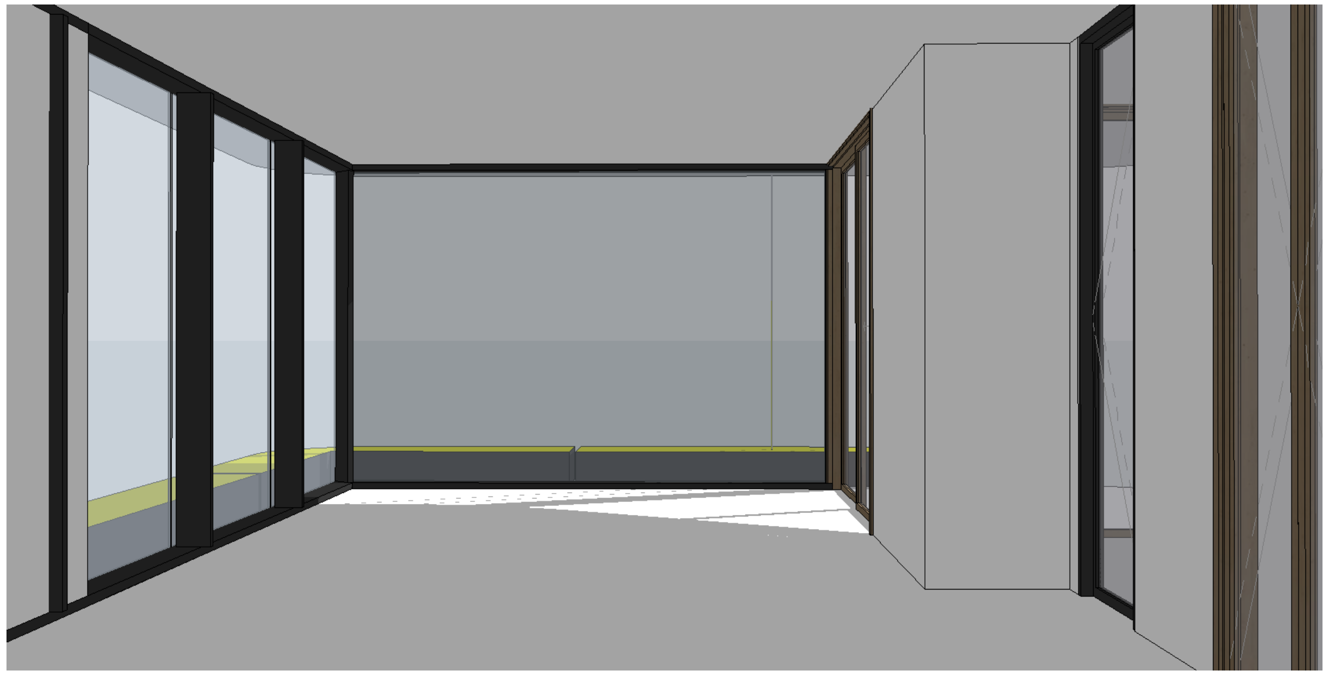


WEST FACADE 1PM

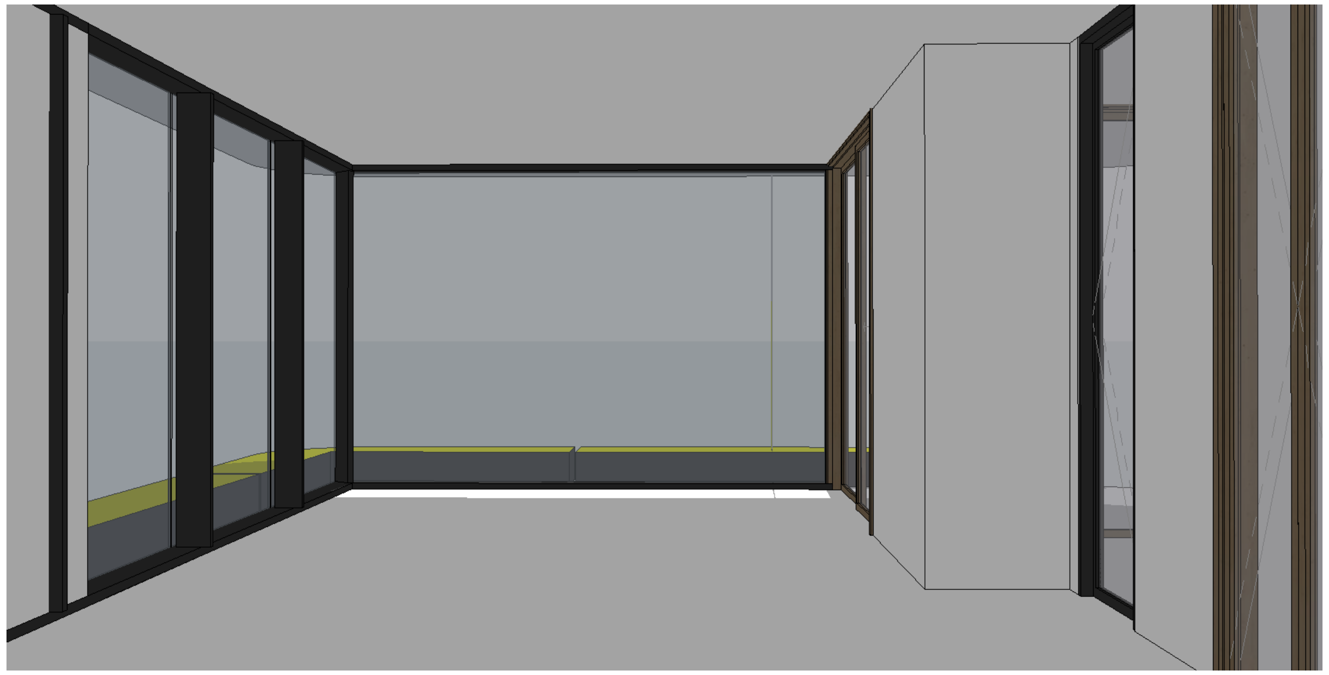
WEST FACADE SECTION 3PM



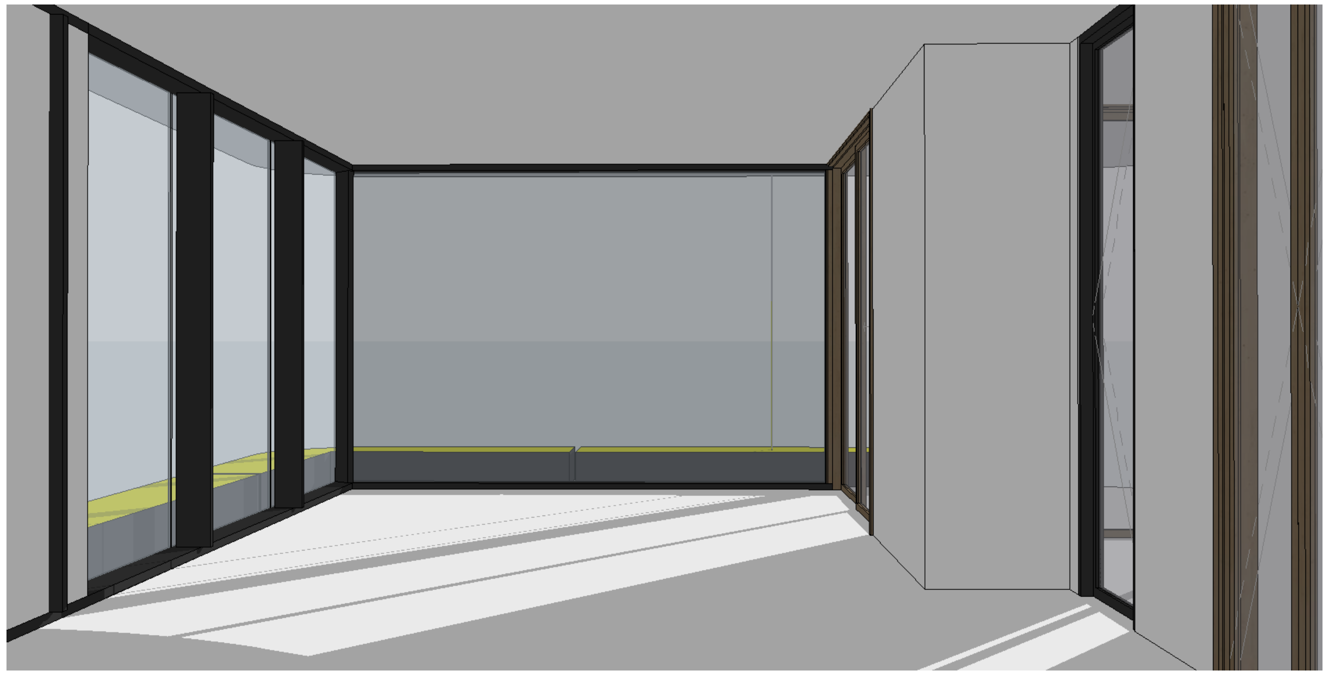
1PM DECEMBER 21ST



1PM JUNE 21ST

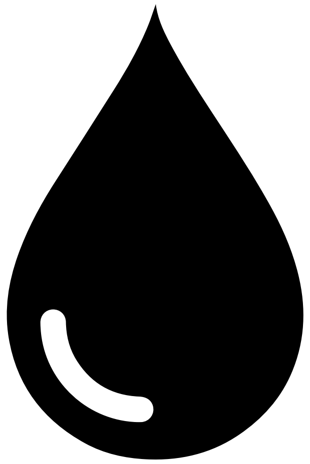


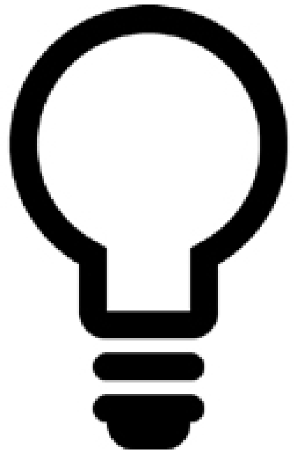
3PM DECEMBER 21ST



3PM JUNE 21ST

ESD





PASSIVE DESIGN –

West-facing apartments are recessed behind 700min 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.

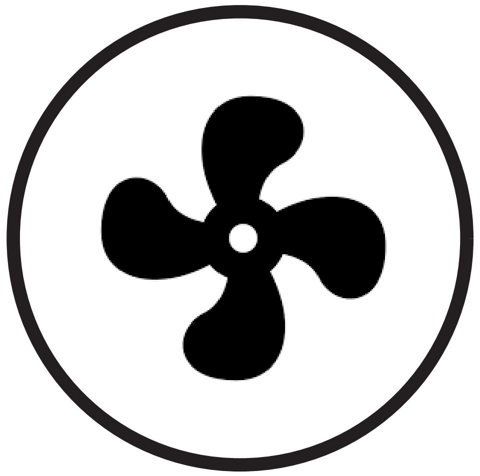
The building also achieved 100% cross ventilation.

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 thedevelopment.

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 packing 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

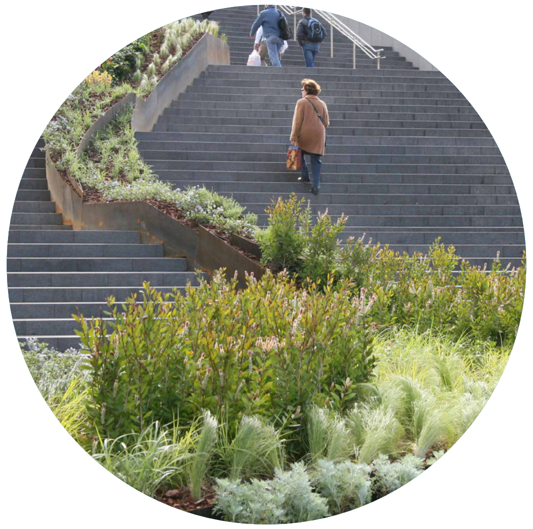
- The landscape DA report acknowledges that the a Landscape masterplan was submitted and approved with conditions under a FEAR.
- The landscape design will address Cause 9 including details on species , materials & landscape treatment, Ubran element & soil depths/Volumes.
- Arrangement and Access to 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

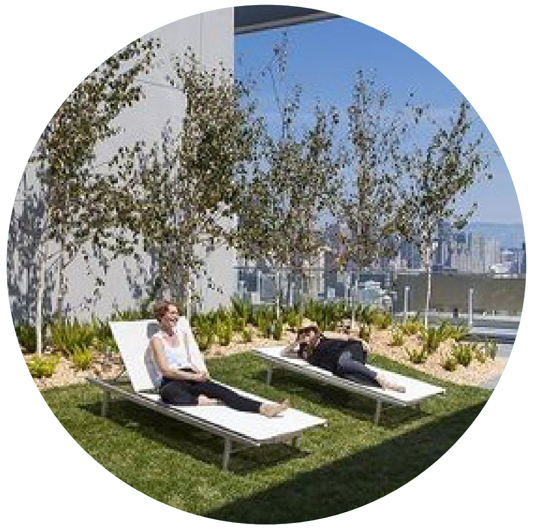
Connecting to the park

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

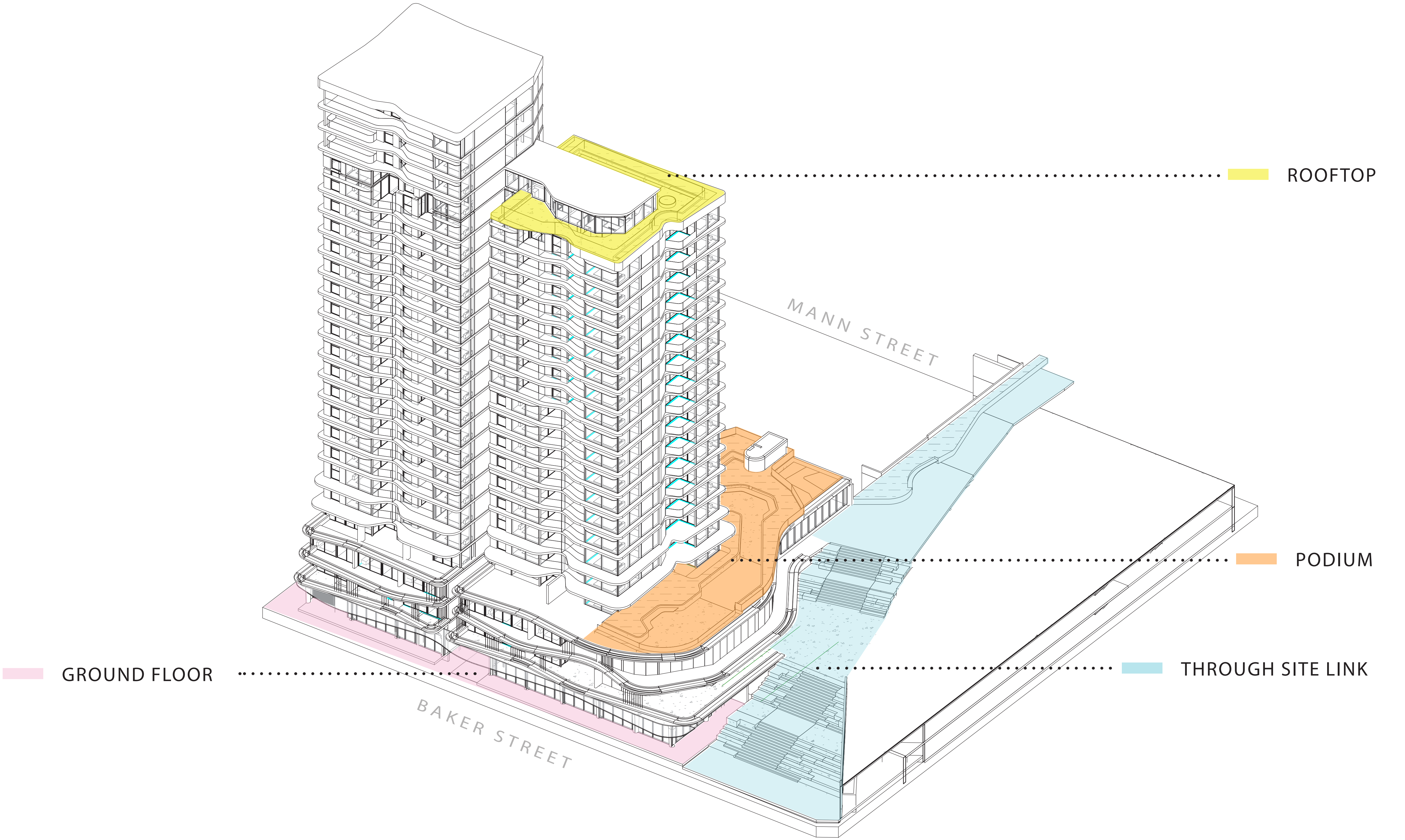
Year round environmental comfort

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.


ROOFTOP
MANN STREET
PODIUM
GROUND FLOOR
THROUGH SITE LINK
BAKER STREET

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

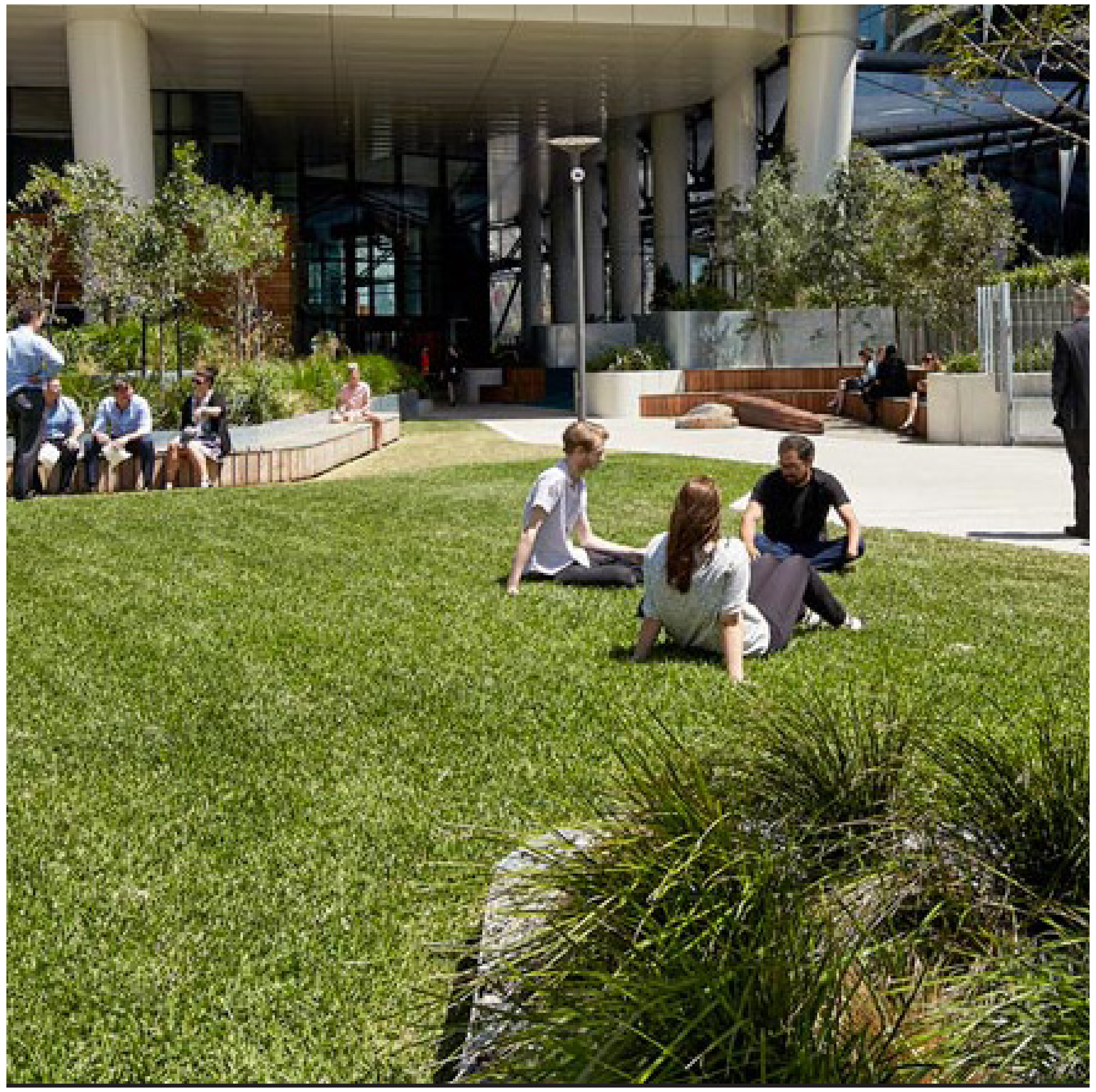
The bushtucker and bee garden will promote biodiversity and facilitate a connection to country through the use of indigenous bushtucker planting. These gardens will be a place to learn about the rich history of the Darkinjung people, to connect to nature and harvest herbs.

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.

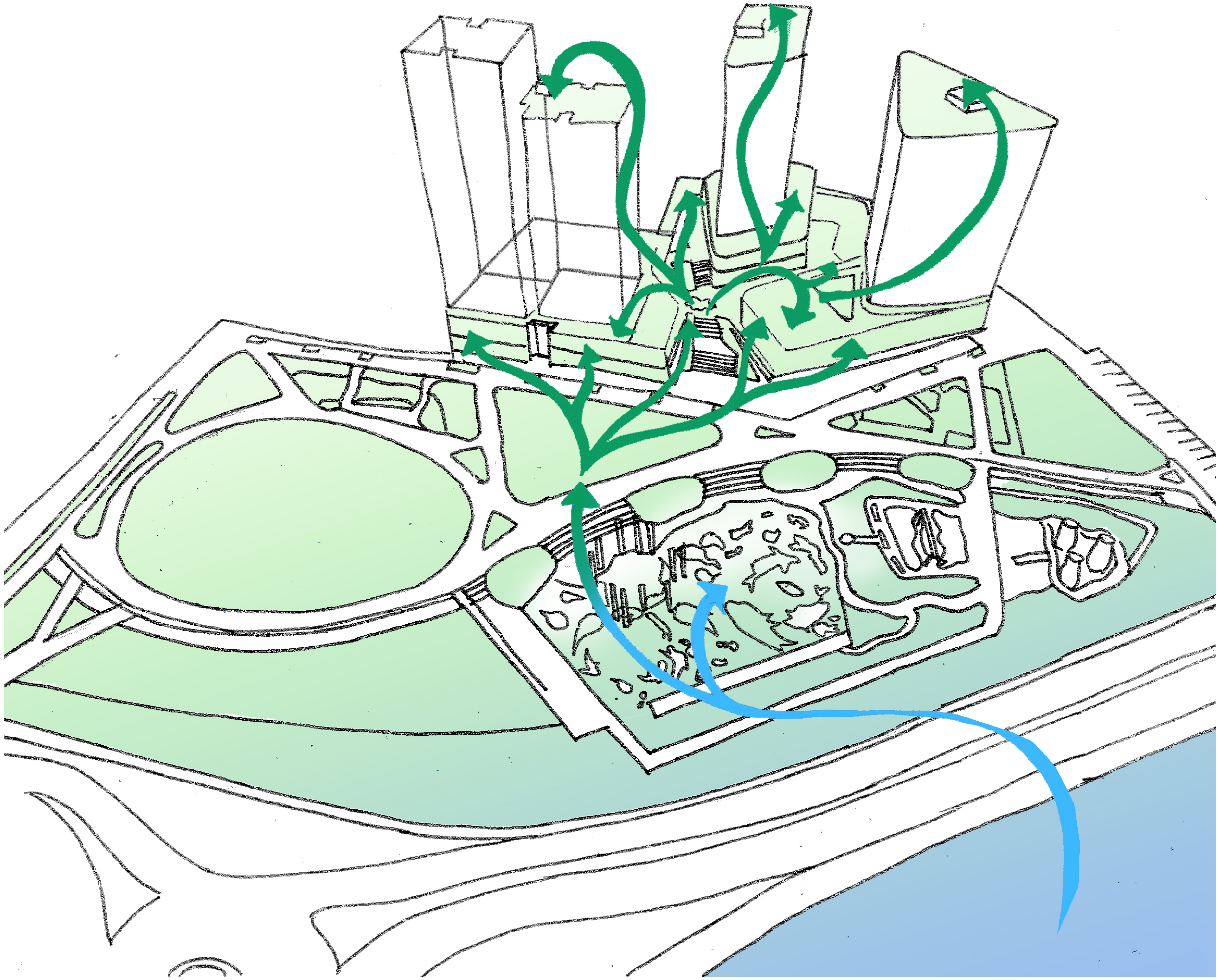
MORNING SUN DECK

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.



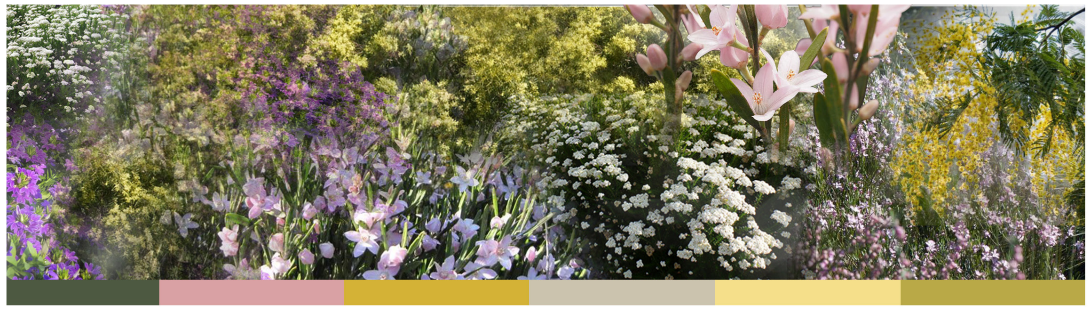
REPLACING THE BACKYARD

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 Idigenous planting character of Gosford park is seamlessly integrated into the podiums and rooftops, creating a destination enriched with Darkingjung 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)


ROOFTOP LOUNGE & FIREPIT


SANDSTONE BOLLARDS (B1)


TIMBER & CONCRETE BLEACHER SEATS (BS2)

WALLS

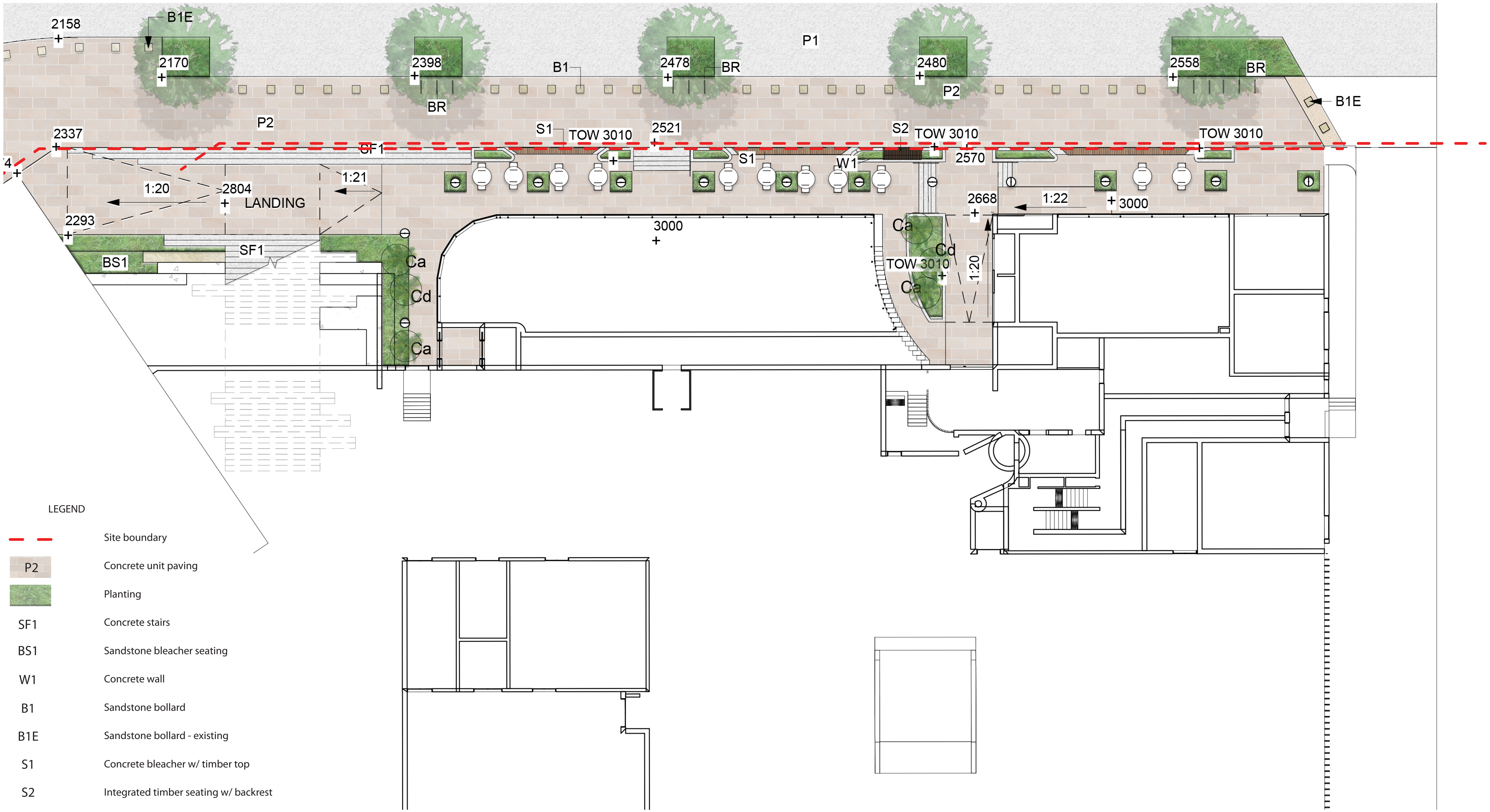

CONCRETE RETAINING WALLS (W1)


SANDSTONE BLEACHER SEATING (BS1)


CORTEN STEEL RETAINING WALL (W2)

BAKER STREET CONTEXT PLAN

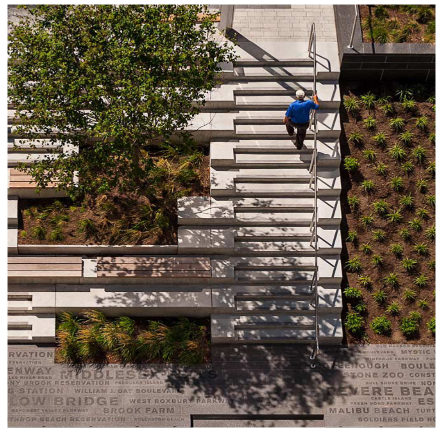
GROUND FLOOR LANDSCAPE PLAN

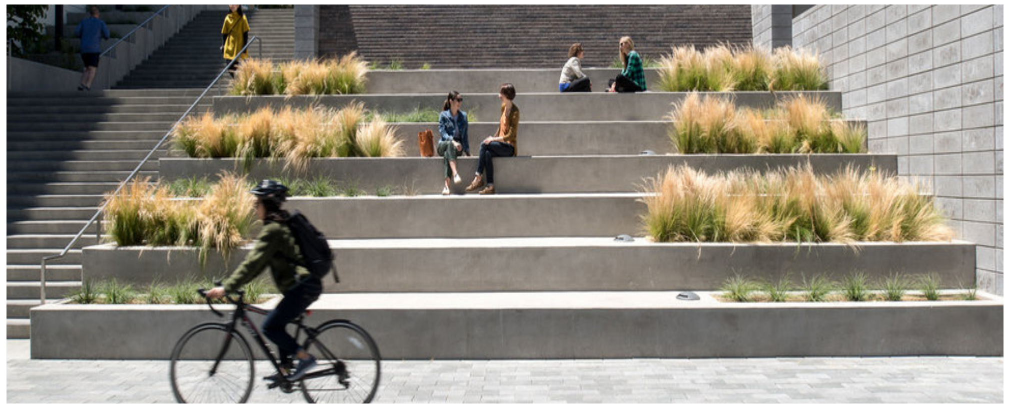


LEGEND

(red dashed line)	Site boundary
P2	Concrete unit paving
(green swatch)	Planting
SF1	Concrete stairs
BS1	Sandstone bleacher seating
W1	Concrete wall
B1	Sandstone bollard
B1E	Sandstone bollard - existing
S1	Concrete bleacher w/ timber top
S2	Integrated timber seating w/ backrest

THROUGH SITE LINK



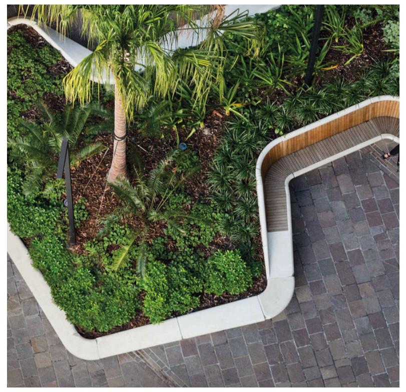


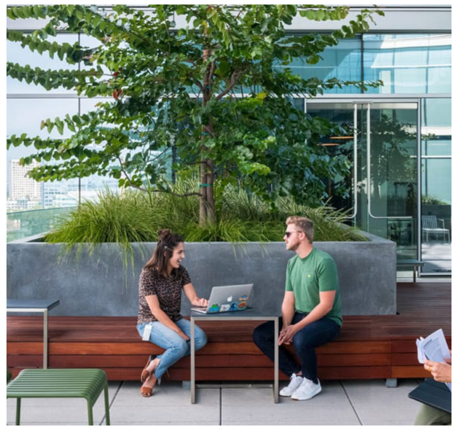
KEY

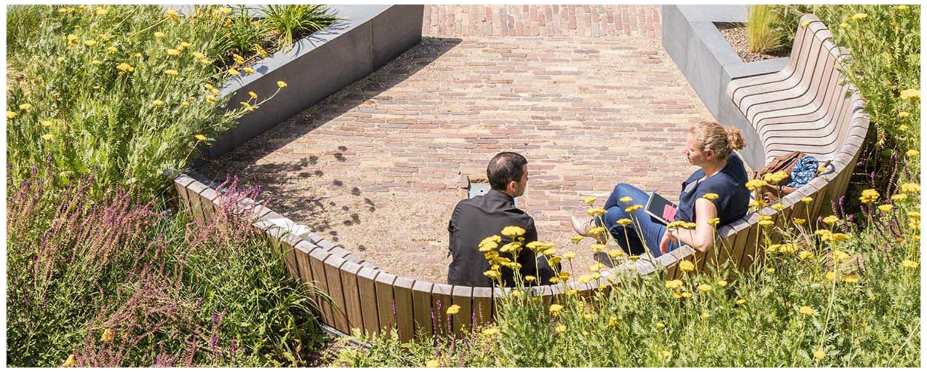
1	Bleacher seating with integrated planting
2	6m wide steps w/central handrail
3	Feature sandstone paving
4	Integrated timber seating in planting

PODIUM LANDSCAPE PLAN

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



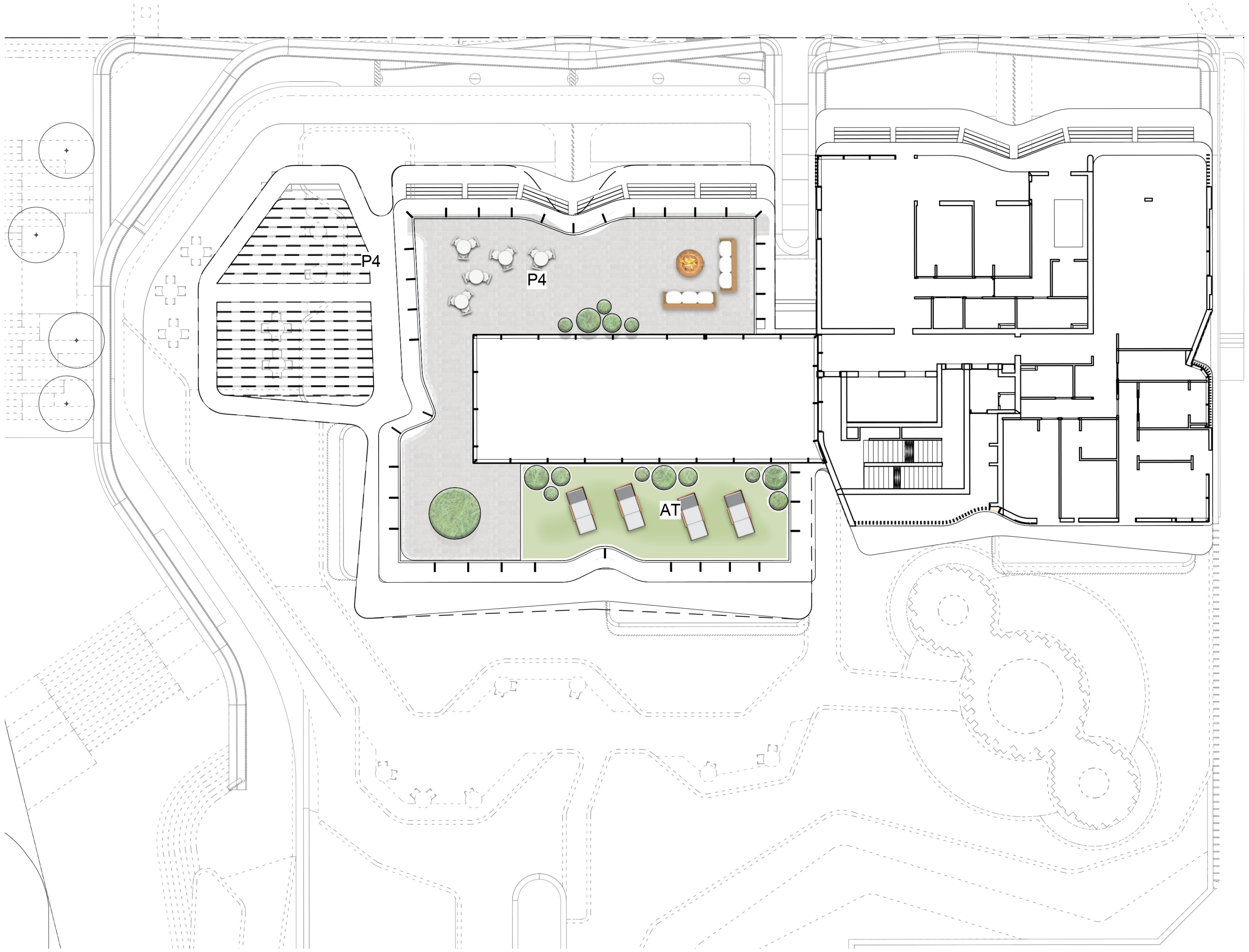


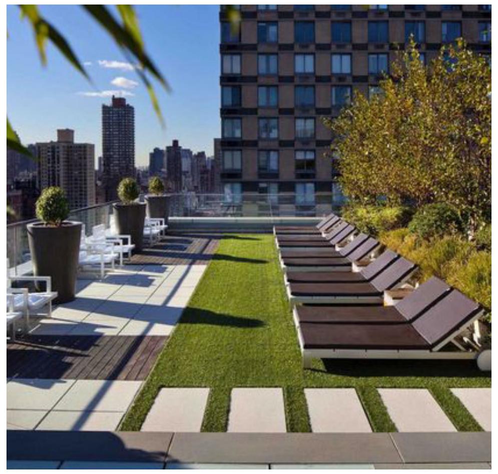


KEY

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		

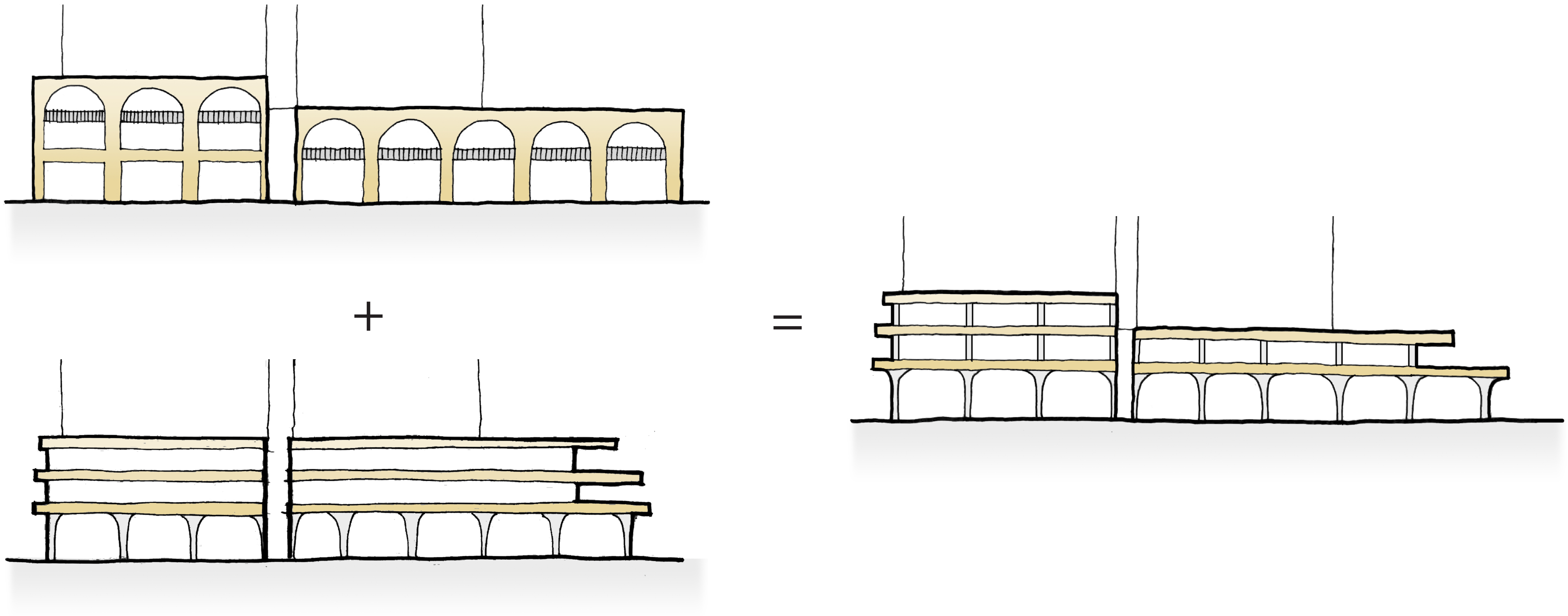
Architecture

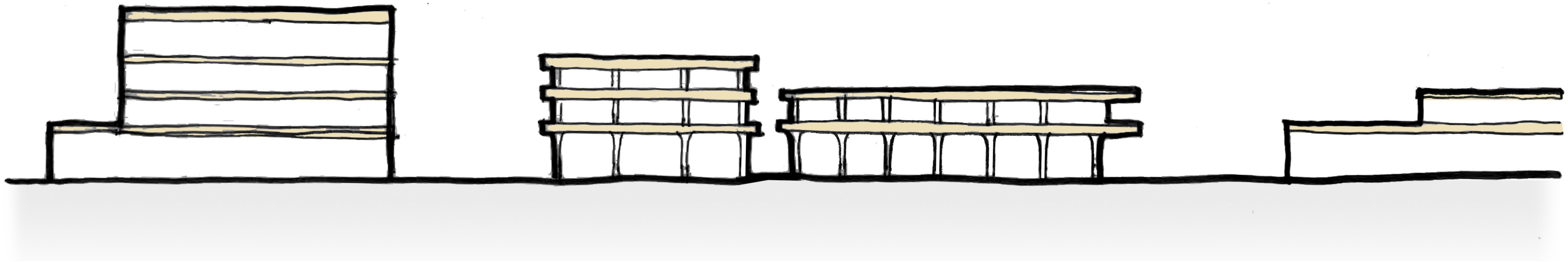
Streetscape

Podium

Tower Form

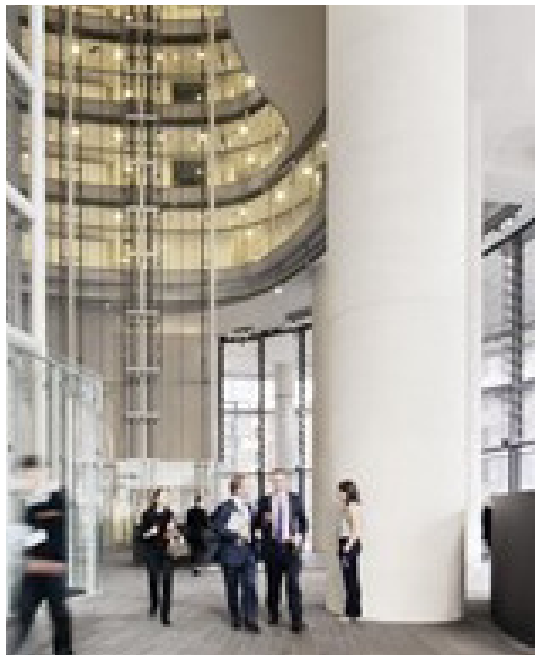
Materiality

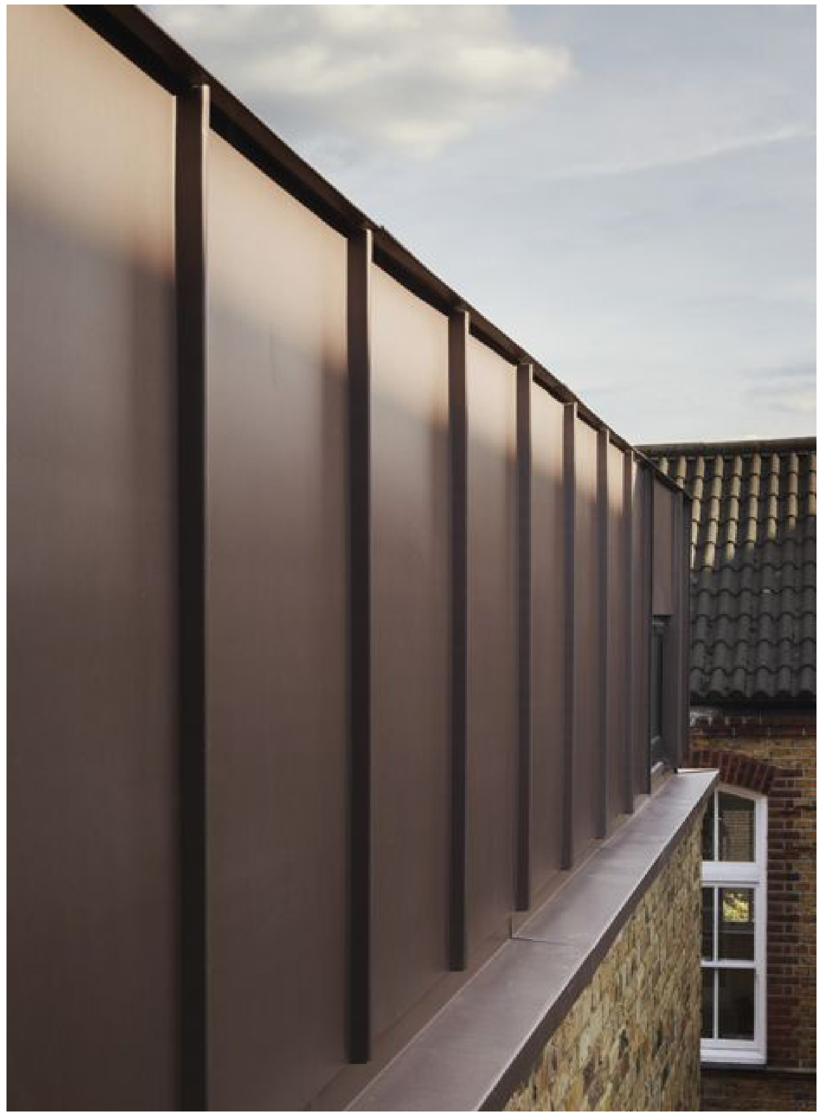


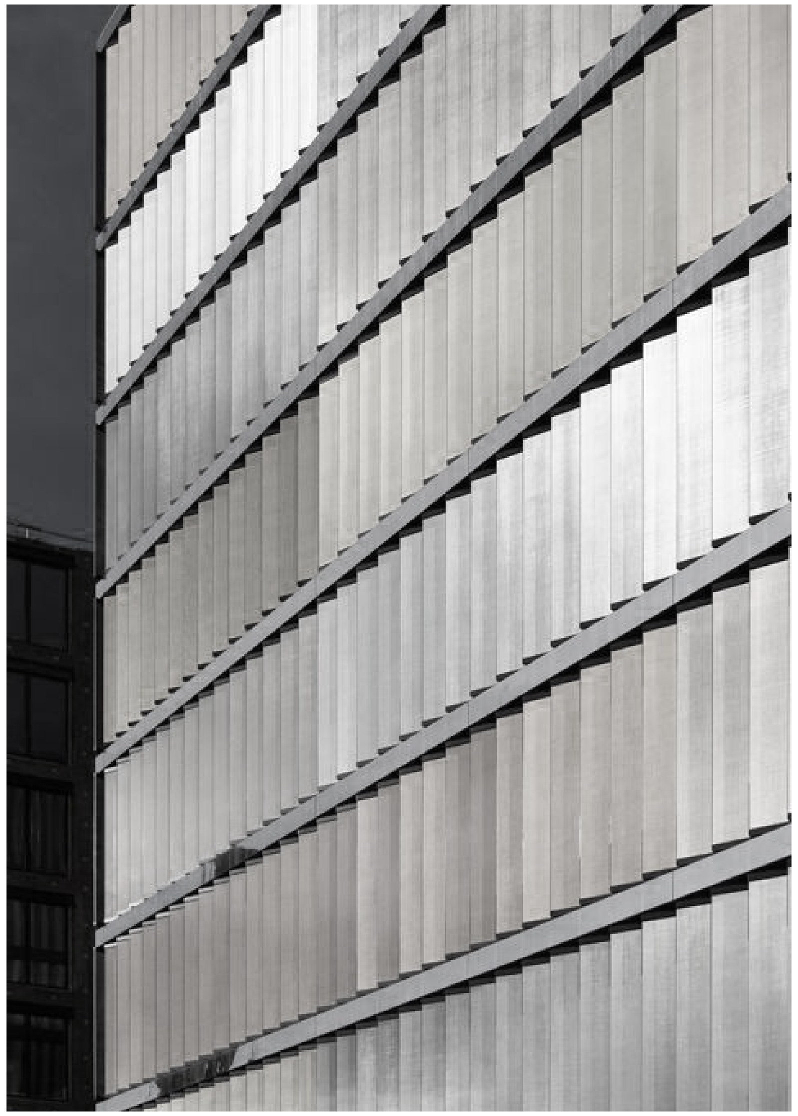


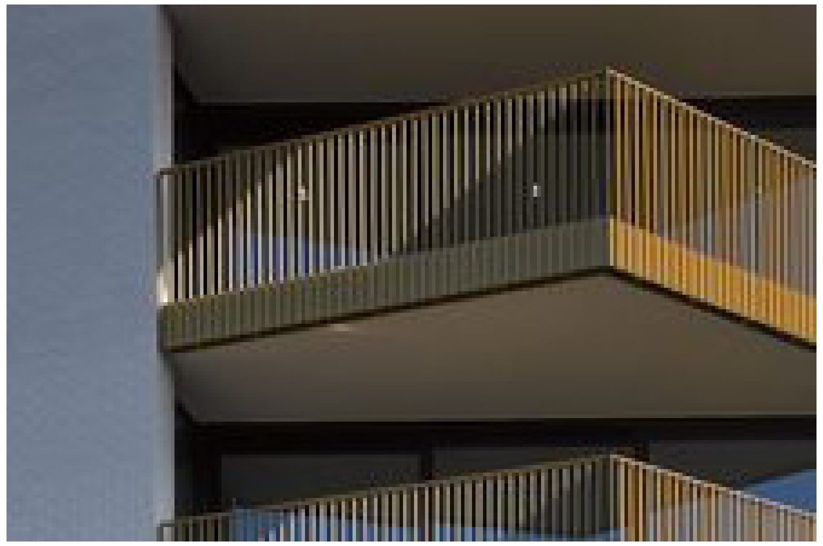
99 GEORGIANA TERRACE

SUBJECT SITE









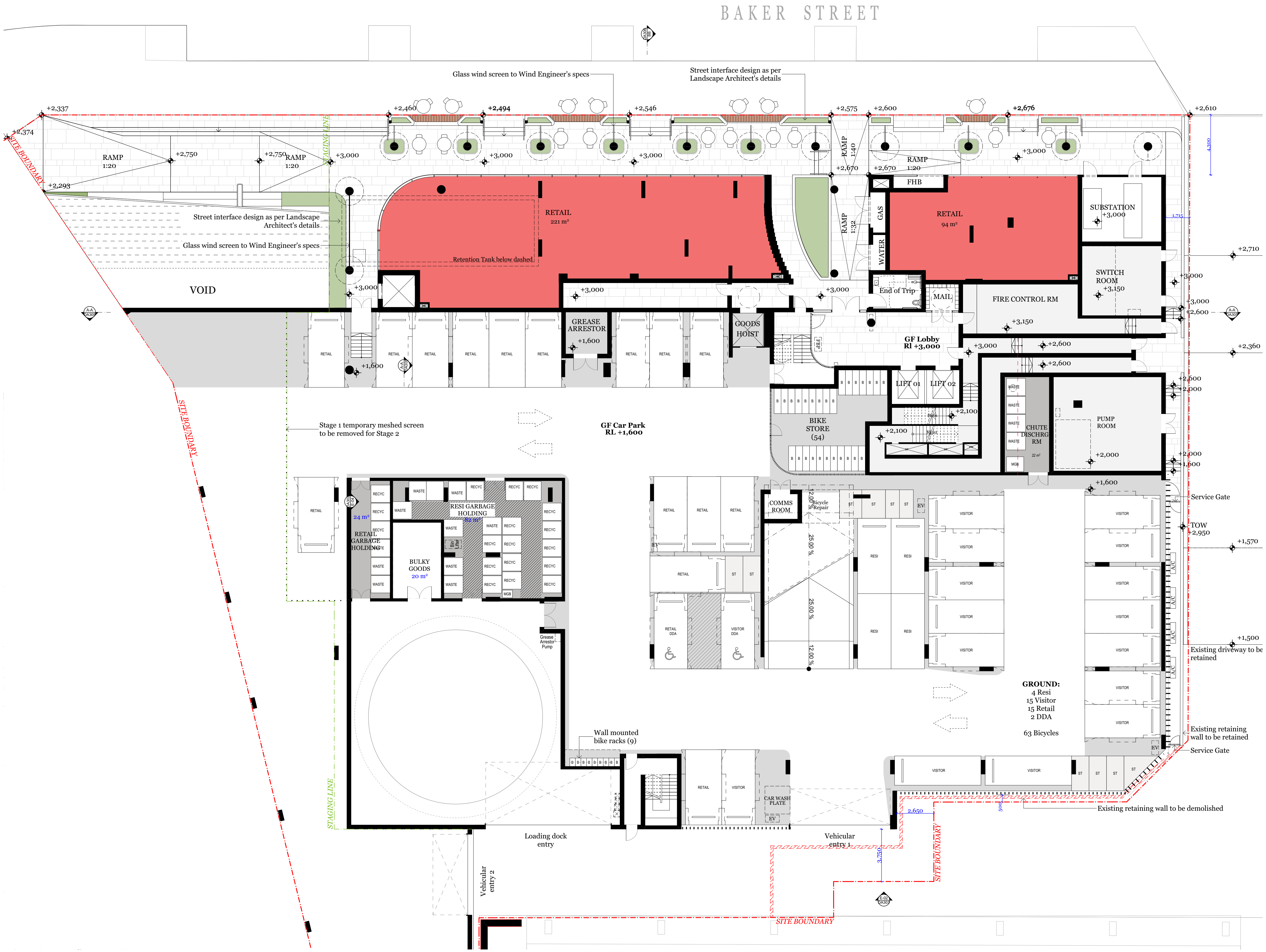
Appendix

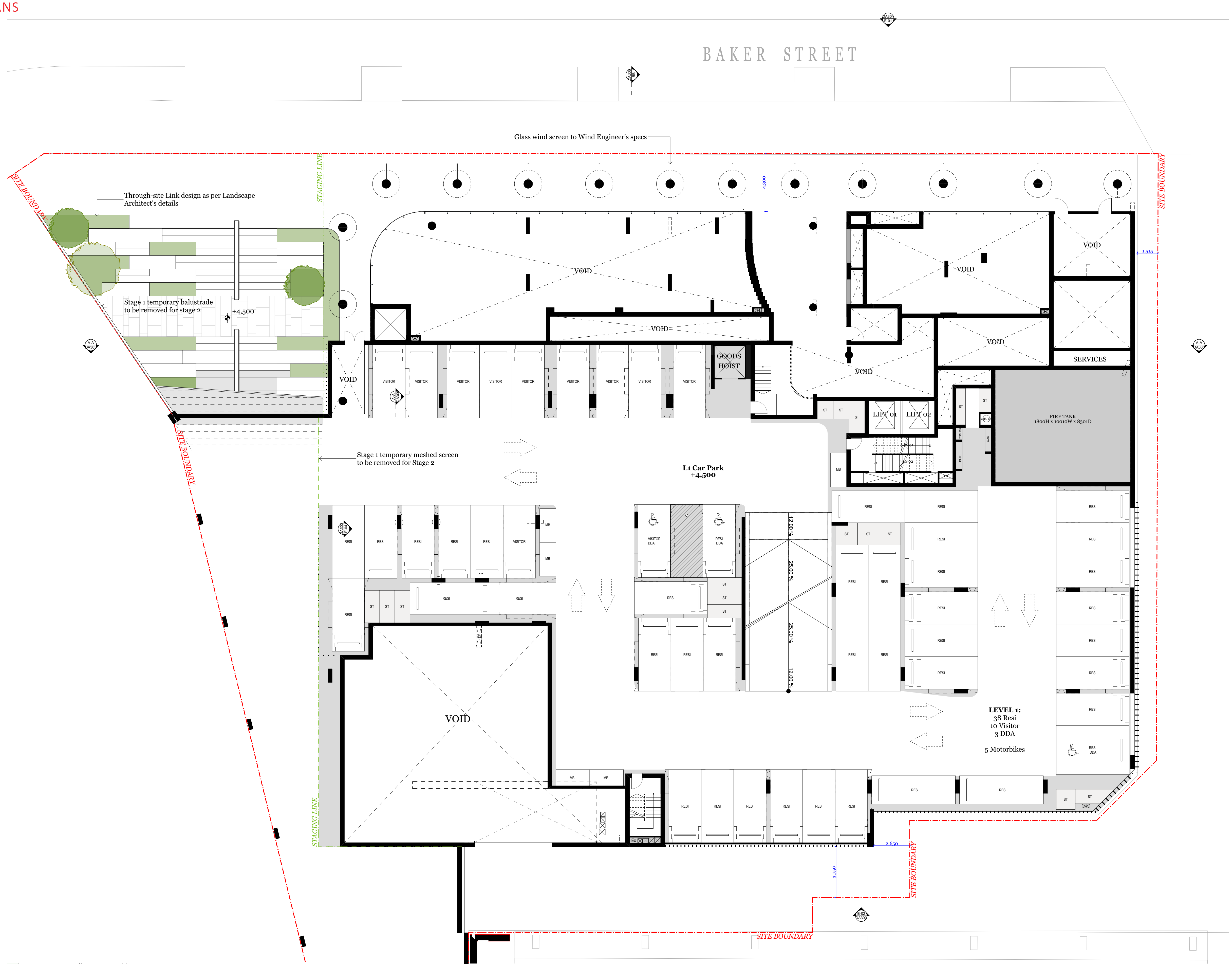
Architectural Drawings

Compliance

Development Summary

Summary of DRP Meetings

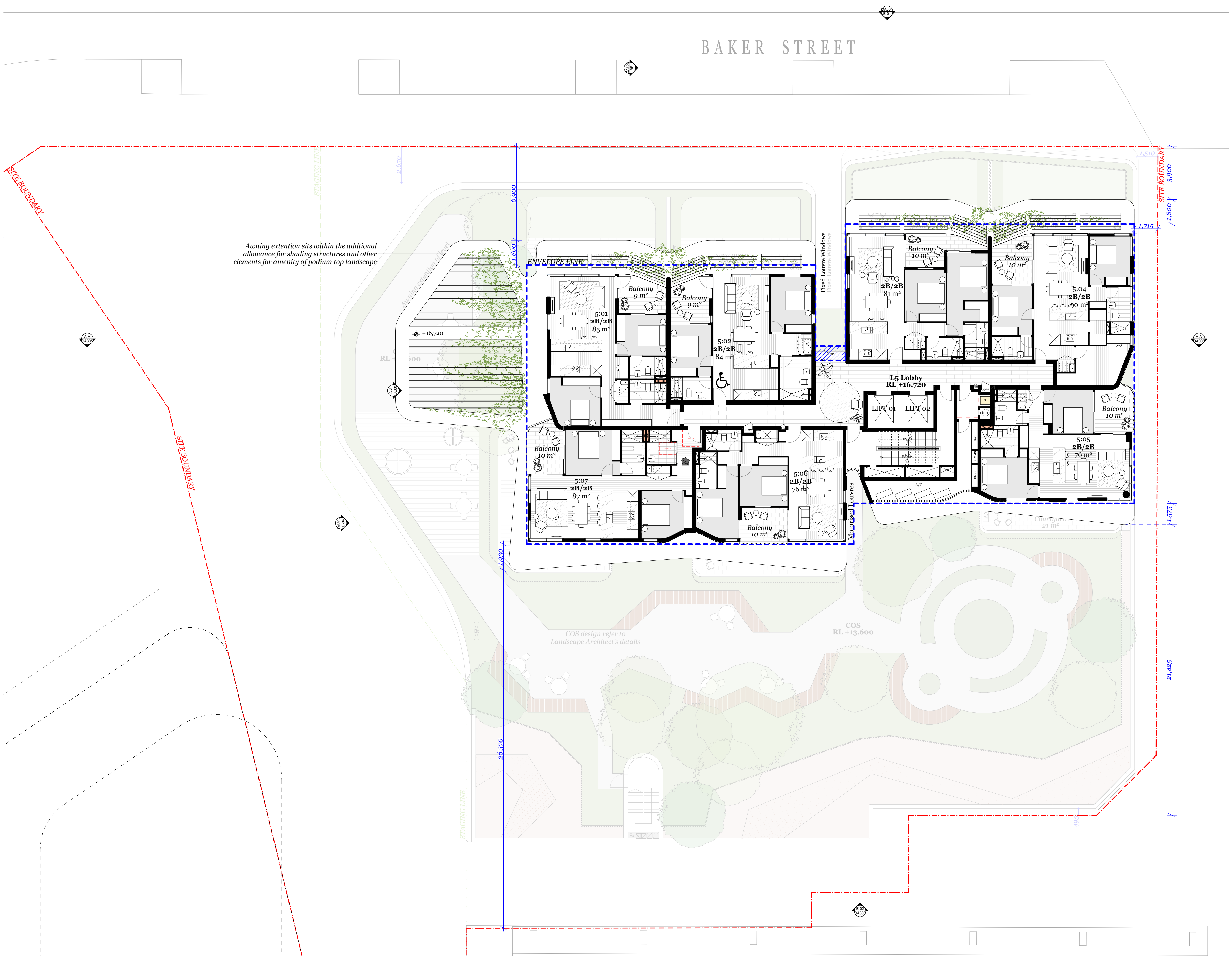

BAKER STREET
Glass wind screen to Wind Engineer's specs
Street interface design as per Landscape Architect's details
RAMP 1:20
RAMP 1:20
VOID
Street interface design as per Landscape Architect's details
Glass wind screen to Wind Engineer's specs
RETAIL 221 m²
Retention Tank below dashed
RETAIL 94 m²
SUBSTATION
SWITCH ROOM
FIRE CONTROL RM
FHB
GAS
WATER
End of Trip
MAIL
GREASE ARRESTOR
GOODS HOIST
GF Lobby RL +3,000
LIFT 01
LIFT 02
BIKE STORE (54)
CHUTE DISCHRG RM
PUMP ROOM
GF Car Park RL +1,600
Stage 1 temporary meshed screen to be removed for Stage 2
RETAIL GARBAGE HOLDING
RESI GARBAGE HOLDING
BULKY GOODS 20 m²
COMMS ROOM
GROUND:
4 Resi
15 Visitor
15 Retail
2 DDA
63 Bicycles
Service Gate
TOW
Existing driveway to be retained
Existing retaining wall to be retained
Service Gate
Existing retaining wall to be demolished
Wall mounted bike racks (9)
Loading dock entry
Vehicular entry 1
Vehicular entry 2
CAR WASH PLATE
SITE BOUNDARY
STAGING LINE

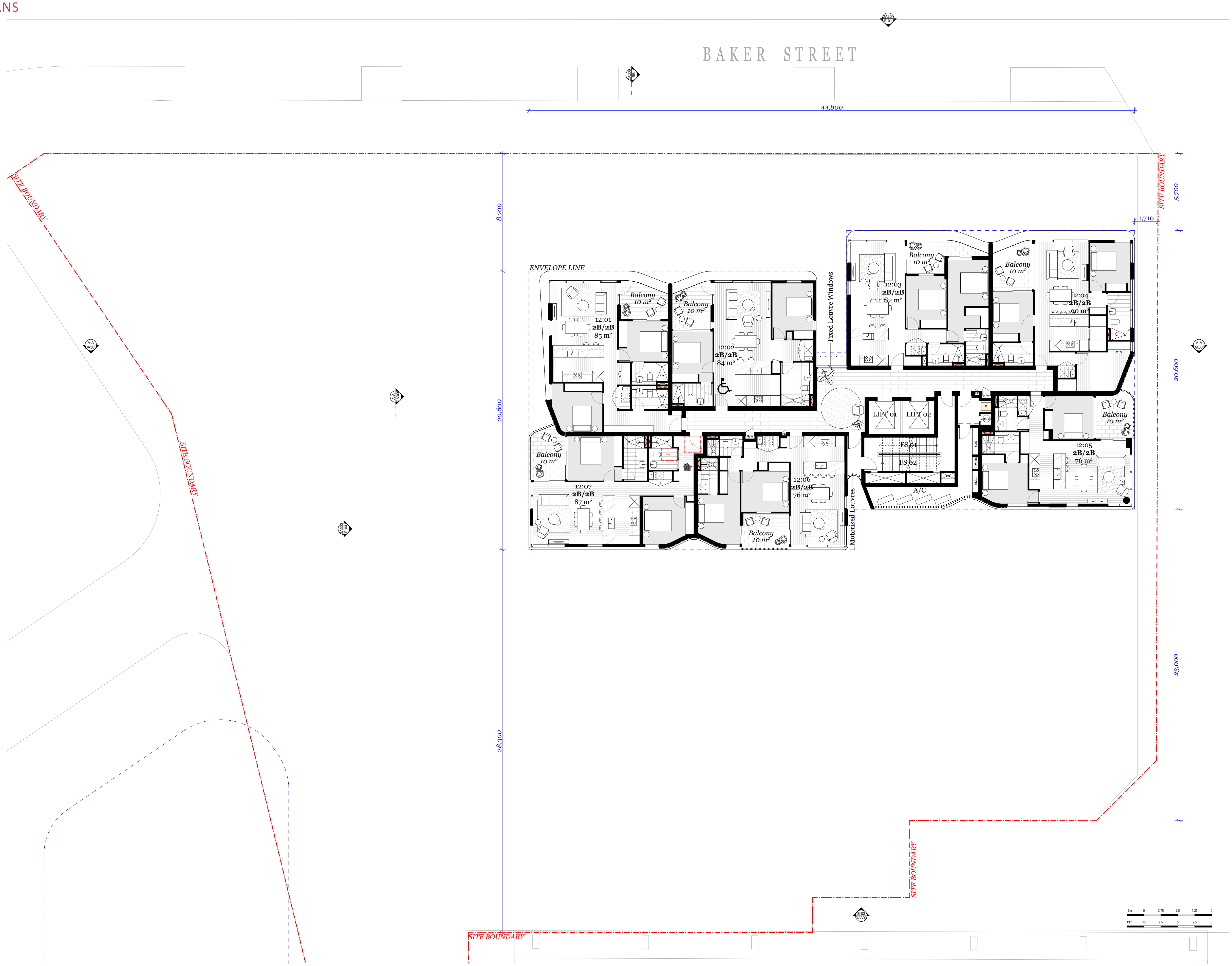

BAKER STREET
Glass wind screen to Wind Engineer's specs
Through-site Link design as per Landscape Architect's details
Stage 1 temporary balustrade to be removed for stage 2
+4,500
STAGING LINE
SITE BOUNDARY
VOID
GOODS HOIST
SERVICES
LIFT 01
LIFT 02
FIRE TANK
Stage 1 temporary meshed screen to be removed for Stage 2
L1 Car Park
+4,500
VISITOR
RESI
ST
MB
12.00 %
25.00 %
LEVEL 1:
38 Resi
10 Visitor
3 DDA
5 Motorbikes

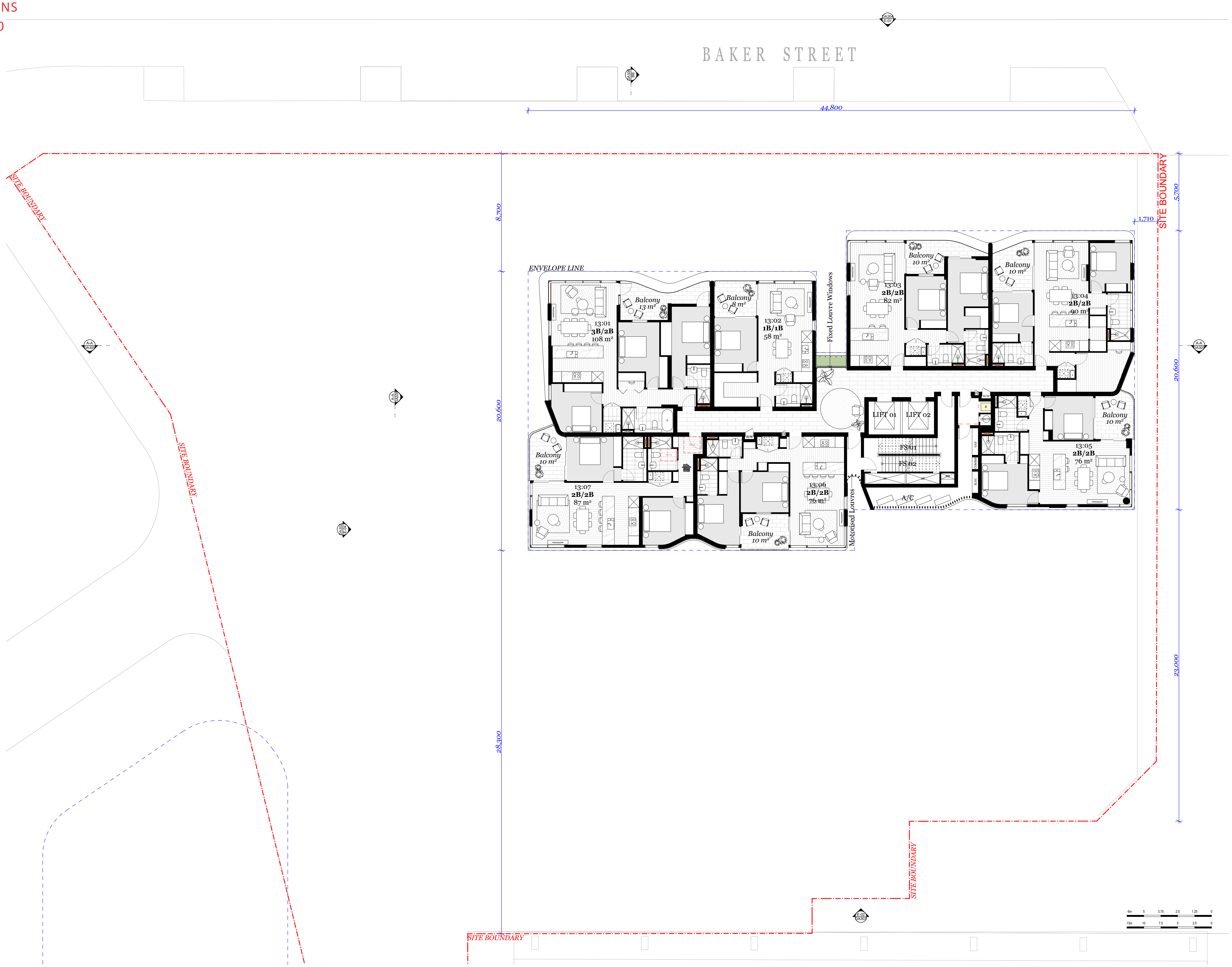

BAKER STREET
Awning
Obscure Windows
SITE BOUNDARY
STAGING LINE
RL +7,400
RETAIL
232 m²
Balcony
39 m²
Balcony
25 m²
Balcony
15 m²
Balcony
18 m²
Balcony
15 m²
201
2B/2B
91 m²
202
2B/2B
82 m²
203
1B/1B
53 m²
204
1B/1B
53 m²
205
1B/1B
70 m²
Garbage
Chute
Room
25 Stores
L2 Lobby
RL +7,400
LIFT 01
LIFT 02
L2 Car Park
RL +7,400
Through-site Link design as per Landscape Architect's details
RL +7,400
Stage 1 temporary balustrade to be removed for stage 2
VOID
Stage 1 temporary mesh screen to be removed for stage 2
LEVEL 2:
44 Resi
7 DDA
12.00 %
25.00 %
25.00 %
12.00 %
2,650
3,757

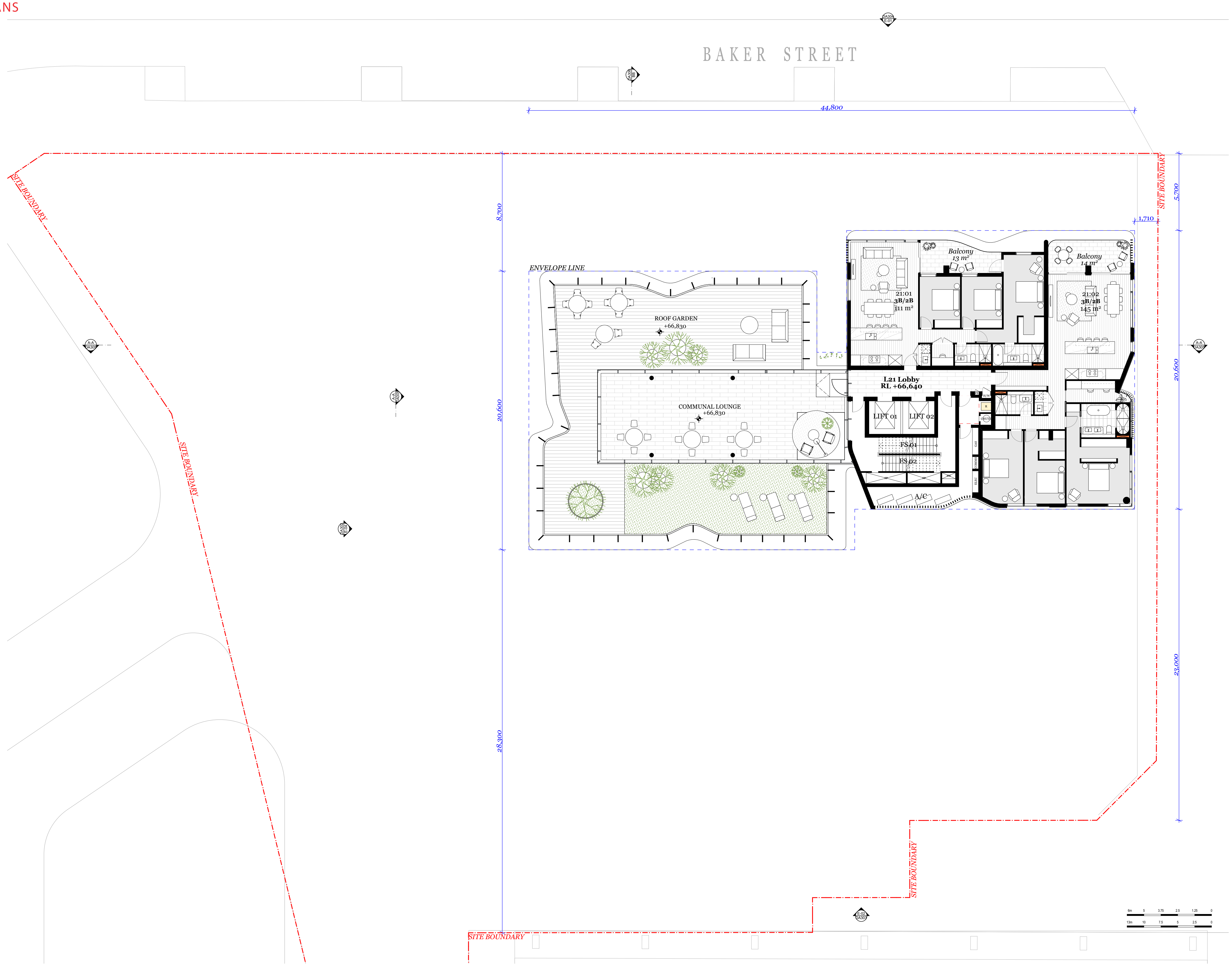

BAKER STREET
SITE BOUNDARY
STAGING LINE
Balcony 36 m²
Balcony 25 m²
Balcony 20 m²
Balcony 17 m²
Balcony 22 m²
3:01 2B/2B 91 m²
3:02 2B/2B 82 m²
3:03 1B/1B 53 m²
3:04 1B/1B 53 m²
3:05 1B/1B 70 m²
Obscure Windows
L3 Lobby RL +10,500
LIFT 01
LIFT 02
FS 01
FS 02
Garbage Chute Room
20 Stores
L3 Car Park RL +10,300
Fan Room 13 m²
Fan Room 13 m²
RETAIL 77 m²
Through-site Link design refer to Landscape Architect's details
12.00%
25.00%
LEVEL 3:
40 Resi
5 DDA
5 Motorbike
WC
Service Room
+9,600
+10,500
+10,500
+10,050
+10,050

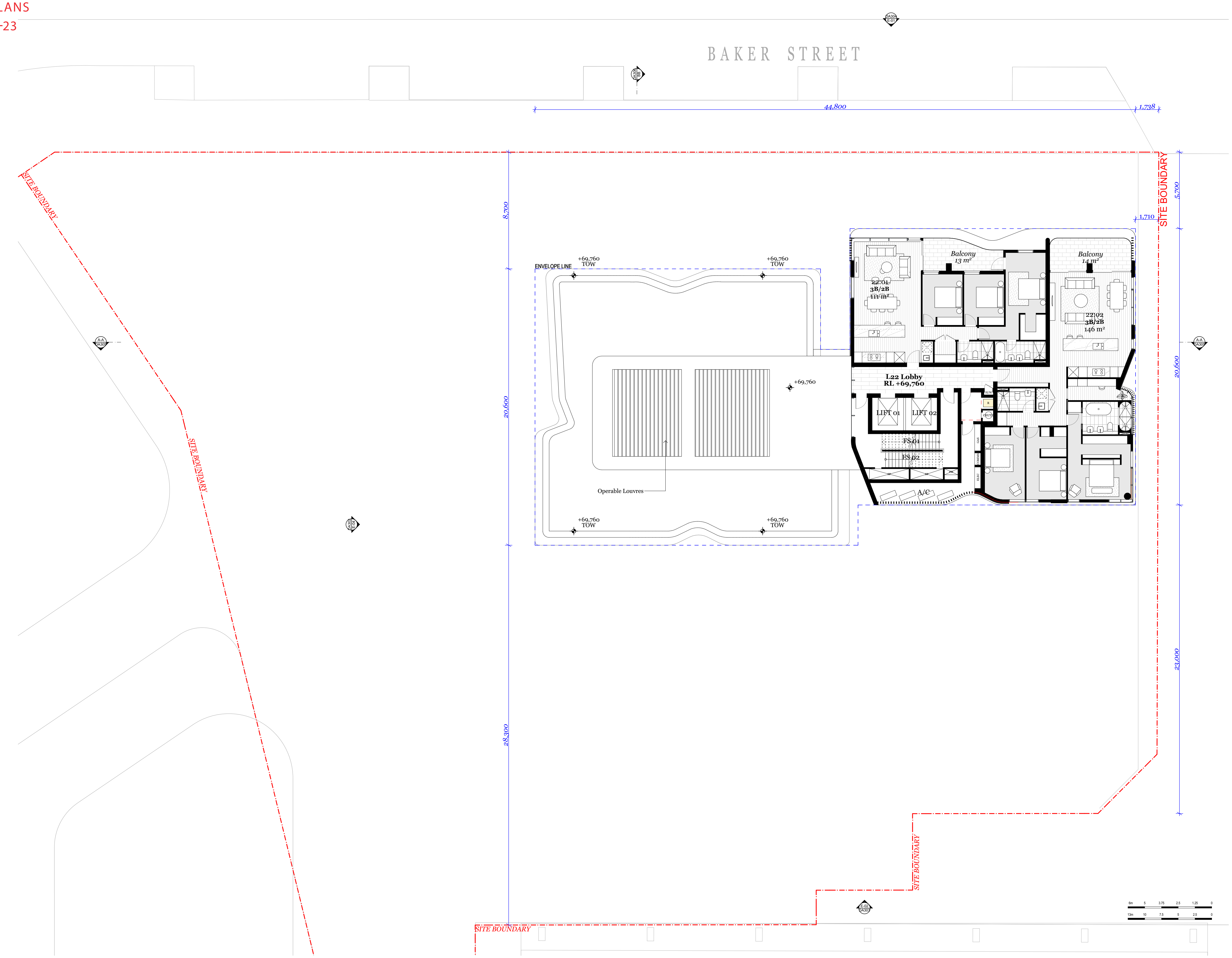

BAKER STREET
Courtyard 45 m²
Courtyard 30 m²
Courtyard 30 m²
Courtyard 25 m²
Fixed Louvre Windows
4:01 2B/2B 85 m²
4:02 2B/2B 86 m²
4:03 2B/2B 79 m²
4:04 2B/2B 94 m²
4:05 2B/2B 87 m²
4:06 2B/2B 85 m²
4:07 2B/2B 87 m²
L4 Lobby RL +13,600
COS RL +13,600
Awning extention of level above shown dashed
Through-site Link design refer to Landscape Architect's details
COS design refer to Landscape Architect's details
Courtyard 41 m²
Courtyard 26 m²
Courtyard 21 m²
SITE BOUNDARY
Fire stairs amended

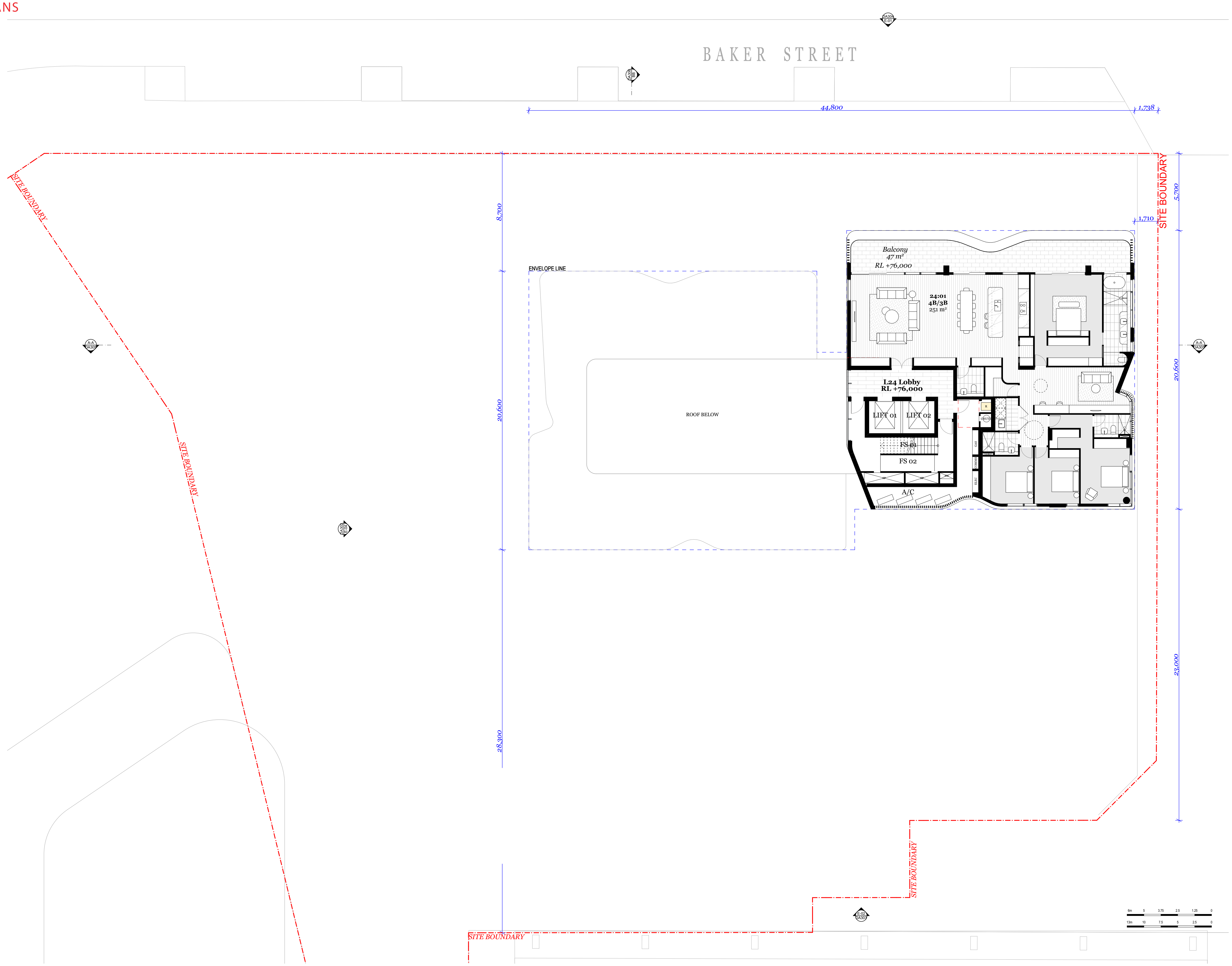

BAKER STREET
SITE BOUNDARY
Awning extention sits within the addtional allowance for shading structures and other elements for amenity of podium top landscape
ENVELOPE LINE
Balcony 9 m²
5:01 2B/2B 85 m²
Balcony 9 m²
5:02 2B/2B 84 m²
Fixed Louvre Windows
Balcony 10 m²
5:03 2B/2B 81 m²
Balcony 10 m²
5:04 2B/2B 90 m²
L5 Lobby RL +16,720
LIFT 01
LIFT 02
Balcony 10 m²
5:05 2B/2B 76 m²
Balcony 10 m²
5:07 2B/2B 87 m²
5:06 2B/2B 76 m²
Balcony 10 m²
Motorised Louvres
+16,720
COS design refer to Landscape Architect's details
COS RL +13,600
6,900
1,800
3,900
1,715
1,575
21,425
26,370
1,030

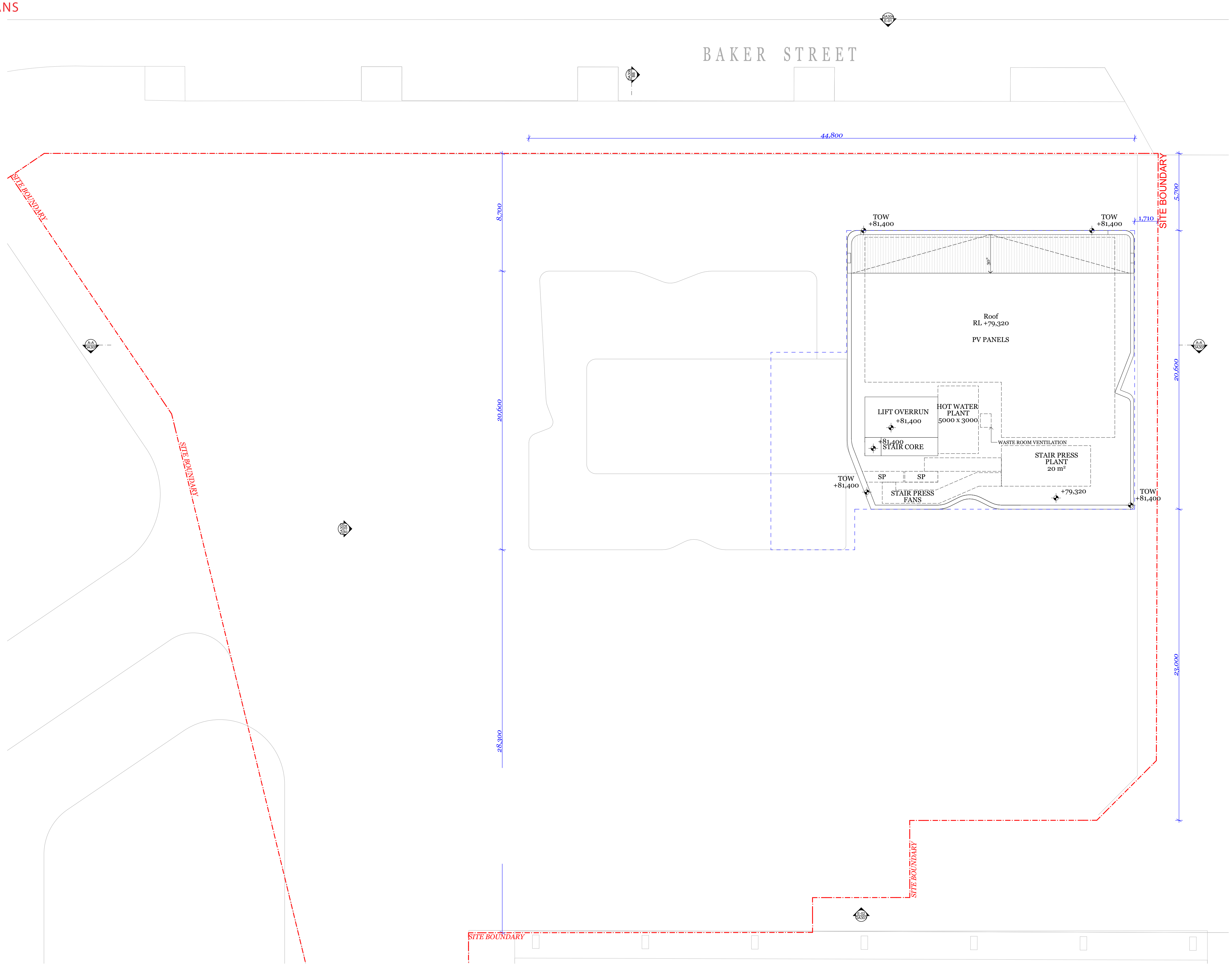

BAKER STREET
44,800
SITE BOUNDARY
ENVELOPE LINE
8,700
20,600
28,300
5,700
1,710
23,000
Balcony 10 m²
12:01 2B/2B 85 m²
12:02 2B/2B 84 m²
12:03 2B/2B 82 m²
12:04 2B/2B 90 m²
12:05 2B/2B 76 m²
12:06 2B/2B 76 m²
12:07 2B/2B 87 m²
Fixed Louvre Windows
Motorised Louvres
LIFT 01
LIFT 02
FS 01
FS 02
A/C

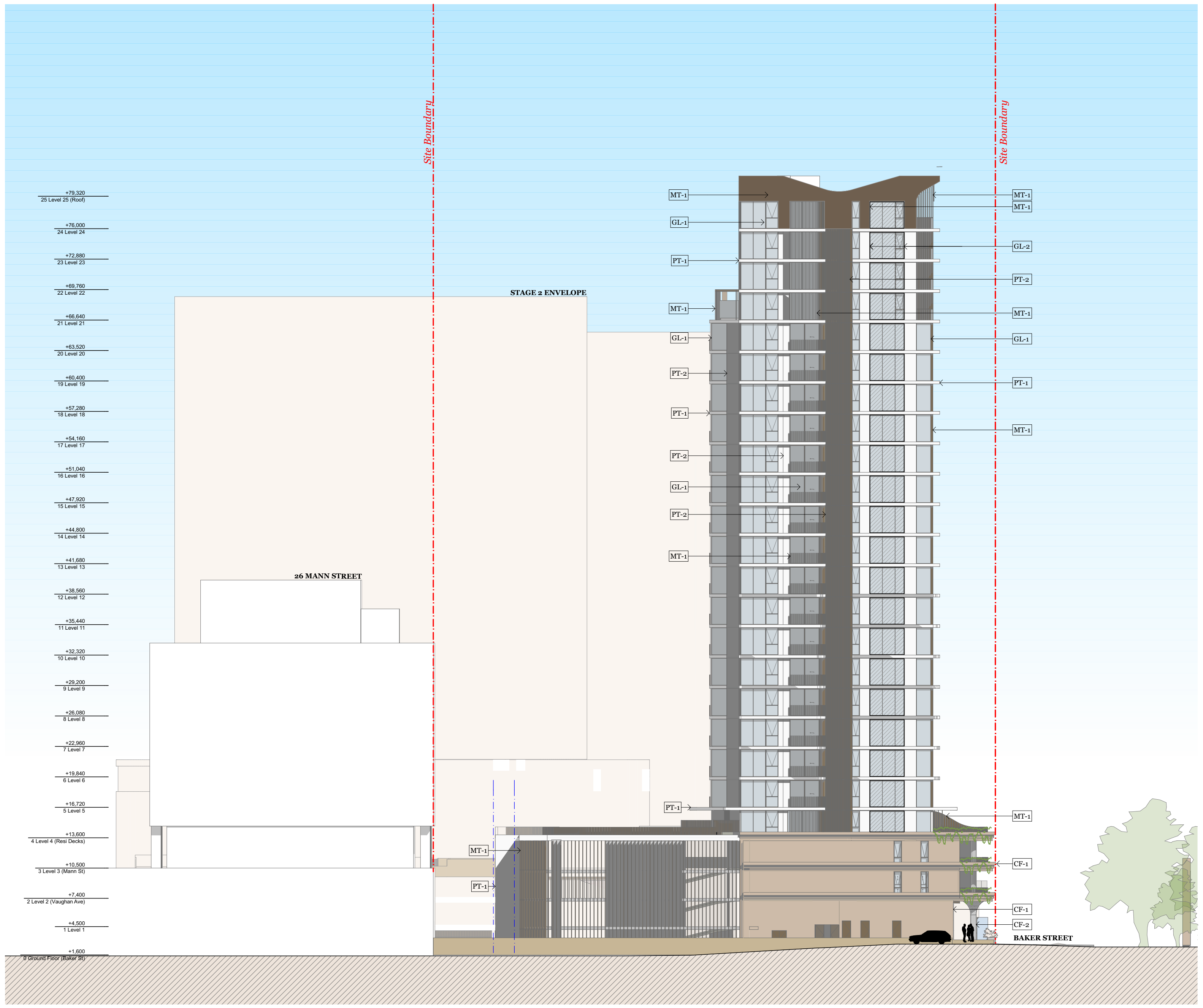

BAKER STREET
44,800
SITE BOUNDARY
ENVELOPE LINE
8,700
20,600
28,300
5,700
1,710
23,000
Balcony 13 m²
13:01 3B/2B 108 m²
Balcony 8 m²
13:02 1B/1B 58 m²
Fixed Louvre Windows
Balcony 10 m²
13:03 2B/2B 82 m²
Balcony 10 m²
13:04 2B/2B 90 m²
LIFT 01
LIFT 02
FS 01
FS 02
A/C
Balcony 10 m²
13:05 2B/2B 76 m²
Balcony 10 m²
13:07 2B/2B 87 m²
13:06 2B/2B 76 m²
Balcony 10 m²
Motorised Louvres

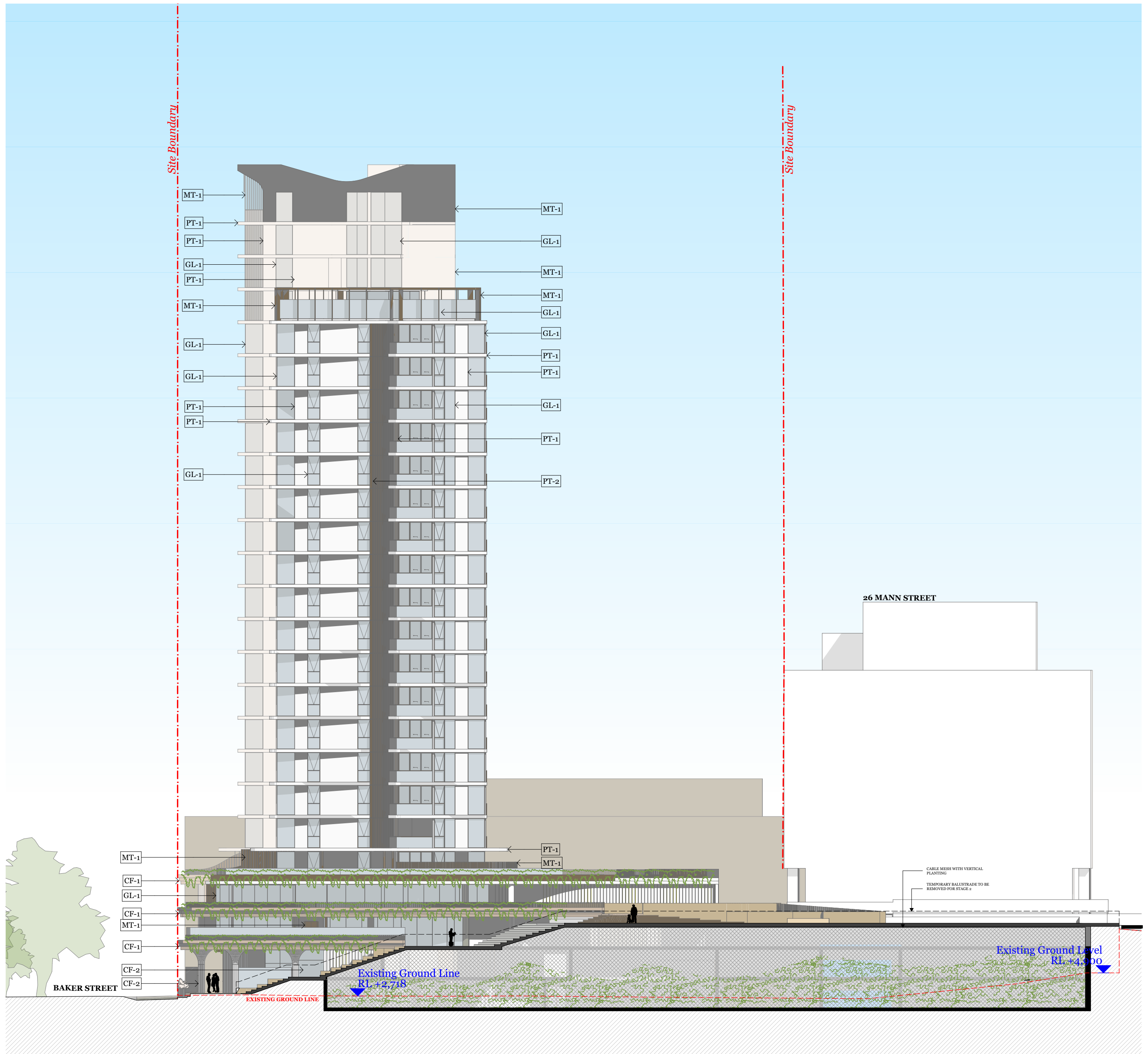

BAKER STREET
44,800
SITE BOUNDARY
SITE BOUNDARY
SITE BOUNDARY
SITE BOUNDARY
SITE BOUNDARY
8,700
20,600
28,300
5,700
20,600
23,000
1,710
ENVELOPE LINE
ROOF GARDEN
+66,830
COMMUNAL LOUNGE
+66,830
L21 Lobby
RL +66,640
LIFT 01
LIFT 02
FS 01
FS 02
A/C
GAS
COMMS
ELEC
CHUTE
H/W
FE
R
Balcony
13 m²
Balcony
14 m²
21:01
3B/2B
111 m²
21:02
3B/2B
145 m²

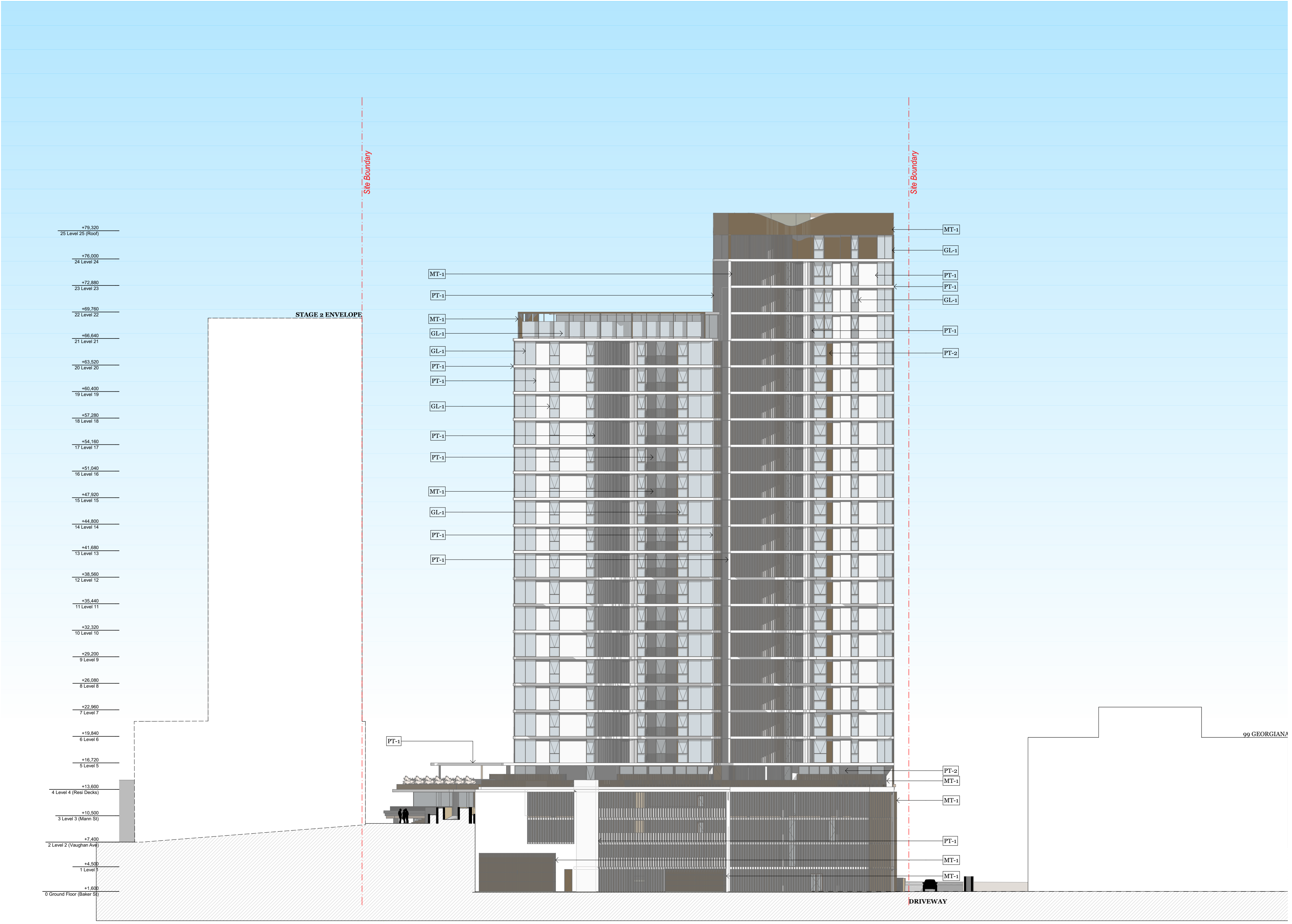

BAKER STREET
44,800
1,738
SITE BOUNDARY
8,700
20,600
28,300
5,700
23,000
1,710
ENVELOPE LINE
Balcony
13 m²
Balcony
14 m²
22.01
3B/2B
111 m²
22.02
3B/2B
146 m²
L22 Lobby
RL +69,760
LIFT 01
LIFT 02
FS 01
FS 02
A/C
Operable Louvres
+69,760
TOW

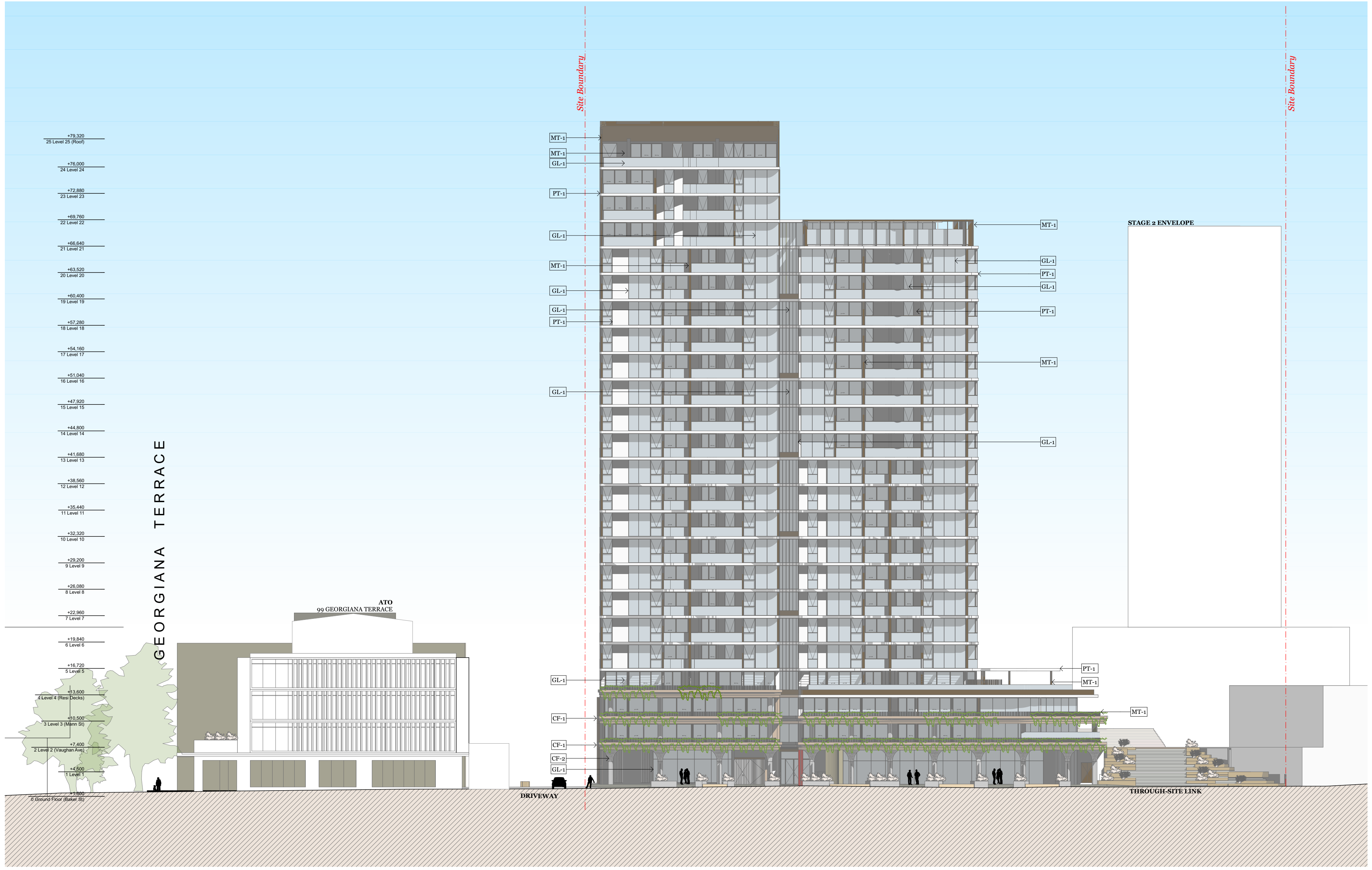

BAKER STREET
44,800
1,738
SITE BOUNDARY
8,700
20,600
28,300
5,700
1,710
23,000
ENVELOPE LINE
ROOF BELOW
Balcony
47 m²
RL +76,000
24:01
4B/3B
251 m²
L24 Lobby
RL +76,000
LIFT 01
LIFT 02
FS 01
FS 02
A/C


BAKER STREET
44,800
SITE BOUNDARY
TOW
+81,400
Roof
RL +79,320
PV PANELS
LIFT OVERRUN
+81,400
HOT WATER
PLANT
5000 x 3000
STAIR CORE
WASTE ROOM VENTILATION
STAIR PRESS
PLANT
20 m²
SP
STAIR PRESS
FANS
+79,320
8,700
20,600
28,300
5,700
1,710
23,000

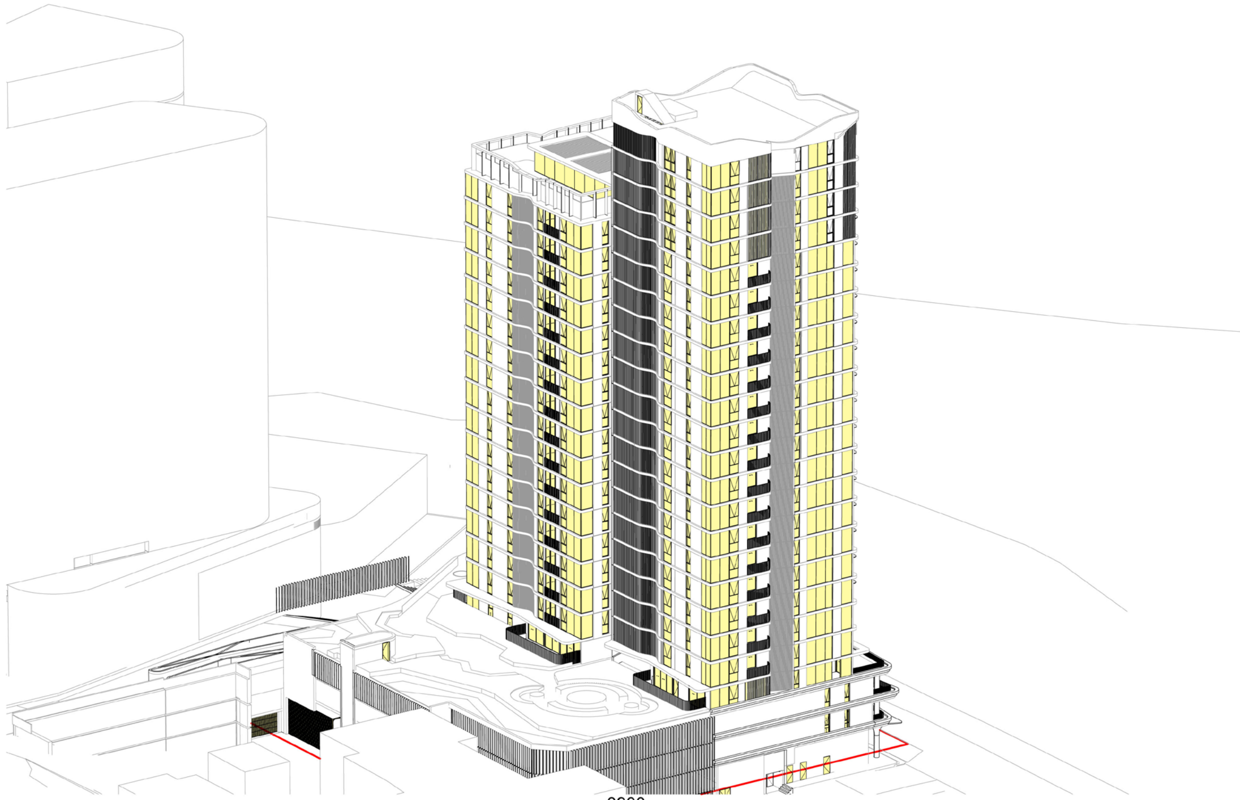

Site Boundary
Site Boundary
STAGE 2 ENVELOPE
26 MANN STREET
BAKER STREET


Site Boundary
Site Boundary
26 MANN STREET
BAKER STREET
Existing Ground Line
Existing Ground Level

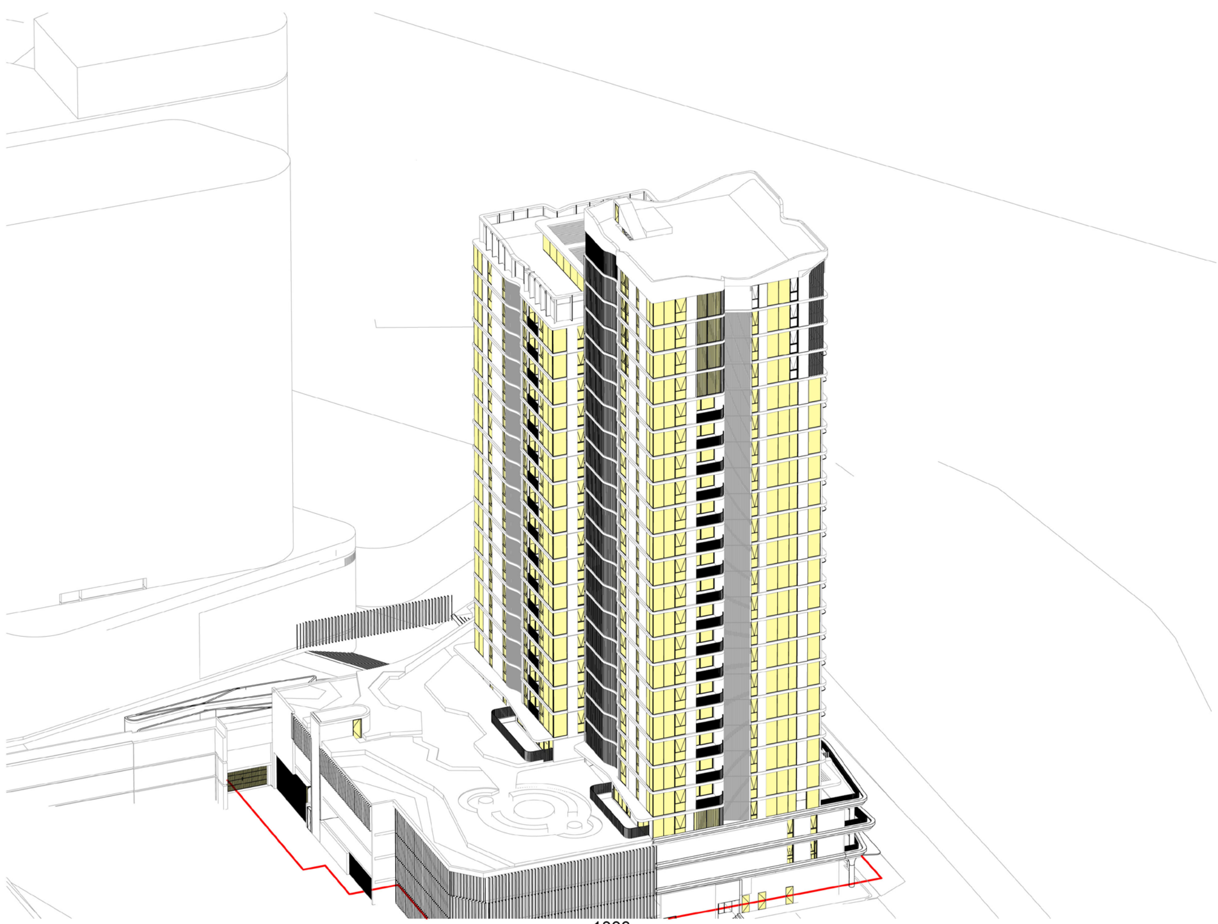

Site Boundary
Site Boundary
STAGE 2 ENVELOPE
DRIVEWAY
99 GEORGIANA


Site Boundary
Site Boundary
GEORGIANA TERRACE
ATO
99 GEORGIANA TERRACE
STAGE 2 ENVELOPE
DRIVEWAY
THROUGH-SITE LINK
MT-1
GL-1
PT-1
CF-1
CF-2

0800

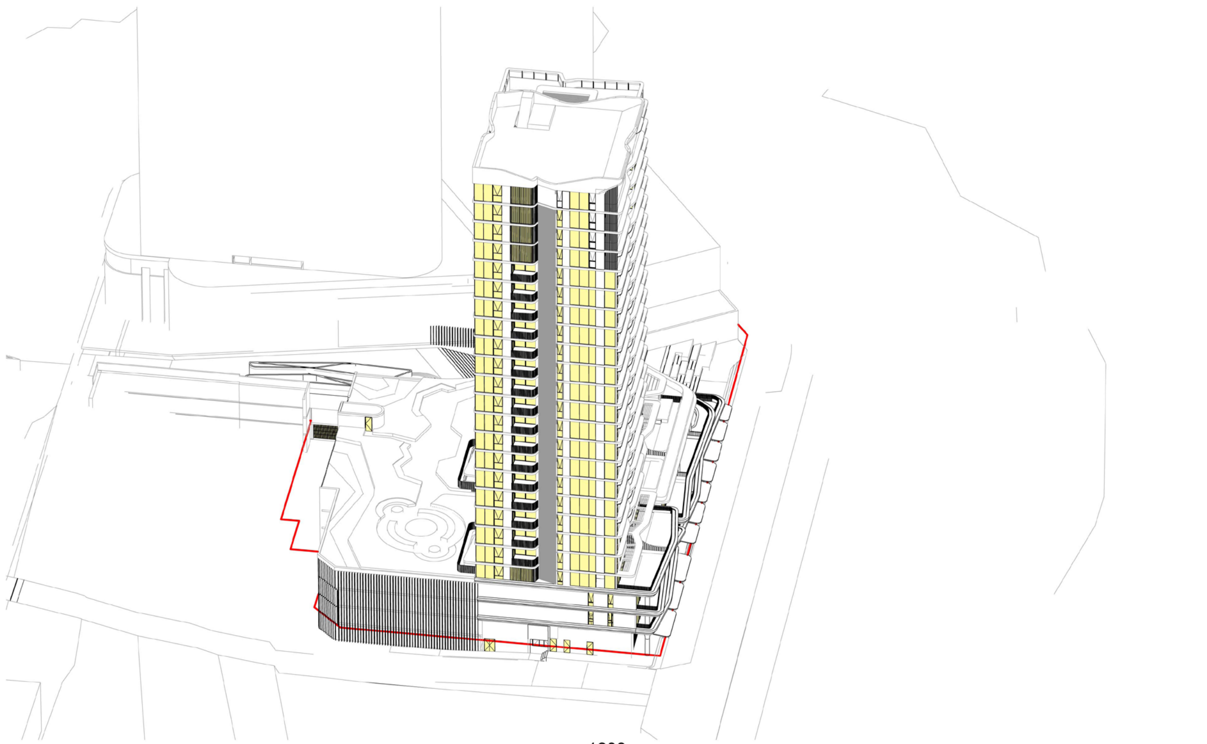


0900



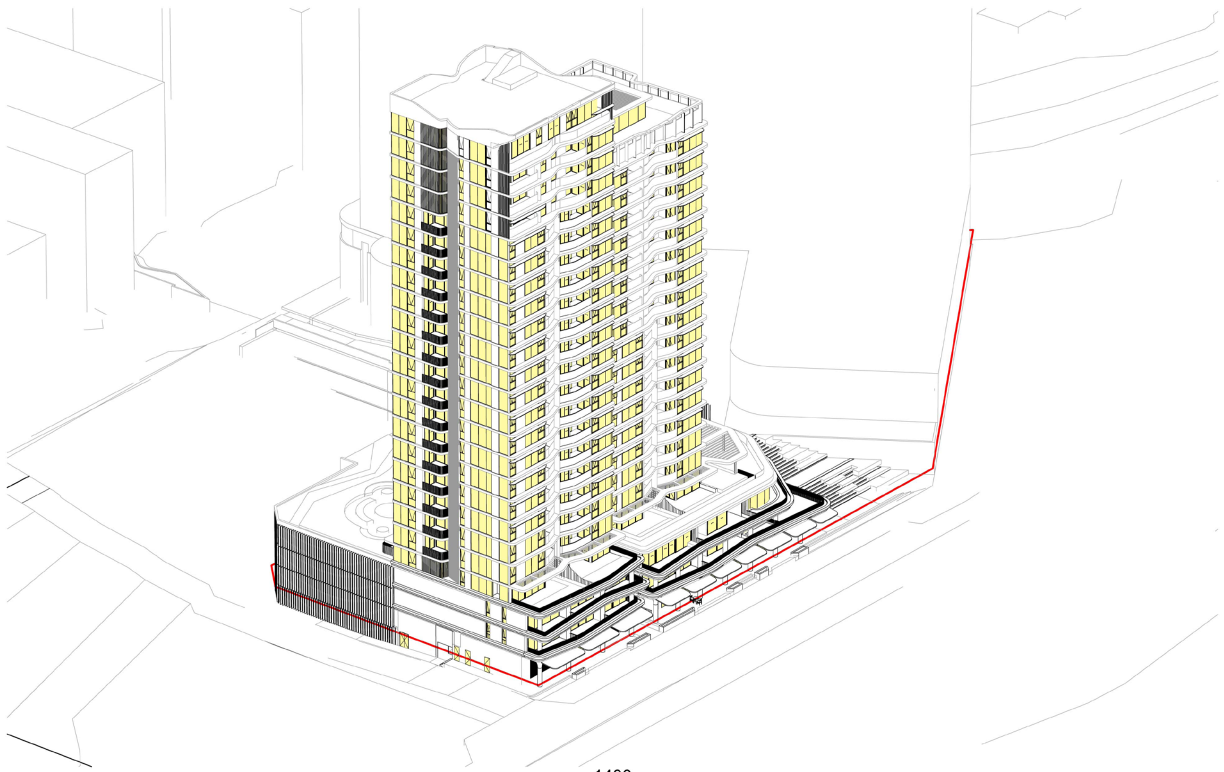
1000

1100

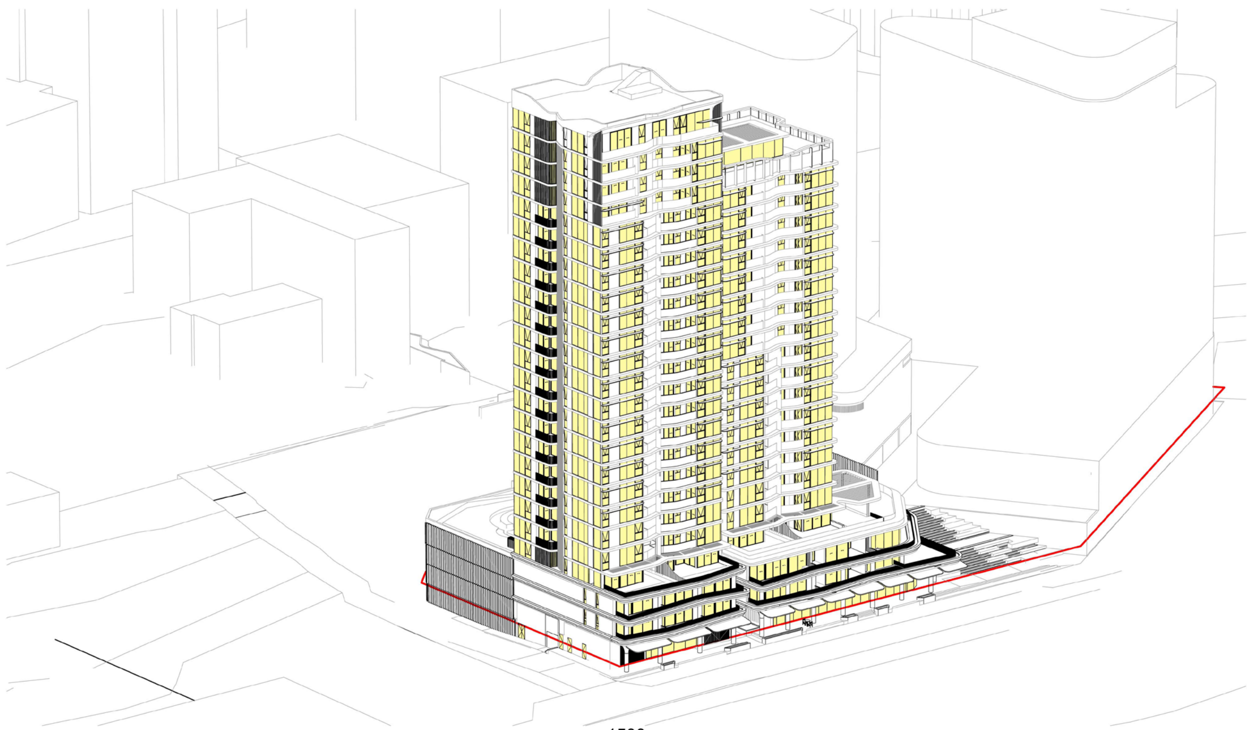


1200

1300



1400



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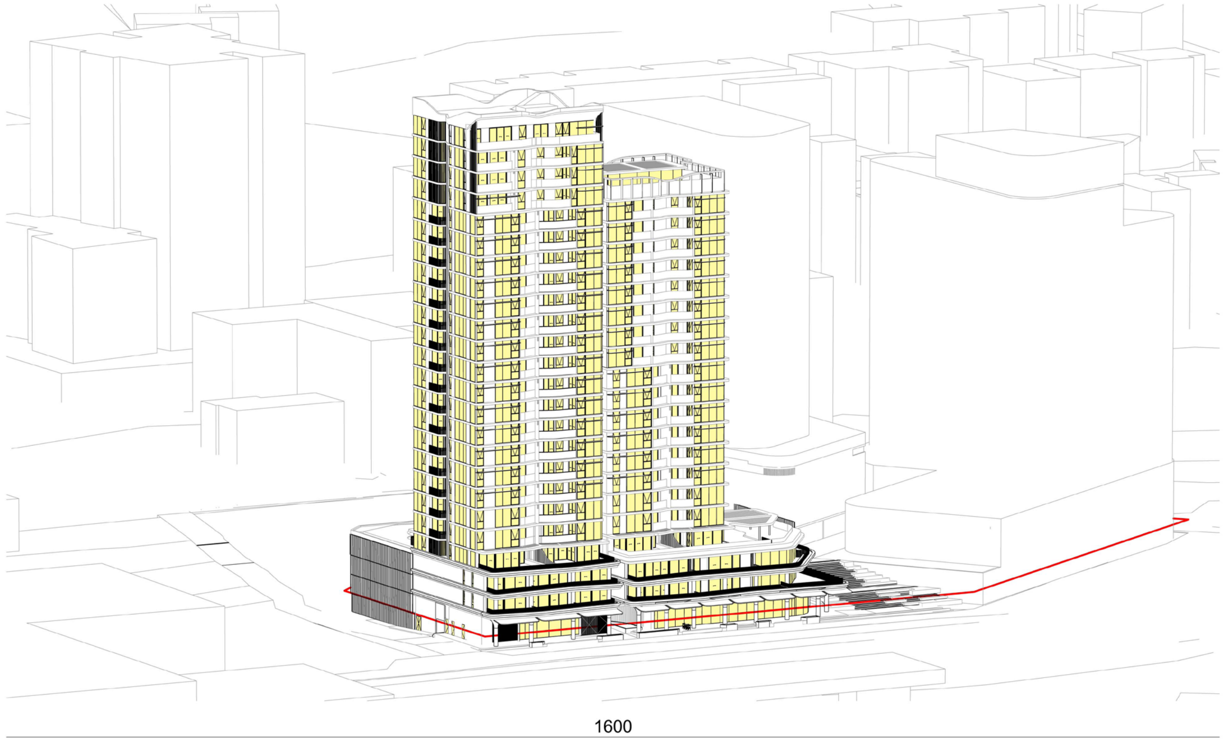
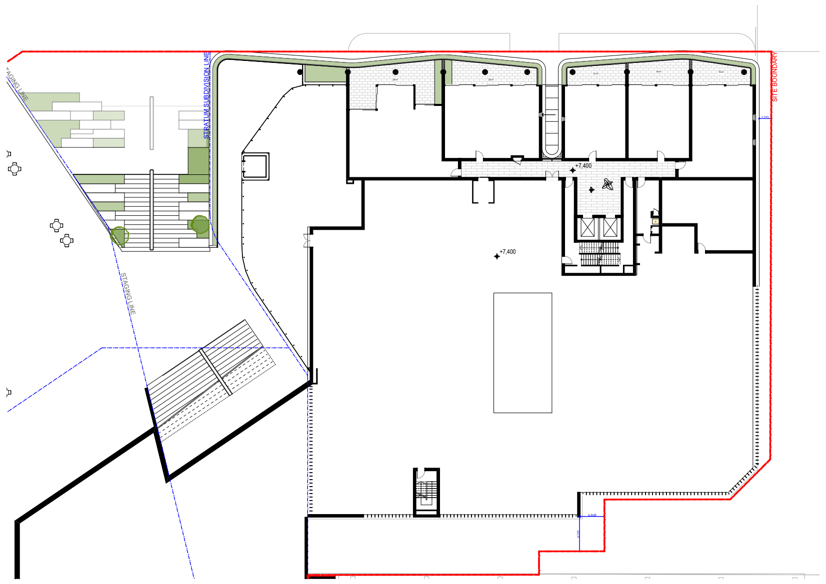
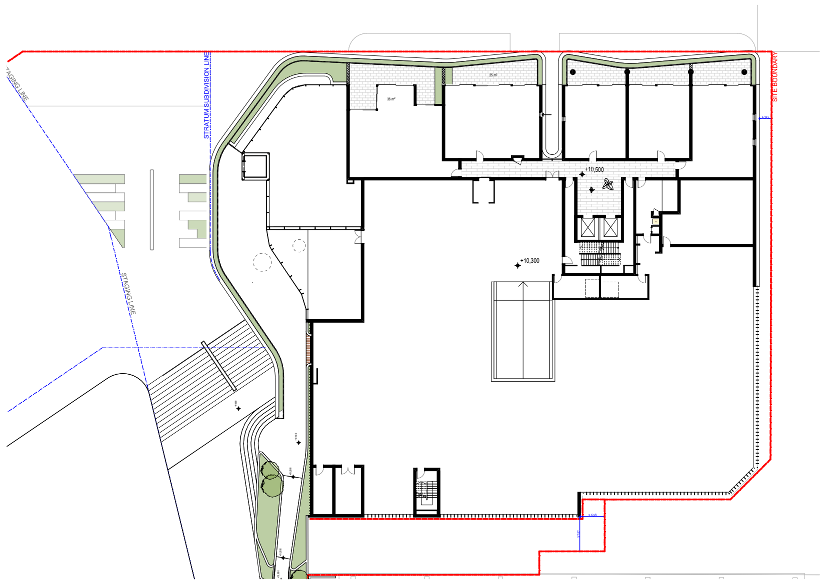

1600



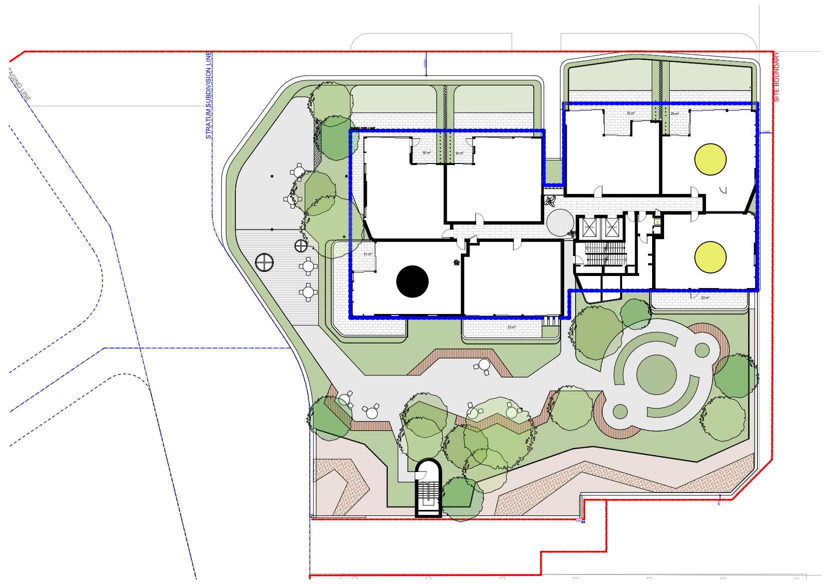
Level 2

Solar units: 0/5
Non-solar units: 0/5



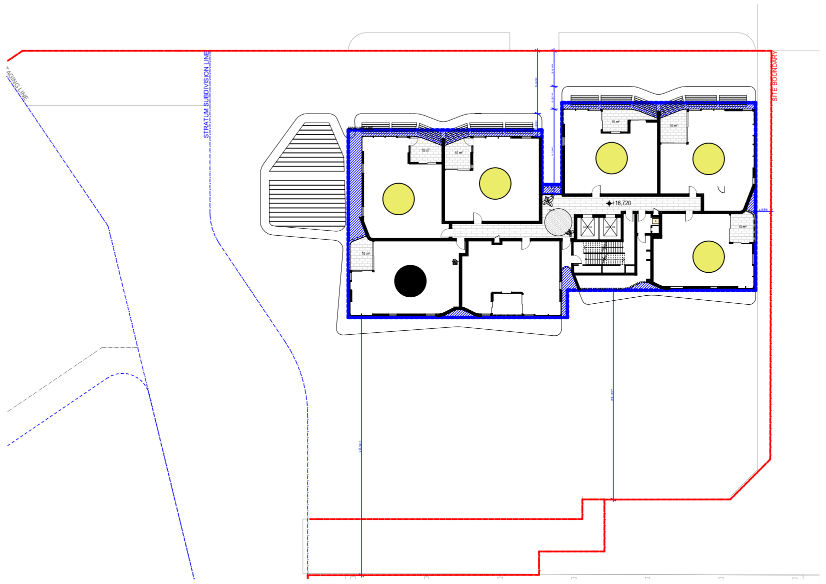
Level 3

Solar units: 0/5
Non-solar units: 0/5



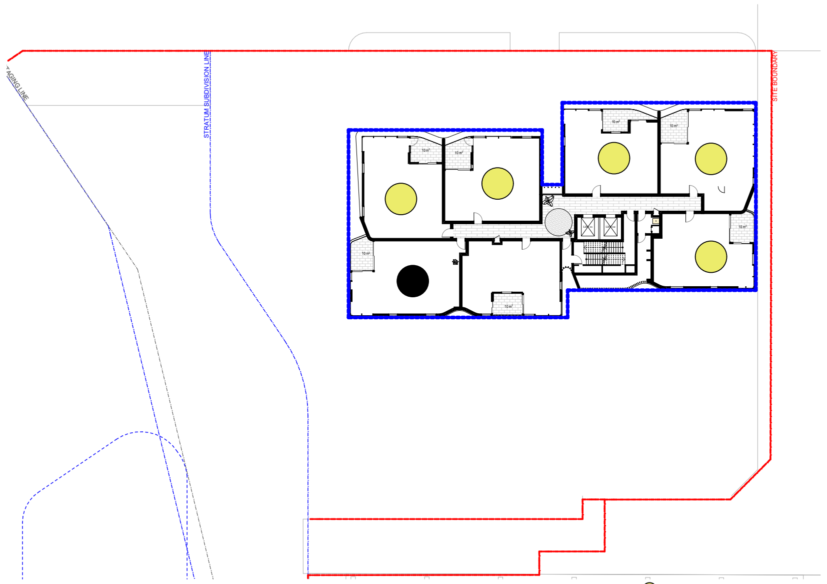
Level 4

Solar units: 2/7
Non-solar units: 1/7



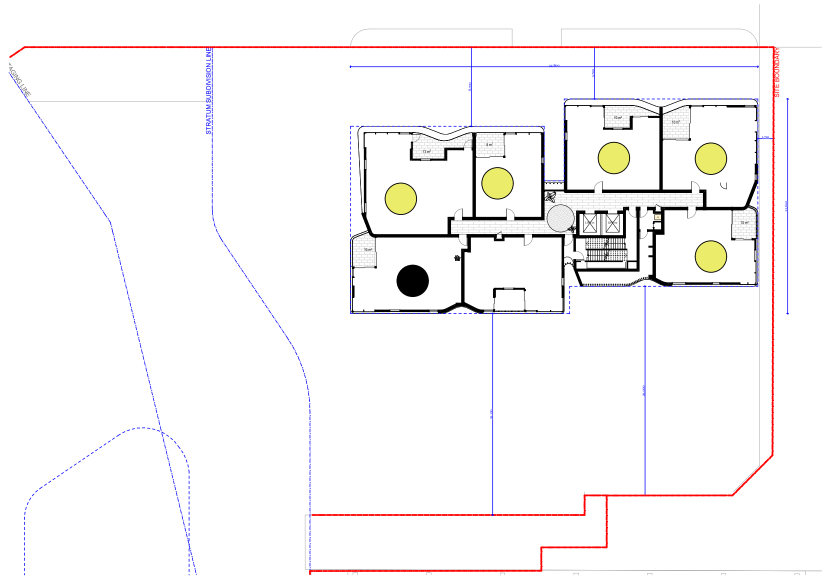
Level 5 - 8
4 Typical Levels

Solar units: 5/7 (20/28)
Non-solar units: 1/7 (4/28)



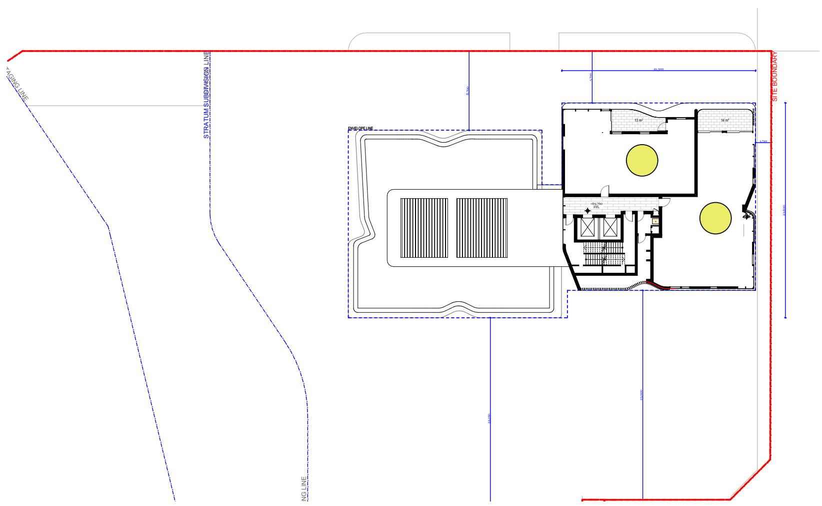
Level 9 - 12
4 Typical Levels

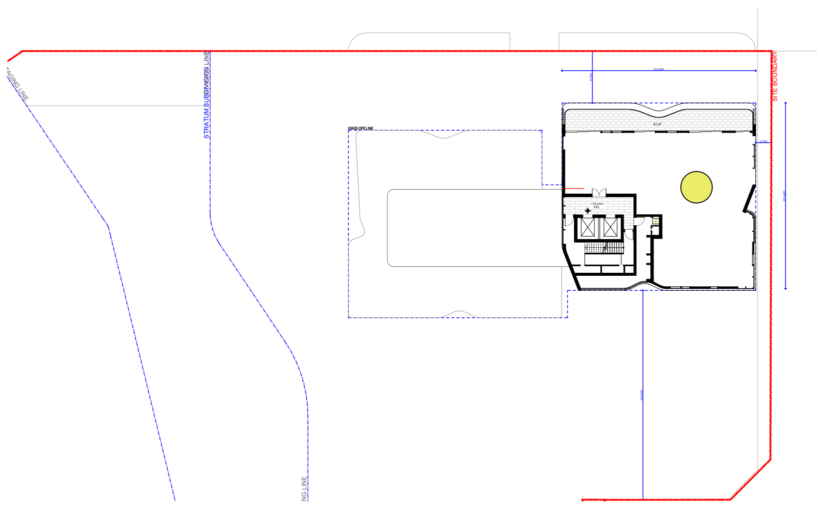
Solar units: 5/7 (20/28)
Non-solar units: 1/7 (4/28)



Level 13 - 20
8 Typical Levels

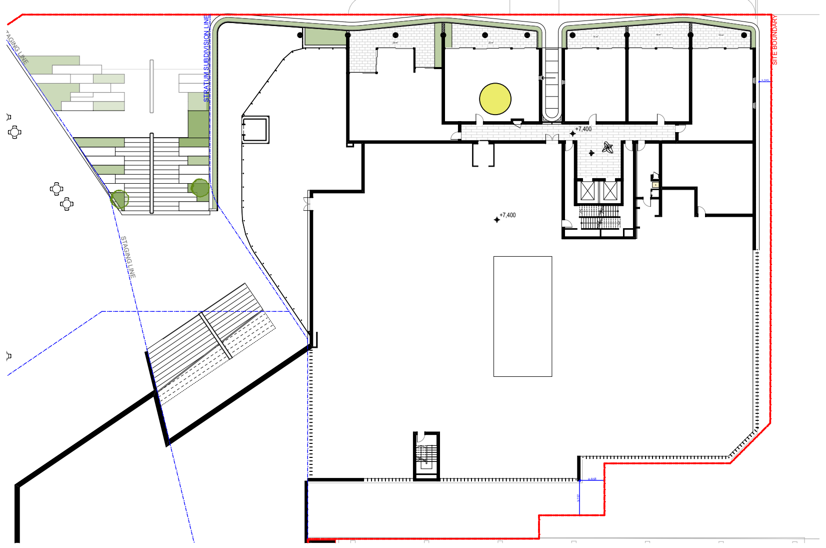
Solar units: 5/7 (40/56)
Non-solar units: 1/7 (8/56)





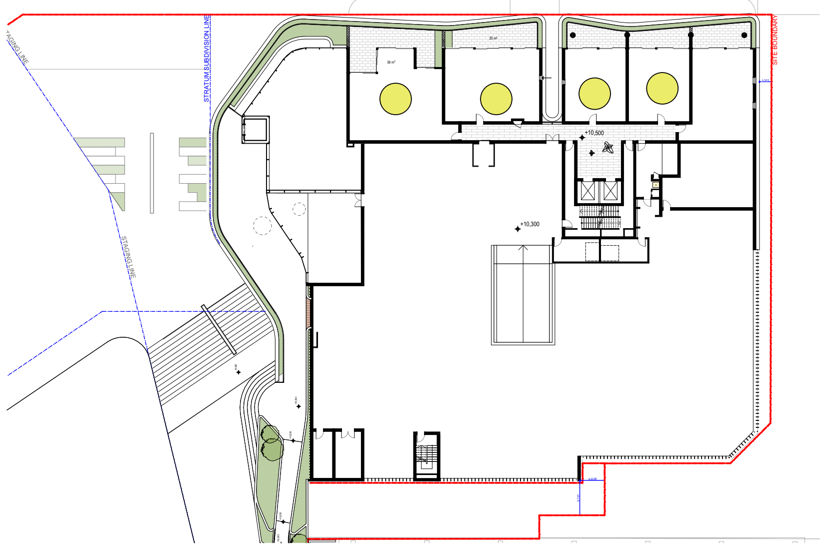
Solar Calculation (3hr 9 am - 3 pm)

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



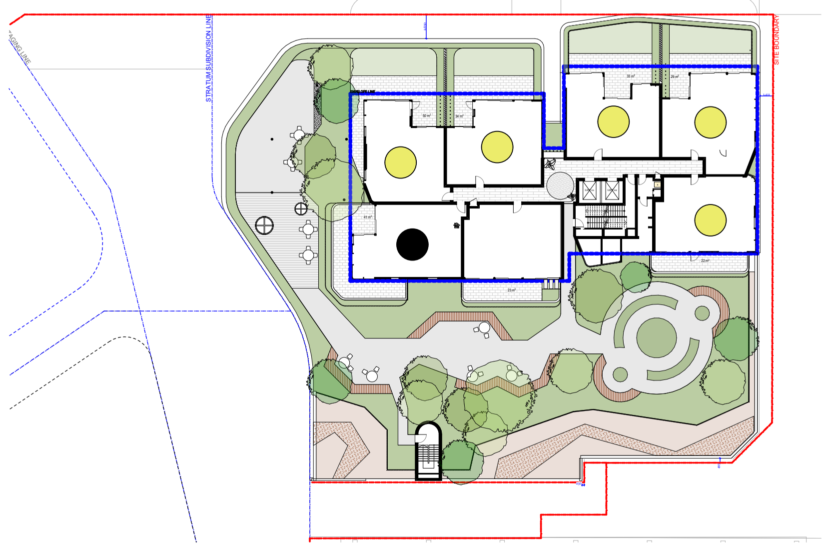
Level 2

1/5
0/5



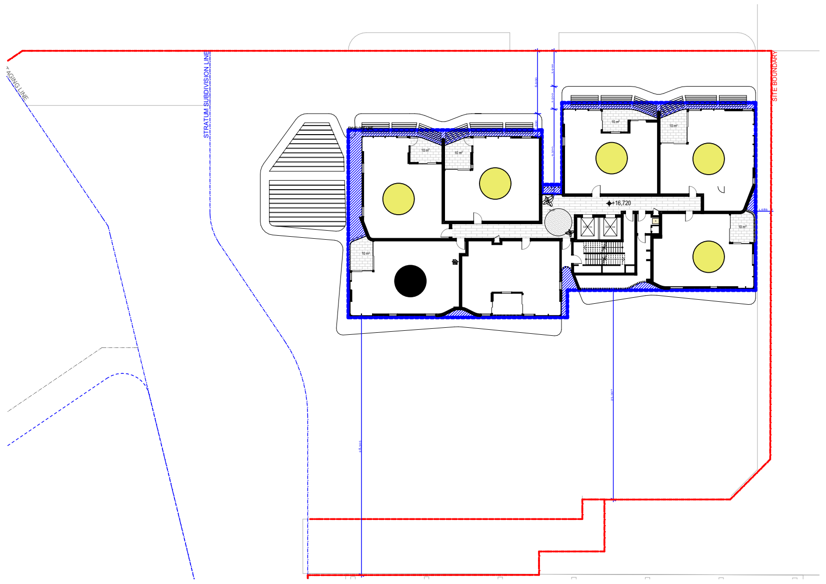
Level 3

4/5
0/5



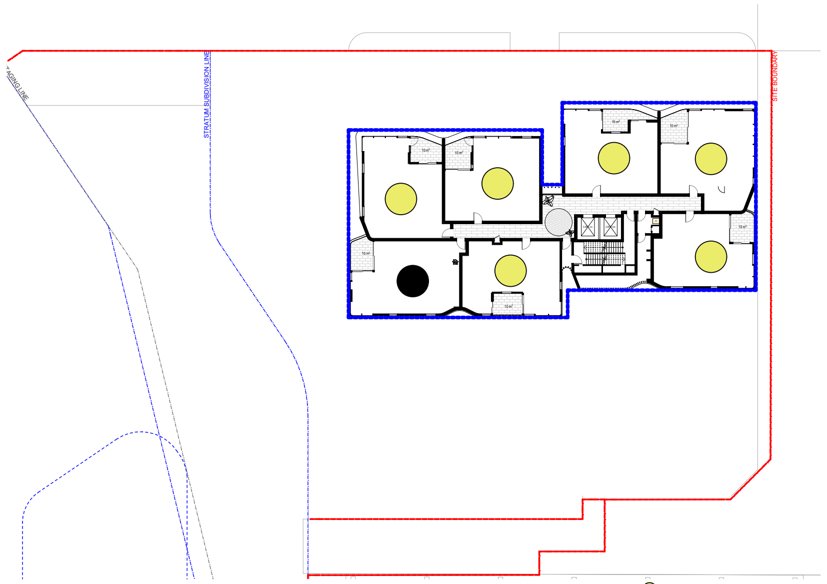
Level 4

5/7
1/7



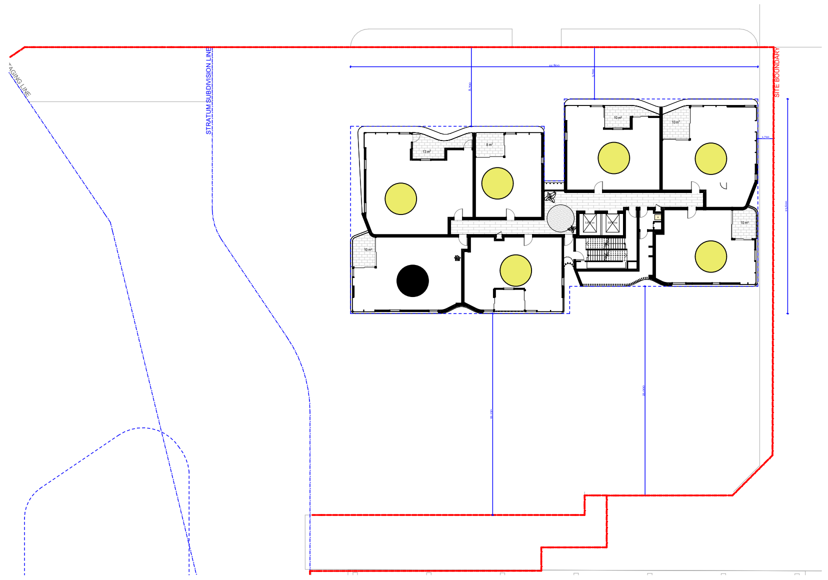
Level 5 - 8
4 Typical Levels

5/7 (20/28)
1/7 (4/28)



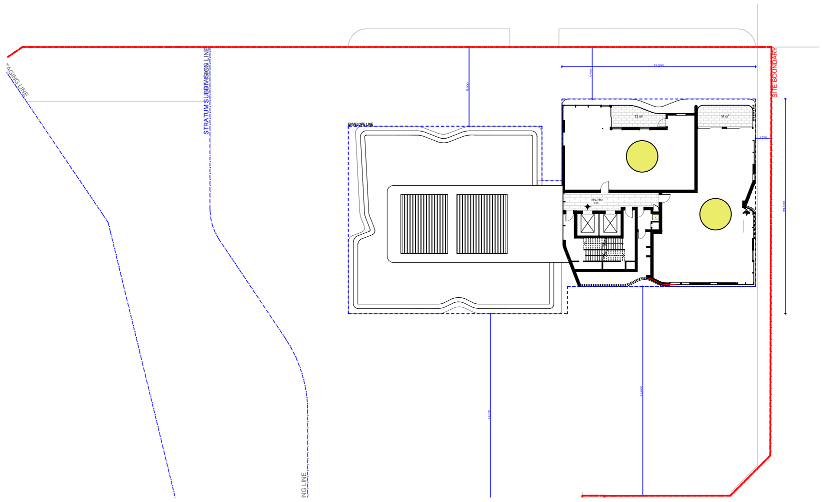
Level 9 - 12
4 Typical Levels

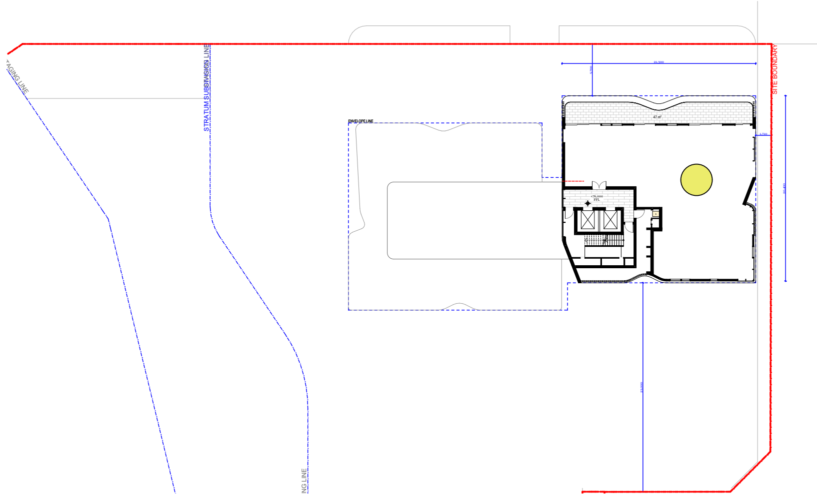
6/7 (24/28)
1/7 (4/28)



Level 13 - 20
8 Typical Levels

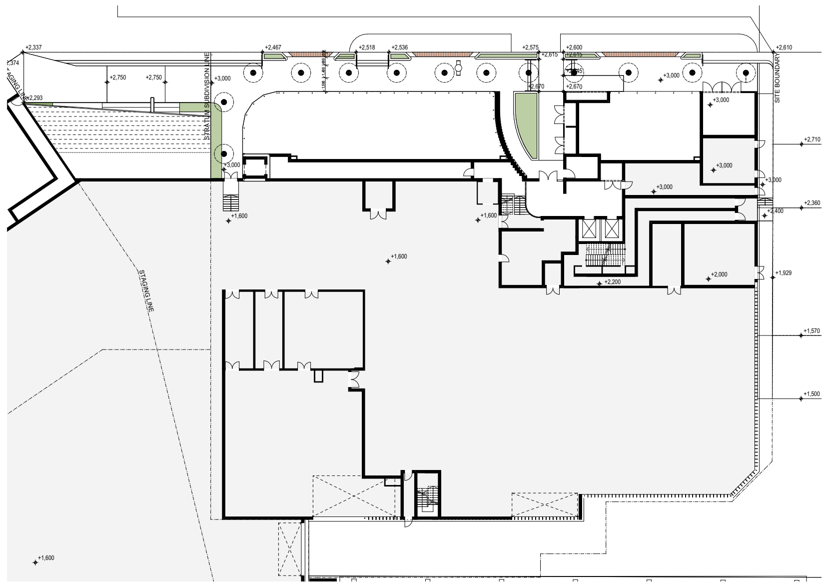
6/7 (48/56)
1/7 (8/56)



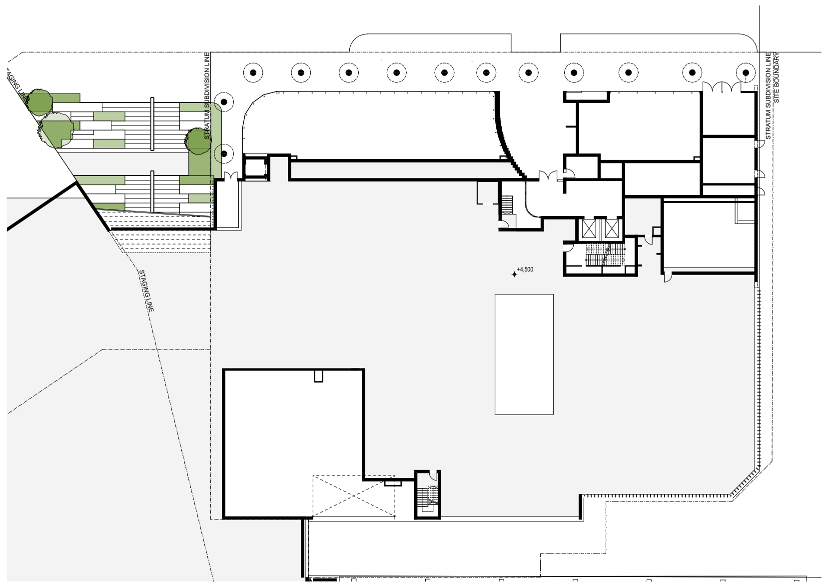


Solar Calculation (3hr 8 am - 4 pm)

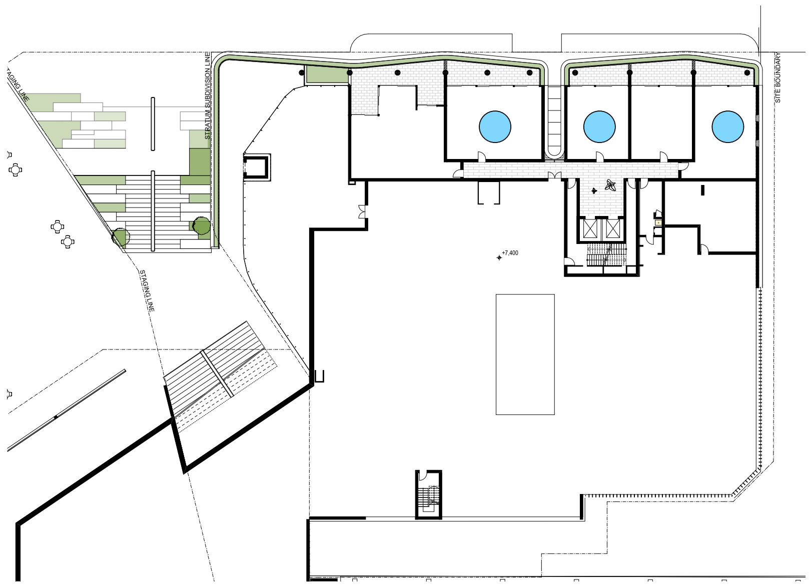
Total Unit Number	:	136
Solar units	:	109/136 (80%)
Non - Solar units (No solar access to private open space only)	:	17/136 (12%)



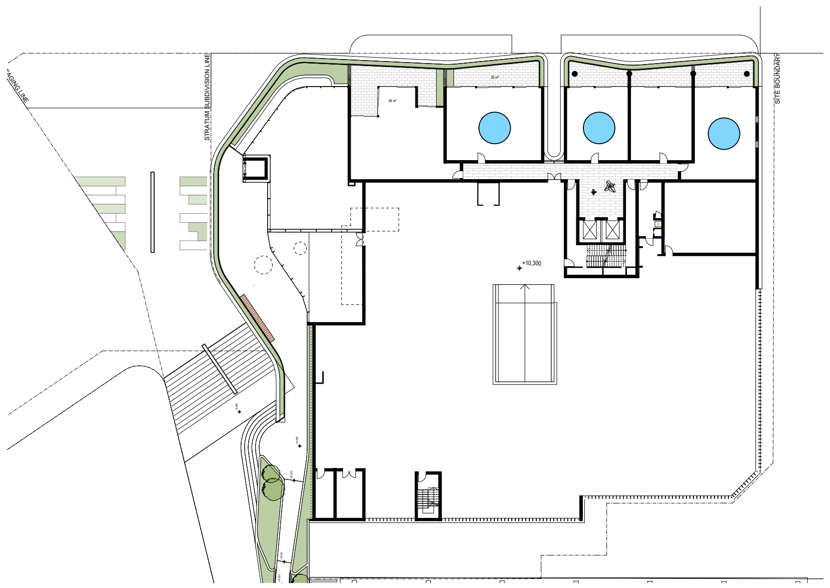
Ground Floor 0



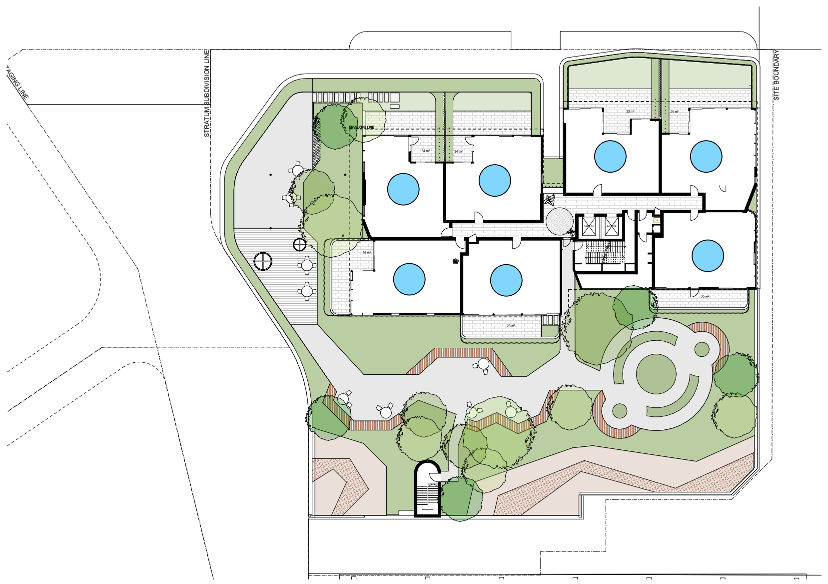
Level 1 0



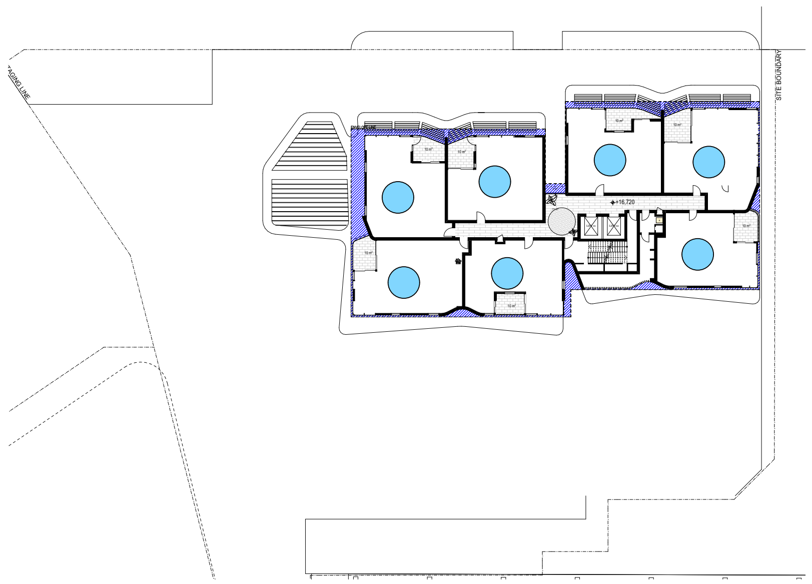
Level 2 1/5



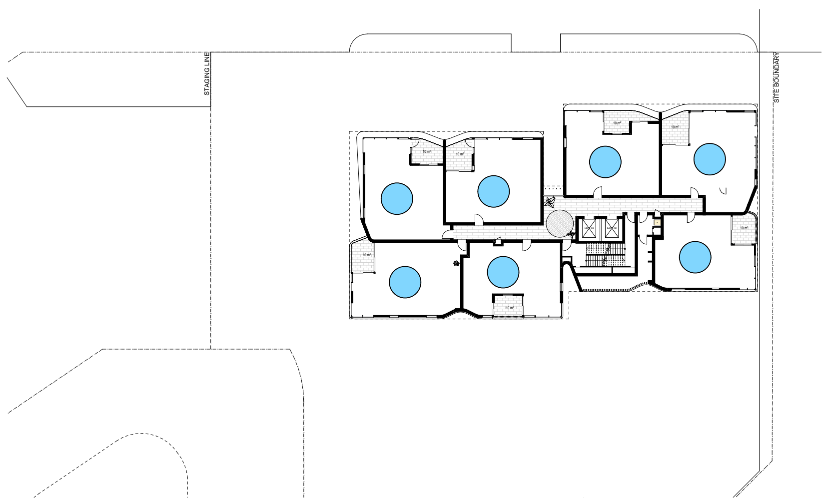
Level 3 1/5



Level 4 7/7



Level 5 7/7



Cross Ventilation Calculation

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

32 Mann Street Gosford
Development Summary

Site Area (Stage 1):	3010	sqm
Max GFA (FSR 3.5:1)		: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

Summary of DAP #1

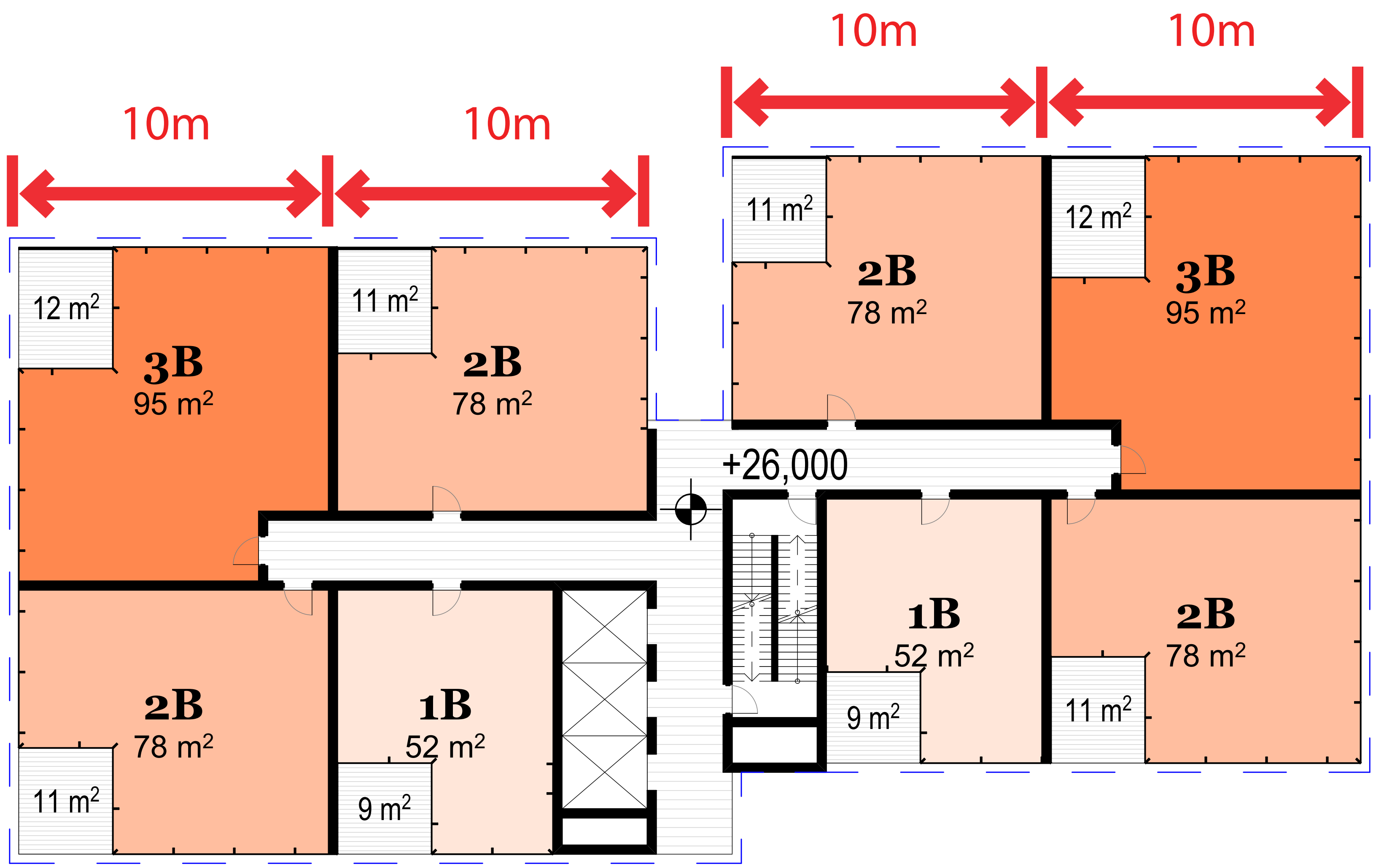
- Design Excellence Competition is not required for 'Stage 1'

- Testing of alternate options:

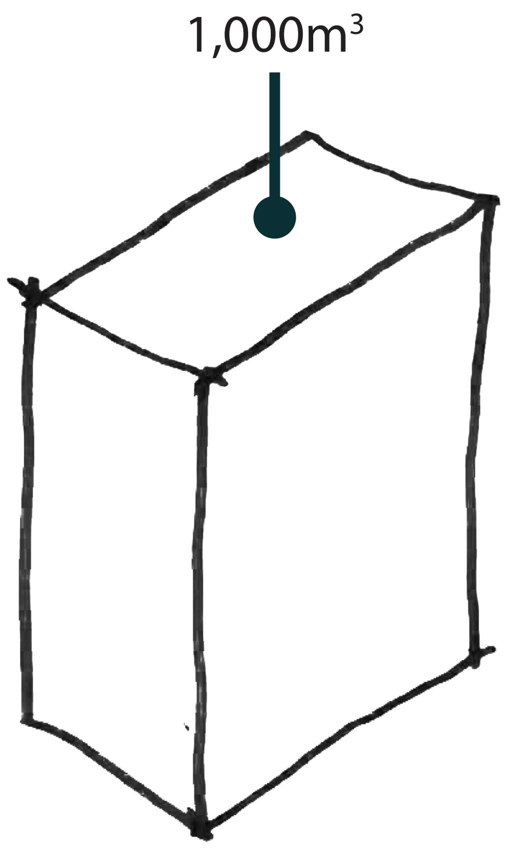
  1 Massing articulation
  2 Program distribution
  3 Apartment planning
  4 Arrangement of core

- Include the through-site link in 'Stage 1'

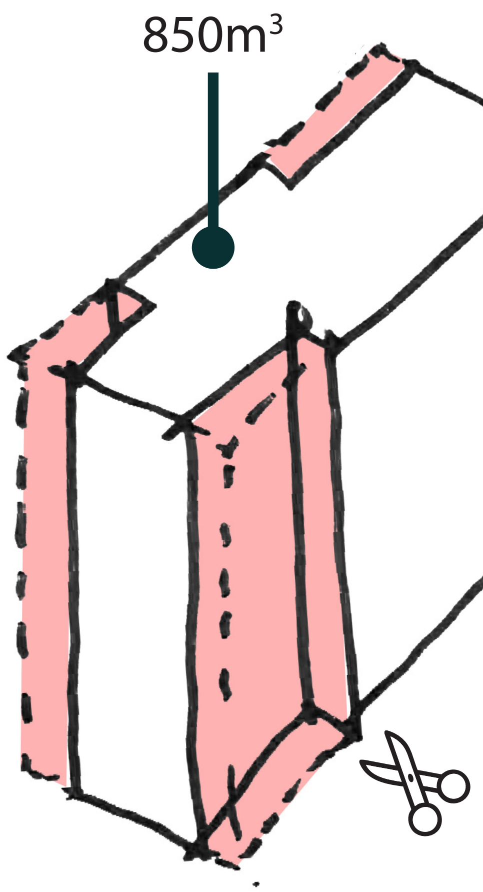
TOWER ENVELOPE FOOTPRINT : BASED ON 10m APARTMENT FRONTAGES



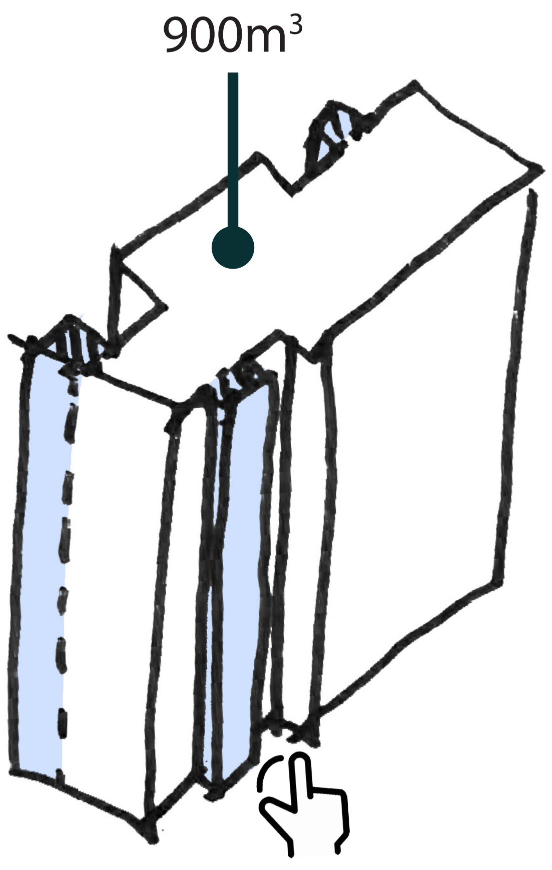
ENVELOPE VOLUMETRIC CONDITION



1. BUILDING ENVELOPE



2. 85% VOLUMETRIC FILL



3. 5% ARTICULATION ZONE

Approved Volumetric Fill:

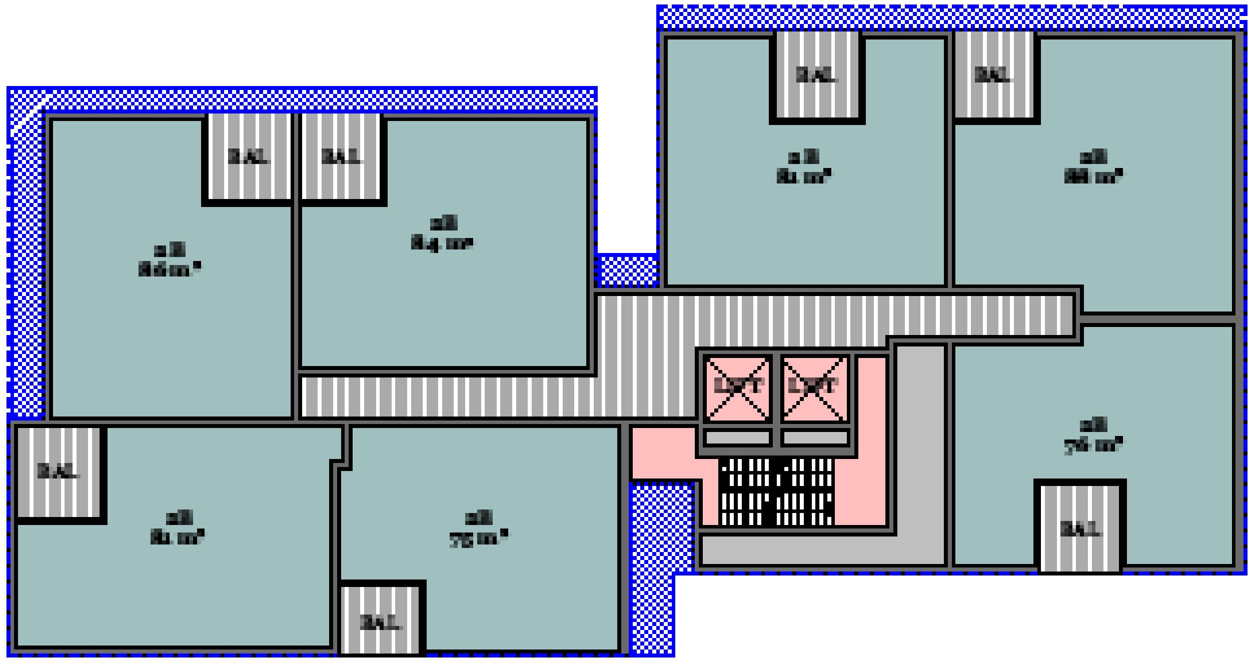
Northern Tower:	95%
Southern Tower:	97%
Eastern Tower:	98%

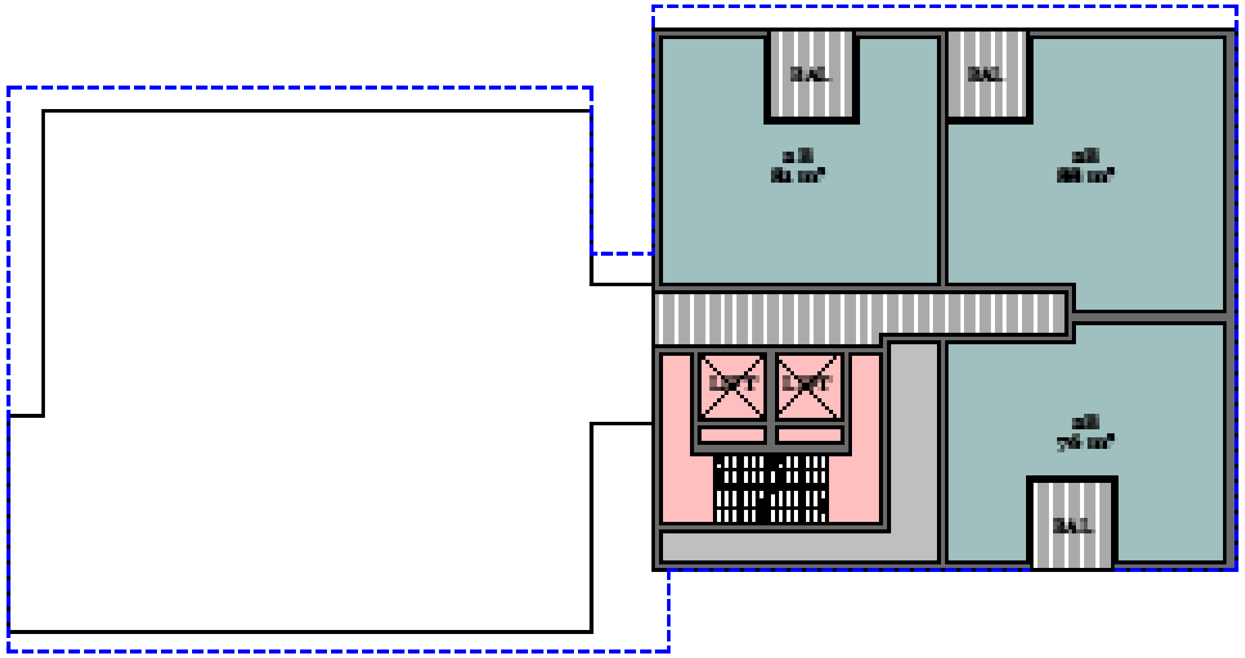
Approval Condition:

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.

Proposed Volumetric Fill:

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





Pros:
-Efficient core with 2 lifts and
2 firestairs

-Efficient apartment planning
with complied travel distance

Summary of DRP #1

- The preferred design/massing/core arrangement option within the approved building envelope is generally supported.

- Building facade (podium)

  -Responding to the future character of Gosford
  -Respecting the unique heritage character / streetscape of the city centre
  -Flooding/sea level rise design response

- Building facade (tower)

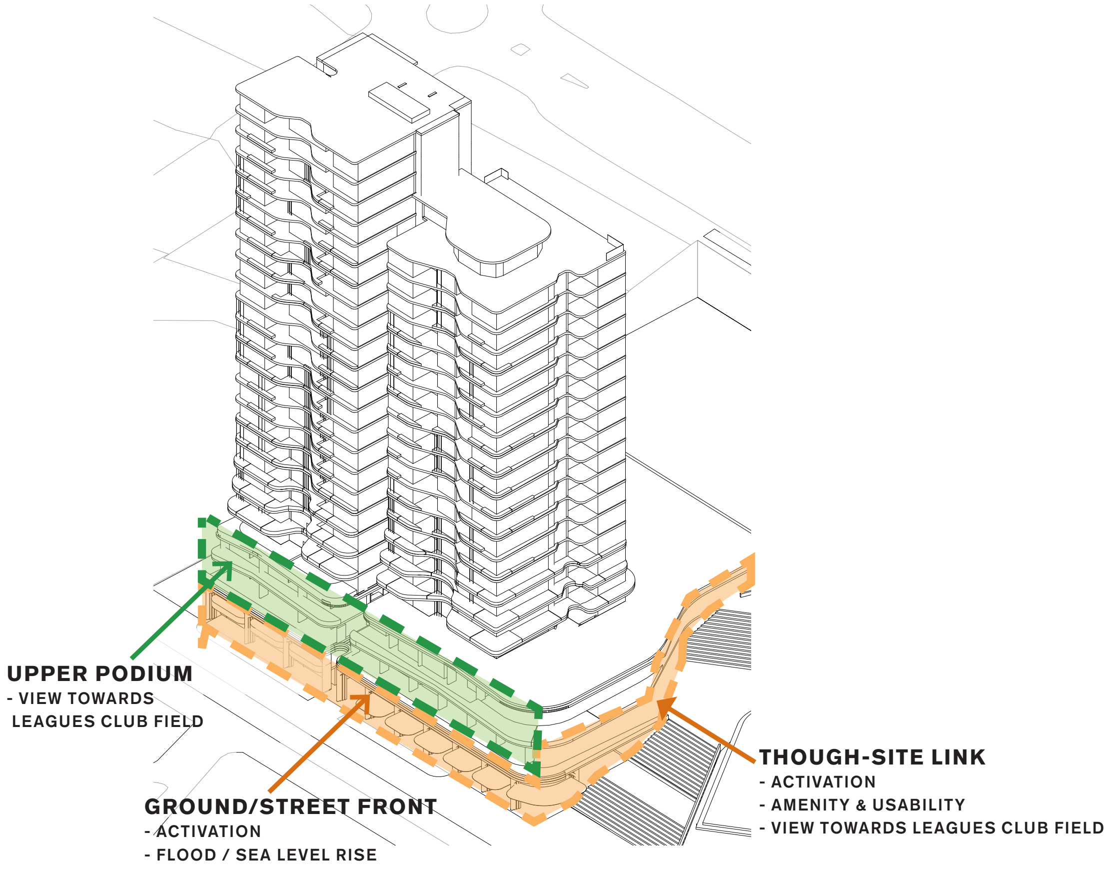
  -Tower massing articulation
  -Organic edge
  -ADG design response
  -North and east facing apartment layouts

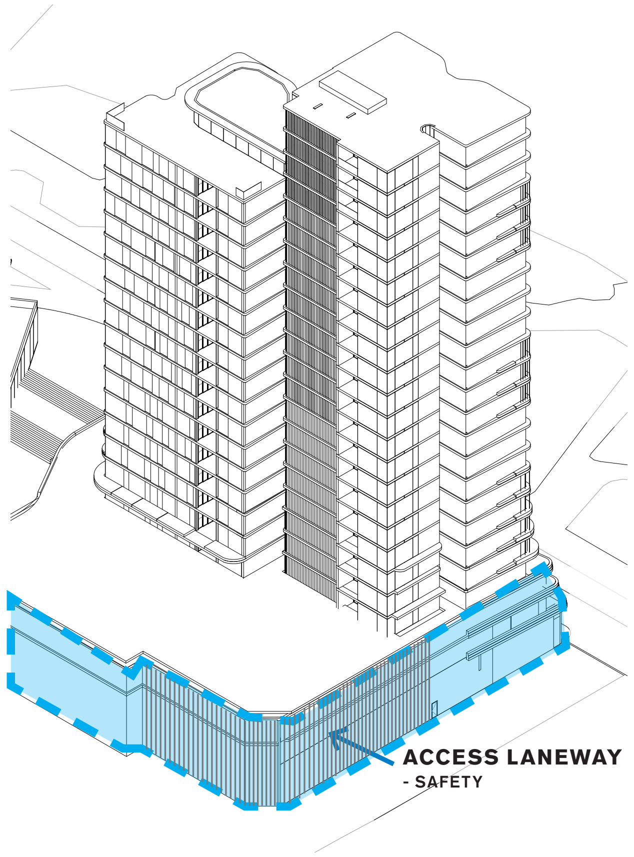
- Through-site link and public realm

- Landscape design

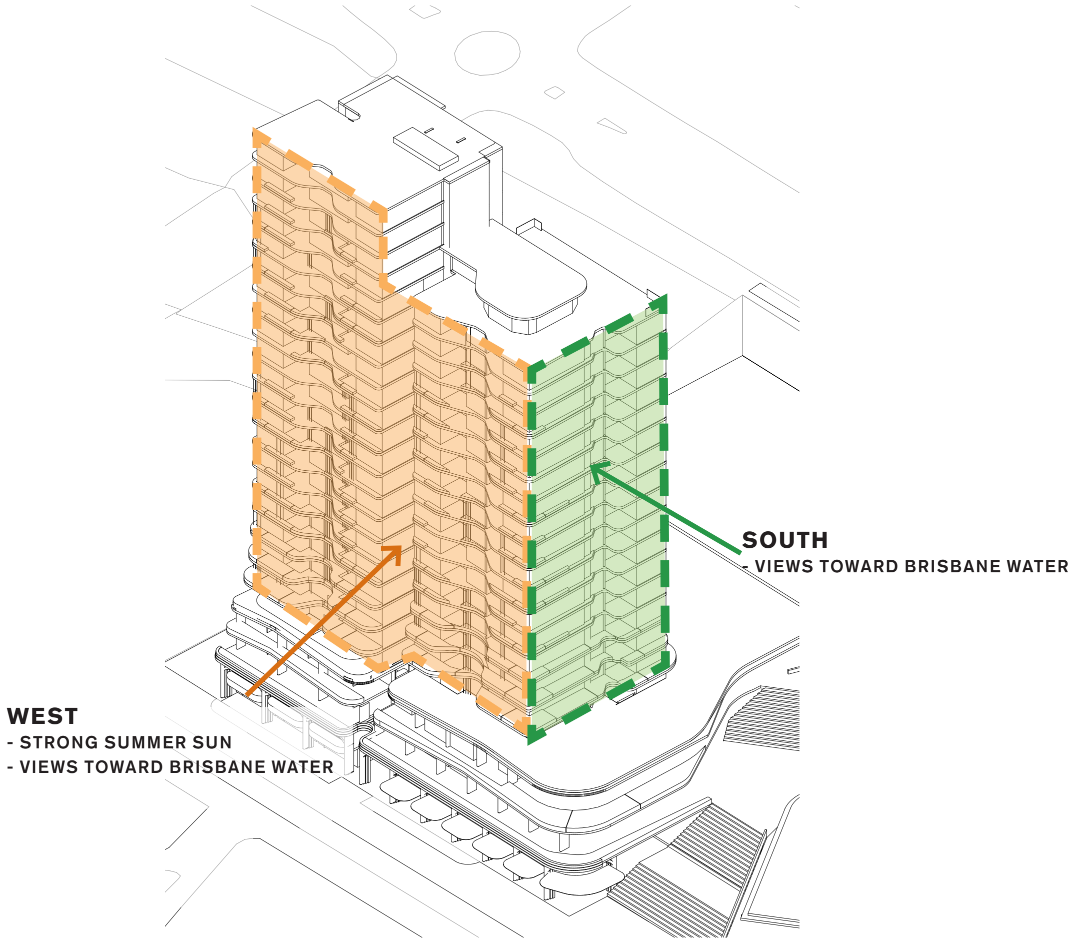
  -Details of species selection and application

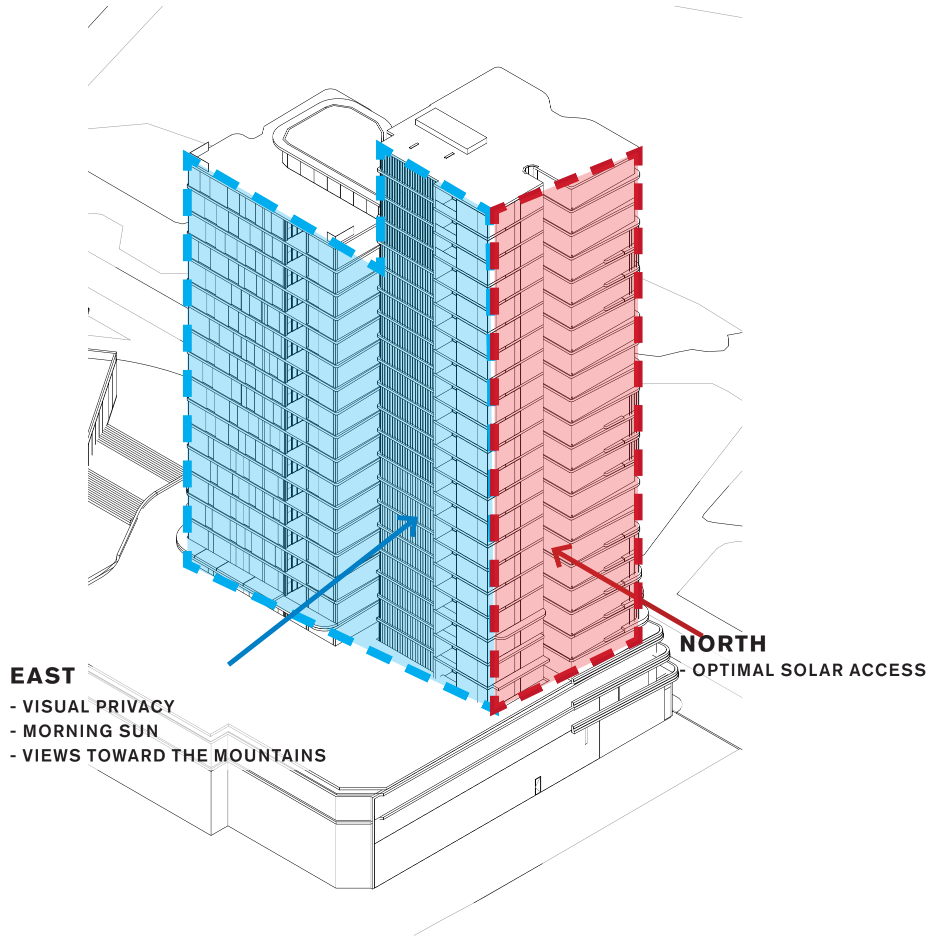
PODIUM

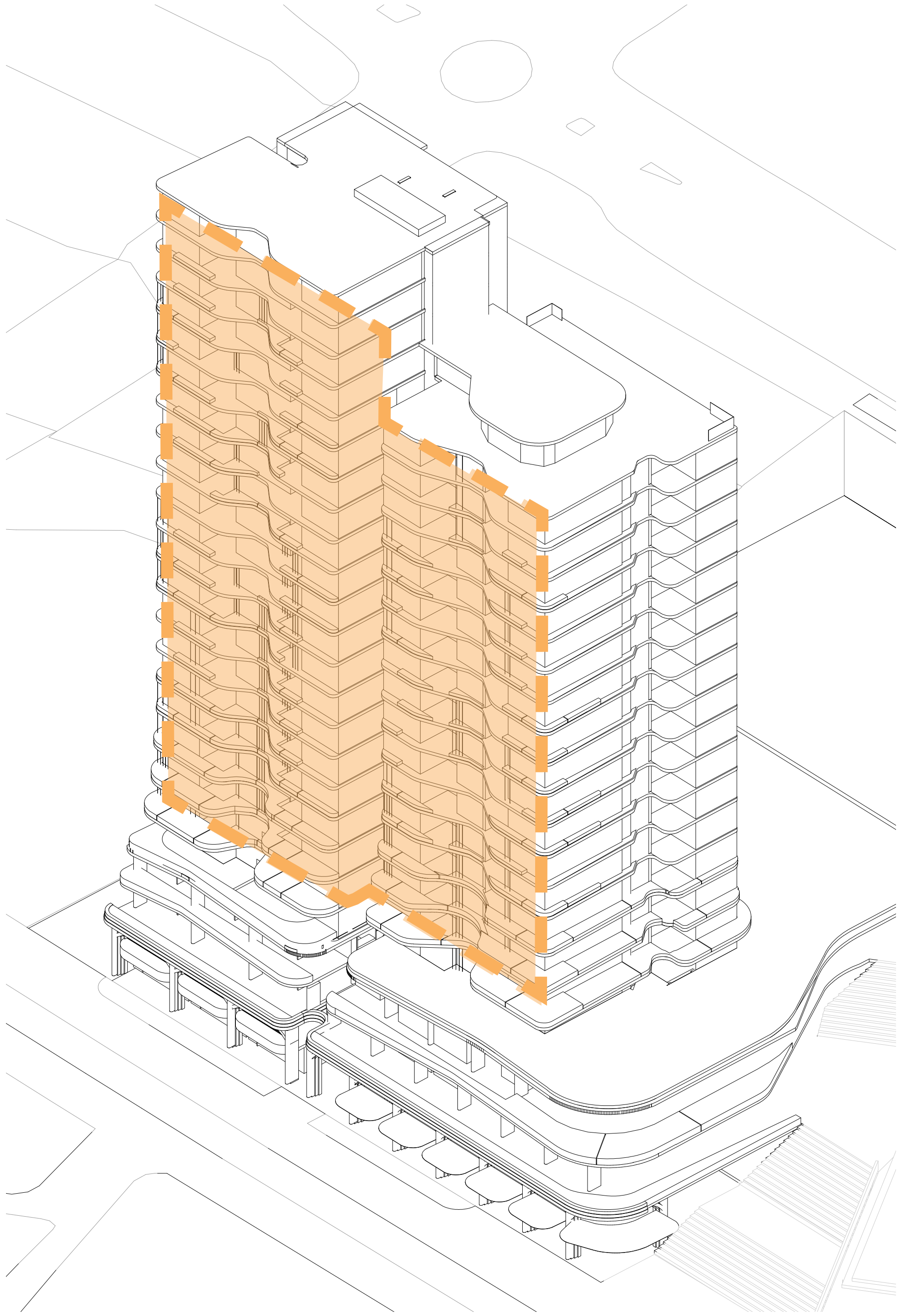


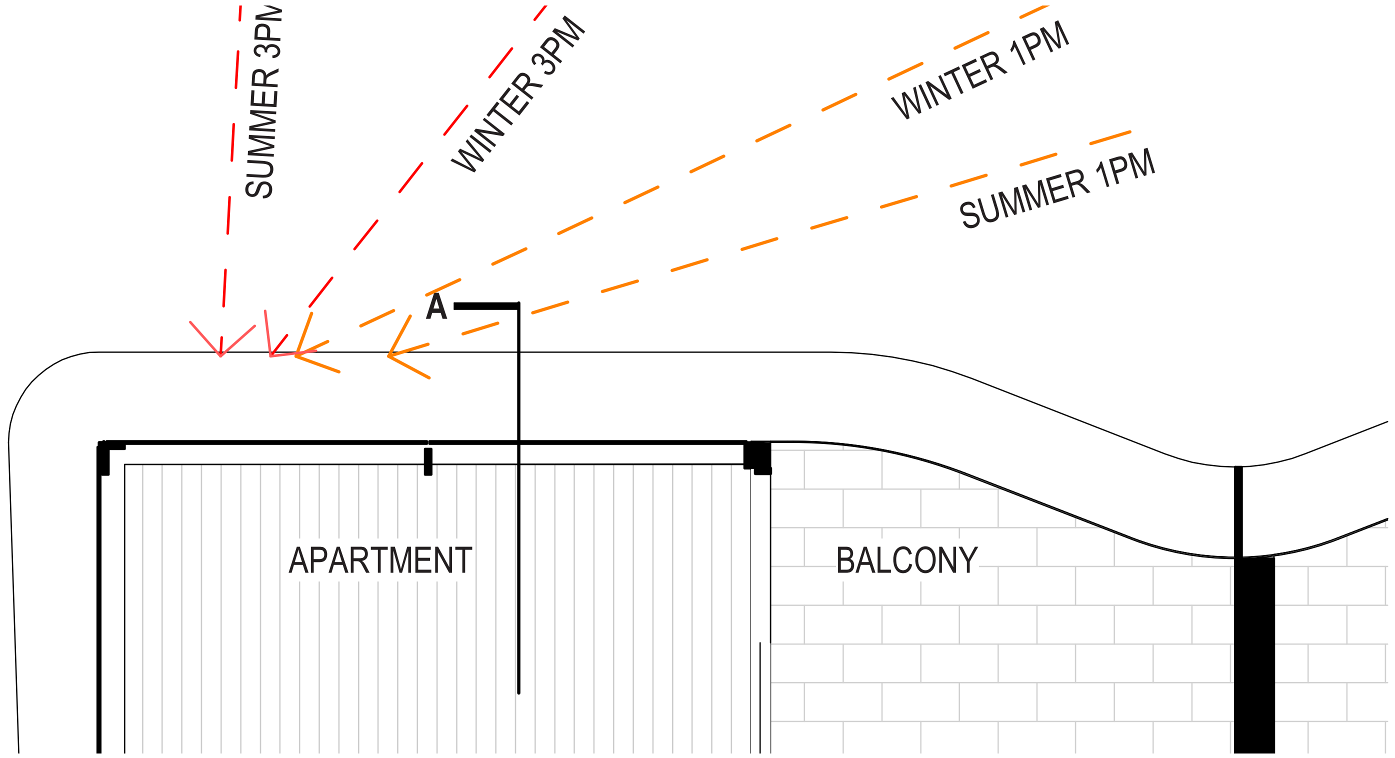


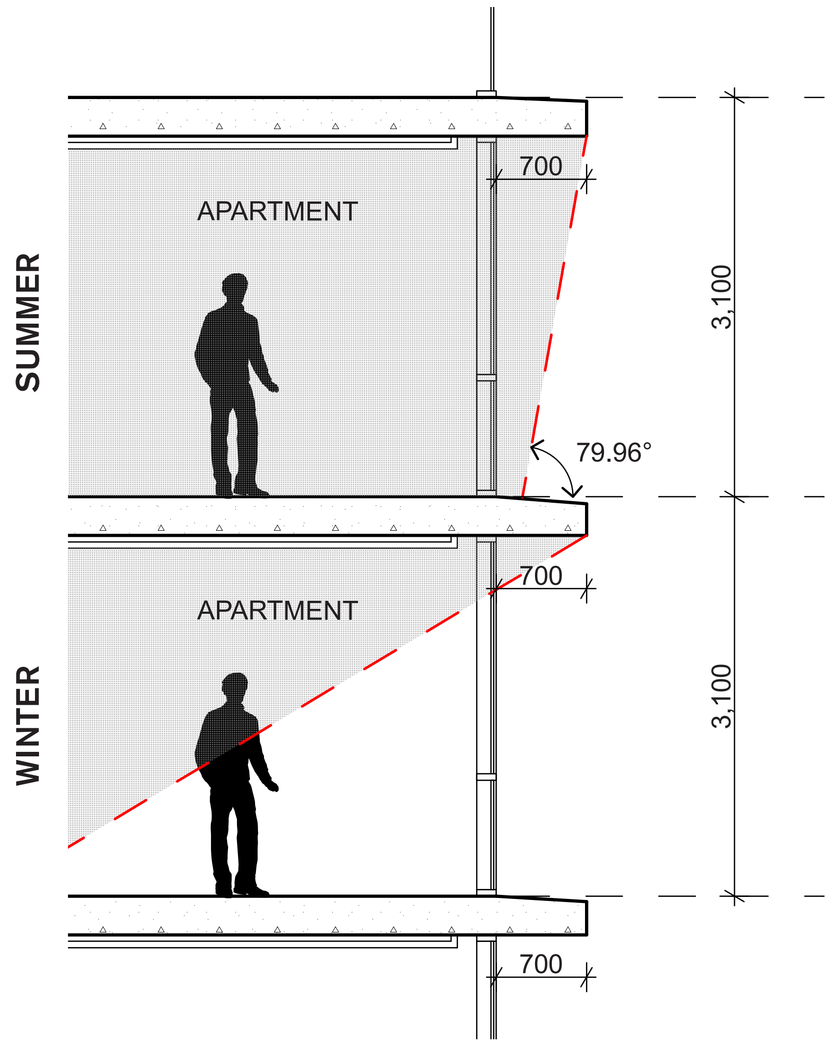
TOWER



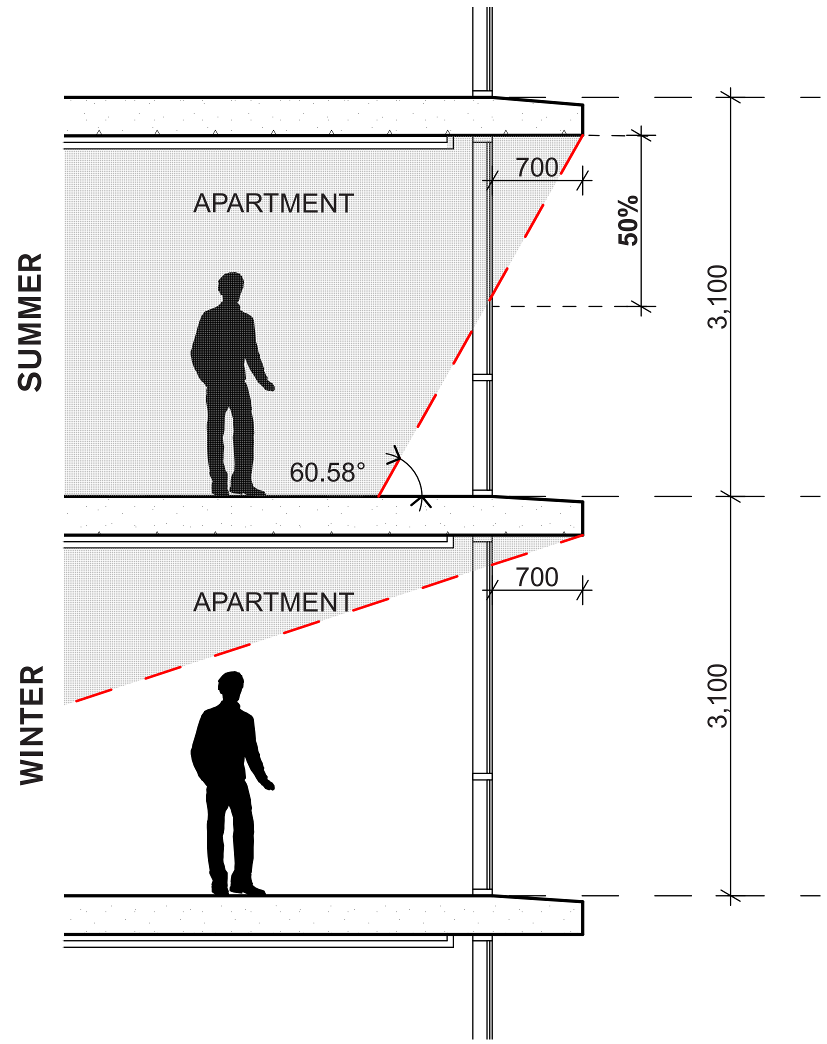








WEST FACADE 1PM



WEST FACADE 3PM

Summary of DRP #2

- The DRG were supportive of the progress made and the direction the scheme was heading towards.

- Public realm & Baker Street interfaces

- Building facade (Podium)

  -Balancing between urban and landscape context
  -Resolution of design with contextual, functional and technical constraints
  -Materiality

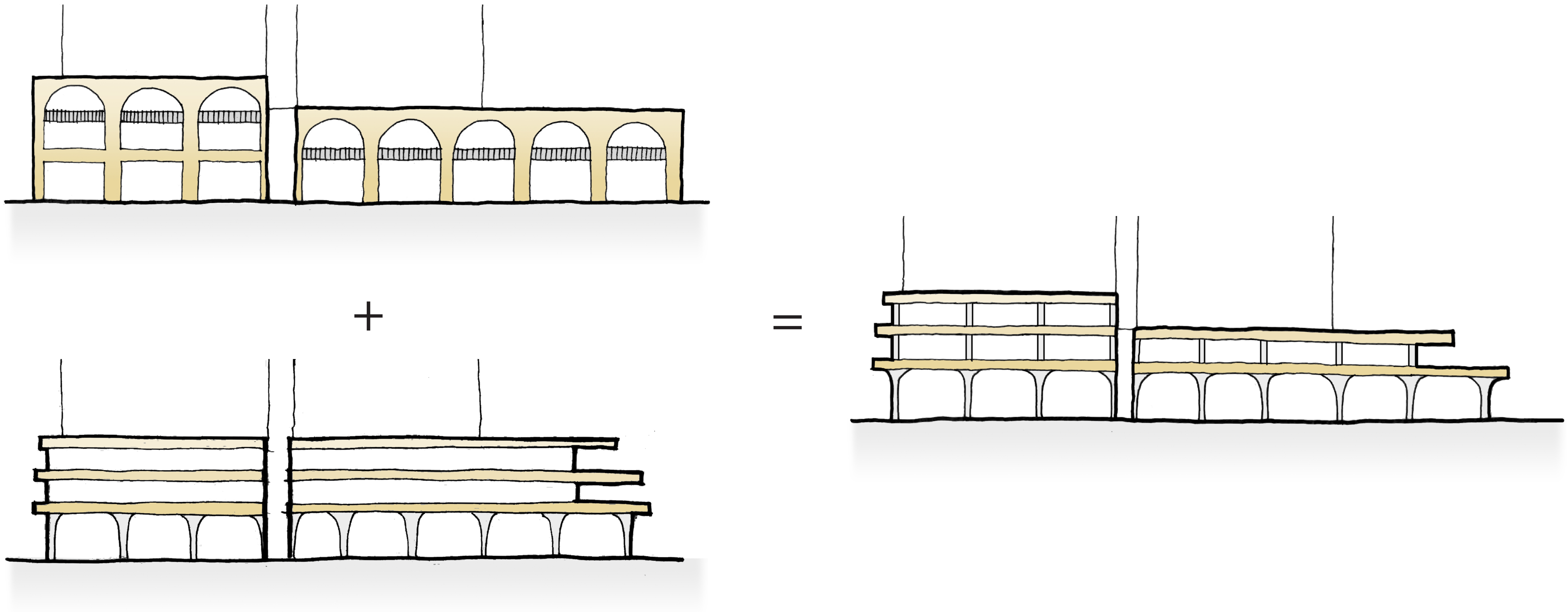
- Building facade (Tower)

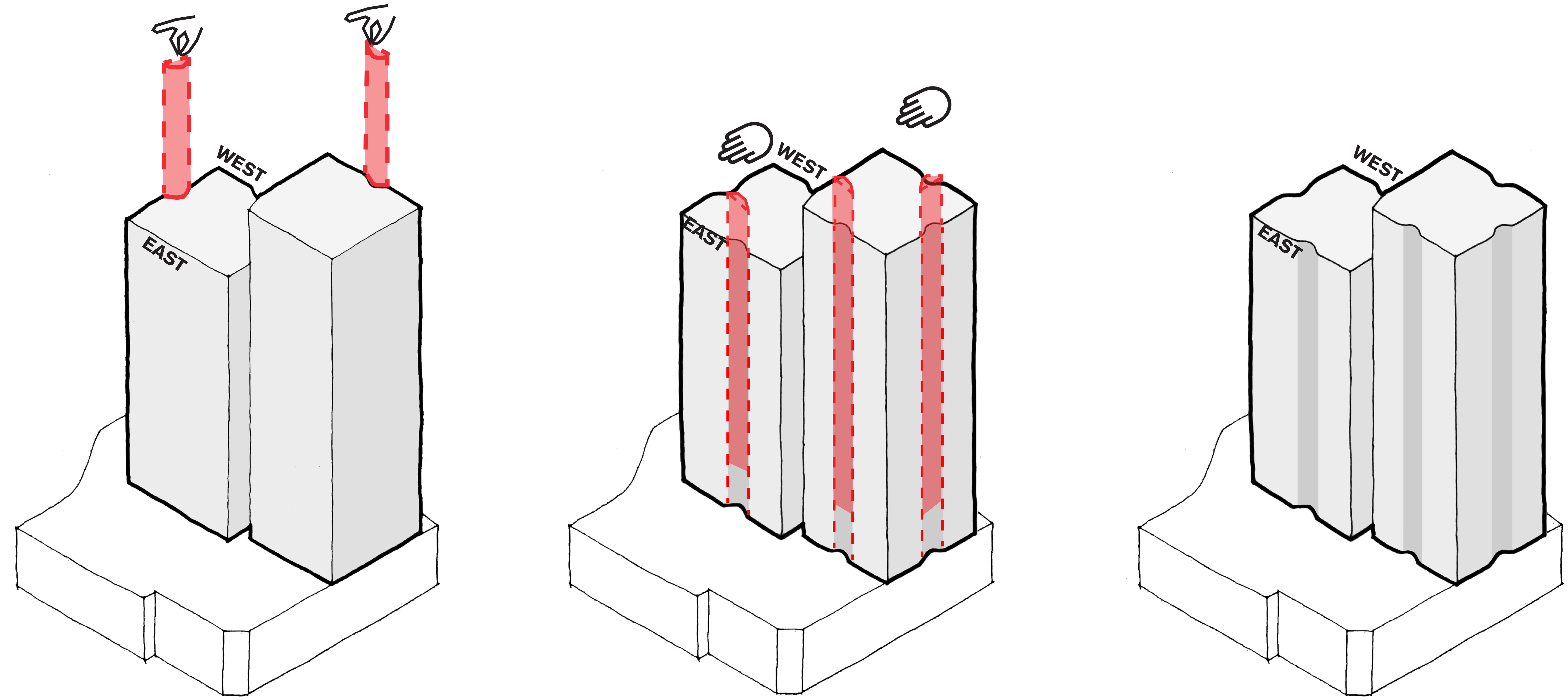
  -Tower massing articulation
  -ADG & BASIX design response
  -Finessing apartment layouts

- Perspectives from key vantage points

- Landscape design

  -Details of species selection and application




WEST
EAST
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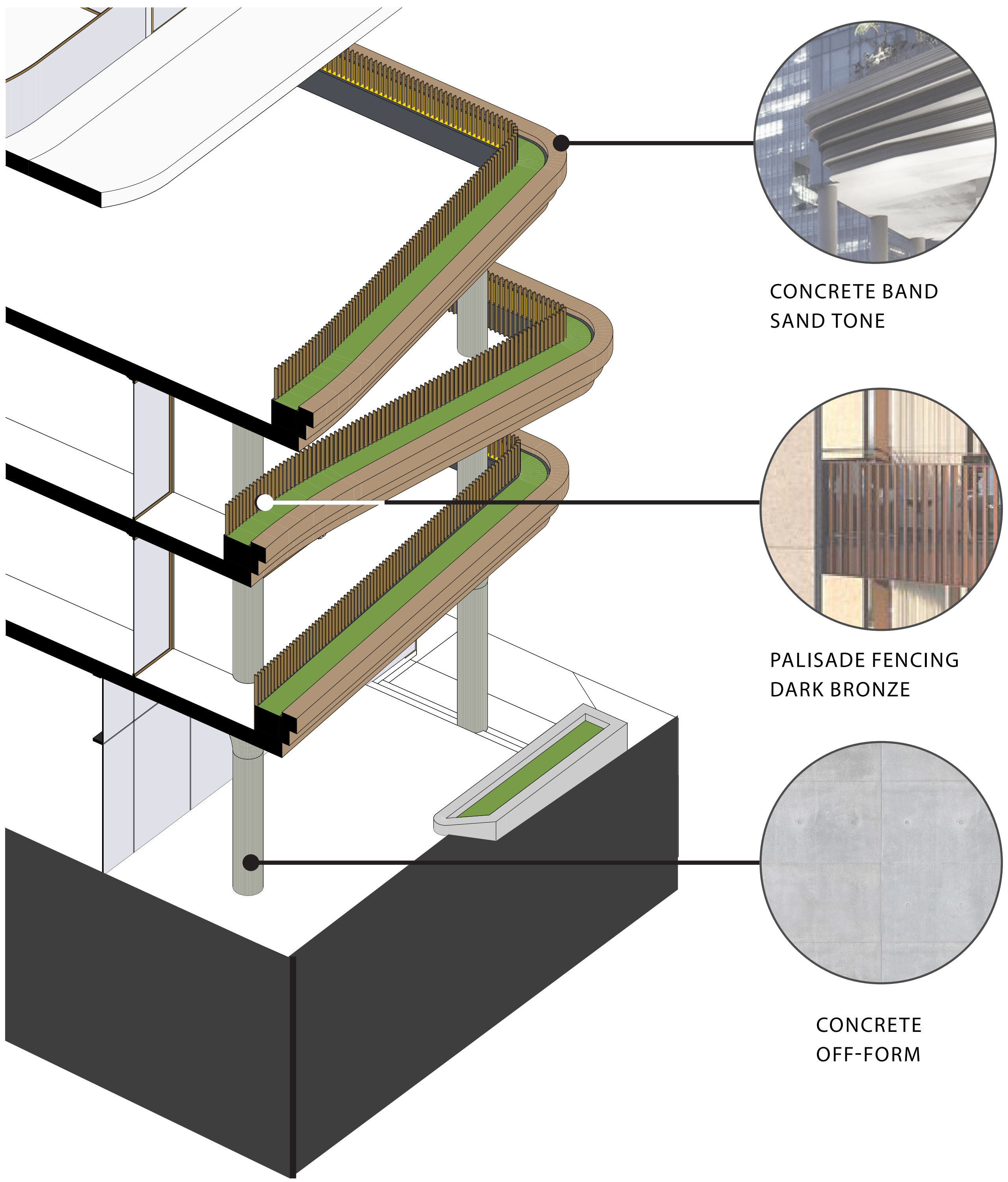
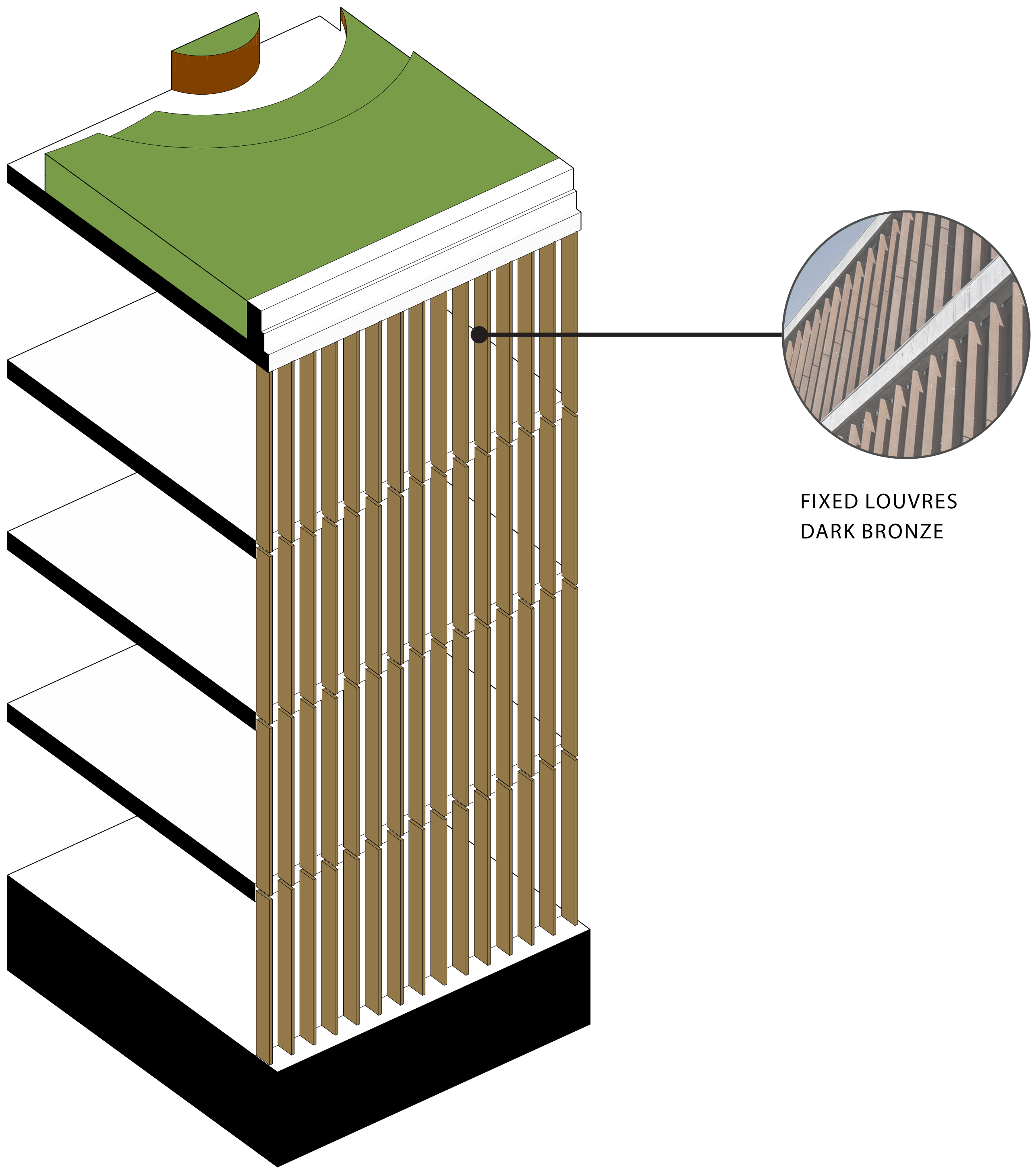

CONCRETE BAND
SAND TONE
PALISADE FENCING
DARK BRONZE
CONCRETE
OFF-FORM


FIXED LOUVRES
DARK BRONZE

Summary of DRP #3

- The DRG supports the proposal being forwarded to the panel, subject to addressing the specific design commnets outlined below:

- Public Realm and Baker Street Interfaces

  -Details along Baker Street Promenade
  -Throught-site link interface and view line towards Brisbane Waters
  -Wayfinding
  -Traffic and waste management details

- Building facade (Podium)

  -Transition between podium and tower
  -Materiality & Details

- Building facade (Tower)

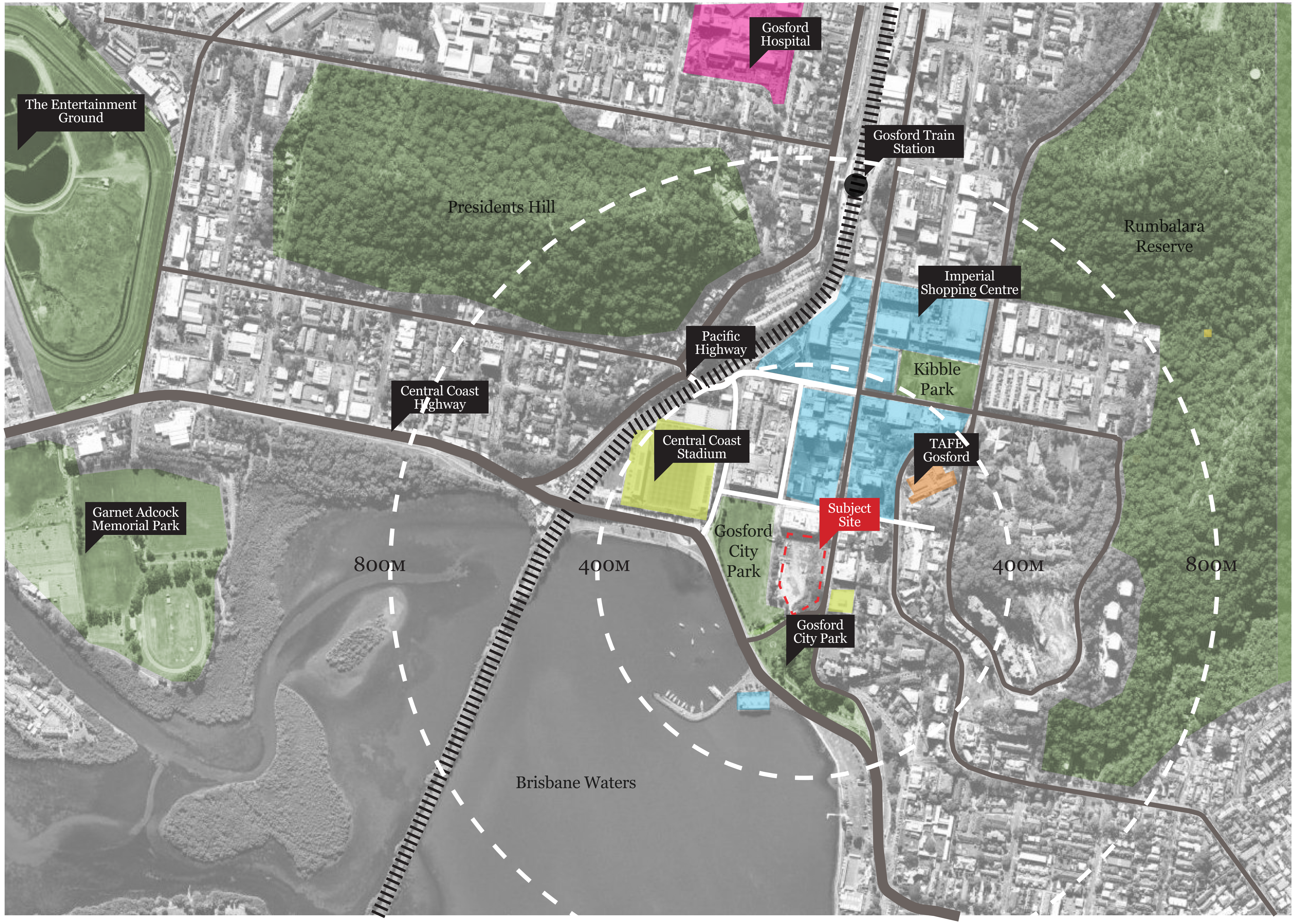
  -East and North Elevation to be more coherent with Western and Southern elevations
  -Incorporate more openings on Northern facade
  -Materiality and details

- ADG Compliance

SEPP 65 Report

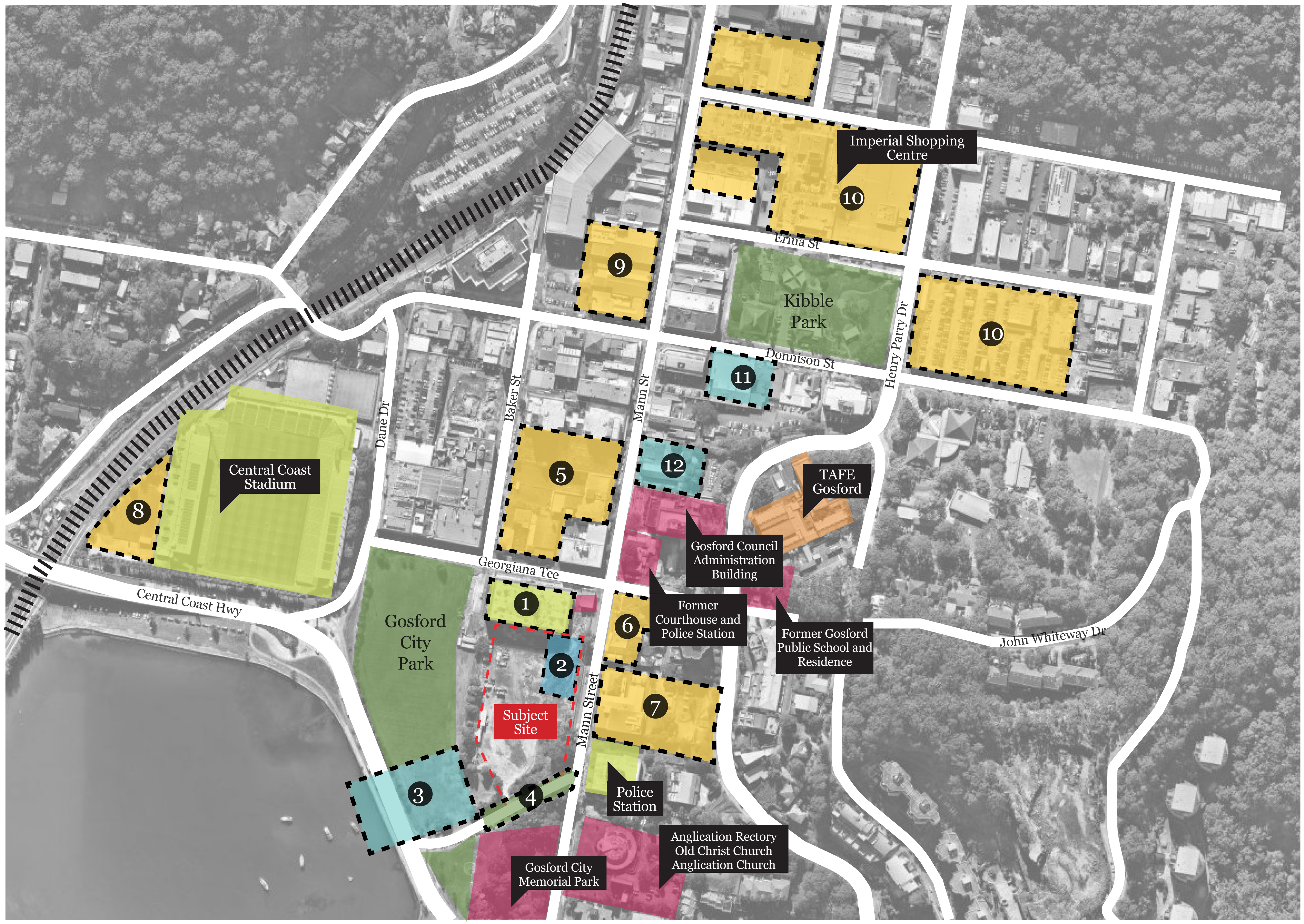
DKO

Principle 01
Context & Neighbourhood Character - Urban Context



Key

- Train / Bus Station
- Railway Line
- Public Buildings
- Health
- Commercial / Retail
- Education / Culture
- Public Open Space



1 **ATO**
Cnr Mann Street & Georgiana Tce

2 **Commercial Building**
32 Mann Street

3 **Proposed Performing Arts and Cultural Centre**
Gosford Foreshore

4 **Proposed Plaza (Gosford Waterfront DCP Key Public Open Spaces)**
Vaughan St

5 **"Waterside"**
50-70 Mann Street & 114 Georgiana Tce
33 Stories

6 **"Creightons"**
27-37 Mann Street
20 Stories

7 **"Merindah Apartments**
21-23 Mann Street
15 Stories

8 **Mariner's Stadium Masterplan**
Gosford Stadium Site
17 Stories

9 **"Mariner's Plaza East Tower**
108 - 118 Mann Street
28 Stories

10 **"Gosford Alive"**
Kibbleplex and Imperial Centre
30 Stories

11 **Proposed Regional Library**
Kibbleplex and Imperial Centre

12 **Gosford Regional Performing Arts Centre**

- Future Public Buildings
- Heritage Items
- Future Commercial / Retail
- Education / Culture
- Public Open Space
- Future Residential/Mixed-Use
- Future Culture

Principle 01
Context & Neighbourhood Character


CKDS Architecture - Waterside


CKDS Architecture - Bonython Water


CKDS Architecture - Bonython Tower


Kibbleplex and Imperial Centre

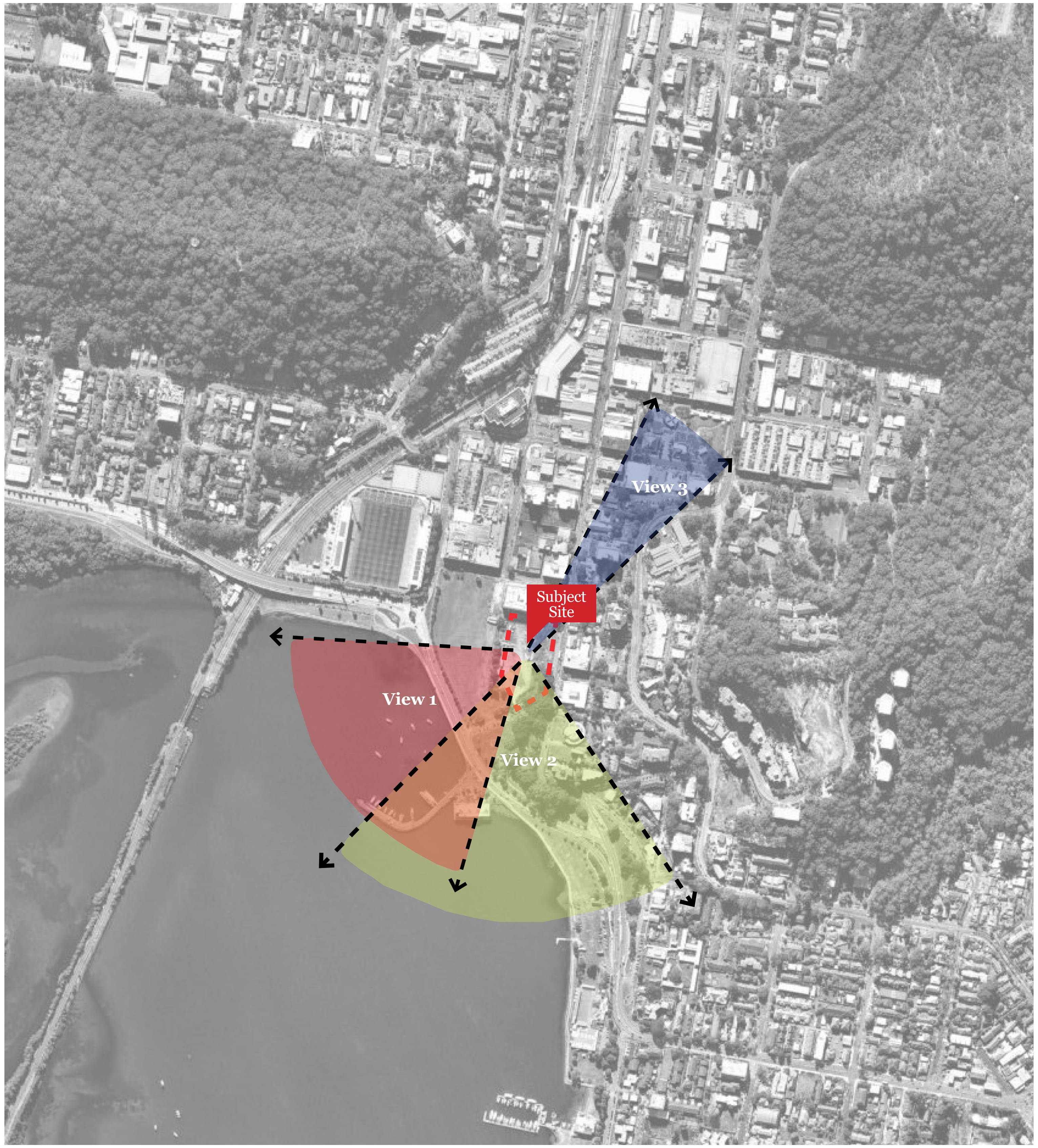

Australian Taxation Office (ATO) by The Doma Group


32 Mann St mixed use commercial building by St Hilliers


Anglican Parish of Gosford (Heritage)


Gosford School of Art (Heritage)

Principle 01
Context & Neighbourhood Character - View Analysis



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

Principle 01
Context & Neighbourhood Character

Apartment Design Guide (ADG)

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.
Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

Response

Located at Mann Street, Gosford, the subject site has traditionally formed an integral part of Gosford's local identity and is one of the premier sites linking the CBD to the Gosford waterfront. It is the key site to the NSW Government's plan to revitalise Gosford's Waterfront Precinct and delivery on the 2015 election commitment to implement their Decade of Decentralisation Policy.

Bound by the future Baker Street (by others) and the Gosford City Park along the western boundary, the site has direct view towards the city park and the Brisbane Waters. Towards the north it is aligned with the Australian Tax Office (ATO) developed by the Doma Group, and to the east is the six-storey mixed use commercial premises currently under construction.

The proposed stage 1 development encompasses only a portion of the site and will see the development of a twenty five-storey residential development on Baker Street that consists of 136 apartments within a site area of 4,168m². The site is predominantly flat with the lowest RL 2.47 and the highest RL 2.92. As outlined in the DCP, the Waterfront will be a vibrant and active mixed use precinct that will connect the Gosford city centre to the Brisbane Water foreshore. The proposed residential development will contribute to the State Government's regional housing targets for the Central Coast, and will take advantage of Gosford's unique water based setting.

Principle 02
Built Form and Scale

Apartment Design Guide (ADG)

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

Response

The vision for the proposed building is of a form that is scaled and articulated to fit the context of its local environment and the role it will play in the future context. The proposed design addresses the significant view towards Brisbane Water and this can be read from the curved-building facade along the future Baker Street extension.

The maximum building height proposed is approximately 78.4m , with the roof level sitting at RL 79.32 and roof features capping at RL 81.40. The building is setback ranging from 3.9 – 6.9m towards Baker Street and 1.686m towards the northern site boundary. The podiums are fully extended to the eastern site boundary with an approximate 9m separation between the podium and the mixed-use building to the east.

The podium level consist of a 3- storey on grade carpark accessed from the shared driveway with the mixed-use building on the east. On top of the carpark is the communal open space. On a typical plate the building defines itself as two separated parts with a centred circulation link, and the 44.8m long, 78.4m tall frontage is further articulated into two distinct vertical forms which eventually reduces the bulkiness of the building.

Principle 03
Density

Apartment Design Guide (ADG)

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.
Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

Response

The stage 1 development proposal delivers a total of 136 apartments, which range in sizes to promote a diverse mix of unit types that respond to the vision of the Gosford waterfront development plan that encourages high density residential components with good amenity and water views, proximity to employment,services and recreational facilities.

The proposal takes in consideration factors of overshadowing, amenity and privacy impacts between existing and future buildings, open space patterns, existing vegetation, demand for new public domain elements, variety of lot sizes and shapes and changing streetscape and scale.

The residential density of the proposal is sustainable, suitable, and supports Gosford's developing nature. Due to the site's urban context and the nature of the project, the proposed development possesses the ability to be supported by existing and future infrastructure.

Leagues Club Field Perspective View

Principle 04
Sustainability

Apartment Design Guide (ADG)
Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.

Response

The building has been designed to achieve 5.7 Star Nathers Rating. The proposed development will reduce the necessity for mechanical heating and cooling with 91% of units being cross ventilated. The solar access during winter solstice is calculated as per below:

From 9am to 3 pm:

- 63 % of the apartments receive 3 hours of solar access

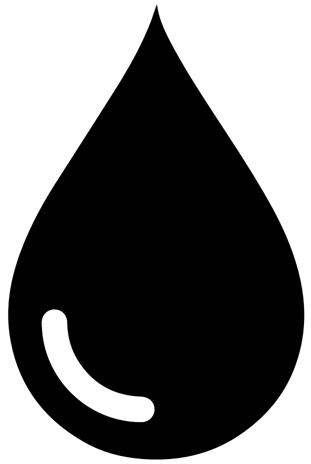
From 8am to 4 pm:

- 80% of the apartments receive 3 hours of solar access

PASSIVE DESIGN

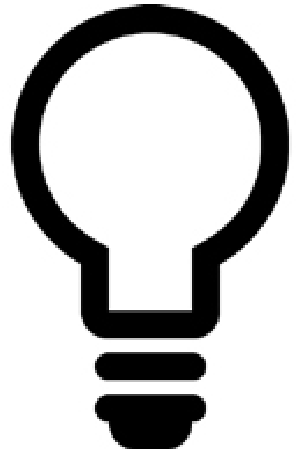
West-facing apartments are recessed behind 700min slab edge to minimize summer solar heat gain and shield apartments from harsh summer sun. Winter daylight will penetrate deep into the interior of the floor plates by way of balconies. The built form is accented with a series of deciduous plantings allowing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

The building also achieved 91% cross ventilation.



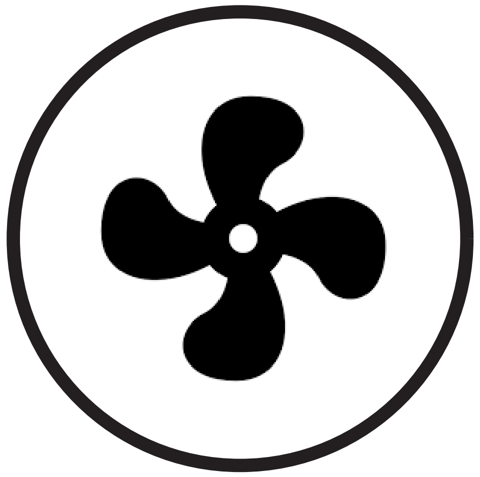
RAINWATER COLLECTION

Rainwater on site will be captured and stored in 150,000 L 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 packing spaces, together with car share spaces within the basement.

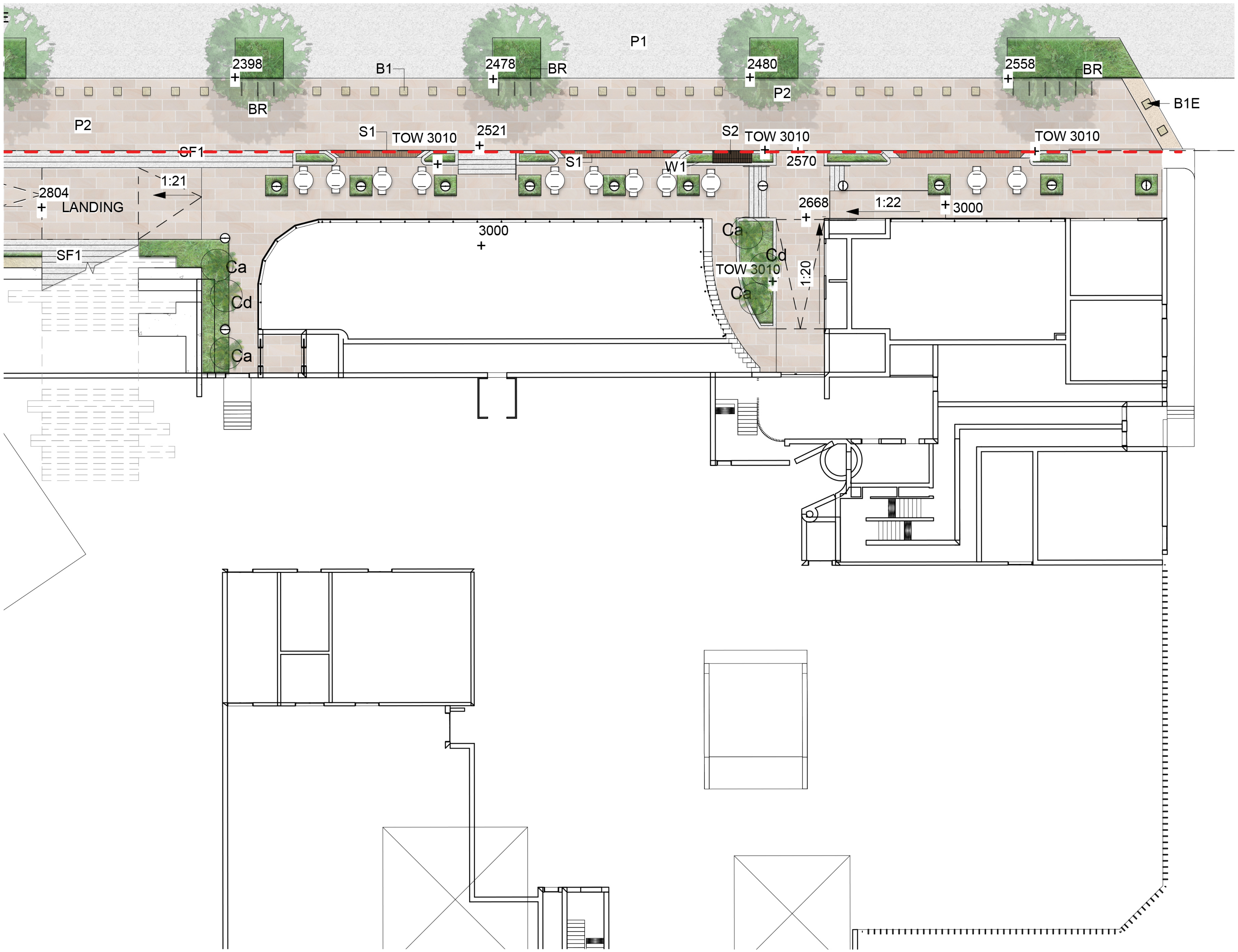
Additionally, EV chargers will be provided encouraging the use of electrical vehicles.

Principle 05
Landscape

Apartment Design Guide (ADG)

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.



Ground Floor Landscape Plan prepared by Turf Design Studio

Response

'The Baker Street entry will be a grand urban space, connecting the park to the retail, blurring the boundaries between park and development. The ground level will feel welcoming to the public facilitating public use through the selection of hard and softscape elements including bleacher seating, cycle parking and planting character. The 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' - TURF

Legend

Site boundary	
Existing insitu concrete paving	P1
Concrete unit paving	P2
Planting	
Concrete Stairs	SF1
Sandstone bleacher seating w/ integrated planting	BS1
Concrete wall	W1
Sandstone bollard	B1
Sandstone bollard - existing	B1E
Concrete bleacher w/ timber top	BS2
Integrated timber seating w/backrest	S1
Bike Rack	BR

Principle 05
Landscape

Apartment Design Guide (ADG)

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.

Response

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 from the ground floor and podium spaces to the park. Public art will be imbedded into the through site link continuing the Indigenous themed stories told in the park adding further connection to the park and public nature of the through site link.- TURF

THROUGH SITE LINK
LANDSCAPE PLAN

Public Art precedents

Legend

Site boundary	
Existing insitu concrete paving	P1
Concrete unit paving	P2
Planting	
Concrete Stairs	SF1
Sandstone bleacher seating w/ integrated planting	BS1
Concrete wall	W1
Sandstone bollard	B1
Sandstone bollard - existing	B1E
Concrete bleacher w/ timber top	BS2
Integrated timber seating w/backrest	S1
Bike Rack	BR

Through-site Link Landscape Plan prepared by Turf Design Studio

Principle 05
Landscape

Apartment Design Guide (ADG)

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.
Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.

Response

All podium landscapes will provide soil depths and volumes consistent with minimum requirements of the AGD. Podium landscaping is focused to the building edges and podium rooftop to maximise solar access and visual prominence from the surrounding public domain and windows above. The planting palette for the podium areas has been developed to provide a lush and rich indigenous themed urban oasis suited to the local climate. Complimentary foliage, colour and textures have been selected to ensure visual harmony and seasonal variation, whilst ensuring hardiness and low maintenance. Planting mixes in lieu of monoculture planting adds further resilience
- TURF

Legend

Site boundary	
Existing insitu concrete paving	P1
Concrete unit paving	P2
Planting	
Concrete Stairs	SF1
Sandstone bleacher seating w/ integrated planting	BS1
Concrete wall	W1
Sandstone bollard	B1
Sandstone bollard - existing	B1E
Concrete bleacher w/ timber top	BS2
Integrated timber seating w/backrest	S1
Bike Rack	BR

Level 4 Landscape Plan prepared by Turf Design Studio

Principle 05
Landscape

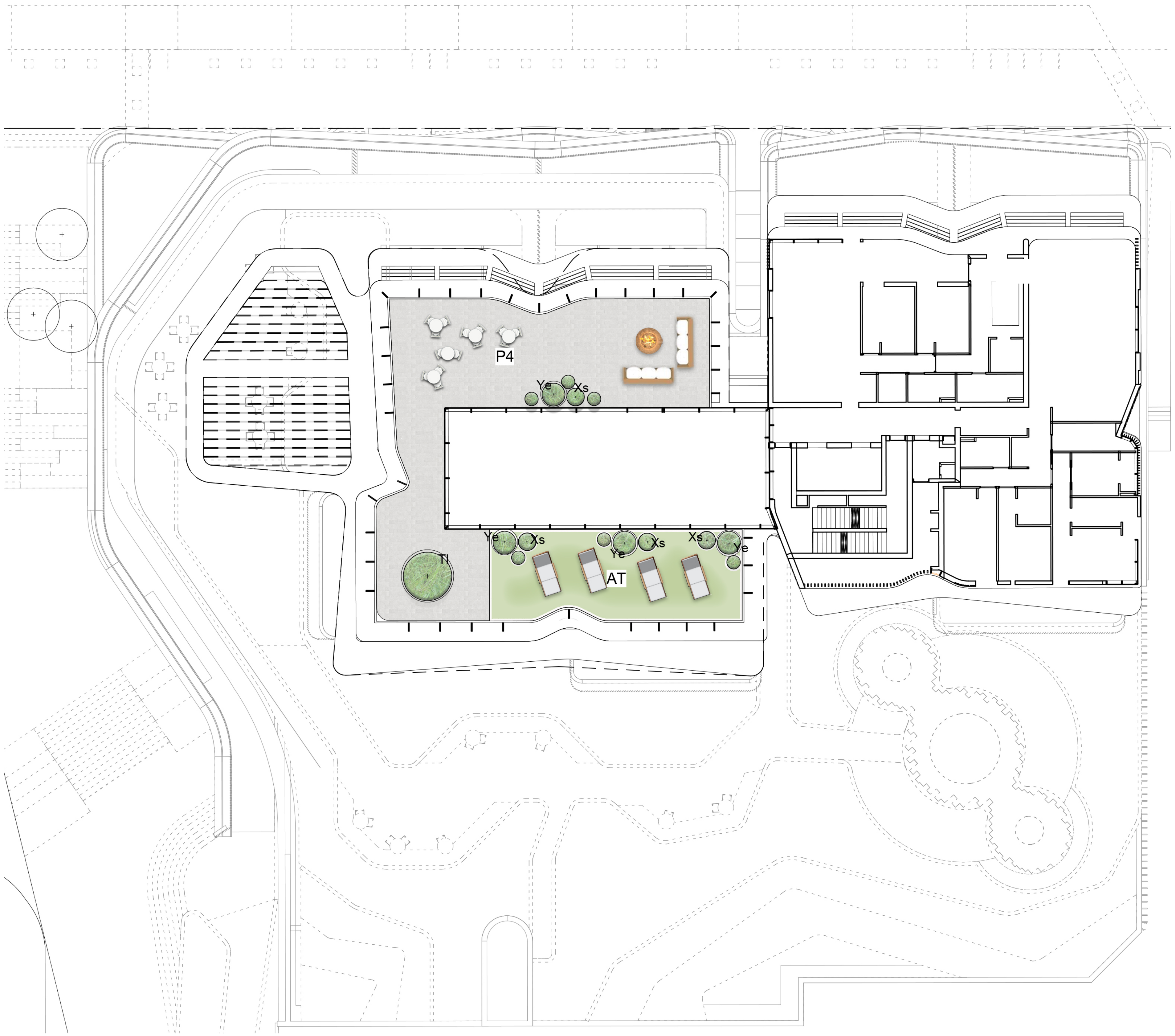
Apartment Design Guide (ADG)

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.

Response

The rooftop landscape is an important communal space for the building. It enjoys unimpeded views across the brisbane water and afternoon sun – which will be a peak period of use for the residents. It has been designed to create a seamless spatial connection between inside and out, and includes a variety of seating types - inclusing movable seating and lounges – to provide diversity of use and experience.- TURF



Rooftop Landscape Plan prepared by Turf Design Studio

Legend

Site boundary	
Existing insitu concrete paving	P1
Concrete unit paving	P2
Planting	
Concrete Stairs	SF1
Sandstone bleacher seating w/ integrated planting	BS1
Concrete wall	W1
Sandstone bollard	B1
Sandstone bollard - existing	B1E
Concrete bleacher w/ timber top	BS2
Integrated timber seating w/backrest	S1
Bike Rack	BR

Principle 06
Amenity

Apartment Design Guide (ADG)
Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.
Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.

Response

Due consideration has been given to solar access, cross ventilation, indoor and outdoor spaces, visual and acoustic privacy, efficient layouts, outlook and storage areas. Residential parking spaces, recycling and waste storage areas are provided in Ground Level-Level 3 below the podium communal open space, separated from pedestrian entries to the development to reduce its amenity impact.

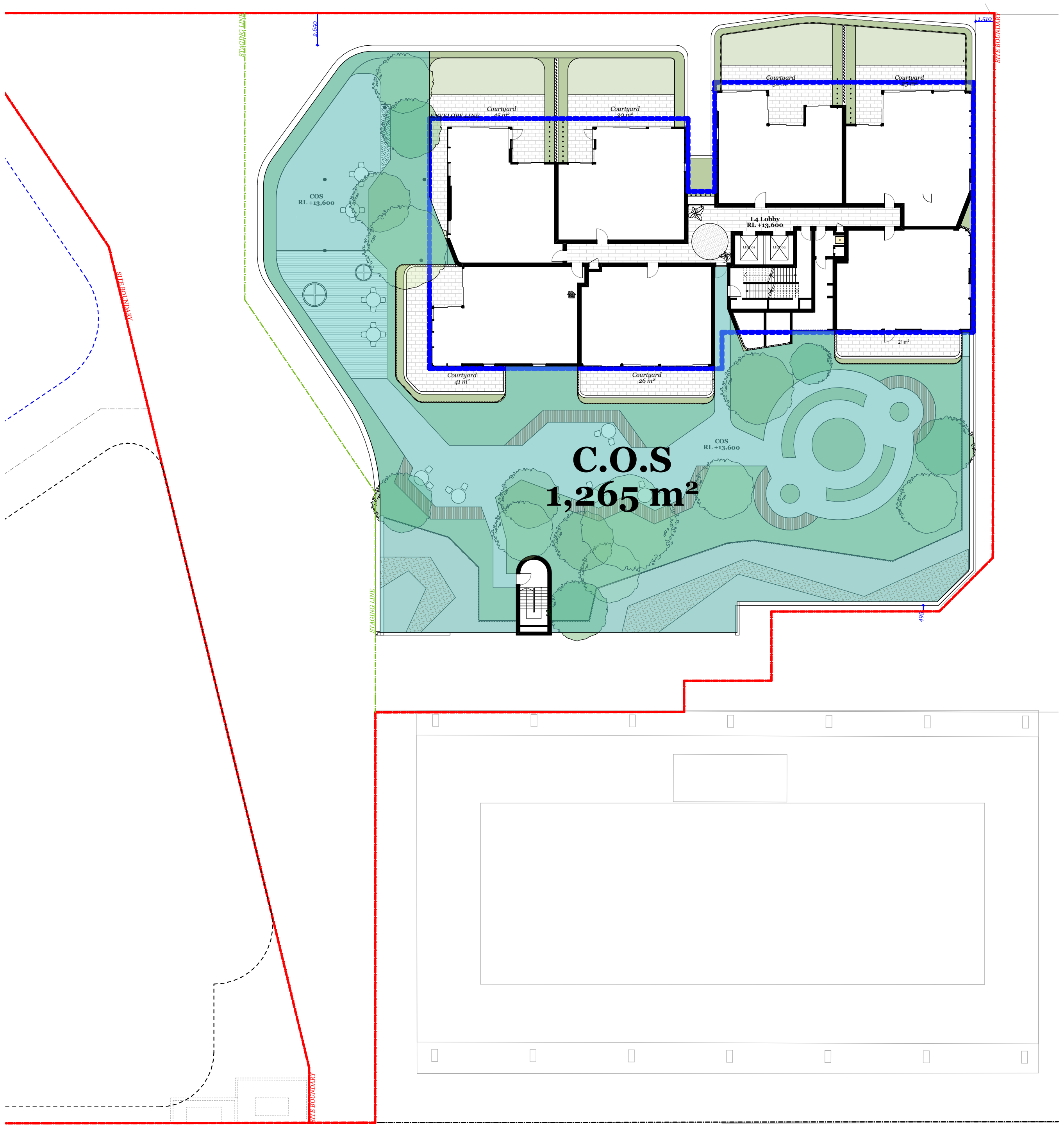
Generally the proposed development is aligned on a north-south axis to provide the maximum amenity to a majority of the apartments. The proposal maximises the daylight access to each apartment where 100% of the apartments achieve some form of solar access during winter solstice.

In terms of natural cross ventilation, the development reaches a compliance at 91%. Balconies are designed to provide usable outdoor space while maintaining privacy between units as sufficient private open spaces ensure good solar penetration and ventilation to each unit.

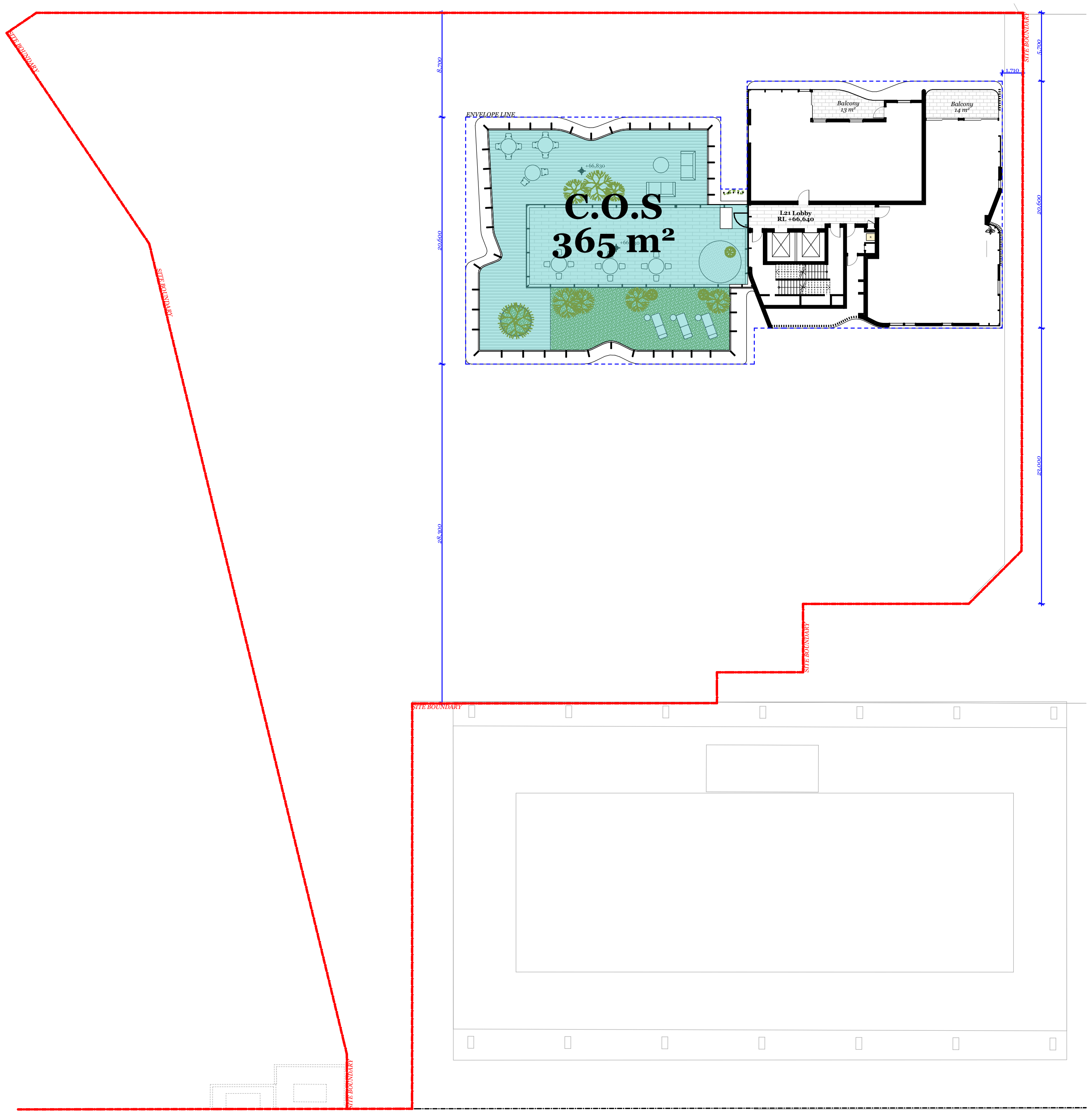
The design proposal complies with SEPP 65 criteria and thus provides a high level of amenity to all apartments.

View from Leagues Club Field

Principle 06
Amenity - Communal Open Space



1,265 m²



Level 21

365 m²

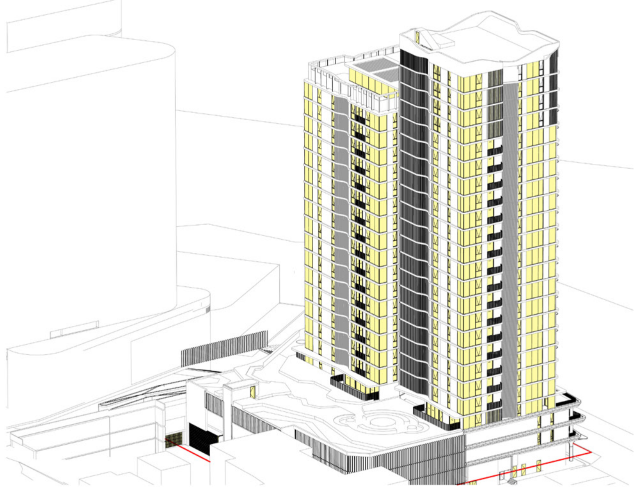
ADG Objective 3D-1

ADG: Communal open space has a minimum area equal to 25% of the site (3,093 m²)

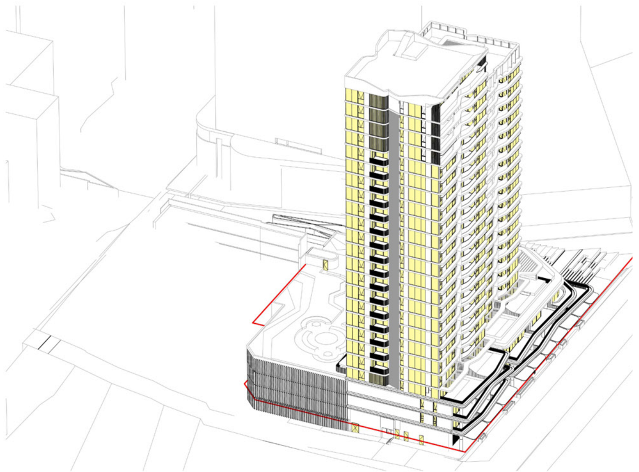
Response: 53% (1,650m²) of the site is allocated as Communal Open Space.

Principle 06
Amenity - Solar Access
Eye of the Sun Diagram


08:00 AM


09:00 AM


12:00 PM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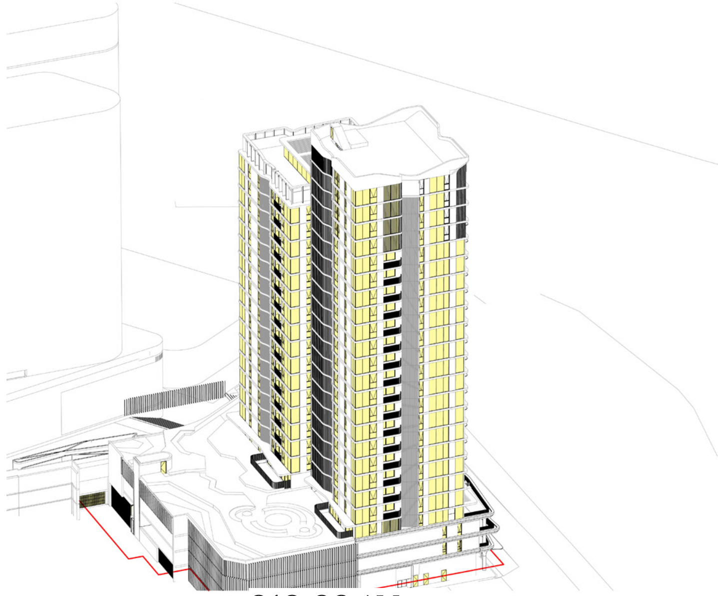
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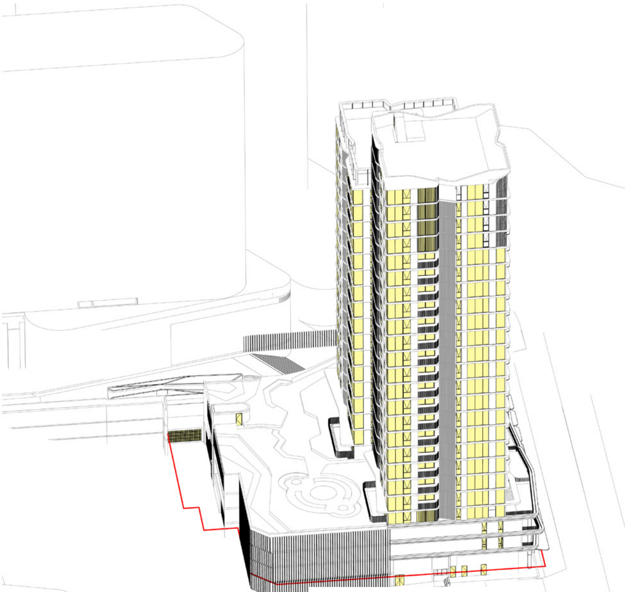
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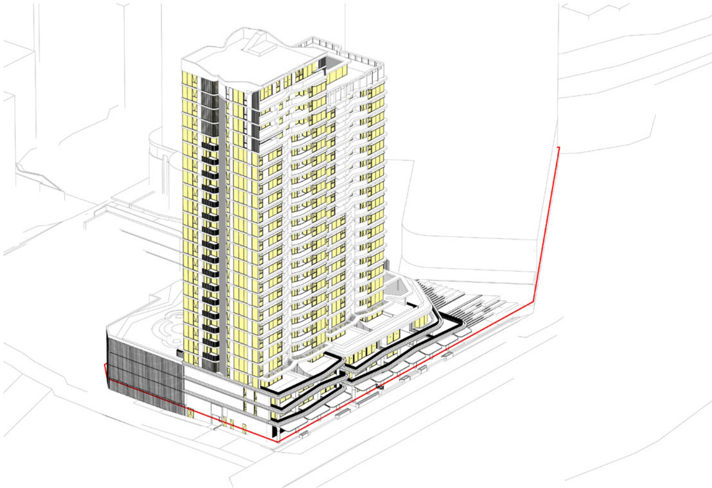
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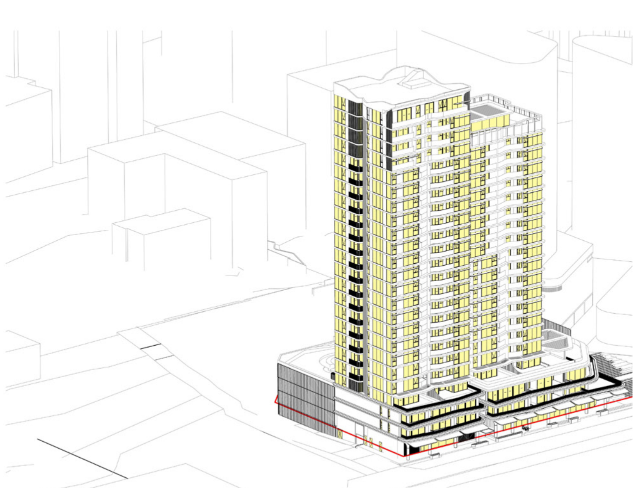
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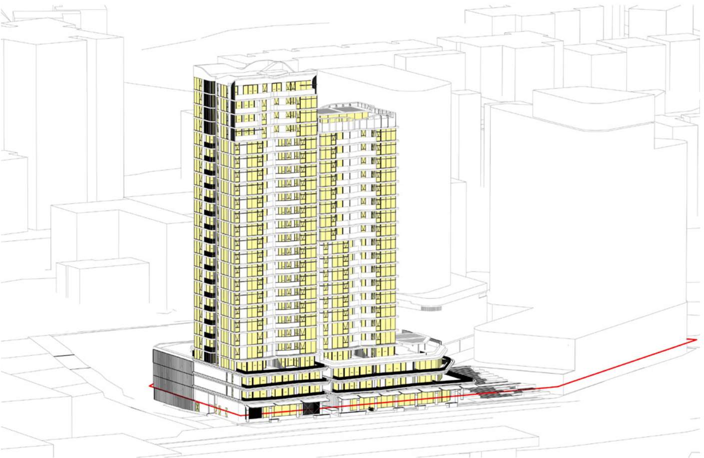
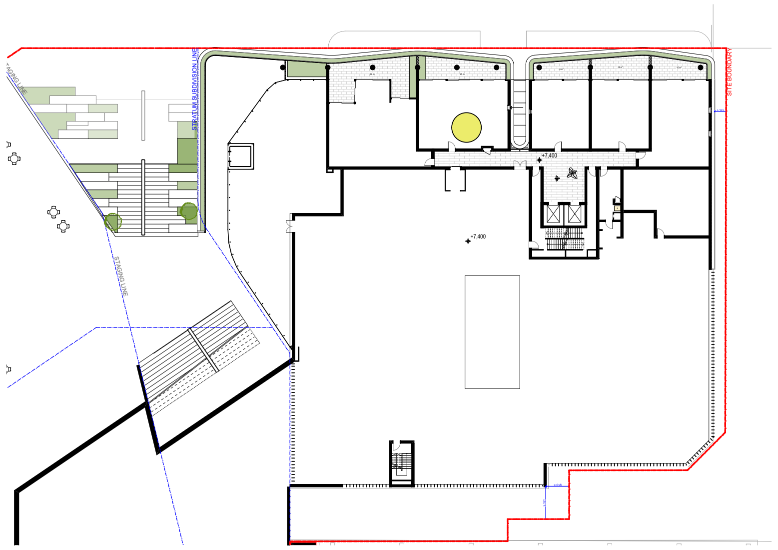
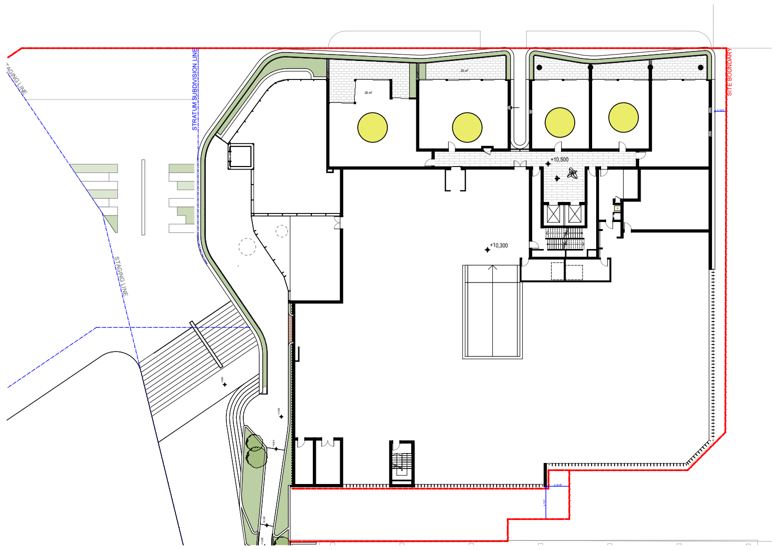

04:00 PM

Principle 06
Amenity - Solar Access
Compliance Diagrams 8am to 4pm



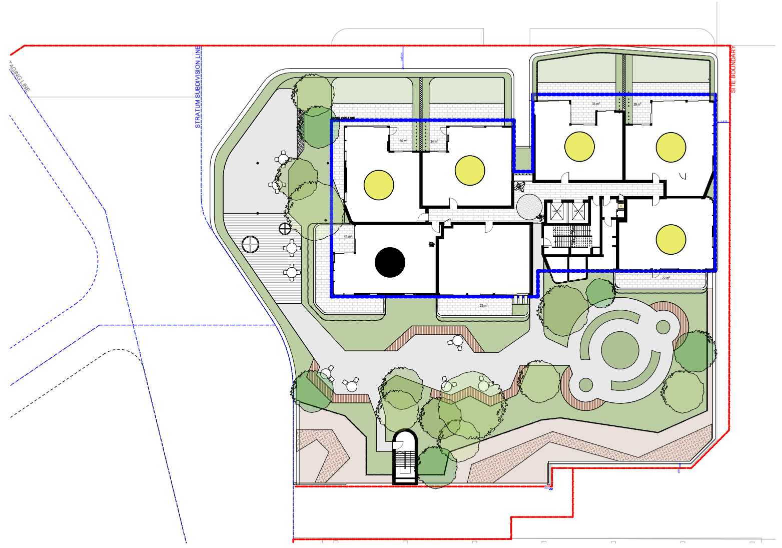
Level 2

Solar units: 1/5
Non-solar units: 0/5



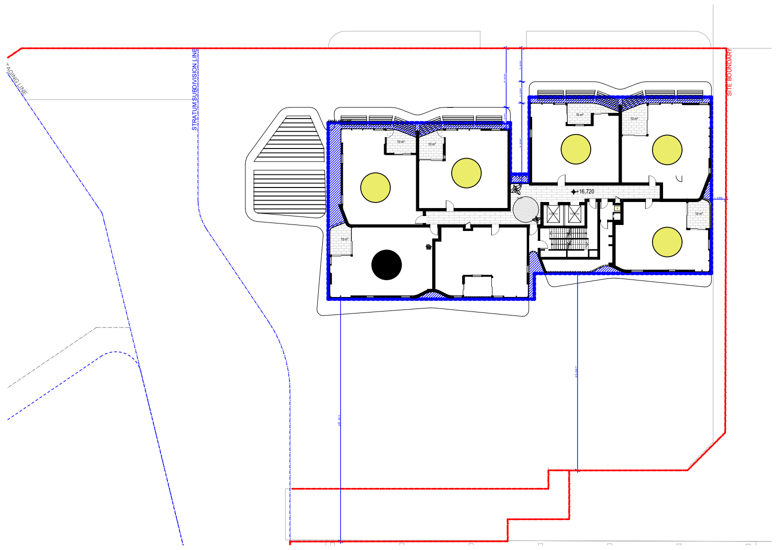
Level 3

Solar units: 4/5
Non-solar units: 0/5



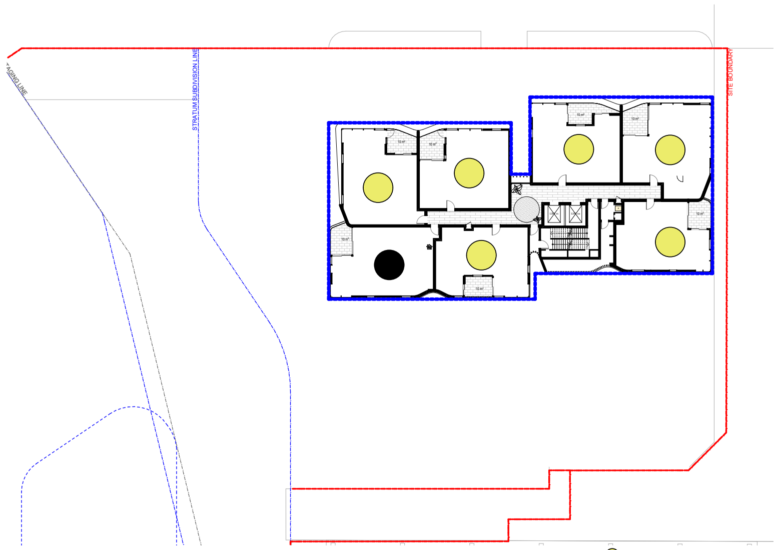
Level 4

Solar units: 5/7
Non-solar units: 1/7



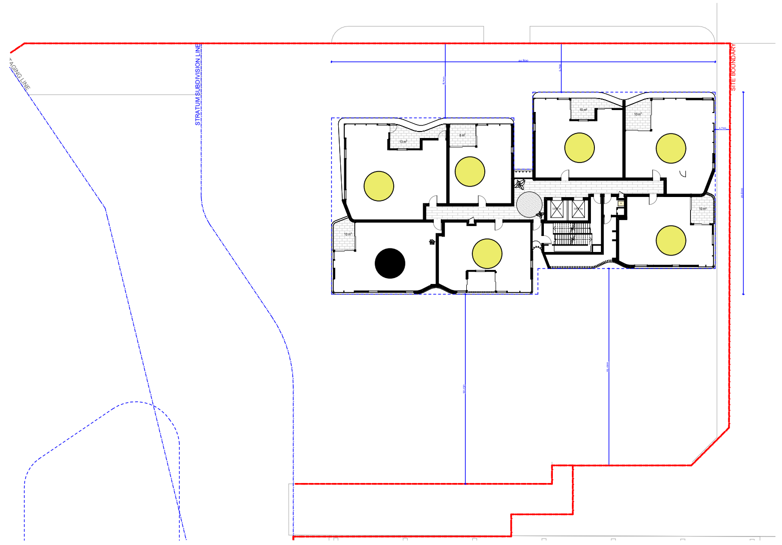
Level 5 - 8
4 Typical Levels

Solar units: 5/7 (20/28)
Non-solar units: 1/7 (4/28)



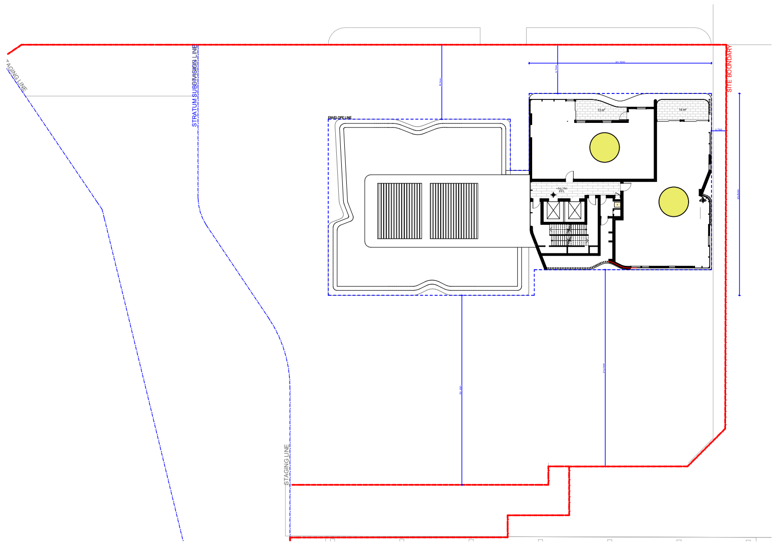
Level 9 - 12
4 Typical Levels

Solar units: 6/7 (24/28)
Non-solar units: 1/7 (4/28)



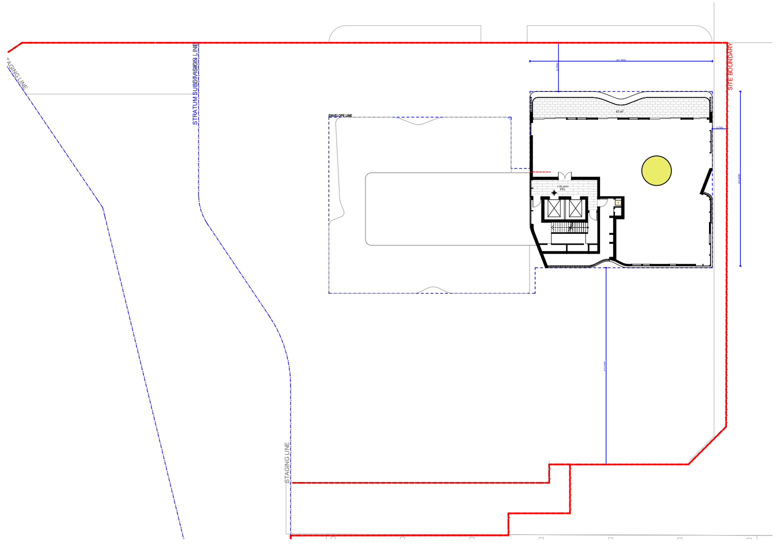
Level 13 - 20
8 Typical Levels

Solar units: 6/7 (48/56)
Non-solar units: 1/7 (8/56)



Level 21- 23
3 Typical Levels

Solar units: 2 (6)
Non-solar units: 0



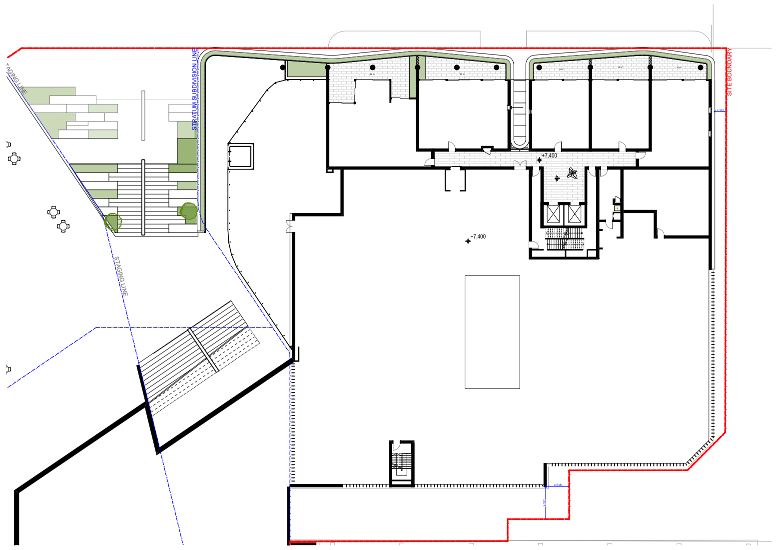
Level 24

Solar units: 1
Non-solar units: 0

Solar Calculation (3hr 8 am - 4 pm)

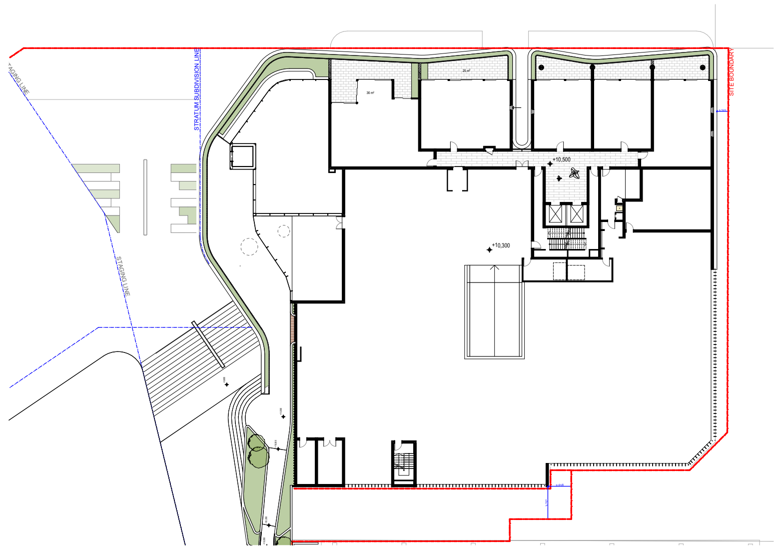
Total Unit Number	:	136
Solar units	:	109/136 (80%)
Non - Solar units (No solar access to private open space only)	:	17/136 (12%)

Principle 06
Amenity - Solar Access
Compliance Diagrams 9am to 3pm



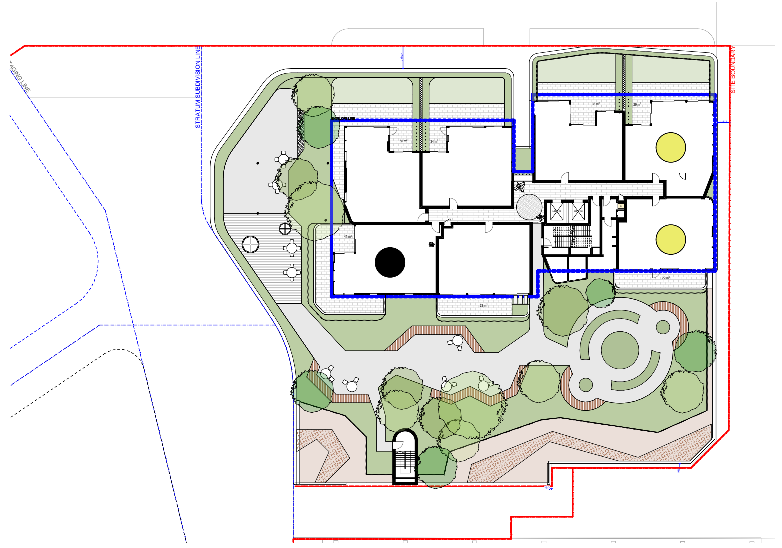
Level 2

0/5
0/5



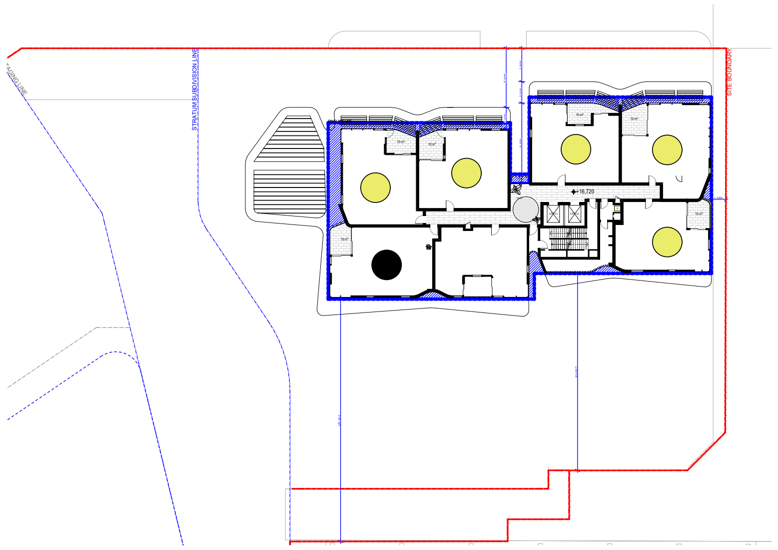
Level 3

0/5
0/5



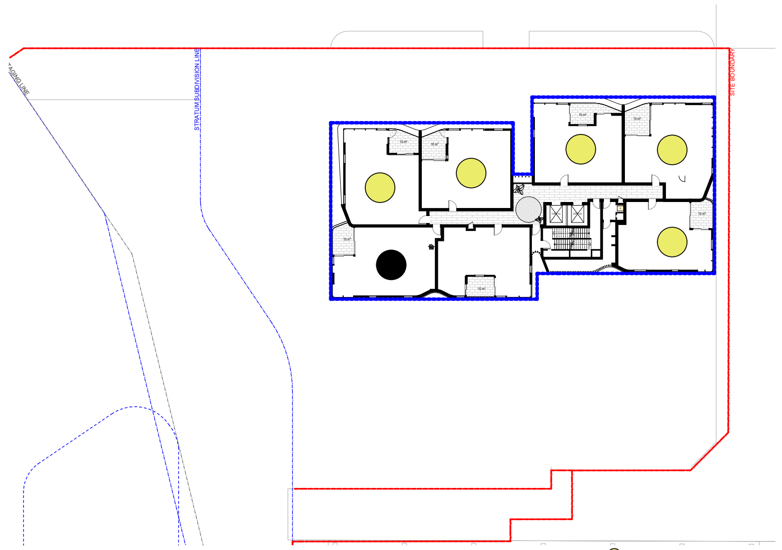
Level 4

2/7
1/7



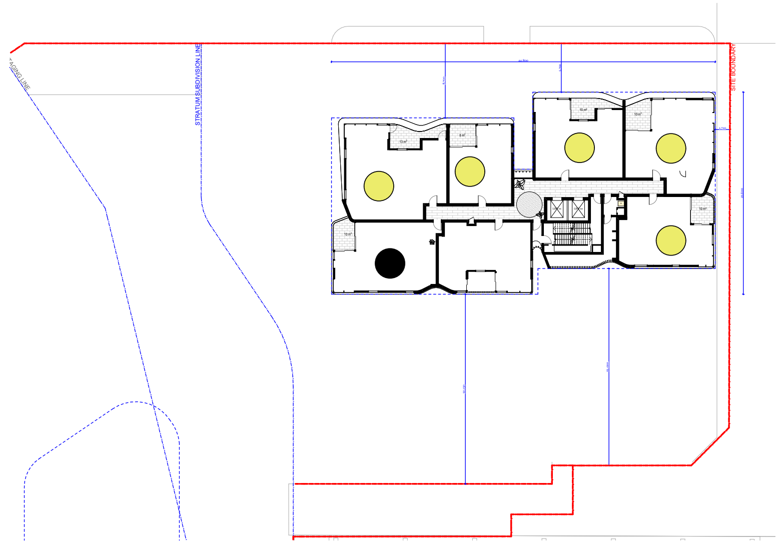
Level 5 - 8
4 Typical Levels

5/7 (20/28)
1/7 (4/28)



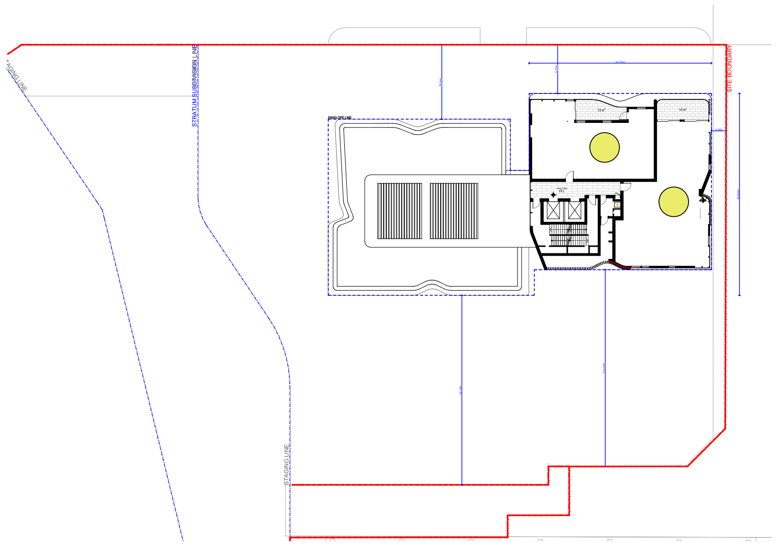
Level 9 - 12
4 Typical Levels

5/7 (20/28)
1/7 (4/28)



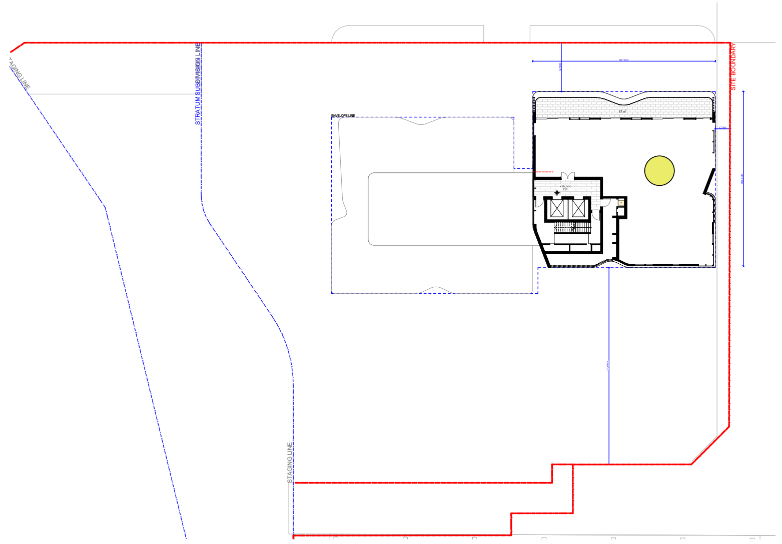
Level 13 - 20
8 Typical Levels

5/7 (40/56)
1/7 (8/56)



Level 21- 23
3 Typical Levels

2 (6)
0



Level 24

1
0

<u>Solar Calculation</u> (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%)

Principle 06
Amenity - Cross Ventilation

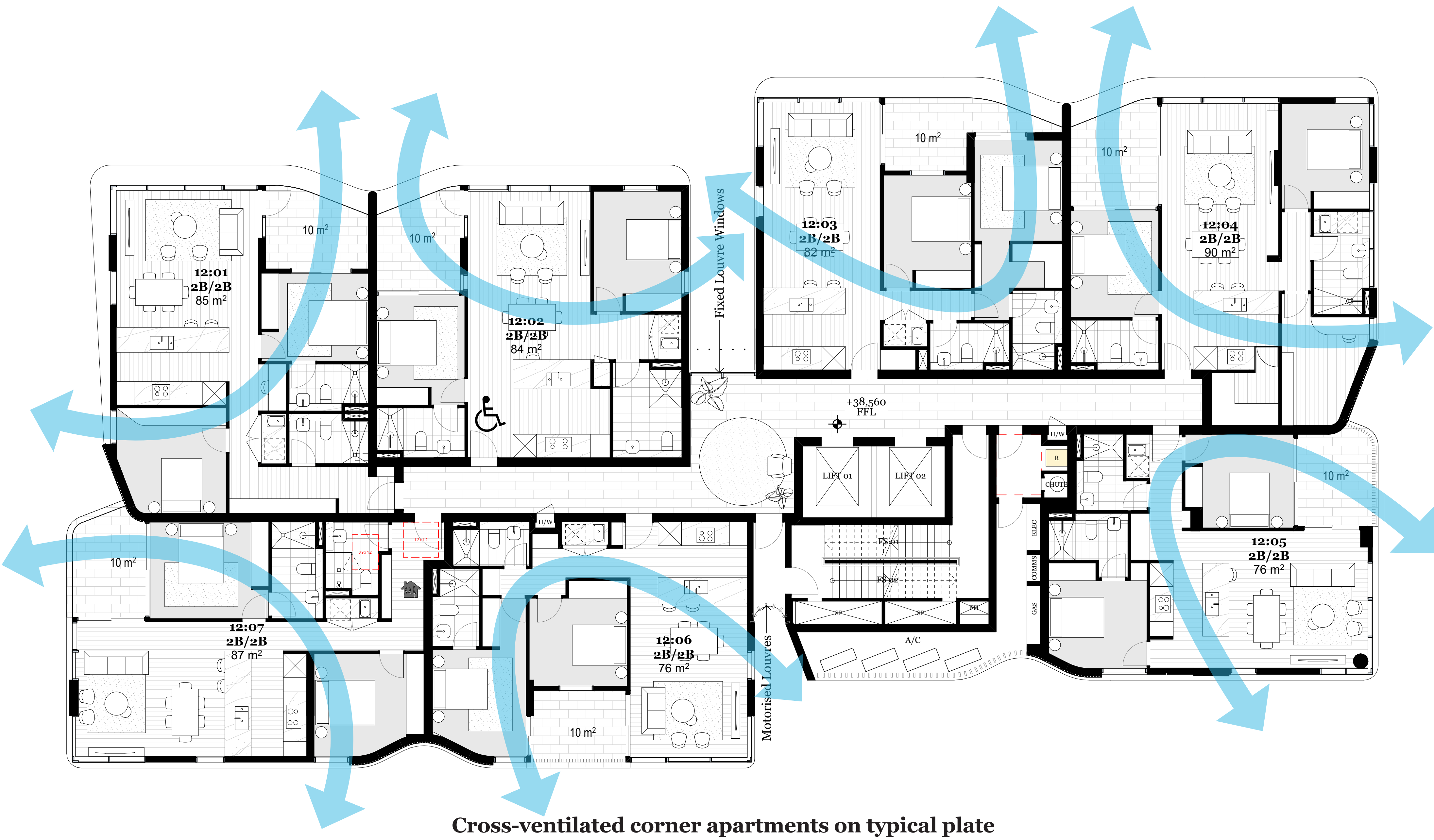
Apartment Design Guide (ADG)

Natural ventilation is the movement of sufficient volumes of fresh air through an apartment to create a comfortable indoor environment. Sustainable design practice incorporates natural ventilation by responding to the local climate and reduces the need for mechanical ventilation and air conditioning. To achieve adequate natural ventilation, apartment design must address the orientation of the building, the configuration of apartments and the external building envelope.

Response

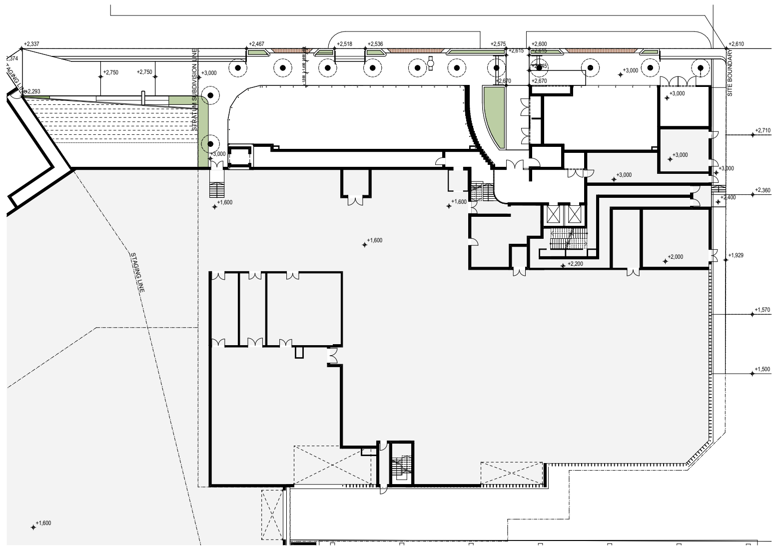
Natural cross ventilation has been a key aspect of the design resolution. DKO has followed the ADG definition to ensure compliance.

"*Natural ventilation which allows air to flow between positive pressure on the windward side of the building to the negative pressure on the leeward side of the building providing a greater degree of comfort and amenity for occupants. The connection between these windows must provide a clear, unobstructed air flow path. For an apartment to be considered cross ventilated, the majority of the primary living space and n-1 bedrooms (where n is the number of bedrooms) should be on a ventilation path.*"

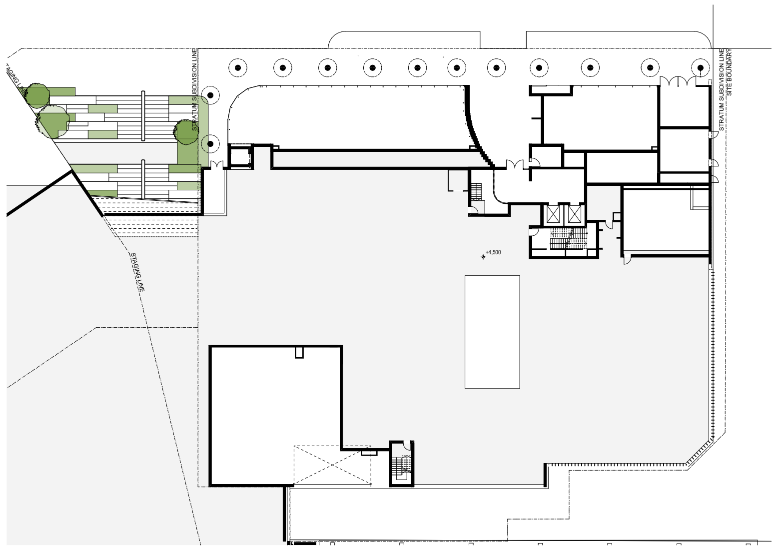


Cross-ventilated corner apartments on typical plate

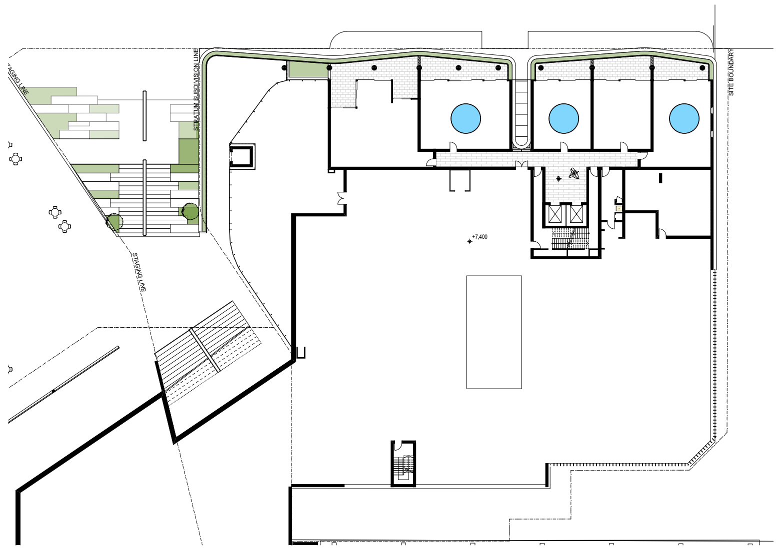
Principle 06
Amenity - Cross Ventilation
Compliance Diagrams



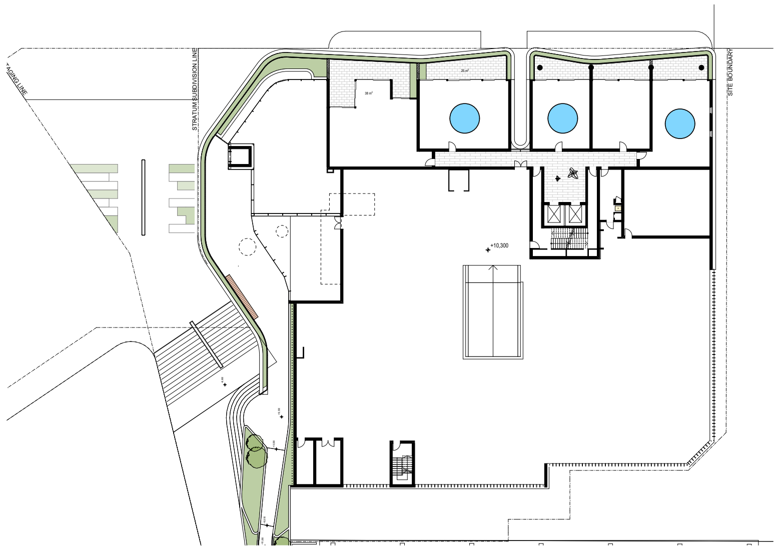
Ground Floor 0



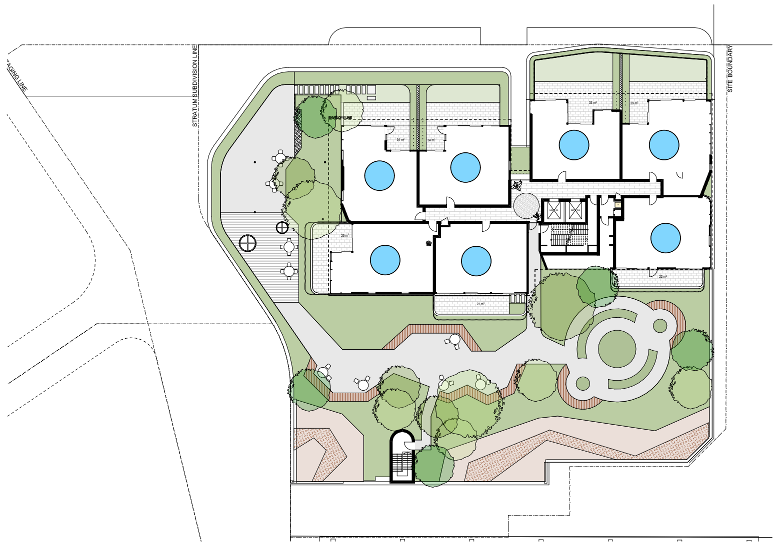
Level 1 0



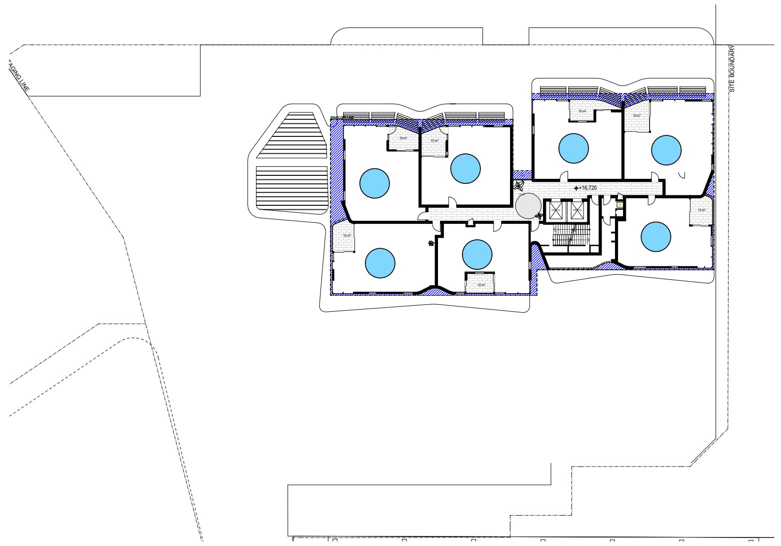
Level 2 1/5



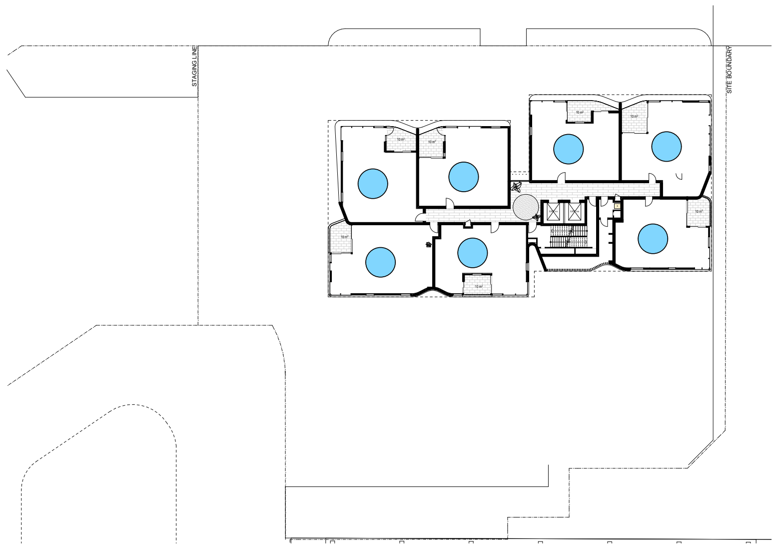
Level 3 1/5



Level 4 7/7



Level 5 7/7



Level 6 - 8
3 Typical Levels 7/7 (21/21)

Cross Ventilation Calculation

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

ADG Objective 4B-3

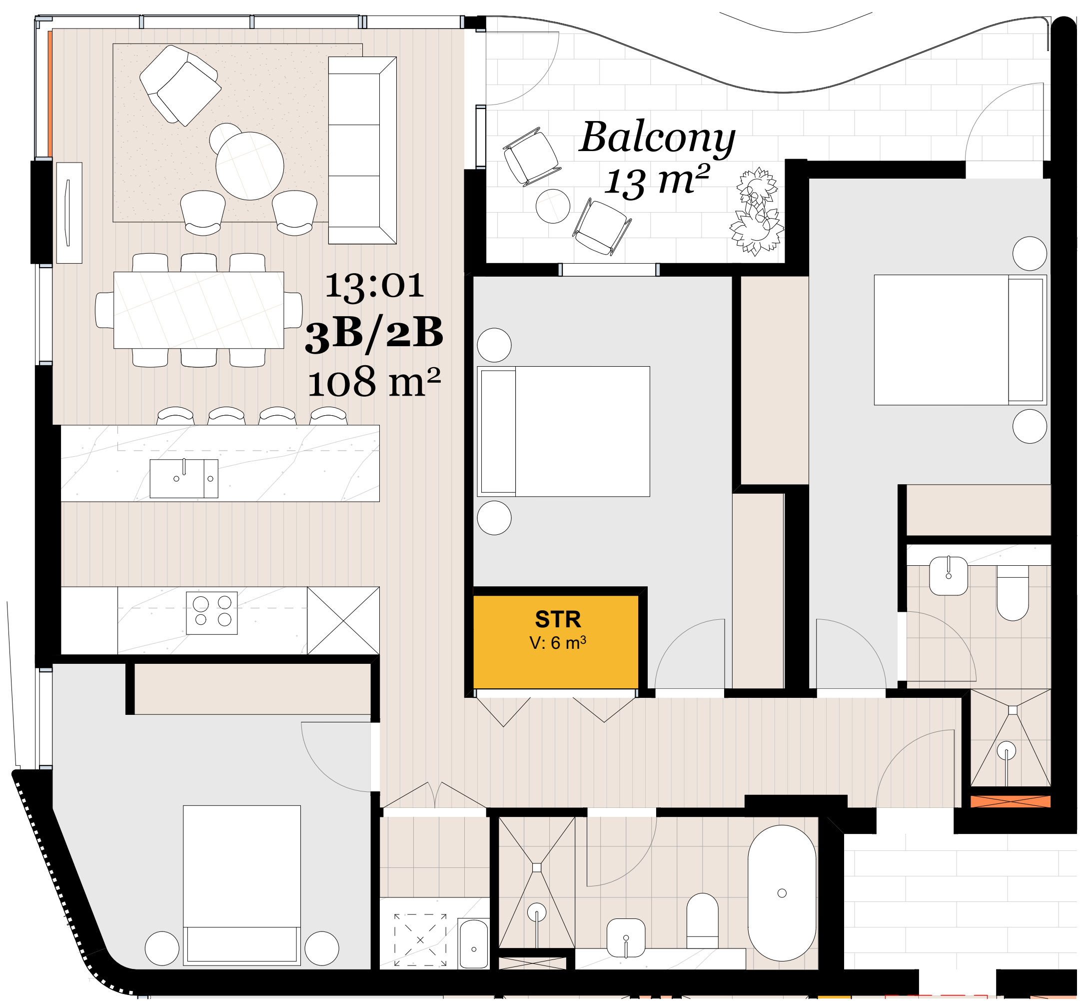
ADG: At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.

Response: 91% of apartments are naturally cross ventilated from Ground floor to Level 8

Principle 06
Amenity - Storage

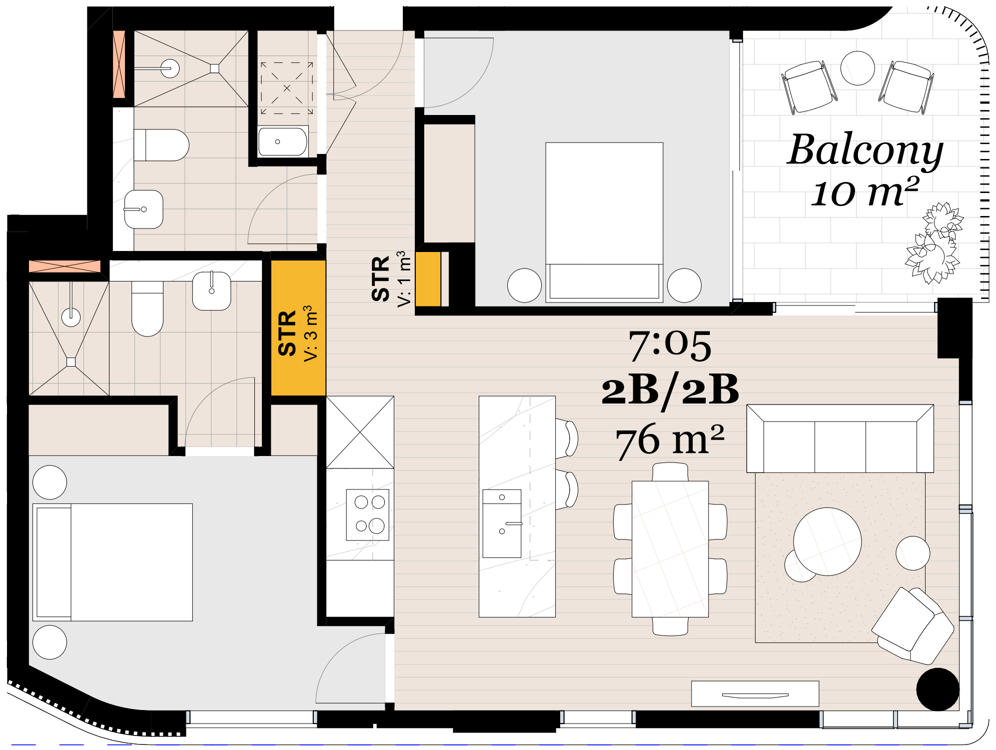
Storage is provided internally to each apartment. At least 50% of the required storage area is within the unit itself. The remaining storage is located in the carpark level in the form of a secured storage cage which is secured and only accessible by the residents.

Typical Two Bedroom Apartment
8 m³ storage required
9m³ storage provided in apartment
No carpark storage cages required



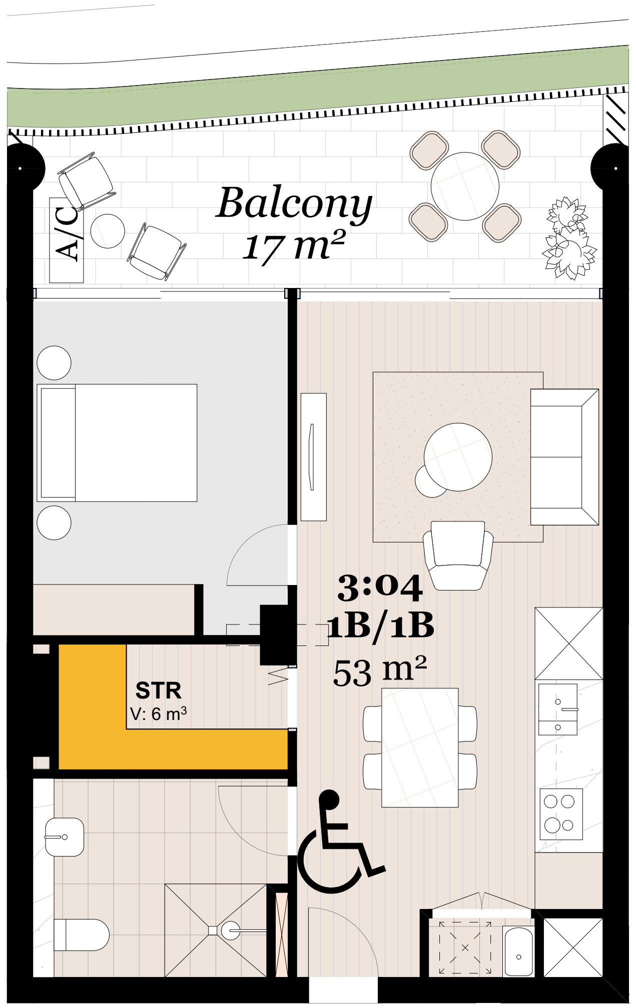
Typical Three Bedroom Apartment

10 m³ storage required
6 m³ storage provided in apartment
4m³ storage provided in carpark storage cages



Typical Two Bedroom Apartment

8 m³ storage required
4m³ storage provided in apartment
4m³ storage provided in carpark storage cages



Typical One Bedroom Apartment

6 m³ storage required
6m³ storage provided in apartment
No carpark storage cages required

Principle 07
Safety

Apartment Design Guide (ADG)

Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

Response

An integrated approach to safety will improve actual and perceived personal security in pedestrian public domain areas. To ensure that a high level of passive surveillance is achieved, all paths possess the ability to be overlooked from adjoining buildings and adjacent streets. The proposed development will implement its own security system to surveil the public domain. Furthermore, the proposed development allows both residents and visitors to partake in the act of looking out for not only their own space, but also one another.

The communal space on the podium level has the opportunity to be overlooked by the east facing apartments. In addition, all external spaces will have multiple clear sight lines without obstacles, low shrub planting will reduce the number of places to hide and all paths will be well-lit at night time and designed to meet relevant Australian Lighting Standards.

Corner balconies and windows provide a wider degree of casual surveillance along the street.

View from Georgina Terrace

Principle 08
Housing Diversity and Social Interaction

Apartment Design Guide (ADG)
Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community. New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.

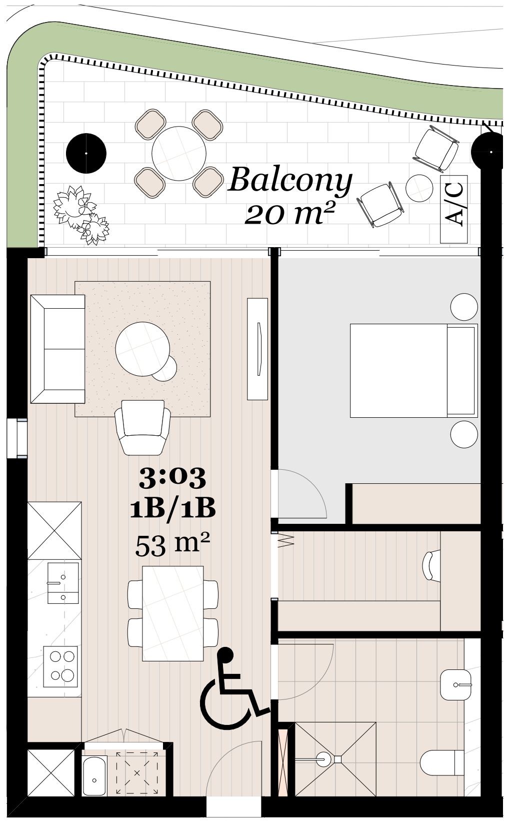
Response
The final outcome of the proposed development has been designed with a high level of social contribution in mind, not only to its residents. It will be a vibrant development that activates the street and invites residents of the proposal to interact with the local community. These shared facilities and spaces, will promote a real sense of community. The proximity of the site to transport alternative to the private car, along with the proximity to Gosford centre district will generate much welcomed social interaction along the future Baker Street and the site.

The proposal includes a variety of different housing typologies that will be offered in different sizes and layouts to diversify the residents in the development. Additionally, the proposed development is designed to maximise accessibility for access impaired. Accessible car parking facilities have been provided and are located near the main access lift of the building on each parking level for easy access to all levels of the building.

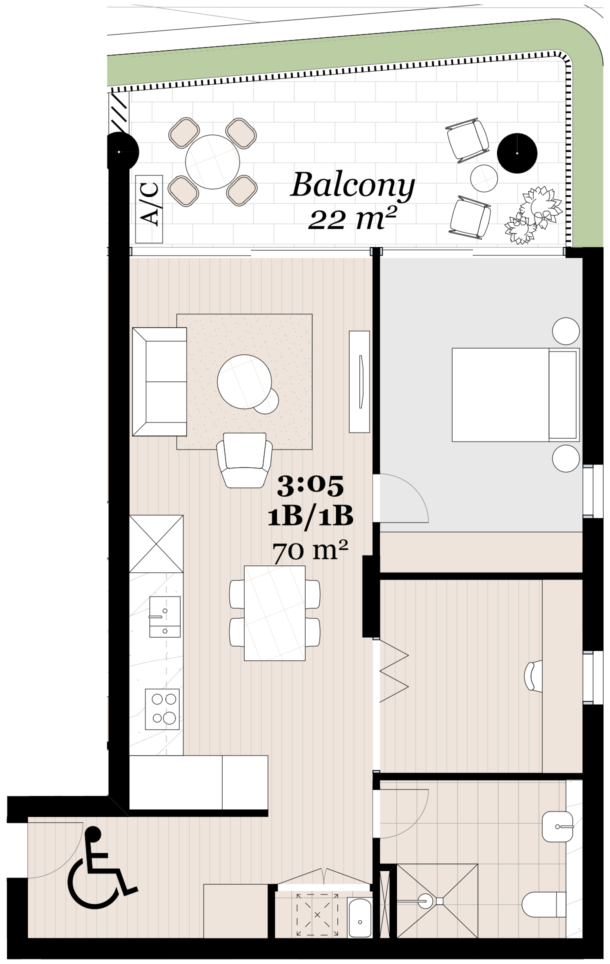
The proposed development has been designed to provide at least 10% of the total dwellings as adaptable units. As indicated, 11 sole occupancy units have been allocated as adaptable apartments out of a total of 107 units in the development. The apartments are designed and constructed so that they may be readily re-configured to allow residence of people with a disability, in accordance with the requirements of AS4299 Class C specifications.

View from Leagues Club Field

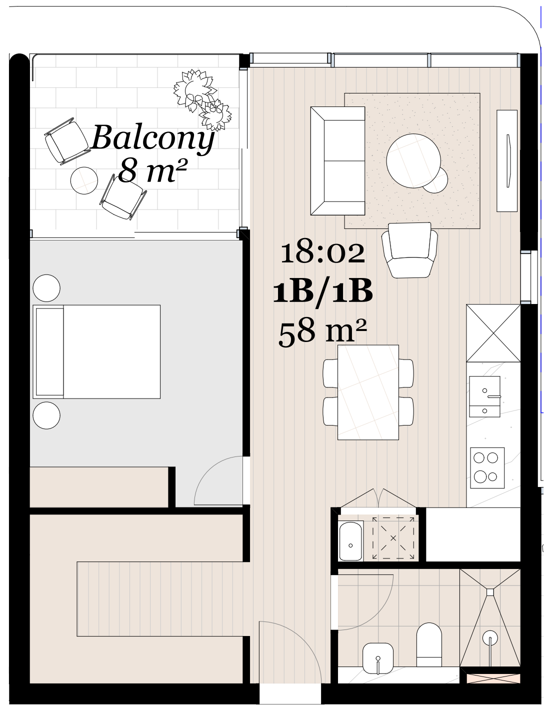
Principle 08
Housing Diversity: Apartment Types



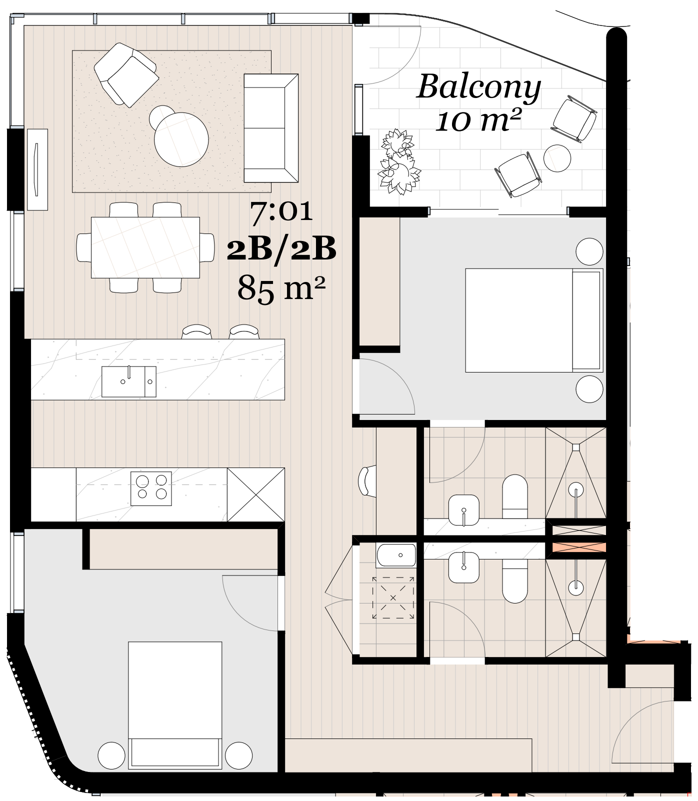
Typical 1 Bed Unit 1:50



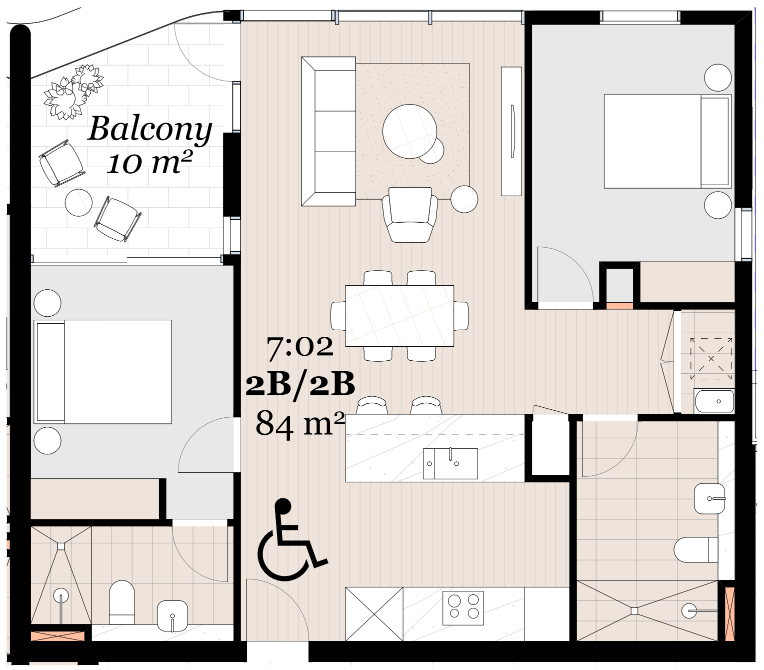
Typical 1 Bed Unit 1:50



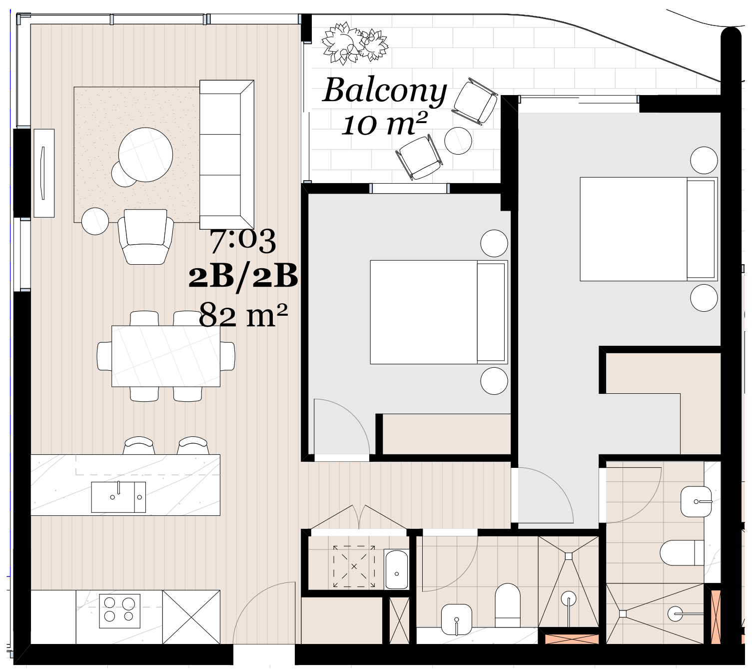
Typical 1 Bed Unit 1:50



Typical 2 Bed Unit 1:50

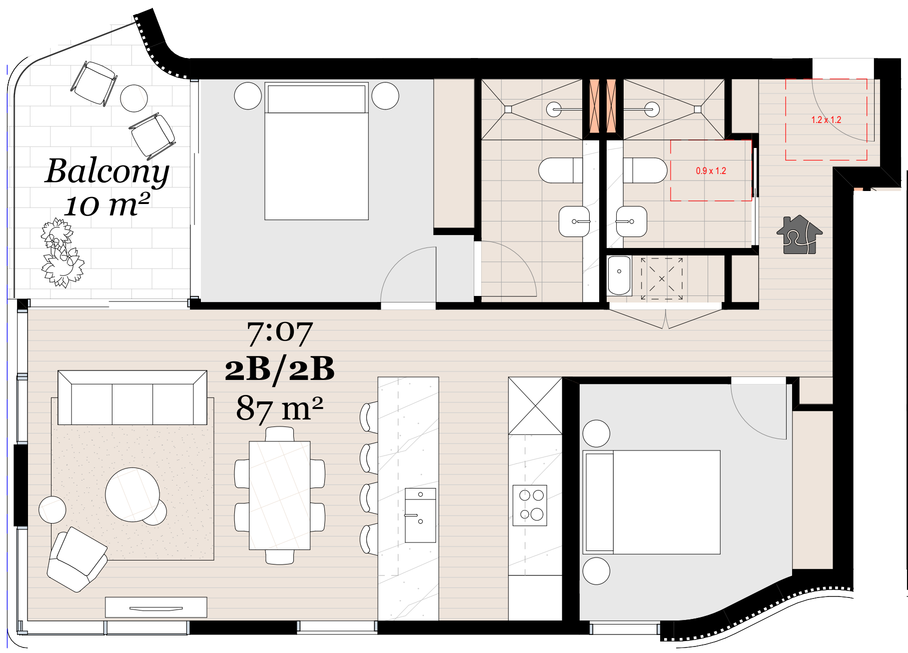


Typical 2 Bed Unit 1:50

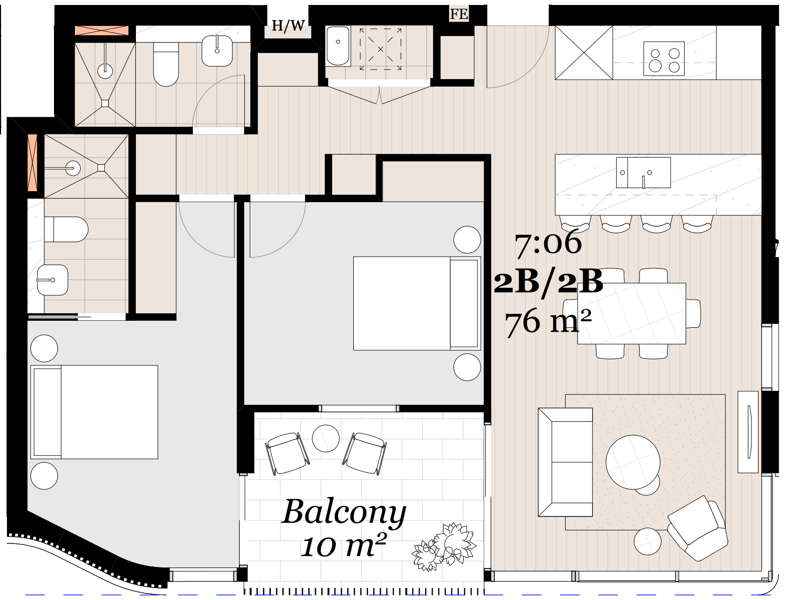


Typical 2 Bed Unit 1:50

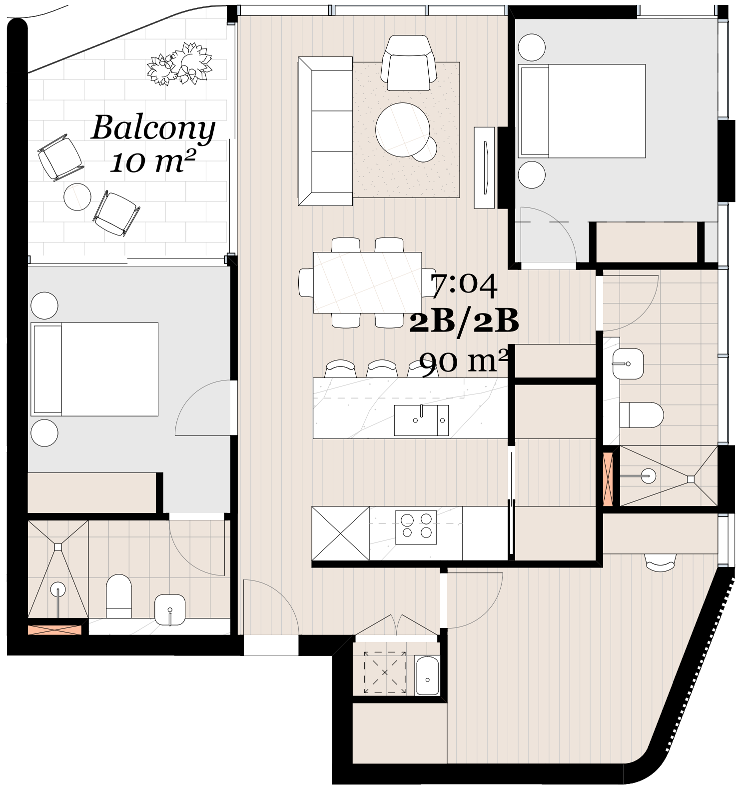
Principle 08
Housing Diversity: Apartment Types



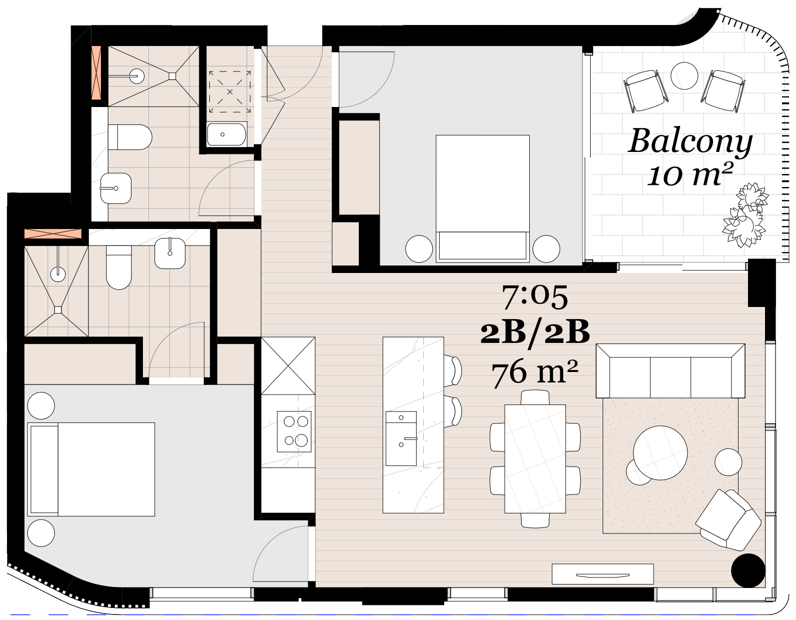
Typical 2 Bed Unit 1:50



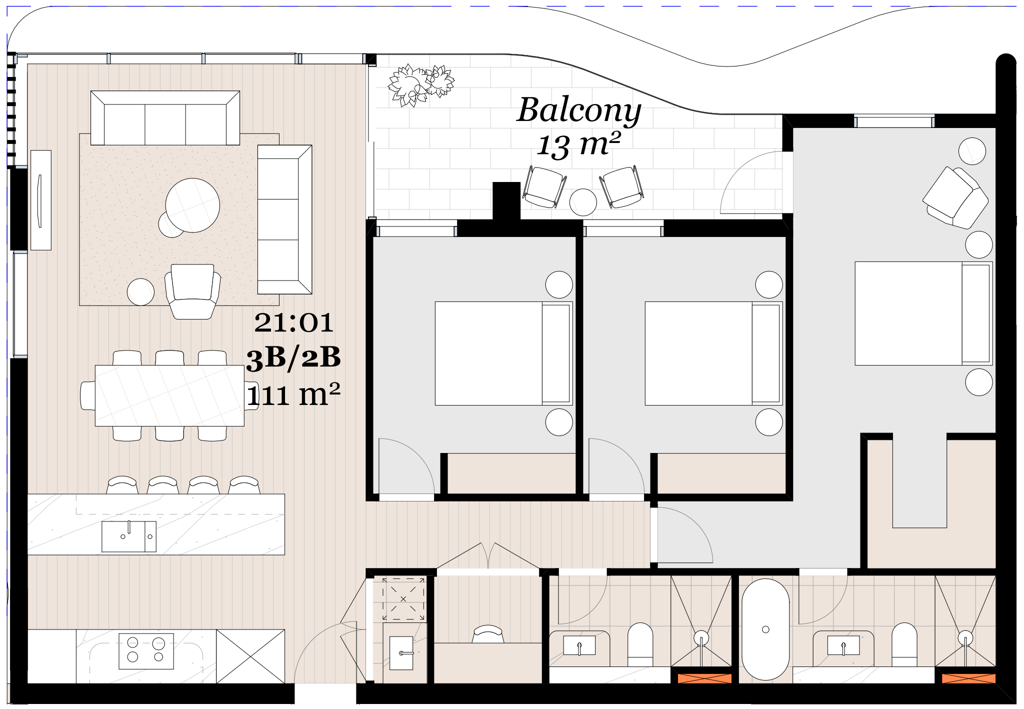
Typical 2 Bed Unit 1:50



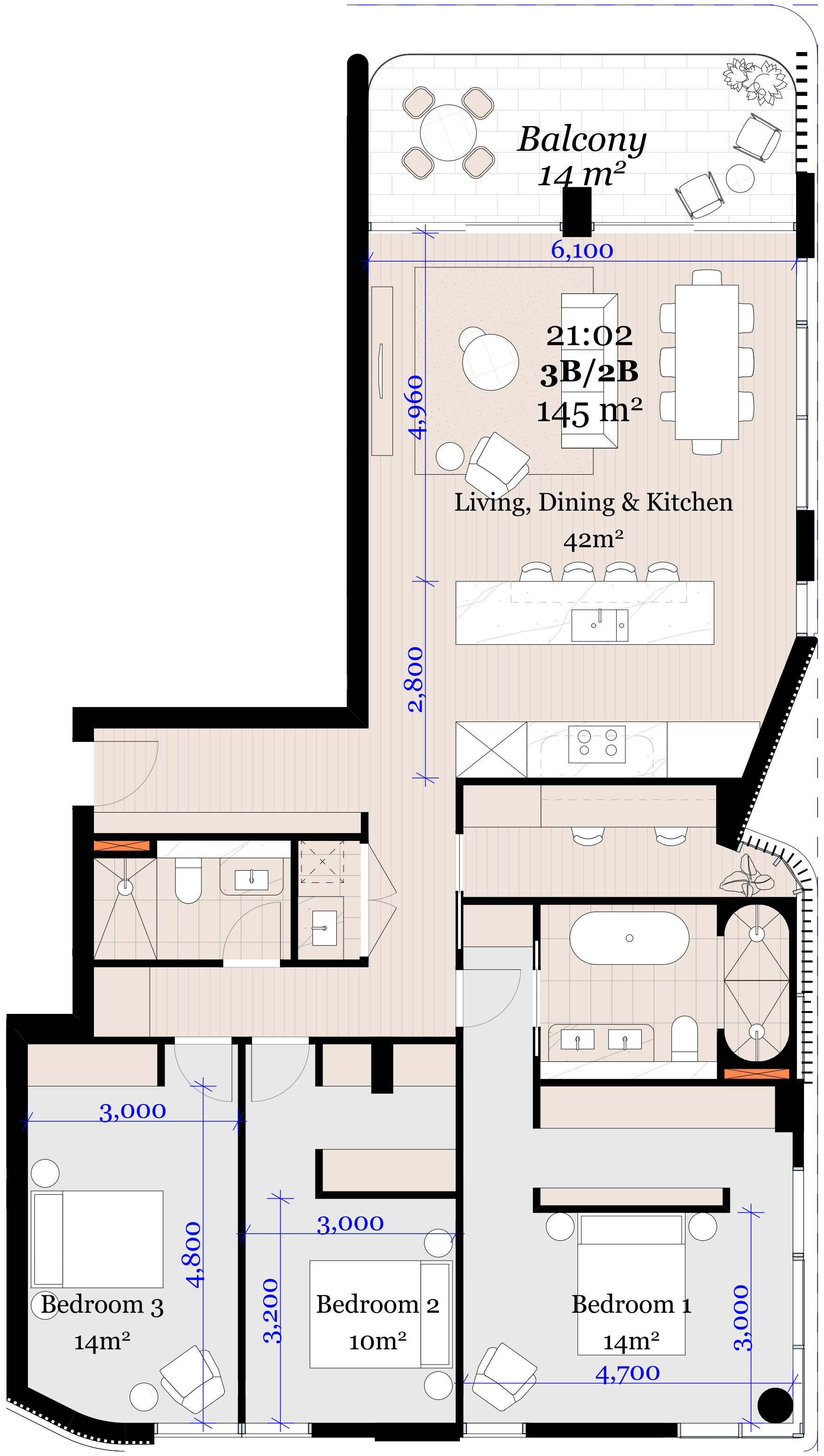
Typical 2 Bed Unit 1:50



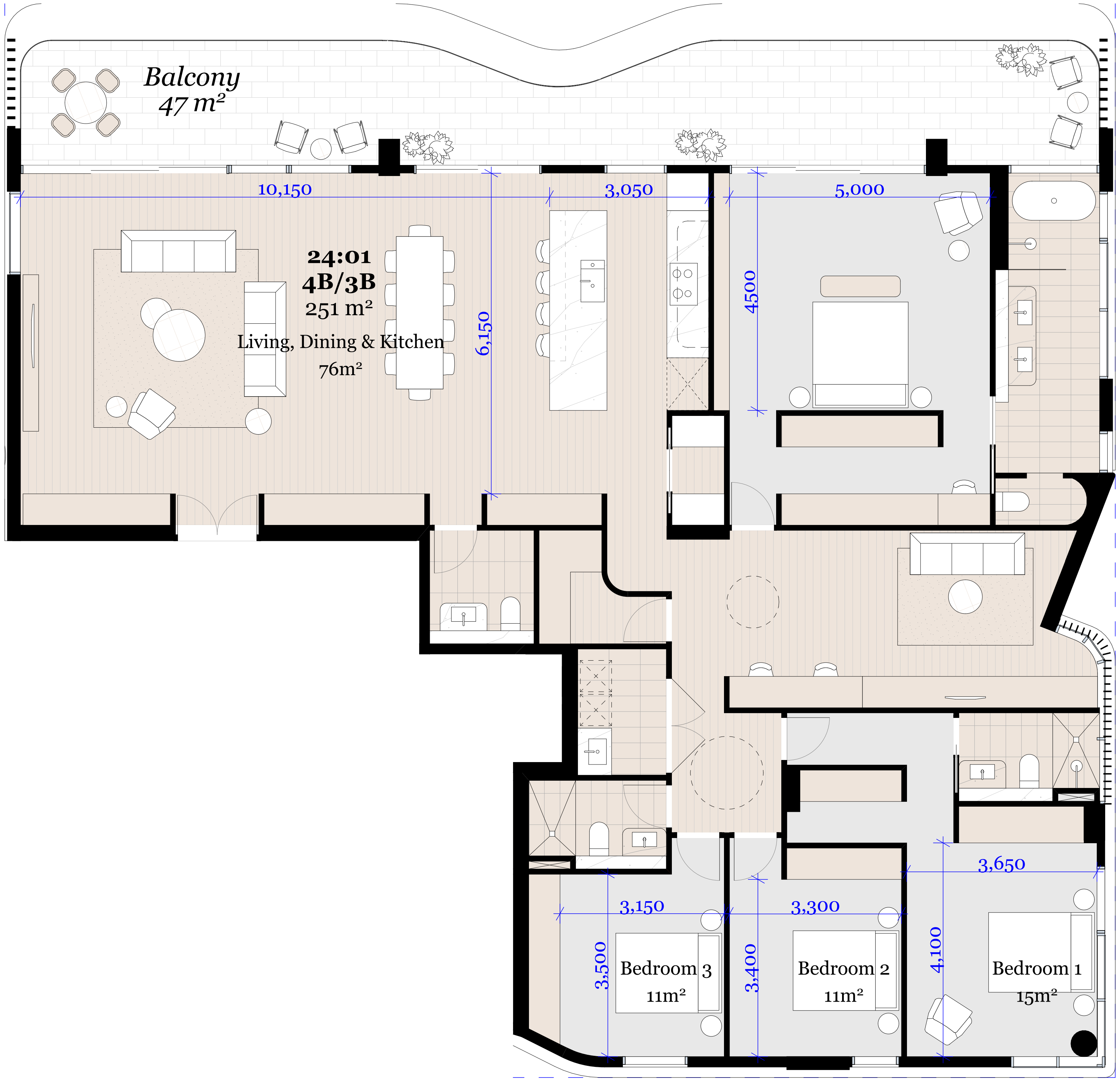
Typical 2 Bed Unit 1:50



Typical 3 Bed Unit 1:50

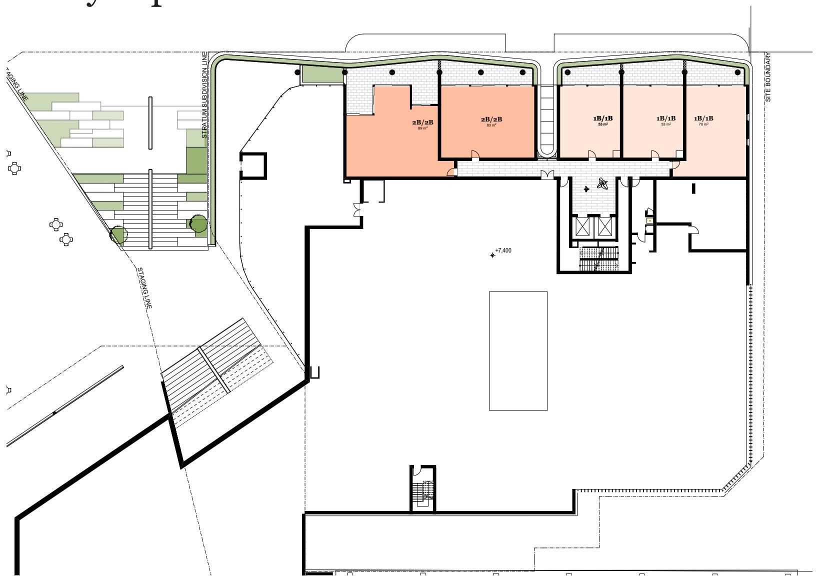


Typical 3 Bed Unit 1:50



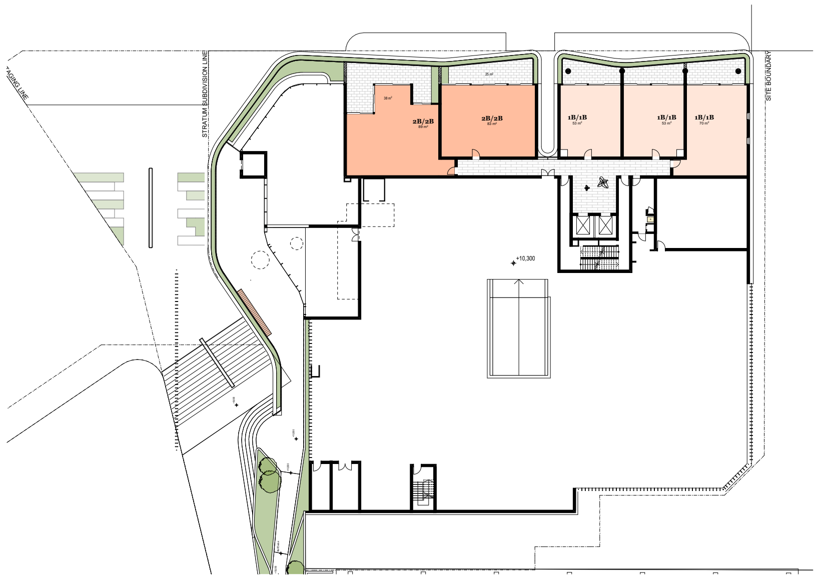
Typical 4 Bed Unit 1:50

Principle 08
Housing Diversity: Apartment Mix



Level 2

1 Bed : 3
2 Bed : 2
3 Bed : 0

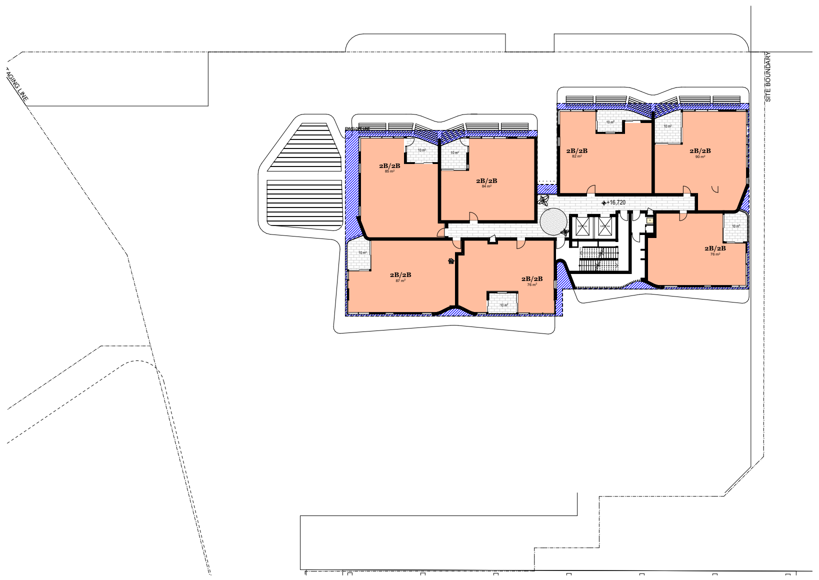


Level 3

1 Bed : 3
2 Bed : 2
3 Bed : 0

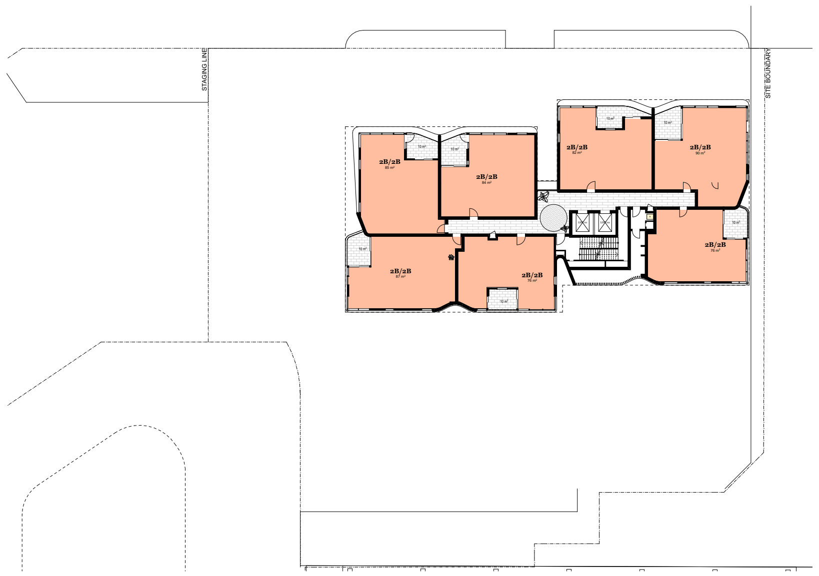
Level 4

1 Bed : 0
2 Bed : 7
3 Bed : 0



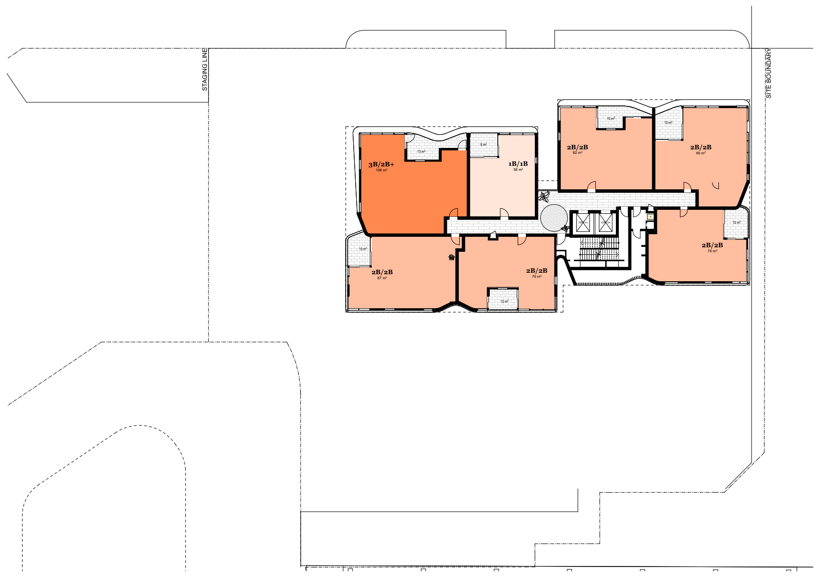
Level 5

1 Bed : 0
2 Bed : 7
3 Bed : 0



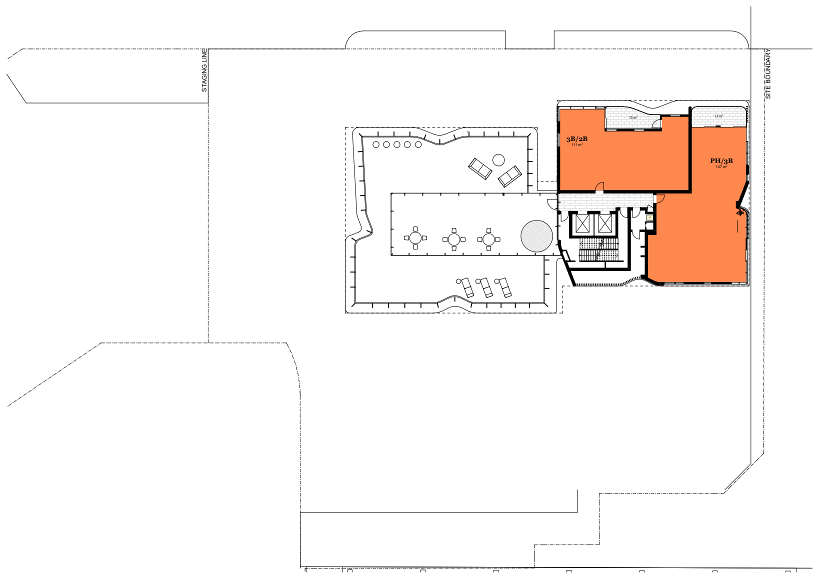
Level 6 -12
7 Typical Levels

1 Bed : 0
2 Bed : 7 (49)
3 Bed : 0



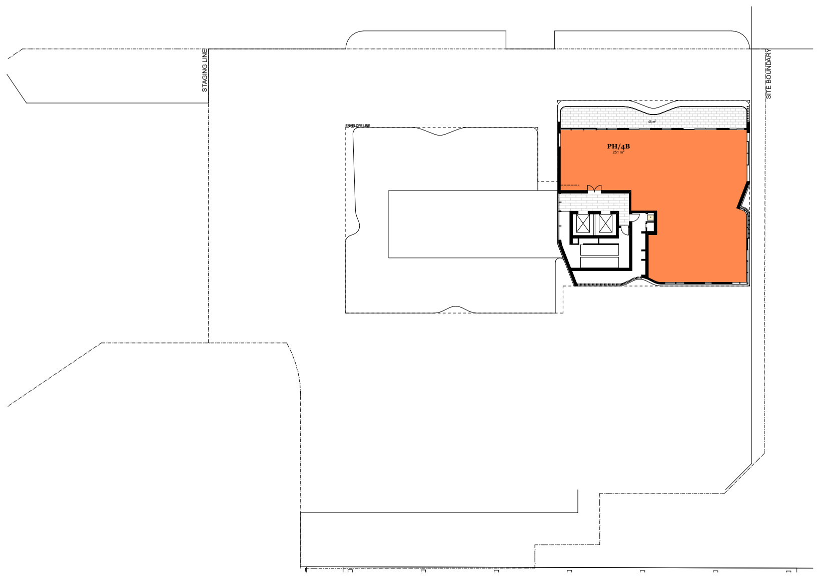
Level 13 - 20
8 Typical Levels

1 Bed : 1 (8)
2 Bed : 5 (40)
3 Bed : 1 (8)



Level 21 - 23
3 Typical Levels

1 Bed : 0
2 Bed : 0
3 Bed : 2 (6)



Level 24

1 Bed : 0
2 Bed : 0
3 Bed : 0
4 Bed : 1

Apartment Mix Calculation

1 Bed :	14
2 Bed :	107
3 Bed :	14
3 Bed+ :	1
Total	136

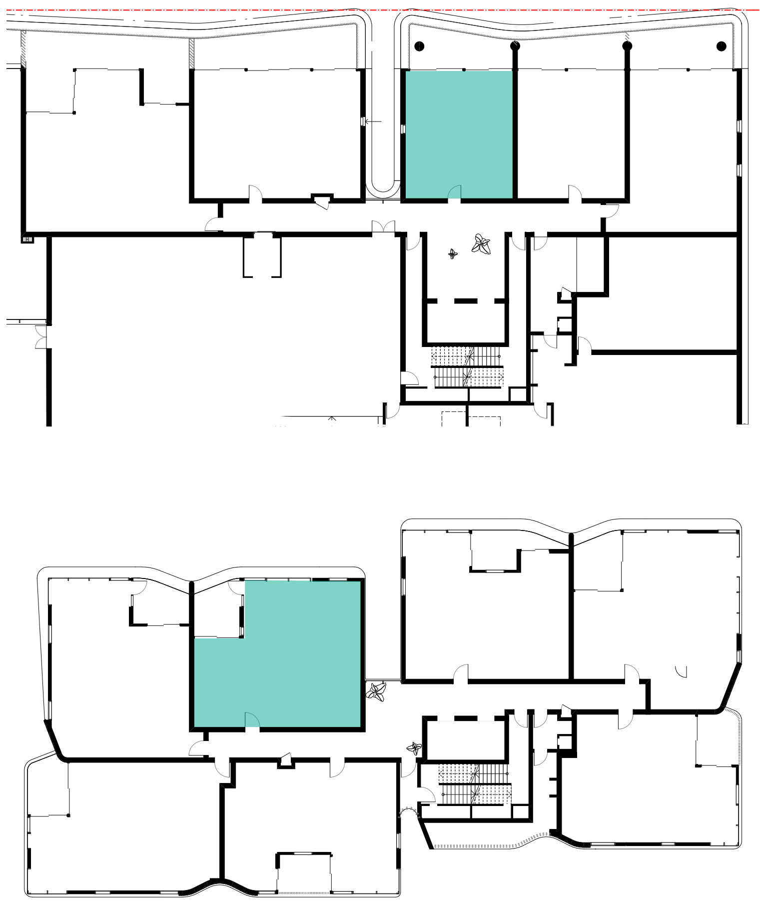
Principle 08
Housing Diversity: Adaptable Housing

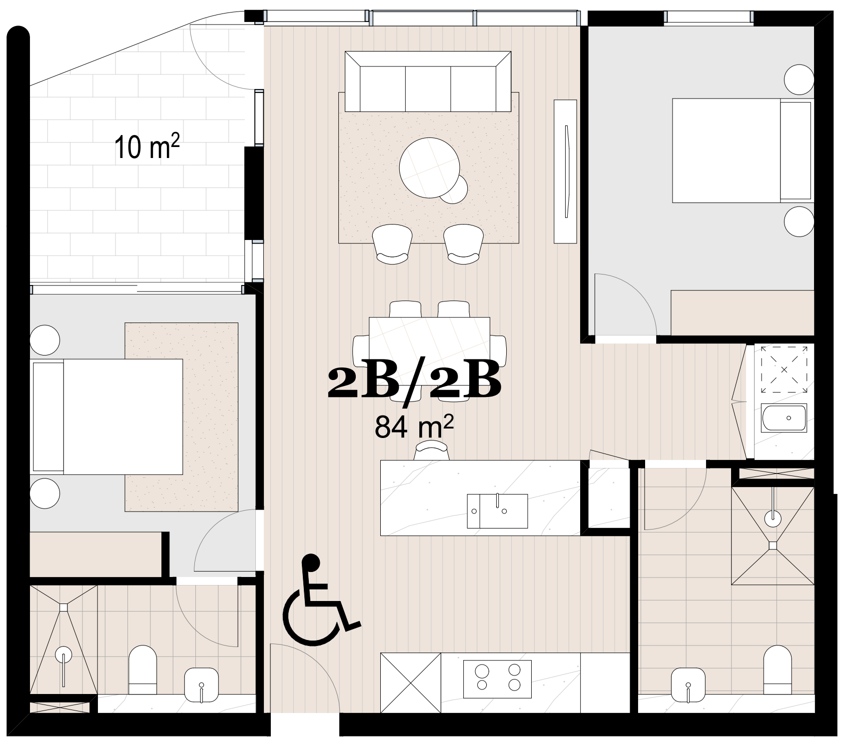
DCP:

In development with more than 10 dwellings, at least 10% should be accessible;
In development with more than 3 dwellings, at least 1/3 should be adaptable.

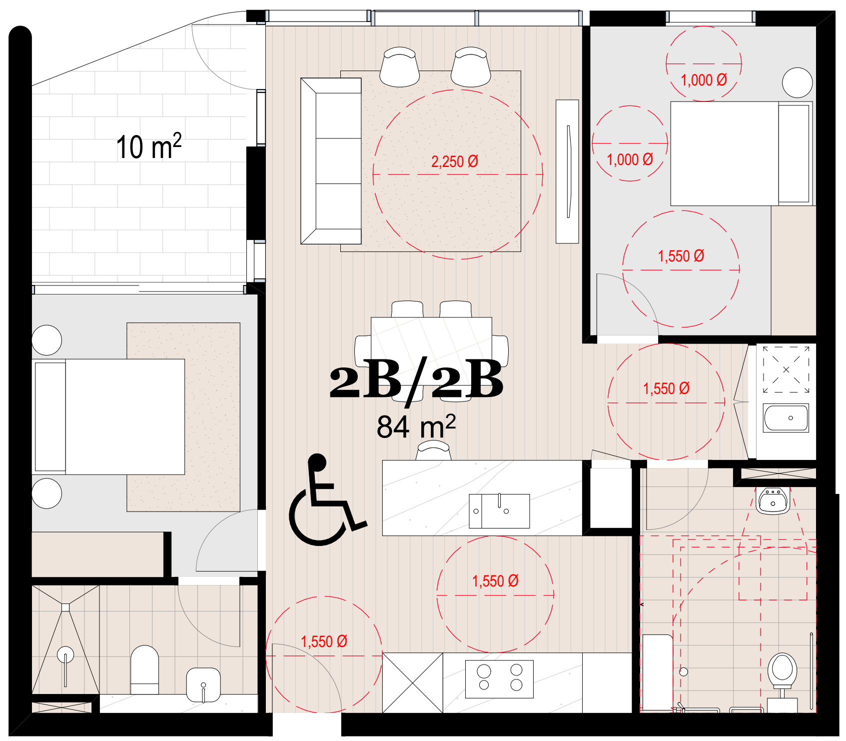
Response:

10% of apartments (14/136) are designed to be adaptable units.

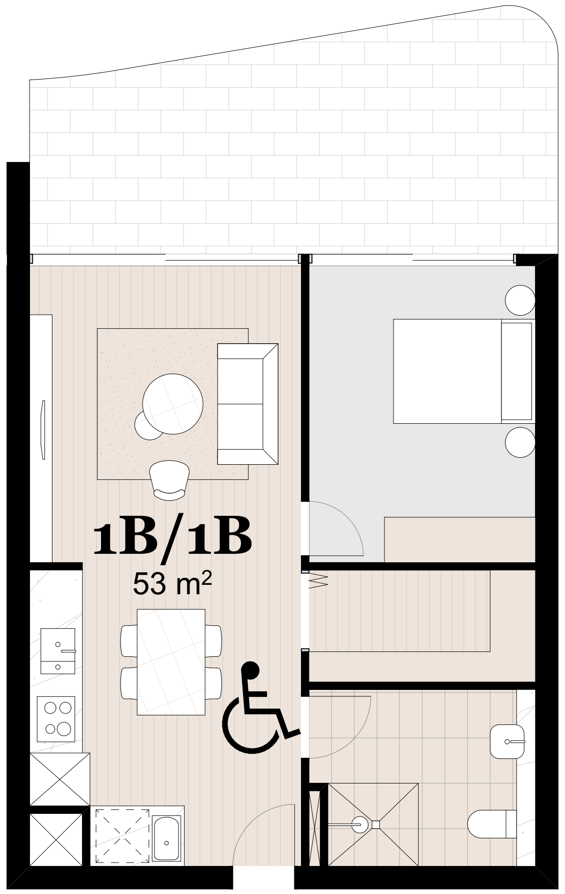




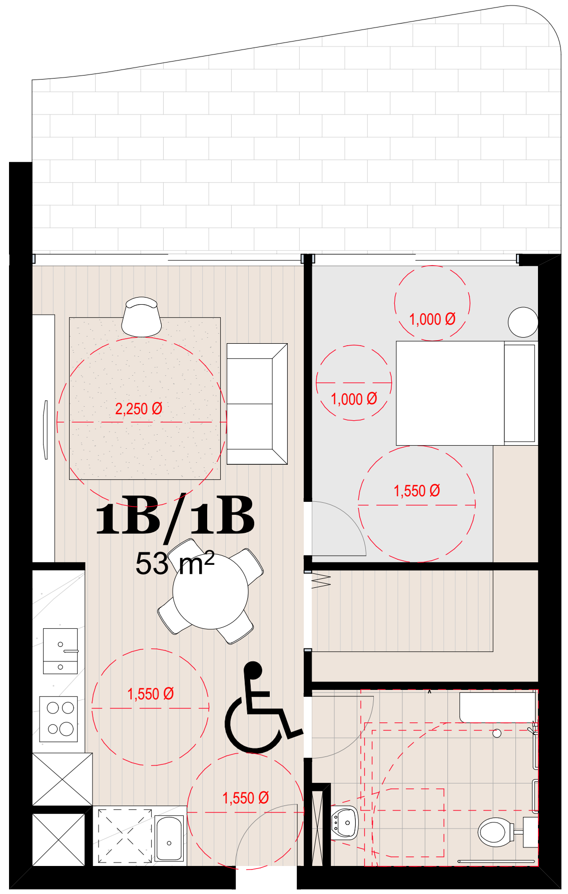
2 Bedroom Adaptable Unit - Pre



2 Bedroom Adaptable Unit - Post

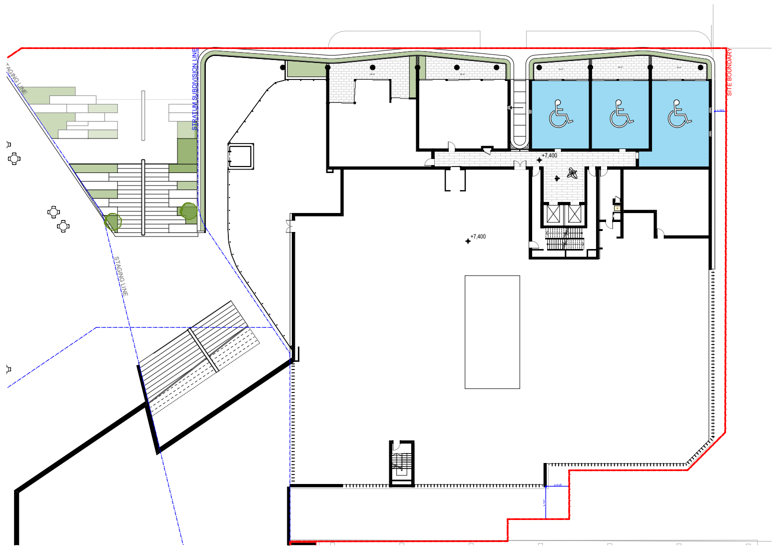


1 Bedroom Adaptable Unit - Pre



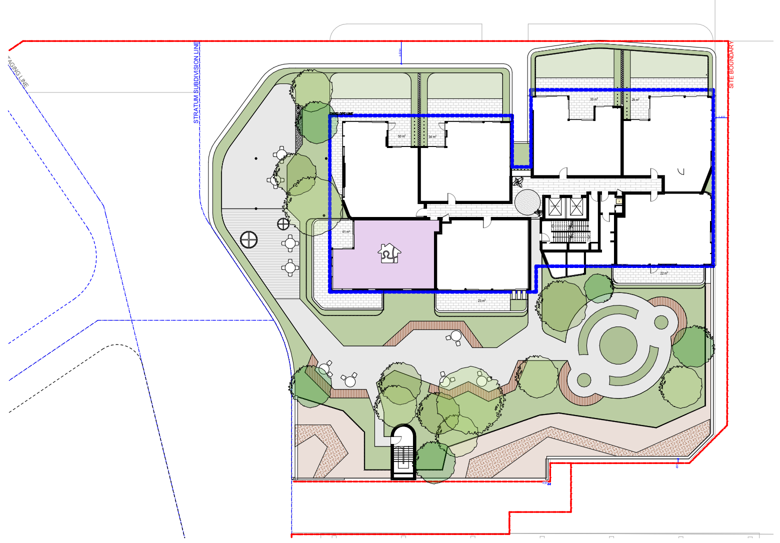
1 Bedroom Adaptable Unit - Post

Principle 08
Housing Diversity: Adaptable Housing



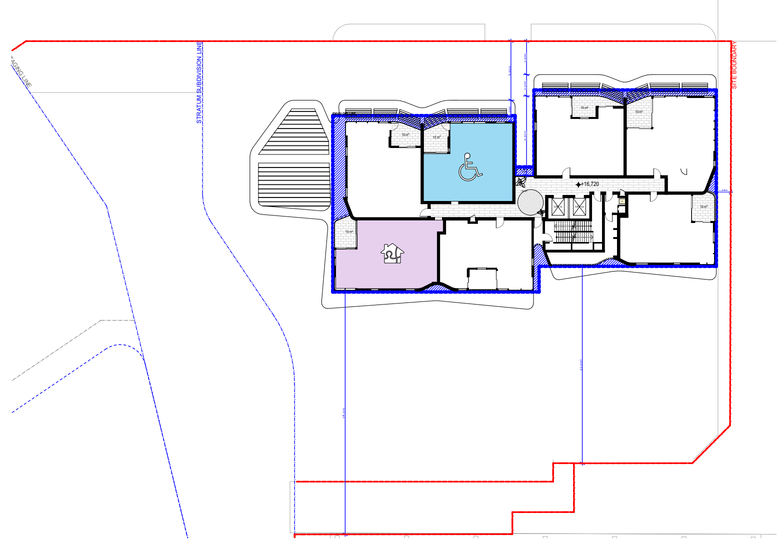
Level 2 - 3

3 (6)
0 (0)



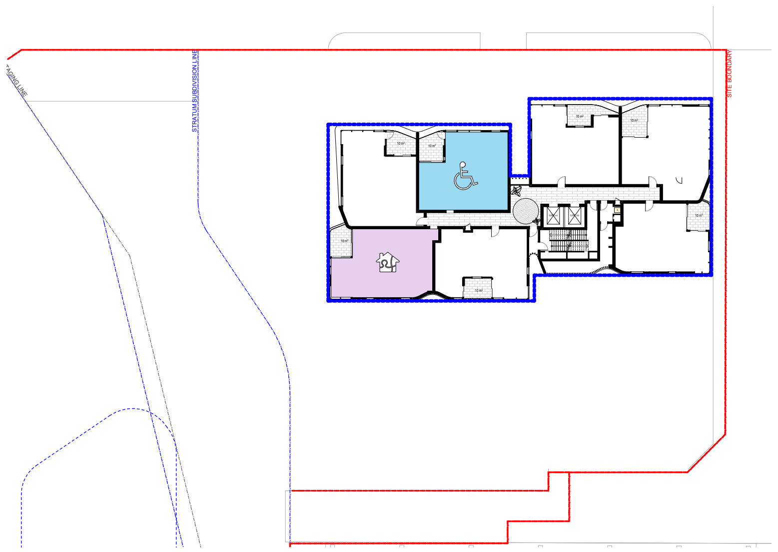
Level 4

0 (0)
1 (1)



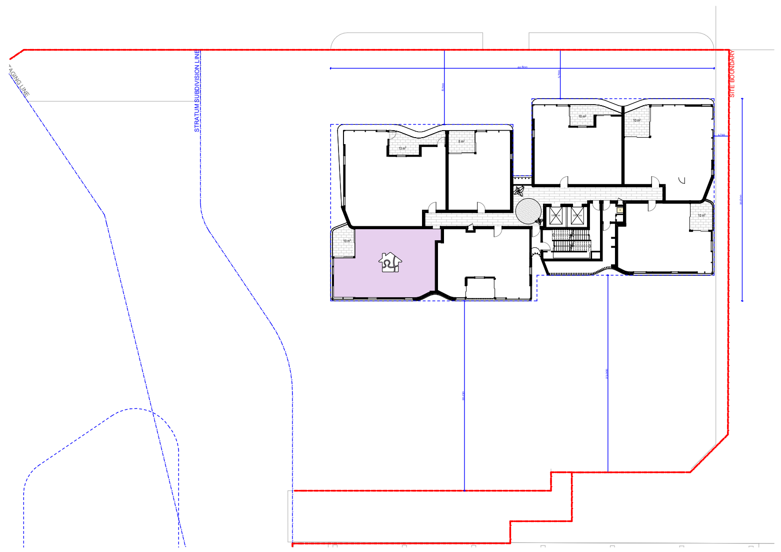
Level 5

1
1



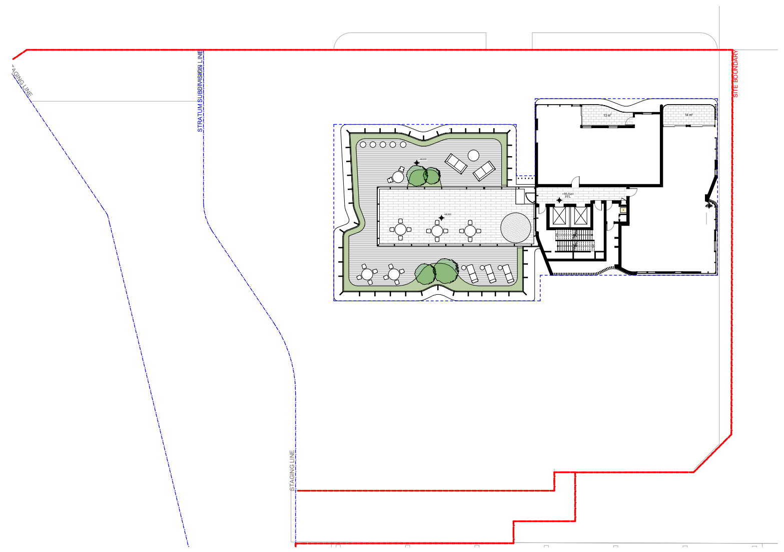
Level 6 - 12
7 Typical Levels

1 (7)
1 (7)



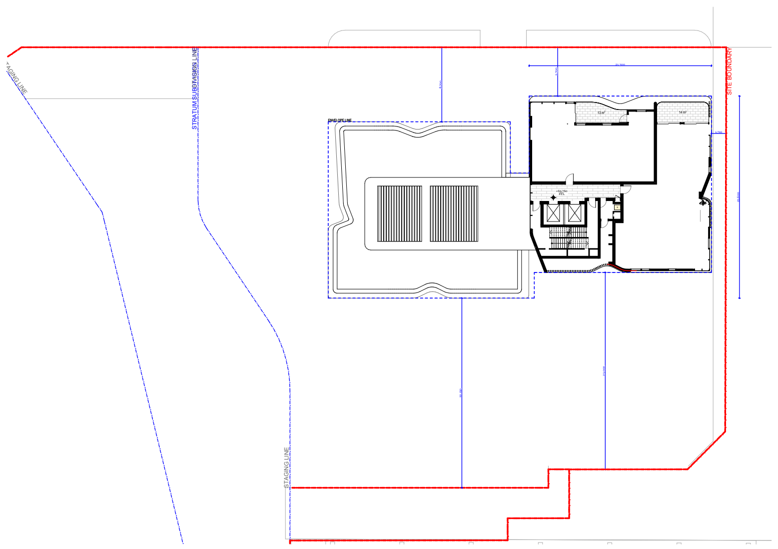
Level 13 - 20
8 Typical Levels

0 (0)
1 (8)



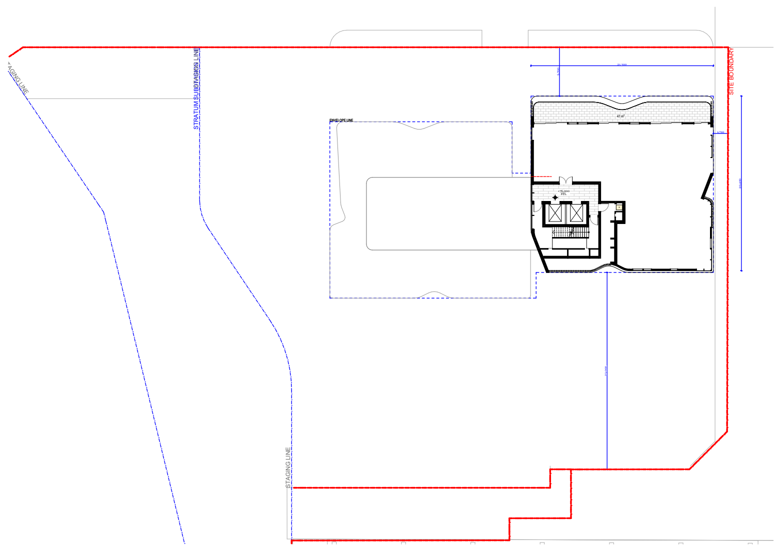
Level 21

0
0



Level 22 - 23
2 Typical Levels

0
0



Level 24

0
0

DDA & Livable Calculation

Total Unit Number	:	136
DDA Units	:	14/136 (10%)
Livable Units	:	31/136 (23%)

Principle 09
Aesthetics

Apartment Design Guide (ADG)

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

Response

The overall development proposes a 25 storey building facing Gosford City Park where the main entrance access from the street is elevated by 400mm to create a stoop interface to enhance the ground floor amenity and render a sense of hierarchy .

The frontage area is accentuated by vegetation to soften the entire design. The colour choices utilise bronze colour framing with light colour underlay to create strong contrast and to sculpt the building, giving a sense of depth to the facade presentation. Similar language is applied to most of the elevations to allow the design to flow simultaneously.

As for northern and southern façade where window openings are minimal, changes in texture and undulating forms are used to break down the scale.

Materiality
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.

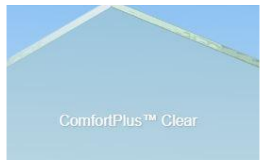
Durability
A durable palette of materials are proposed throughout and enforce the ongoing life span of the proposal.

CF1 - Concrete Finish (Sand)

Type: Cast-In-Place Concrete
Colour: Sandstone Tone
Location: Podium Slab (GL-L3)

CF2 - Concrete Finish (Grey)

Type: Pre-cast Concrete
Colour: Natural Grey
Location: Columns GL



GL1 - Clear Glass

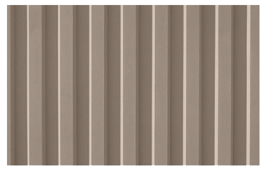
Type: Glazed Panel
Colour: Clear
Location: Typical

GL2 - Colourback Glass

Type: Glazed Panels
Colour: Light Grey
Location: North Facade

PT1 - White Paint

Type: Exterior Paint
Colour: White
Location: Exterior Walls, Typ

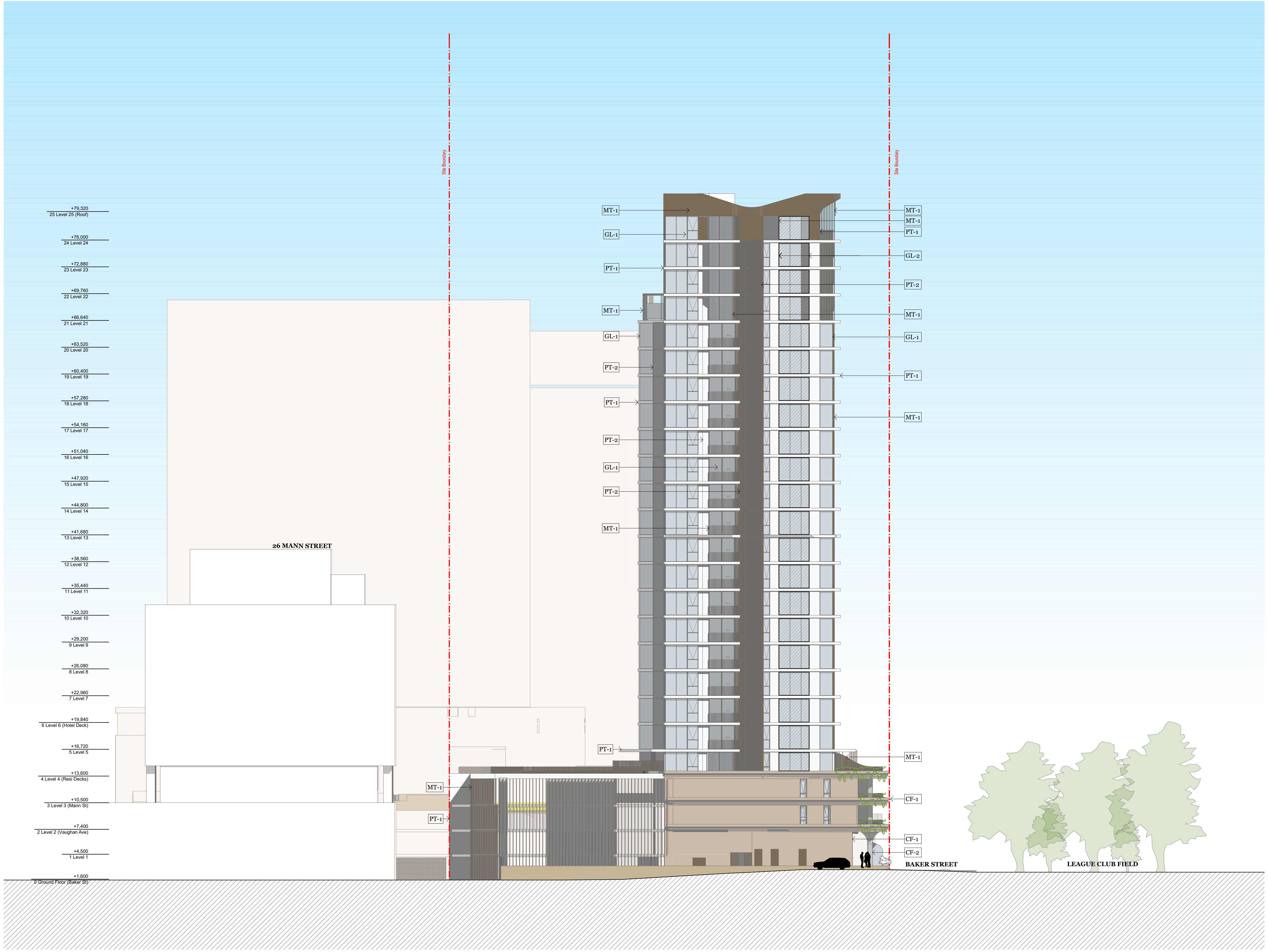


PT2 - Dark Bronze

Type: Exterior Paint
Colour: Dark Bronze
Location: Ribbed Precast Panel

MT2 - Metal Panel

Type: Aluminum Panel
Colour: Dark Bronze, Matte Finish
Location: Window Frames



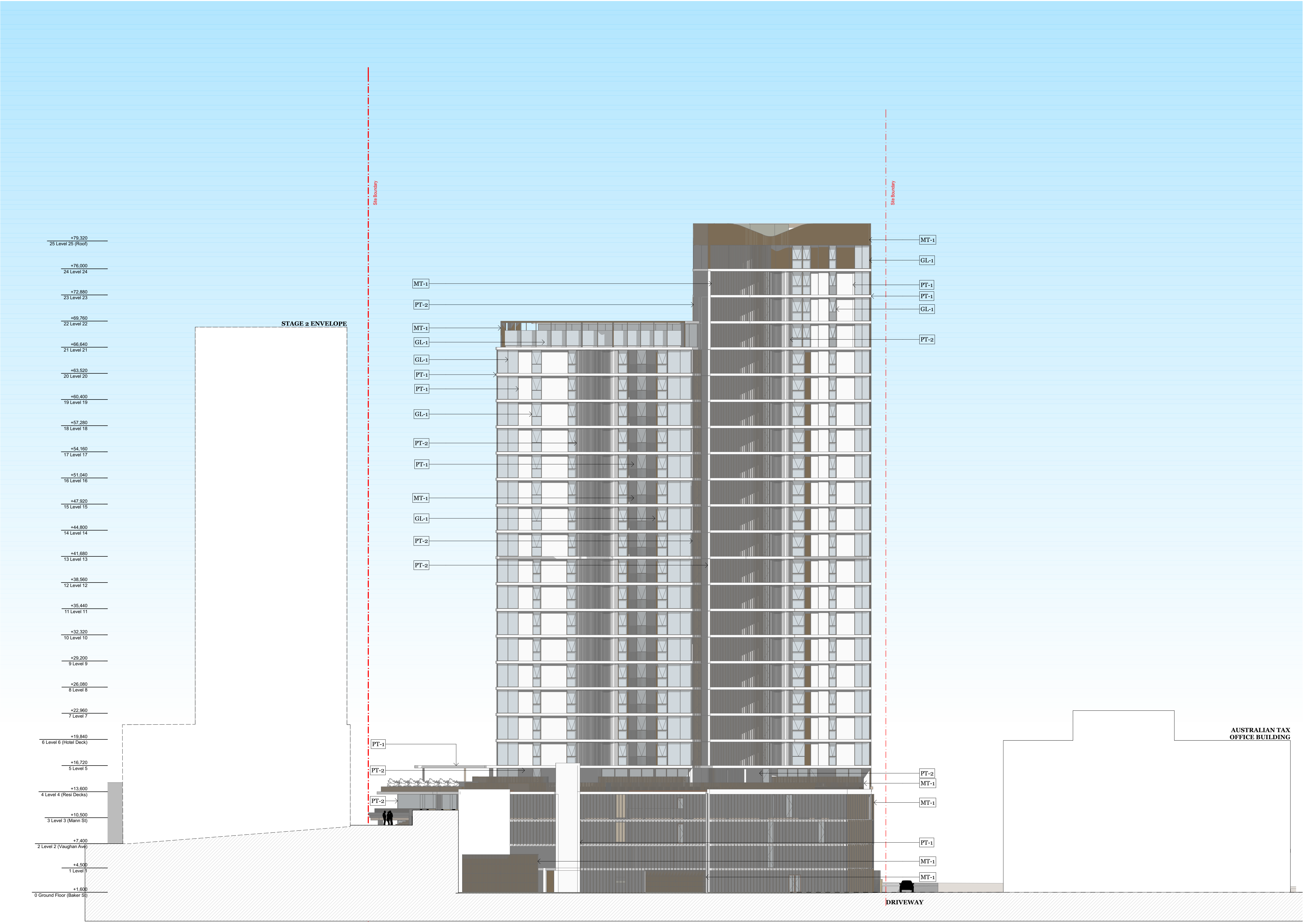
LEGEND:

CF-1: CONCRETE FINISH (SAND)
CF-2 : CONCRETE FINISH (GREY)
GL-1: CLEAR GLASS
GL-2: COLOURBACK GLASS (LIGHT GREY)
PT-1: WHITE PAINT
PT-2: DARK BRONZE PAINT
MT-1: METAL PANEL (DARK BRONZE)

REFER TO DA 307 FOR FINISH SCHEDULE

North Facade

Principle 09
Aesthetics - Architecture Expression



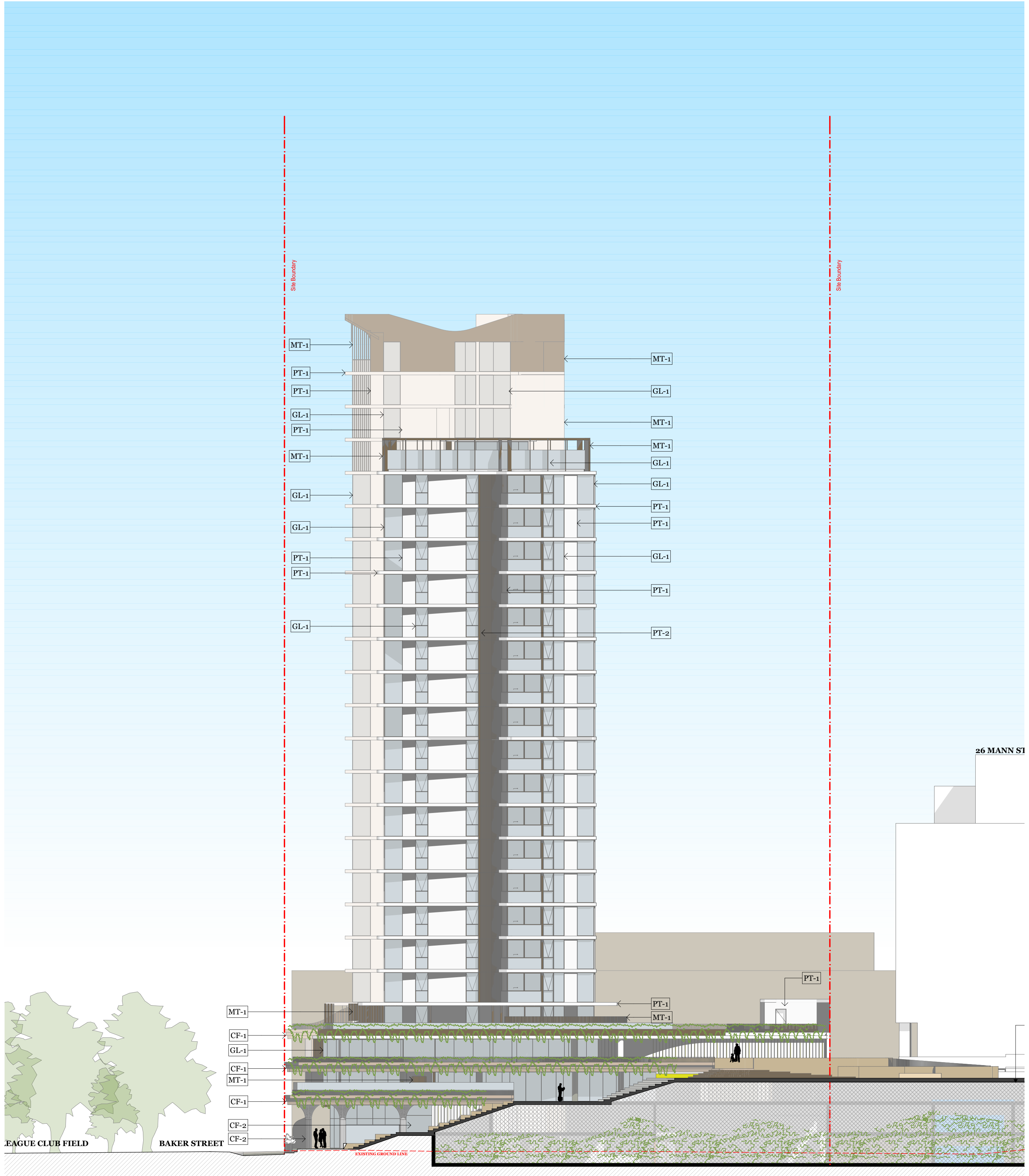
LEGEND:

CF-1: CONCRETE FINISH (SAND)
CF-2 : CONCRETE FINISH (GREY)
GL-1: CLEAR GLASS
GL-2: COLOURBACK GLASS (LIGHT GREY)
PT-1: WHITE PAINT
PT-2: DARK BRONZE PAINT
MT-1: METAL PANEL (DARK BRONZE)

REFER TO DA 307 FOR FINISH SCHEDULE

East Facade (Mann Street)

Principle 09
Aesthetics - Architecture Expression

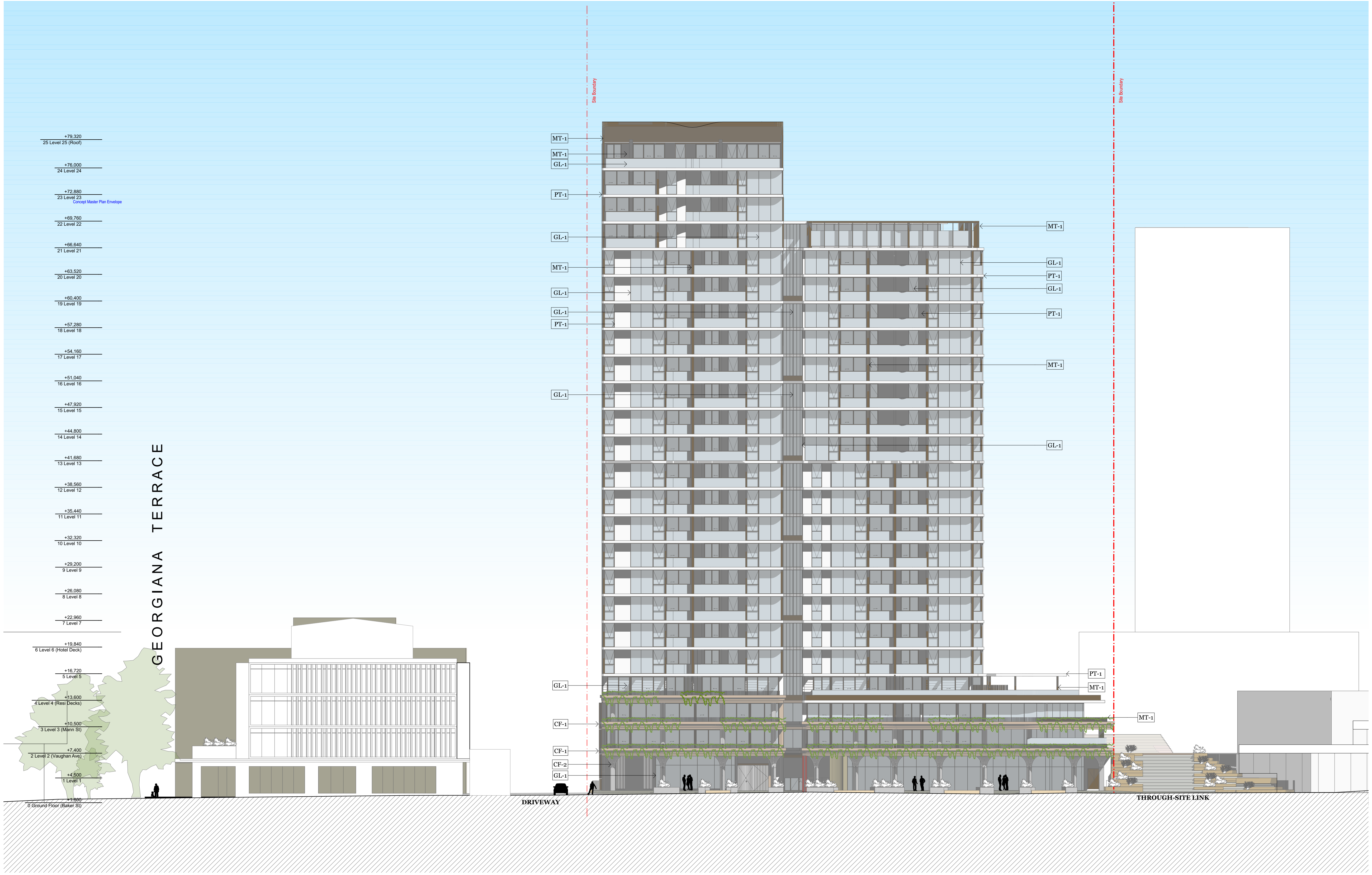


South Facade

LEGEND:

CF-1: CONCRETE FINISH (SAND)
CF-2 : CONCRETE FINISH (GREY)
GL-1: CLEAR GLASS
GL-2: COLOURBACK GLASS (LIGHT GREY)
PT-1: WHITE PAINT
PT-2: DARK BRONZE PAINT
MT-1: METAL PANEL (DARK BRONZE)

REFER TO DA 307 FOR FINISH SCHEDULE



LEGEND:

CF-1: CONCRETE FINISH (SAND)
CF-2 : CONCRETE FINISH (GREY)
GL-1: CLEAR GLASS
GL-2: COLOURBACK GLASS (LIGHT GREY)
PT-1: WHITE PAINT
PT-2: DARK BRONZE PAINT
MT-1: METAL PANEL (DARK BRONZE)

REFER TO DA 307 FOR FINISH SCHEDULE

West Facade (Baker Street)

Table 1.	Summary of compliance with the key Apartment Design Guide 'Design Criteria'	
Control	**ADG Design Criteria**	**Compliance**
3D Communal Open space	Minimum of 25% of the site area should be devoted to communal open space.	Site area: 3,093m² Required Communal open space: 773 m² (25%) Proposed Communal open space: 1,630 m² (53%) Communal open space is provided at both the Podium Level 4 and Level 21. A high level of solar access is achieved to both communal open spaces achieving a high level of amenity. Compliance achieved
	Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).	The majority of the communal space located on the podium receives the required solar access between 9am and 3pm on June 21st Compliance achieved
3E Deep Soil Zones	Minimum of 7% of a site should be a deep soil zone with the following minimum dimensions: - greater than 1,500m² – 6m	N/A 51m² (2%)
3F Visual Privacy Building separation	Up to four storeys/12 meters • 6 meters to the boundary between habitable rooms/balconies • 3 meters to the boundary between non-habitable rooms Five to eight storeys /up to 25 meters • 9 meters to the boundary between habitable rooms/balconies • 4.5 meters to the boundary between non-habitable rooms Nine storeys and above/ over 25 meters • 12 meters between habitable rooms/balconies • 6 meters between non-habitable rooms	On the lower levels, the three buildings are separated by a minimum of 14.5 meters between non-habitable rooms/balconies.
3J Bicycle and Car Parking	The maximum car parking rates are as follows: Residential 1 Spaces per 1 Bed 1 Spaces per 2Bed 2 Spaces per 3 Bed 2 Spaces per 3 Bed + Retail: 1 per 45m2 Visitors: 1 per 7 units.	Residential car parking rates comply with the Gosford Development Control Plan 2013, and retail car parking rates comply with Metro RMS Car Parking Requirements Parking rates do not exceed the maximum and minimum rates specified Compliance achieved
4A Solar + Daylight Access	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.	Number of apartments with 3hrs solar access required between 8am-4pm: 95(70%) Proposed: 109(80%) Number of apartments with 3hrs solar access required between 9am-3pm: 95(70%) Proposed: 85(63%)

Table 1.	Summary of compliance with the key Apartment Design Guide 'Design Criteria'	
Control	**ADG Design Criteria**	**Compliance**
	In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter.	Compliance achieved
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	A maximum of 20 apartments is provided that does not receive solar access (No solar access to balcony only) Proposed between 8am-4pm: 17 (12%) Proposed between 9am-3pm: 17 (12%) Compliance is achieved
4B Natural Ventilation	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.	Number of Apartments in the first 9 storeys: 45 Cross Ventilated Apartments: 41/45 apartments (91%) Compliance achieved
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	The overall depth of the proposed cross over or cross through apartments does not exceed 18m. Compliance achieved
4C Ceiling heights	Minimum ceiling heights are as follows: • 2.7m for habitable rooms • 2.4m for non-habitable rooms • double storey apartments – 2.7m for main living area, 2.4m for second floor where its area does not exceed 50% of the apartment area • attic spaces – 1.8m at edge of room with a minimum 30degree slope in mixed use areas – 3.3m for ground and first floor	Proposed 2.7m habitable– Compliance achieved Proposed 2.4 m non-habitable – Compliance achieved
4D-1 Apartment Size + layout	Minimum Apartment sizes: • 70m² for two bedrooms; and • 90m² for three bedrooms. Add an 5m² for additional bathrooms Add an 12m² for additional bedrooms	Compliance achieved
	Every habitable room must have a window in an external wall with a total minimum glass area of no less than 10% of the floor area of the room. Day light and air may not be borrow from another room	Compliance achieved
4D-2 Apartment Size + layout	Habitable room depths are limited to a maximum of 2.5 x the ceiling height. Open plan layouts (where living, dining and Kitchen are combined habitable room depth form the window is 8m	Compliance achieved

Table 1.	Summary of compliance with the key Apartment Design Guide 'Design Criteria'	
Control	**ADG Design Criteria**	**Compliance**
4D-3 Apartment Size + layout	Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space).	Compliance achieved *Refer to DA416 Rev A for detailed dimensions requested by DPIE*
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	Compliance achieved *Refer to DA416 Rev A for detailed dimensions requested by DPIE*
	Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments	Compliance achieved 3.6m and 4.0m are provided for 1 bed apartments 4.0m minimum provided for 2 & 3 bed apartments *Refer to DA416 Rev A for detailed dimensions requested by DPIE*
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	Compliance achieved
4E **Private open space and balconies**	Apartments are to have the following balcony dimensions: • 1br – 8sqm with min.2m depth • 2br – 10sqm with min. 2m depth 3br – 12sqm with min. 2.4m depth	Compliance achieved
	Ground level apartments should contain a minimum of 15m² of open space, with a minimum dimension in one direction of 3m.	Compliance achieved Ground level apartments and apartments located adjacent to plaza area contain a minimum of 15m2 of private open space with minimum dimension of 6m
4F **Common circulation and spaces**	The maximum number of apartments off a circulation core on a single level is eight. *Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level*	Compliance achieved Maximum number of apartments off a core is 7 units
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	68 Apartments per Lift *Refer to Transportation Services Report provided by S4B for detailed justification.*
4G **Storage**	• Studio apartments require 4m² of storage area • One bedroom dwellings require 6m³ of storage area • Two bedroom dwellings require 8m³ of storage area. • Three bedroom dwellings require 10m³ of storage area.	Where storage is not wholly provided within the unit itself, the remainder is provided in the carpark via storage cages. In the instance where storage cages are required, at least 50% of the apartment's storage is provided within the apartment itself. The total combined storage areas provided for each dwelling meets the minimum areas required. Compliance achieved *Refer to DA418 Rev A for detailed storage provision analysis requested by DPIE*
4Q **Universal Design**	Universal design features are included in apartment design to promote flexible housing for all community members Developments to achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features	Compliance achieved 31/136 (23%) *Refer to DA420 Rev A for detailed storage provision analysis requested by DPIE*

DKO ARCHITECTURE (NSW) PTY LTD
ABN 81 956 706 590

42 Davies Street
Surry Hills NSW 2010 AUS

Telephone +61 2 8346 4500
info@dko.com.au

SUBJECT

SEPP 65 Design Verification Statement

ATTENTION

DATE
07.09.21

Teresa Gizzi
Team Leader, Regional Assessments
Level 18
12 Darcy Street, Parramatta NSW 2150

Dear Teresa

Re: SEPP 65 DESIGN VERIFICATION STATEMENT – 32 MANN STREET, GOSFORD, NORTHERN TOWER DA (Stage 1)

Pursuant to Clause 50(1A) of the Environmental Planning and Assessment Regulation 2000, effective from July 26, 2003;

I hereby declare that I am a qualified designer, which means, a person registered as an architect in accordance with the Architects Act 1921, as defined by Clause 3 of the Environmental Planning and Assessment Regulation 2000.

I directed the design of the residential development stated above and I affirm that the design achieves the design quality principles as set out in Part 1 of the 'State Environmental Planning Policy No.65- Design Quality of Residential Apartment Development';

I have provided further detail on the design's compliance with all ten of the principles in

the SEPP 65 Design Compliance Table accompanying this Development Application.

Yours sincerely,

DKO architecture (NSW) Pty Ltd.
per:

Nick Byrne

Director

NSW ARB 7806

DKO Architecture

Melbourne
Suite 2, 112 Newquay Promenade
Docklands VIC 3008 AUS
Telephone +61 3 8601 6000

Sydney
119 Redfern Street
Redfern NSW 2016 AUS
Telephone +61 2 8346 4500

Auckland
Level 1, 48 High Street
Auckland 1010 NZ
Telephone +64 9 973 4309

Christchurch
Suite 10, Level 2
Bonnington House
225 High Street
Christchurch 8011 NZ

Hồ Chí Minh City
Level 12, Pearl Plaza
561A Điện Biên Phủ, Phường 25
Bình Thạnh District
Hồ Chí Minh City, Vietnam

info@dko.com.au
dko.com.au