

DESIGN REPORT SSDA

372-374 MANN STREET & 35-37 DWYER STREET, NORTH GOSFORD

REV C JUNE 2025

CURZON + PARTNERS



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SECTION 1
The Site

Site Analysis

Context Map



Site Analysis

Existing Aerial Photograph



Site Analysis

Existing Aerial Photograph looking South

The site is an amalgamation of two key sites in North Gosford adjoining the Pacific Highway and the Northern boundary fronting Dwyer Street forming part of the Northern Gateway to Gosford. Gosford Railway line and Gosford Showground Community Centre is to the west. To the South, Gosford Hospital is located approximately 850m away from the site.



Site Analysis

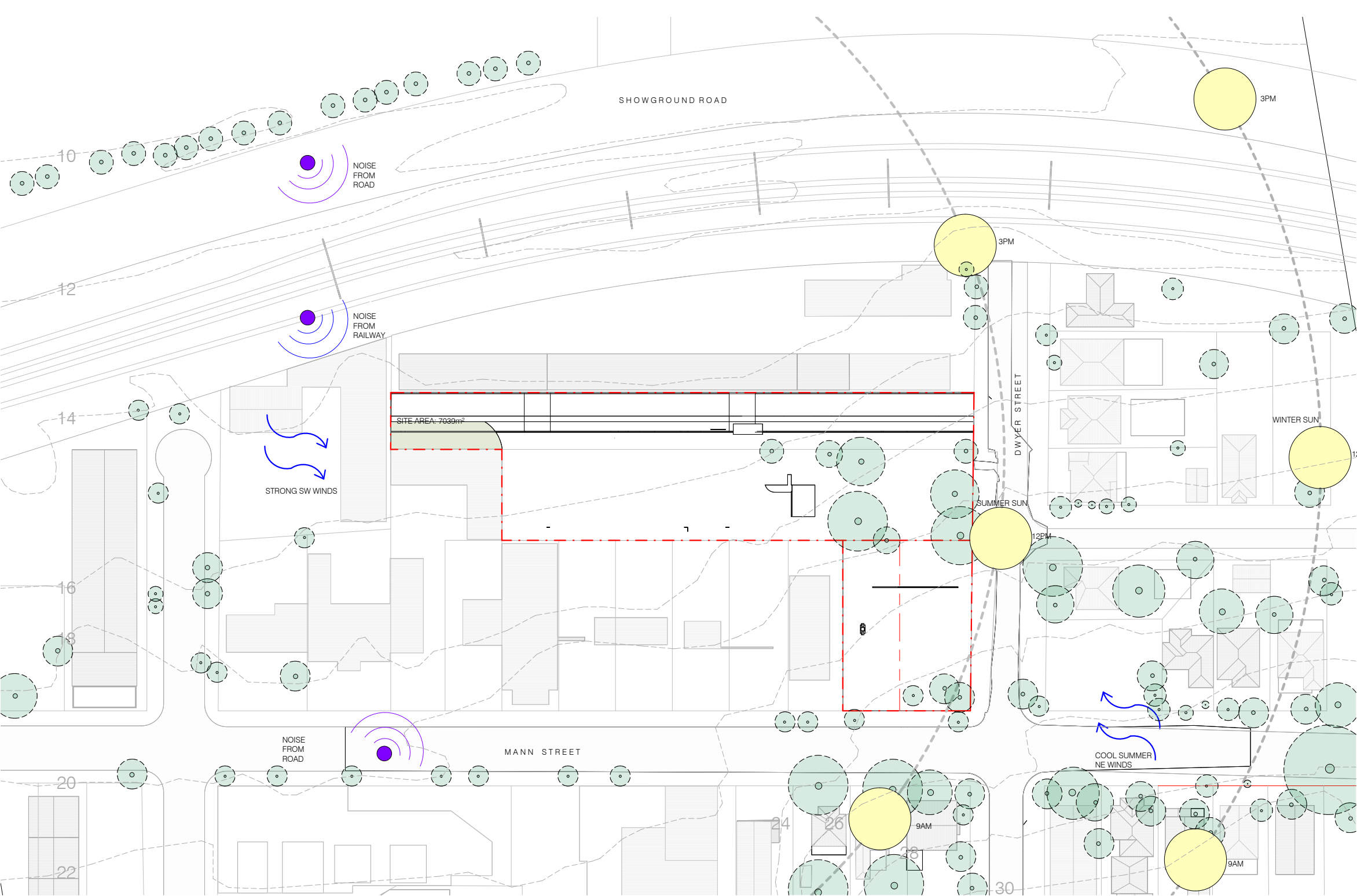
Existing Aerial Photograph looking South West

The Site enjoys being well located on the Pacific Highway providing strong transport connections to the Gosford Town Centre.



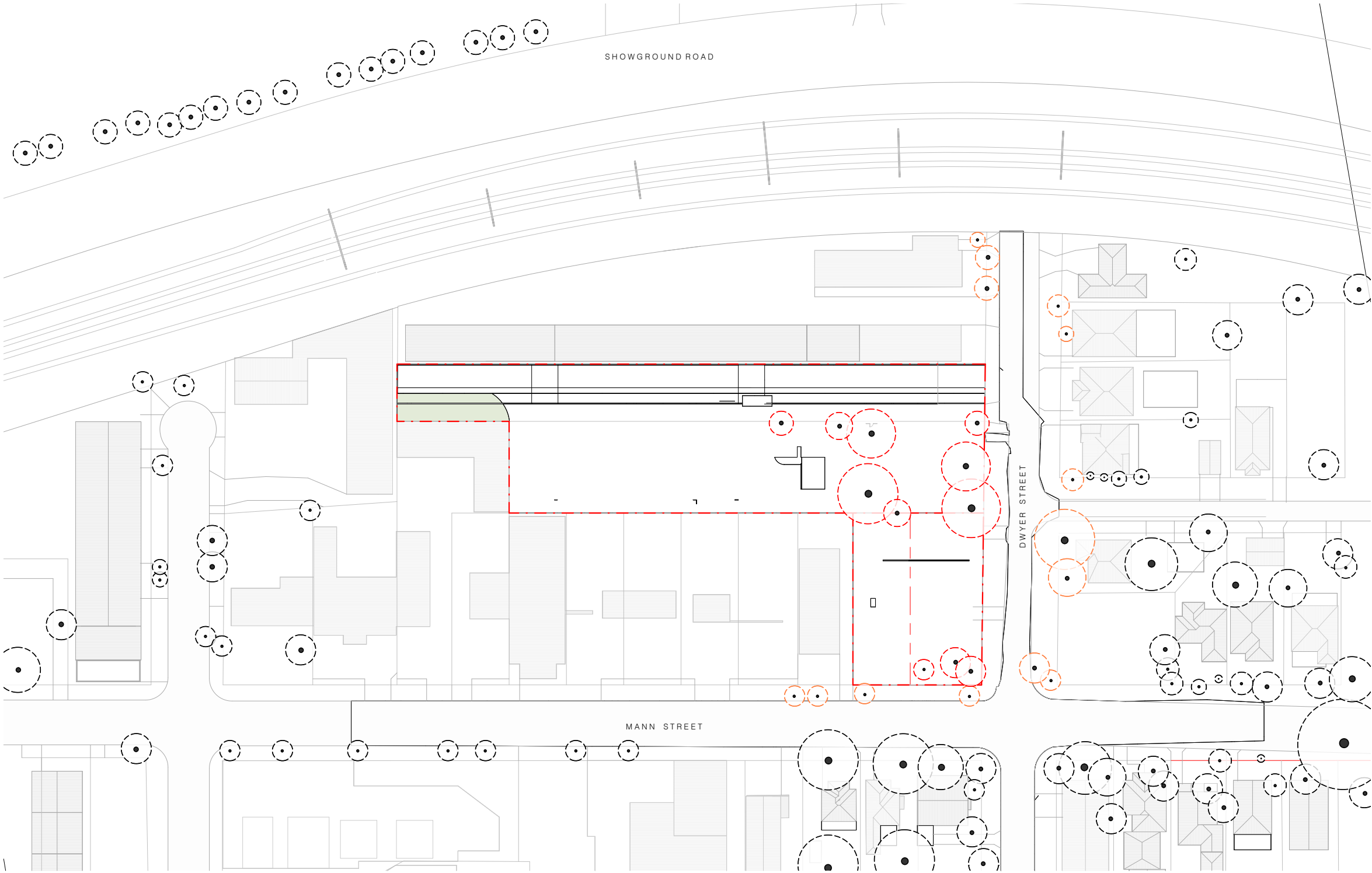
Site Analysis

Site Plan



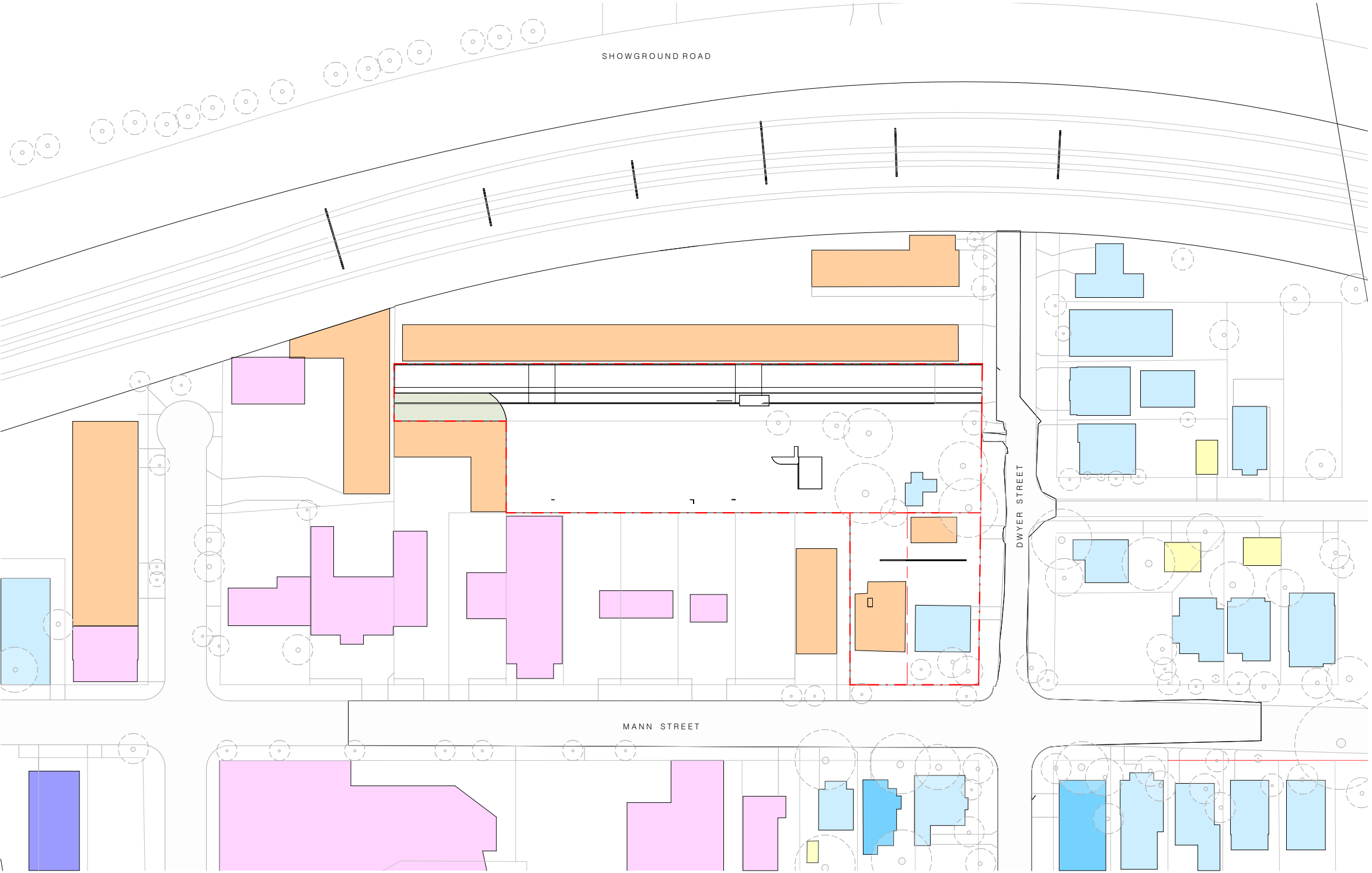
Site Analysis

Tree Study



Site Analysis

Existing Use Study

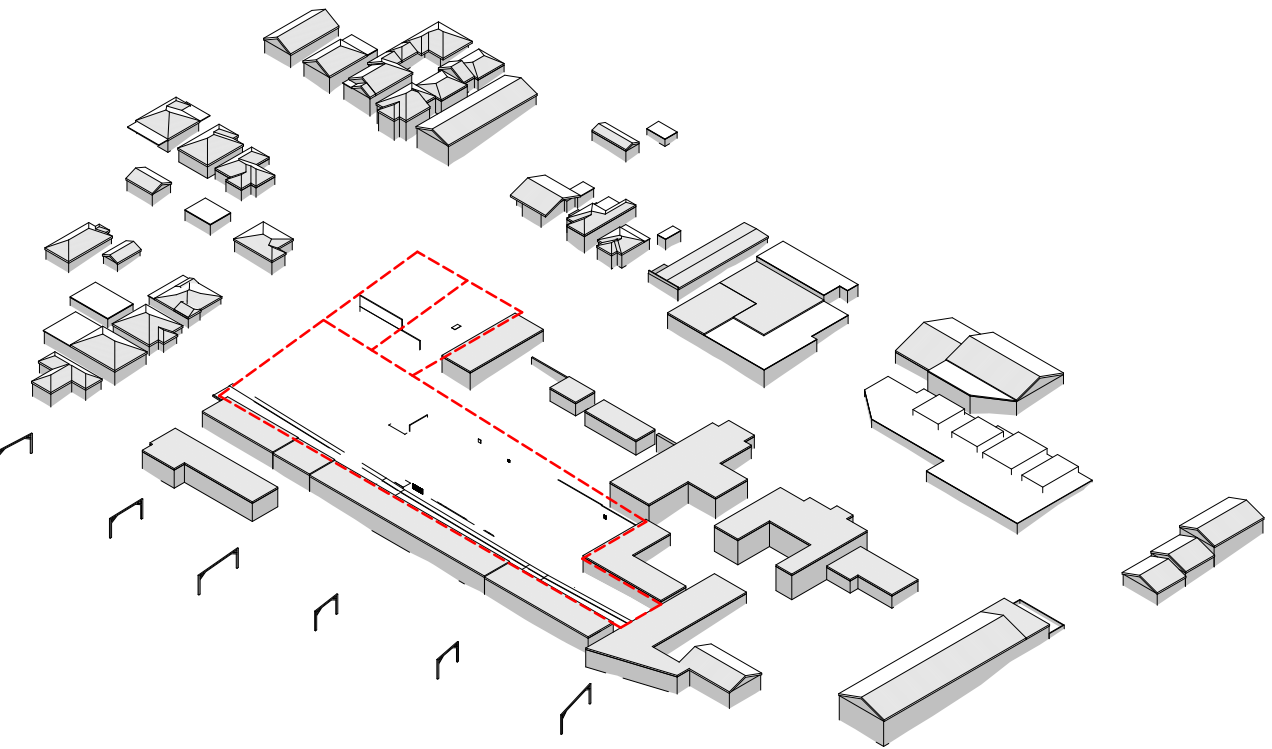


The existing use context is diverse with a selection of low density residential to the north and commercial/ industrial to the south.

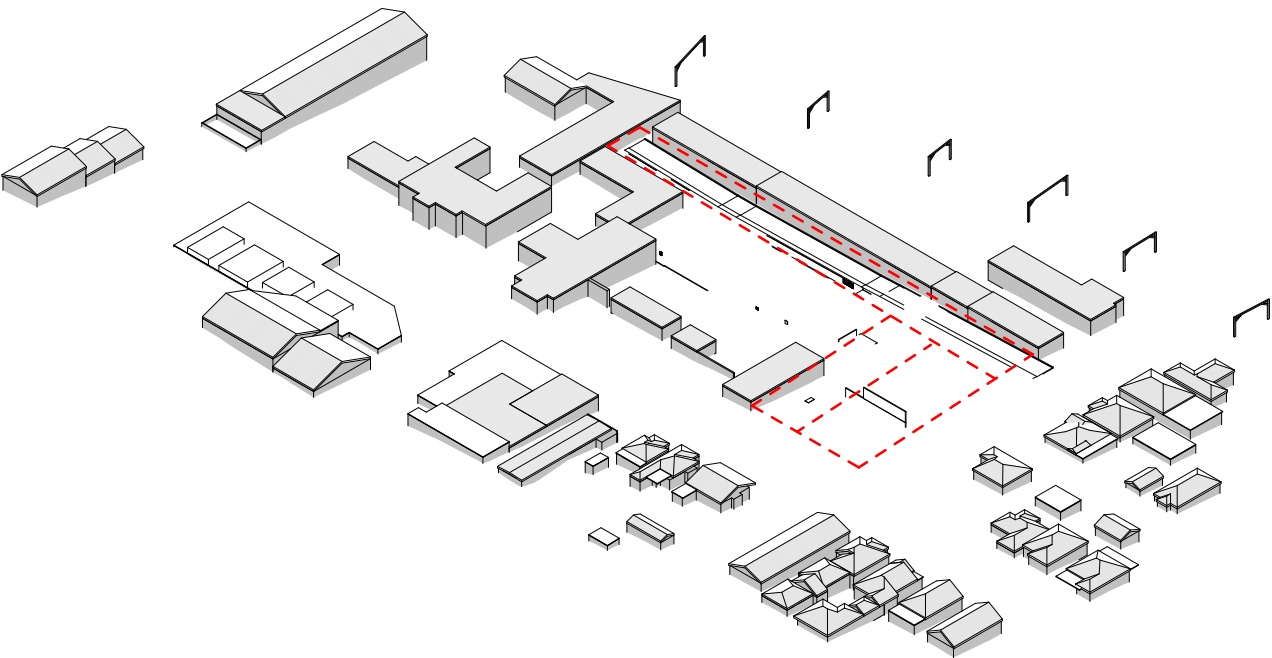
- LEGEND
- SINGLE STORY RESIDENTIAL
 - DOUBLE STORY RESIDENTIAL
 - RESIDENTIAL UNITS
 - SHED
 - FACTORY/ WORKSHOP
 - COMMERCIAL PREMISE

Site Analysis

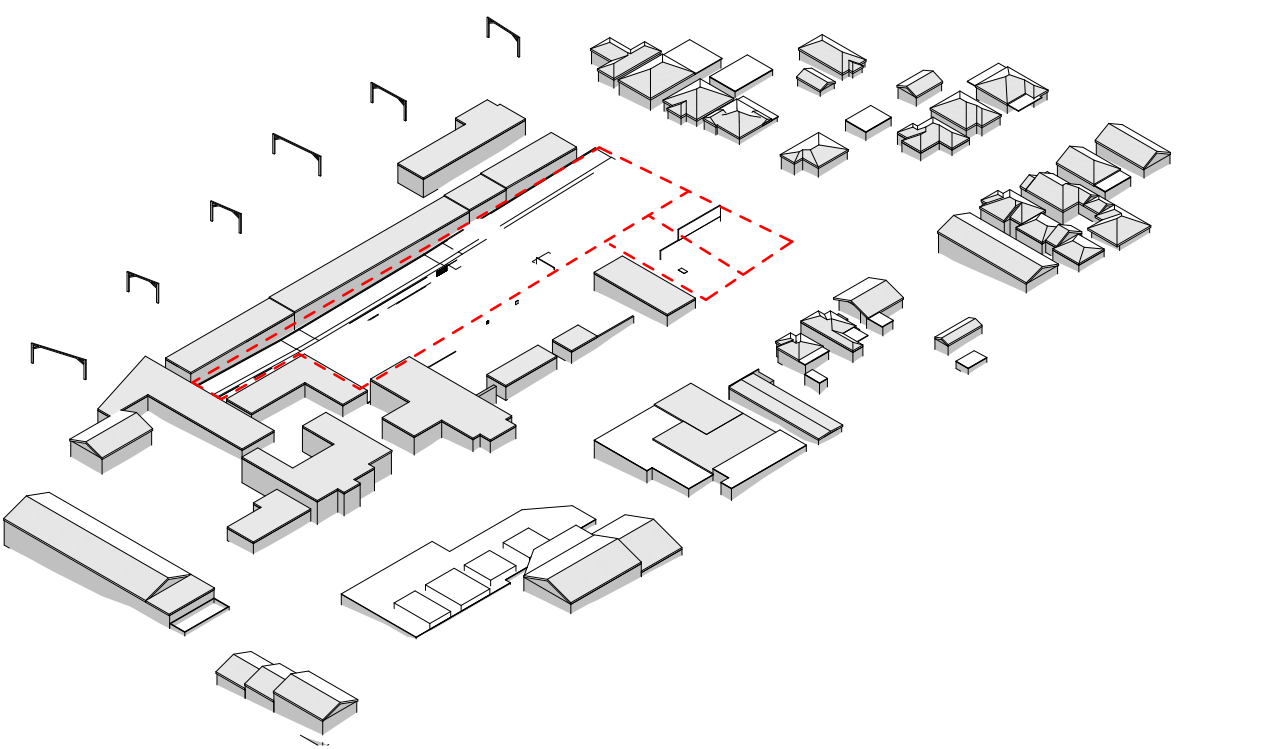
Existing Built Form Study



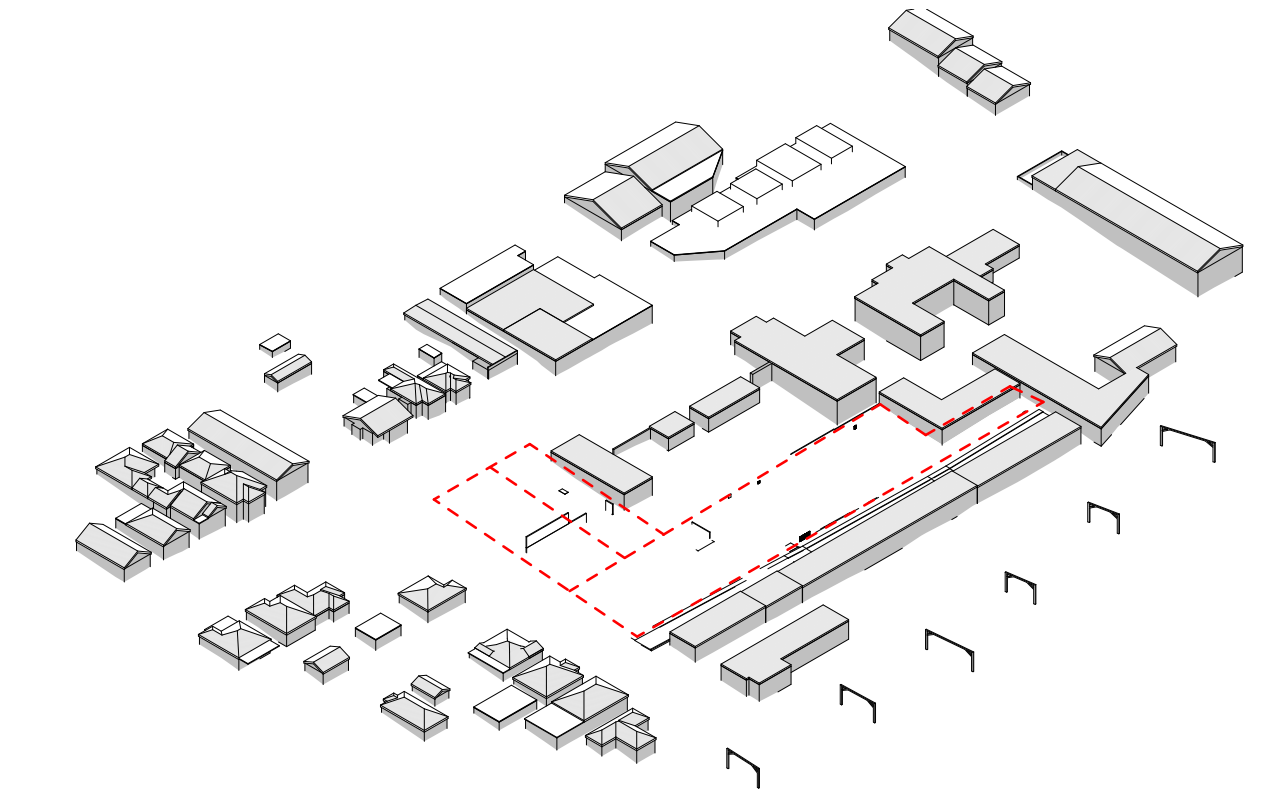
EXISTING SITE AXONOMETRIC 1



EXISTING SITE AXONOMETRIC 3

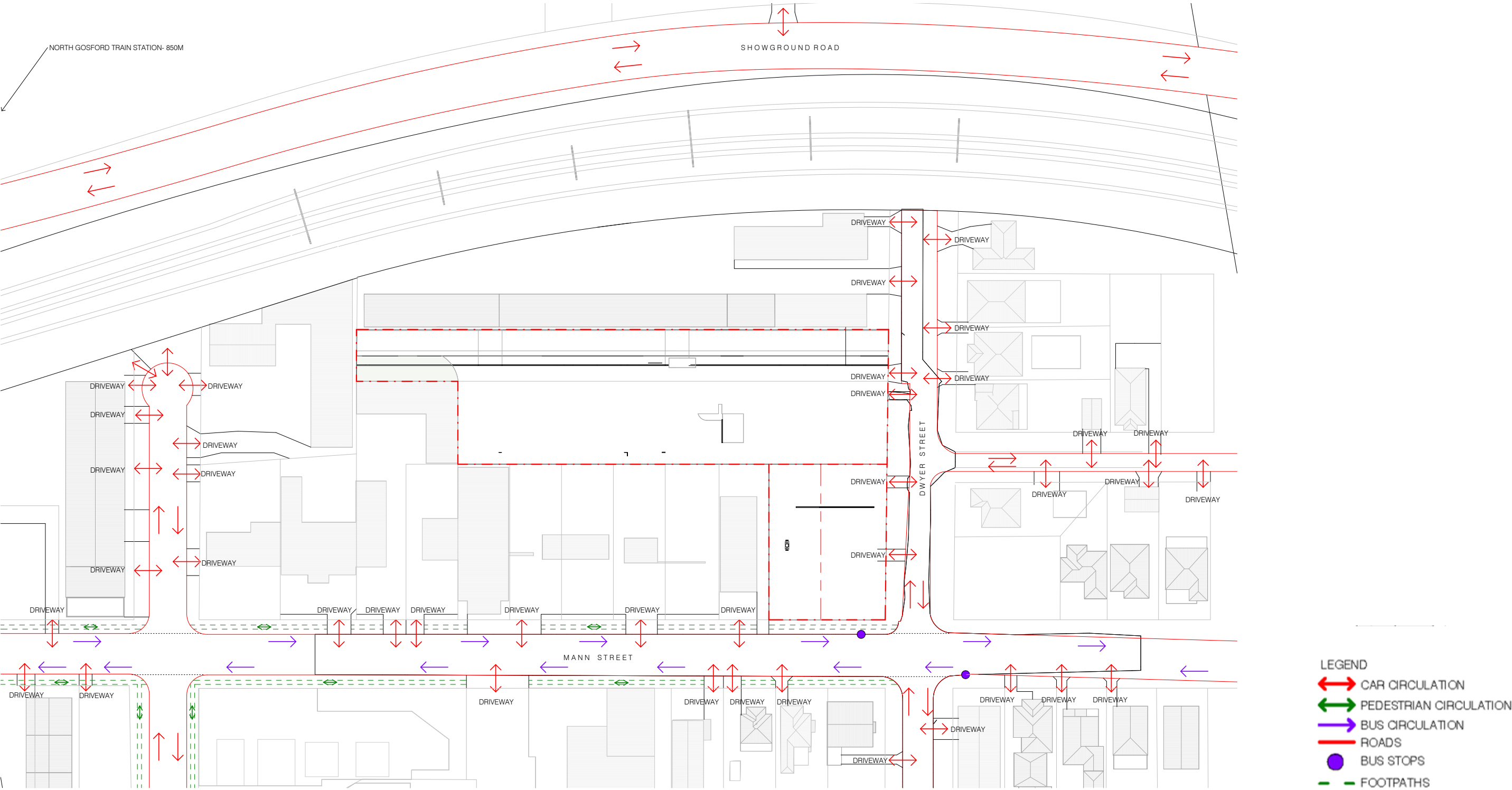


EXISTING SITE AXONOMETRIC 2

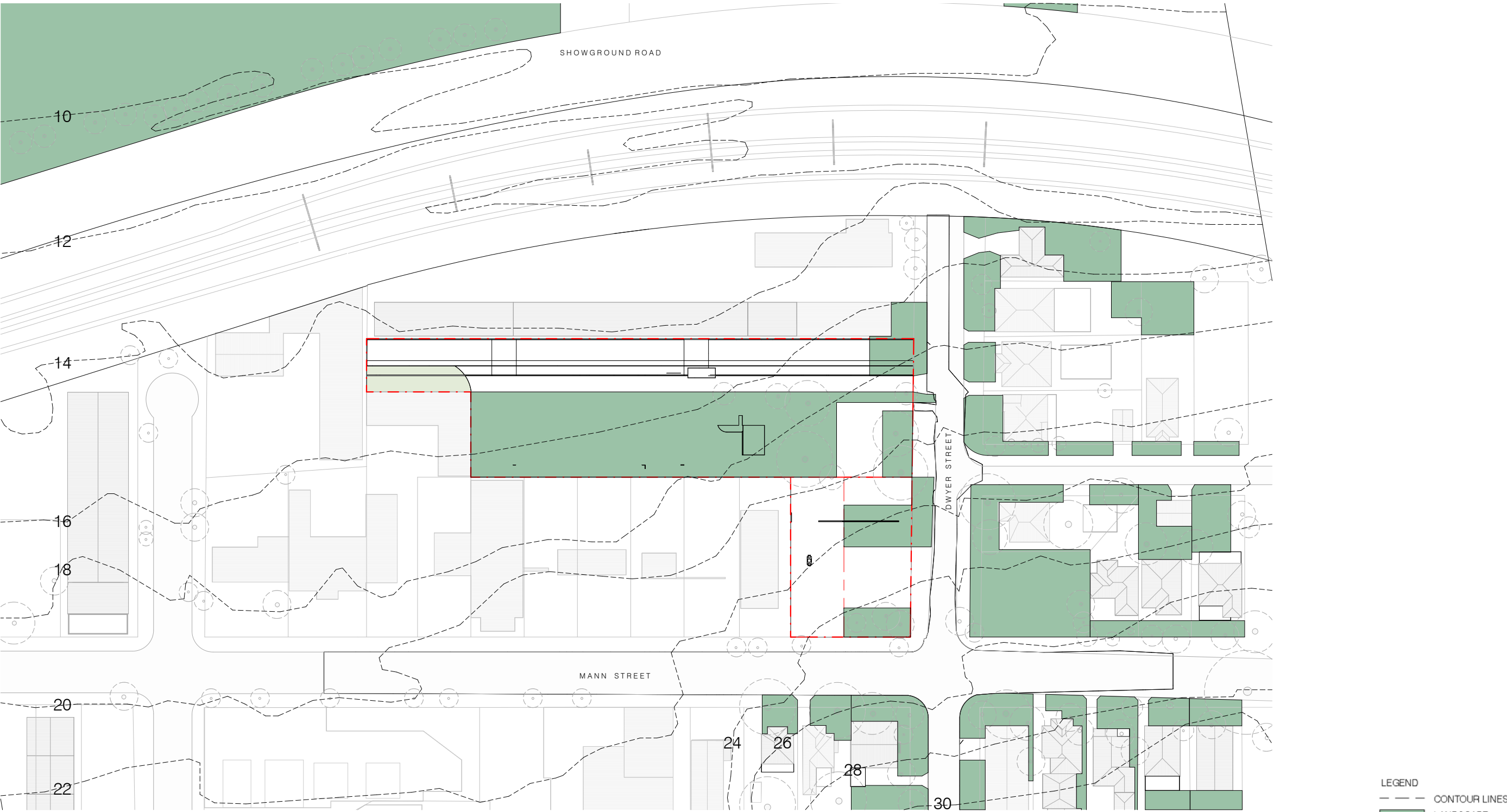


EXISTING SITE AXONOMETRIC 4

Site Analysis
Pedestrian and Vehicle Movement



Site Analysis
Contour and Open Space Study



A Gateway to North Gosford

Located on a highly visible corner in North Gosford along Mann St, the site is well situated for a Gateway mixed use development. The proposal seeks to optimize pedestrian connections to surrounding blocks, ground floor retail, accessible communal areas and equitable medium density living.

There are numerous framework documents that have been developed in recent years for the Gosford City Centre as a precinct including:

- Gosford City Centre Development Control Plan
- Gosford Urban Design Framework
- Central Coast Council DCP

Some of the key principles and strategys used to develop the concept include:

GANSW believes Gosford's future is contingent upon the creation of a network of great, well-connected places that attract further investment, particularly from the private sector.

- The scale of Gosford is large and spread out relative to regional cities of similar population catchment. The approach of the UDF for Gosford is to focus on three distinct but linked places within walking distance of one another: Civic Heart, **City North**, City South
- Mann Street in City North has narrow pedestrian footpaths and limited street trees. An improved public domain could include street trees, wider footpaths, improved lighting, wayfinding and active building frontages.
- Landscape Objectives.

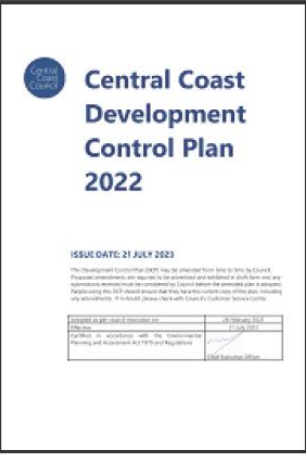
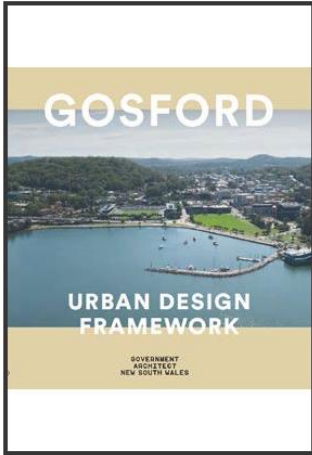
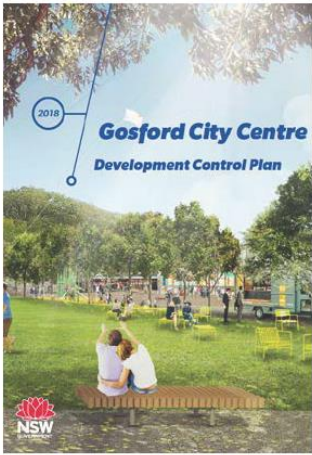
To ensure landscaping is integrated into the design of development.

To add value and quality of life for residents and occupants within a development in terms of privacy, outlook, views and recreational opportunities.

- Investigate the potential widening of Mann Street footpaths and public domain.
- Mann Street in City North has narrow pedestrian footpaths and limited street trees. An improved public domain could include street trees, wider footpaths, improved lighting, wayfinding and active building frontages.



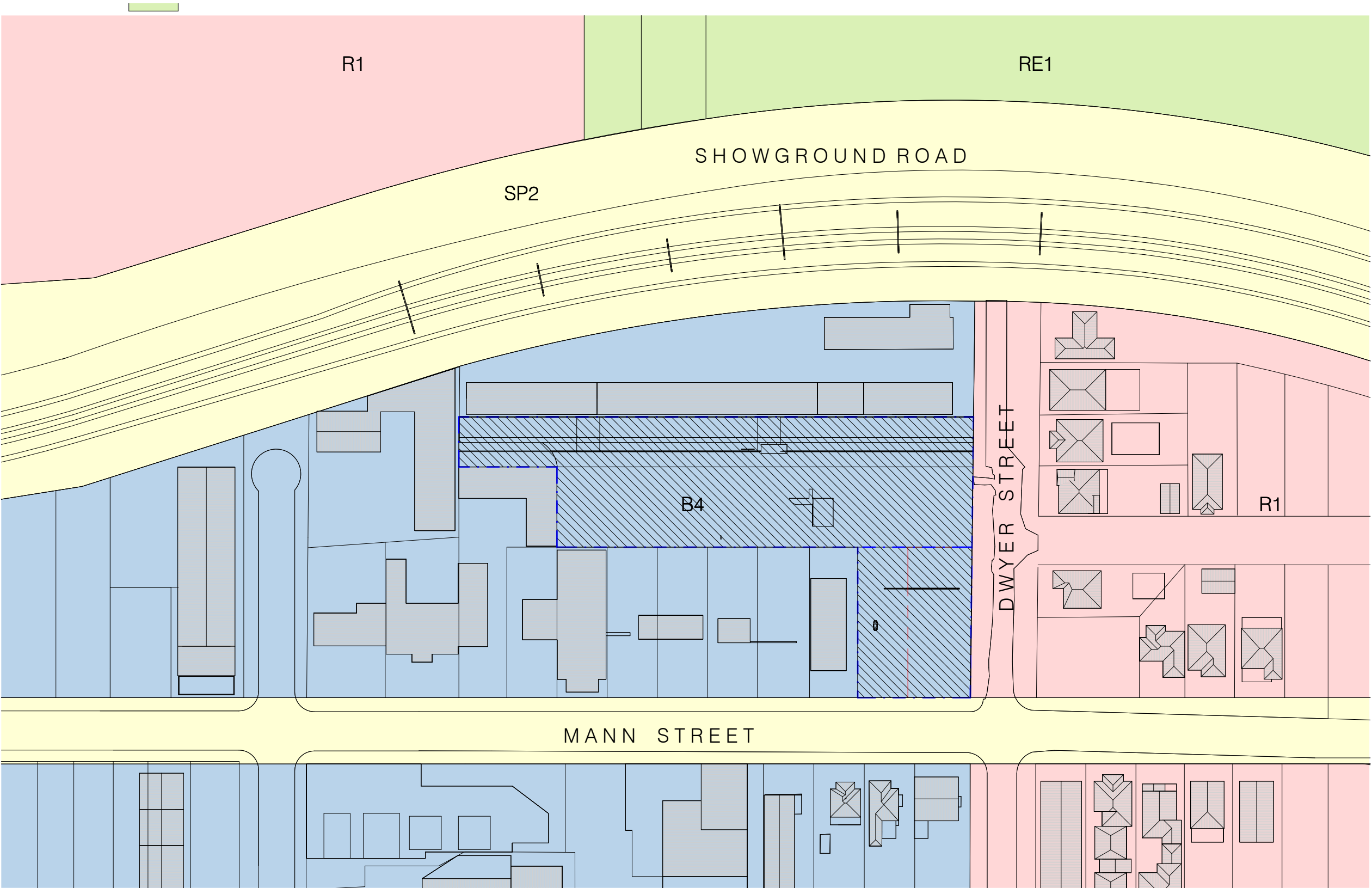
LOCATION PLAN



SITE IMAGE
Landscape Architects

DCP Land Zoning Diagram

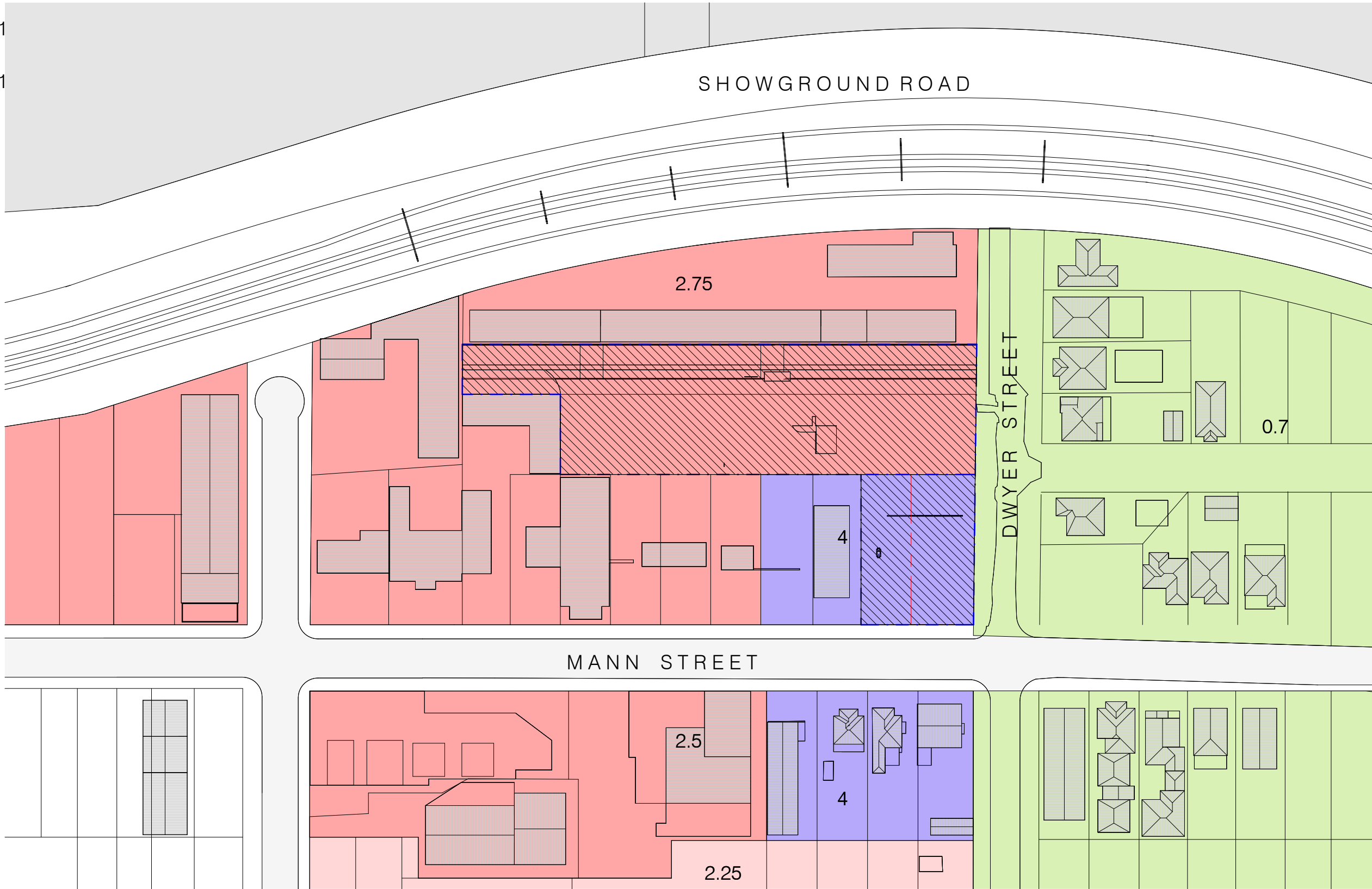
- B4 - Mixed Use with a 2.75:1 FSR and an 18m height limit
- B4 - Mixed Use with a 4:1 FSR and a 36m height limit
- R1 - General Residential with a 2.25L1 FSR and an 18m height limit



Site Analysis

DCP Floor Space Ratio

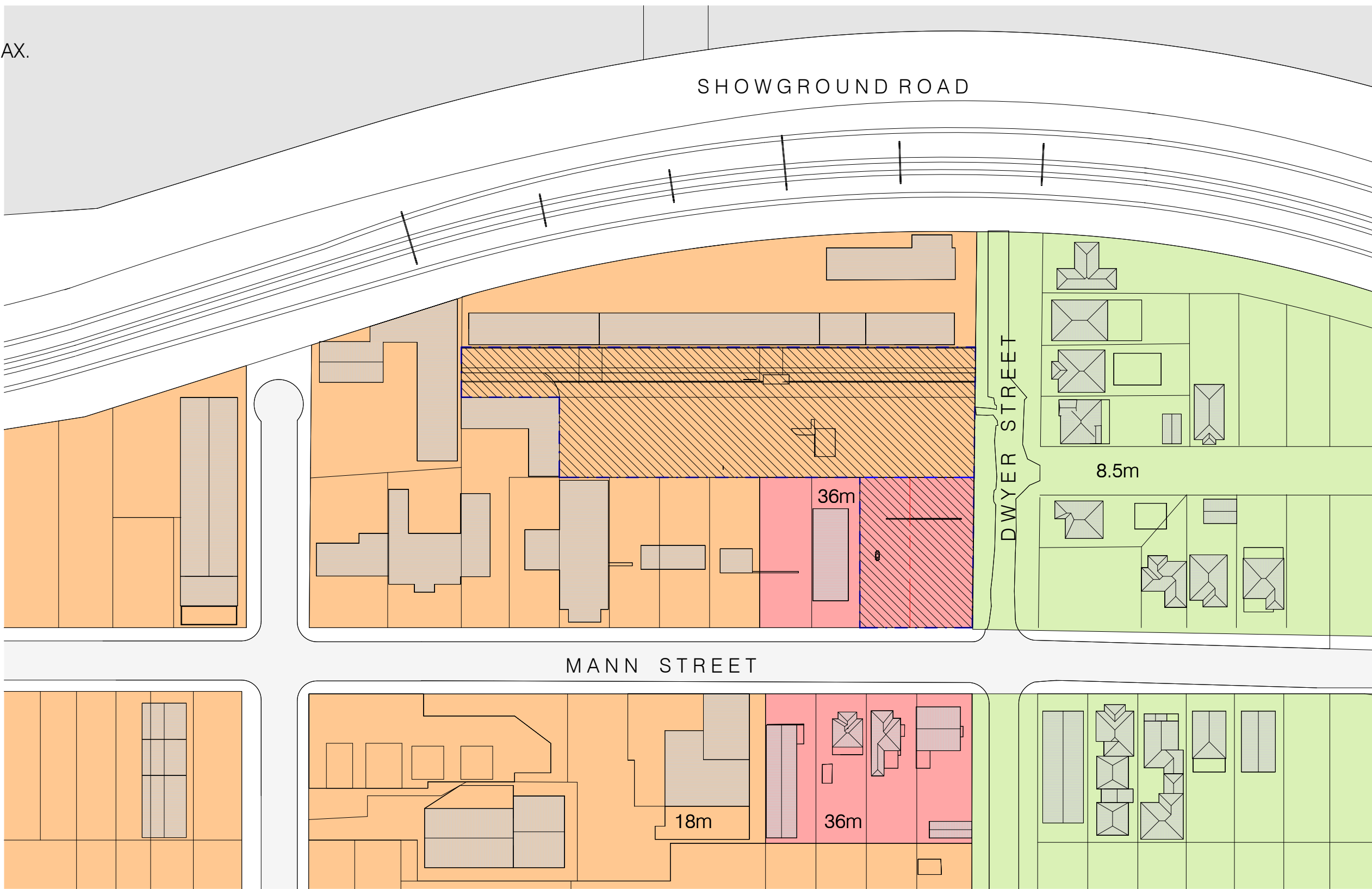
- FSR 4:1
- FSR 2.5:1
- FSR 2.75:1
- FSR 2.25:1
- FSR 0.7:1



Site Analysis

DCP Building Height Diagram

- 36m MAX.
- 18m MAX.
- 8.5m MAX.



Connection to Country

Shaping Place and Cultural Significance working with Indigenous Artists and the Local Community

We would like to work with local indigenous artists from the outset as an approach to ensure a highly collective and integrated cultural collaboration. It is critical that the history and culture of the place and people is expressed throughout the new forms, spaces and materials to pass on to the next generations. The Artists will collaborate with the local community to celebrate their culture and their connection to this country.

Objective

To foster a meaningful connection to Country within the development by integrating local Indigenous and non-Indigenous artists into the public-facing plaza. This initiative will honor the cultural heritage of the Darkinjung people, create a welcoming environment, and promote community engagement.

Key Components

- 1. Acknowledgment of Country
 - Display a permanent Acknowledgment of Country plaque in the plaza, recognizing the Darkinjung people as the Traditional Custodians of the land.
 - Work with local Elders to ensure the wording is culturally appropriate and meaningful.
- 2. Research
 - Use Aboriginal Cultural Heritage Assessment to inform the history of the place and place making to local Indigenous communities.
- 3. Local Materials
 - Reflect natural environment and enhance connection to place through building materiality.
 - Colourings and material choices to be reflective of local earth and sandstone conditions.
 - Investigate sourcing materials and from the local area, including sandstone quarried from on-site.
- 3. Commissioning Local Artists
 - Engage Indigenous and non-Indigenous artists from the Central Coast region to create artworks that reflect the natural landscape, cultural heritage, and contemporary identity of North Gosford.
 - Ensure that Indigenous artists have the opportunity to share traditional stories through their work, fostering education and awareness.
 - Use locally sourced materials such as sandstone, timber, and clay
- 4. Cultural Storytelling Through Art
 - Provide interpretative signage alongside the artworks to explain the stories and significance behind them.
- 5. Community Involvement and Engagement
 - Host an opening event with local Elders, artists, and community members to introduce the artworks and discuss their significance.
 - Reach out to local schools and organizations to gauge interest in incorporating student artworks inspired by Country.
- 6. Sustainable and Ethical Art Practices
 - Ensure that all artwork commissions follow ethical sourcing and fair payment practices for artists.
 - Use sustainable materials that align with Indigenous cultural values and environmental stewardship.

Implementation Timeline

- 1. Consultation Phase (Months 1-3): Engage with local artists to guide the project's direction.
 - 2. Artist Selection (Months 4-5): Issue an Expression of Interest (EOI) for local artists to submit concepts.
 - 3. Artwork Creation (Months 6-9): Commissioned artists develop and complete their pieces.
 - 4. Installation and Launch (Month 10-12): Install artworks, host the launch event, and activate community engagement programs.
- This process will be implemented concurrently with the construction programme.

Expected Outcomes

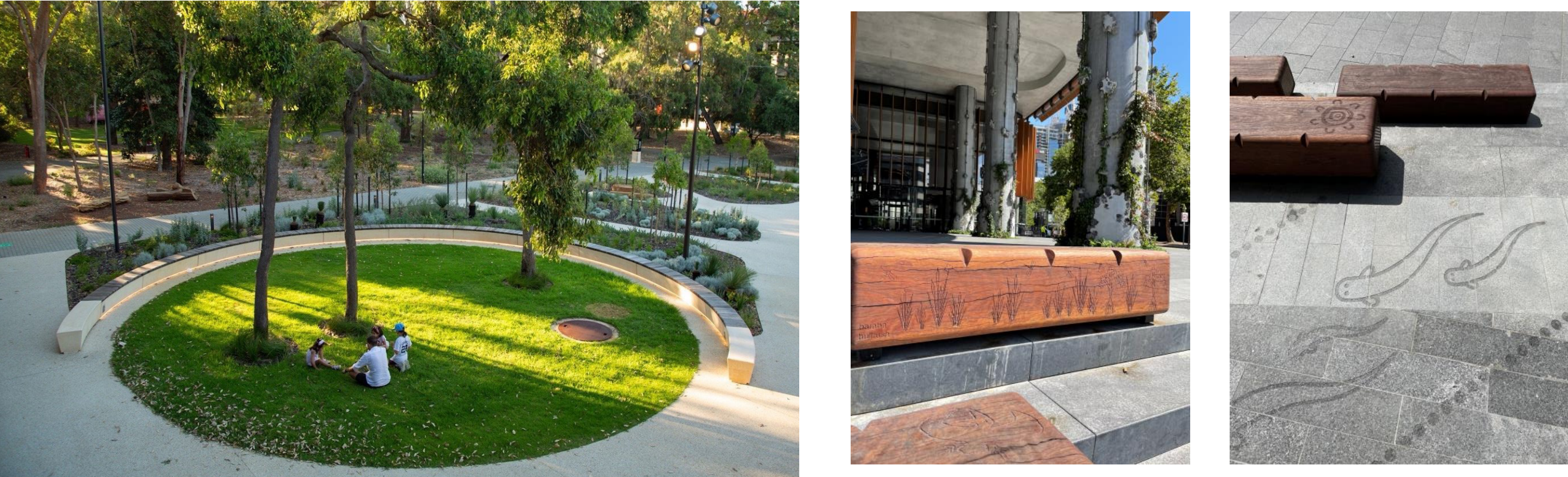
- Strengthened connection to Country through visible and interactive storytelling elements.
- Increased cultural awareness and appreciation among residents and visitors.
- Creation of a vibrant and inclusive space that reflects the heritage and identity of North Gosford.
- Ongoing opportunities for community involvement in cultural initiatives.

This strategy will create a lasting impact by embedding cultural narratives into the everyday experience of residents and visitors, ensuring a respectful and engaging connection to the land and its history.

Connection to Country

Shaping Place and Cultural Significance working with Indigenous Artists and the Local Community

Use of Local Materials such as Sandstone Cladding Quarried from the site
Integrated artwork with First Nations Artists Jason Wing and Nicole Monks in the New Plaza and through out the site working with the local community





SECTION 2

Urban Design

Urban Design

Gosford Unique Typography

Gosford sits in the natural valley flanked by the surrounding natural hillside topography. The gateway site adopts a vertical form in contrast to the horizontal valley marking the northern gateway to Gosford, whilst allowing the natural topography to be celebrated.

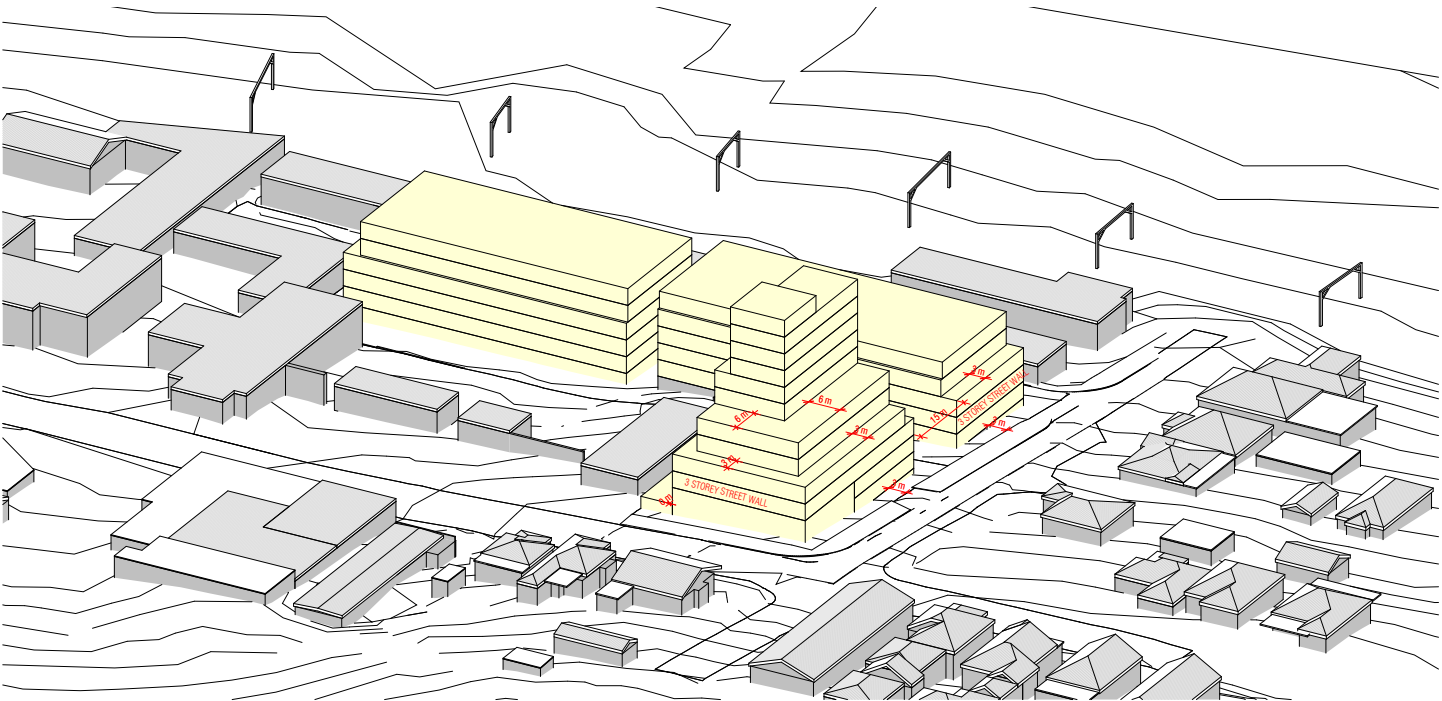
The Vertical Tower Form Provides a Contrast to the Horizontal Valley



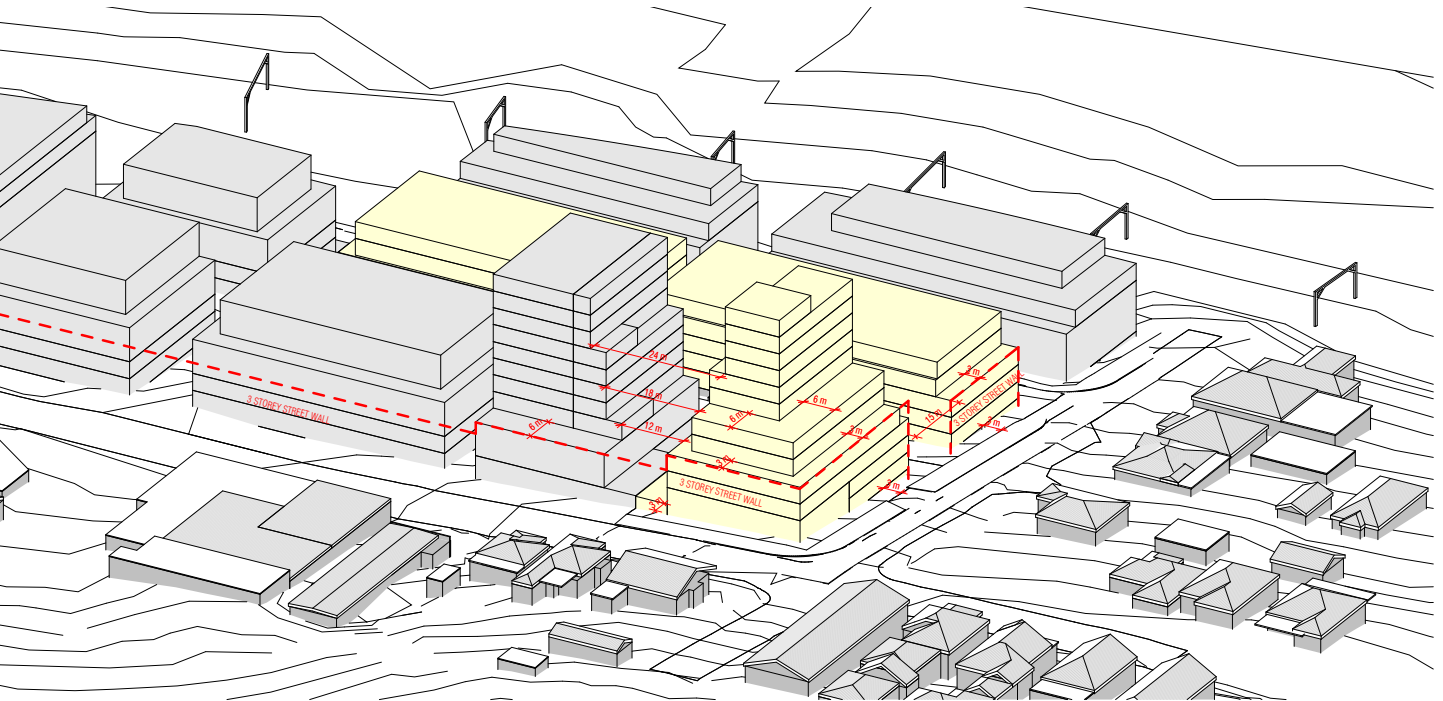
Setbacks

DCP Envelope

The DCP envelope setbacks are illustrated in the axonometric diagram below in both the existing and future context.



1 DCP SETBACKS - AXONOMETRIC VIEW WITH EXISTING CONTEXT



2 DCP SETBACKS - AXONOMETRIC VIEW WITH FUTURE CONTEXT

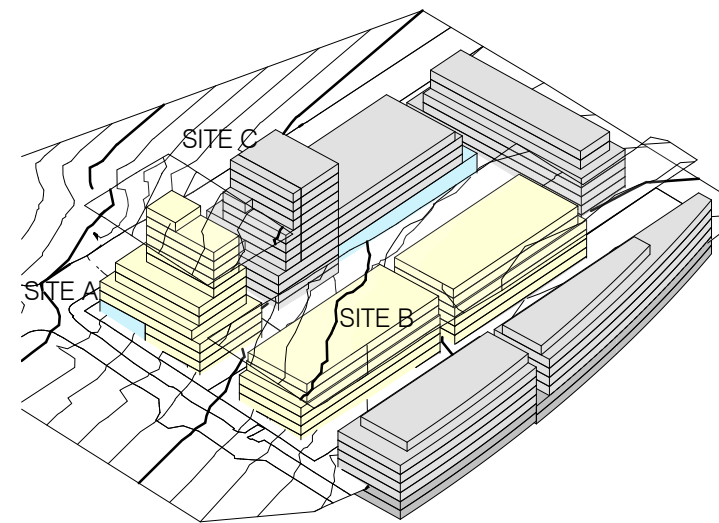


Urban Option Study

A detailed study has been undertaken to consider a number of building configurations and orientations to assess the benefits and opportunities that could be adopted. Below is a summary of these consolidated options capturing the main principles of different bulk, scale and massing.

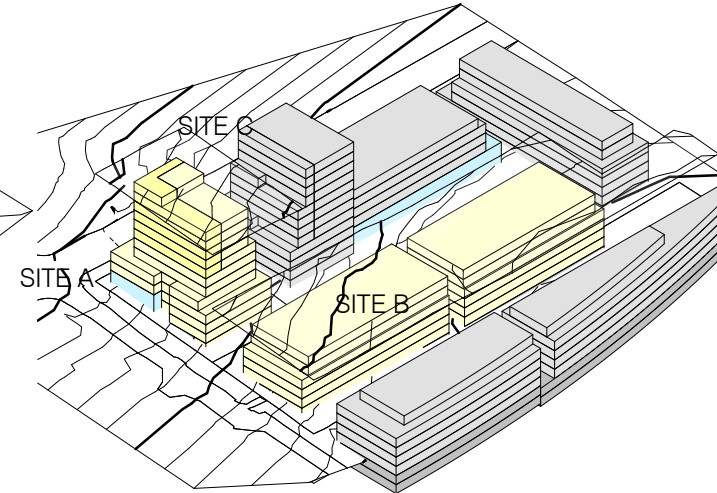
OPTION 1

SITE A AND B ACHIEVES ADG DCP COMPLIANCE
ADJACENT SITE ACHIEVES ADG DCP COMPLIANCE
SITE A UNDER GFA BY -1159M²
SITE B UNDER GFA BY -3458M²



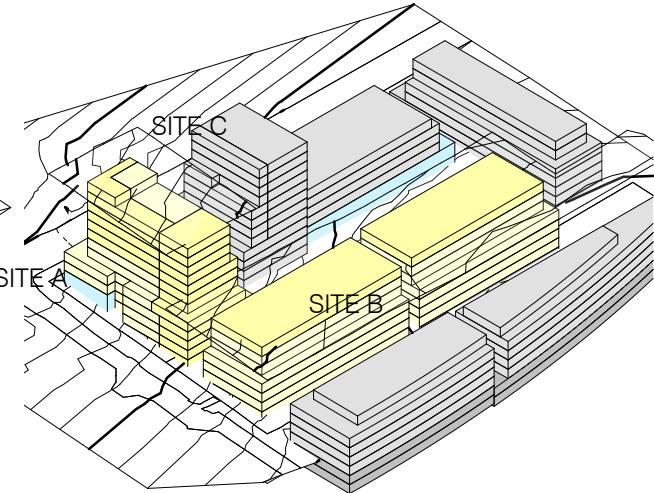
OPTION 2

SITE A AND ADJACENT SITE SIMPLIFIED STREET SETBACKS
SITE B ACHIEVES ADG AND DCP COMPLIANCE
SITE A ACHIEVES GFA
SITE B UNDER GFA BY -3458M²



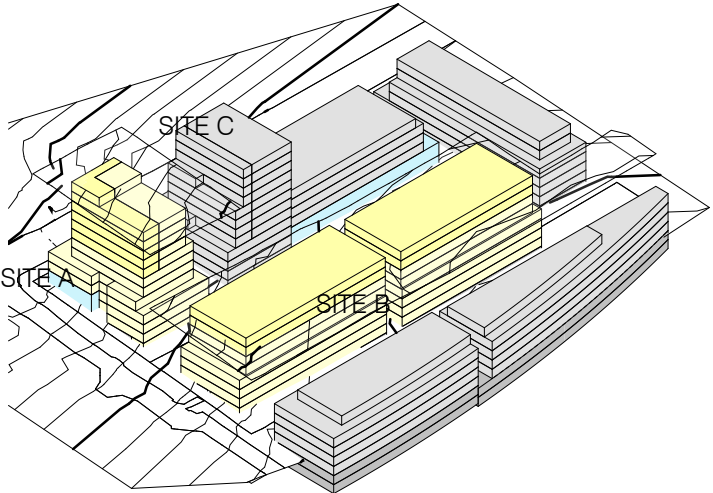
OPTION 3

SITE A AND ADJACENT SITE SIMPLIFIED STREET SETBACKS
SITE A INCREASED FOOTPRINT TO THE WEST
SITE B HEIGHT INCREASED BY 1 FLOOR (3.1M)
SITE B ADG DCP COMPLIANCE
SITE A OVER ACHIEVES GFA BY 1506M²
SITE B UNDER GFA BY -1615M²
TOTAL GFA OF SITE A AND SITE B ACHIEVED



OPTION 4

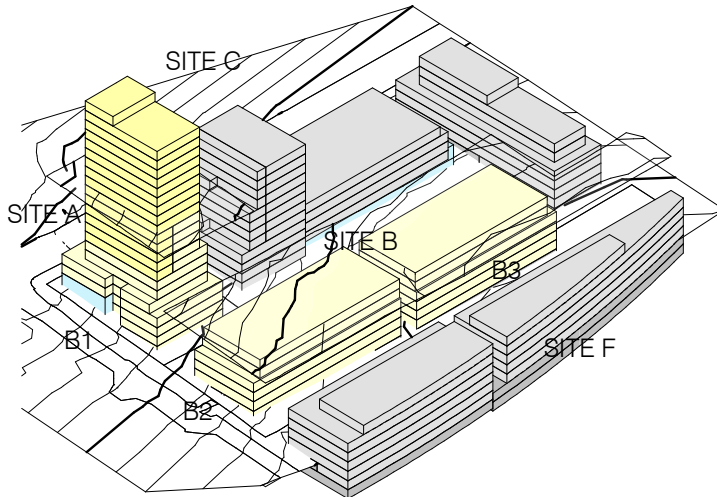
SITE A AND ADJACENT SITE SIMPLIFIED STREET SETBACKS
SITE B HEIGHT INCREASED BY 2 FLOOR (6.2M)
SITE B ADG COMPLIANCE
SITE A ACHIEVES GFA
SITE B ACHIEVES GFA
TOTAL GFA OF SITE A AND SITE B ACHIEVED



Urban Option Study

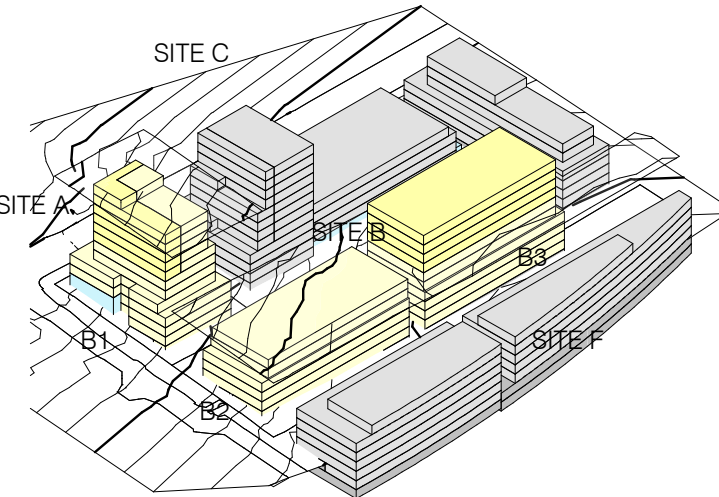
OPTION 5

SITE A AND ADJACENT SITE SIMPLIFIED STREET SETBACKS
SITE B ADG COMPLIANCE
SITE A INCREASED 9 FLOORS (27.9m)
SITE A OVER ACHIEVES GFA BY 3350 m²
SITE B UNDER ACHIEVES GFA BY 3458 m²
TOTAL GFA OF SITE A AND SITE B ACHIEVED



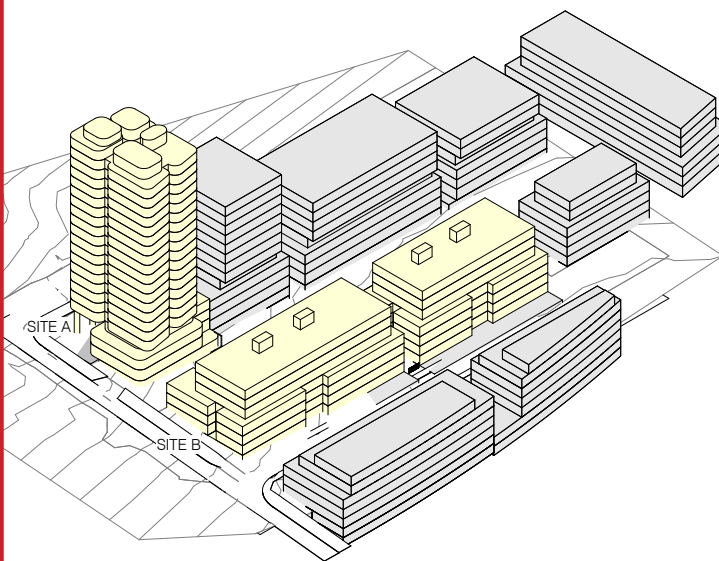
OPTION 6

SITE A AND ADJACENT SITE SIMPLIFIED STREET SETBACKS
SITE B HEIGHT INCREASED ON B2(SOUTHERN PART) BY 4 FLOORS (12.4M)
SITE B ADG COMPLIANCE
SITE A ACHIEVES GFA
SITE B ACHIEVES GFA
TOTAL GFA OF SITE A AND SITE B ACHIEVED



OPTION 7

Option 7 has been selected as the preferred option as it provides the best urban outcome for a precinct wide solution enabling adjacent buildings to be fully optimised whilst achieving ADG separations, solar and natural ventilation requirements. It also achieves the Gosford Masterplanning principles of a northern gateway that descales in height transitioning with the existing northern residential and proposed adjacent transitional future buildings.



Urban Study Preferred Option 7

Preferred Option 7 consists of 3 buildings that all respond to their unique orientations and positions within the existing and future broader precincts.

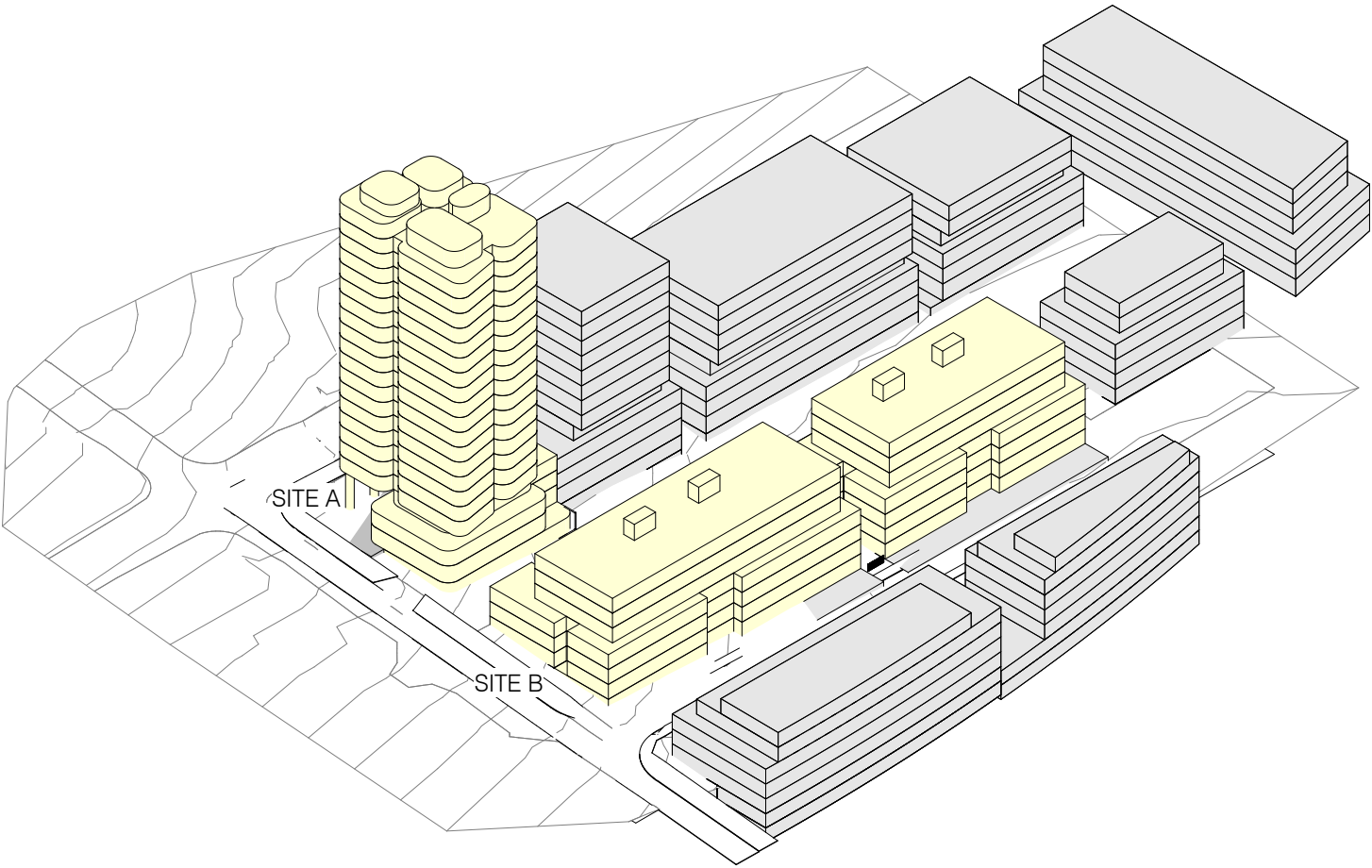
Site A consists of a 2-3 storey podium and a setback upper 18 storey tower which does not impede the Aviation Helicopter Flight Path.

Site B consists of 2 low rise buildings consisting of 3-4 storey podiums to Dwyer Street and a setback upper 3 storeys.

Communal open space is comprehensive and provides external communal space across the ground plane and rooftop providing outstanding amenity. It is anticipated that this principle of rooftop communal space is adopted throughout the future precinct.

Basement carparking will provide visitor and resident parking and associated loading docks.

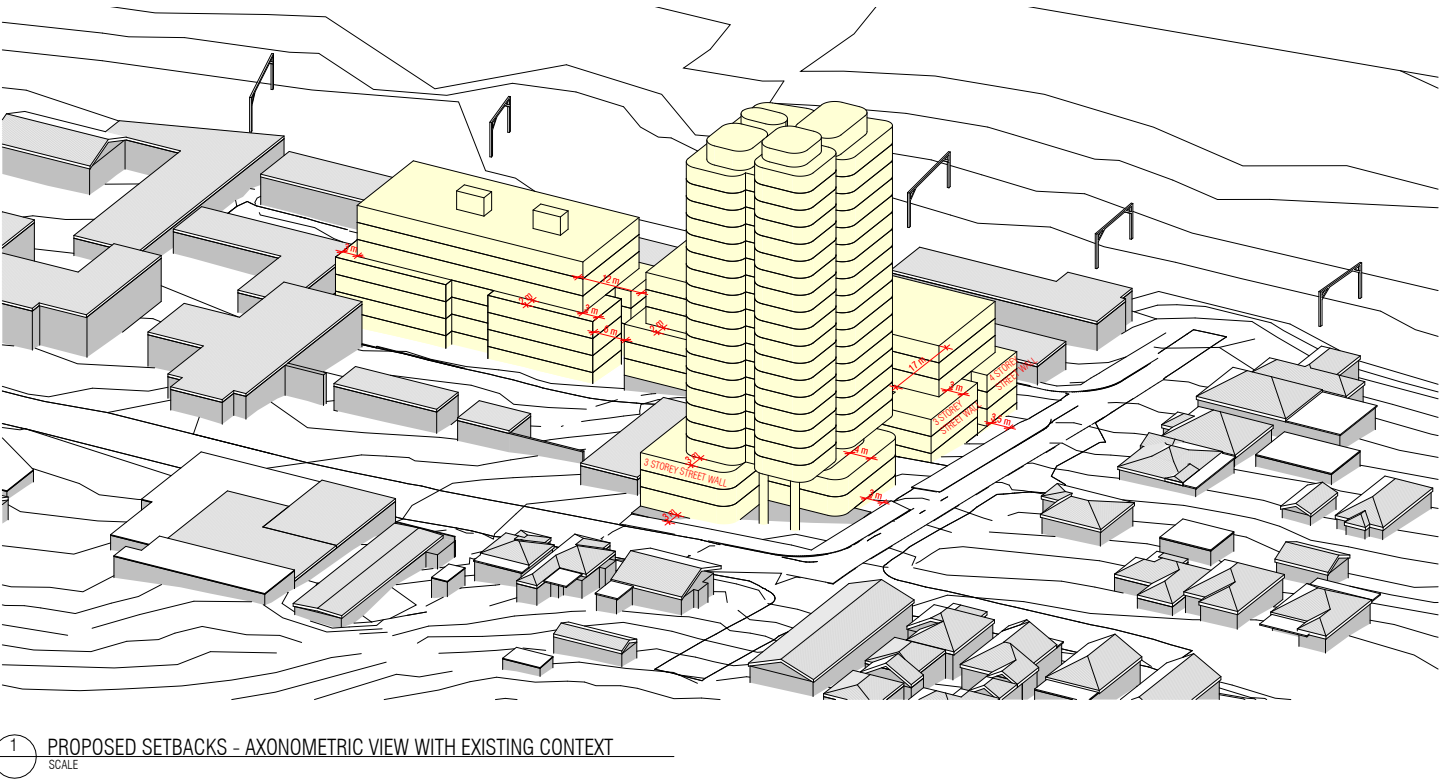
A new north south road will provide access and activation to Site B, the adjacent western site and provide the potential link from Dwyer Street to Lindsey Street. The massing has been developed to create future pedestrian through site link between the New Private Road and Mann Street.



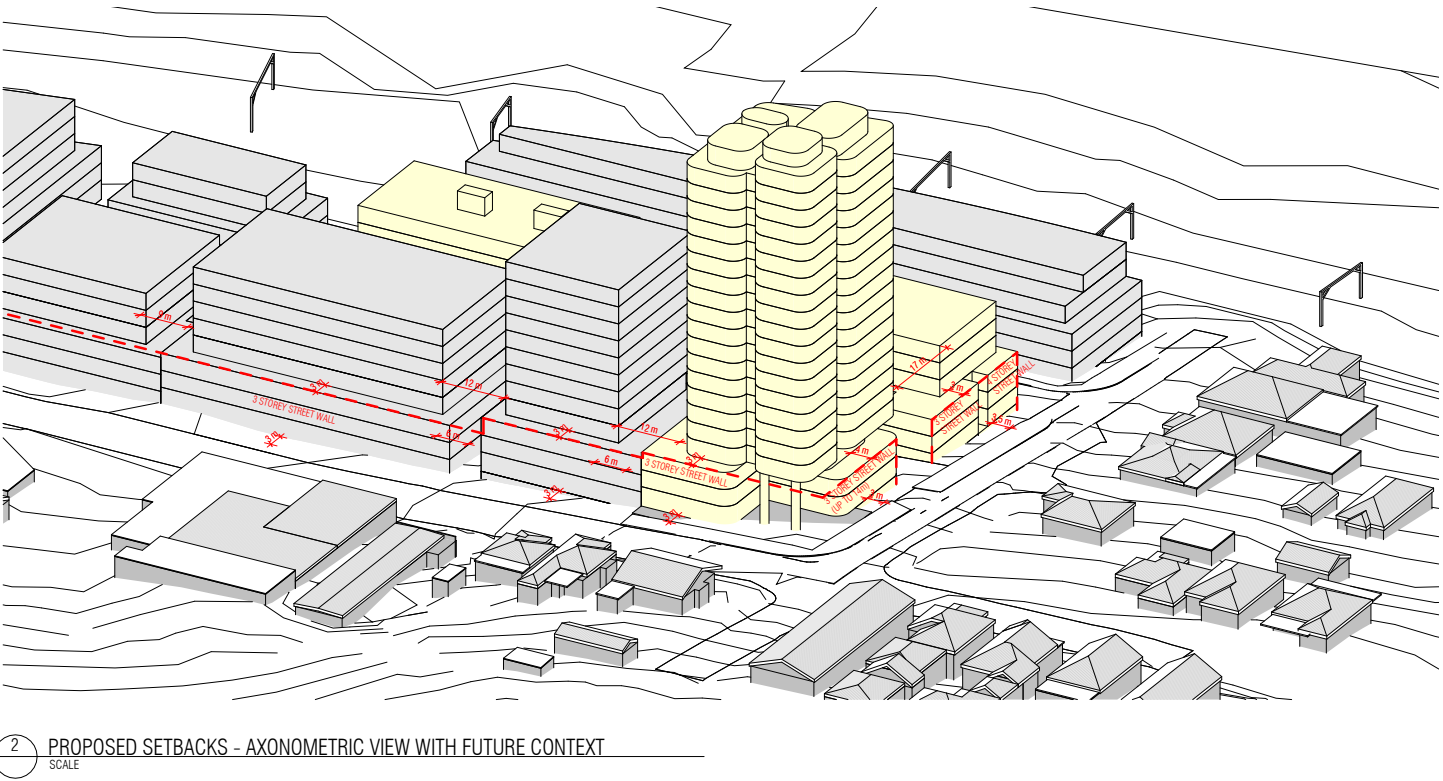
Setbacks

Proposed Envelope

The proposed envelope setbacks are illustrated in the axonometric diagram below in both the existing and future context.



1 PROPOSED SETBACKS - AXONOMETRIC VIEW WITH EXISTING CONTEXT
SCALE



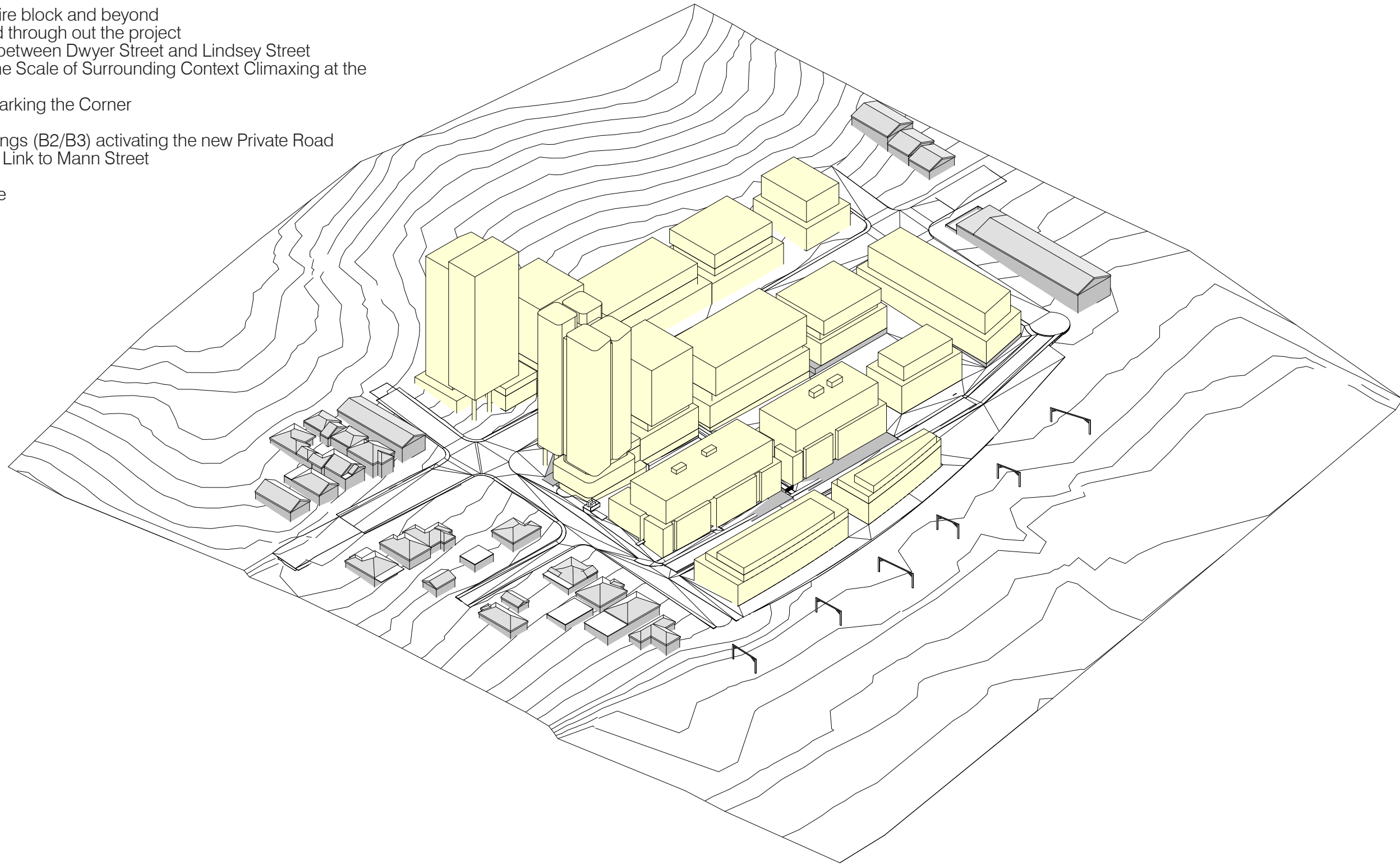
2 PROPOSED SETBACKS - AXONOMETRIC VIEW WITH FUTURE CONTEXT
SCALE

Urban Concept

The proposed urban massing has been developed through a comprehensive series of massing studies in both the existing context and propsoed future context to establish a comprehensive postive outcome to the broader precinct and the site itself.

Below is a number of key outcomes and principles that have been established through this process:

- A Masterplan considering the entire block and beyond
- Connection to Country, integrated through out the project
- A New Private Connecting Road between Dwyer Street and Lindsey Street
- The Built Form Transitions from the Scale of Surrounding Context Climaxing at the Gateway Corner
- A New Elegant Gateway Tower Marking the Corner
- A New Public North Facing Plaza
- New Low Scale Residential Buildings (B2/B3) activating the new Private Road
- A Future Pedestrian Through Site Link to Mann Street
- Widening of Mann Street
- Roof Top Communal Open Space
- Independently Buildings
- ADG Compliant



Urban Concept



View Analysis

Massing Study

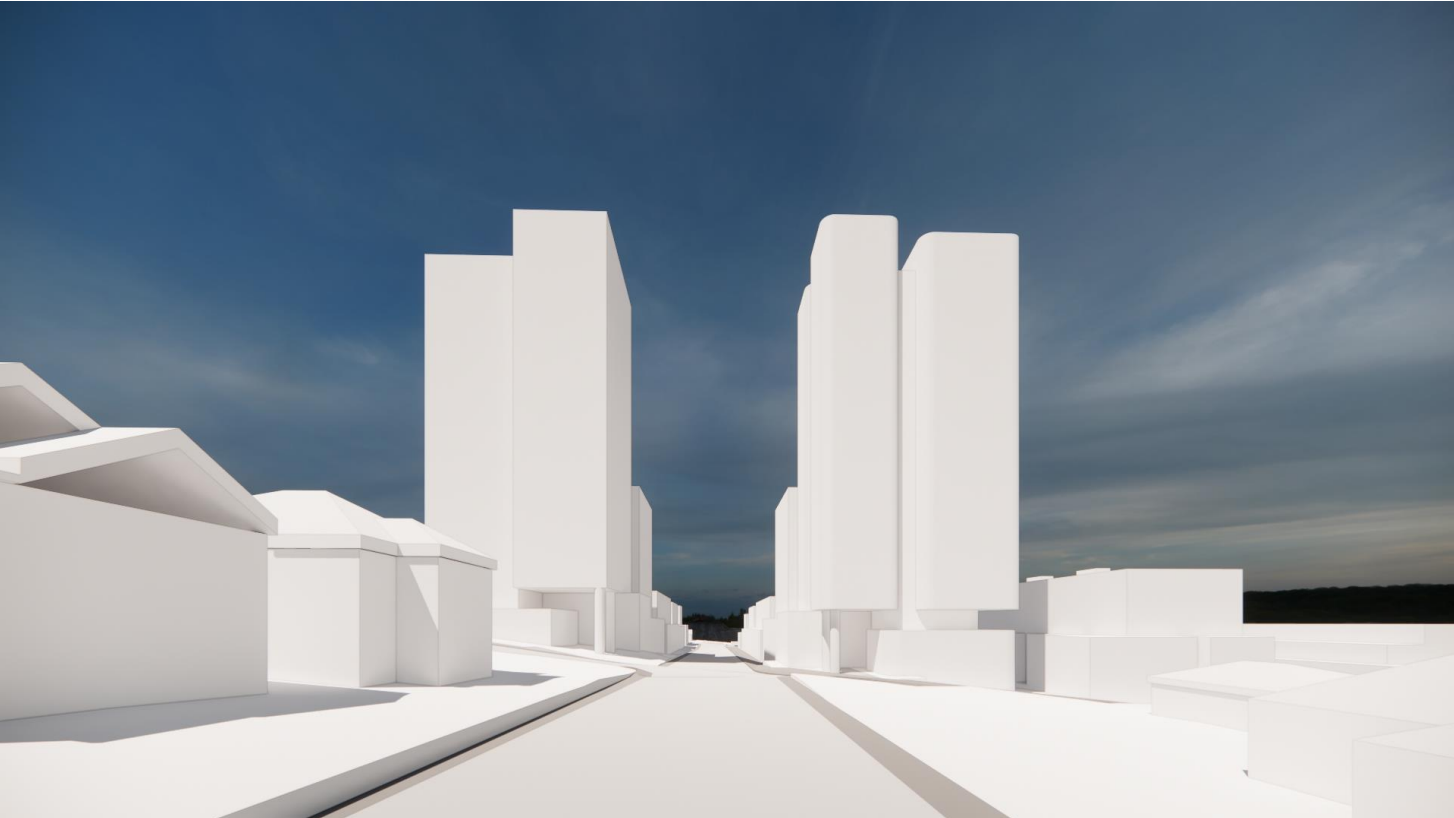
A view analysis was conducted to capture all the key vistas along Mann Street and Dwyer Street, showing the new gateway tower and podium form in the future context. The new podium form responds to the future Mann Street wall and northern residential scale.

Along Dwyer Street, the podium and setback upper levels respond to the existing context and scale of Dwyer Street.

Along Mann Street, the future context massing rises to the new gateway building marking a key junction in North Gosford.



1 Corner of Mann Street and Dwyer Street



2 View from Mann Street looking South



3 Corner of Mann Street and Dwyer Street at eye level

View Analysis

Massing Study



4 View from Dwyer Street looking west



5 Corner of Dwyer Street and the New Private Road



6 View from Dwyer Street looking east



6 View from Mann Street looking north

View Analysis

Site B Massing Study

The adjacent view analysis illustrates the proposed scheme within the future context, demonstrating how the building has been de-scaled with a 3 storey podium to Dwyer street and a 4 storey podium to the new private road with a setback upper podium.



1 Corner of Dwyer Street and the New Private Road



2 View from Dwyer Street looking east

View Analysis

Site B Massing Study



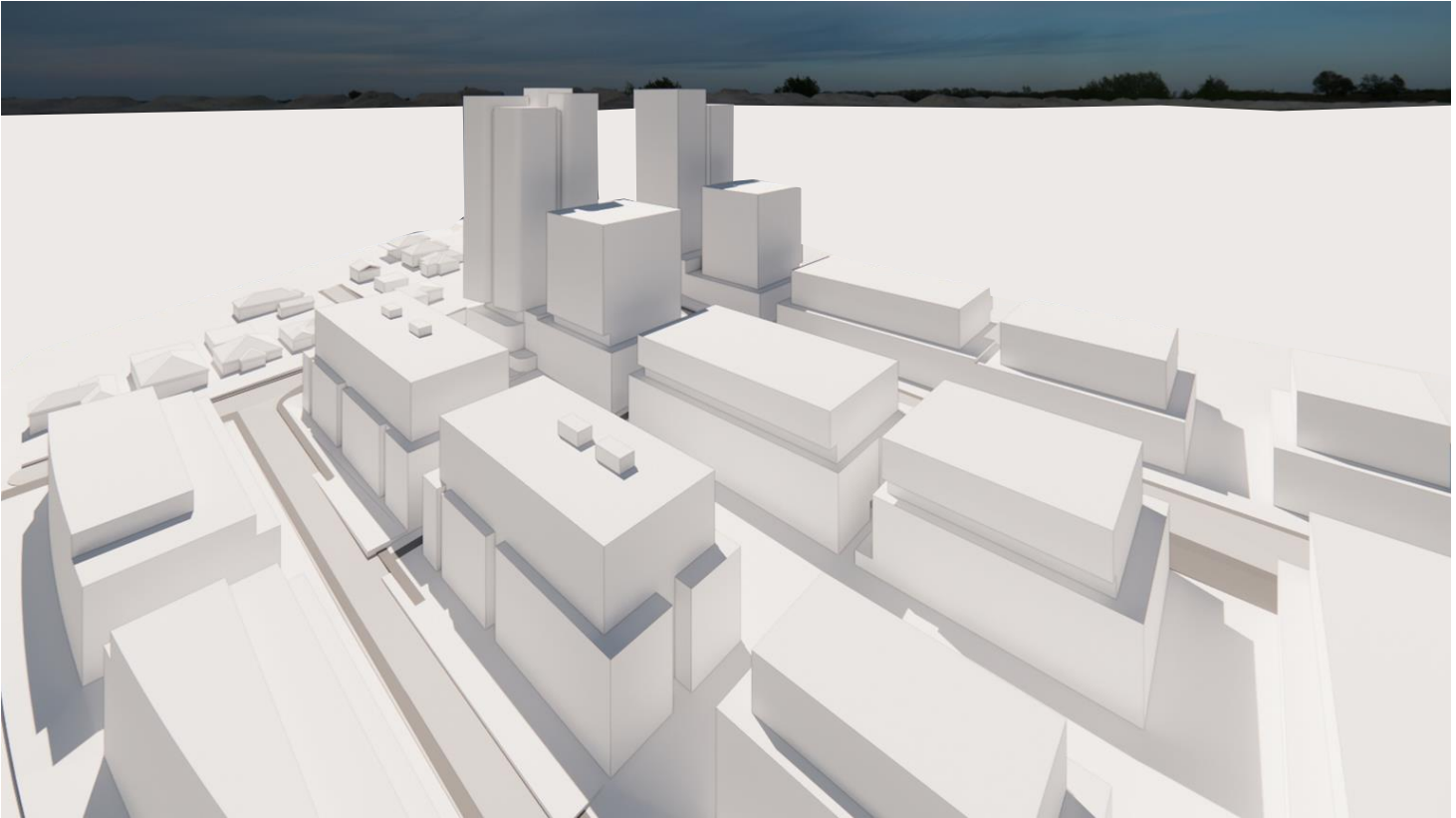
3 View from the New Private Road looking north



4 View from the New Private Road looking north



5 View of context massing study looking south east



6 View of context massing study looking north east

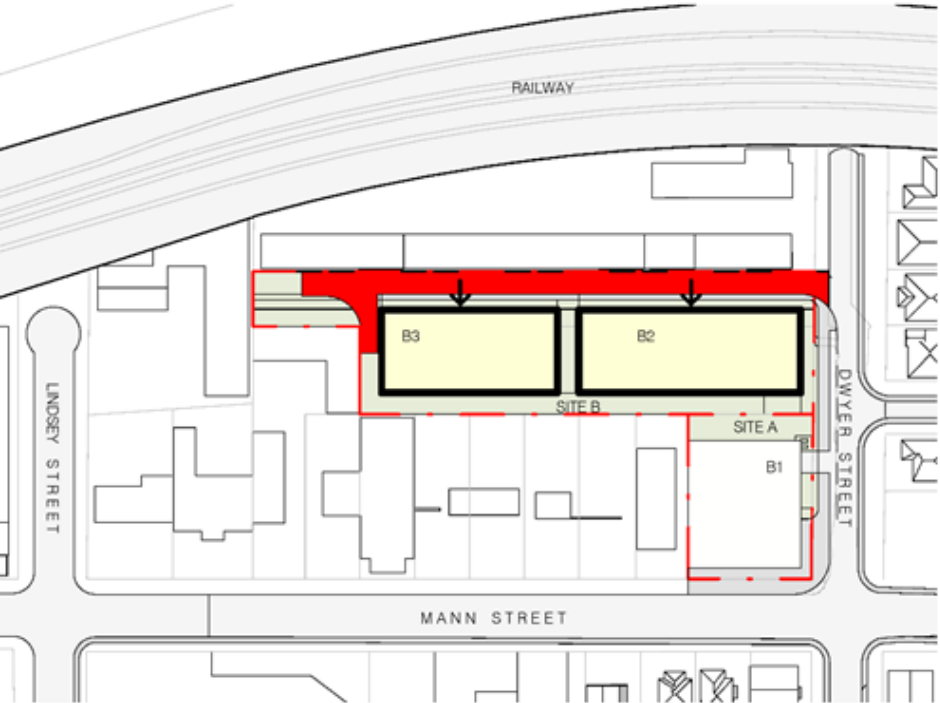
Staging The New Private Road

A New Two-way Connecting Road on Site B

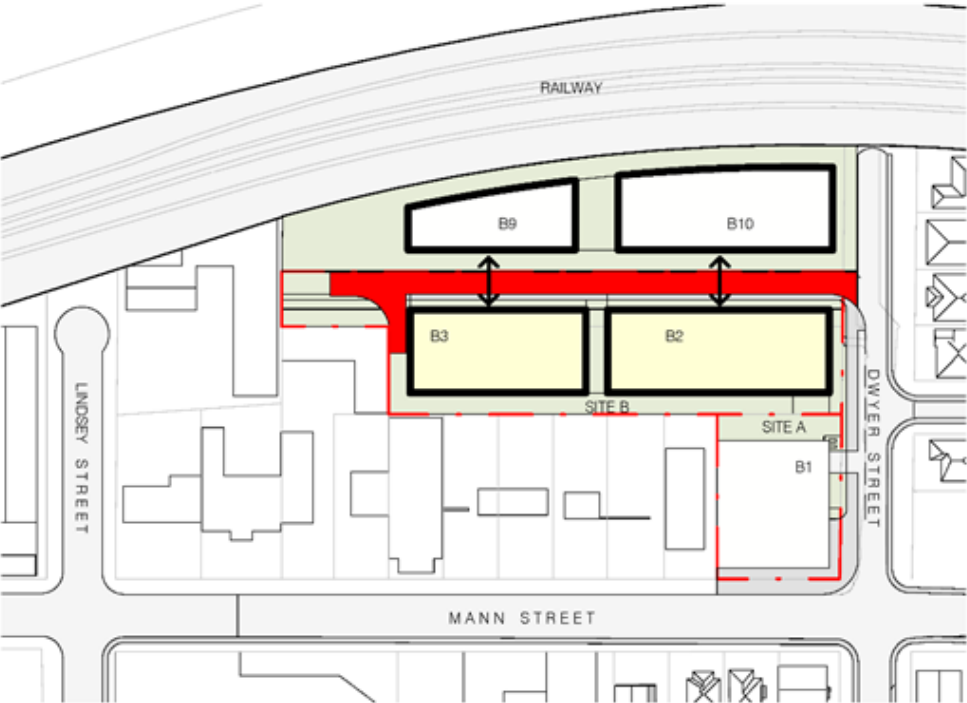
The urban strategy for the site was to take a much broader precinct view of the surrounding area, block pattern and use profile. through this process, we developed the concept to establish a new north- south road that would ultimately enable the permeability of the entire block to be realised. This new road provides a positive access to the proposed building B in stage 1 and will also provide access to the western site when it is developed in the future.

Additionally, the road has been positioned so it can be extended to connect Dwyer and Lindsey street, creating a more permeable and long term solution, unlocking the potential of the entire precinct.

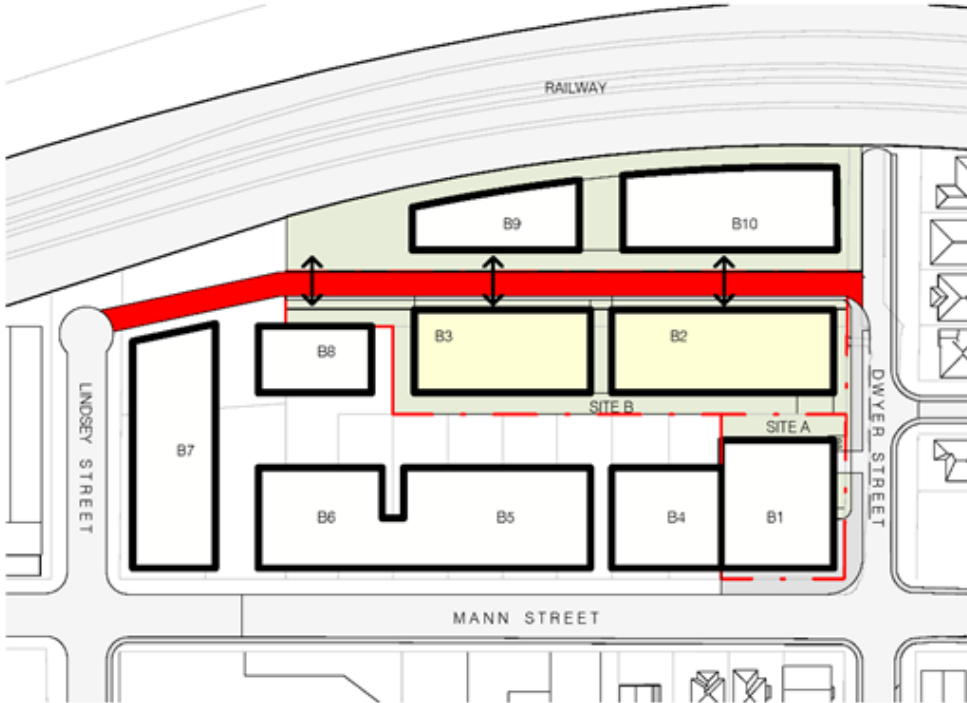
Below is a illustration of the proposed stages.



Stage 1
A new two-way road providing access to Site B
Creates new street entry frontage to Site B buildings
A new turning head for fire vehicles and others



Stage 2
The new two-way road provides access to Site F
The new street is now activated on both sides creating a new community

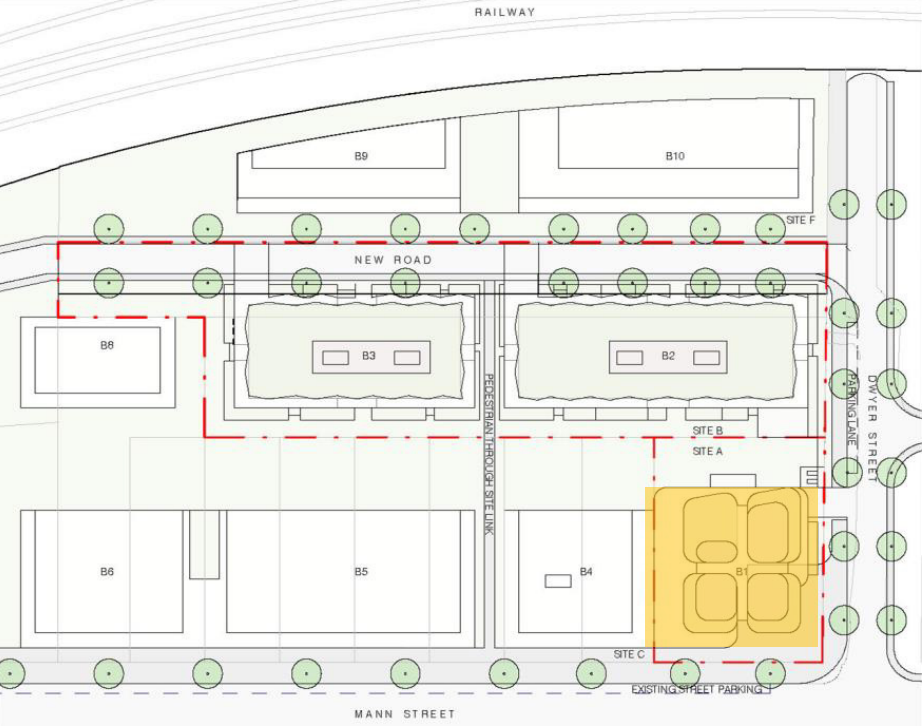


Stage 3
A new two-way road extended to Lindsey Street
Providing access to all the southern sites
Improving permeability and activation

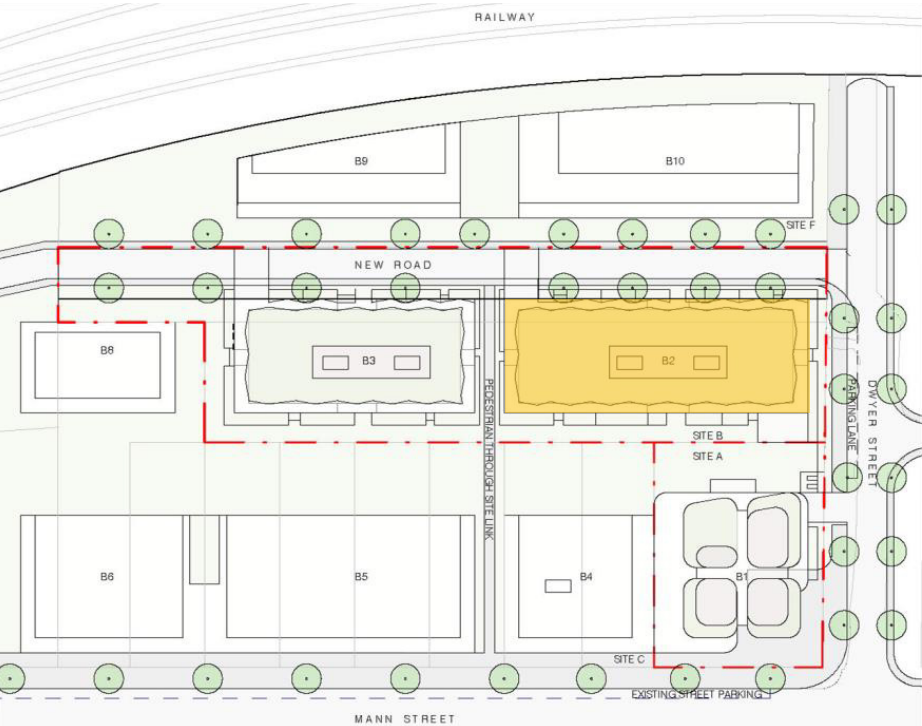
Staging Buildings

The urban form of the buildings have been broken into a series of three masses which can allow the site to be developed in a number of different sequences.

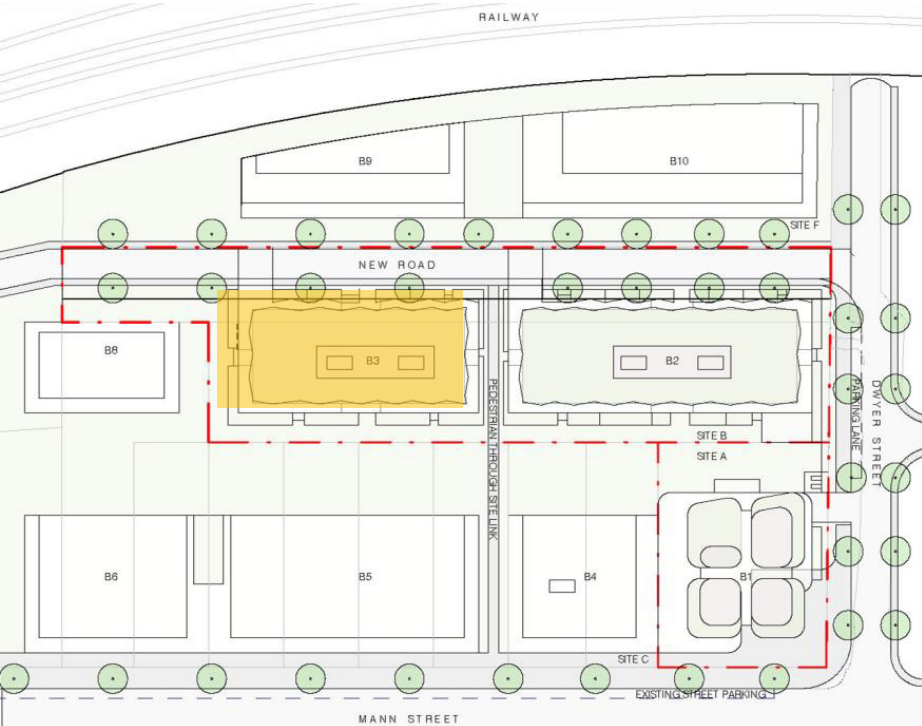
The building A takes a vertical form, marking the corner and gateway to north Gosford, whilst building B adopts horizontal form which descales with an upper and lower podium transitioning the height down from the tower to the finer grain residential adjacent buildings.



Building 1 Gateway Tower (B1)
Independent Building
2/3 Level Masonry Podium
Setback upper tower



B2 Low Rise Podium Building (B2)
Independent Low Rise Building
4 Level Podium
3 Level Set Back Upper Podium

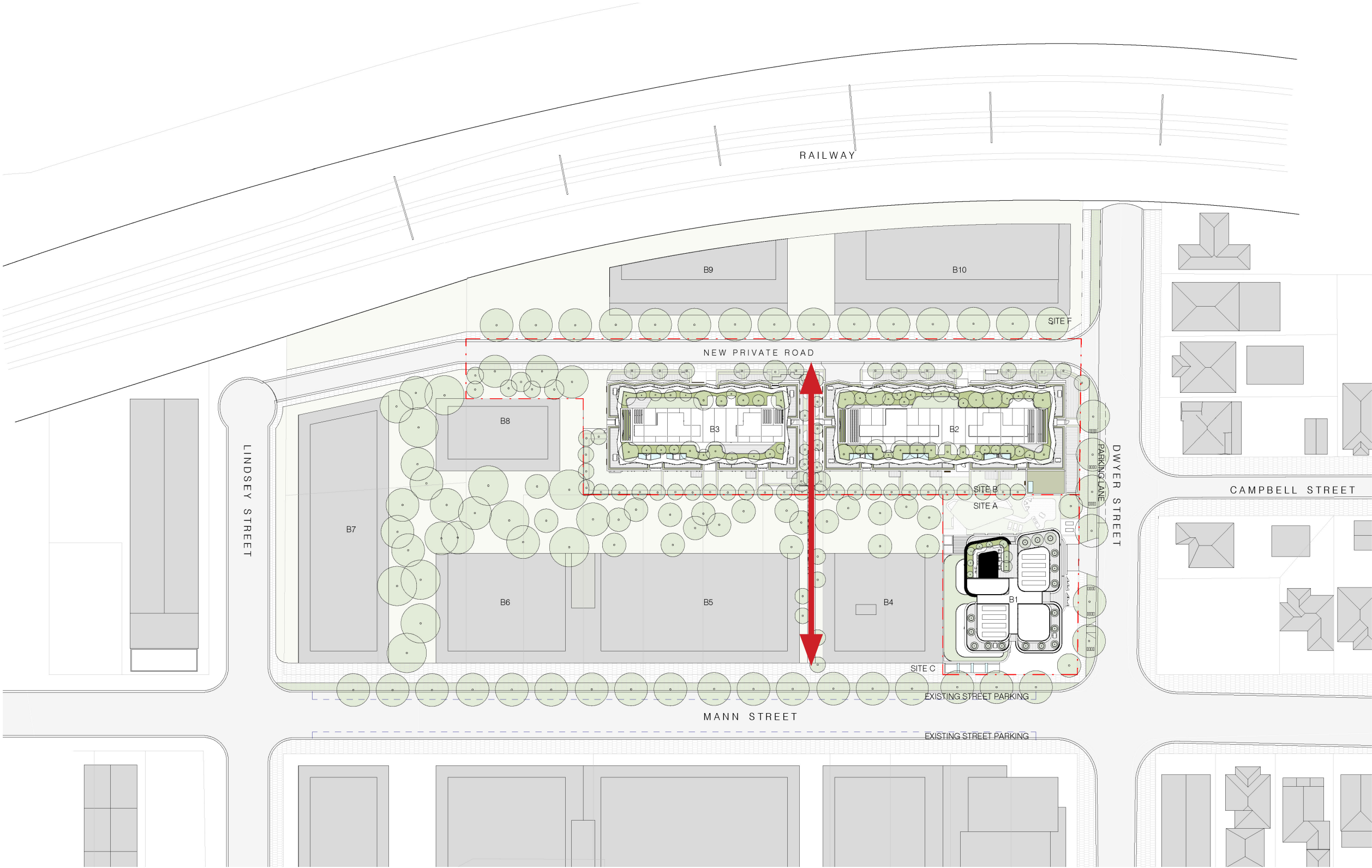


Building 3 (B3)
Independent Low Rise Building
4 Level Podium
3 Level Set Back Upper Podium

Future Through Site Link

Site Plan with Future Context

Building B1 and B2 have been strategically positioned to create a future pedestrian through site link to improve the permeability of the future block. This pedestrian link the short term is proposed in the same location and will provide the proposed residents access to the private open space from the new road.



Future Through Site Link

Proposed Section



Mann & Dwyer Street, Gosford SSDA Report
Site Image | 20.06.2025

Through-Site Link

The proposed through-site link is a connection for buildings 2 & 3 to the New Road located on the eastern edge of the proposed development, with the future connection spanning down to Mann Street. This link will provide residents with access to their apartments from the streetscape of the New Road, and will contain small seating areas for rest amenity with screening plants for privacy to the buildings.

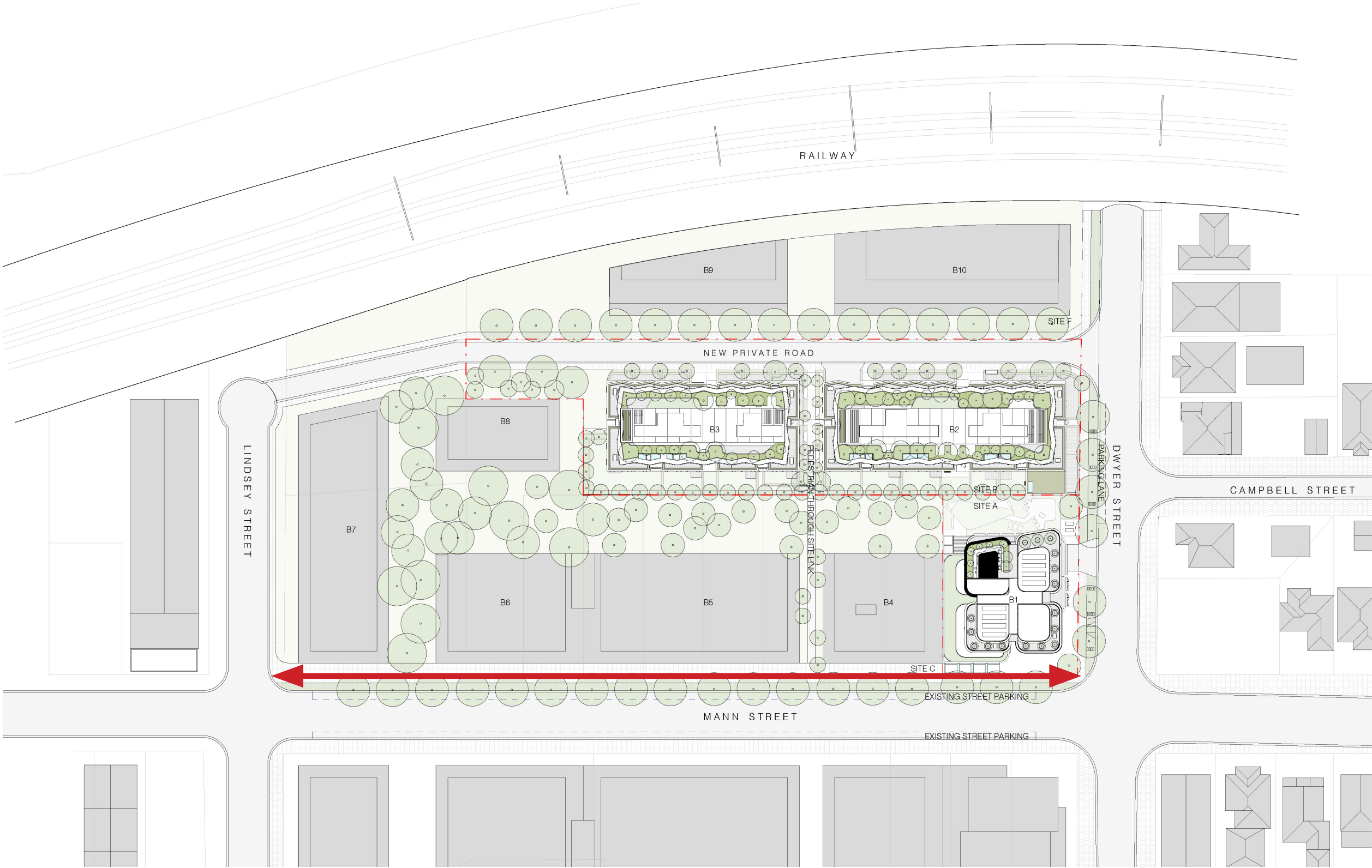
Additionally, tree planting is proposed within the through-site link, allowing for increased canopy cover. The surrounding apartments look into the laneway, providing passive surveillance, and feature paving to the laneway will highlight the space as a prominent connection between the public domain corridors on either side of the development. Wall lighting and strip lighting to seating elements will provide the area with ample illumination during the evening, helping meet the CPTED requirements for the space whilst avoiding any issues with light poles affecting the nearby residents.



Widening of Mann Street Footpath

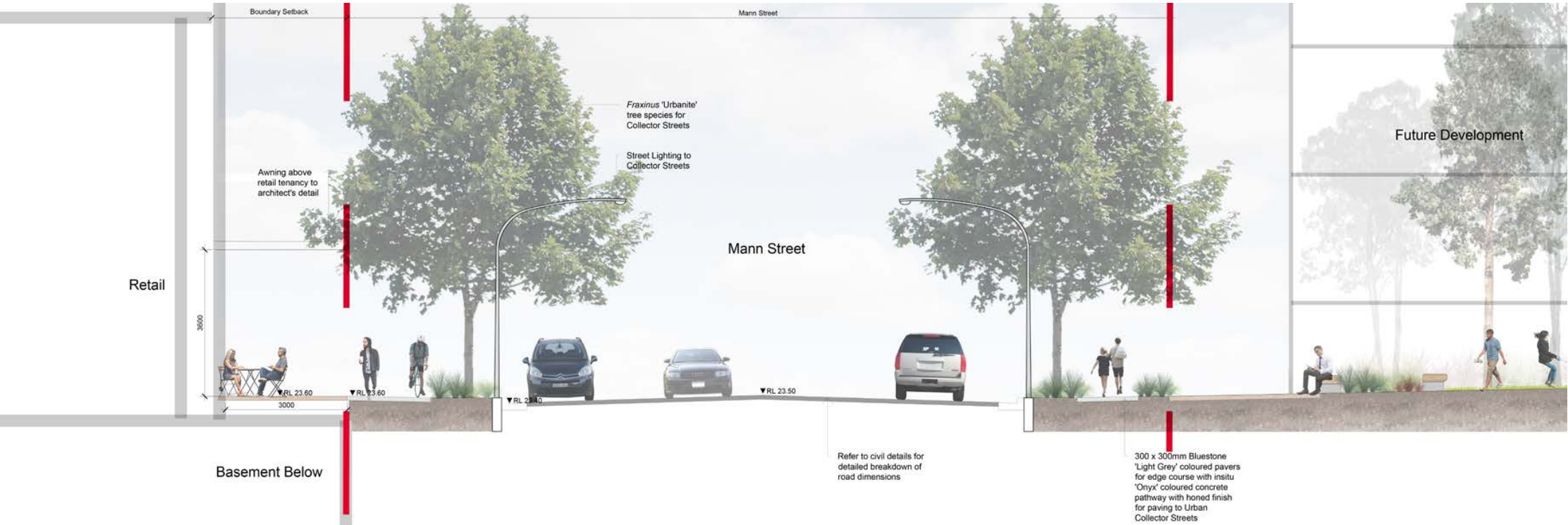
Site Plan with Future Context

Building A has been setback 6m from the Mann street to promote the future retail activation , awning and pavement cafes to thrive among this mixed use edge.



Widening of Mann Street Footpath

Proposed and Future Street Sections



Mann Street - Future Development Section A-A



Mann Street - Proposed Site Condition Section A-A

Mann & Dwyer Street, Gosford SSDA Report
Site Image | 20.06.2025

Mann Street

The proposed development for Mann Street allows for the public domain to interface with the retail activation, with updated verge planting and sufficient deep soil zones for street tree planting. On the other side of the development, the existing conditions are to be retained.

The future development proposal sees Mann Street public domain interfacing with the adjacent future building, allowing for updated paving & verge planting to match with the works undertaken in the initial proposed stage. Any potential open space on the ground floor of the future site can also be integrated into the new public domain, further connecting the public domain and the development in a seamless manner.

New Gateway Plaza

North Facing Public Space

Building A has been articulated to provide a new north facing public space by elevating the tower to create a plaza beneath, providing retail space and building entry further marking the corner.



New Gateway Plaza

North Facing Public Space





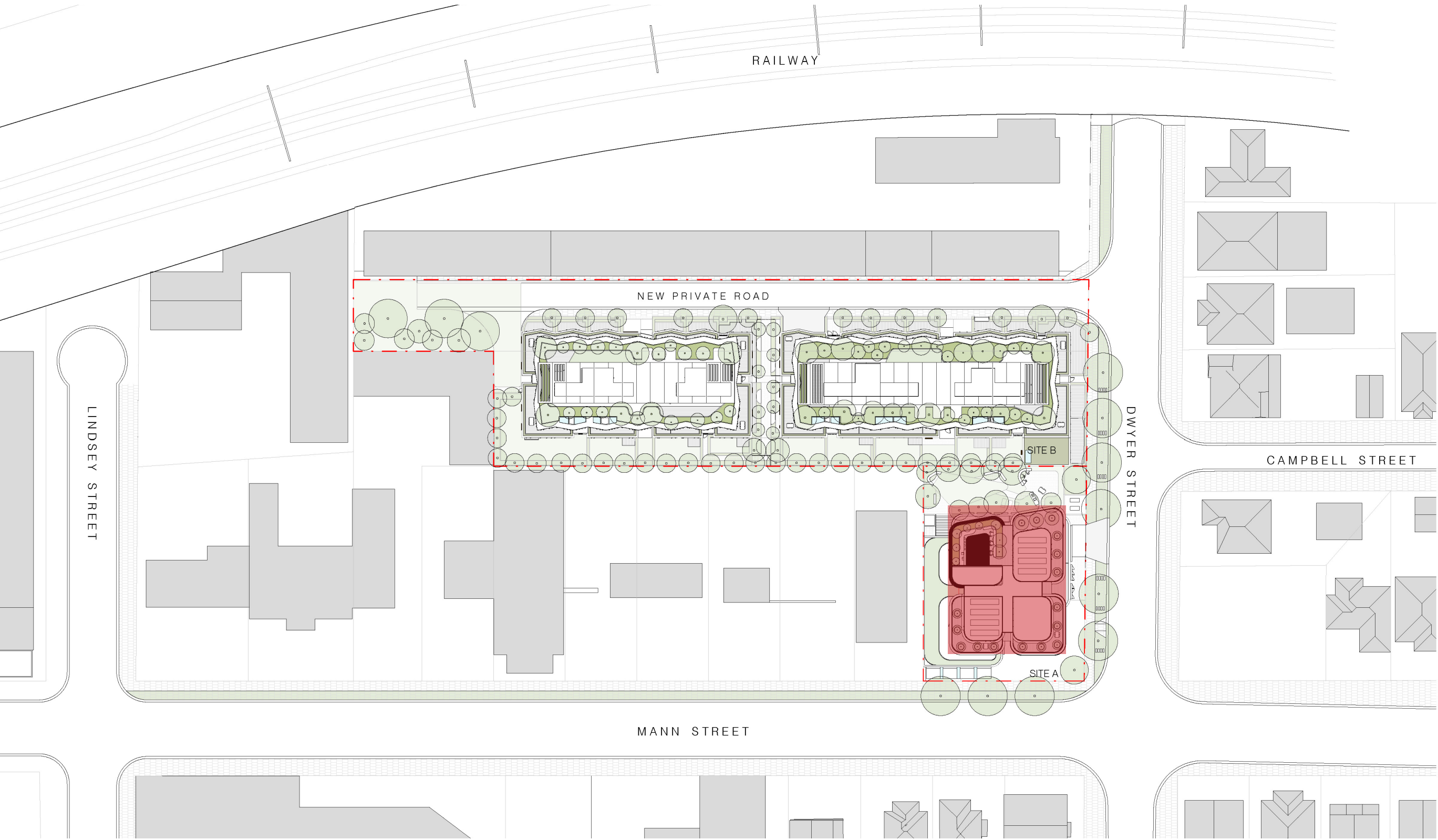
SECTION 2.1

Site A Built Form

Site A

Site Plan with Existing Context

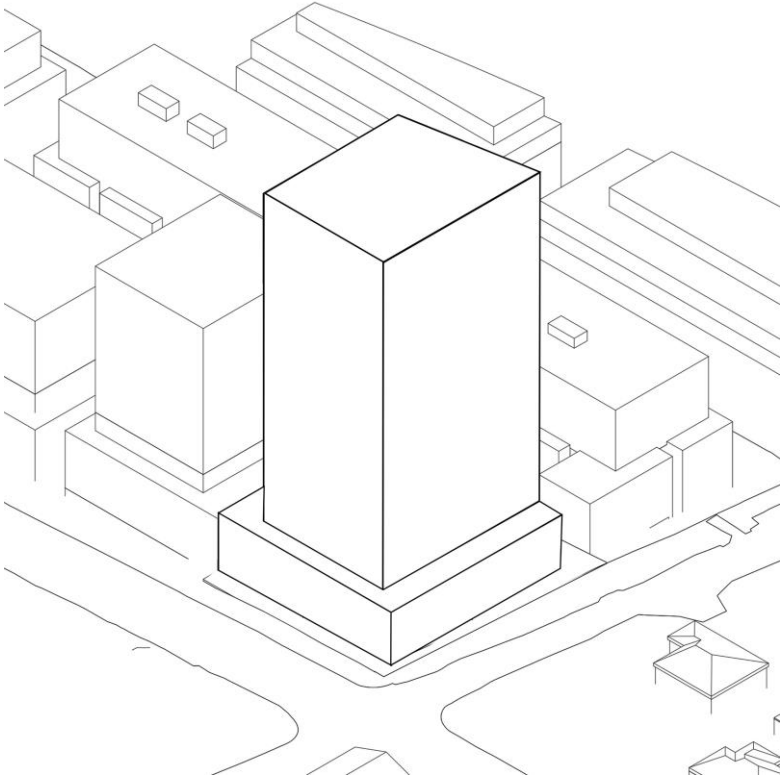
Site A has been designed to respond to this important corner as a gateway building.
The building adopts a tall slim profile



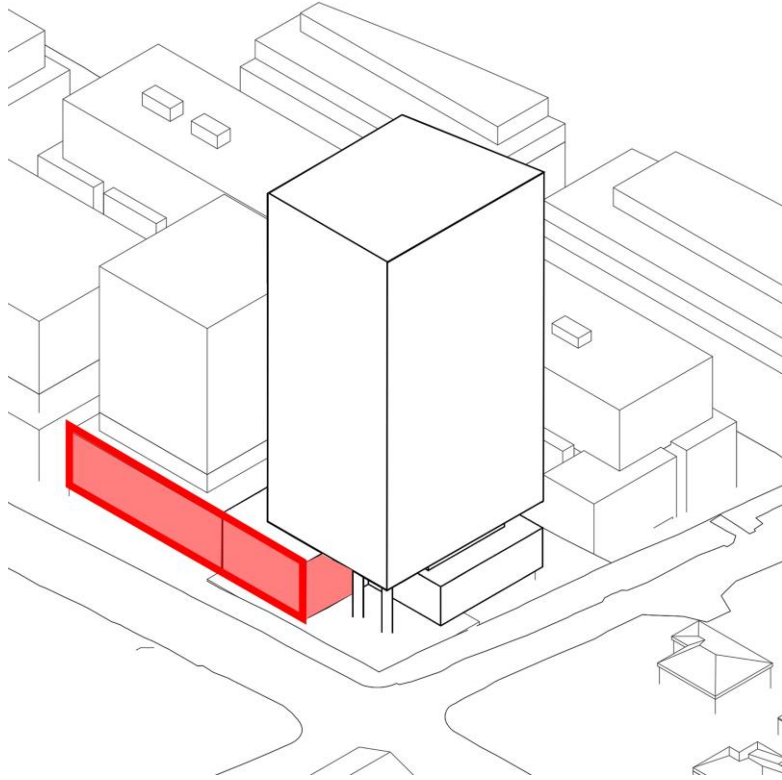
Site A Podium

Urban Concept Diagrams

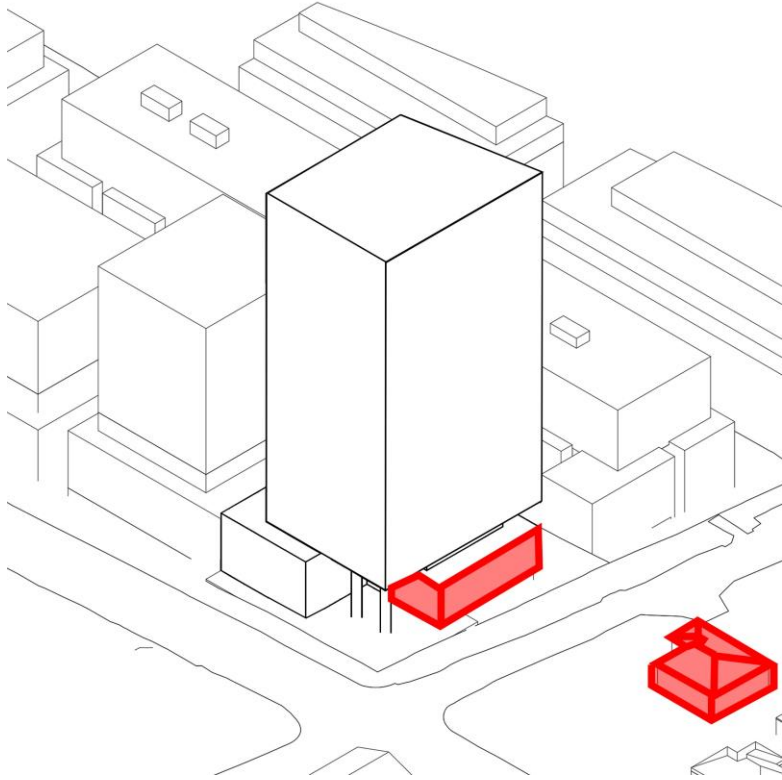
The tower massing has been developed and refined to celebrate this northern gateway corner. Below are a number of diagrams illustrating this process as a series of key moves.



A Simplified Tower and Podium Form
A Slim tower form and fast moving shadow

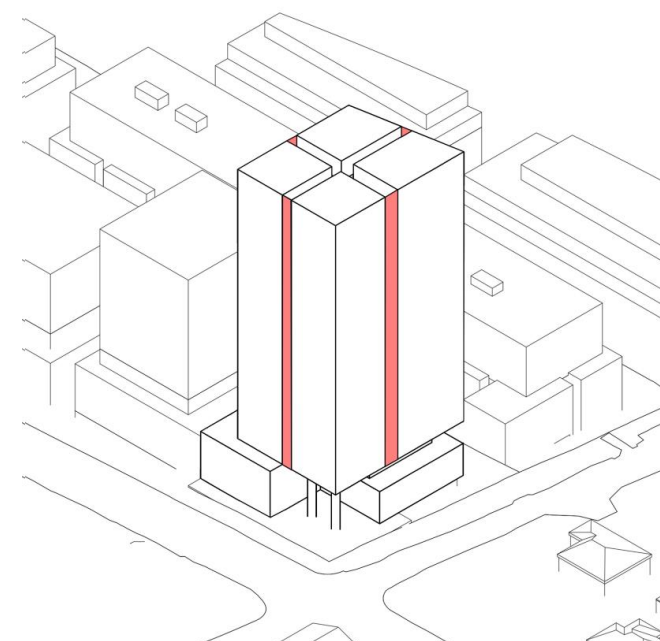


A 3 Storey Mann Street Podium



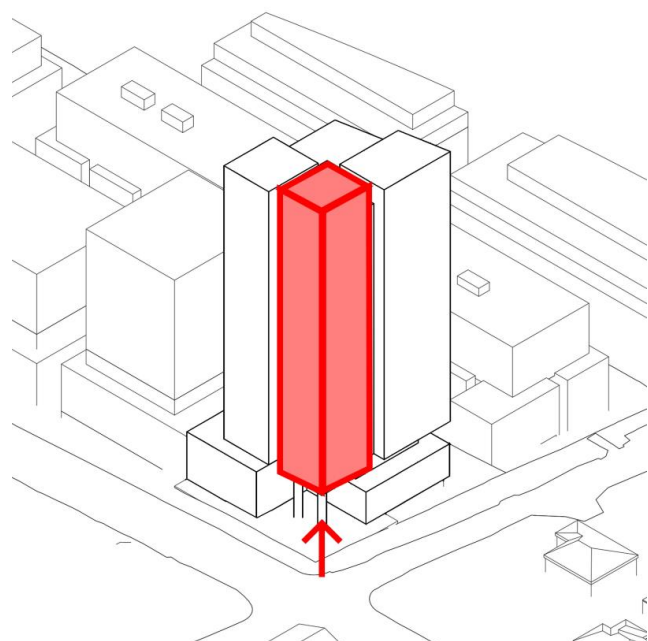
A 2 Storey Dwyer Street Podium
relating to the adjacent residential scale

Site A Tower Concept
Urban Concept Diagrams

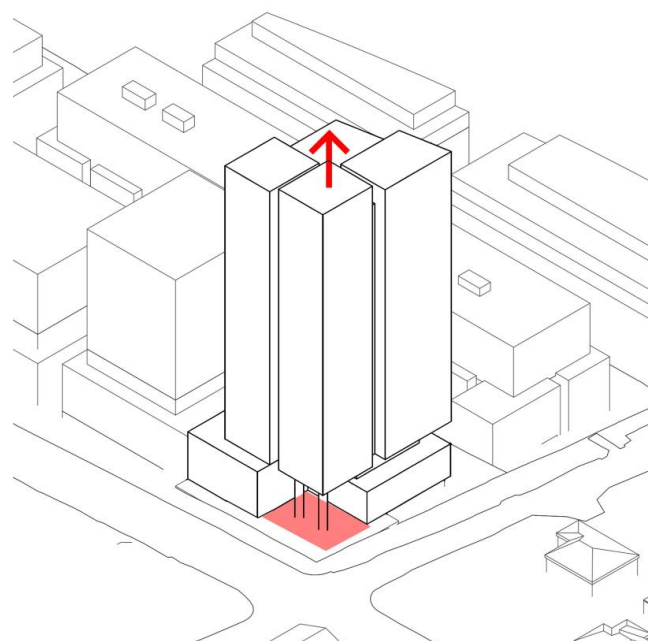


Express the Tower as 4 elements

A De Scaled Vertical Expression in contrast to the horizontal context

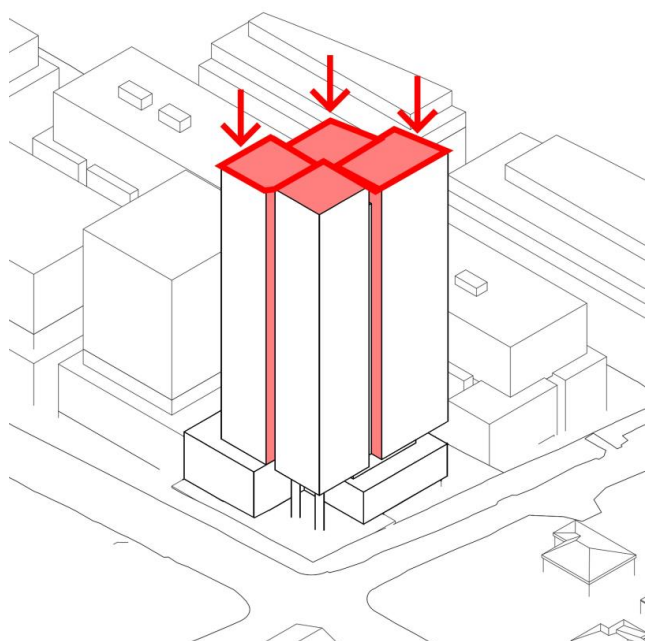


Elevate the corner element to articulate the Gateway and create public space under



Creation of a new north facing public space whilst creating a hierarchy in the tower form

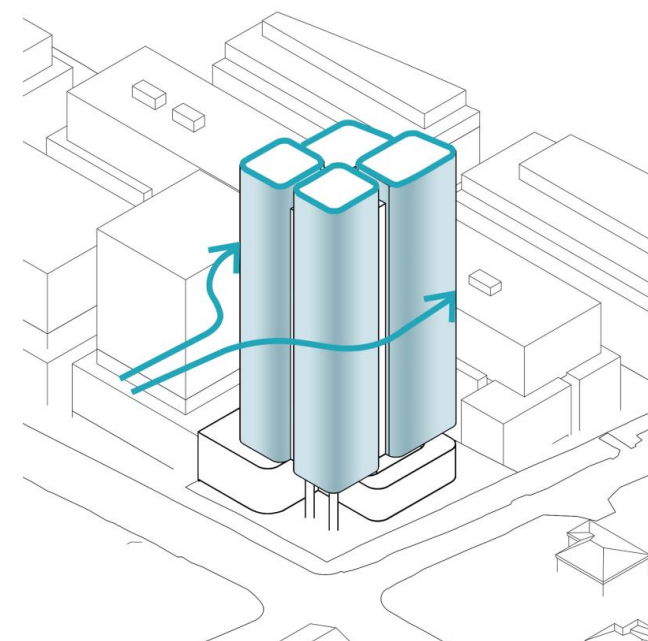
Roof Form becomes an urban marker



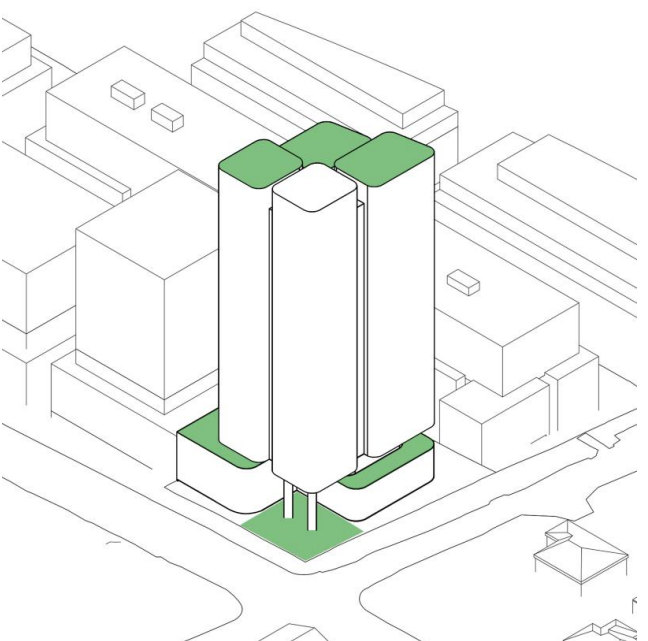
Articulate the tower massing to generate a hierarchy

Site A Tower Concept
Urban Concept Diagrams

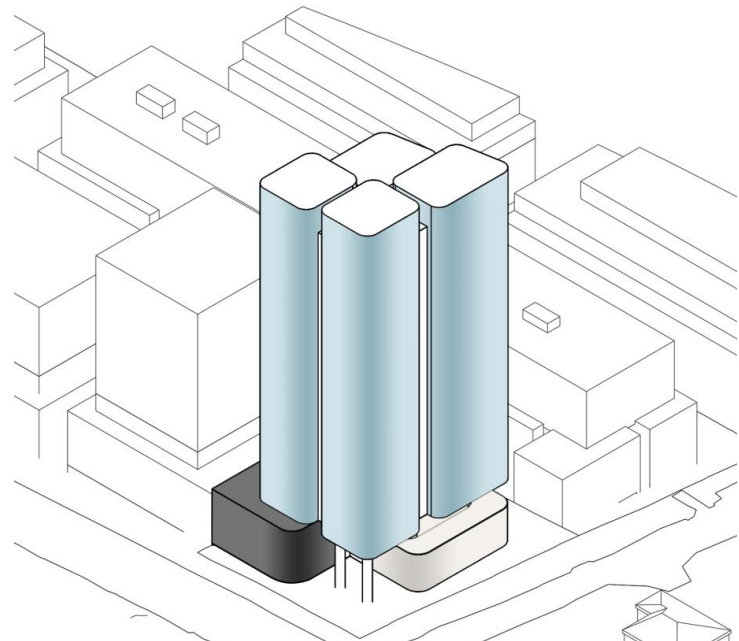
A Slim Descaled Mass Marking the Gateway Corner
A Gentle Organic Expression
Orientated to respond to the Gateway Conditions turning the corner



Curved Corners mitigate the wind impact to the surroundings and ground plan



Creation of a roof top communal open space optimising views and solar access



Sandstone Podium creates a solid base

The Sandstone Podium creates a solid base
Relates to the Indigenous Cultural History of the area and natural geology of the site
The sandstone also relates existing colonial heritage context and historic hierarchy the Gateway is a key urban marker.

The shaded glass tower reflects the sky and creates a lightness to the form further reducing its impact



Use of Sandstone- Indigenous Co-History

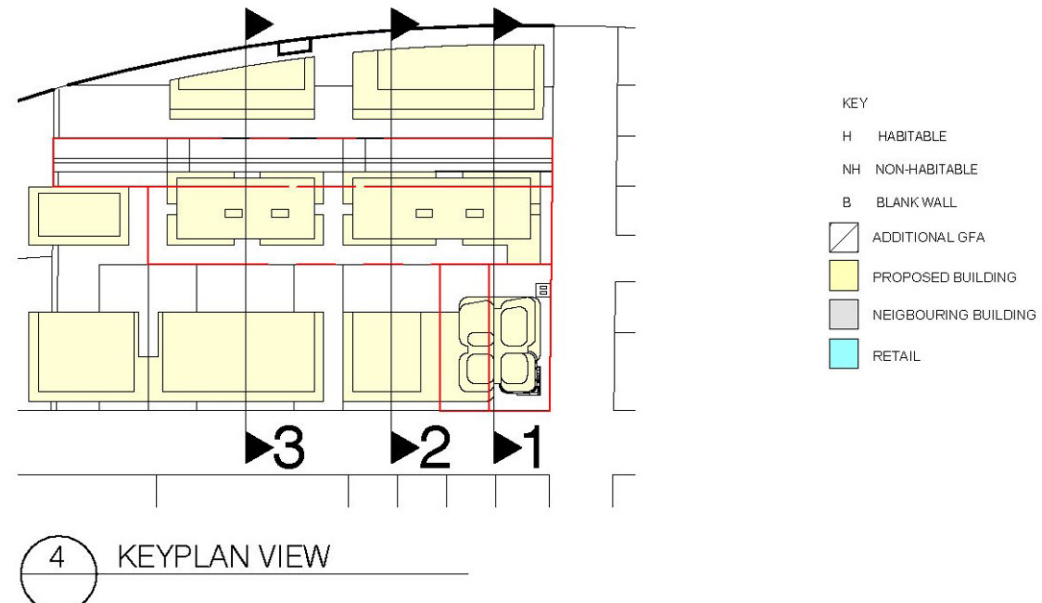
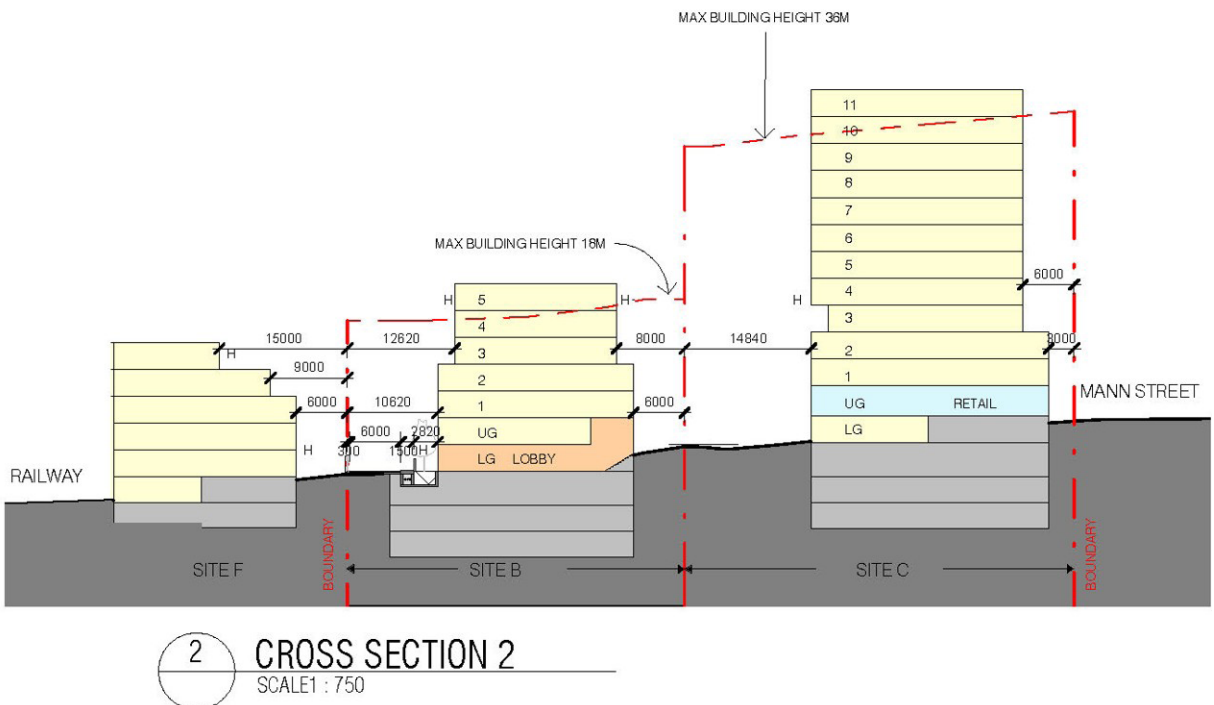
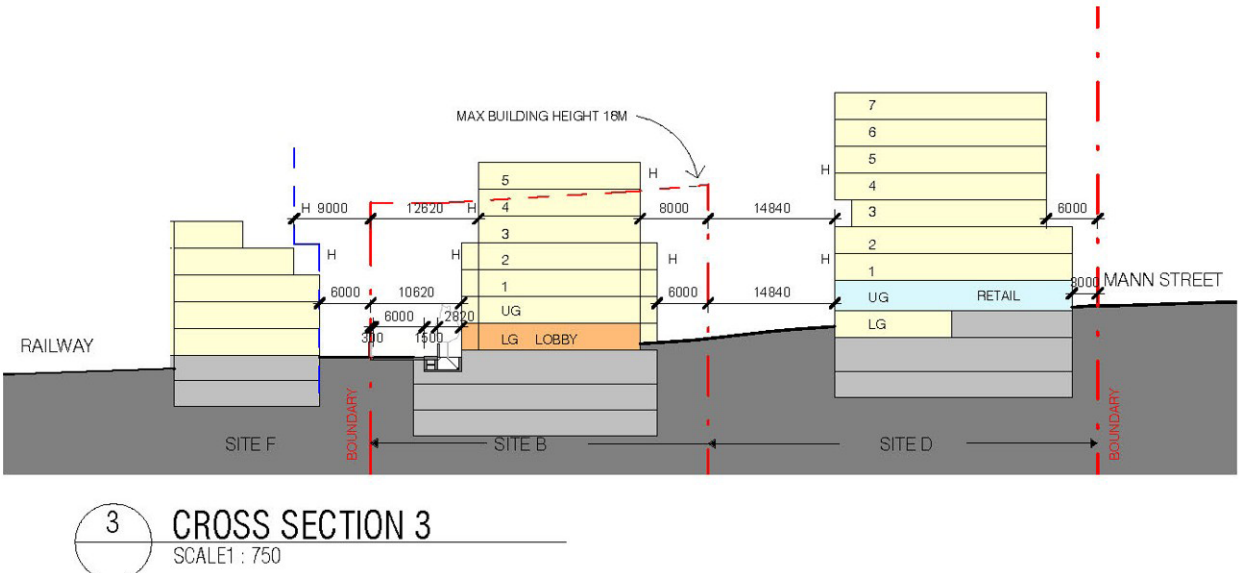
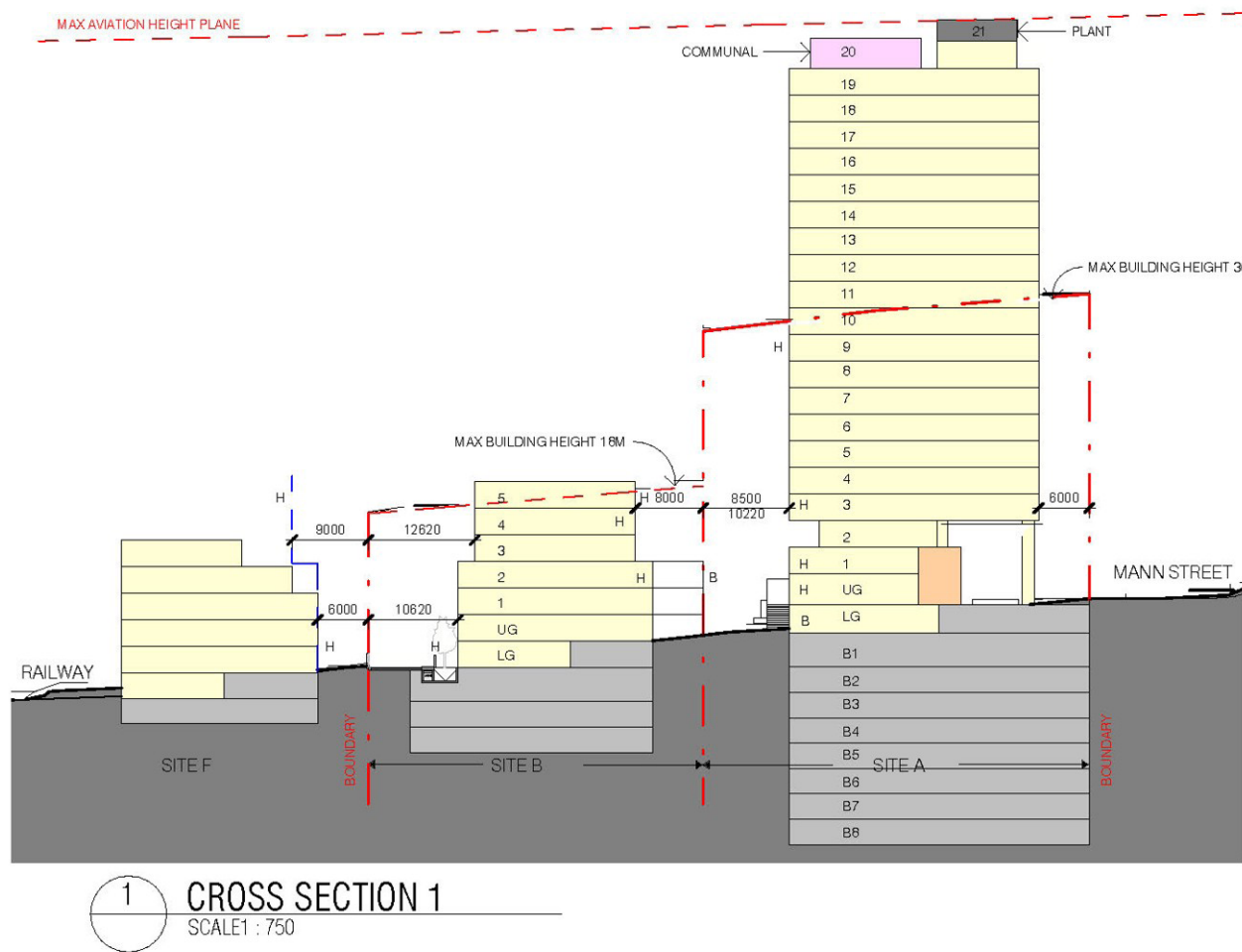


Use of Sandstone- Colonial Co- History

Proposed Setbacks

Site A has been designed with a 3 storey podium to tie into the future street wall on Mann Street and a 2 storey podium on Dwyer Street de-scaling to relate to the adjacent residential.

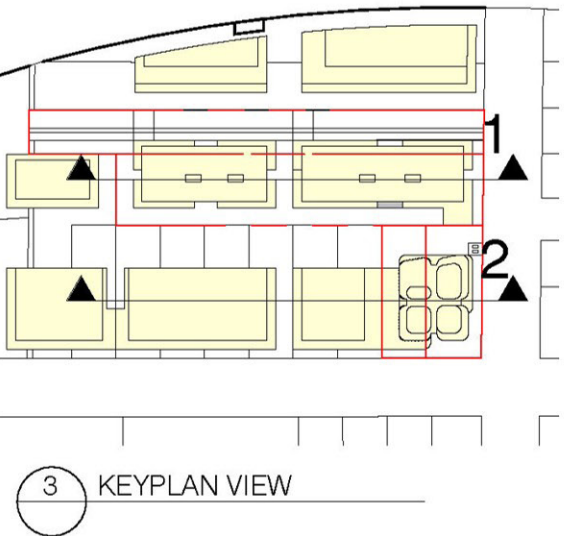
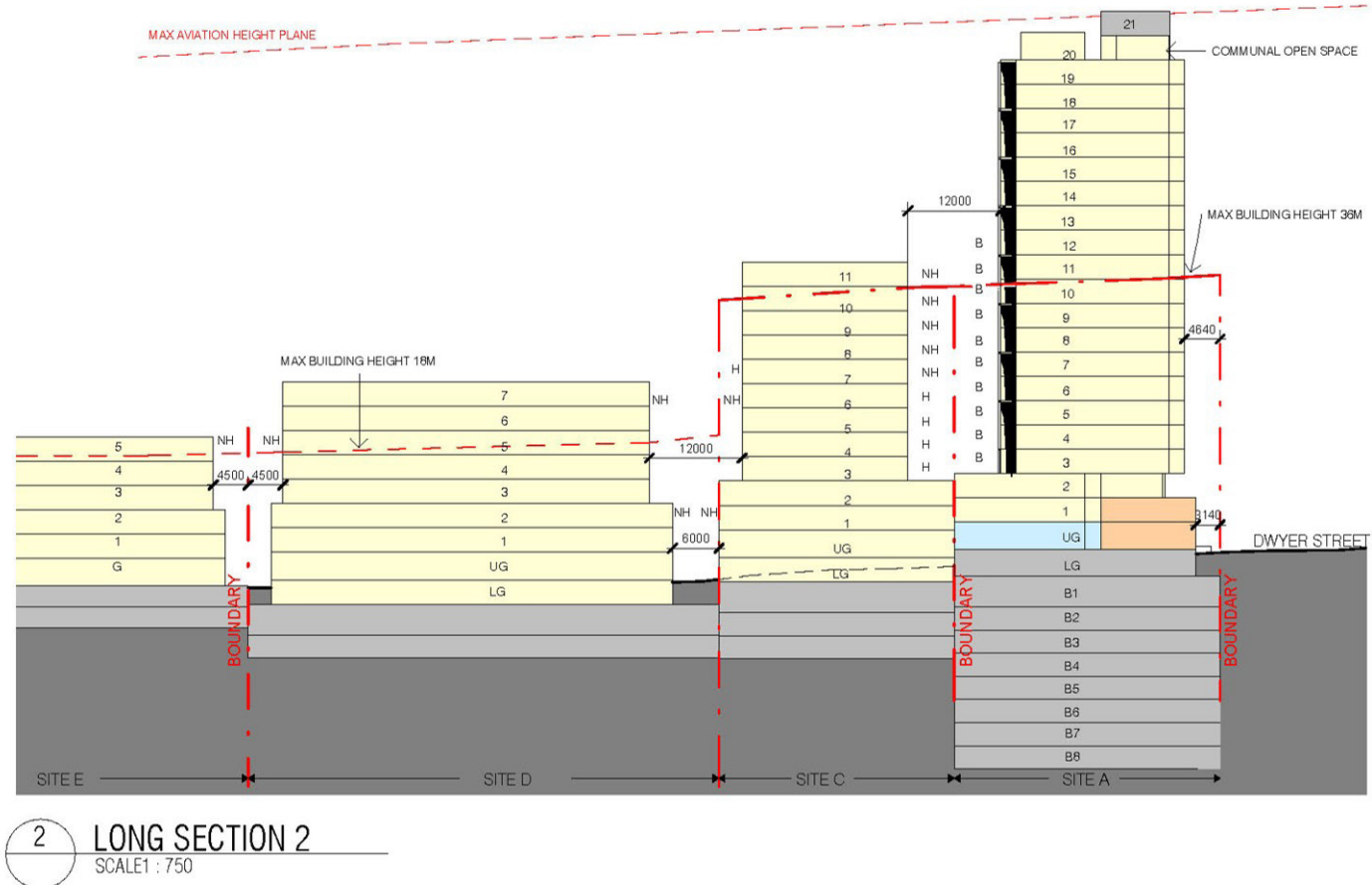
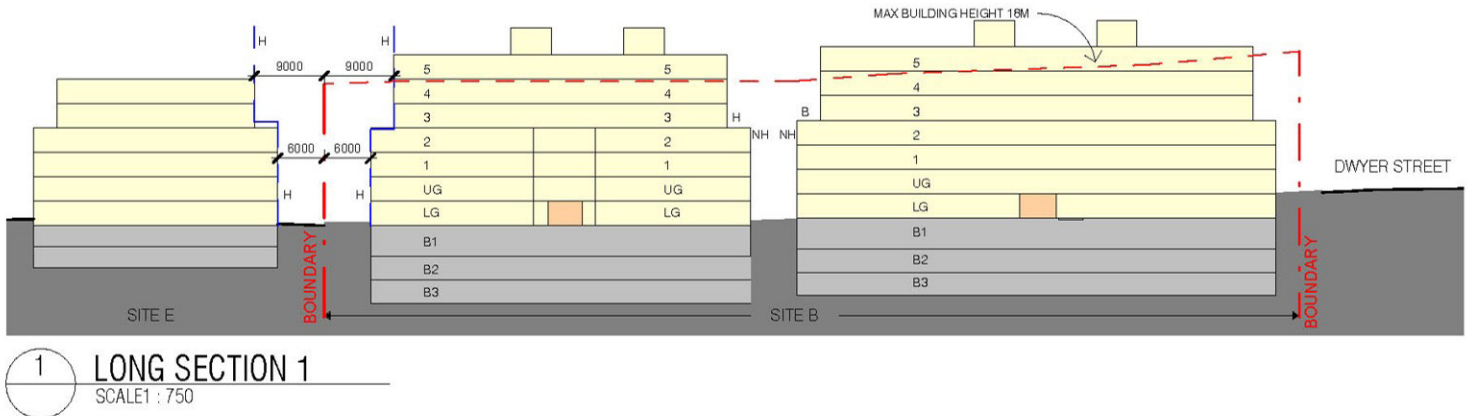
The tower has been setback from the southern boundary to allow the southern neighbour tower to achieve it's GFA and ADG.



- KEY
- H HABITABLE
 - NH NON-HABITABLE
 - B BLANK WALL
 - ADDITIONAL GFA
 - PROPOSED BUILDING
 - NEIGHBOURING BUILDING
 - RETAIL

Proposed Setbacks

Building separations have been designed to comply with the ADG as illustrated on the drawings below.



Proposed Setbacks

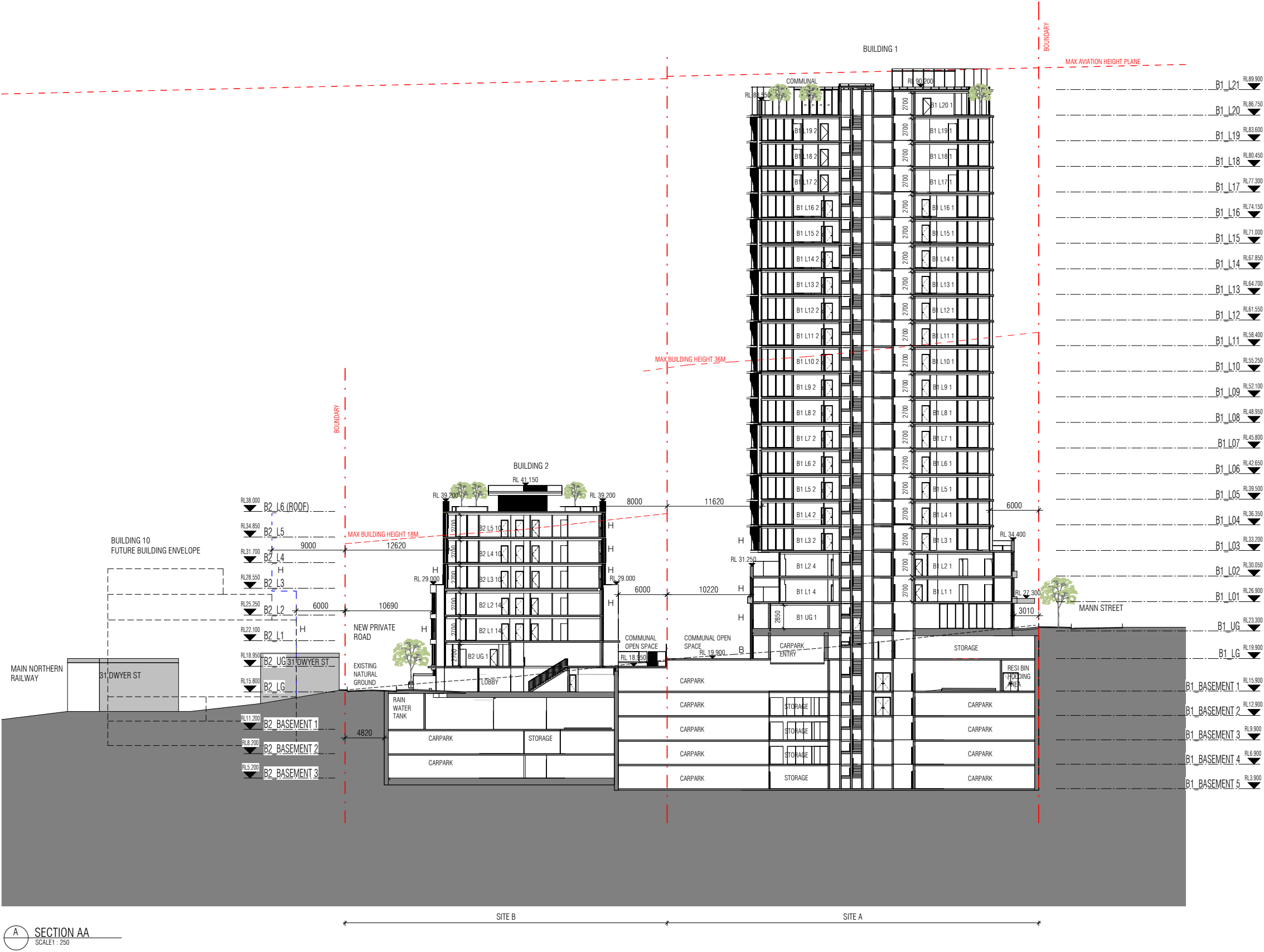
The setbacks have been established considering the current context and the propsoed future context surrounding the site.

Proposed Context

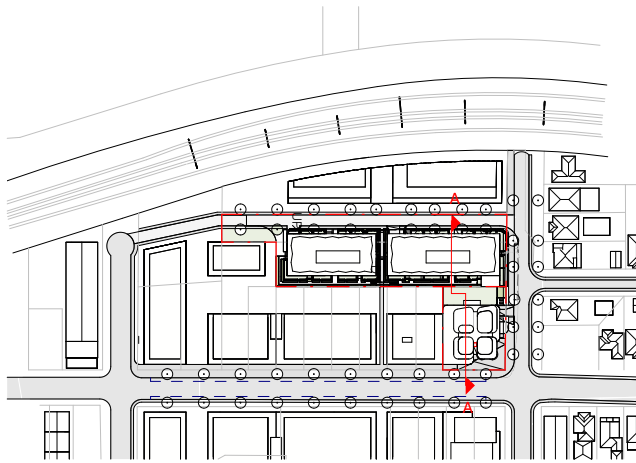
Building Separation Compliance

Detailed Key Sections

Building separations have been designed to comply with the ADG as illustrated on the drawings below.



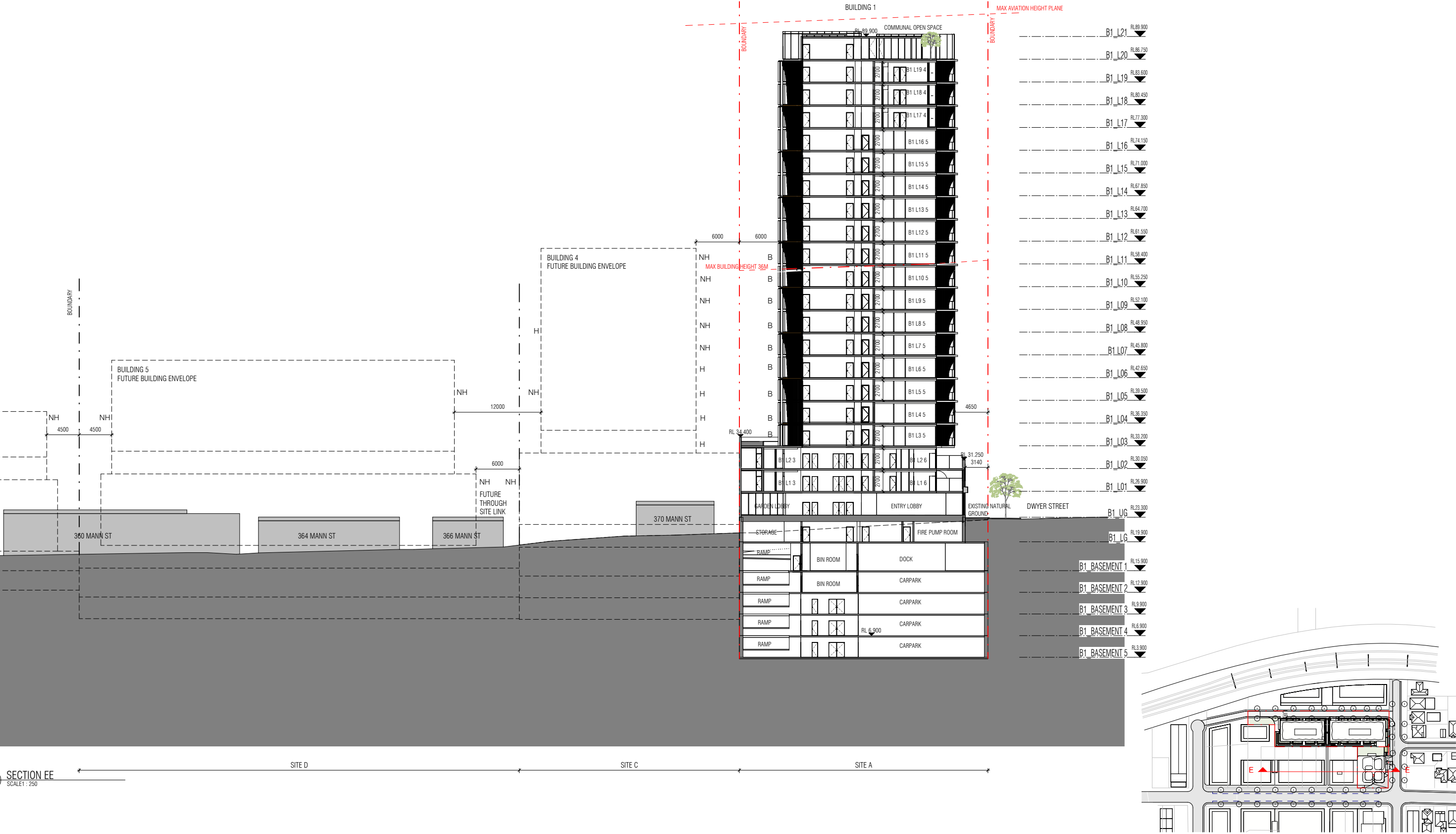
SECTION AA
SCALE 1:250



Building Separation Compliance

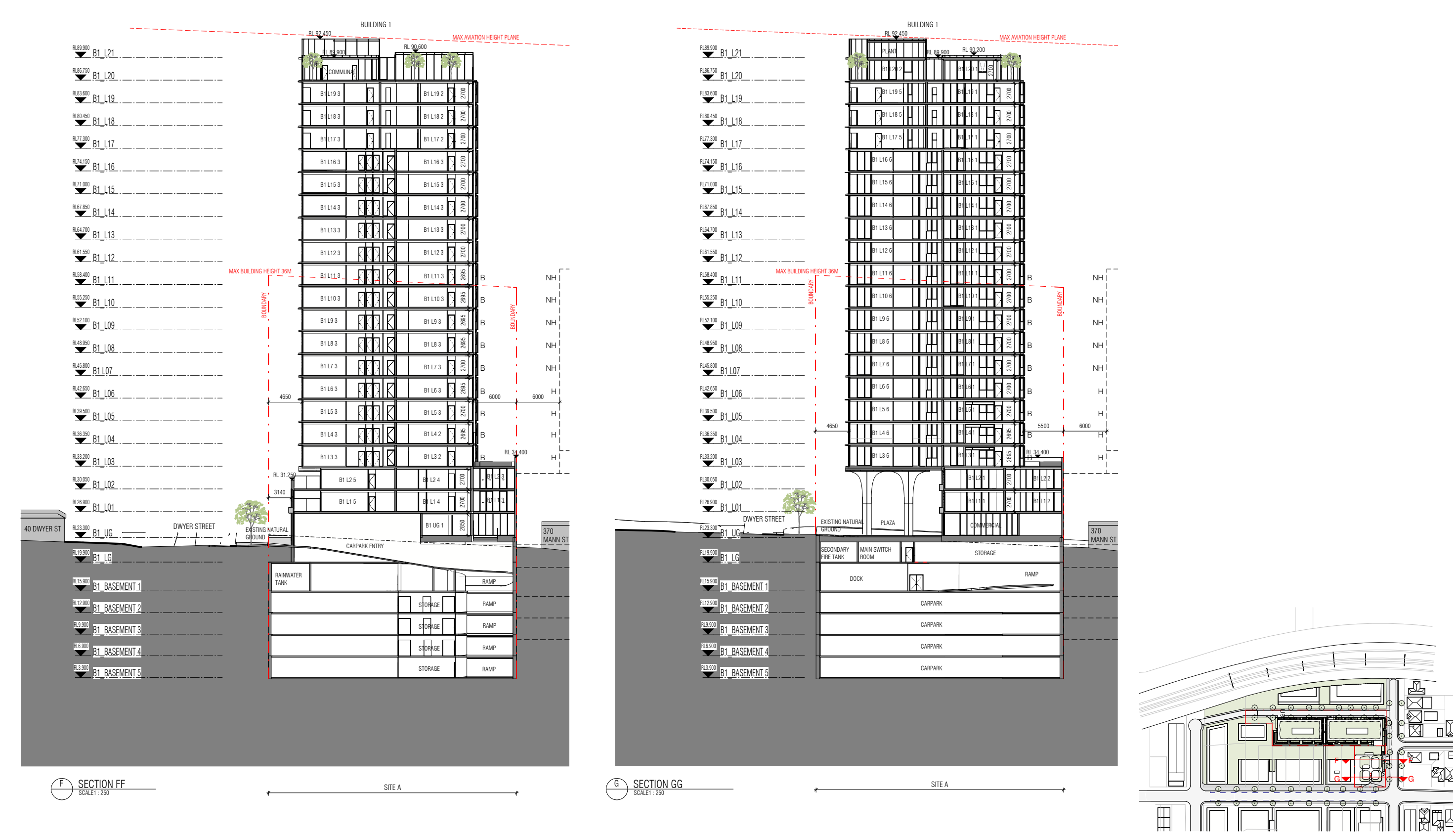
Detailed Key Sections

The tower has been setback 6m from the southern boundary to allow the southern neighbour tower to achieve it's GFA and ADG.



Building Separation Compliance

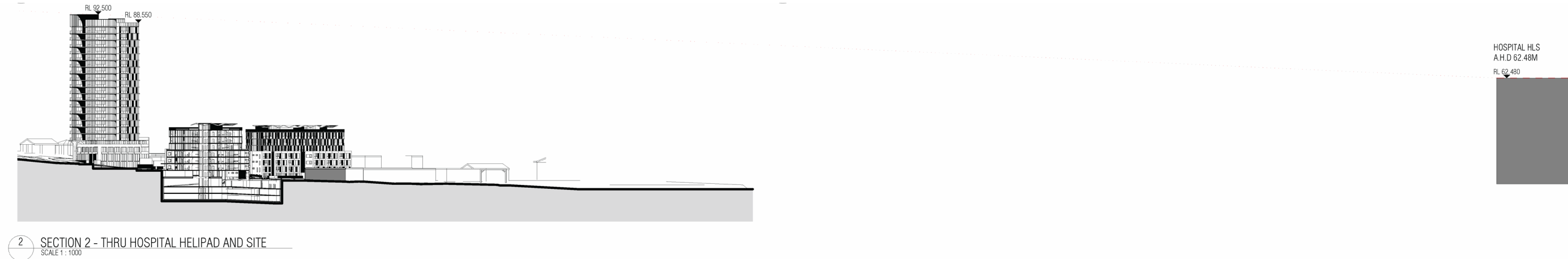
Detailed Key Sections



Height Limit

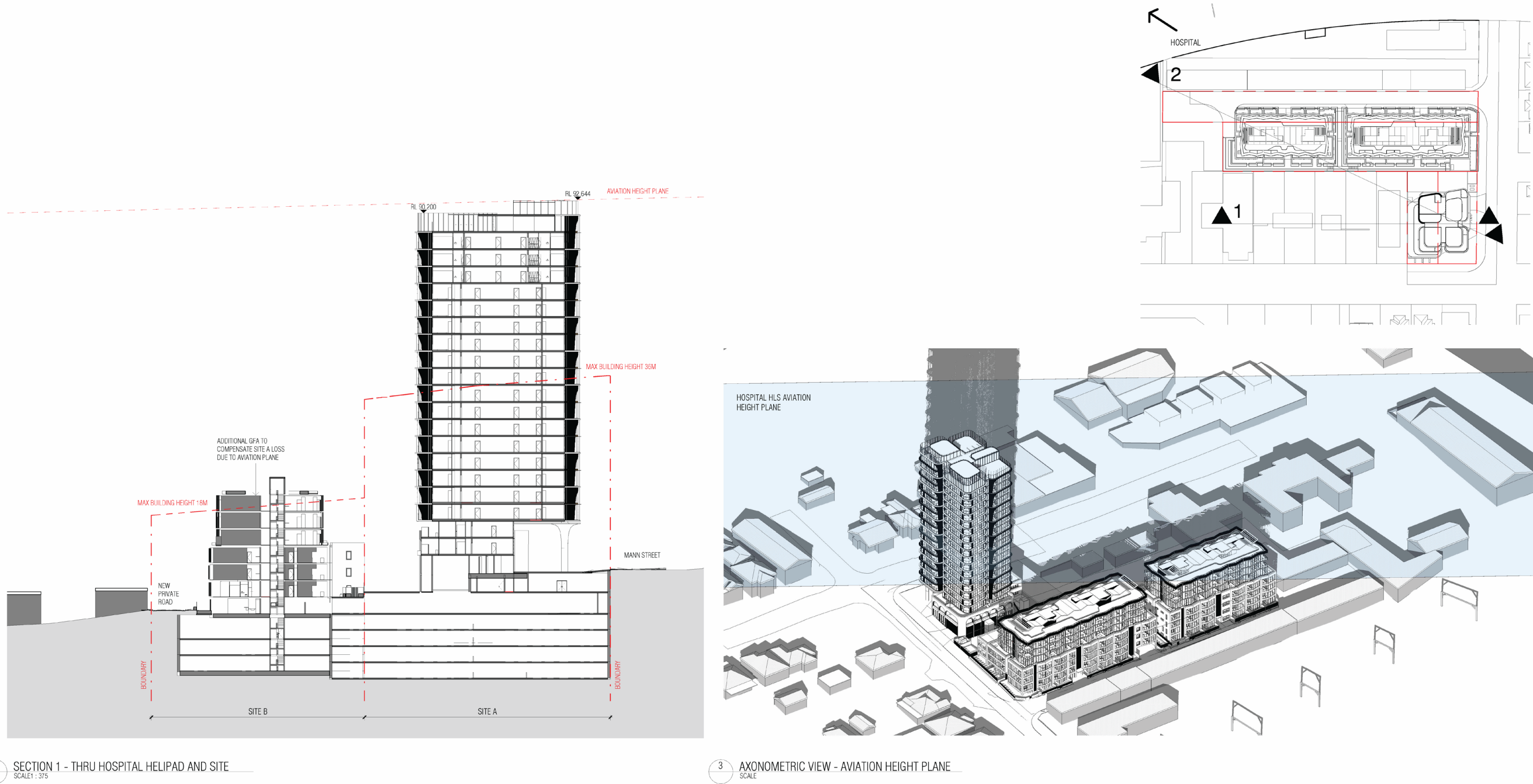
Key Aviation Compliance Section

The building height has been designed to comply with the Aviation requirements established by the helicopter path servicing Gosford Hospital.



Height Limit

Key Aviation Compliance Section

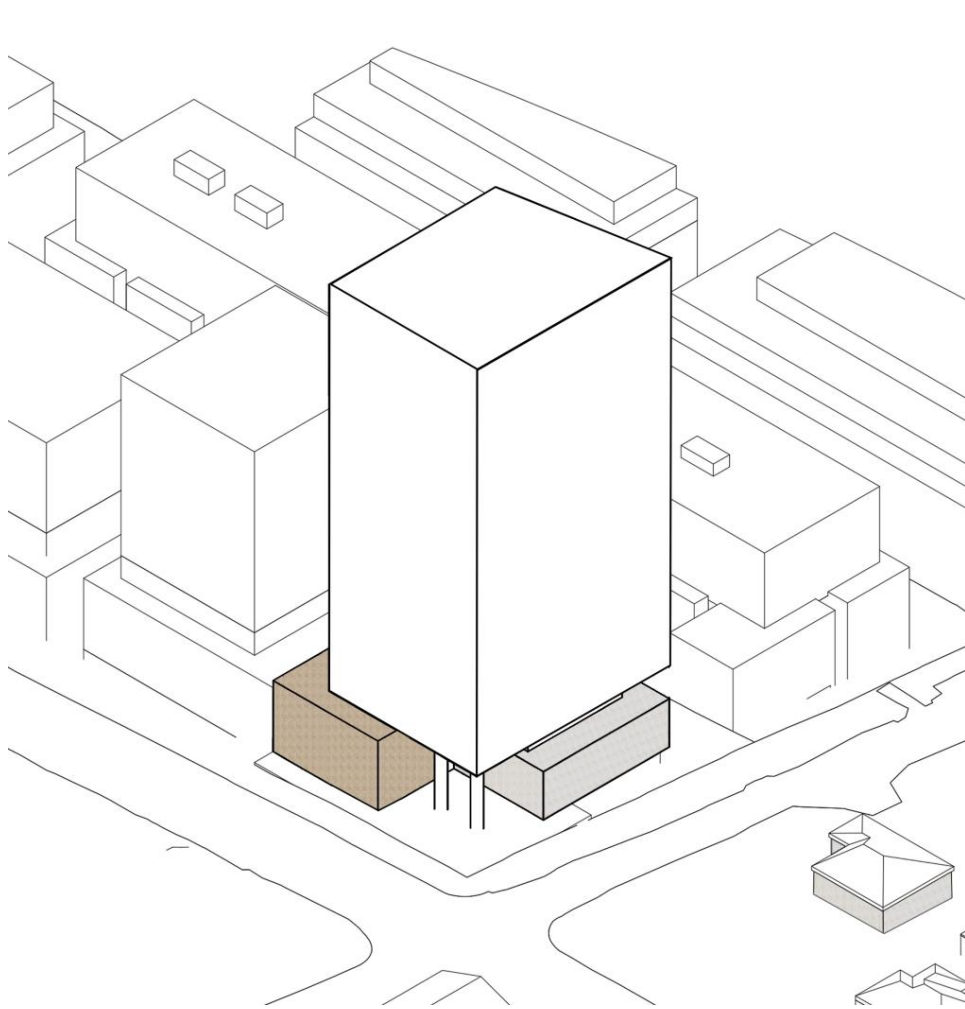


Podium Materiality

Key Heritage Buildings

The sandstone podium will provide a strong masonry base to the tower. The detailing of the sandstone has been developed to express a vertical grain in contrast to the horizontal brick. The sandstone materiality offers another strong connection to country and celebration of this unique local area.

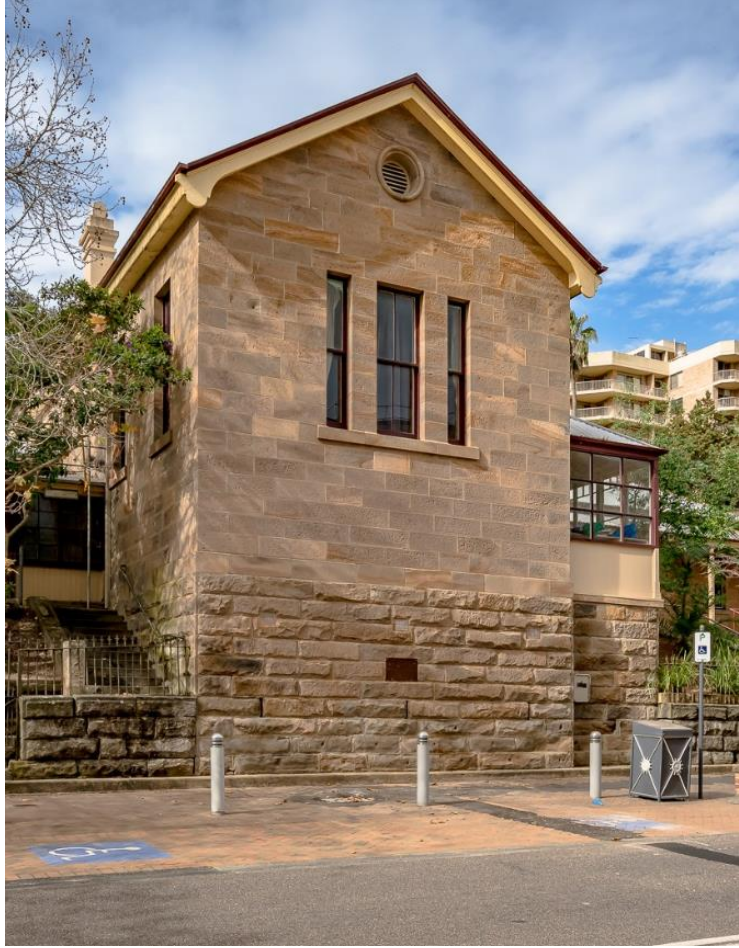
The sandstone materiality will retain its significance into the future when the existing vernacular of weatherboard and brick is gone, but sandstone remains.



Use of Sandstone- Indigenous Co-History



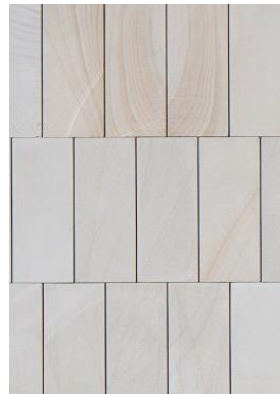
Gosford is built upon Sandstone Geology



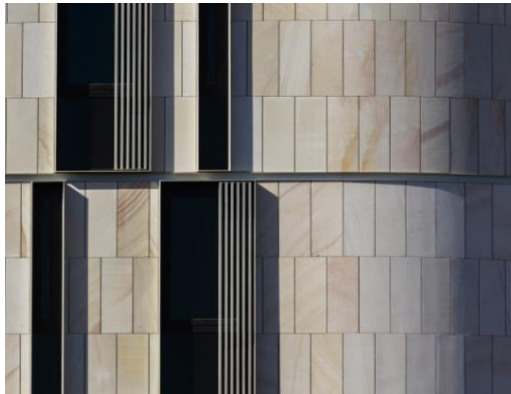
Old Gosford Courthouse



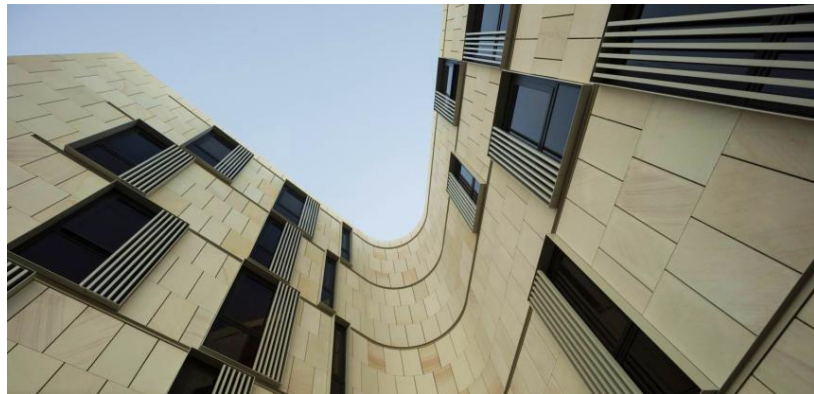
Sandstone - warm



Sandstone - light



Curved sandstone example - Harbord Diggers

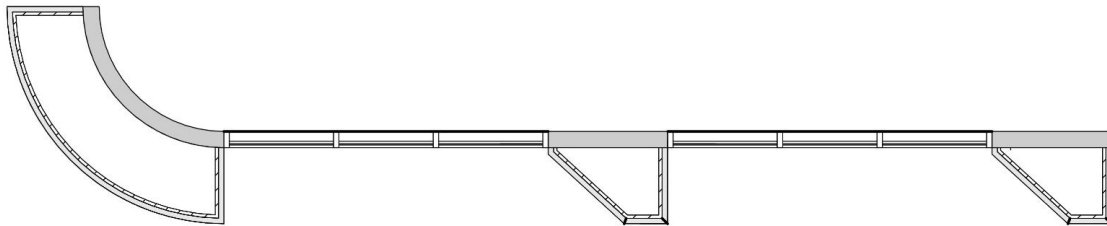


Podium Materiality

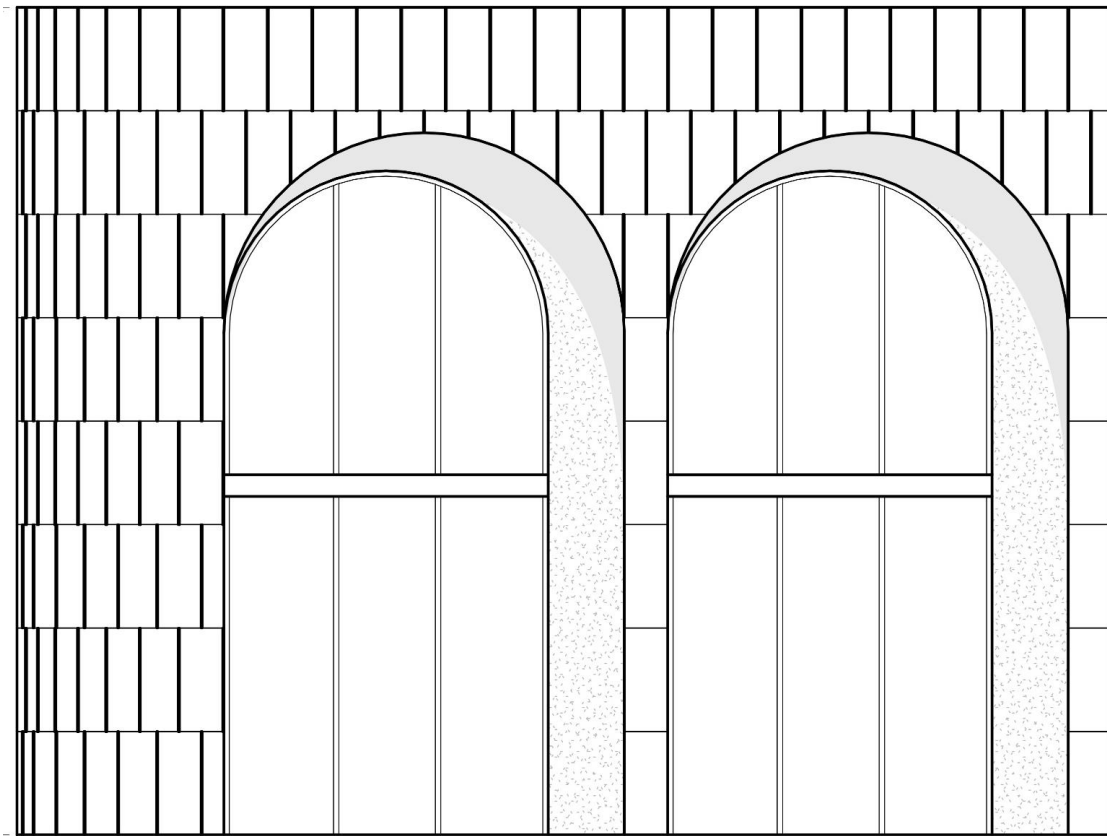
Sandstone Base

The gentle organic forms of the tower have been expressed through the curved apertures of the podium street walls with an expression of depth to celebrate the materiality of the sandstone whilst ceating meaningful depth of articulation.

Landscaped terraces have been inserted to further enrich this articulation and soften the building to fit within the local character of tree lined streets and local topography.



Plan



Elevation



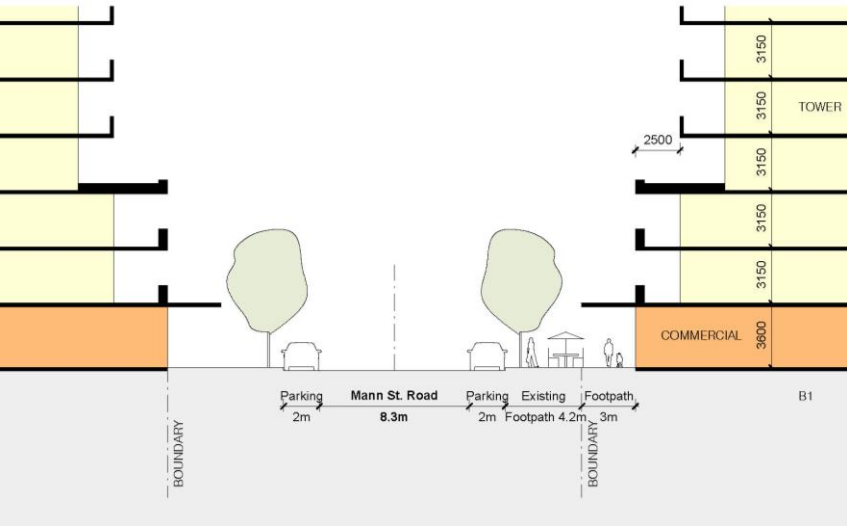
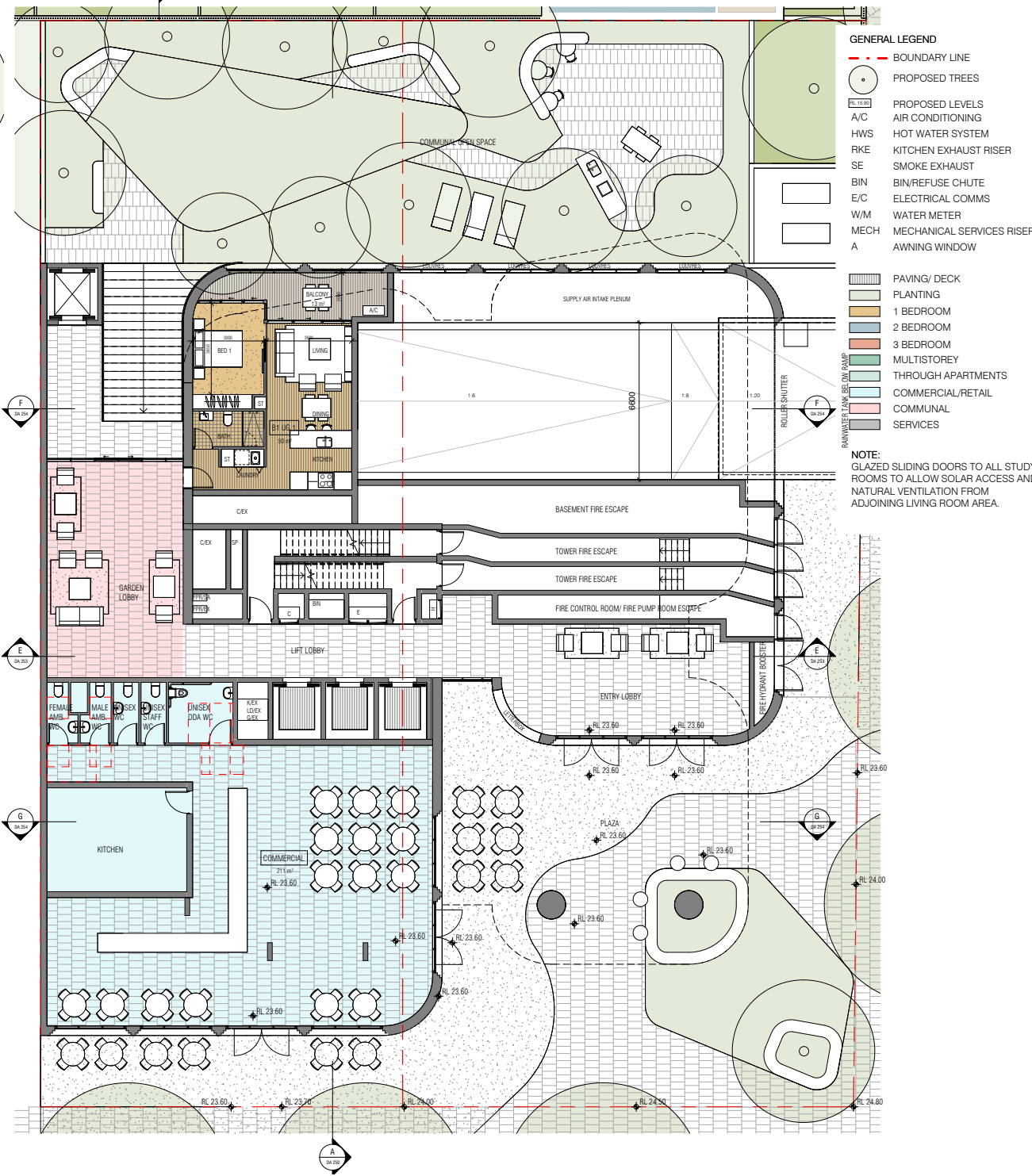
Podium

Upper Ground Plan

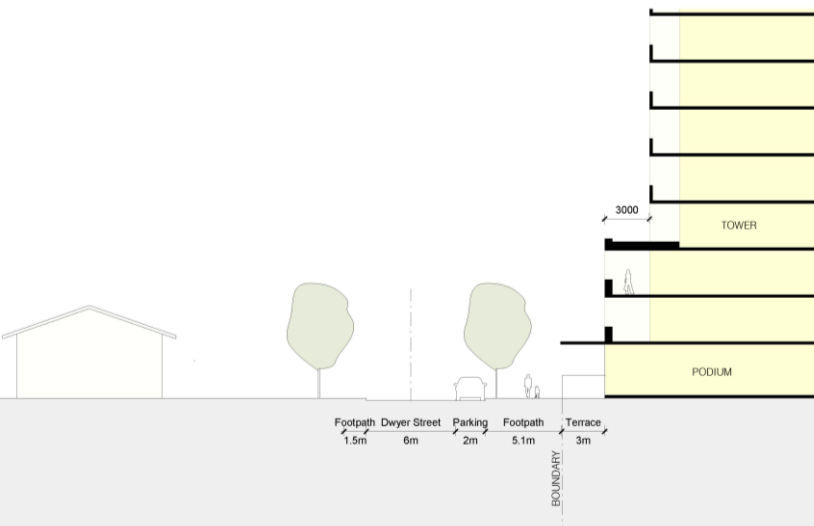
The upper podium enjoys the new northern plaza and widened footpaths to accomodate propsoed retail and the main entry to the residential tower.

The north western communal space enjoys plentiful light filled space, carefully landscaped to provide a variety of pogrammed uses for the proposed community to enjoy.

The car park and loading dock entry has been integrated sensitively into the podium.



Mann Street Section
Widen the Mann Street Footpath to 6m
3 Storey podium 3m Tower Setback
Creates space for Trees, Awnings and Retail Frontage

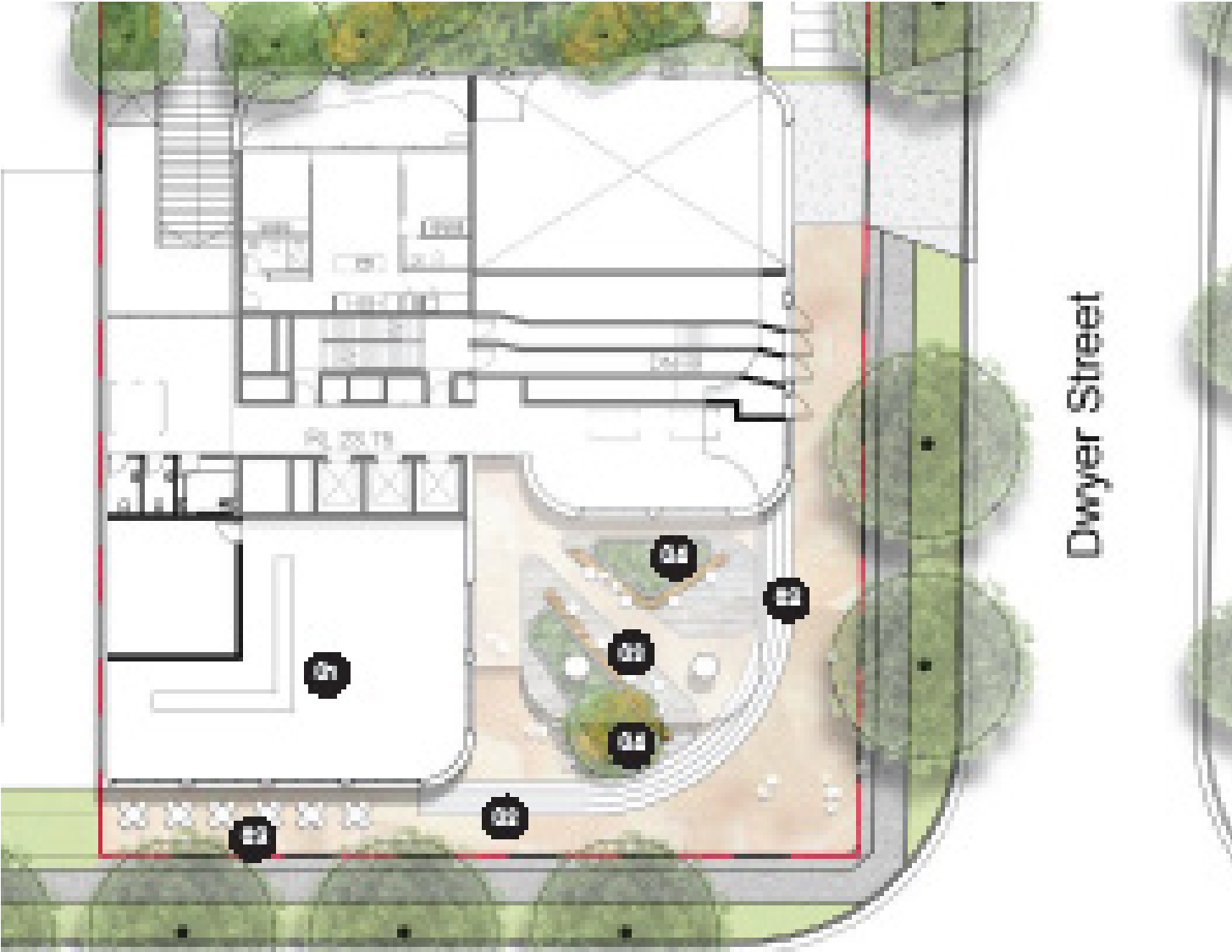
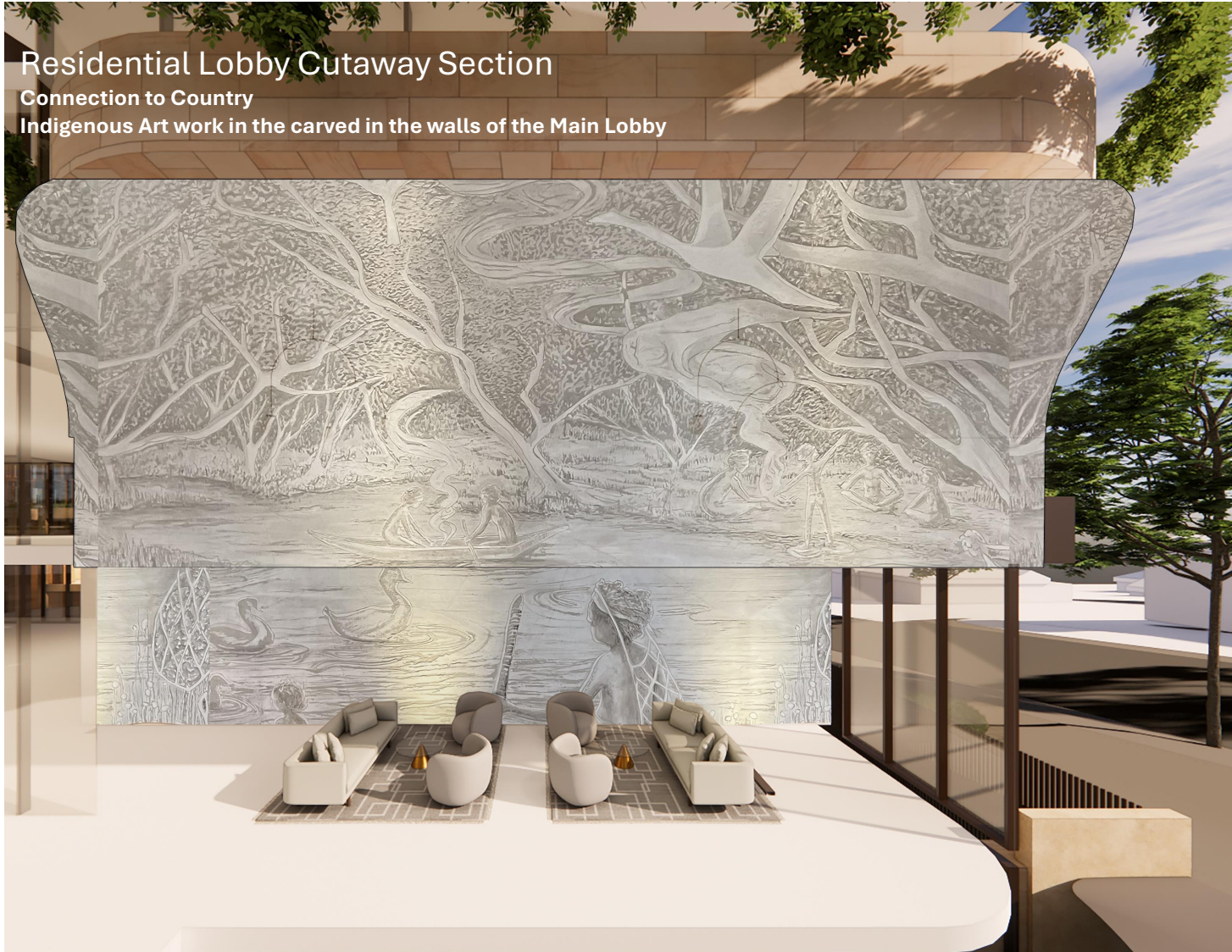


Dwyer Street Section to Tower
2 Storey podium
3m Tower Setback

Podium

Residential Lobby and New Northern Plaza

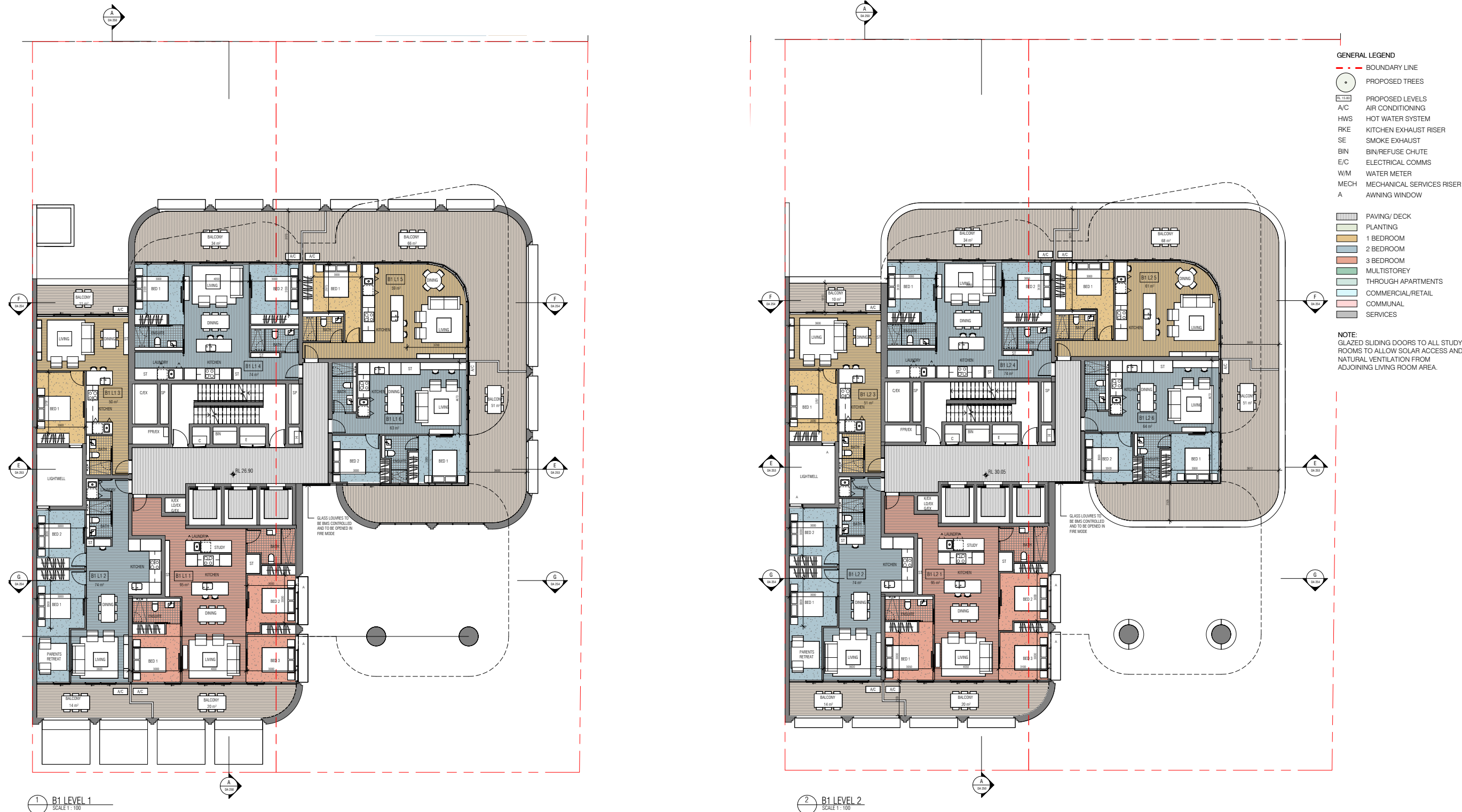
The main entry lobby enjoys a strong connection to the new plaza and communal open space with the potential of extending the opportunity for connection to country strategies to evolved withtin these spaces and throughout the entire building.



Podium Plan

Level 1 and Level 2 Plan

The residential podium enjoys wrap around balcony spaces activating the surrounding area.

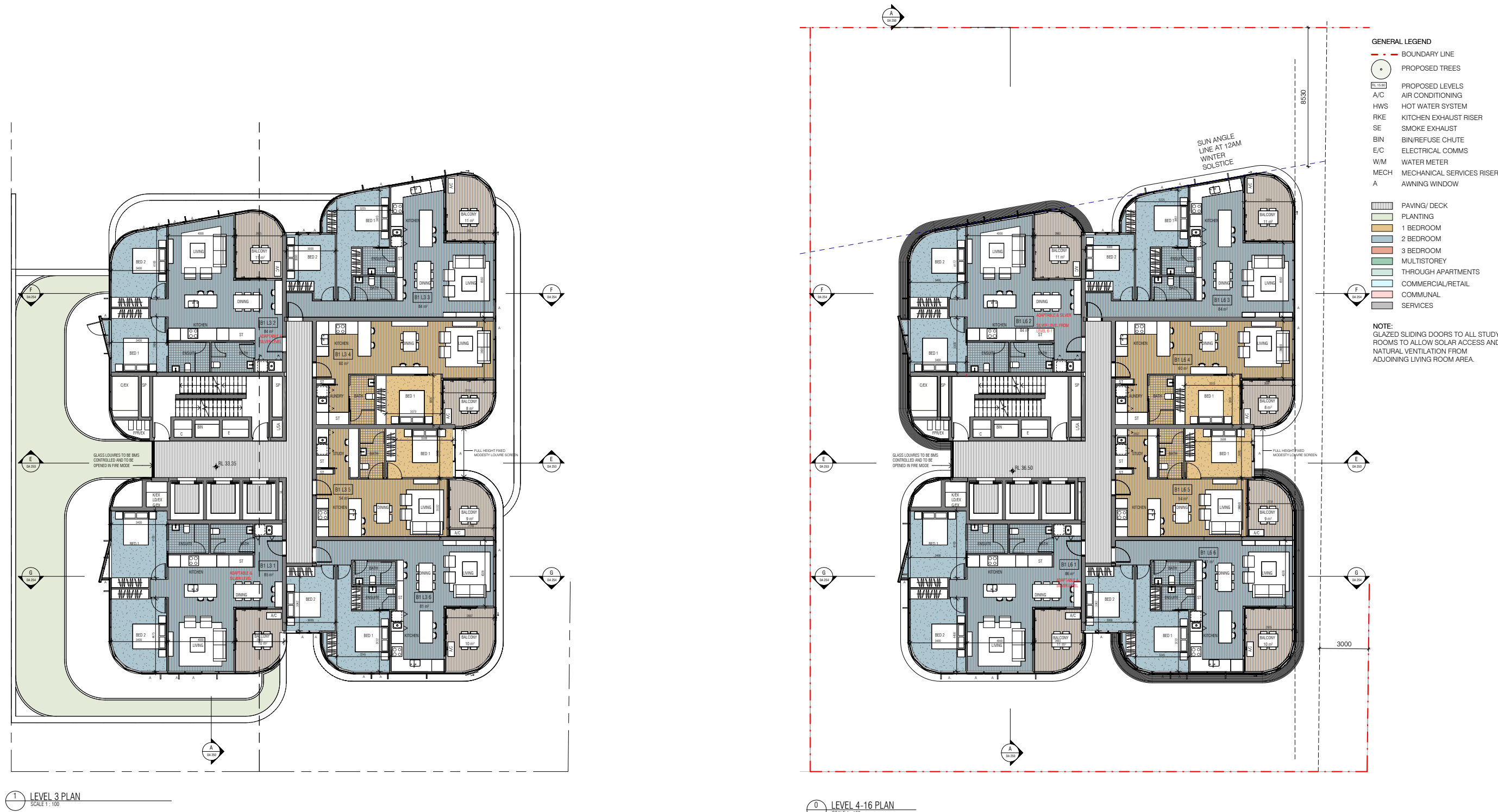


Tower Plan

Level 3 and Typical Tower Plan

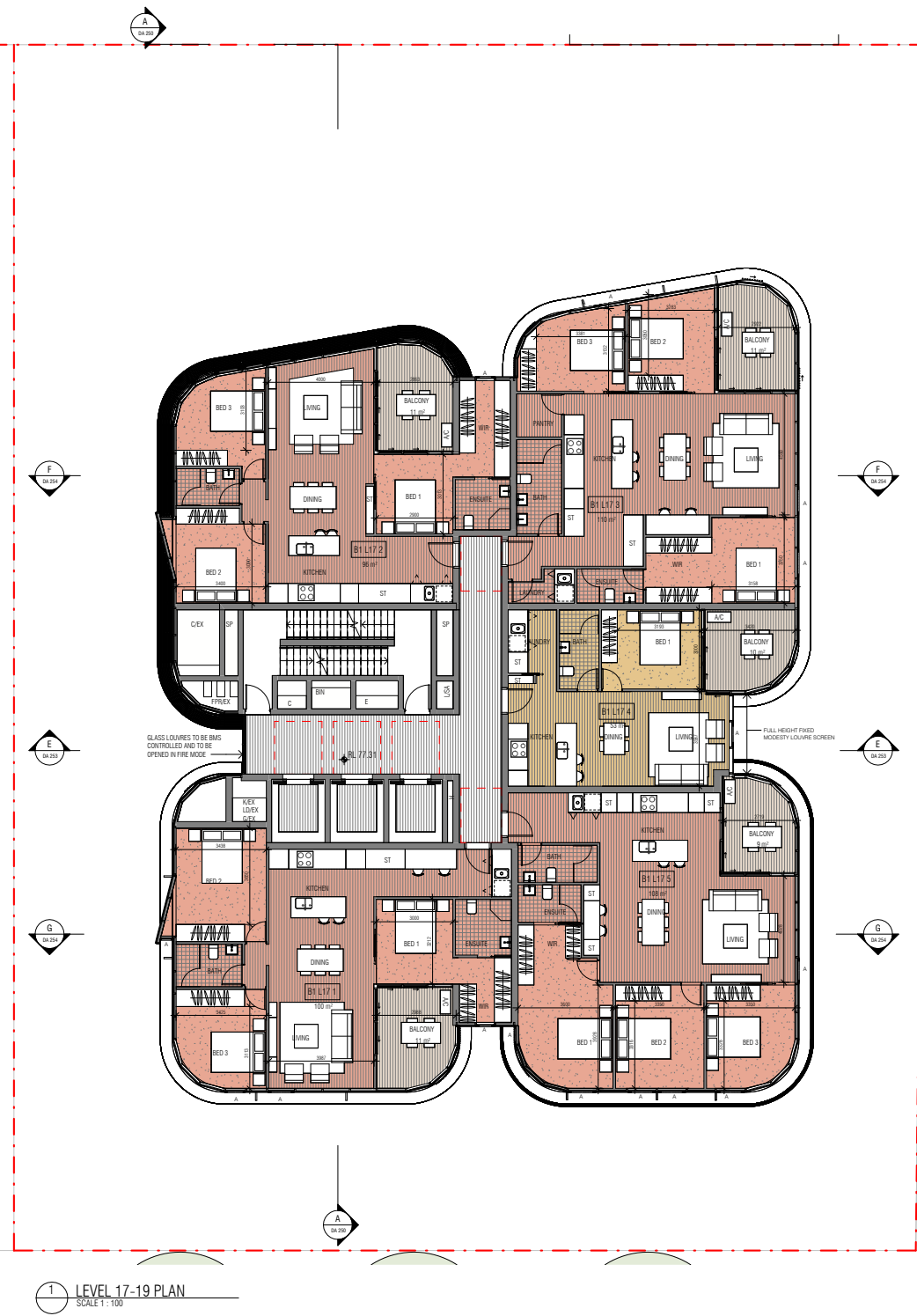
The typical tower has been designed with a southern central core to optimise the extent of north facing apartments. The lift lobby and circulation spaces also enjoy vistas outwards and natural daylight.

All the apartments enjoy plentiful solar and cross ventilation due to the slim nature of the tower and crafted articulation. Additionally due to the building's height and hierarchy within the proposed and future context, all apartments will enjoy outstanding amenity with district views.



Tower Plan

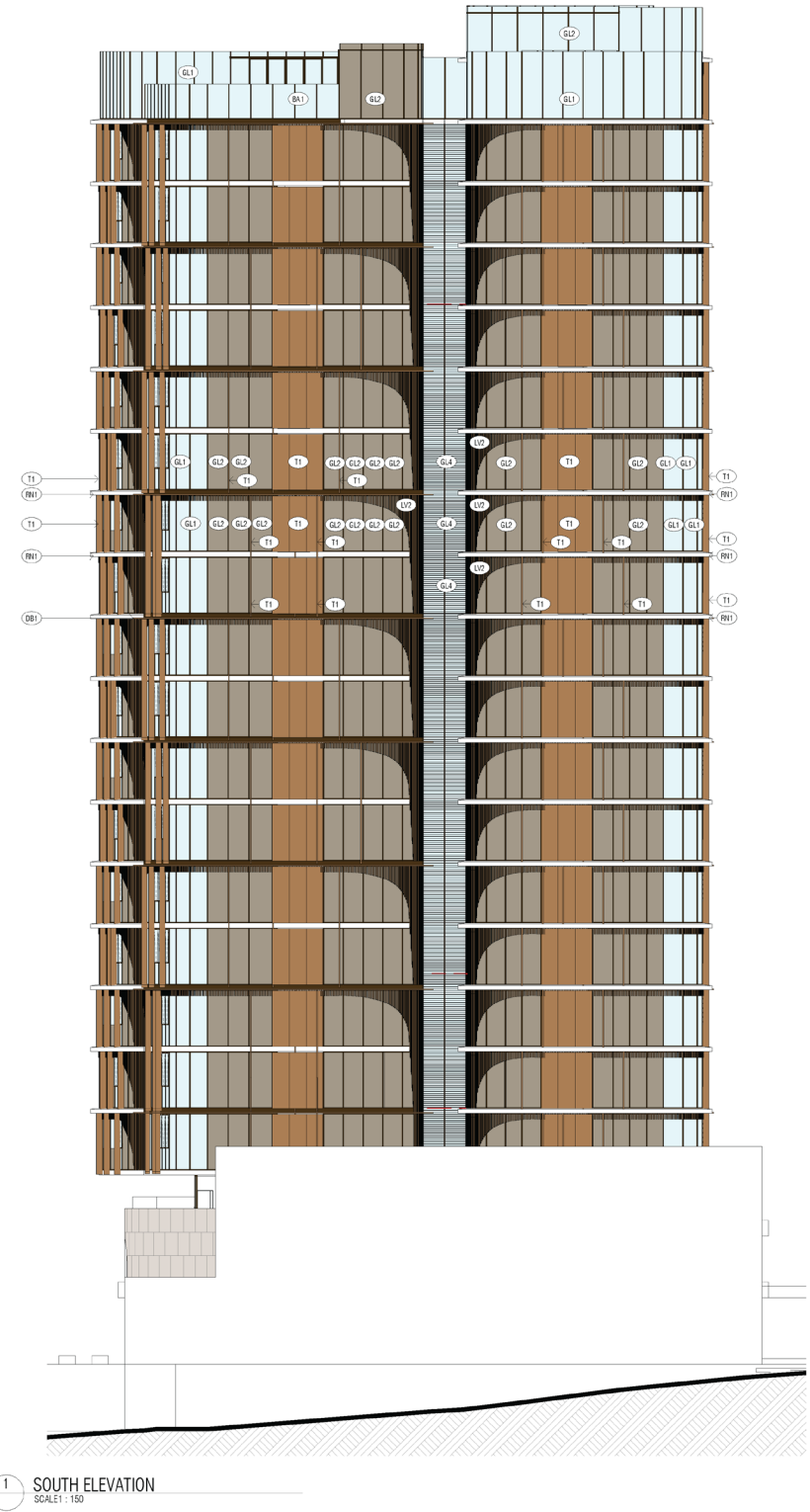
Level 17-20 Plan



Tower Plan

Southern Elevation

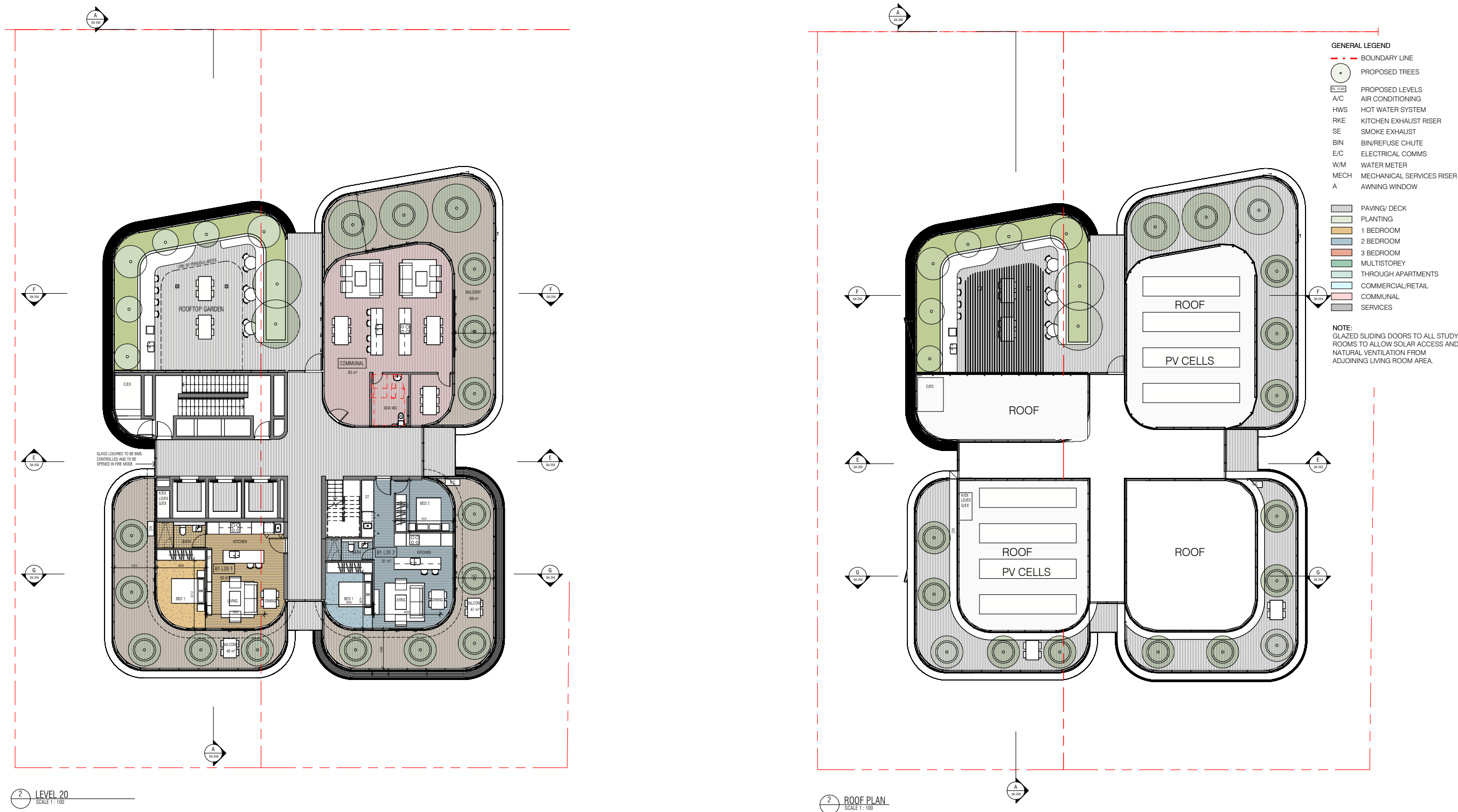
The below southern elevation illustrates a blank wall to Site A southern boundary. This is achieved through the use of colourback glass, timber effect aluminium cladding to the pop out windows, and dark bronze vertical blades. Additionally, the tower is 6m setback from the southern boundary allowing a total 12m separation in the future.



Tower Plan

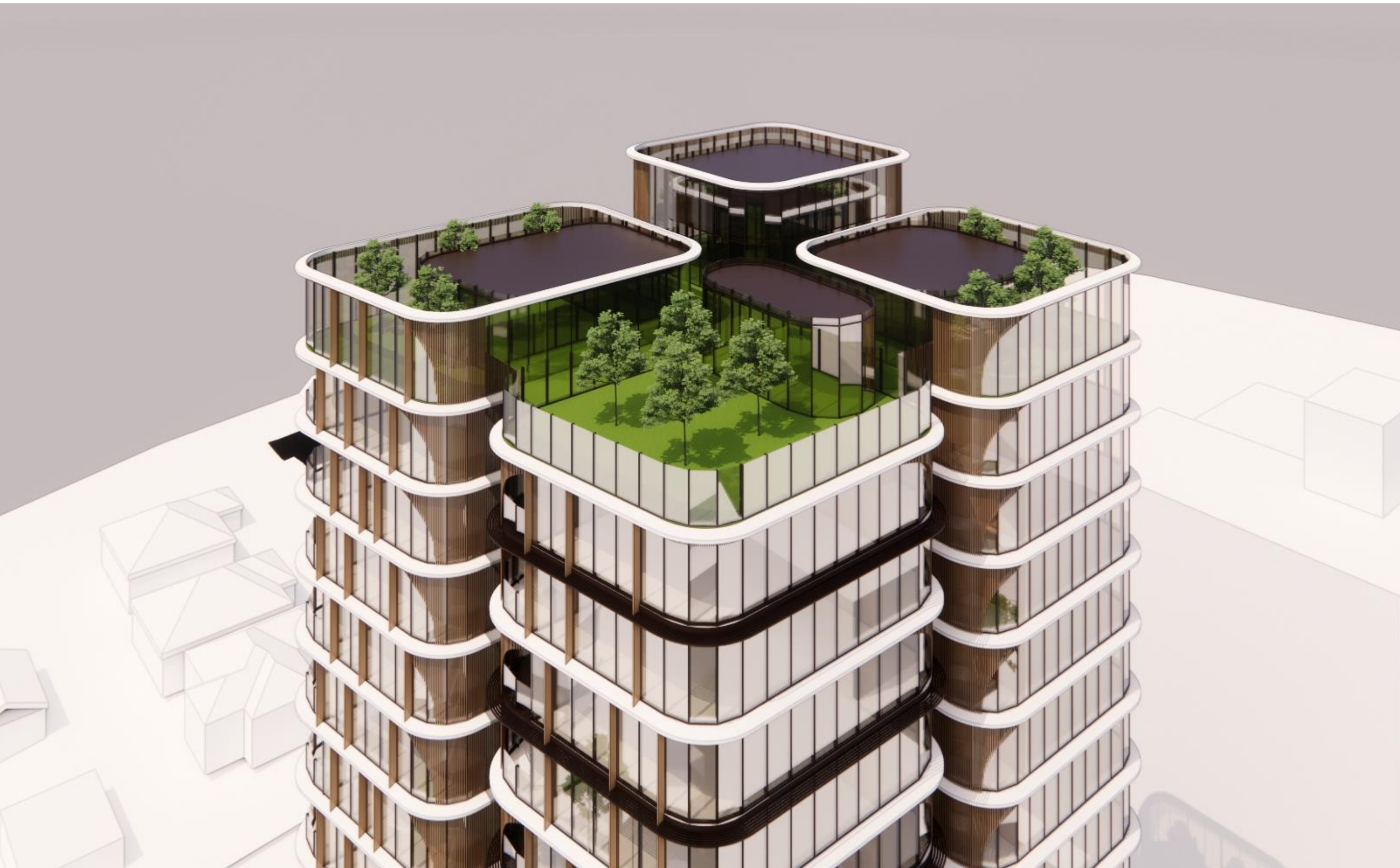
Level 21 Plan and Roof Plan

An elegant rooftop form terminates the tower building activated with a landscaped communal open space and Community Room for future residents to enjoy.



Rooftop Form

3D View



Wind Strategy

Wind Diagrams

A detailed wind strategy has been undertaken by CPP assessing the propsoed scheme with the exisitng context and future context to ensure a positive wind expereince is achieved at the ground plane and between adjacent buildings and adjacent context.

The design incorporates adjustments recommended to perfect the wind outcome. Please refer to the wind report for more detailed explanation.

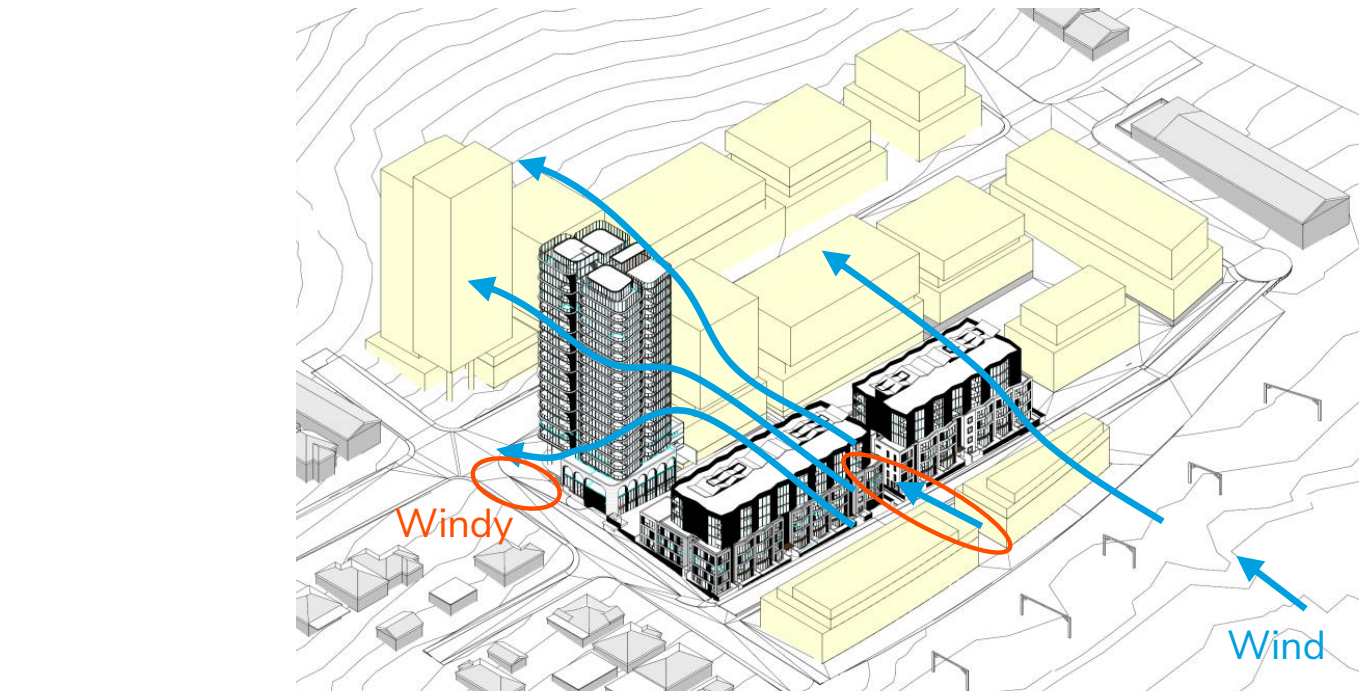
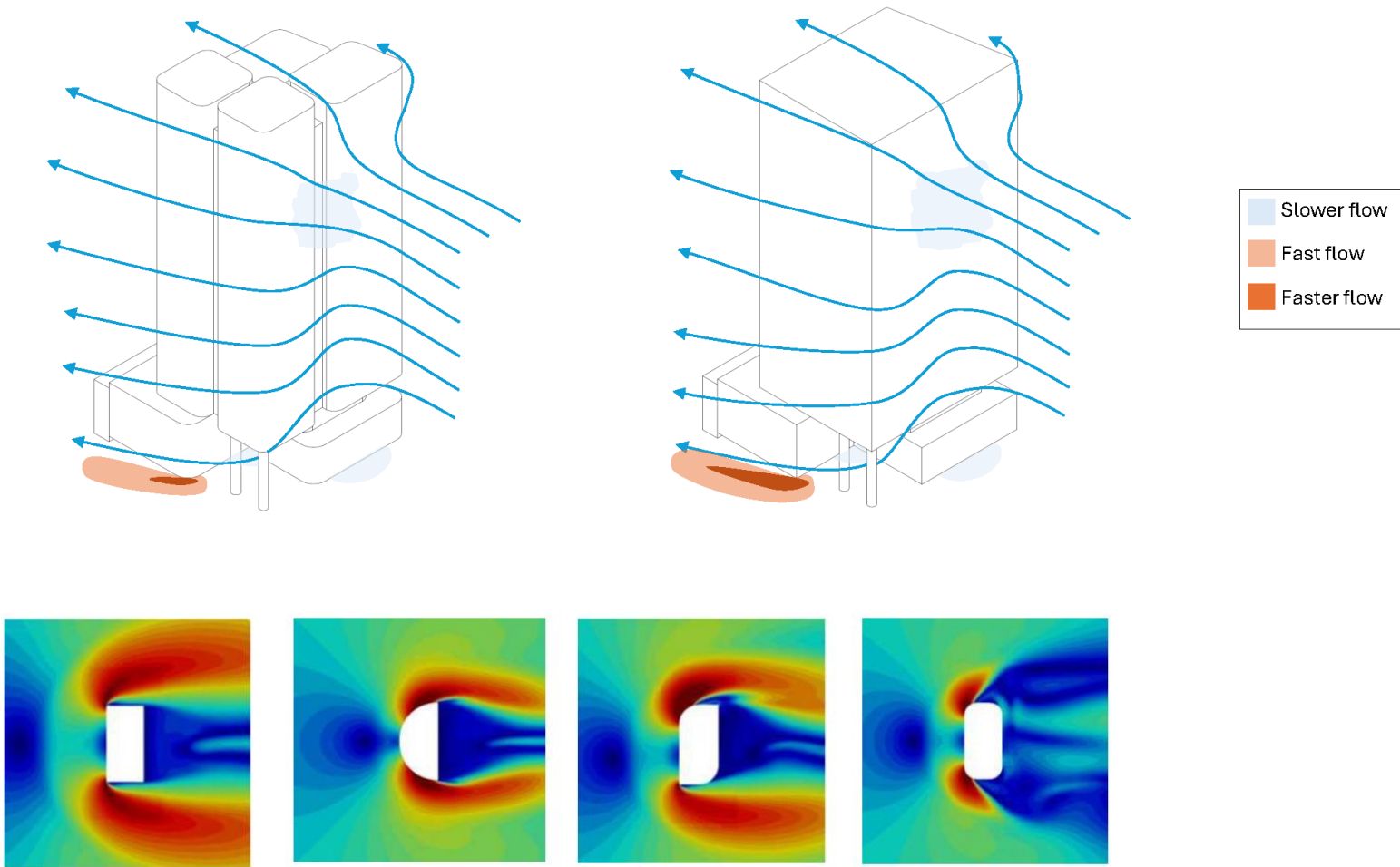


Diagram showing winds from the west

Pedestrian Wind Strategy

Wind Diagram from Wind Report

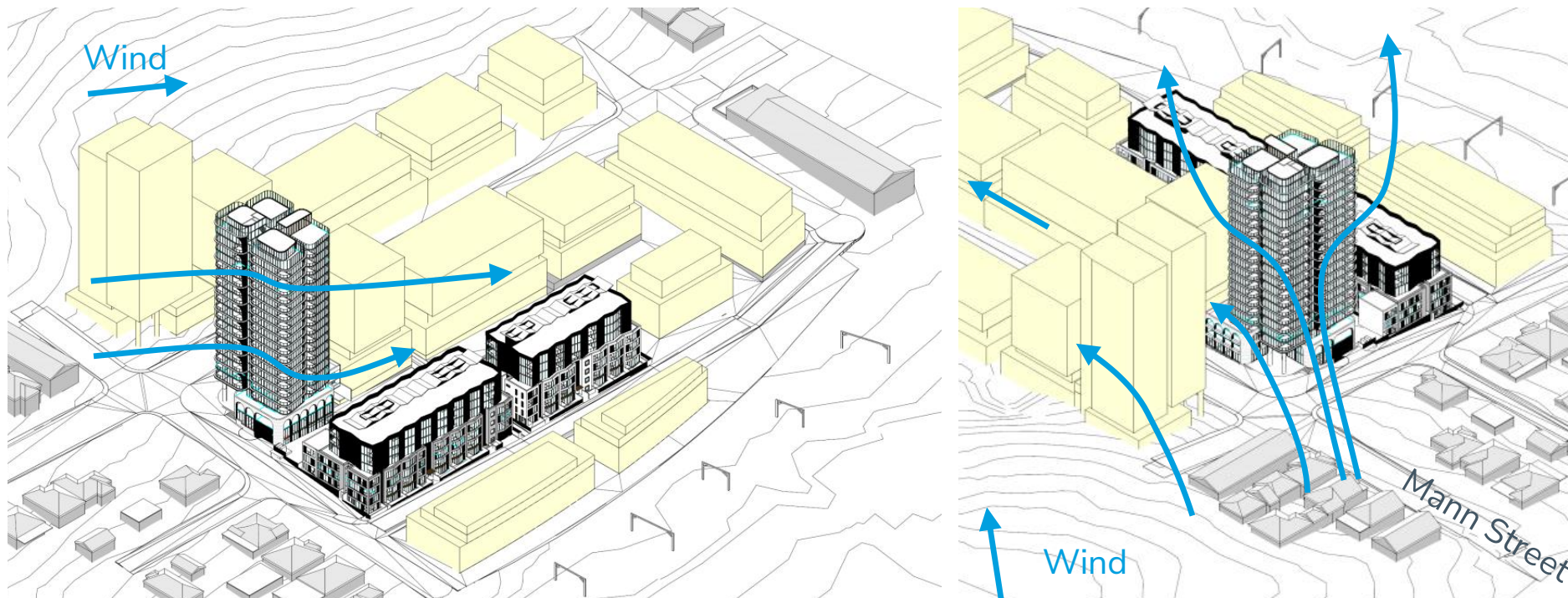


Diagram showing winds from the north east

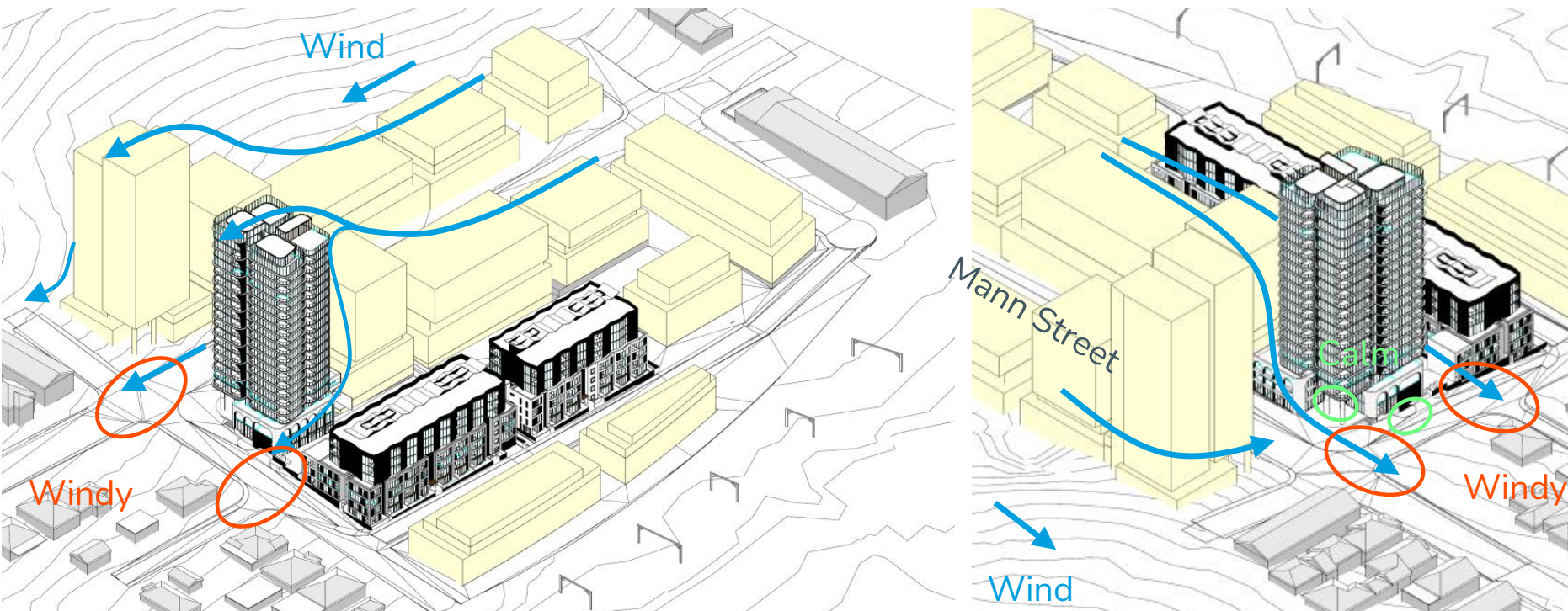
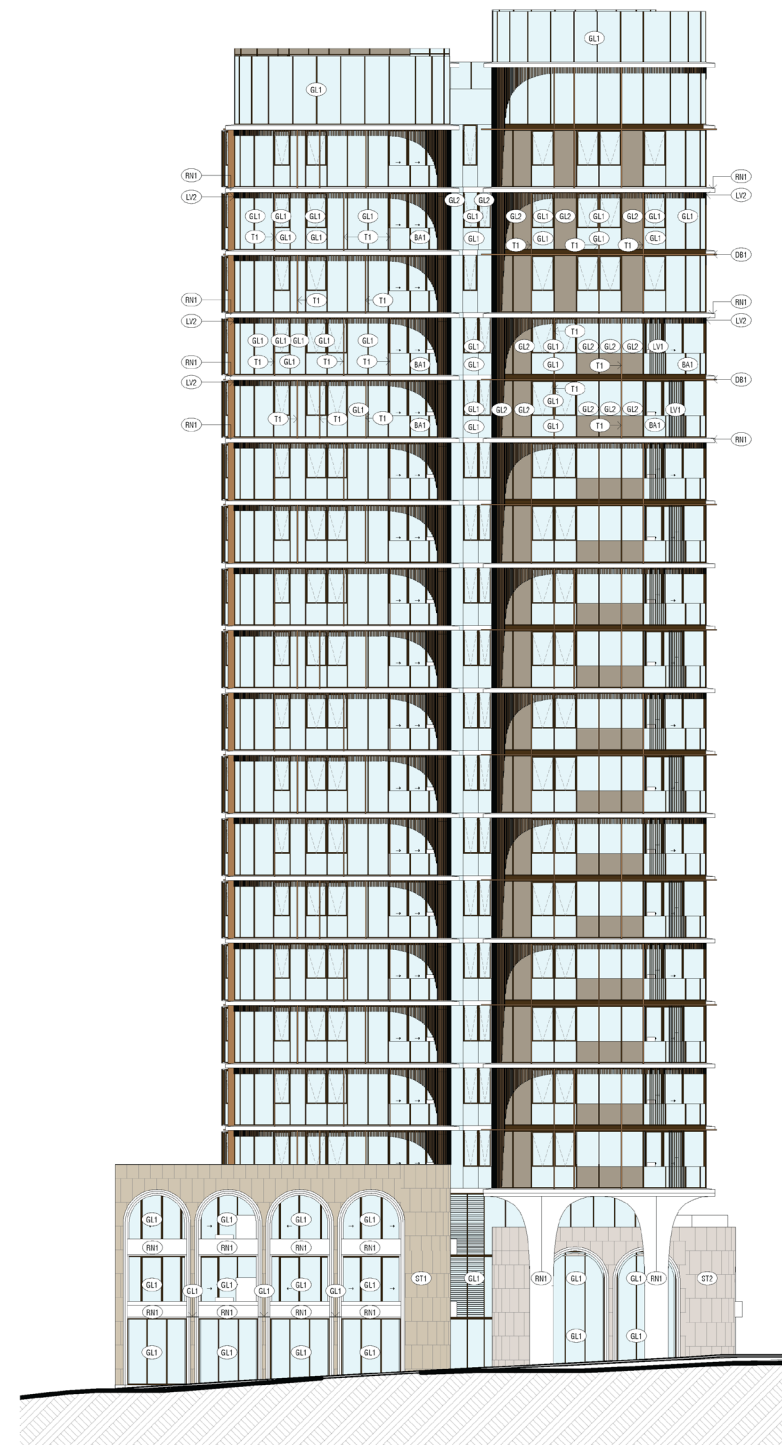


Diagram showing winds from the south

Tower Materiality

Elevations

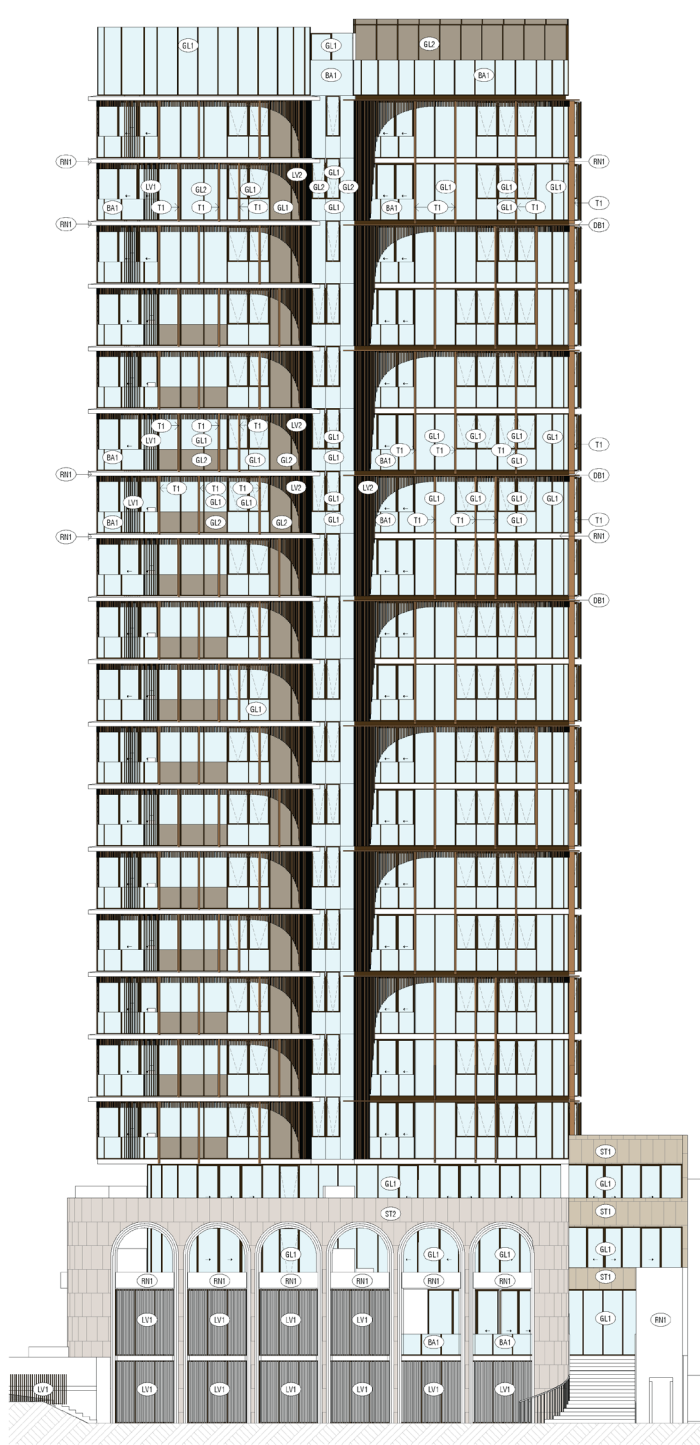
The below elevations illustrate a variety of materials used to articulate the tower facade including low iron glass panels, colourback glass panels, timber look vertical blades, dark bronze horizontal batten eaves and fixed timber look battens.



2 MANN ST ELEVATION (EAST)
SCALE: 1:150



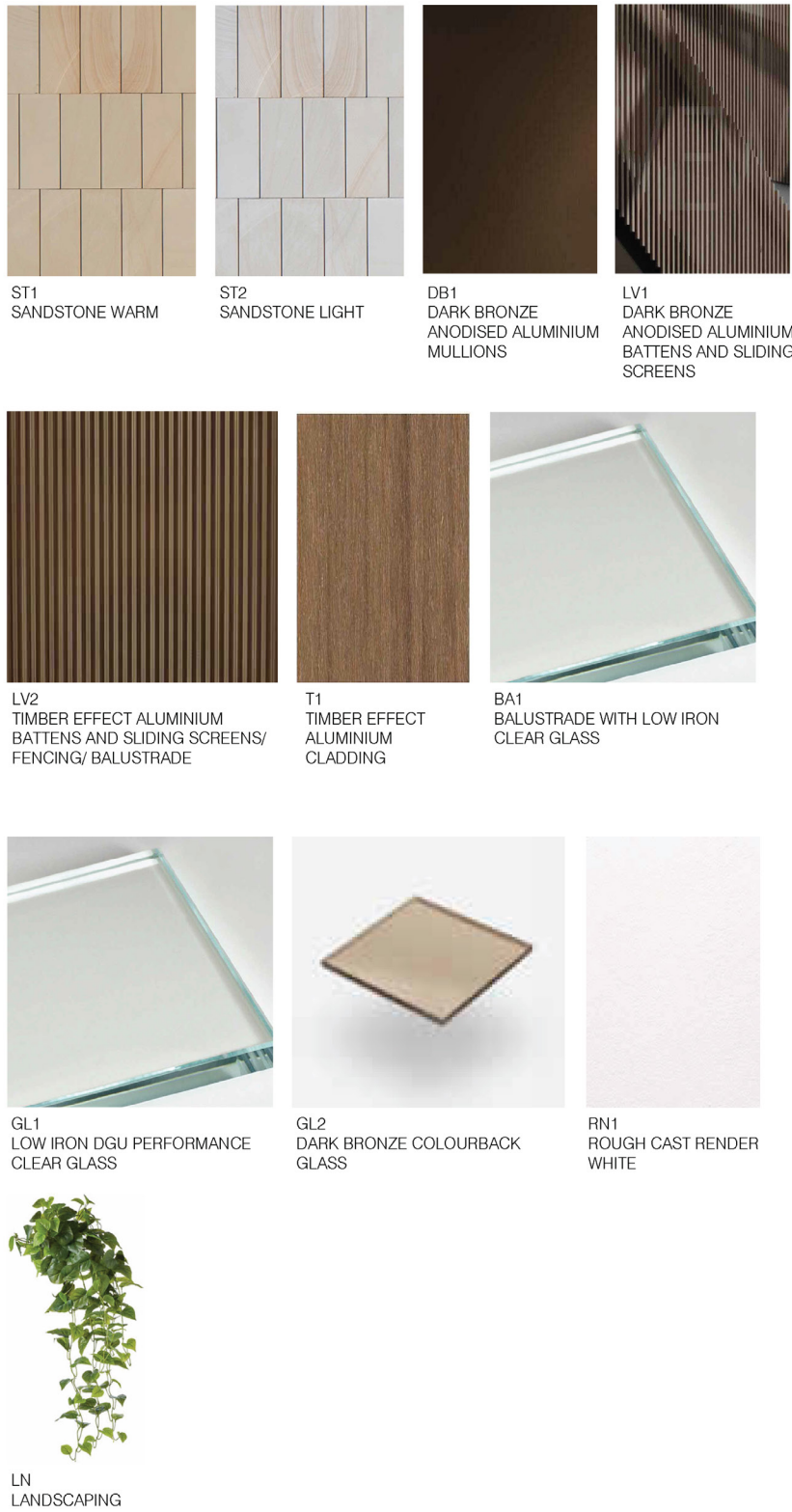
1 DWYER ST ELEVATION (NORTH)
SCALE: 1:150



2 WEST ELEVATION
SCALE: 1:150

Tower Materiality

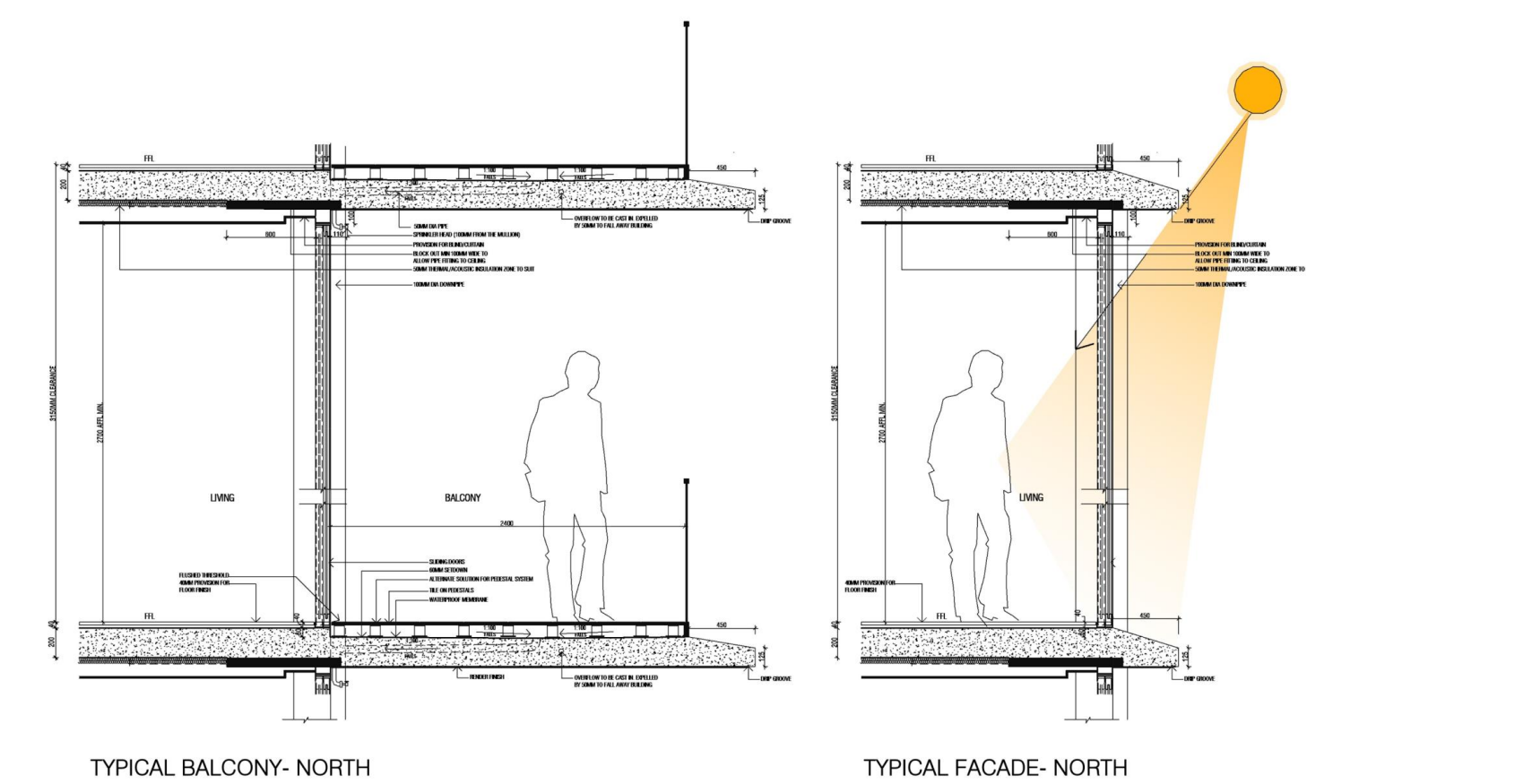
Typical Tower Facade



Facade Shading and Privacy Strategy

Typical North Balcony and Facade Detail

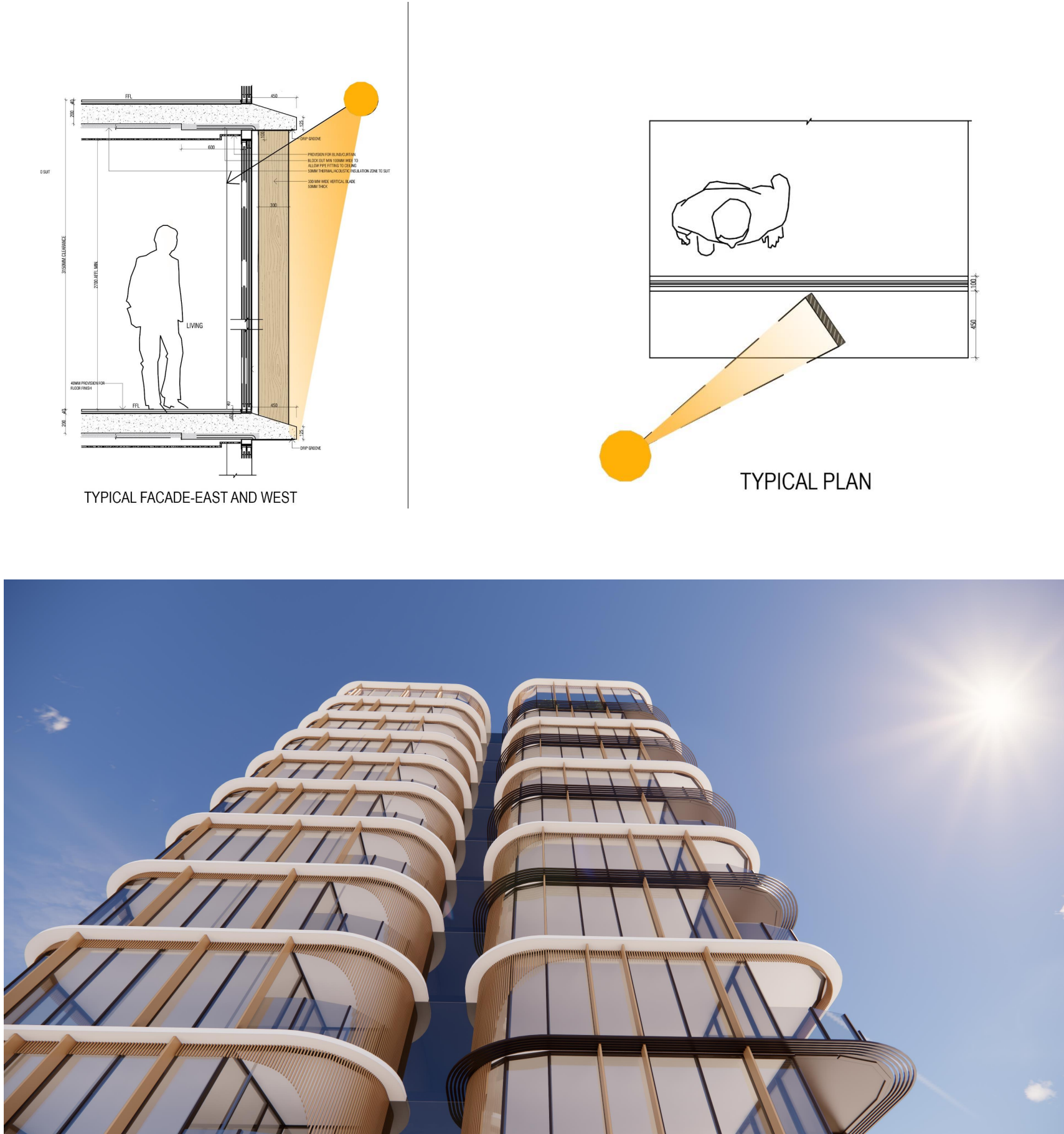
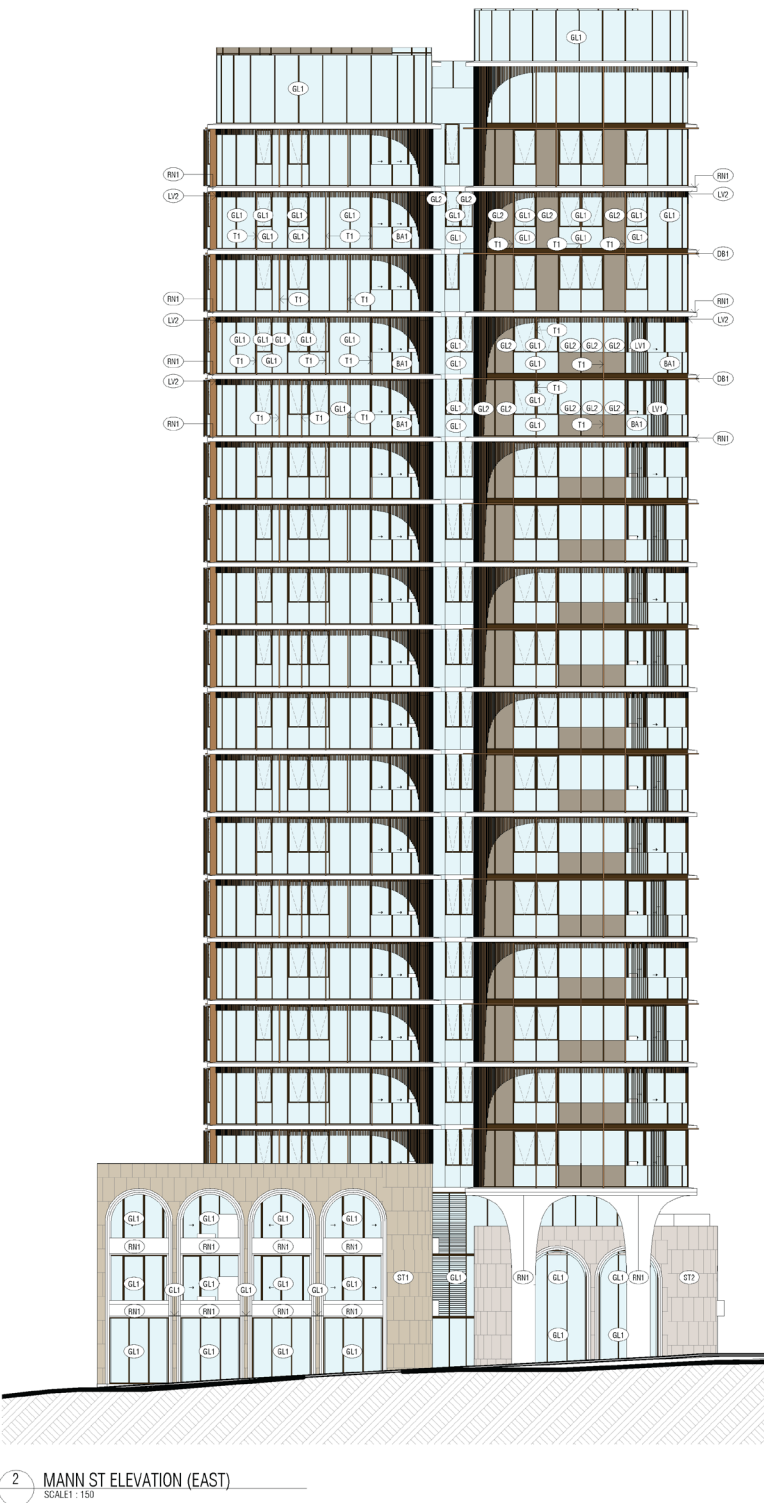
The below elevation and details show how balconies to the north are protected from the sun through a considered facade design which includes horizontal shading elements and expressed slabs. Further, fixed vertical timber look battens and full height colourback glass are utilised to providing visual privacy separation between adjacent balconies.



Facade Shading and Privacy Strategy

Typical East and West Facade Shading

The below elevation and details show how balconies to the east and west are protected from the sun through a considered facade design which includes vertical timber look blades. Further, fixed vertical timber look battens and full height colourback glass are utilised to providing visual privacy between adjacent balconies.



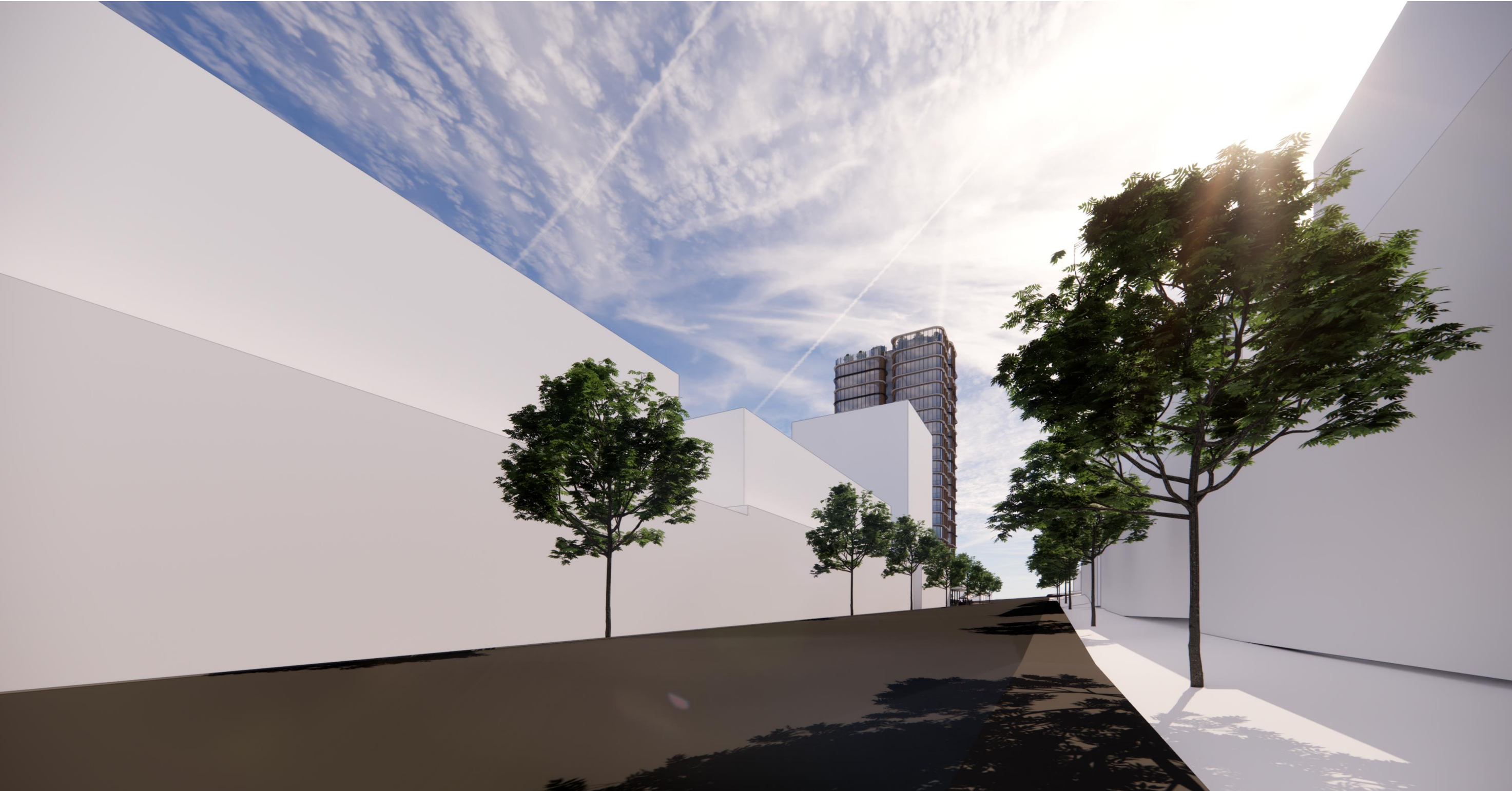
View Analysis

View from Mann Street looking south



View Analysis

View from Mann Street looking north



View Analysis
Aerial view looking north east



View Analysis
Aerial view looking south east



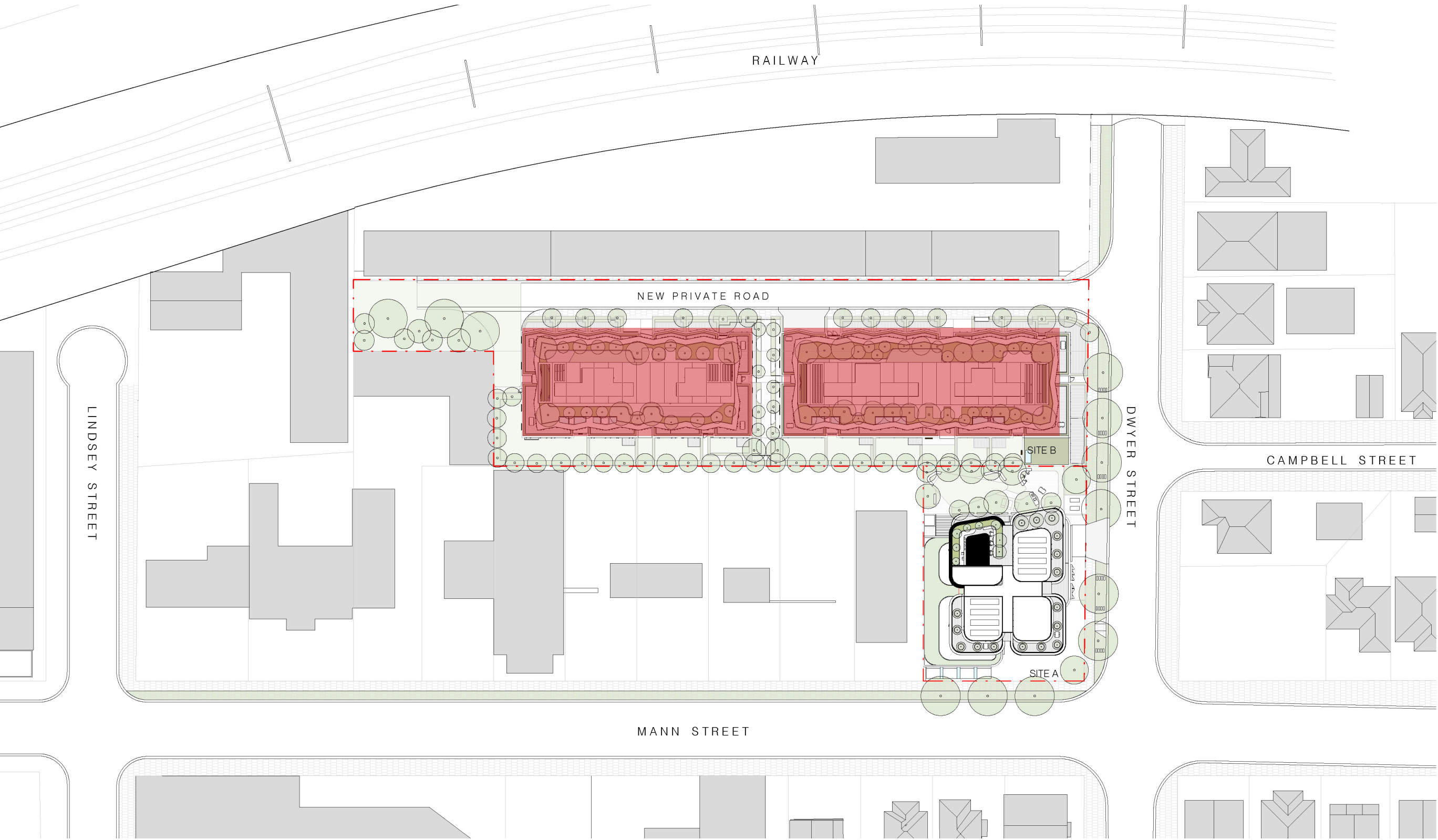


SECTION 2.2

Site B Built Form

Site B
Site Plan with Existing Context

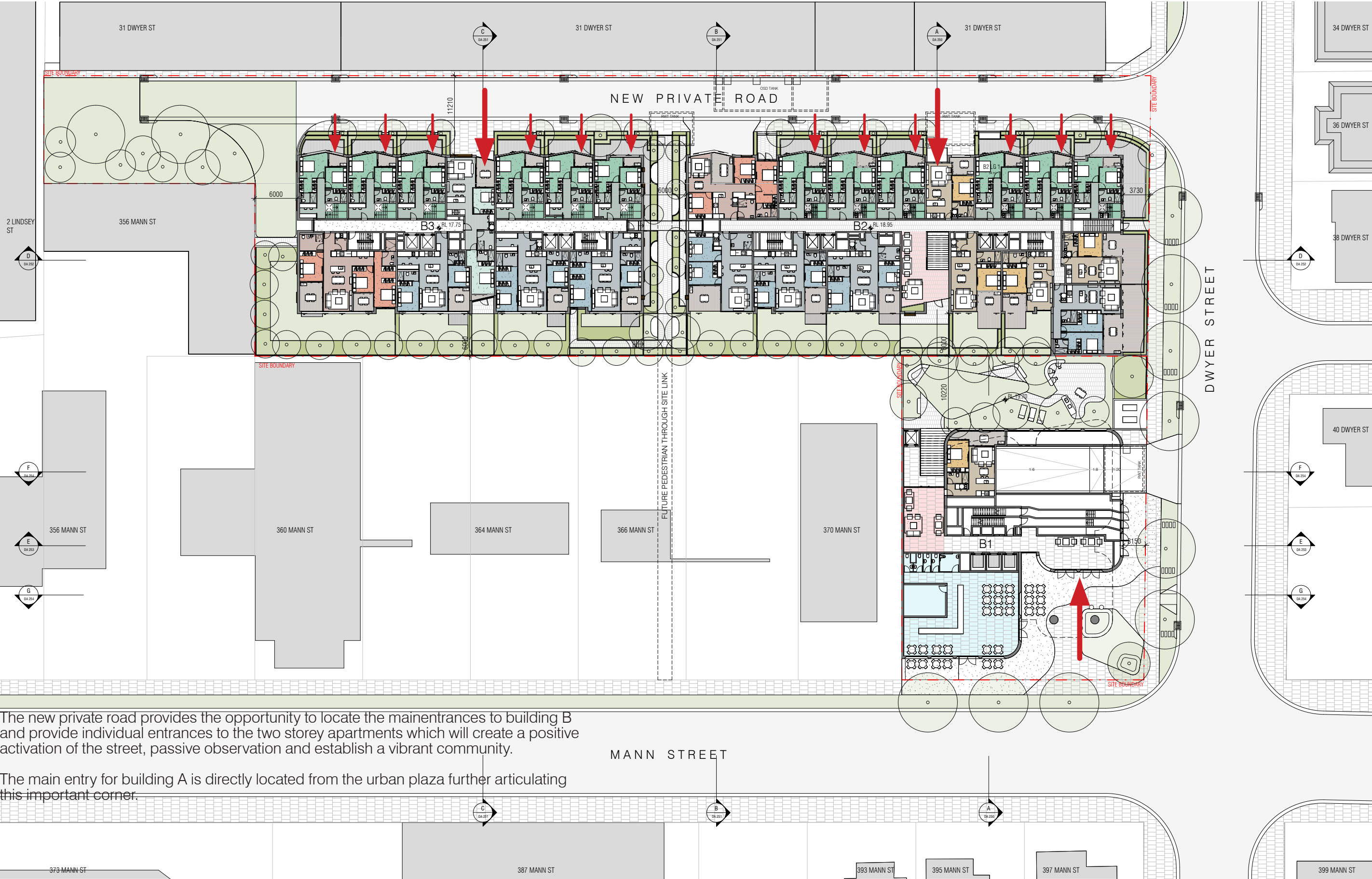
Site B consists of 2 new residential buildings with a 4-storey podium and setback upper 3 levels with carpark and pedestrian entry through the New Private Road.



Ground Floor Activation

Main Pedestrian Entries Activating the Street

Two Storey Apartments Activating the Street



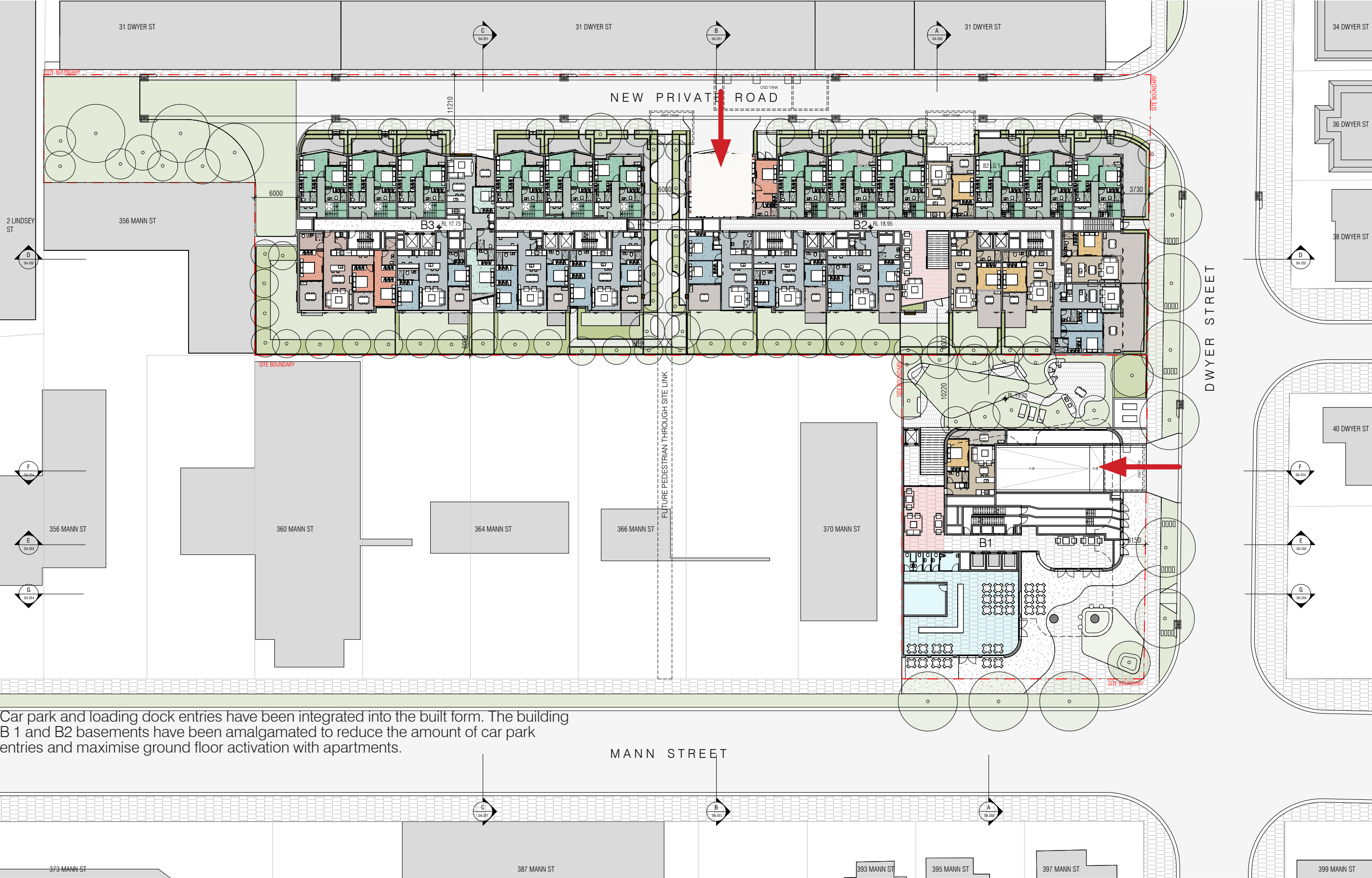
The new private road provides the opportunity to locate the main entrances to building B and provide individual entrances to the two storey apartments which will create a positive activation of the street, passive observation and establish a vibrant community.

The main entry for building A is directly located from the urban plaza further articulating this important corner.



Carpark Entries

Individual Basement Car Park Entries integrated into the building



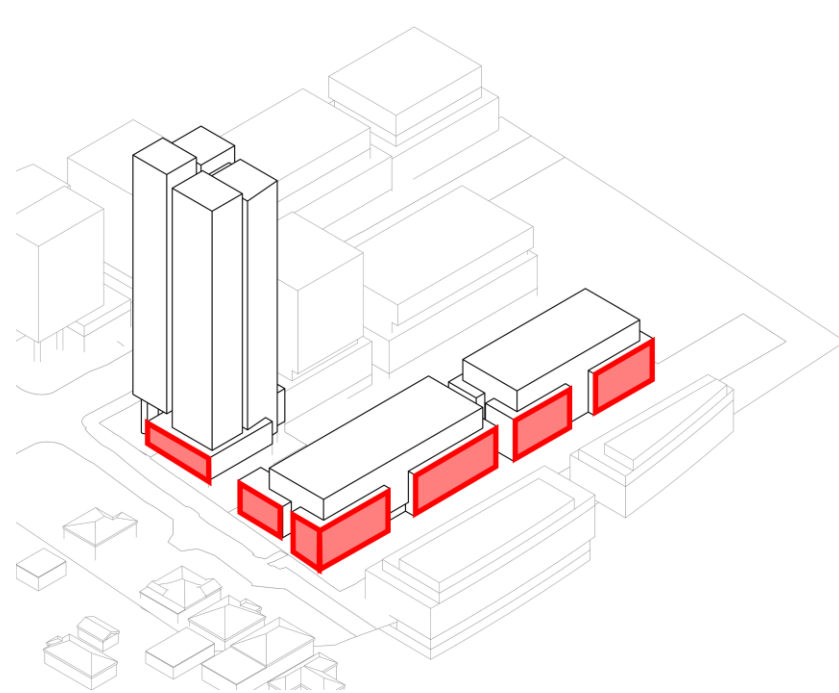
Car park and loading dock entries have been integrated into the built form. The building B 1 and B2 basements have been amalgamated to reduce the amount of car park entries and maximise ground floor activation with apartments.



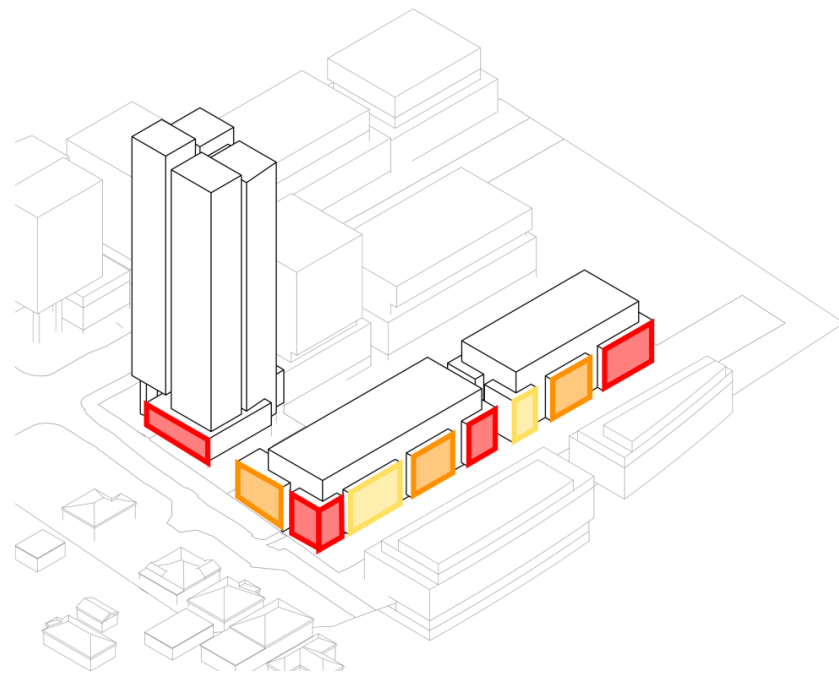
Site B

Urban Concept Diagrams

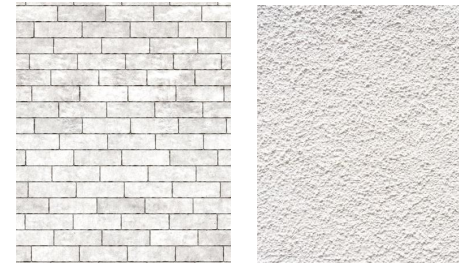
3 Storey podium to Dwyer Street
3m Setback to Dwyer Street Upper Levels
4 Storey Podium to the New Private Road
3m Tower Setback
2m Set back to upper levels



A 4 storey podium to Dwyer Street
3m Setback to Podium Boundary

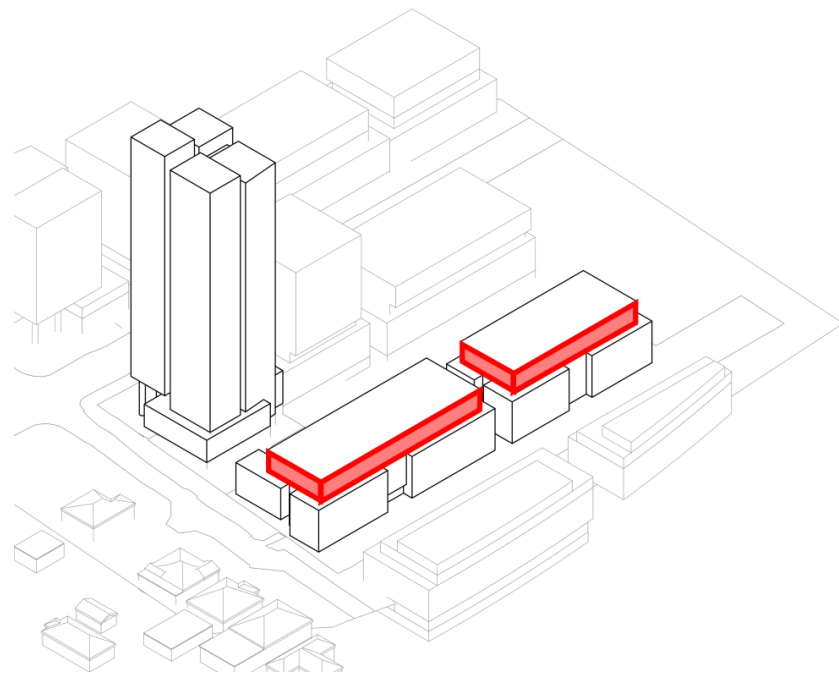


A Masonry Podium
Brick/ Render to create variety
Further articulated to achieve a fine grain



RECESSED STACK
BOND LIGHT
BLOND BRICK

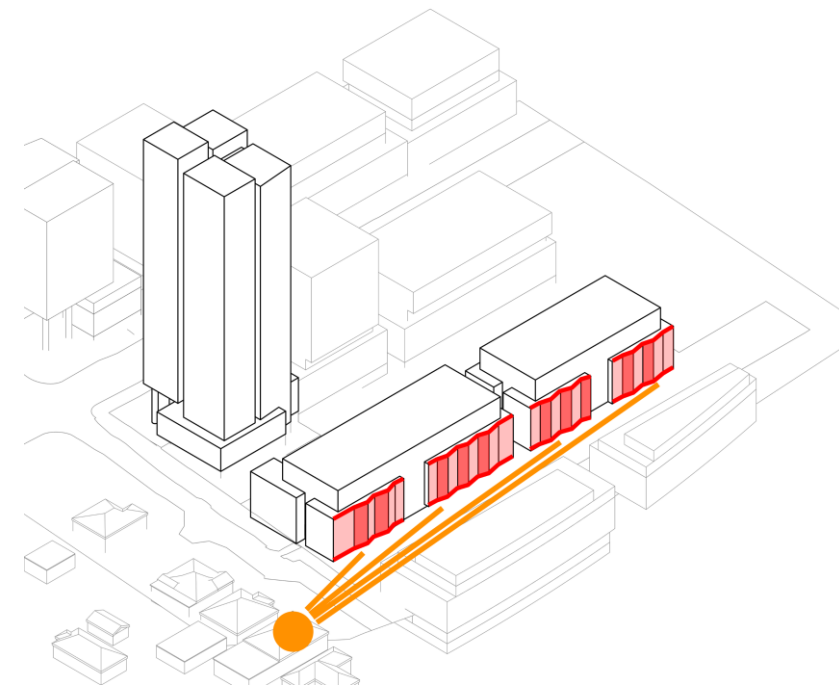
ROUGH CAST
RENDER WHITE



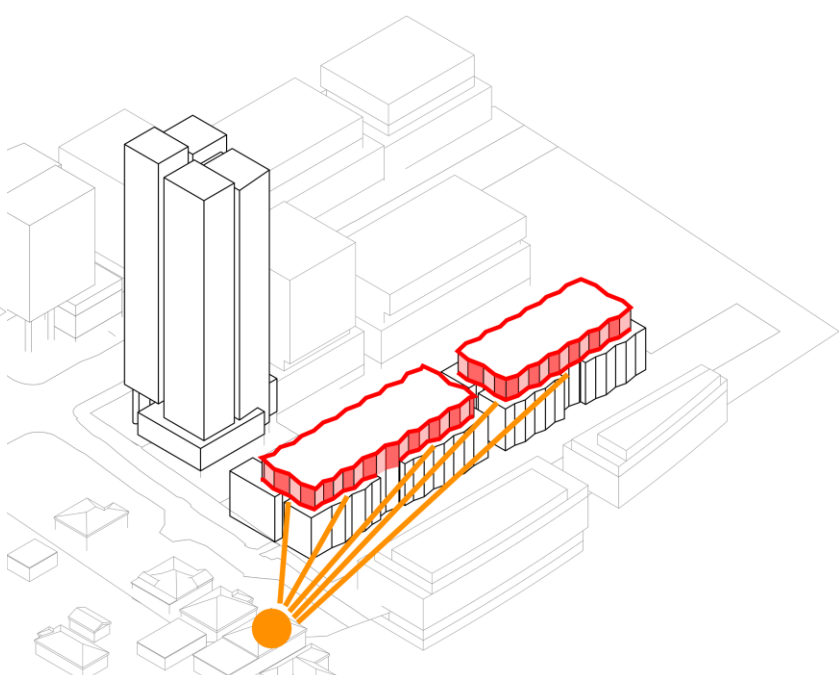
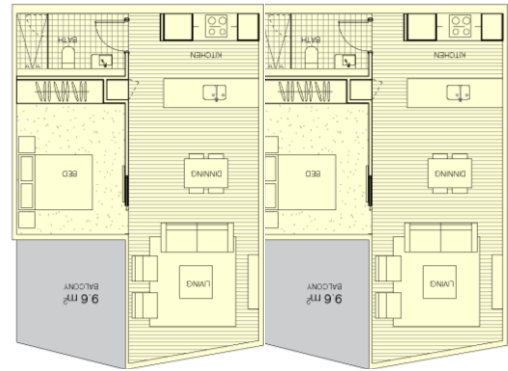
Setback upper 3 floors
3m to Dwyer Street
2m to New Road
A lightweight screened recessed upper podium

Site B

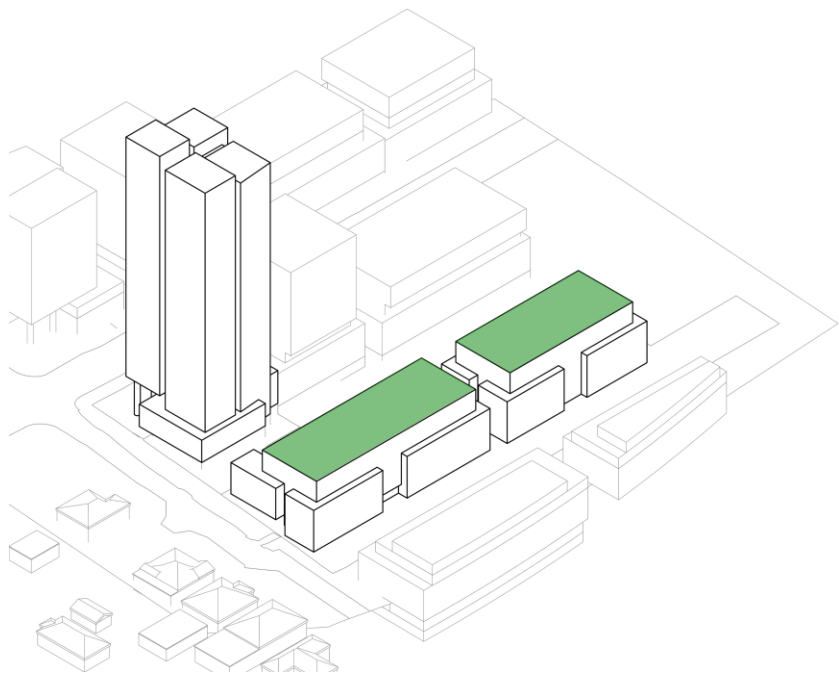
Urban Concept Diagrams



A Pleated Facade to Capture the Sun without
overshadowing the adjacent apartment to achieve 3hrs
solar



Pleated Upper Floors to achieve solar

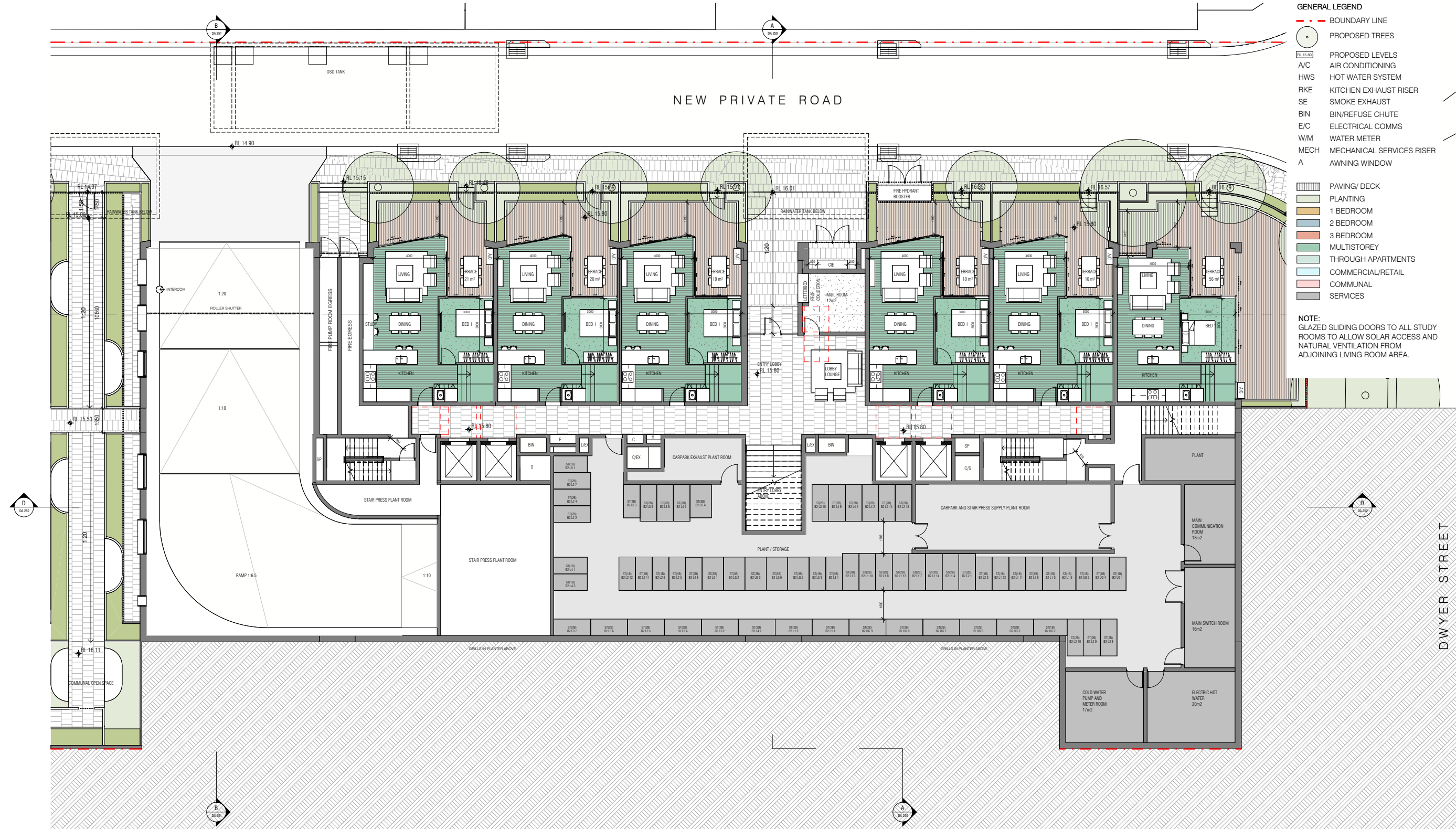


Communal Open Space to the Rooftops

B2 Floor Plan

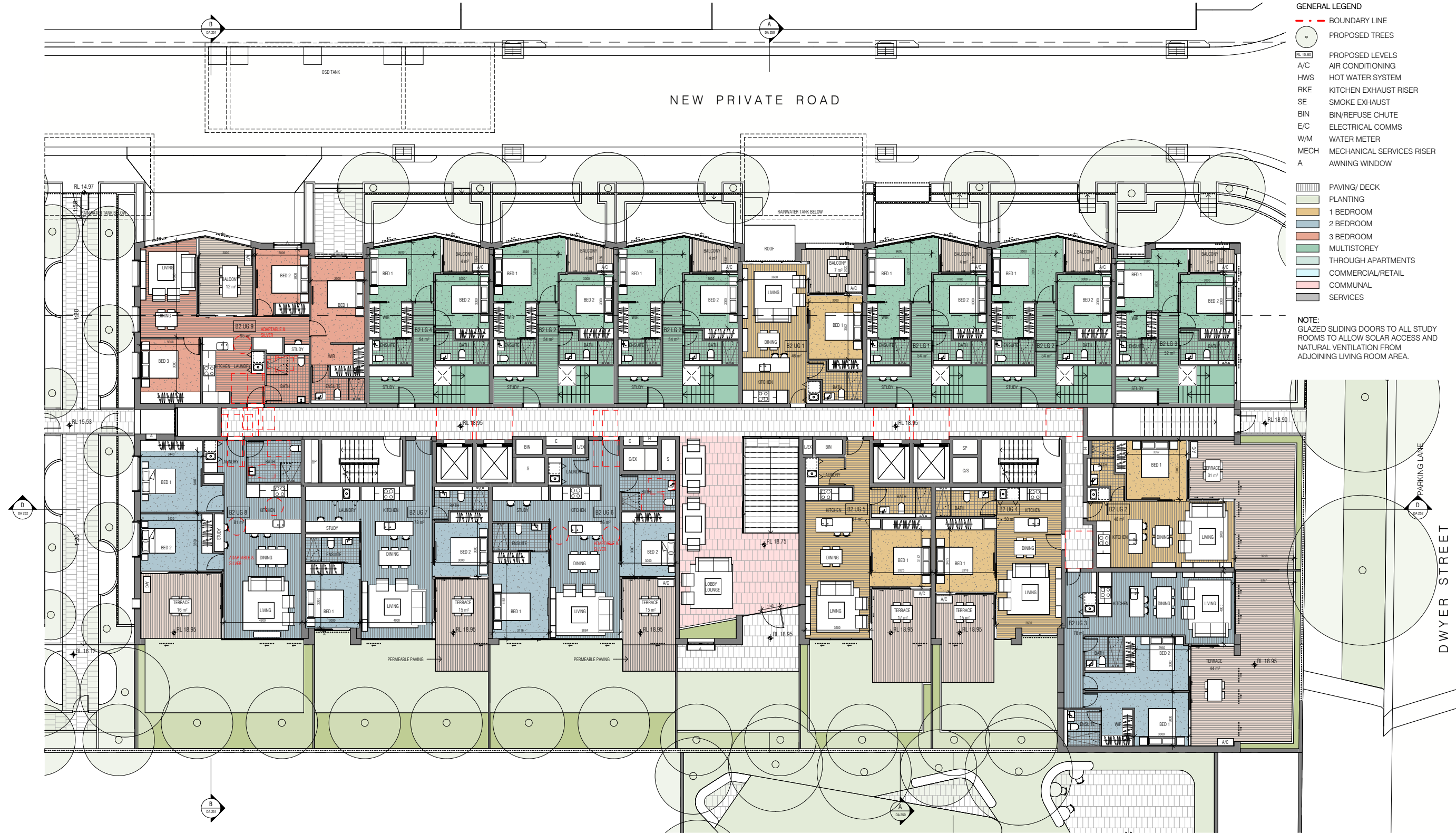
Lower Ground Plan

The Ground floor is activated with building entries and multi level apartment entries along the new private road. Building B2 accomodates the car park and loading dock entry within the built form.



B2 Floor Plan

Upper Ground Plan



B2 Floor Plan

Level 1-2 Plan

Residential floors are provided with internal access to views, daylight and natural ventilation to all lift lobbies and corridors.

The communal lift lobbies and corridors have been consolidated and are connected to the facade to provide views out, daylight and natural ventilation.



B2 Floor Plan

Level 3 Plan

The twin core design provides a diversity of apartment typologies such as- through apartments whilst also providing corner apartments, and multi level apartments.



B2 Floor Plan

Level 4-5 Plan

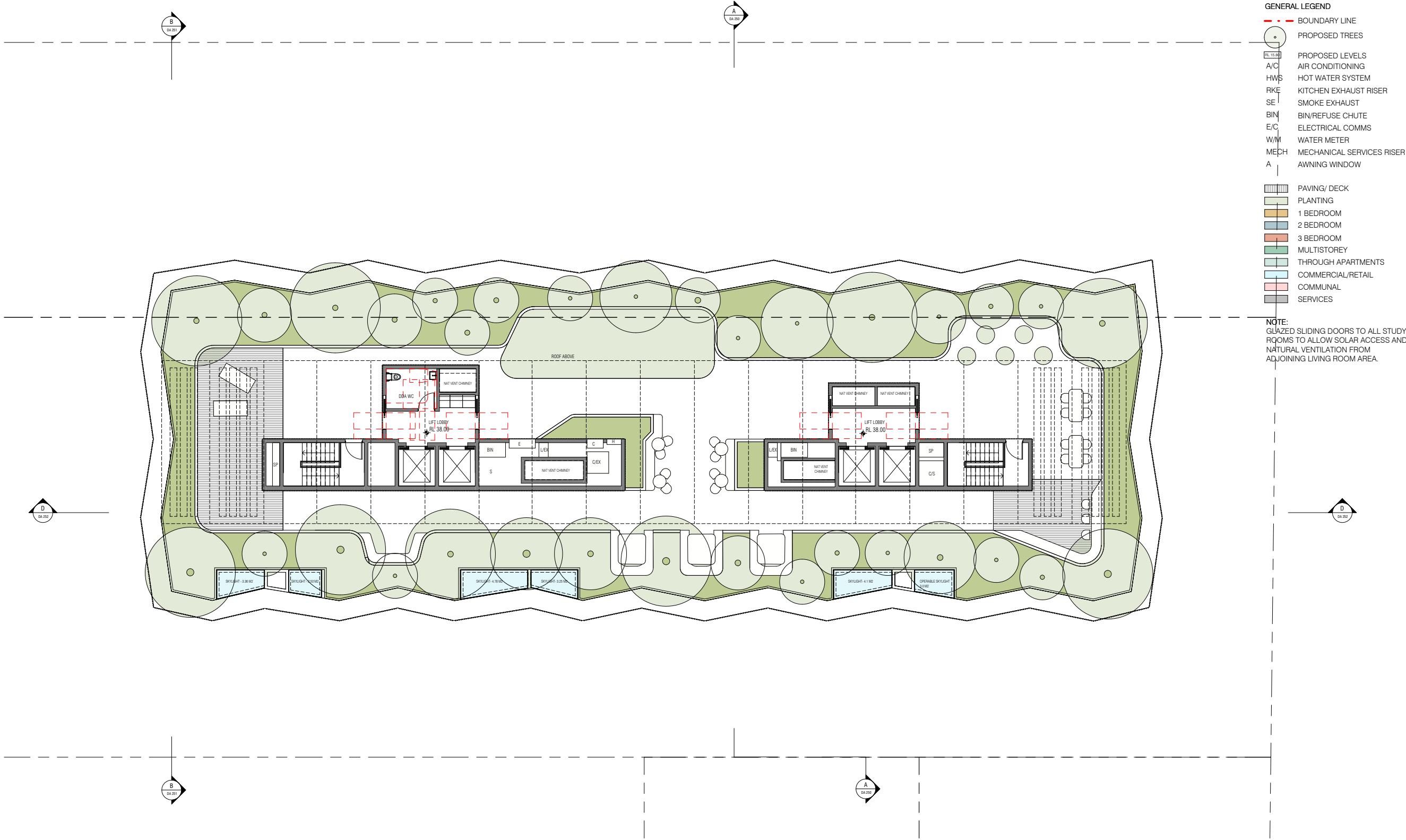


B2 Floor Plan

Rooftop Plan

The rooftop terrace provides an essential communal outcome providing all residents with access to generous communal open space with views, north facing aspect and a series of programmed outdoor and shaded spaces.

A generous external pergola provides important weather protection to this space.



B3 Floor Plan
Lower Ground Plan

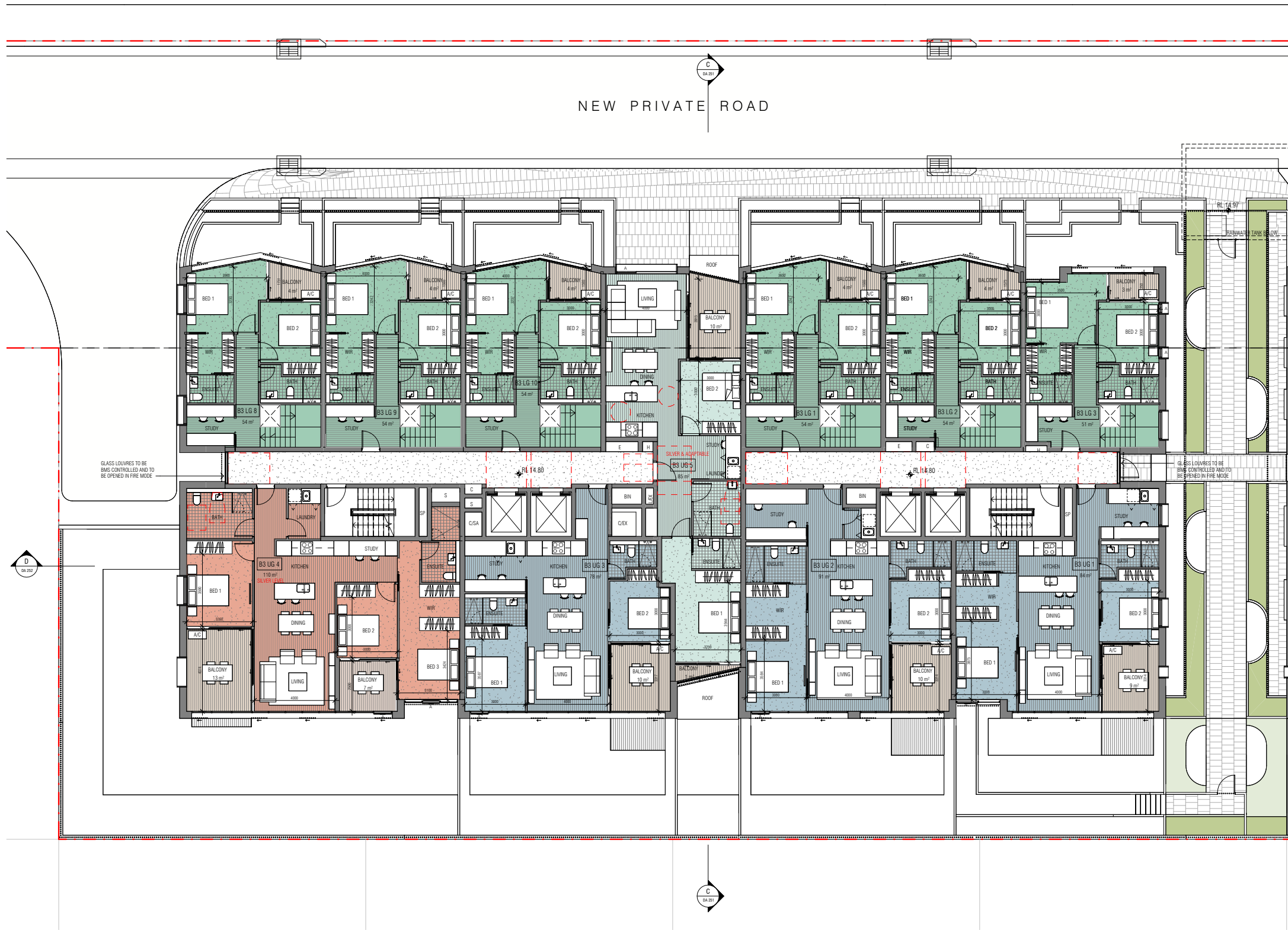


- GENERAL LEGEND
- BOUNDARY LINE
 - PROPOSED TREES
 - PROPOSED LEVELS
 - A/C AIR CONDITIONING
 - HWS HOT WATER SYSTEM
 - RKE KITCHEN EXHAUST RISER
 - SE SMOKE EXHAUST
 - BN BIN/REFUSE CHUTE
 - E/C ELECTRICAL COMMS
 - W/M WATER METER
 - MECH MECHANICAL SERVICES RISER
 - A AWNING WINDOW

- PAVING/ DECK
- PLANTING
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- MULTISTOREY
- THROUGH APARTMENTS
- COMMERCIAL/RETAIL
- COMMUNAL
- SERVICES

NOTE:
GLAZED SLIDING DOORS TO ALL STUDY ROOMS TO ALLOW SOLAR ACCESS AND NATURAL VENTILATION FROM ADJOINING LIVING ROOM AREA.

B3 Floor Plan
Upper Ground Plan



- GENERAL LEGEND
- BOUNDARY LINE
 - PROPOSED TREES
 - PROPOSED LEVELS
 - A/C AIR CONDITIONING
 - HWS HOT WATER SYSTEM
 - RKE KITCHEN EXHAUST RISER
 - SE SMOKE EXHAUST
 - BN BIN/REFUSE CHUTE
 - E/C ELECTRICAL COMMS
 - W/M WATER METER
 - MECH MECHANICAL SERVICES RISER
 - A AWNING WINDOW

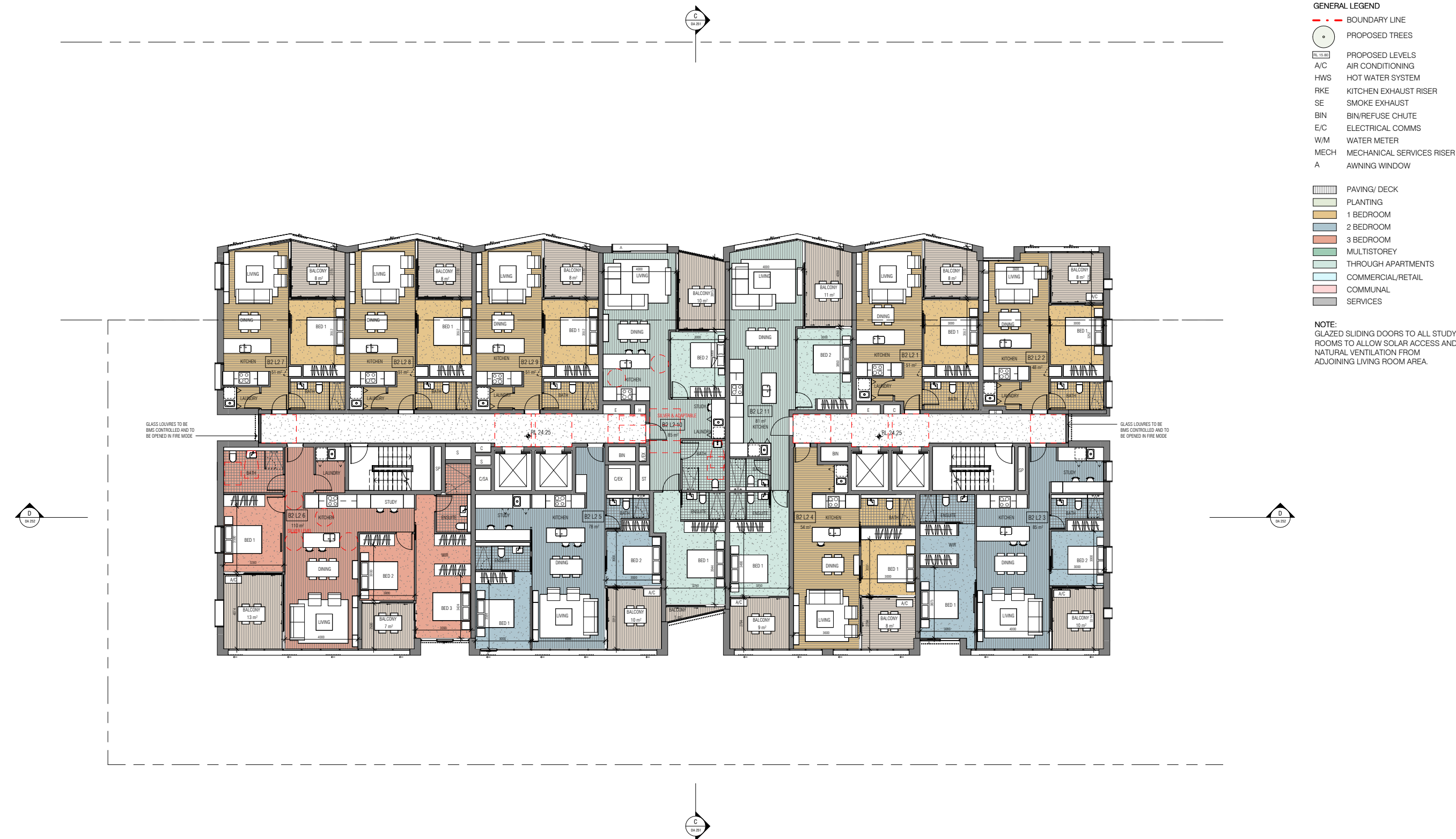
- PAVING/ DECK
- PLANTING
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- MULTISTOREY
- THROUGH APARTMENTS
- COMMERCIAL/RETAIL
- COMMUNAL
- SERVICES

NOTE:
GLAZED SLIDING DOORS TO ALL STUDY ROOMS TO ALLOW SOLAR ACCESS AND NATURAL VENTILATION FROM ADJOINING LIVING ROOM AREA.

Level 1-2 Plan

Residential floors are provided with internal access to views, daylight and natural ventilation to all lift lobbies and corridors.

The communal lift lobbies and corridors have been consolidated and are connected to the facade to provide views out, daylight and natural ventilation.



Level 3 Plan



B3 Floor Plan

Level 4-5 Plan

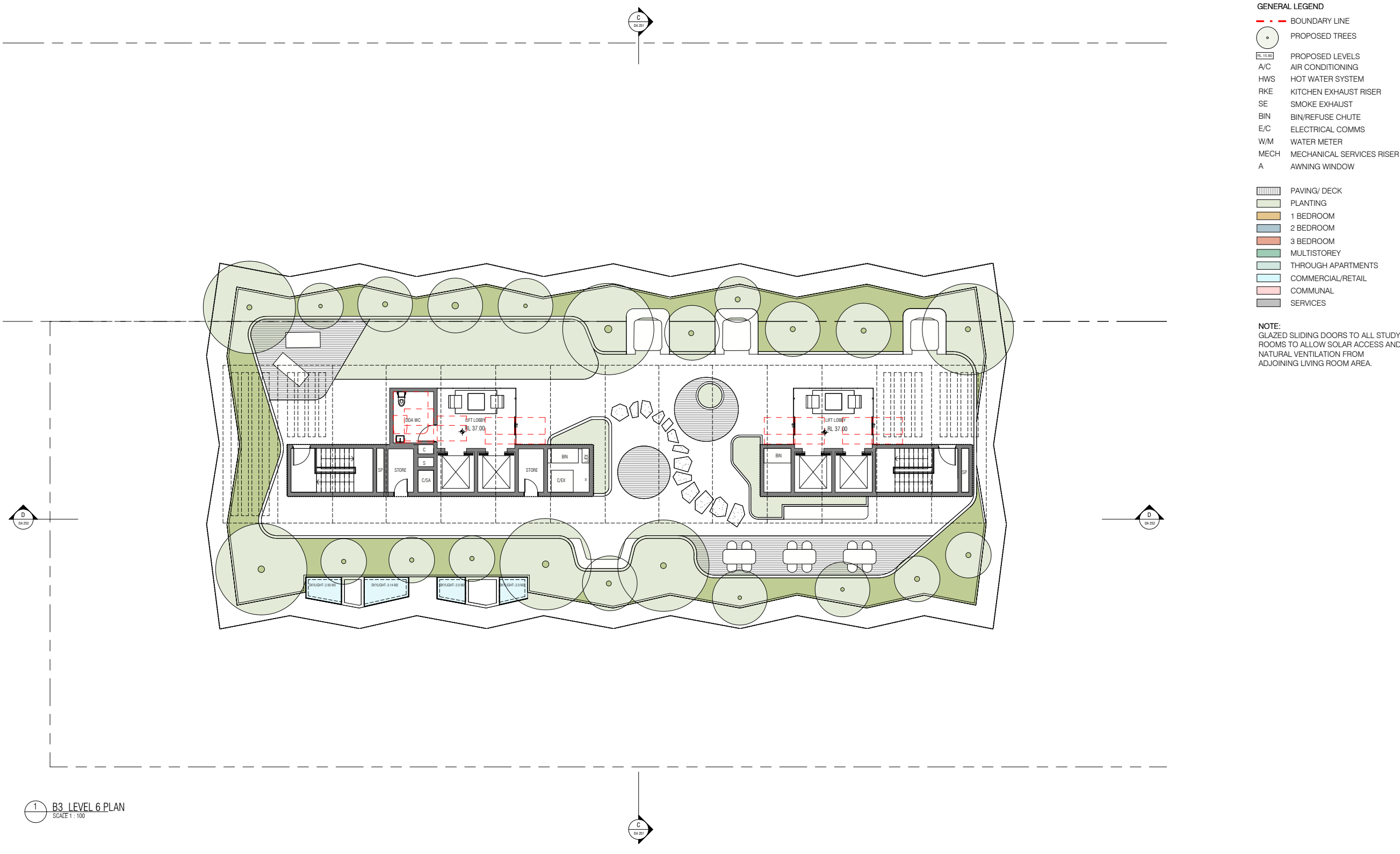


B3 Floor Plan

Rooftop Plan

The rooftop terrace provides an essential communal outcome providing all residents with access to generous communal open space with views, north facing aspect and a series of programmed outdoor and shaded spaces.

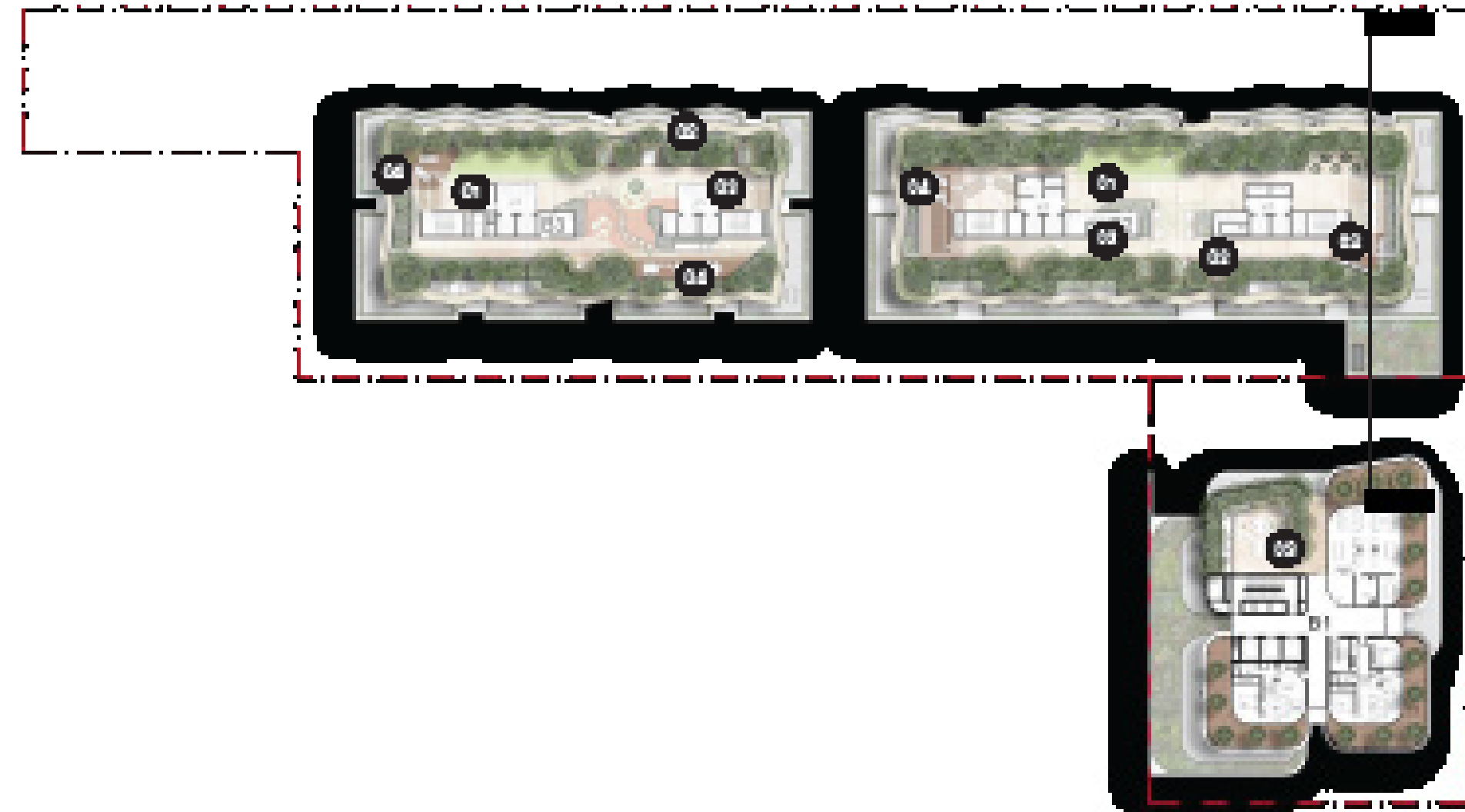
A generous external pergola provides important weather protection to this space.



Rooftop Communal Open Space

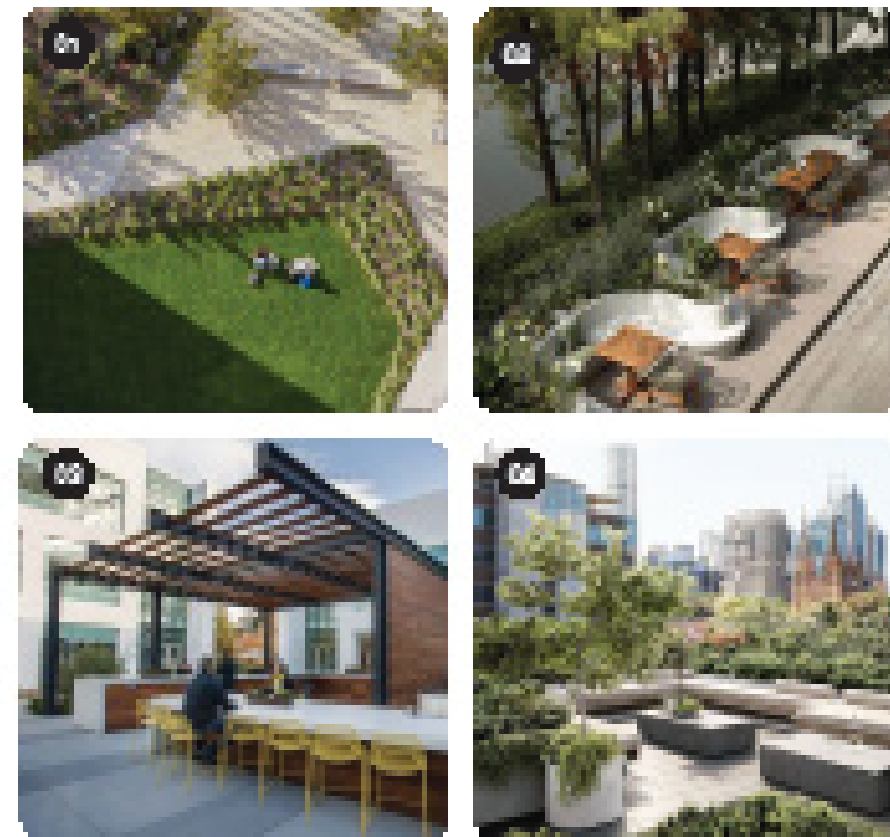
Landscape Rooftop Plan

The landscape has been designed to achieve substantial tree canopy coverage and a sequence of highly programmed outdoor spaces.



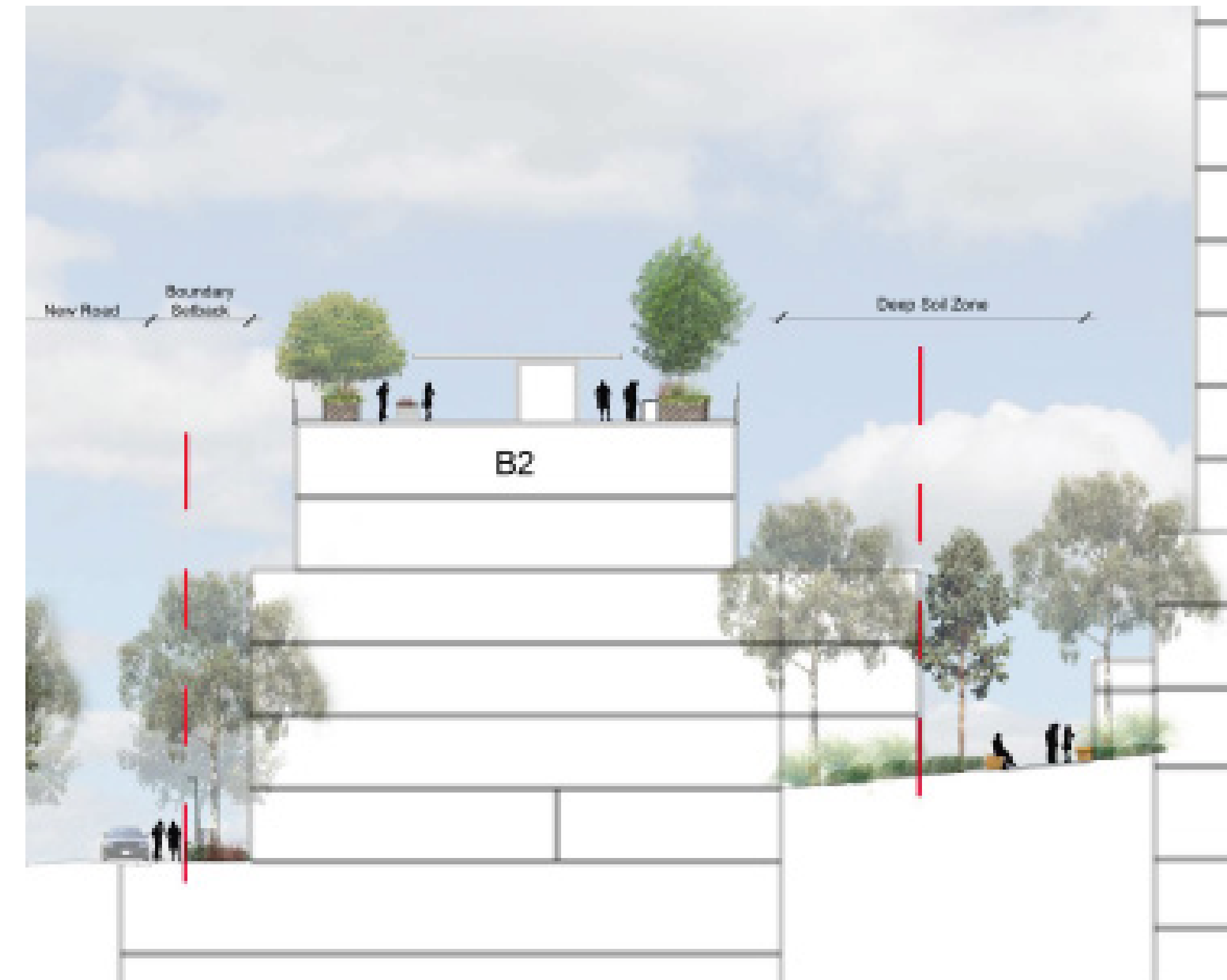
8061-10-043

- 01** Open and save
- 02** Drawing anatomy
- 03** Public 3D-accessible projects overview
- 04** Language support and threaded studio anatomy



Rooftop Communal Open Space

Landscape Rooftop Plan



Results

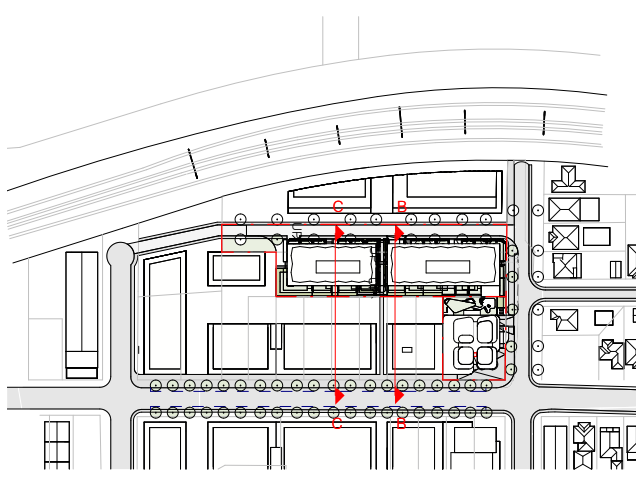
The authors examined some possible ways of assessing the evidence on the OTC market prior to the World Trade Center on September 11, 2001, and the subsequent trading suspension. They found that the OTC market was not as liquid as the NYSE market, and that the OTC market was more volatile than the NYSE market. They also found that the OTC market was more likely to be affected by the September 11 attacks than the NYSE market. The authors conclude that the OTC market is more vulnerable to market shocks than the NYSE market, and that the OTC market should be monitored more closely in the future.

Extensive background research on the existing literature for integrated planning systems, with considerable parallelism with the literature on design engineering collaboration as per the FIC guidelines. A Wilson with considerable parallelism is based on the state-of-the-art research.



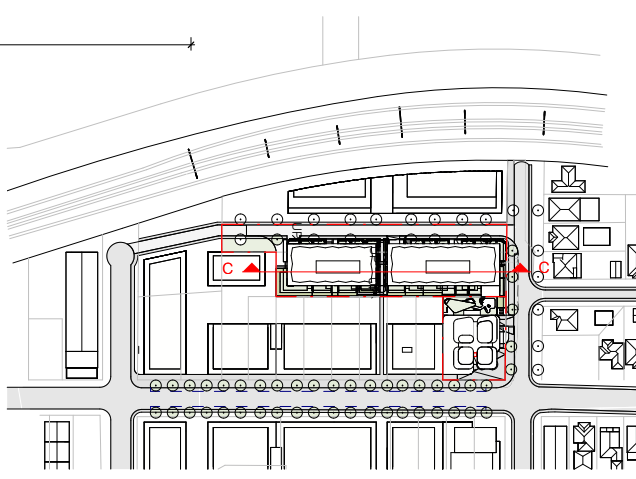
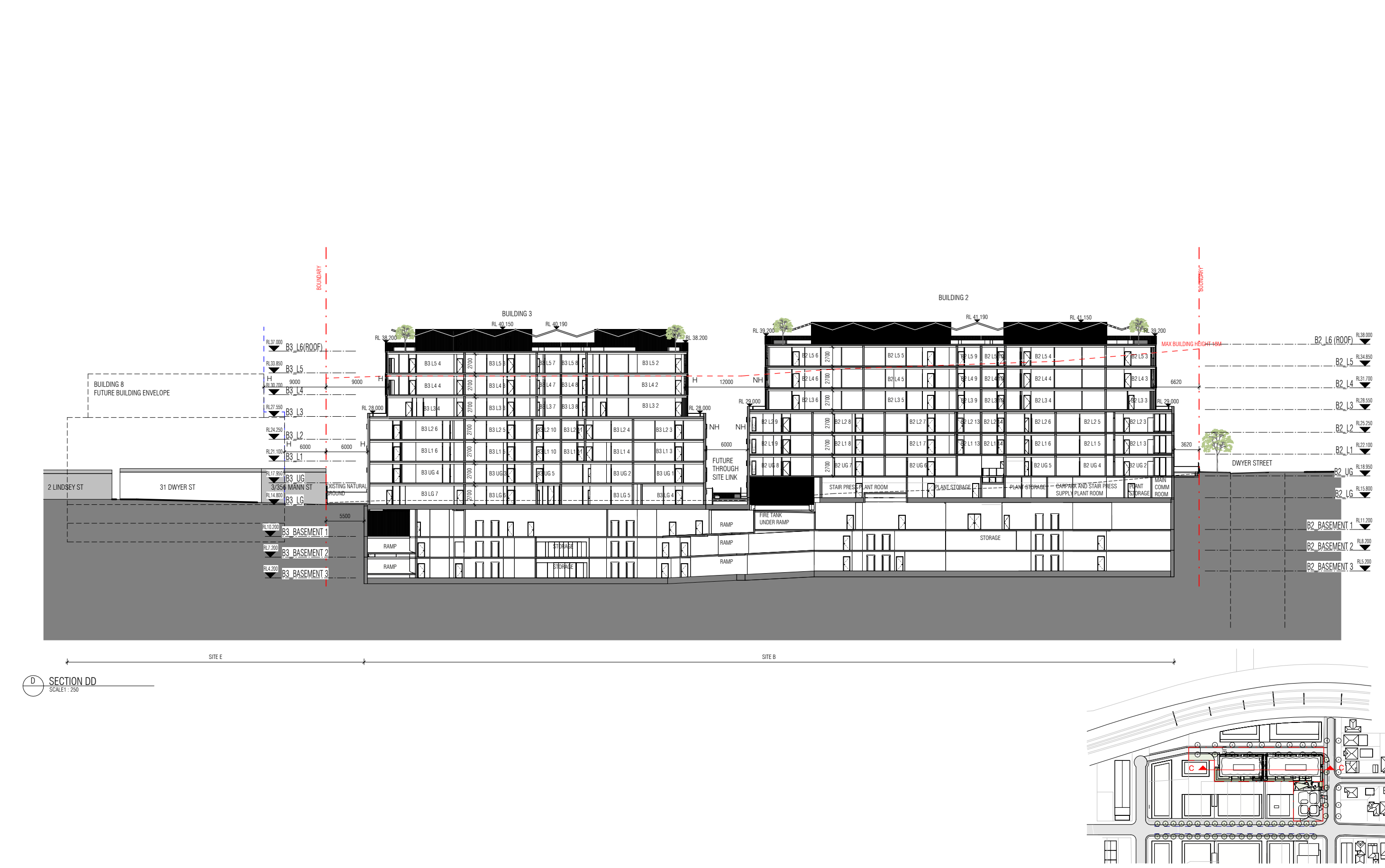
Building Separation Compliance

Key Sections



Building Separation Compliance

Key Sections



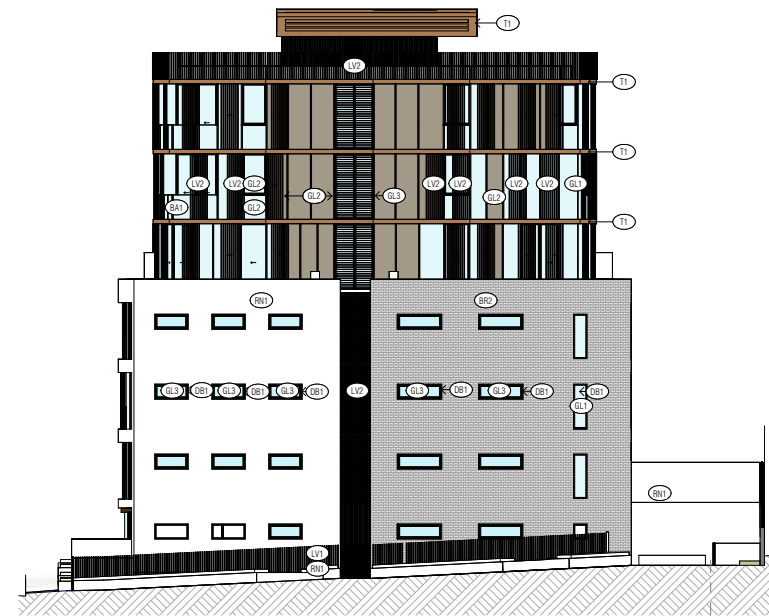
Materiality

Elevations

The below elevations illustrate a masonry podium and a recessive lightweight upper glass podium with operable screens.



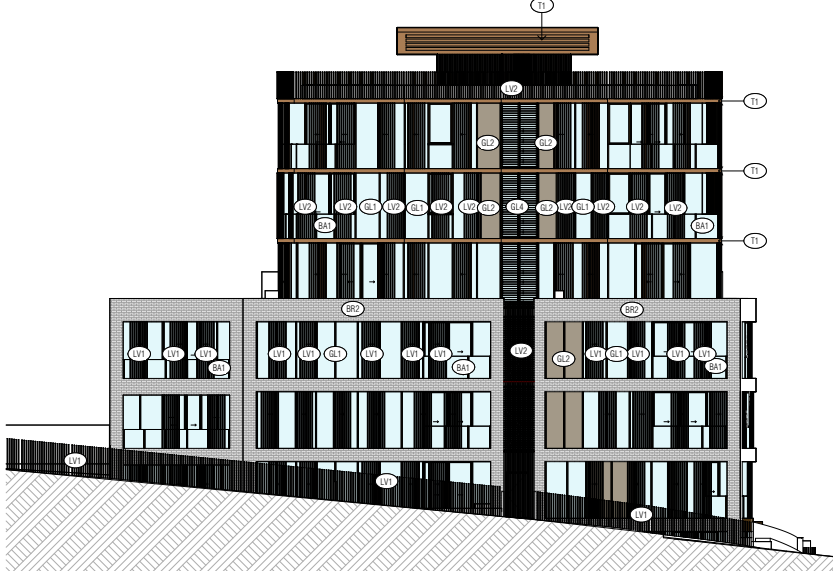
1 NEW PRIVATE ROAD ELEVATION (WEST)
SCALE: 1:150



2 SOUTH ELEVATION
SCALE: 1:150



3 EAST ELEVATION
SCALE: 1:150



4 DWYER ST ELEVATION (NORTH)
SCALE: 1:150



Materiality

Elevations

The below elevations illustrate a masonry podium and a recessive lightweight upper glass podium with operable screens.



Shadow Study

Plans

A shadow study was conducted to illustrate the impacts of the proposed development on neighbouring buildings at Winter Solstice 9am-3pm. The red hatch shows the shadow of the DCP compliant envelope against the shadows of the proposed development.



1 PROPOSED SHADOW 9AM - PLAN
SCALE

2 PROPOSED SHADOW 10AM - PLAN
SCALE

3 PROPOSED SHADOW 11AM - PLAN
SCALE

4 PROPOSED SHADOW 12AM - PLAN
SCALE



5 PROPOSED SHADOW 1PM - PLAN
SCALE

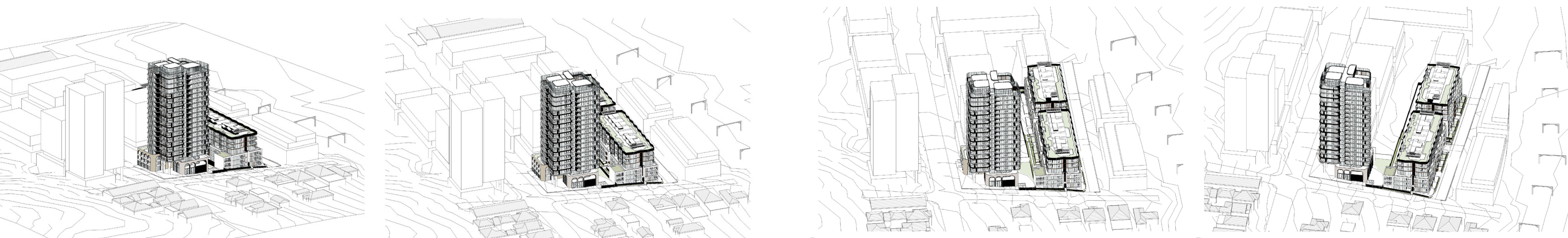
6 PROPOSED SHADOW 2PM - PLAN
SCALE

7 PROPOSED SHADOW 3PM - PLAN
SCALE

Shadow Study

Sun Eye View Diagrams

A shadow study was conducted showing the sun eye views for every hour at Winter Solstice from 9am-3pm to illustrate how 3hrs solar access to achieved across the proposed development.

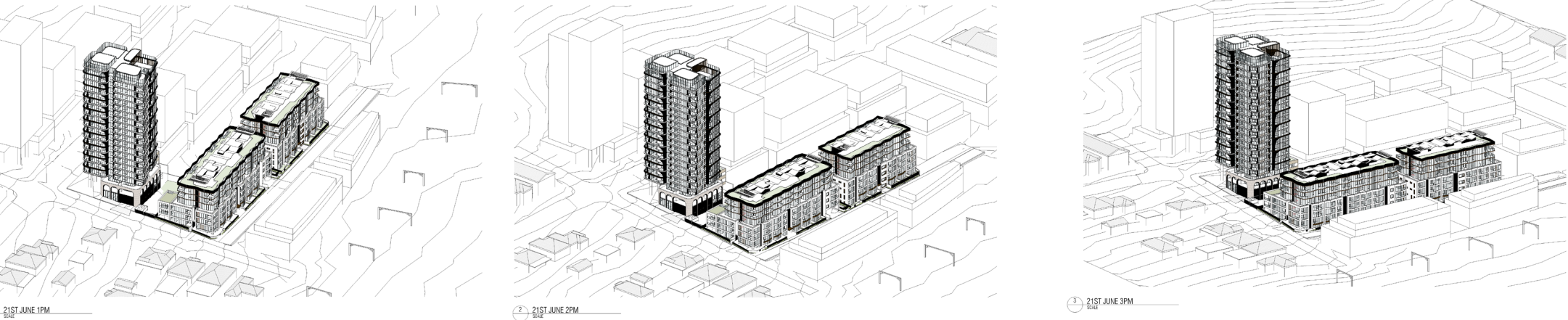


1 21ST JUNE 9AM
SCALE

2 21ST JUNE 10AM
SCALE

3 21ST JUNE 11AM
SCALE

4 21ST JUNE 12PM
SCALE



5 21ST JUNE 1PM
SCALE

6 21ST JUNE 2PM
SCALE

7 21ST JUNE 3PM
SCALE



SECTION 3

Design Verification Statement and ADG Assessment

SEPP Housing 2021 Design Verification Statement

Site A and B

State Environmental Planning Policy No 65—Design Quality of Residential Flat Building

Design quality principles

Clause 28 Determination of development applications

- (1) After receipt of a development application for consent to carry out development to which this Policy applies (other than State significant development) and before it determines the application, the consent authority is to refer the application to the relevant design review panel (if any) for advice concerning the design quality of the development.
- (2) In determining a development application for consent to carry out development to which this Policy applies, a consent authority is to take into consideration (in addition to any other matters that are required to be, or may be, taken into consideration):
- (a) the advice (if any) obtained from the design review panel, and
 - (b) the design quality of the development when evaluated in accordance with the design quality principles, and
 - (c) the Apartment Design Guide.

Principle 1: Context and neighbourhood character

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.

The site located within a residential precinct, largely occupied by detached dwellings. The new residential buildings have been designed to fit into the existing context, urban setting, unique topography and environmental context. The design has recognized the location’s current character and been sympathetic to its context by breaking the mass to follow the street rhythms and scales, thereby addressing the relationship of the proposed built form with it’s surroundings. The proposal overall integrates well with the surrounding and future environment.

Principle 2: Built form and scale

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.

The design has recognized the location’s current character and been sympathetic to its context by breaking the mass to follow the street rhythms and scales.

The gateway building has been designed as a tall slim vertical tower marking the northern entry to Gosford whilst the building B has been designed as a transitional building descaling and relating to the finer grain adjacent context.

- The design has also;
- Provided building setbacks to reduce bulk and overshadowing
 - Used building form and siting to relate to the site’s topography
 - Adopted building heights at the street frontage that are compatible in scale with adjacent development and responded to the sloped topography by lowering the massing.
 - Considering buildings located near the boundary, the design has been setback and given enough breathing space between buildings.
 - The built foot print is set back to follow the street frontage of it’s neighbors.
 - Landscape design has considered existing planting in the vicinity.

Principle 3: Density

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.

The design achieves a high level amenity for residents resulting in a density appropriate for the site and its context by establishing a precinct solution which assesses the future built form and future amenity adjacent to the site and beyond.

Additionally, the new road will connect the site from Dwyer to Lindsey street providing future access to landlocked sites. Additionally, pedestrian through site links will further improve the future permeability of this important precinct.



SEPP Housing 2021 Design Vertification Design Principles

Site A and B

Principle 4: Sustainability
Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and livability 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.

The proposed development has considered and responded to the sustainability principles outlined above. The orientation of the built form on site captures the cool summer north east winds and the strong south west winds. Natural Ventilation and solar amenity both meet the prescribed requirements stipulated in the ADG guidelines.

The facade elements have been designed to provide deep shading and minimize solar heat gain in the apartments. The planters integrated with the design of the balconies contribute to an overall positive living environment. The design of a majority of apartments allows for cross ventilation, thereby reducing reliance on technology and operation costs.

The use of locally available materials such as sandstone for the facade elements, not only reduces the use of carbon intensive materials, but also reduces the embodied carbon from long distance transportation. The design intent with the use of materials with high thermal mass will potentially reduce peak temperatures and smooth out fluctuations in internal temperatures. Overall, the thermal comfort of residents has been carefully considered during the design process. A significant area of the site has been retained for deep soil which aids with groundwater recharge and vegetation.

Principle 5: Landscape
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 useability, privacy and opportunities for social interaction, equitable access, respect for neighbours’ amenity and provides for practical establishment and long term management.

The proposed landscape has been carefully considered and integrated with the built form to provide great amenity and connections between spaces.

A significant area of the site has been retained for deep soil which aids with groundwater recharge and vegetation. Utilising the streetscape for enhanced tree canopy coverage is essential for combating the urban heat island effect and offsetting the impact of substantial grey infrastructure.

The integration of planters in the design of the ground floor garden walls and fencing soften the edges and provide privacy. They create a welcoming aesthetic for residents and visitors that enhances the streetscape. A generous screen planting is also provided at the rear boundary of Site B to the rear ground floor apartments on Site B to ensure privacy is maintained to the ground floor apartments from adjacent properties.

The Communal Open Space has been carefully considered with a different programmed experience at both the ground plane and the rooftop. Extensive landscaped areas allow for a layered planting scheme which includes tree planting, open turf areas, booth seating and pergola structures allowing for recreation and rest opportunities, supporting proposed indoor communal spaces.

Principle 6: Amenity
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.

The design recognizes the importance of providing adequate external and internal amenities for residents that are flexible, meaningful spaces and support interaction, activities, and relationships. The ground plane landscaping celebrates the architectural intent and indigenous natural vegetation while creating meaningful outdoor communal open space, offering outdoor amenity and fostering social interactions between future residents. It also contributes to creating positive living environments and improves the residents overall well being.

The common area amenities carefully consider the experience of arrival with residents entering into a lobby with a two storey void. The transition from outside and experience of entering the building is gradual, yet efficient, with ease of access for all age groups and degrees of mobility.

Each apartment is designed to optimise natural ventilation, access to sunlight and aspect to views. The development achieves the requirements of the ADG guidelines. Visual privacy has been heavily addressed with the incorporation of vertical batten screens, planting and vegetation. The internal layouts of the apartments are efficient with generous spatial arrangements.

SEPP Housing 2021 Design Vertification Design Principles

Site A and B

Principle 7: Safety
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.

Passive surveillance through self-policing is one of the most effective methods to provide safety and security in residential buildings. Each public or communal space is overlooked by a number of units, ensuring constant surveillance. Sight lines are optimized through the breaking down of the mass, providing glimpses through the gaps of buildings from the street to the rear of the site. Dark and non-visible areas have been avoided in the public realm and appropriate lighting provisioned for each public accessible location.

Principle 8: Housing diversity and social interaction
Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.

The current mix of 1, 2 and 3 bedroom units, multi level apartments, through apartments, corner apartments and 0 south facing apartments within the development ensures a wide spread of housing typologies for different residents. The generous and fully DDA compliant/ adaptable and silver units are spread across Building A and B to accommodate specialized lifestyle needs of residents as they age.

The communal space and garden space at the rear of the site and rooftops are sensitively designed to foster social interactions between future residents, offering high quality amenity and promoting health and wellbeing. The proposed development supports residents as they age by providing suitable and affordable housing options to suit the existing and future social mix.

Principle 9: Aesthetics
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 a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

The proposed development has been carefully designed as both an urban marker as a gateway site and a transitional massing that descales into the adjacent context whilst also considering the future context. The site has been considered as a much broader precinct to ensure a positive outcome is achievable for the broader area as well as teh site itself. Key attributes include:

- A new private road connecting Dwyer to Lindsey Street,
- Pedestrian through site links, improving the permeability of the larger urban block
- The widening of Mann Street to create an improved active edge
- A new Northern public plaza

The masonry brick and sandstone podiums have been designed to relate to adjacent scales and future streetscape. Upper podiums and towers are setback and recessive adopting a light weight glass condition further reducing their impact.

ADG Assessment Table

Objective	Assessment	Achieved
3A-1 Site Analysis Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.	The proposed bulk and scale acknowledge the existing site opportunities and constraints as illustrated in the Site Analysis in the Design Report. The design has recognized the location's current character and been sympathetic to its context by breaking the mass to follow the street rhythms and scales. The gateway building has been designed as a tall slim vertical tower marking the northern entry to Gosford whilst the building B has been designed as a transitional building descaling and relating to the finer grain adjacent context.	Yes
3B-1 Orientation Building types and layouts respond to the streetscape and site whilst optimising solar access within the development.	The buildings have been orientated to a north, east and west arrangement to obtain solar access to balconies and living spaces. The architecture also adopts this unique solar orientation. The building massing and setbacks have been designed to respond to the sloped typography and solar orientation to optimise solar throughout the development and beyond as illustrated in the Shadow Study in the Design Report.	Yes
3B-2 Orientation Overshadowing of neighbouring properties is minimised during mid-winter.	The built form massing has been developed in a north south orientation with setback upper levels that cascade in respond to the sloping typography to minimise overshadowing to neighbouring properties. The tall slim tower has also been considered carefully as a slim fast moving shadow. Additionally, the entire precinct including the adjacent future context has been assessed to ensure solar is achieved to the adjacent apartment buildings and communal open space strategy that is colocated on the Ground Plane and the rooftops.	Yes
3C-1 Public Domain Interface Transition between private and public domain is achieved without compromising safety and security.	The siting of the three buildings have been developed within a broader context with the netire existing and future precinct to ensure the transition between private and public domain is achieved without compromising safety and securi9ty. A new road has been proposed allowing good permeability and visual sight lines through the proposed precinct and beyond additionally, an east west through site link is proposed providing a high degree of permeability and clear sight lines. The activation of the private and public domain has been careuffly considered to consider ed passive observation is achieved whilst retail tenancies have been designed to activate the space without impacting adjacent residential amenity.	Yes
3C-2 Public Domain Interface Amenity of the public domain is retained and enhanced.	The proposed scheme has been developed to retain an enhance the amenity of the adjacent and proposed public domain. Mann Street pedestrian footpath and associated curtilage has been increased to provide an enhanced public domain allowing for the activation fo the ground floor retail to spill onto this space, allowing for a diversity of retail uses, awnings for weather protection and a generous landscaped and treed outcome. Dwyer Street has been developed to retain a positive residential streetscape adopting the tree line character of the surrounding area, new footpaths and lighting to suit. The New Road will provide a beautiful residential streetscape with rich landscaped edges and tree planting activated by a series of multistorey Garden Apartments whilst allowing the future side of the road to be developed. Finally, a generous new north facing plaza is proposed on the corner of Dwyer St and Mann St which expands the public domain and provides an intuitive sheltered space from the sun and rain for the main entry to the building and also the retail tenancies to spill into. This space is envisaged as an extension to the community and can be programmed to hold a number of different events further enriching the local area.	Yes
3D-1 Communal and Public Open Space An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.	Communal Open Space strategy has been developed to activate the Ground Plane and optimise the rooftops of the buildings to provide a high quality space with views, daylight and diversity.	Yes
3D-1 Communal and Public Open Space - Design Criteria Communal open space has a minimum area equal to 25% of the site area.	Achieves compliant Communal Open Space Area of 2759m² (39% of site area).	
3D-2 Communal and Public Open Space Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.	The north western communal space enjoys plentiful light filled space, carefully landscaped to provide a variety of programmed uses for the proposed community to enjoy.	Yes
3D-3 Communal and Public Open Space Communal open space is designed to maximise safety.	Passive surveillance through self-policing is one of the most effective methods to provide safety and security in residential buildings. Each public or communal space is overlooked by a number of units, ensuring constant surveillance. Sight lines are optimized through the breaking down of the mass, providing glimpses through the gaps of buildings from the street to the rear of the site. Dark and non-visible areas have been avoided in the public realm and appropriate lighting provisioned for each public accessible location at night.	Yes

ADG Assessment Table

Objective	Assessment	Achieved
3D-4 Communal and Public Open Space Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.	The site located within a residential precinct, largely occupied by detached dwellings. The new residential buildings have been designed to fit into the existing context, urban setting, unique topography and environmental context. The design has recognized the location's current character and been sympathetic to its context by breaking the mass to follow the street rhythms and scales, thereby addressing the relationship of the proposed built form with it's surroundings. The proposal integrates well with the surrounding and future environment.	Yes
3E-1 Deep Soil Zones Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality.	Compliant Deep Soil Area of 612m² (9% of site area)	Yes
3E-1 Deep Soil Zones - Design Criteria Deep soil zones are to meet the following minimum requirements: Site area <650m² 7% of site area. Site area 650m²-1,500m² Minimum dimensions of 3m and 7% of site area. Site area >1,500m² Minimum dimensions of 6m and 7% of site area. Site area >1,500m² with significant existing tree cover Minimum dimensions of 6m and 7% of site area		
3F-1 Visual Privacy Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.	Appropriate and generous building separations are provided to ensure visual privacy is maintained between buildings and apartments. Please refer to Proposed Setbacks on page 64-65 of the Urban Design Report.	Yes
3F-1 Visual Privacy - Design Criteria Separation distance between windows and balconies is provided to ensure visual privacy is achieved. Minimum requires separation distance from buildings to the side and rear boundaries are as follows: Building up to 12m (4 storeys) 6m between habitable rooms and balconies, 3m between non-habitable rooms. Building up to 25m (5-8 storeys) 9m between habitable rooms and balconies, 4.5m between non-habitable rooms. Building over 25m (9+ storeys) 12m between habitable rooms and balconies, 6m between non-habitable rooms. Separation distances between buildings on the same site should combine required building separations depending on the type of room. Gallery access circulation should be treated as habitable space when measuring privacy separation distance between neighbouring properties.		
3F-2 Visual Privacy Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space.	The architectural design adopts a number of site and building design elements that have been implemented to increase privacy without compromising to light and air whilst maintaining outlooks from habitable and private open space. These elements consist of horizontal sun shades for northern sun, full height vertical angled louvre blades to the east and west to manage direct low level solar whilst maintaining northern district views. Additionally, adjustable sliding louvred screens have been located to provide a further element of privacy and solar protection. Finally, the internal layouts have been developed to mitigate privacy issues and optimise views for the residents.	Yes

ADG Assessment Table

Objective	Assessment	Achieved
3G-1 Pedestrian Access and Entries Building entries and pedestrian access connects to and addresses the public domain.	The main entry for Building A is directly located from the urban plaza further articulating and activating this important corner. The New Private Road provides the opportunity to locate the main entrances to B2 and B3, whilst also providing individual entrances to the two storey garden apartments which will create a positive activation of the street and passive observation.	Yes
3G-2 Pedestrian Access and Entries Access, entries and pathways are accessible and easy to identify.	Building entries are clearly defined through the articulation of the architectural form and massing creating strong visual breaks between the massing, providing a natural recess for the main entries which are further reinforced with articulated awnings and landscape providing a wide a generous curtilage around the entries. Pathways are accessible adopted a maximum 1:20 slope.	Yes
3J-1 Bicycle and Car Parking Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.	Parking complies in accordance with Central Coast DCP Table 3 Parking Rates as shown below.	Yes
3J-1 Bicycle and Car Parking - Design Criteria For development in the following locations: - on sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area; or - on land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre	B1 Car Parking Requirement Retail = 381m2 GFA/ 40 = 9.5 spaces required 1 Bed = 38*1 = 28 2 Bed = 62*1.2 = 74 3 Bed = 14*1.5 = 21 Visitor = 114*0.2 = 23 = 166 required 166 provided B2 Car Parking Requirement 1 Bed = 20*1 = 20 2 Bed = 45*1.2 = 54 3 Bed = 8*1.5 = 23 Visitor = 73*0.2 = 15 = 101 required 101 provided B3 Car Parking Requirement 1 Bed = 23*1 = 23 2 Bed = 30*1.2 = 36 3 Bed = 9*1.5 = 14 Visitor = 62*0.2 = 12 = 85 required 86 provided	
The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever less		
The car parking need for a development must be provided offstreet		
3J-2 Bicycle and Car Parking Parking and facilities are provided for other modes of transport.	Parking for cars, motorcycles and bicycles are provided.	Yes
3J-3 Bicycle and Car Parking Car park design and access is safe and secure.	Garbage, plant and storage rooms can be accessed from the lift lobby areas. Residents can traverse from the apartments to the car spaces through a direct, well-lit circulation path.	Yes
3J-4 Bicycle and Car Parking Visual and environmental impacts of underground car parking are minimised.	Efficient basement floor plans and positioning of the basement against the existing ground levels are considered across the site to minimise excavation, thus reducing habitat destruction, increased runoff and soil contamination.	Yes
3J-5 Bicycle and Car Parking Visual and environmental impacts of ongrade car parking are minimised.	There is no on grade parking.	Yes
3J-6 Bicycle and Car Parking Visual and environmental impacts of above ground enclosed car parking area minimised.	There is no above ground enclosed carparking. Parking are all provided in the basement.	Yes

ADG Assessment Table

Objective	Assessment	Achieved
4A-1 Solar and Daylight Access To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.	The design maximises north aspect apartments and minimise the single aspect south facing apartments. Apartments are designed to be open plan such as in living areas and studies that do not directly access a window will have glass sliding doors to provide the connection to daylight. Living rooms and balconies generally located north and east. In particular, B2 and B3 building facades are angled towards the north east to maximise the direct solar access.	Yes
4A-1 Solar and Daylight Access - Design Criteria Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of two hours direct sunlight between 9am and 3pm at mid-winter in the Sydney Metropolitan Area.		
A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid-winter.	The proposal achieves 73% apartments receiving a minimum of 3hrs direct sunlight and 85% apartments receiving a minimum of 2hrs direct sunlight and 78% achieving both 3hrs direct sunlight and outstanding view amenity.	
4B-3 Natural Ventilation The number of apartments with natural cross ventilation is maximized to create a comfortable indoor environment for residents.		
4B-3 Natural Ventilation - Design Criteria 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 naturally ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.		
Overall depth of a cross-over or crossthrough apartment does not exceed 18m, measured glass line to glass line.		
4A-2 Solar and Daylight Access Daylight access is maximised where sunlight is limited.	Skylights are provided on the top level apartments in B2 and B3 with a western aspect.	Yes
4A-3 Solar and Daylight Access Design incorporates shading and glare control, particularly for warmer months.	Recessed balconies are considered across all three buildings to ensure sufficient shade is provided during the summer months while still allowing the winter sun to penetrate living areas.	Yes
	Shading devices such as sliding batten screens, vertical blades on the east and west facades and horizontal shades are incorporated.	
4B-1 Natural Ventilation All habitable rooms are naturally ventilated.	Orientation, configuration and depths of all habitable rooms have been designed to optimise natural ventilation.	Yes
4B-2 Natural Ventilation The layout and design of single aspect apartments maximises natural ventilation.	All single aspect apartments have maximised ventilation by providing sliding doors to corners of recessed balconies and operable windows to habitable areas.	Yes
4B-3 Natural Ventilation The number of apartments with natural cross ventilation is maximized to create a comfortable indoor environment for residents.	The number of apartment typologies have been developed to optimise natural cross ventilation such as through apartments, double storey apartments, roof light apartment and corner apartments. Please see the below calculations.	Yes
4B-3 Natural Ventilation - Design Criteria 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 naturally ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.	B1 114 apartments*60% = 68.4 apartments required 78 apartments achieved	
Overall depth of a cross-over or crossthrough apartment does not exceed 18m, measured glass line to glass line.	B2 73 apartments*60% = 43.8 apartments required 43 apartments achieved	
	B3 62 apartments*60% = 37.2apartments required 43 apartments achieved	

ADG Assessment Table

Objective	Assessment	Achieved
4C-1 Ceiling Heights Ceiling height achieves sufficient natural ventilation and daylight access.	The proposed ceiling heights are anticipated to be sufficient to achieve natural ventilation and daylight access.	Yes
4C-1 Ceiling Heights - Design Criteria Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	2.7m floor to ceiling height provided for residential apartments	
Habitable rooms - 2.7m.	3.3m floor to ceiling height provided on B1 Ground Level with retail and residential lobby	
Non-habitable rooms - 2.4m.		
Two storey apartments - 2.7m for main living area floor. 2.4m for second floor, where its area does not exceed 50% of the apartment area.		
Attic spaces 1.8m at the edge of room with a 30 degree minimum ceiling slope.		
If located in mixed use areas 3.3m for ground and first floor to promote future flexibility of use.		
4C-2 Ceiling Heights Ceiling height increases the sense of space in apartments and provides for wellproportioned rooms.	No changes to ceiling heights are noted in the drawing set, however it is anticipated that further detailing will be addressed in the CC stage.	Yes
4C-3 Ceiling Heights Ceiling heights contribute to the flexibility of building use over the life of the building.	Higher floor to ceiling is provided for B1 Ground Level to allow flexibility and a range of commercial/ retail uses fronting the critical intersection of Mann Street and Dwyer Street.	Yes
4D-1 Apartment Size and Layout The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.	The internal layouts of the apartments are efficient with generous spatial arrangements. Each apartment is designed to optimise natural ventilation, access to sunlight and aspect to views and provision of operable windows to all habitable rooms.	Yes
4D-1 Apartment Size and Layout - Design Criteria Apartments are required to have the following minimum internal areas: Studio 35m². One bedroom 50m². Two bedroom 70m². Three bedroom 90m². The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.	All units comply with minimum apartment sizes, including where additional bathrooms have been provided.	
Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.		
4D-2 Apartment Size and Layout Environmental performance of the apartment is maximized.	All living areas and bedrooms are located on the external facade of the building to maximise cross ventilation and solar access.	Yes
4D-2 Apartment Size and Layout - Design Criteria Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	Proposed ceiling heights of 2.7m are shown, therefore maximum habitable room depths of 6.75m is permitted.	
In open plan layout (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	Apartments comply with all required depths for any habitable room.	

ADG Assessment Table

Objective	Assessment	Achieved
4D-3 Apartment Size and Layout Apartment layouts are designed to accommodate a variety of household activities and needs.		Yes
4D-3 Apartment Size and Layout - Design Criteria Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space), Bedrooms have a minimum dimension of 3m (excluding wardrobe space). Living rooms or combined living/dining rooms have a minimum width of: One bedroom apartments 3.6m. Two or three bedroom apartments 4m. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	All bedrooms achieve a minimum of 9m2 (excluding wardrobe space) All living rooms achieve a minimum of 3.6m width for 1 bedroom and 4m for 2 and 3 bedroom apartments. All cross-through apartments range in width from 3.1m to 6.7m.	
4E-1 Private Open Space and Balconies Apartments provide appropriately sized private open space and balconies to enhance residential amenity.	All apartments comply with the minimum balcony depths and ground level apartments achieve the minimum size and depths for terrace/ private open space areas.	Yes
4E-1 Private Open Space and Balconies - Design Criteria All apartments are required to have primary balconies as follows: Studio apartments 4m². One bedroom apartments 8m² with a minimum depth of 2m. Two bedroom apartments 10m² with a minimum depth of 2m. Three+ bedroom apartments 12m² with a minimum depth of 2.4m. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m.		
4E-2 Private Open Space and Balconies Primary private open space and balconies are appropriately located to enhance liveability for residents.	Ground Level terraces are accessed directly from the street or the communal open space to ensure easy access for residents. Balconies of apartments above Ground are appropriately located adjacent to the living space to maximise amenity and enhance liveability for residents.	Yes
4E-3 Private Open Space and Balconies Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.	The private open space and balcony design is integrated into the architecture, recessed balconies are integrated within the architectural form with glass balustrades provided within the masonry podium facade or within the upper level glass facades. Terraces at ground level are extended beyond the building footprint to meet the public domain.	Yes
4E-4 Private Open Space and Balconies Private open space and balcony design maximizes safety.	1000mm high balustrades are provided at balconies, detailing to be further developed at CC stage.	Yes
4F-1 Common Circulation and Spaces Common circulation spaces achieve good amenity and properly service the number of apartments.	Common circulation spaces have been designed to achieve high quality amenity, all internal lift corridors and lobbies have direct access to views and natural daylight whilst also being naturally ventilated.	Yes
4F-1 Common Circulation and Spaces - Design Criteria The maximum number of apartments off a circulation core on a single level is eight. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	Building B1, which is over 10 storeys and over, the maximum number of apartments sharing a single lift is 38. Building B2 and B3, a maximum of 7 apartments off a circulation core on a single level is provided	
4F-2 Common Circulation and Spaces Common circulation spaces promote safety and provide for social interaction between residents.	Common circulation spaces have been designed to enrich socialinteraction between residents by designed a sequence of spaces of different size, location and orientation.	Yes

ADG Assessment Table

Objective	Assessment	Achieved
4G-1 Common Circulation and Spaces Adequate, well designed storage is provided in each apartments.	Compliant storage areas have been integrated in the architectural design of the apartments to optimise their usability and efficiency of the apartment design.	Yes
4G-1 Common Circulation and Spaces - Design Criteria In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Studio apartments 4m³. One bedroom apartments 6m³. Two bedroom apartments 8m³. Three+ bedroom apartments 10m³.		
At least 50% of the required storage is to be located within the apartment.		
4G-2 Common Circulation and Spaces Additional storage is conveniently located, accessible and nominated for individual apartments.	Secure and accessible storage are located in the Basement/ Lower Ground Levels and easily accessed from the Lift Lobbies.	Yes
4H-1 Acoustic Privacy Noise transfer is minimized through the siting of buildings and building layout.	Noise transfer has been minimised through the design of the building massing and internal design. Materiality has been considered to further improve with carpets to bedroom areas and awning windows that provide natural ventilation but minimise acoustic aperture.	Yes
4H-2 Acoustic Privacy Noise impacts are mitigated within apartments through layouts and acoustic treatments.	Noise impacts are minimised through locating large services in the Basement/ Lower Ground and silencers in plant rooms as coordinated with the services and acoustic consultant. Mechanical fans on rooftops of low scale buildings are avoided to mitigate acoustic impacts to adjacent buildings and top level apartments.	Yes
4J-1 Noise and Pollution In noisy or hostile environments the impacts of external noise and pollution are minimized through the careful siting and layout of buildings.	Traffic noise from prominent streets such as Mann Street and Dwyer Street have minimal effect on the B1 residents as all apartments has been located above the Ground floor level and awning.	Yes
4J-2 Noise and Pollution Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.	An acoustic report has been provided with glazing and external building shell recommendations to mitigate the main sources of noise from vehicles and mechanical plant, detailing to be further developed at CC stage.	Yes
4K-1 Apartment Mix A range of apartment types and sizes is provided to cater for different household types now and into the future.	The current mix of 1, 2 and 3 bedroom units, multi level apartments, through apartments, corner apartments and 0 south facing apartments within the development ensures a wide spread of housing typologies for different residents. The generous and fully DDA compliant/ adaptable and silver units are spread across Building A and B to accommodate specialised lifestyle needs of residents as they age.	Yes
4K-2 Apartment Mix The apartment mix is distributed to suitable locations within the building.	The apartment mix is distributed throughout the buildings to accommodate specialised lifestyle needs of residents as they age.	Yes
4L-1 Ground Floor Apartments Street frontage is maximized where ground floor apartments are located.	Multi-storey apartments on Ground Floor address the New Private Road.	Yes
4L-2 Ground Floor Apartments Design of ground floor apartments delivers amenity and safety for residents.	Multi-storey apartments on Ground Floor are carefully considered through fencing and landscaping and generous private open space for residents to enjoy.	Yes
4M-1 Facades Building facades provide visual interest along the street while respecting the character of the local area.	The building facades have been highly articulated to provide visual interest from the streetscape. Masonry brick and sandstone podiums have been designed to relate to adjacent scales and future streetscape. Upper podiums and towers are setback and recessive adopting a light weight glass condition further reducing their impact.	Yes
4M-2 Facades Building functions are expressed by the façade.	Building functions are expressed through the facades via a number of architectural approaches. The masonry podium adopts a punched window and balcony expression revealing the thickness of the masonry facade with recessive spaces beyond. The brick has been detailed to further enhance the expression of the modularity and material qualities. In contrast the setback glass towers adopt a more smooth and reflective quality expressing the tower form.	Yes

ADG Assessment Table

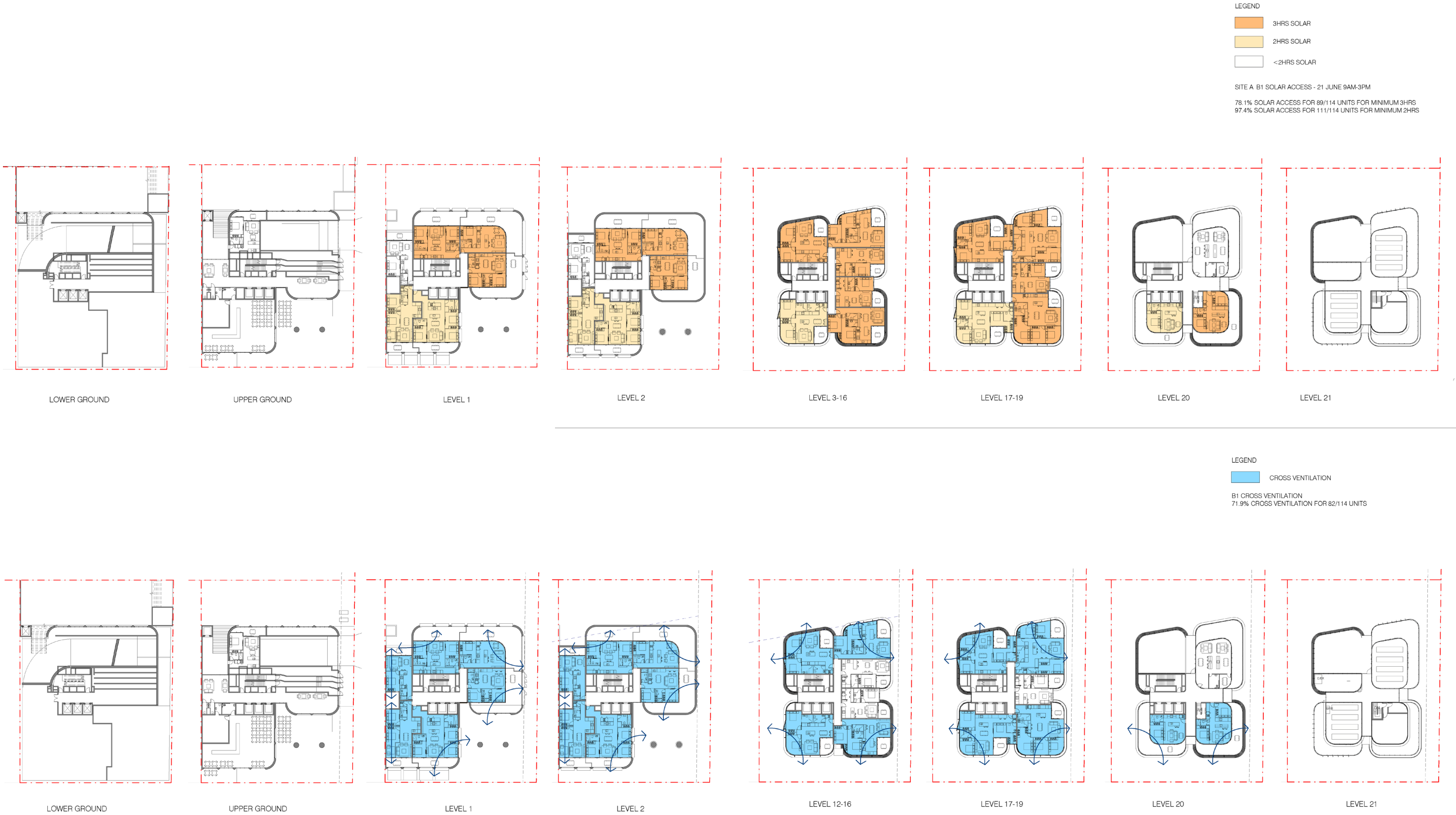
Objective	Assessment	Achieved
4N-1 Roof Design Roof treatments are integrated into the building designed and positive respond to the streets.	The proposed roof design is well integrated into the building design and landscape design. The rooftops of all buildings celebrate an external and communal internal space which has been articulated in response to providing amenity and sensitive urban outcome. A lightweight roof canopy over setback upper levels is provided to B2 and B3 reducing the visual impacts to the existing low scale building fabric. Glazing to B1 extends to the rooftop providing a cohesive facade solution.	Yes
4N-2 Roof Design Opportunities to use roof space for residential accommodation and open space are maximized.	Landscaped communal open spaces are provided to rooftops of all buildings. Building B1 consists of indoor communal amenity with lounge areas, work spaces, bathrooms and kitchen and external landscaped areas. Building B2 and B3 consists of predominantly of external communal space with weather and shaded roof canopies.	Yes
4N-3 Roof Design Roof design incorporates sustainability features.	Skylights and ventilation systems have been integrated to the roof design.	Yes
4O-1 Landscape Design Landscape design is viable and sustainable.	A diverse selection of planting has been provided, refer to the Landscape Architect's Report.	Yes
4O-2 Landscape Design Landscape design contributes to the streetscape and amenity.	The landscape design contributes to the existing and proposed streetscape and amenity with a highly articulated layering of landscape of mature tree canopies to soft and hard landscaping which further enhance the dialogue between the architectural vernacular and landscape design.	Yes
4P-1 Planting on Structures Soil volume is appropriate for plant growth.	Appropriate soil volume for a diverse range of planting to be provided, refer to the Landscape Architect's Report.	Yes
Minimum soil standards for plant sizes should be provided in accordance with Table 5		
4P-2 Planting on Structures Plant growth is optimized with appropriate selection and maintenance.	Refer to the Landscape Architect's Report.	Yes
4P-3 Planting on Structures Planting on structures contributes to the quality and amenity of communal and public open spaces.	Integrated planters in fencing enriches the communal and public open spaces.	Yes
4Q-1 Universal Design Universal design features are included in apartment design to promote flexible housing for all community members.	Refer to Access Report illustrating compliance of the proposal.	Yes
4Q-2 Universal Design A variety of apartments with adaptable designed are provided.	38 (15% of total apartments) adaptable apartments are proposed with a variety of apartment typologies such as 2-bed apartments, 3-bed apartmentsthrough apartments, corner apartments to accommodate a range of lifestyles.	Yes
4Q-3 Universal Design Apartment layouts are flexible and accommodate a range of lifestyle needs.	Apartment layouts and typologies have been designed to promote flexible arrangement and accommodate a range of lifestyle needs.	Yes
4R-1 Adaptive Reuse New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.	It is envisaged that the sandstone will be quarried from the excavation of the site and used throughout the building in the form of facades and lanscape features.	Yes

ADG Assessment Table

Objective	Assessment	Achieved
4R-2 Adaptive Reuse Adapted buildings provide residential amenity while not precluding future adaptive reuse.	N/A	N/A
4S-1 Mixed Use Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.	The proposal is consistent with the Central Coast DCP and Housing SEPP 2021.	Yes
4S-2 Mixed Use Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.	Clear residential entries are seen from the public domain and commercial entries are clearly separated from residential entries. Secure building and carparking entries are provided through an intercom system to be developed further at CC stage.	Yes
4T-1 Awnings and Signage Awnings are well located and complement and integrate with the building design.	Framed glazed awnings are provided to the retail facade facing Mann Street leading to the northern plaza, detailing to be further developed at CC stage.	Yes
4T-2 Awnings and Signage Signage responds to the context and desired streetscape character.	No signage proposed, subject to future approvals.	Yes
4U-1 Energy Efficiency Development incorporates passive environmental design.	The orientation of the built form on site captures the cool summer north east winds and the strong south west winds. Natural Ventilation and solar amenity both meet the prescribed requirements stipulated in the ADG guidelines. The facade elements have been designed to provide deep shading and minimise solar heat gain in the apartments. The planters integrated with the design of the balconies contribute to an overall positive living environment. The design of a majority of apartments allows for cross ventilation, thereby reducing reliance on technology and operation costs.	Yes
4U-2 Energy Efficiency Development incorporates passive solar design to optimize heat storage in winter and reduce heat transfer in summer.	The use of sandstone and brick with high thermal mass will potentially reduce peak temperatures and smooth out fluctuations in internal temperatures. Overall, the thermal comfort of residents has been carefully considered during the design process.	Yes
4U-3 Energy Efficiency Adequate natural ventilation minimises the need for mechanical ventilation.	The design of a majority of apartments allows for natural cross ventilation, thereby reducing reliance on technology and operation costs.	Yes
4V-1 Water Management and Conservation Potable water use is minimised.	Refer to BASIX Report for design guidance.	Yes
4V-2 Water Management and Conservation Urban stormwater is treated on site before being discharged to receiving waters.	Refer to Civil Engineer's Report for the treatment of stormwater in accordance to Council's requirements.	Yes
4V-3 Water Management and Conservation Flood management systems are integrated into the site design.	Refer to Civil Engineer's Report for the OSD design in accordance to Council's requirements.	Yes
4W-1 Waste Management Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	Waste storage and collection are located in Basement 1 to minimise the impacts on the streetscape, building entry and amenities of residents. A separate Bin Holding Area is provided to ensure waste is collected and removed from site in a safe and orderly manner.	Yes
4W-2 Waste Management Domestic waste is minimised by providing safe and convenient source separation and recycling.	Separate bins for general waste and recycling are provided.	Yes
4X-1 Building Maintenance Building design detail provides protection from weathering.	The proposal implements materials such a sandstone and brick which are durable and weather well. Recessed balconies, horizontal shading devices, expressed trims and expressed slabs help to protect walls and operable openings.	Yes
4X-2 Building Maintenance Systems and access enable ease of maintenance.	To be developed in CC stage.	Yes
4X-3 Building Maintenance Material selection reduces ongoing maintenance costs	The proposal implements high quality materials such as sandstone, brick and glass which are durable and reduce ongoing maintenance costs.	Yes

Site A Solar Access and Cross Ventilation

The below Site A Solar Access and Cross Ventilation diagrams shows ADG compliance achieving 70% 3hrs solar access and 60% cross ventilation.



Site B Solar Access and Cross Ventilation

The below Site B Solar Access and Cross Ventilation diagrams shows ADG compliance achieving 70% 3hrs solar access and 60% cross ventilation.



B1 SOLAR ACCESS - 21 JUNE 9AM-3PM
78% SOLAR ACCESS FOR 89/114 UNITS FOR MINIMUM 3HRS
98% SOLAR ACCESS FOR 111/114 UNITS FOR MINIMUM 2HRS

B2 SOLAR ACCESS - 21 JUNE 9AM-3PM

67% SOLAR ACCESS FOR 49/73 UNITS FOR MINIMUM 3HRS,
74% SOLAR ACCESS FOR 54/73 UNITS FOR MINIMUM 2HRS

B3 SOLAR ACCESS - 21 JUNE 9AM-3PM

73% SOLAR ACCESS FOR 45/62 UNITS FOR MINIMUM 3HRS,
76% SOLAR ACCESS FOR 47/62 UNITS FOR MINIMUM 2HRS

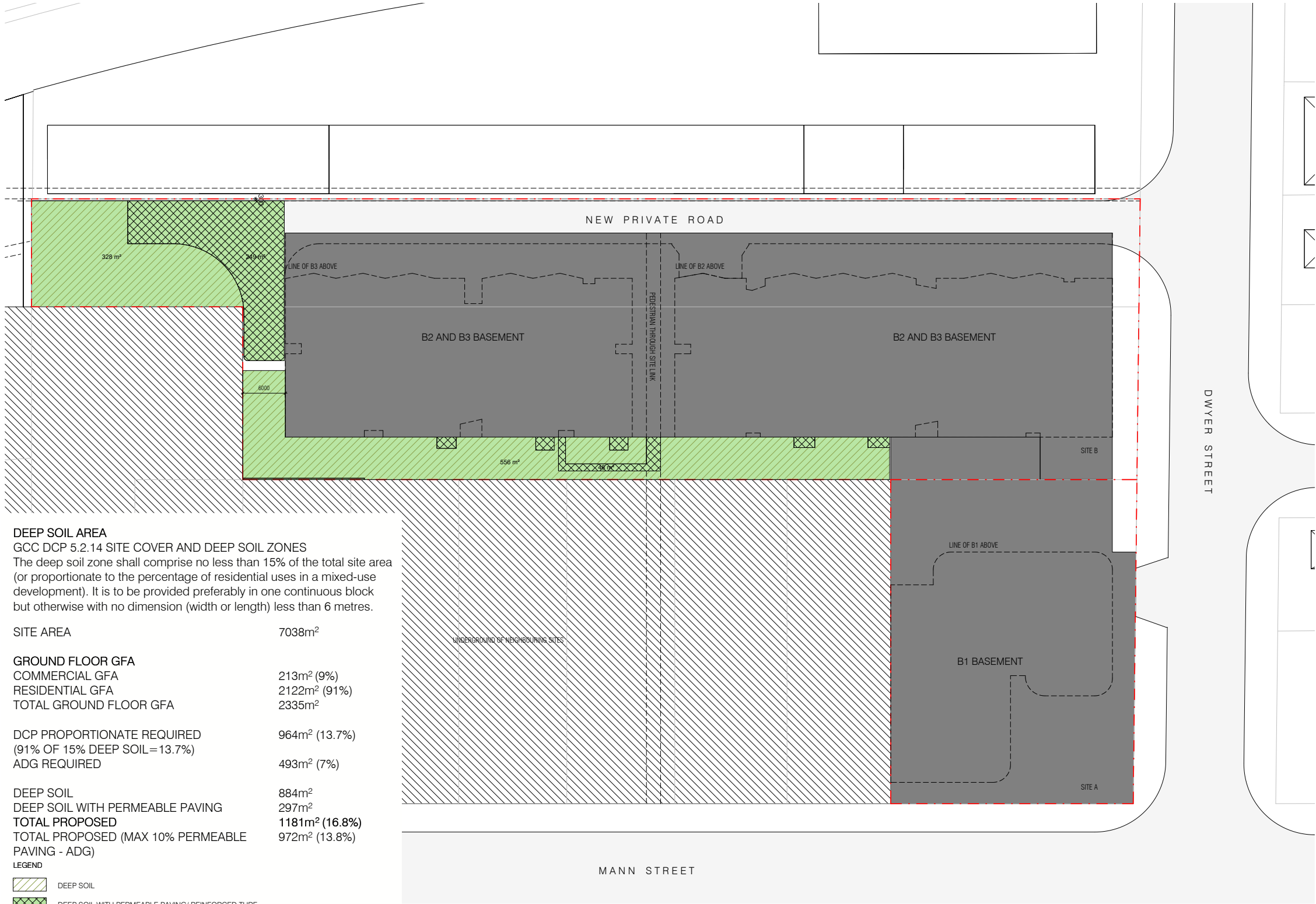
TOTAL SOLAR ACHIEVES 73% MINIMUM 3HRS AND
85% MINIMUM 2HRS

GRAND TOTAL 80% FOR 200/249 UNITS ACHIEVING 3HRS + APARTMENTS
ACHIEVING OUTSTANDING PANORAMIC VIEW AMENITY



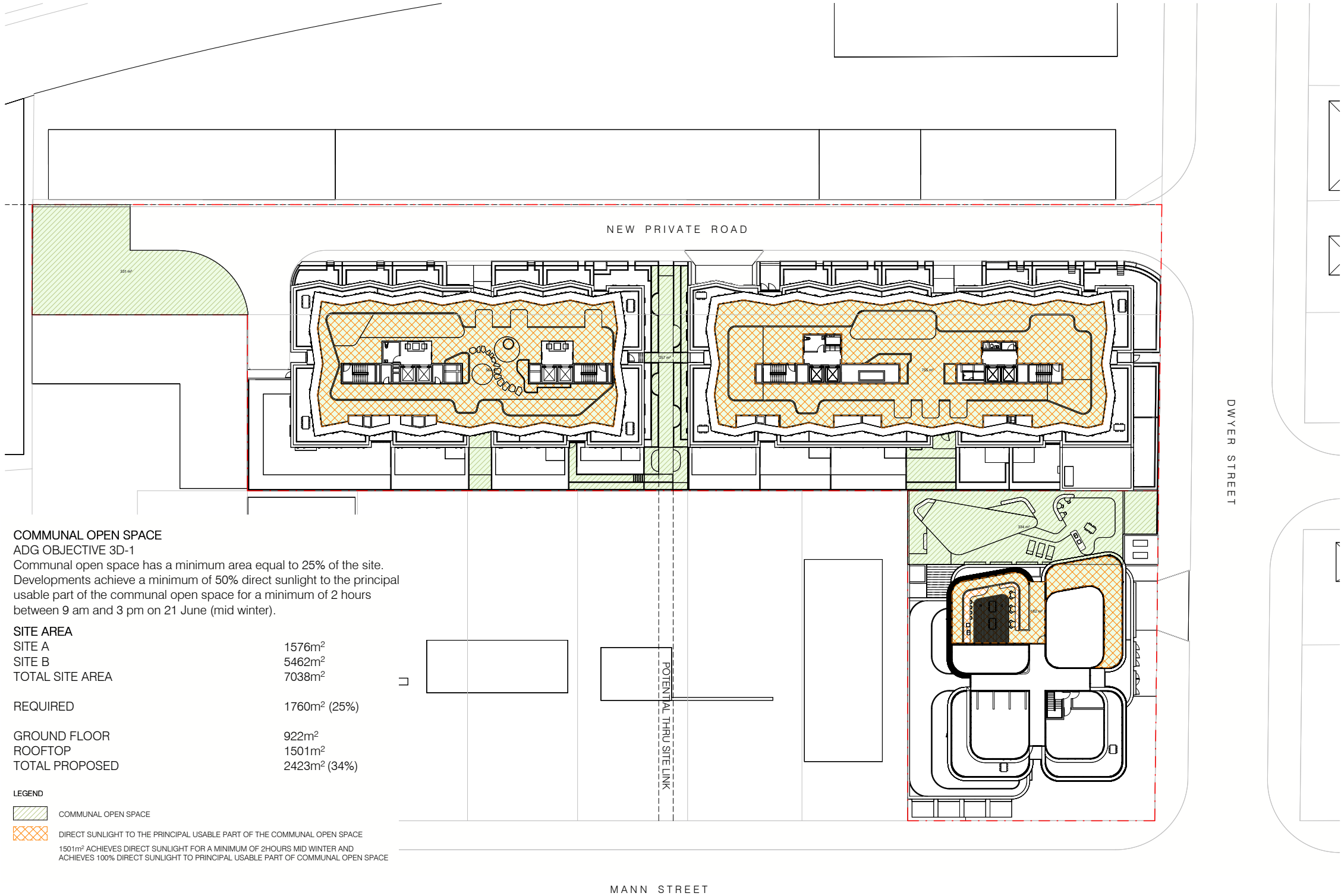
Objective 3E-1 Deep Soil

Proposed deep soil - 612m² (9% of site area)



Objective 3D-1 Communal Open Space

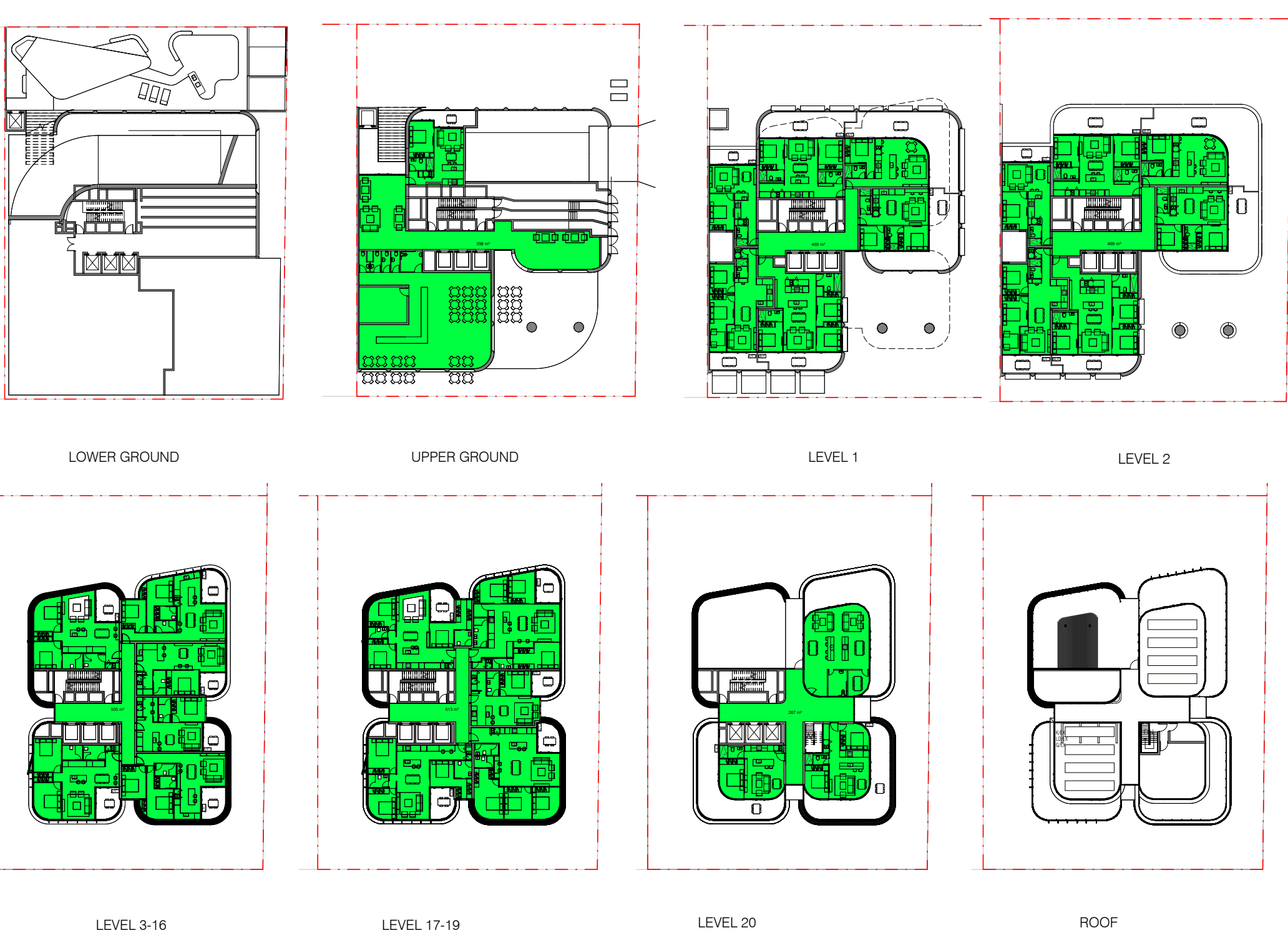
Proposed communal open space - 2759m² (39% of site area)



GFA Schedule

Site A GFA Schedule

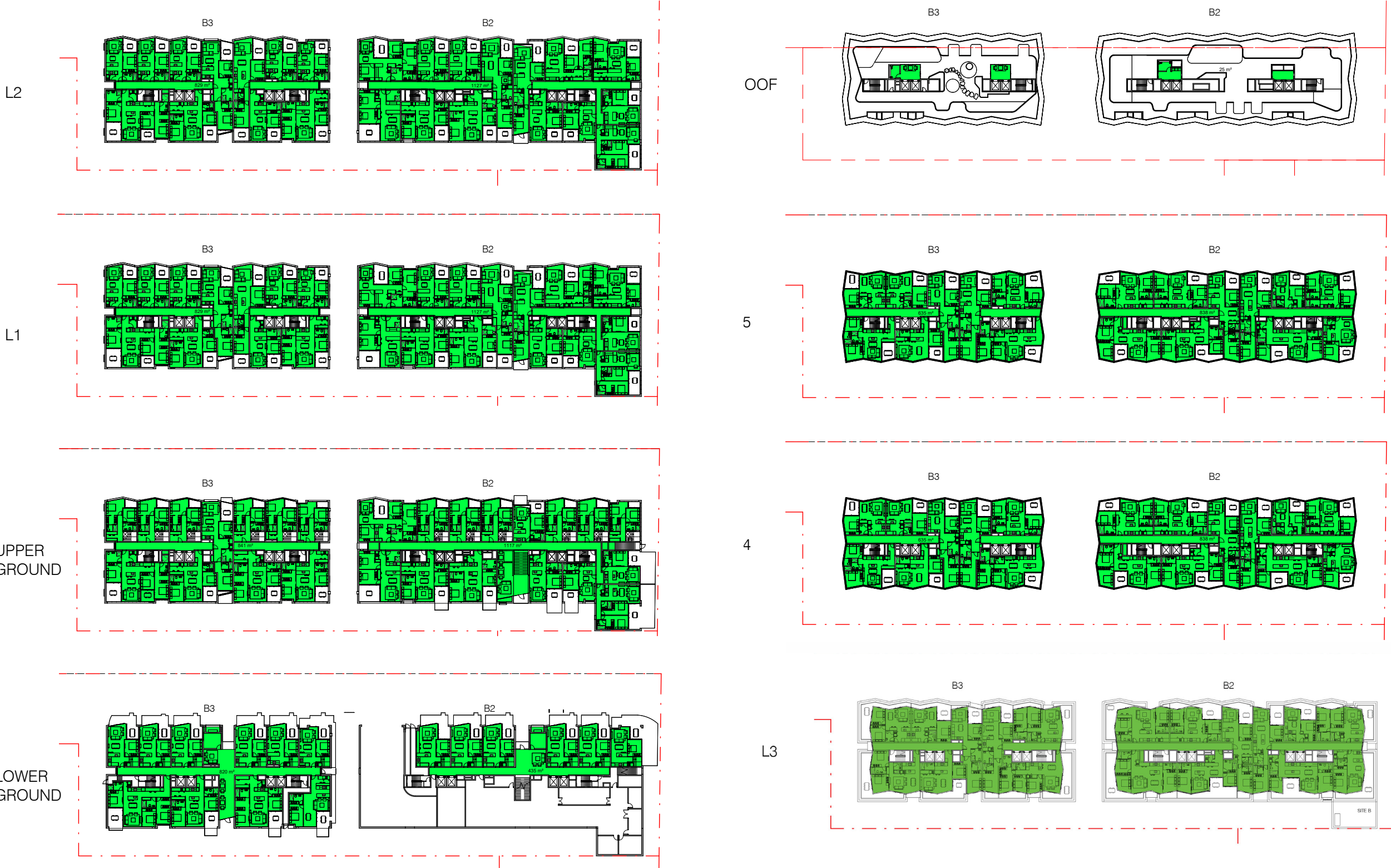
Site A achieves a proposed GFA of 10,212m2.



GFA Schedule

Site B GFA Schedule

Site B achieves a proposed GFA of 11,694m2.



Photomontage

View 1



Photomontage

View 2



Photomontage

View 1



Photomontage

View 2



Photomontage

View 1



Photomontage

View 2



Photomontage

View 1

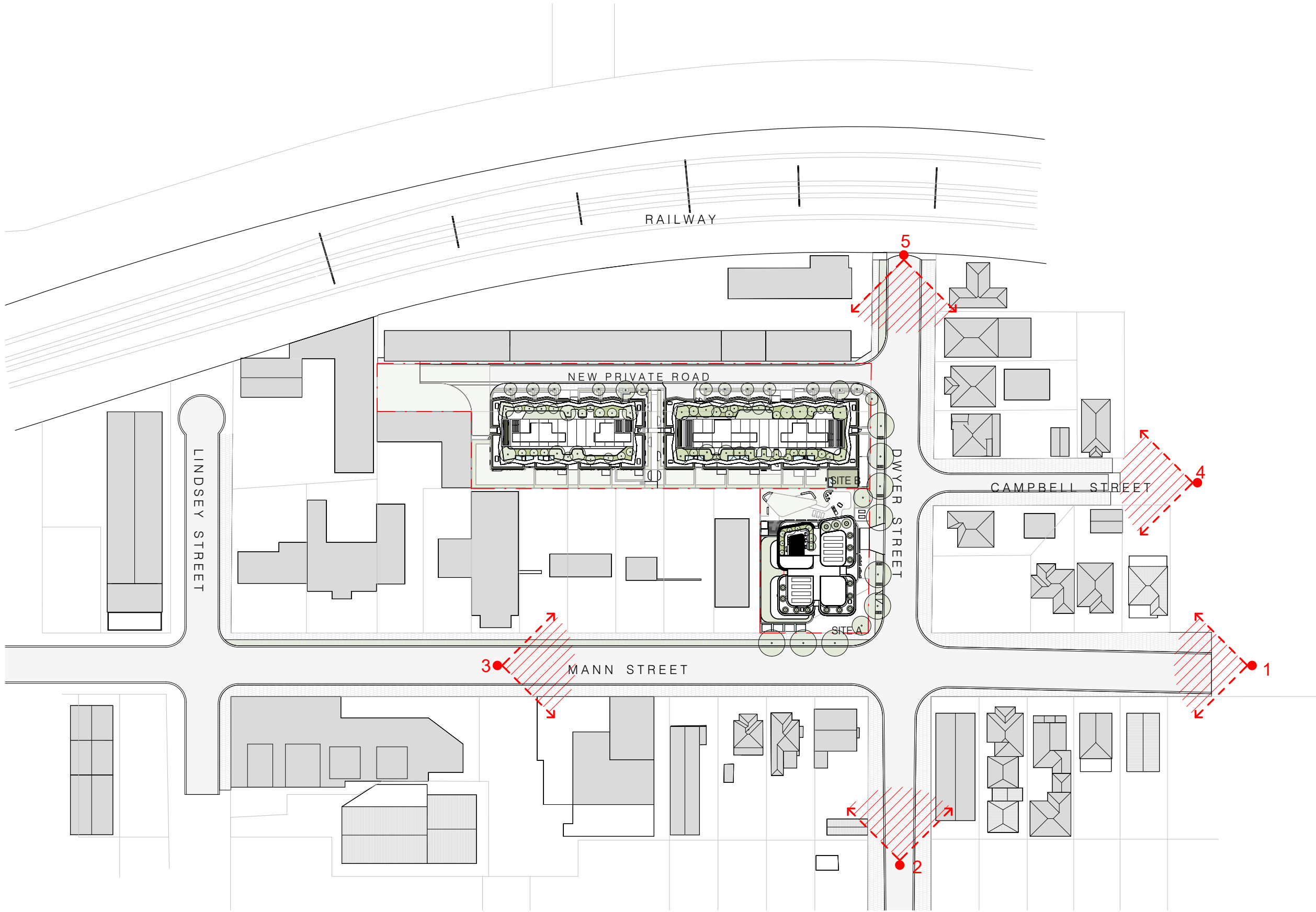


Photomontage

View 2



View Impact Analysis
Site Plan



View Impact Analysis
Mann Street looking south



View Impact Analysis

Mann Street looking north



View Impact Analysis

Dwyer Street looking west



View Impact Analysis

Campbell Street looking south



View Impact Analysis

Dwyer Street looking east





SECTION 4

Response to DRG Letter

Response to DRG Letter

Please see below Architect Response to the items addressed in the **City of Gosford – Design Reference Group (DRG) #3 – 372-374 Mann Street and 35-37 Dwyer Street** letter dated 17 October, 2024.

Design Element	DRG #2 Advice	Architect Response
Site Context	Traffic impacts to the existing local street system: - The cumulative traffic potentially generated by the block needs to be considered, assuming that other developments will reasonably expect to achieve higher yields as this proposal is seeking to achieve. Uplift benefits need to be shared and not adversely impact the broader precinct. - There is a need to understand how much traffic would be generated by the development and the interaction with the intersection of Dwyer and Mann St. A detailed understanding of intersection performance would be helpful	This has been addressed within the Traffic Report through the thorough assessment of the broader future precinct.
	Mechanisms for the delivery of the new road and legal access by neighbouring properties needs to be addressed. Any intention for this road to be dedicated to Council would need to be agreed to by Council. Alternative mechanisms could include a right of carriageway that burdens the subject site and benefits adjoining site.	The proposed new road will be a private road whilst additionally allowing access to the western sites and has a future potential to be extended towards the south connecting Dwyer Street to Lindsey Street. Please refer to Traffic Report.
Site Scale	Consider the impact of the scheme from surrounding vantage points. Provide a view analysis from these key points.	A view analysis has been provided within the Design Report illustrating key views of the site and surrounding context.
Site Design	There is a potential for windshear to impact the public domain, in particular pedestrian comfort, particularly with the wind shear created by the tower and podiums. A wind impact assessment on the corner block will be required to support the bulk and scale of built form proposed.	The impact of wind on the building and adjacent spaces and buildings has been assessed by CPP who have provided a comprehensive report illustrating the successful wind conditions in the proposed and future context.
	The proposed pedestrian through block connection, as proposed, does not have sufficient activation/surveillance. Activation of this connection is to be addressed in any revised design.	The proposed pedestrian through block connection has been designed in the proposed context as a connection to the Communal Open Space which can be extended in the future to create a through block connection. This space has been activated with a series of landscaped interventions such as seating areas and low level landscaped spaces and low permeable front fences providing an overlooking context from the adjacent residential to create a feeling of passive surveillance along this space. Finally, the rear communal open space is accessed from this link which will further enrich the activation of this space.
	Council's adopted Street Design Guideline (May 24) is to be considered in the development. - Street design can achieve deep soil goals. - The deep soil presented on the site could also be part of the street and should be explored as part of the Council Street Guidelines. Ensure the spatial allocation for the new street to the west of the site includes sufficient space to allow for a planting zone to the neighbouring fence.	The proposed design achieves a 13.5% deep soil, however the entire roofs of buildings are also landscaped with planter which can provide effective deep soil allowing the maturity of trees to occur and diversity of landscape. The western side of the new road allows for a 300mm zone where planting to the neighbouring fence can occur, please refer to the Landscape Architect's Design Report. This western boundary condition has also been considered in the proposed and future context and is anticipated that this will become a new frontage to the road with landscape and trees mirroring the proposed scheme to create a genuine streetscape and passive observation in the final future context.
Requested Studies	Traffic impact assessment, with particular focus on intersection servicing, and cumulative consideration of the block.	Refer to Traffic Engineer's Report.
	Comprehensive wind study with & without future adjoining developments.	Refer to Wind Engineer's Report.
	Connect to Country Strategy and how it will be implemented.	Refer to the Connection to Country Strategy in the Design Report.
	Urban Design and Landscape Strategy – inc. deep soil & tree canopy.	Refer to the Design Report and Landscape Architect's Report.
	CPTED Strategy	Refer to the Planning Report.

Response to DRG Letter

Design Element	DRG #3 Advice	Architect Response
Architecture: Expression & Materials	Further work is required to reduce the number of competing materials selected for Buildings B. Consider different tones rather than lots of different material expressions.	The proposed Buildings B materials has been simplified to reduce competing materials and now consist of light masonry colour brick and light render to create the masonry base.
	Consider sandstone for the podium of Building A and masonry for the podium of Buildings B.	Sandstone has been adopted for the podium of Building A and masonry has been adopted for the podium of Buildings B.
	Consider procuring a Quantity Surveyor to develop an elemental cost plan which will better inform material selection and other elements that is appropriate to the local market.	Refer to Quantity Surveyor Report.
	Consider the location of facade sun shading blades in relation to "pop out" windows in masonry/sandstone walls as they may obscure views out.	The Building A facade has been developed to optimise views outwards and has minimised the vertical sun shade blades in relation to the southern pop out windows.
	Further work is required to resolve the detailing of fences.	Fence design has been developed to create a series of masonry and vertical batten fences to create further activation and descaling of the street. Refer to Landscape Architect's Drawings.
Architecture: General Arrangement	Ensure that the soffit above the "plaza" (triple height space in front of the entrance to Building A) is clean and clear with sufficient thickness to accommodate services.	The soffit to Building A has been designed to be a clean sculptural painted concrete soffit, services has been reticulated to ensure this aesthetic response is achieved.
	Further work is required to enable solar protection of glazed facades, particularly those facing west without resorting black or dark glazing.	Solar protection to all western facades has been developed with the ESD consultant to provide adequate shading through the use of sliding vertical screens and some solidity increases maintaining clear glazing.
	Consider that handrails and aluminium framing follow the curve of the building envelope.	Curved aluminium handrails are provided to the balconies.
	Ensure that banding is of sufficient height to accommodate vegetation soil depth and drainage where applicable.	Planter heights have been developed to provide adequate soil for the successful growth of vegetation and trees. Please refer to Landscape Architect's Report.
	Further work is required to resolve conflicts that may arise from having bedrooms (of 3 bed apartment) overlooking the "plaza" on the corner of Mann Street and Dwyer Street. Consider changing this to a 2 bed apartment, to avoid overlooking the "plaza".	The podium apartments in question has been replanned to orientate the primary living spaces overlooking Mann Street and high level windows with screening have been adopted to the windows adjacent to the plaza to avoid overlooking the plaza.
Connecting with Country	Further work is required to ensure BCA compliance of studies in apartments that have no access to natural light.	Studies within the apartments have been evolved to be an open plan spaces such as living areas and studies that do not directly access a window will have glass sliding doors to provide the connection to daylight.
	Further work is required to describe the programming of communal spaces on rooftops and inside the building.	Communal Spaces on the rooftops will provide a diversity of programme by creating large open spaces with kitchen, bathroom and gathering amenities to enrich the community's lifestyle and allow them to enjoy the rooftop space.
	Engagement with the identified Aboriginal stakeholders is required to inform the design response prior to the DAP. Consider both the process as well as the outcome of Connecting with Country during the engagement.	Refer to the Connection to Country Strategy in the Design Report.
Landscape	Consider precinct wide and building specific design responses that Connects with Country beyond public artwork.	The Connection to Country Strategy will consider precinct wide and building specific responses that connects the country beyond public art.
	Consider the historic cultural use of the site and the themes that are relevant to this place. Consider place keeping rather than placemaking and how the building may welcome Indigenous and non-Indigenous peoples.	This will form part of the Connection to Country Strategy.
	Further work is required to articulate the approach to interim landscaping in Stage 1.	Refer to Landscape Architect's Report.
	Further work is required to articulate the landscape approach to through site links and boundaries including deep soil and other vegetative planting.	Refer to Landscape Architect's Report.
	Further work is required to articulate the landscape approach to the rooftop spaces, including the provision of adequate space for soil and drainage. The landscape should respond to proposed uses. Practicality of full sized trees in pots is questioned.	Refer to Landscape Architect's Report.
	Further work is required to specify planting in accordance with the Street Design Guideline.	Refer to Landscape Architect's Report.
	Provide more realistic 3D views that capture the design intent of the landscaping throughout the site.	Refer to Landscape Architect's Report.

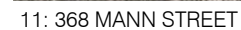
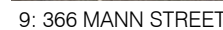
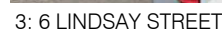
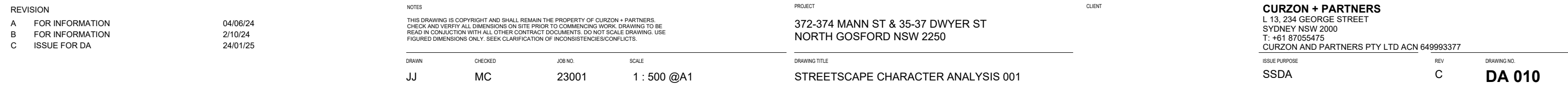
Response to DRG Letter

Design Element	DRG #3 Advice	Architect Response
CPTED	Further work is required to develop an approach to CPTED across the site.	Refer to the CPTED Response.
	Consider climb-ability when locating trees, fencing or walls.	
	Consider the location of blank walls and solid fences that obstruct sight lines and passive surveillance.	
Accessibility	Further consideration is required in the planning of accessible circulation routes for residents and members of the public moving across the site.	This has been addressed within the design of the building and additionally it is captured within the Accessibility Report.
Traffic Impact	Further work is required to articulate the extent of intersection and road upgrades as part of Contribution Plans. Consider arranging meeting with TfNSW who manages this section of Mann Street.	The Basements of B2 and B3 have been conjoined and the number of carpark entrances has been reduced from 2 to 1 to maximise the amount of active edges and minimise the number of crossovers and simplify the traffic movements. Refer to the Traffic Engineer's Report.
	Consider consequences of increased traffic flows beyond those projected over the next decade in the instance that adjacent sites are developed with an uplift.	
	Further work is required to articulate impacts of multiple basement entrances on the existing and proposed streetscapes A strategy to amalgamate or rationalise the car park basements and entries should be explored.	
	Further work is require to articulate how the private road will be managed long term.	
Wind Impact	Further work is required to ameliorate the impacts of wind in the "plaza" on the corner of Mann Street & Dwyer Street to ensure comfortable use of the space for pedestrian sitting (<4m/s) and pedestrian standing (4-6m/s). Undertake a study looking at ameliorations to achieve this at 80% and 90% of the time.	
View Impact	Provide view impact analysis as a series of photo-montages at eye height rather than a white card model to demonstrate a more accurate depiction of future views.	
Staging	Consider potential linkages between buildings, included but not limited to the amalgamation of basements without compromise to the deep soil. This would have significantly positive impact on the connectivity across the site and could minimise the number of basement entrances and loading docks leading to improved streetscape character.	The Basements of B2 and B3 have been conjoined and the number of carpark entrances has been reduced from 2 to 1 to maximise the amount of active edges and minimise the number of crossovers and simplify the traffic movements. Refer to the Traffic Engineer's Report.
ADG Compliance	Provide a summary of ADG compliance at the DAP.	70% Solar 78% Solar and Outstanding Amenity 66% Natural Ventilation 20% Silver Level Apartments 15% Adaptable Apartments
Waste Management	Provide a summary of the approach to waste management at the DAP.	Refer to Waste Management Report.

SECTION 5

Appendix

Streetscape Character Analysis



REVISION		
A	FOR INFORMATION	04/06/24
B	FOR INFORMATION	2/10/24
C	ISSUE FOR DA	24/01/25

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	@A1



PROJECT

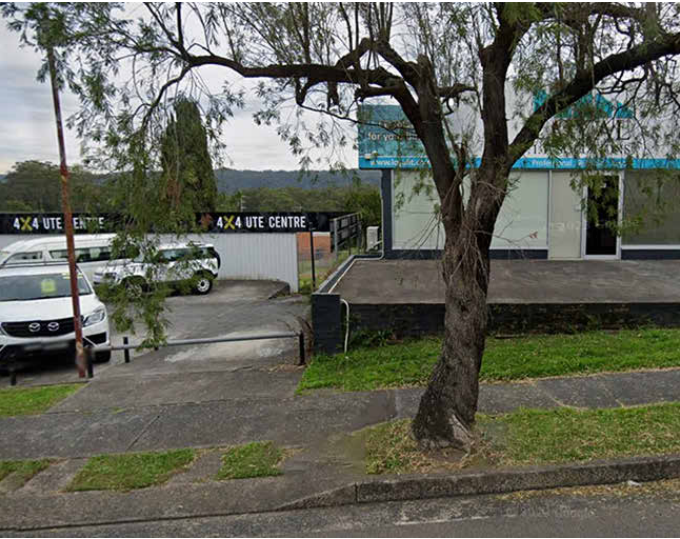
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

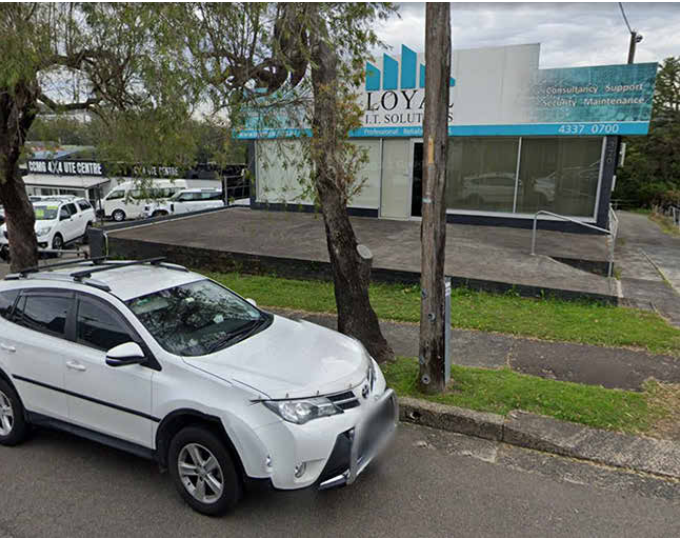
STREETSCAPE CHARACTER ANALYSIS 002

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L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV
SSDA	C



13: BETWEEN 368 AND 370 MANN STREET



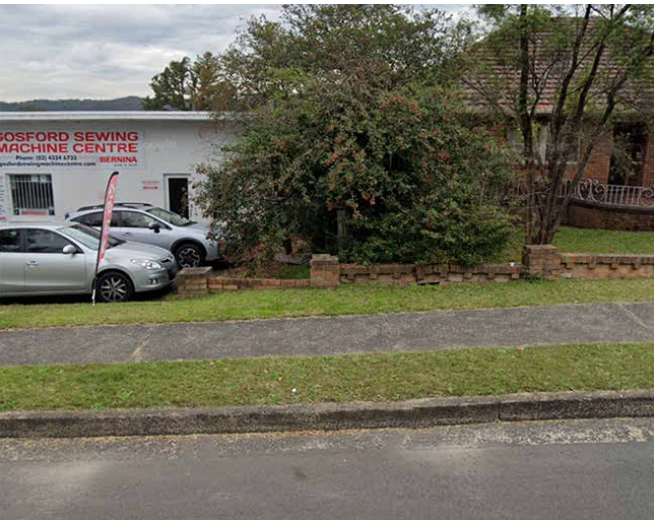
14: 370 MANN STREET



15: BETWEEN 370 AND 372 MANN STREET



16: 372 MANN STREET (SUBJECT SITE)



17: BETWEEN 372 AND 374 MANN STREET (SUBJECT SITE)



18: 374 MANN STREET (SUBJECT SITE)



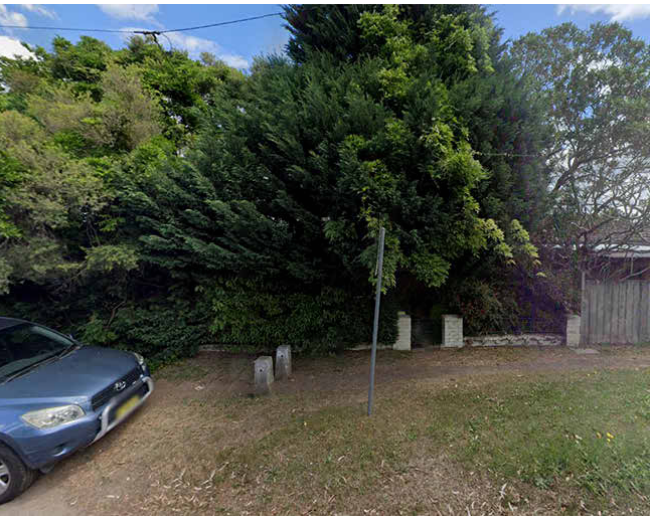
19: CORNER OF DWYER STREET AND PACIFIC HIGHWAY



20: 400 MANN STREET



21: 402 MANN STREET



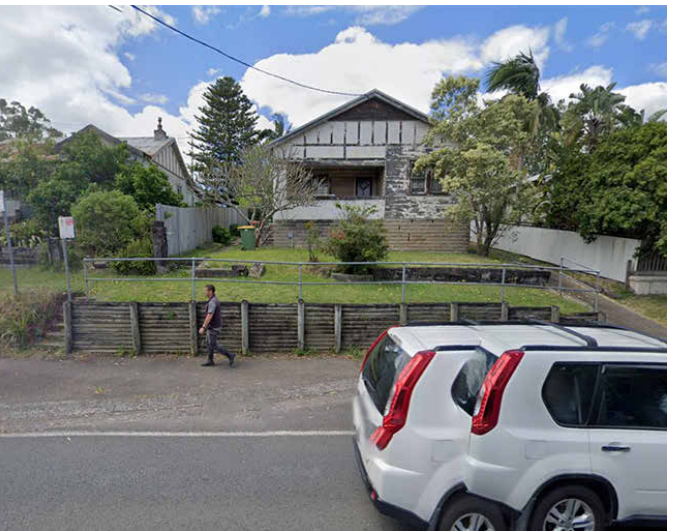
22: 404 MANN STREET



23: 406 MANN STREET



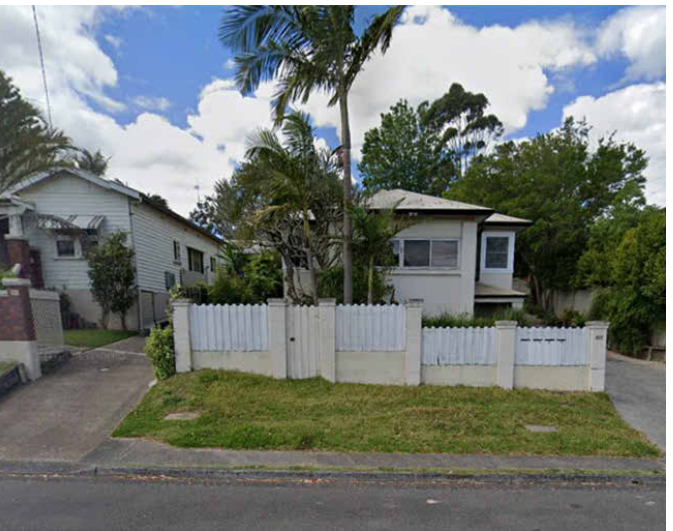
24: 407 MANN STREET



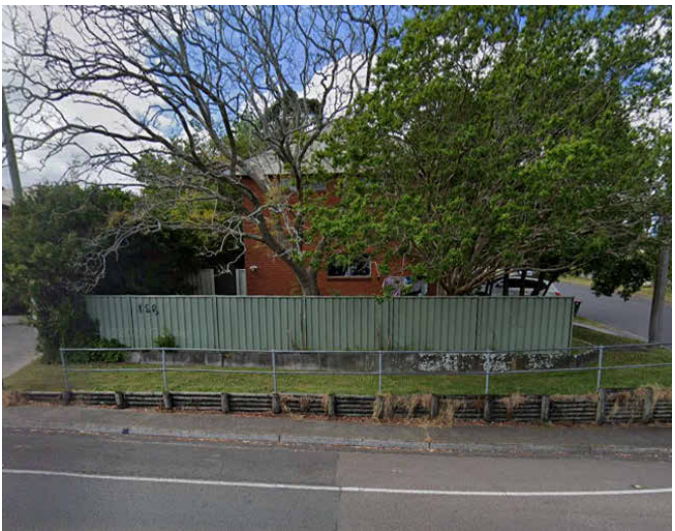
25: 405 MANN STREET



26: 403 MANN STREET



27: 401 MANN STREET



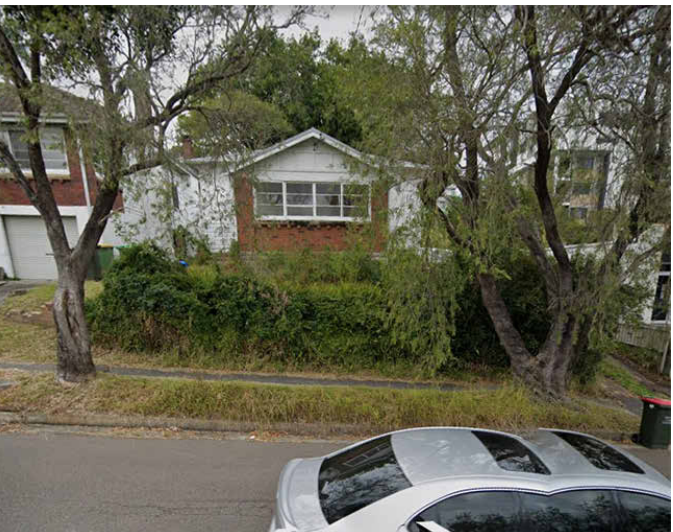
28: 42A DWYER STREET



29: 397 MANN STREET



30: 395 MANN STREET



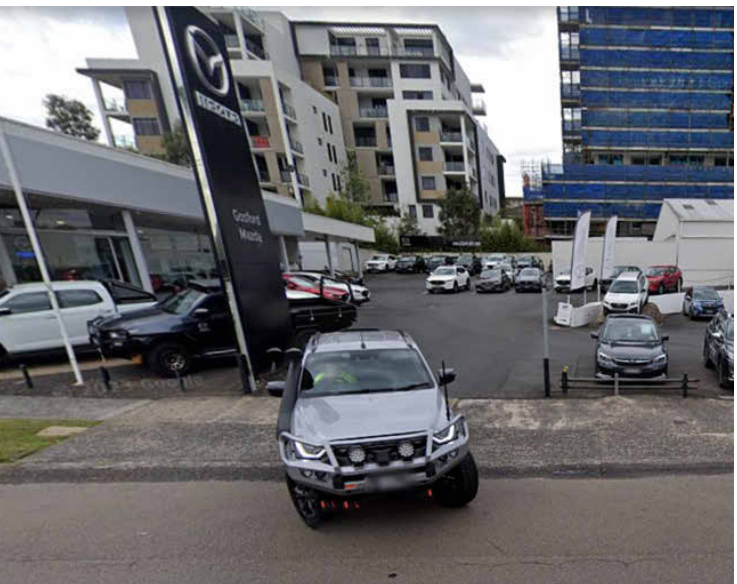
31: 393 MANN STREET



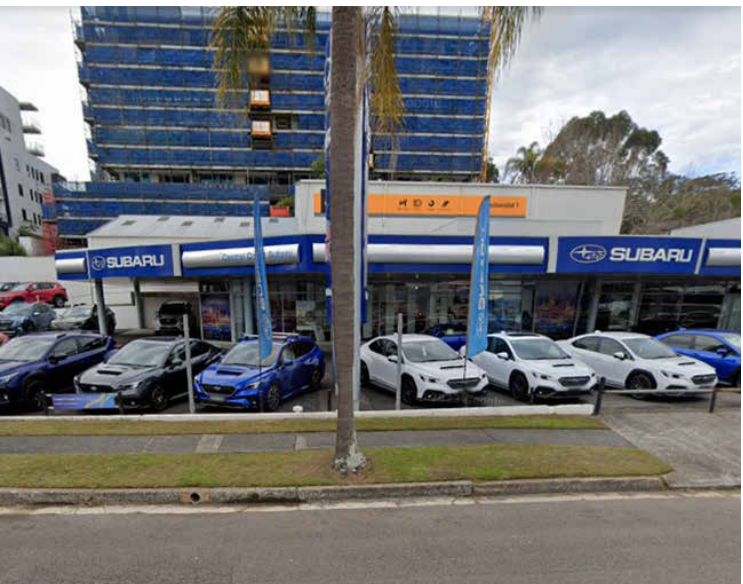
32: 392 MANN STREET



33: 387 MANN STREET



34: BETWEEN 387 BETWEEN 373 MANN STREET



35: 373 MANN STREET

REVISION

A	FOR INFORMATION	04/06/24
B	FOR INFORMATION	2/10/24
C	ISSUE FOR DA	24/01/25

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JJ	MC	23001	@A1



PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

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STREETSCAPE CHARACTER ANALYSIS 003

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JJ	MC	23001	@A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

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STREETSCAPE CHARACTER ANALYSIS 004

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ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	DA 013

21/03/2025 2:32:52 PM



36: 373 MANN STREET



37: 367 MANN STREET



38: 369 MANN STREET



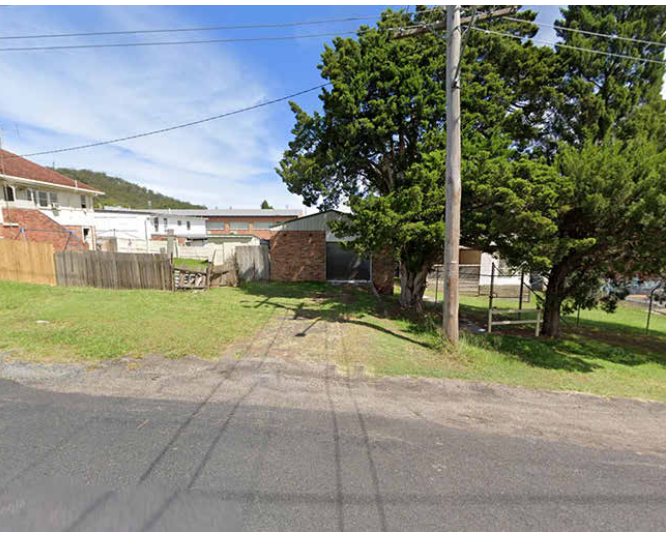
39: 2 LINDSAY STREET



40: 4/2 LINDSAY STREET



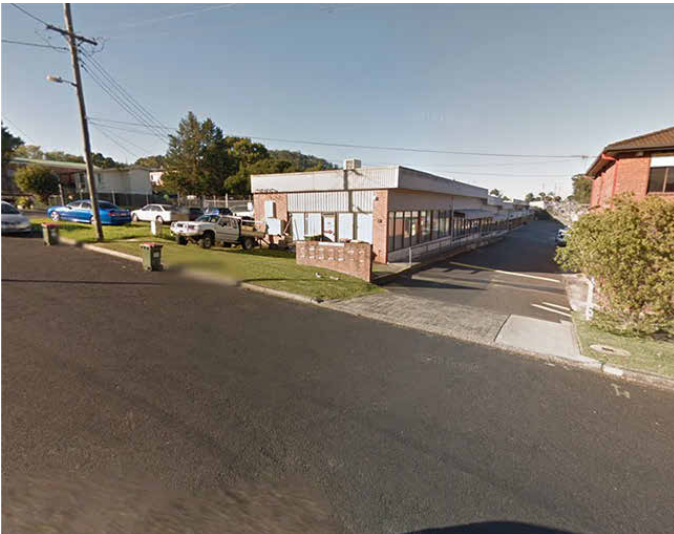
40: 374 MANN STREET



41: 374 MANN STREET



42: 37 DWYER STREET



42: CORNER OF SUBJECT SITE FROM DWYER STREET



43: DWYER STREET LOOKING SOUTH



44: DWYER STREET LOOKING WEST

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B	FOR INFORMATION	2/10/24													
C	ISSUE FOR DA	24/01/25													
DRAWN	CHECKED	JOB NO.	SCALE	DRAWING TITLE				ISSUE PURPOSE				REV			
JJ	MC	23001	@A1	STREETSCAPE CHARACTER ANALYSIS 005				SSDA				C			

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B	FOR INFORMATION	2/10/24													
C	ISSUE FOR DA	24/01/25													
DRAWN	CHECKED	JOB NO.	SCALE	DRAWING TITLE				ISSUE PURPOSE				REV			
JJ	MC	23001	@A1	STREETSCAPE CHARACTER ANALYSIS 006				SSDA				C			



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C	ISSUE FOR DA	24/01/25					
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JJ		MC	23001	@A1		STREETSCAPE CHARACTER ANALYSIS 007	



REVISION

A

FOR INFORMATION

04/06/24

B

FOR INFORMATION

21/10/24

C

ISSUE FOR DA

24/01/25

NOTES

</



49: LINDSAY STREET LOOKING EAST



50: LINDSAY STREET LOOKING WEST



51: LINDSAY STREET LOOKING EAST FROM CUL DE SAC



52: FROM SUBJECT SITE LOOKING SOUTH

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B	FOR INFORMATION	21/10/24					
C	ISSUE FOR DA	24/01/25					
		DRAWN	CHECKED	JOB NO.	SCALE	DRAWING TITLE	
		JJ	MC	23001	@A1	STREETSCAPE CHARACTER ANALYSIS 009	

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B	FOR INFORMATION	21/10/24					
C	ISSUE FOR DA	24/01/25					
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		JJ	MC	23001	@A1	STREETSCAPE CHARACTER ANALYSIS 010	

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B	FOR INFORMATION	21/10/24					
C	ISSUE FOR DA	24/01/25					
		DRAWN	CHECKED	JOB NO.	SCALE	DRAWING TITLE	
		JJ	MC	23001	@A1	STREETSCAPE CHARACTER ANALYSIS 010	



53: FROM SUBJECT SITE LOOKING NORTH



54: DWYER STREET LOOKING EAST FROM TOP OF ROAD

REVISION		NOTES	PROJECT	CLIENT					
A	FOR INFORMATION	04/06/24	372-374 MANN ST & 35-37 DWYER ST NORTH GOSFORD NSW 2250	CURZON + PARTNERS L 13, 234 GEORGE STREET SYDNEY NSW 2000 T: +61 87055475 CURZON AND PARTNERS PTY LTD ACN 649993377					
B	FOR INFORMATION	2/10/24							
C	ISSUE FOR DA	24/01/25							
		DRAWN	CHECKED	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV	DRAWING NO.
		JJ	MC	23001	@A1	STREETSCAPE CHARACTER ANALYSIS 011	SSDA	C	DA 020



55: SHOWGROUND ROAD LOOKING NORTH



56: SHOWGROUND ROAD LOOKING SOUTH

REVISION		NOTES	PROJECT	CLIENT
A	FOR INFORMATION	04/06/24	372-374 MANN ST & 35-37 DWYER ST NORTH GOSFORD NSW 2250	CURZON + PARTNERS L 13, 234 GEORGE STREET SYDNEY NSW 2000 T: +61 87055475 CURZON AND PARTNERS PTY LTD ACN 649993377
B	FOR INFORMATION	21/01/24		
C	ISSUE FOR DA	24/01/25		
		DRAWN	SCALE	DRAWING TITLE
		JJ	@A1	STREETSCAPE CHARACTER ANALYSIS 012

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	DA 021



57: CORNER OF SITE FROM LINDSAY STREET



58: CORNER OF SITE FROM DWYER STREET



59: CORNER OF SITE FROM SHOWGROUND ROAD



60: CORNER OF SITE FROM SHOWGROUND ROAD