

Gosford Gateway

Architectural Plans

July 2020



P1	Draft	27.03.2020	AK	SC
Issue	Description	Date	Chk	Auth

0. Introduction

EIS001	Cover
EIS002	Contents
EIS003	Introduction
EIS004	Response to Sears Requirements
EIS005	Response to Sears Requirements
EIS006	Response to Sears Requirements
EIS007	Response to Sears Requirements

1. Proposed Concept Master Plan

EIS100	Proposed Concept Master Plan
EIS102	Site Area Plan
EIS103	Site Plan
EIS104	Envelope Plan and Use
EIS105	Western Elevation - Mann St
EIS106	Northern Elevation - Faunce St
EIS107	East Elevation - Watt St
EIS108	South Elevation
EIS109	Yield Table

2. Context and Site

EIS200	Context and Site Analysis
EIS201	Context Analysis
EIS202	Surrounding Development Heights
EIS203	Constraints and Opportunities
EIS204	View Analysis

3. Built Form and Urban Design

EIS300	Built Form and Urban Design
EIS301	Urban Approach
EIS302	Massing Development and Approach
EIS303	Diversity in Tower Form
EIS304	Activated Edges and Diversity in Retail Offering
EIS305	Mann St Podium
EIS306	Perspective
EIS307	Perspective

4. Public Domain and Landscaping

EIS400	Public Domain and Landscaping
EIS401	Masterplan
EIS402	Public Domain Improvements
EIS403	Improve Pedestrian Access
EIS404	Link from Mann Street to Faunce Street
EIS405	Link from Mann Street to Faunce Street
EIS410	Mann St Perspective

5. Master Plan Reference Scheme

EIS500	Detailed Plans
EIS501	Site Plan
EIS502	Proposed Construction Staging
EIS503	Staging Diagrams - Stage 1 - Stage 4
EIS510	Typical Basement Plan - Levels B2-B5
EIS511	Basement 1 Plan
EIS512	Ground Level
EIS513	Level 1 Plan
EIS514	Level 2 Plan
EIS515	Level 3 Plan
EIS516	Level 4 Plan
EIS517	Level 5 Plan
EIS518	Level 6 Plan
EIS519	Typical Levels 7-12
EIS520	Typical Levels 13-18
EIS521	Level 19 Plan
EIS522	Typical Levels 20-24
EIS523	Typical Levels 25 - 26 Plan
EIS524	Level 27 Plan
EIS525	Typical Levels 28-33
EIS530	South Elevation
EIS531	West Elevation - Mann St
EIS532	North Elevation - Faunce St
EIS533	East Elevation - Watt St
EIS533A	Context - South Elevation
EIS533B	Context - West Elevation
EIS533C	Context - North Elevation
EIS533D	Context - East Elevation
EIS534	Site Section 1
EIS535	Site Section 2
EIS537	Internal Section A
EIS538	Internal Section B
EIS539	Internal Section C
EIS548	Detailed Yield Summary
EIS549	GFA Allocation Plans
EIS550	Materials Palette

6. Environmental and Residential Amenity

EIS600	Environmental & Residential Amenity
EIS603	Public Domain Overshadowing Impact
EIS604	Residential Zoning Solar Access - Overshadowing Impact Calculations
EIS605	Residential Neighbouring Overshadowing Impact
EIS606	Internal Open Space Solar Access
EIS608	Indicative Deep Soil and Communal Open Space
EIS609	SEPP 65 Compliance - Solar Access
EIS610	SEPP 65 Compliance - Natural Ventilation

8. Ecologically Sustainable Design

EIS800	Ecologically Sustainable Design
EIS801	Schedule 2 Clause 7 (4) Environmental Planing and Assessment Regulation 2000
EIS802	ESD Strategies
EIS803	6 Star Greenstar
EIS804	Perspective

Gateway is a key site in Gosford and its revitalisation in this design will create a vibrant hub in Gosford connecting the Railway Station to the Gosford CBD (Key Site 2, Gosford City Centre DCP 2018).

Masterplanning

The site is a key site due to its size and proximity to Gosford Railway Station and offers significant urban renewable opportunities. Masterplanning has been undertaken in conjunction with the City of Gosford Advisory Panel (CoDAP) which has been consulted during the development of this design.

Site Link from Watt St to Mann St

A new through site link from Watt Street to Mann Street is desirable in order to connect pedestrians, east and west, across the city. A generous site link is proposed in the form of a public Plaza that will connect the two streets and open the view up to Rumbalara Reserve.

Appropriate Heights on Site

The appropriate height for the development has been determined through a master planning process in consideration of impacts on views and overshadowing. The design reveals views of Rumbalara Reserve from Burns Place. The plaza has been designed to extend the green space of Burns Place and considers the impacts to the heritage aspects of the space including the fountain, spaces and layout and cultural plantings.

Quality Public Spaces for the Community

The development offers a generous public plaza which will create quality public spaces for the community as well as offering connections to Burns Place and creating a better quality public space there.

Design Excellence

The proposed design has evolved interactively in conjunction with the CoGAP. It will continue to be developed with their feedback to create the best outcome for Gosford and therefore will achieve Design Excellence.



Introduction

Response to SEARs Requirements

Key Issue	Referred Document		Comment/ Corresponding Report Section	
1.	Statutory Provisions and Strategic Provisions			
	Address all relevant Environmental Planning Instruments, plans, policies and guidelines, including (but not limited to those) outlined at Attachment A.			
	Detail the nature and extent of any prohibitions that apply to the development.			
	Provide details of the proposed land use for each component of the development, and the relationship between the different land uses within the building.		Addressed through various sections of the report but specifically in Section 1 and Section 5.	
	Identify compliance with the development standards applying to the site and provide a detailed justification for any non-compliances / variations.		Addressed through various sections of the report but specifically in Section 1 and Section 5.	
	Address the adequacy of floor space provided for commercial purposes and provide relevant justification.		Addressed through various sections of the report but specifically in Section 1 and Section 5.	
2.	Design Excellence			
	As the proposal has been reviewed by the City of Gosford Design Advisory Panel (the Panel), the EIS must include the Panel's advice from the 31 October 2019 meeting.	CoDAP 31 October Meeting	A summary of the panel's advice is included in EIS907.	
	Demonstrate how the Panel advice has been considered and incorporated into the proposal and addresses consistency with the advice in a table.	CoDAP 31 October Meeting	A table of the panel's advice and the proposal's response is included in EIS910.	
	Prepare a Design Excellence Statement to demonstrate how the proposal exhibits design excellence and contributes to the natural, cultural, visual and built character values of Gosford City Centre.		A design excellence Statement is given on DS001.	
	In considering whether the development exhibits design excellence, demonstrate compliance with Clause 8.3 of State Environmental Planning Policy (SEPP) (Gosford City Centre) 2018. Within the Design Excellence Statement, demonstrate how the detailed design of buildings (subject to future development applications) will ensure design excellence / design integrity, such as through further consultation with the Panel, and include design principles to inform the detailed design.	Gosford City Centre SEPP 2018	Compliance with Clause 8.3 is shown on EIS909. This is shown on EIS912.	
3.	Built Form and Urban Design			
	Demonstrate how the proposal is informed by the Gosford Urban Design Framework (GANSW, 2018) and the Gosford Development Control Plan 2018 (DCP).	Gosford Urban Design Framework	Station Improvements: 2. Burns Park Upgrade: <ul style="list-style-type: none">• Improve sight lines to Mann Street and passive surveillance.• Increase accessibility.• Improve appearance and safety. 8. Possible future redesign of the Gateway Centre should consider solar access to Burns Park and glimpses to Rumbalara Reserve from the station exit. <ul style="list-style-type: none">• Design for this site would need to be subject to design excellence processes as it is a strategically important site and gateway to the city centre.• In the short term consider removing the bridge over Mann Street to encourage street level footfall.	Addressed through various sections of the report but specifically: 2. The proposal seeks an upgrade of Burns Park through a Voluntary Planning Agreement. This will improve accessibility, appearance and safety. The proposal includes removing the pedestrian bridge which will improve sight lines to Mann St. The proposed buildings will improve passive surveillance. 8. Solar access to Burns Park is shown on EIS603. The view of Rumbalara in integral to the design, the view analysis from Gosford Station is on EIS704. Design Excellence processes are demonstrated in Section 9 of this report. Part of the design of this proposal incorporates the removal of the pedestrian bridge to encourage street level footfall.
		Gosford DCP 2018	3.2 City North Objectives 1. Promote health and education uses to support the creation of an innovation precinct. 2. Connect the hospital to the city with improved active transport connections. 3. Improve permeability and provide new pedestrian links across the rail corridor. 4. Increase public open space, to provide green relief, connect with the surrounding bushland, and provide a sense of identity for the north. 5. Provide a range of housing types to support a diverse and varied population, including key workers, students, young professionals and aged care.	Addressed through various sections of the report but specifically: 1. The proposal includes diverse uses including education to create an innovation precinct. 2. & 3. The upgrades to Burns Park and the new public plaza will create improved pedestrian connection to the city. 4. The new public plaza will increase public open space, provide green relief and improve the deep soil zone. The plaza will open views to Rumbalara Reserve and connect with the surrounding bushland and provide a sense of identity for the North. 5. A range of housing types are provided within the development.
	Address the height, bulk and scale of the proposed development, including consideration of the building layout, separation, tower and podium heights, tower diversity, massing, setbacks and the size of the proposed floor plates.		Refer to Section 3.	
	Include principles to inform the design quality of the proposed development, including consideration of building articulation, street activation and interface with the public domain.		Refer to Section 3 and Section 4.	

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Response to SEARs Requirements

Key Issue		Referred Document	Comment/ Corresponding Report Section
3.	Built Form and Urban Design		
	Address section 6.6 (Key Site 2 principles) contained within Chapter 6 of Gosford Development Control Plan 2018 (DPE).	Gosford DCP 2018	6.3 Key Site 2 8-16 Watt Street (Gateway Centre) Principles: 1. This is a key site due to its size and proximity to Gosford Railway Station and as it offers significant urban renewal opportunities. Accordingly, this site must be subject to a master planning process to ensure holistic consideration of urban design issues. 2. A new through site link from Watt Street to Mann Street is desirable in order to connect pedestrians, east and west, across the city. 3. Taller buildings may be appropriate on this site, subject to design testing to determine the optimum location of towers and the new through site link being delivered. 4. The through site link should be: a. designed as an internal arcade, at a minimum width of 4.5metres; b. designed to be two storeys in height (having a minimum floor to ceiling height of 8 metres) to ensure that the space is inviting and encourages use by the public; c. publicly accessible 24 hours a day; and d. aligned with the existing sandstone archway in Burns Place. 5. The appropriate height for development of this site will be determined through the master planning process, which must include design testing and consideration of impacts on views and overshadowing. In particular, the master planning process should test options to achieve glimpses of Rumbalara Reserve from Burns Park. The master planning process will also need to consider the building's potential impacts to the heritage listed Burns Park, including the fountain, spaces and layout and the cultural plantings. 6. It is desirable to provide end of trip facilities in the City North place area, in close proximity to the railway station. 7. Where public domain improvements are provided on -site, consideration may be given to additional height.
	Provide clear justification for the proposed height of towers and how they respond to Panel advice and key urban design principles for Gosford.	CoDAP 30 July Meeting CoDAP 27 August Meeting CoDAP 31 October Meeting	Addressed through various sections of the report but specifically: EIS904 - 907
	Demonstrate how parking and services (including waste management, loading zones and mechanical plant) would be fully integrated into the design of the development. This includes how on-site car parking is provided wholly underground, or otherwise is not visible from, or minimises visual impacts to the street.		Addressed through various sections of the report but specifically in Section 5.
	Demonstrate how the future development potential of adjoining properties would not be compromised by the proposal.		Demonstrated on EIS604-605 .
	Detail the location, size and content of any proposed signage zones (if proposed) and provide an assessment of the proposed signage zones against the requirements of SEPP 64 - Advertising and Signage (where required).		Addressed through various sections of the report but specifically in Section 5.
	Demonstrate how the height of the podium will not exceed 3 storeys along the Mann Street frontage and how the tower above complements the podium spaces created.		Addressed through various sections of the report but specifically in Section 1 and Section 5.
	Demonstrate how the building will provide an active street frontage on Mann Street and how the proposal considers the importance of the Faunce and Mann Street frontages.		Addressed through various sections of the report but specifically in Section 1 and Section 5.
	Demonstrate that the ground floor and first floor of the building will not be used for the purposes of residential accommodation.		The plans demonstrate that the ground floor and first floor of the building are not used for the purposes of residential accommodation.
	Concept plans must provide adequate detail and clearly show the proposed building envelopes, including any important dimensions such as tower and podium heights to Australian Height Datum (AHD), tower setbacks and separation, tower widths, width of through site link(s) and length of podiums.		The plans provide adequate detail and clearly show the proposed building envelopes, including any important dimensions such as tower and podium heights to Australian Height Datum (AHD), tower setbacks and separation, tower widths, width of through site link(s) and length of podiums.
4.	Public Domain/Landscaping		
	Outline the scope of public domain improvements, pedestrian linkages, street activation, and landscaping to be provided through the proposal.		EIS 401
	Investigate options to improve pedestrian through site links to adjacent sites and streets, including a southern pedestrian link to Erina Street East and improved linkages to Gosford railway station.		EIS 402
	Demonstrate how the proposed through site link(s) will provide safe and direct pedestrian access that is designed to be attractive, inviting and accessible to site users and the general public.		EIS 403
	Demonstrate how the proposal (including the Mann Street frontage) considers and compliments the adjacent (heritage listed) Burns Park, the Gosford railway station and bus interchange.		EIS 405
	Demonstrate that the proposal has been designed having regard to entry/exit areas of Gosford railway station and related pedestrian movements.		EIS 405
	Demonstrate how the proposal would: o provide sufficient open space for future residents and users o provide access for people with disabilities o minimise potential vehicle, bicycle and pedestrian conflicts.		EIS 406

Introduction

Response to SEARs Requirements

Key Issue	Referred Document	Comment/ Corresponding Report Section
5.	Visual Impacts	
	Prepare a comprehensive Visual Impact Assessment and view analysis of the proposal to/from key vantage points (including: the Gosford Waterfront, Brisbane Water and Point Clare to Gosford railway crossing, the Gosford railway station, Mann Street, Burns Park, Watt Street, Erina Street East, Faunce Street, Beane Street West, Showground Road, Rumbalara Reserve, Presidents Hill, Leagues Club Field, Kibble Park) depicting images of the proposal in the background of those views. Photomontages or perspectives should be provided showing the project.	The Visual Impact Assessment is under Section 7: EIS700-713. Photomontages show the existing view and the view with the project.
	Demonstrate how the proposal respects and maintains key view corridors (for example to the ridgelines of Presidents Hill and Rumbalara Reserve) and street vistas.	Photomontages show how the views to Rumbalara Reserve and Presidents Hill are maintained and enhanced.
6.	Environmental and Residential Amenity	
	Assess the environmental and residential amenity impacts associated with the proposal, including solar access, acoustic impacts, visual privacy, view loss, overshadowing, lighting impacts and wind impacts. A high level of environmental amenity must be demonstrated.	These are shown in Section 6: Environmental and Residential Amenity.
	Demonstrate how the proposal maintains solar access to key public open spaces (including Burns Park, the proposed public plaza and through site link) and the surrounding public domain (for example, Mann Street, Watt Street and Erina Street East).	These are shown in Section 6: Environmental and Residential Amenity.
	Demonstrate how the proposal protects solar access on site, to potential future residential development opportunities to the south of the proposal and to the eastern side of Watt Street.	These are shown in Section 6: Environmental and Residential Amenity on EIS604-605.
	Include detailed shadow diagrams (A3) that show the expected shadows cast by the proposal (during summer and winter solstice and spring and autumn equinox) at hourly intervals between 9.00am and 3.00pm. The diagrams must demonstrate existing and approved built form impact, as well as the proposal's cumulative impact and net contribution. Demonstrate that the proposed building envelopes are capable of complying with SEPP 65 and the Apartment Design Guide (ADG) and ensure the proposal achieves a high level of environmental and residential amenity.	These are shown in Section 6: Environmental and Residential Amenity on EIS603. These are shown on EIS609-610.
7.	Ecologically Sustainable Development (ESD)	
	Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000) will be incorporated in the design, construction and ongoing operation phases of the development. Demonstrate how future buildings would meet or exceed minimum building sustainability and environmental performance standards.	These are shown on EIS801. This is demonstrated on EIS801.
	Demonstrate how the proposal protects solar access on site, to potential future residential development opportunities to the south of the proposal and to the eastern side of Watt Street.	These are shown in Section 6: Environmental and Residential Amenity on EIS604-605.
	Demonstrate how the proposal meets the Water Sensitive Urban Design principles and incorporates Water Sensitive Urban Design practices.	This is show on the stormwater engineering plans.
20.	Easements, restrictions, staging and consents)	
	Provide details of any easements, restrictions or positive covenants on site	
	Consult with Central Coast Local Health District to ensure Gosford Hospital's Strategic Helicopter Landing Site (and associated flight paths) are not adversely impacted by the proposal during construction or operation at any stage.	
	Provide details regarding the staging of the proposed development and demonstrate how the visual and amenity impacts of staged construction will be mitigated.	
	Provide details of any temporary (or continued) use or temporary activation of the land during staged construction. Demonstrate how the staged construction will not adversely impact the local road network, pedestrian connections and the continued public use of Mann Street.	Addressed through various sections of the report but specifically in Section 1 and Section 5, particularly EIS501. Addressed through various sections of the report but specifically in Section 1 and Section 5.
21.	Construction Management Plans	
	Detail the proposal's relationship to any existing buildings, including details regarding any proposed adaptive reuse, and any relationship with existing development consents (if any).	Addressed through various sections of the report but specifically in Section 1 and Section 5, particularly EIS501.
	Prepare a preliminary Construction Management Plan for the proposed works and outline how construction impacts would be appropriately managed and mitigated. Demonstrate how public safety will be maintained during construction and operation, including any public safety measures that will be implemented.	Refer to the Construction Management Plan. Refer to the Construction Management Plan.

Introduction

Response to SEARs Requirements

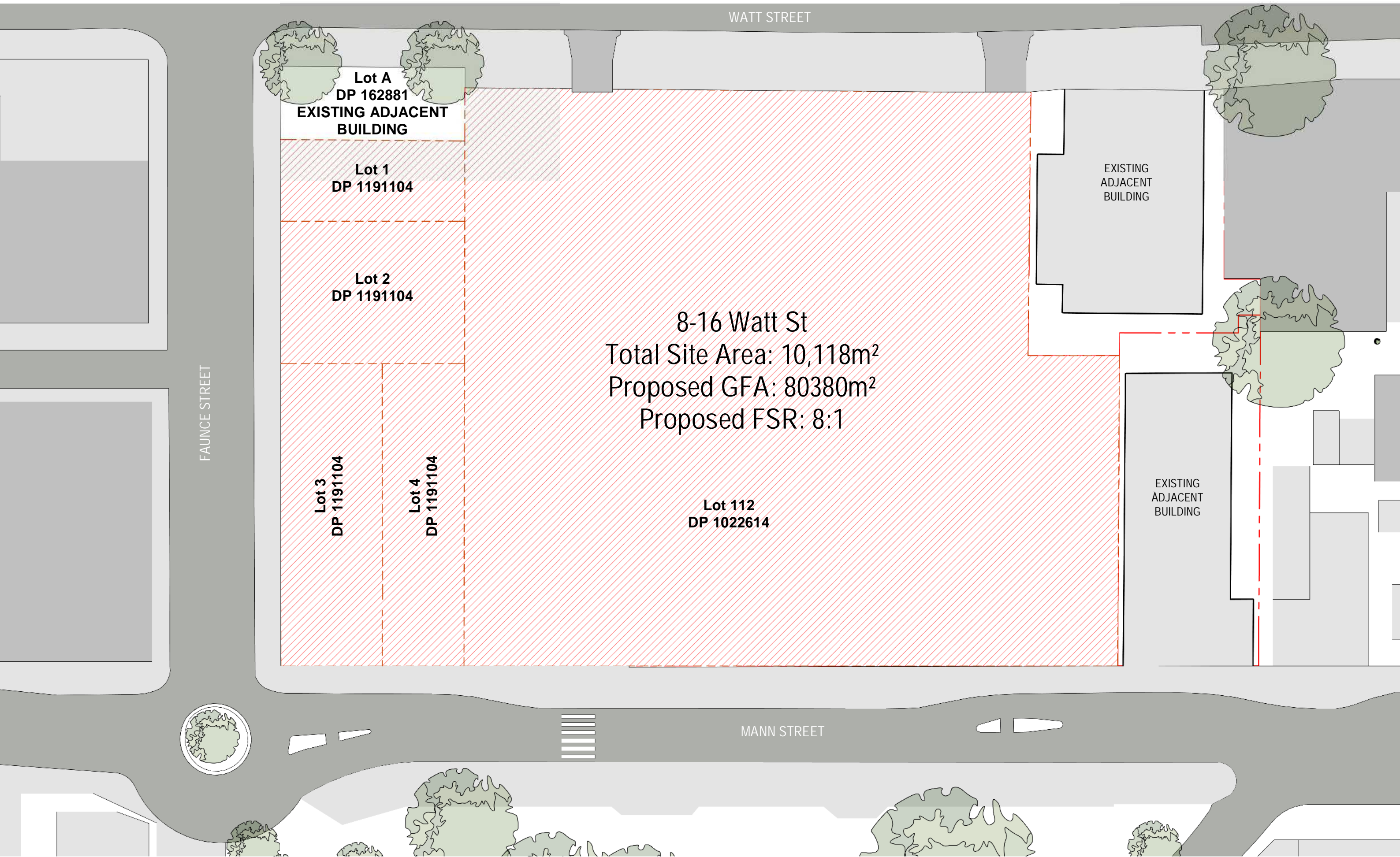
Key Issue	Referred Document	Comment/ Corresponding Report Section
Consultation		
<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, local community groups and affected landowners.</p> <p>In particular, you must consult with:</p> <ul style="list-style-type: none">- Central Coast Council- NSW Health (Central Coast Local Health District)- Transport for NSW (Transport, Rail Corp and Roads and Maritime Services)- Ausgrid- NSW Department of Planning, Industry and Environment (Biodiversity and Conservation Division, Crown Land, NRAR, Office of Water)- Surrounding residents, businesses and local community groups <p>The EIS must describe the consultation process and the issues raised and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>		
Documents and Plans		
<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000.</p> <p>In addition to the documents and plans listed in the key issues above, the EIS must include the following:</p> <ul style="list-style-type: none">- Survey plan (A3)- Overall site plan (A3)- Concept elevations, floor plans and sections of the proposal (A3)- 3D digital model (refer Central Coast Council's requirements)- Visual Impact Assessment- Design verification statement- Design Excellence Statement- Compliance tables for all relevant development standards and planning controls- Detailed overshadowing diagrams (A3)- Cross ventilation diagrams (A3)- Ecologically Sustainable Development (ESD) / Energy Efficiency Report- Concept landscape and public domain plans (A3)- A table identifying the proposed land uses including a floor-by-floor breakdown of GFA, total GFA and site coverage- Water Cycle Management Plan Strategy- Arborist report (if required)- Geotechnical assessment, Acid Sulfate Soils Assessment and groundwater assessment.- Pre-submission consultation statement- Quantity Surveyor Report		

01

Proposed Concept Master Plan

Gateway

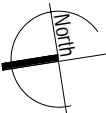
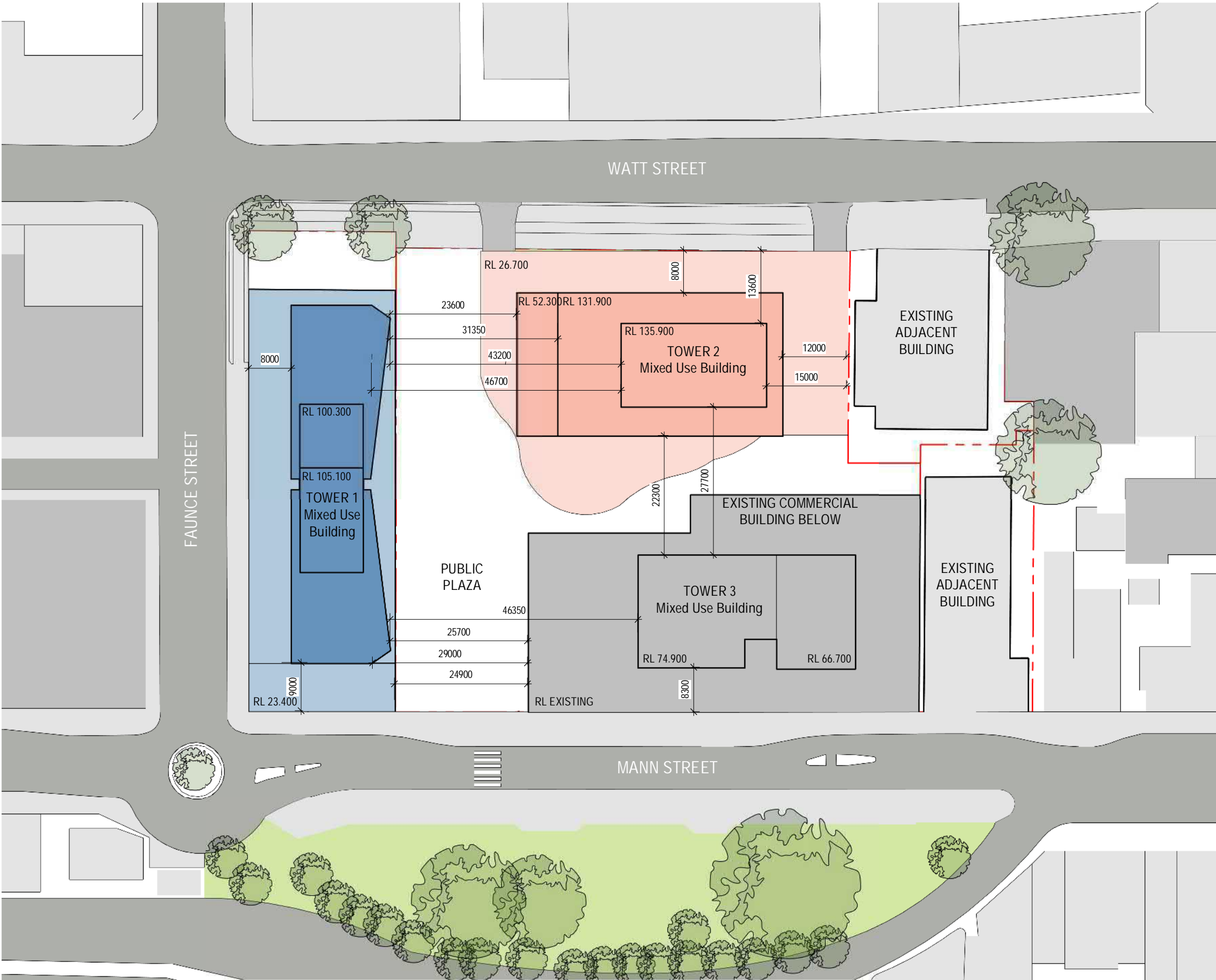




Site Plan

- Tower 1
- Tower 2
- Tower 3
- Existing Building

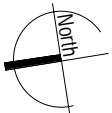
Note: Proposed envelopes are intended to provide a 'loose fit' for the detailed design development of future built form applications. The envelopes accommodate future required services.



Envelope Plan and Use

- Tower 1
- Tower 2
- Tower 3
- Existing Building

Note: Proposed envelopes are intended to provide a 'loose fit' for the detailed design development of future built form applications. The envelopes accommodate future required services.



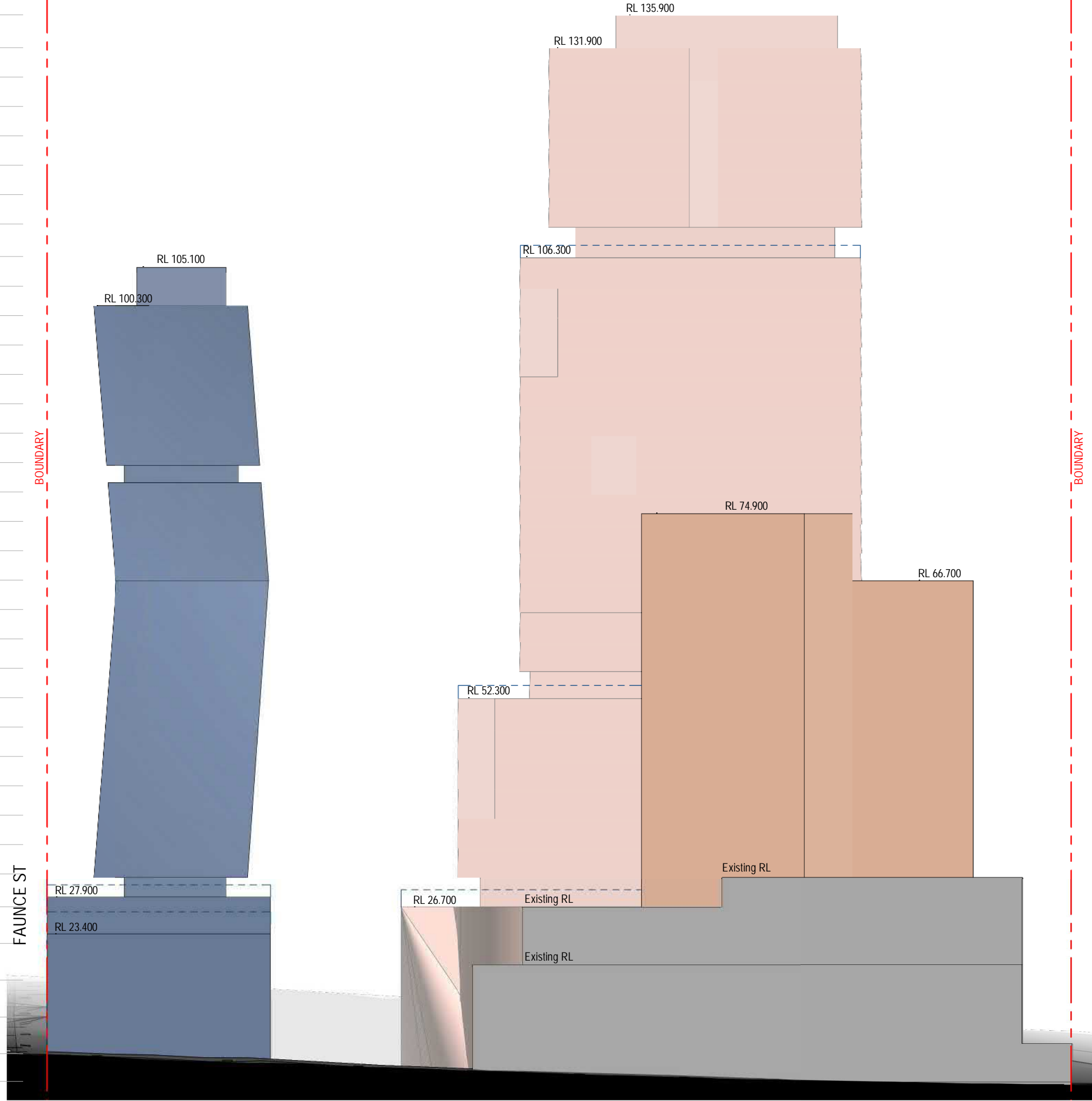
Western Elevation - Mann St Elevation

- Tower 1
- Tower 2
- Tower 3
- Existing Building

Allowance for shading structures and other elements required for amenity of podium top landscape

Note: Proposed envelopes are intended to provide a 'loose fit' for the detailed design development of future built form applications. The envelopes accommodate future required services.

LEVEL 35	RL 135.90
LEVEL 34	RL 131.90
LEVEL 33	RL 128.30
LEVEL 32	RL 124.70
LEVEL 31	RL 121.10
LEVEL 30	RL 117.50
LEVEL 29	RL 113.90
LEVEL 28	RL 110.30
LEVEL 27	RL 106.30
LEVEL 26	RL 102.70
LEVEL 25	RL 99.10
LEVEL 24	RL 95.50
LEVEL 23	RL 91.90
LEVEL 22	RL 88.30
LEVEL 21	RL 84.70
LEVEL 20	RL 81.10
LEVEL 19	RL 77.50
LEVEL 18	RL 73.90
LEVEL 17	RL 70.30
LEVEL 16	RL 66.70
LEVEL 15	RL 63.10
LEVEL 14	RL 59.50
LEVEL 13	RL 55.90
LEVEL 12	RL 52.30
LEVEL 11	RL 48.70
LEVEL 10	RL 45.10
LEVEL 9	RL 41.50
LEVEL 8	RL 37.90
LEVEL 7	RL 34.30
LEVEL 6	RL 30.70
LEVEL 5	RL 26.70
LEVEL 4	RL 22.20
LEVEL 3	RL 17.70
LEVEL 2	RL 13.20
LEVEL 1	RL 8.70
GROUND LEVEL	RL 5.30

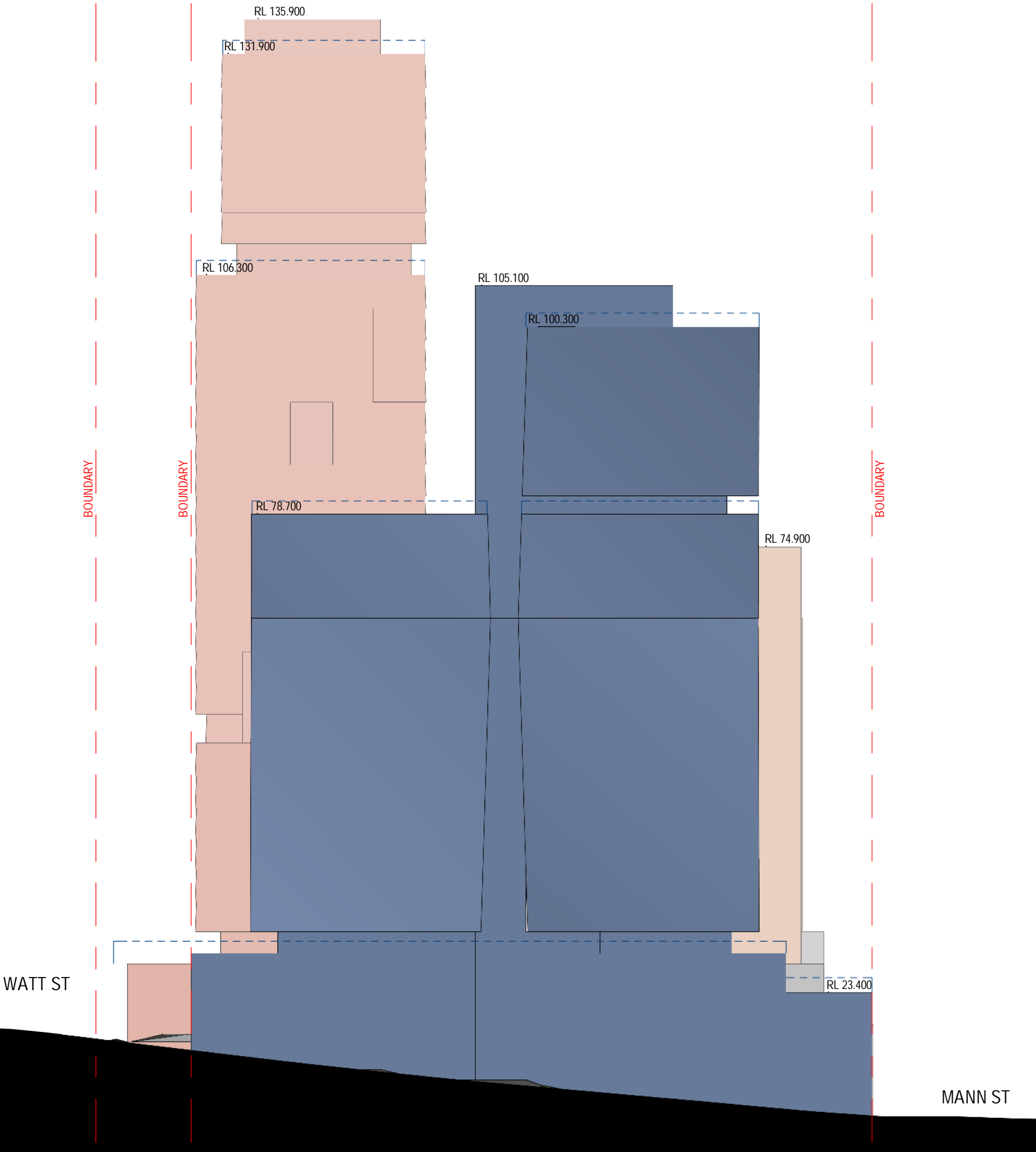


Northern Elevation - Faunce St Elevation

- Tower 1
- Tower 2
- Tower 3
- Existing Building
- Allowance for shading structures and other elements required for amenity of podium top landscape

Note: Proposed envelopes are intended to provide a 'loose fit' for the detailed design development of future built form applications. The envelopes accommodate future required services.

LEVEL 34
RL 131.90
LEVEL 33
RL 128.30
LEVEL 32
RL 124.70
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RL 121.10
LEVEL 30
RL 117.50
LEVEL 29
RL 113.90
LEVEL 28
RL 110.30
LEVEL 27
RL 106.30
LEVEL 26
RL 102.70
LEVEL 25
RL 99.10
LEVEL 24
RL 95.50
LEVEL 23
RL 91.90
LEVEL 22
RL 88.30
LEVEL 21
RL 84.70
LEVEL 20
RL 81.10
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RL 77.50
LEVEL 18
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LEVEL 17
RL 70.30
LEVEL 16
RL 66.70
LEVEL 15
RL 63.10
LEVEL 14
RL 59.50
LEVEL 13
RL 55.90
LEVEL 12
RL 52.30
LEVEL 11
RL 48.70
LEVEL 10
RL 45.10
LEVEL 9
RL 41.50
LEVEL 8
RL 37.90
LEVEL 7
RL 34.30
LEVEL 6
RL 30.70
LEVEL 5
RL 26.70
LEVEL 4
RL 22.20
LEVEL 3
RL 17.70
LEVEL 2
RL 13.20
LEVEL 1
RL 8.70
GROUND LEVEL
RL 5.30

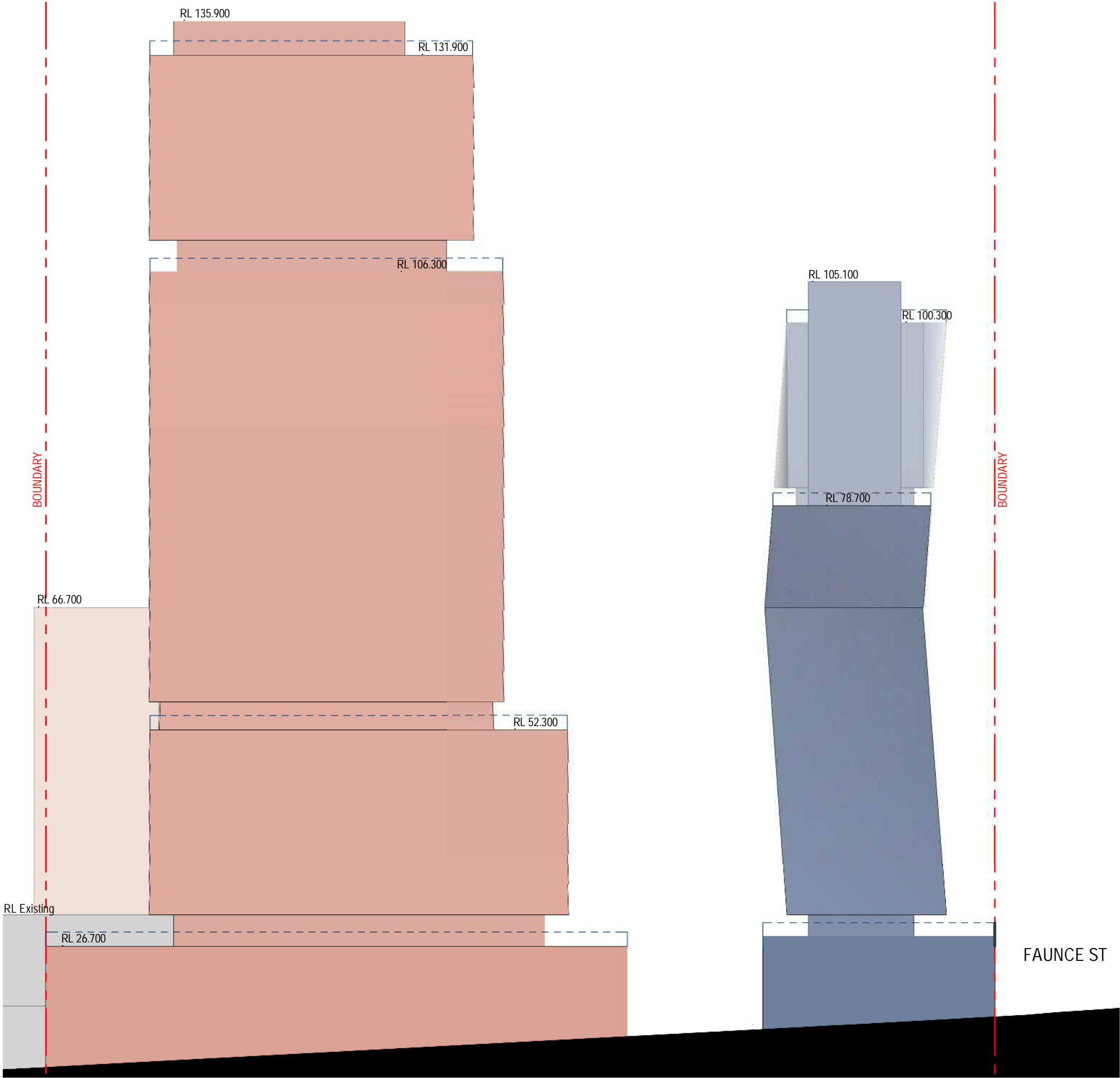


East Elevation - Watt St Elevation

- Tower 1
- Tower 2
- Tower 3
- Existing Building
- Allowance for shading structures and other elements required for amenity of podium top landscape

Note: Proposed envelopes are intended to provide a 'loose fit' for the detailed design development of future built form applications. The envelopes accommodate future required services.

LEVEL 35
RL 135.90
LEVEL 34
RL 131.90
LEVEL 33
RL 128.30
LEVEL 32
RL 124.70
LEVEL 31
RL 121.10
LEVEL 30
RL 117.50
LEVEL 29
RL 113.90
LEVEL 28
RL 110.30
LEVEL 27
RL 106.30
LEVEL 26
RL 102.70
LEVEL 25
RL 99.10
LEVEL 24
RL 95.50
LEVEL 23
RL 91.90
LEVEL 22
RL 88.30
LEVEL 21
RL 84.70
LEVEL 20
RL 81.10
LEVEL 19
RL 77.50
LEVEL 18
RL 73.90
LEVEL 17
RL 70.30
LEVEL 16
RL 66.70
LEVEL 15
RL 63.10
LEVEL 14
RL 59.50
LEVEL 13
RL 55.90
LEVEL 12
RL 52.30
LEVEL 11
RL 48.70
LEVEL 10
RL 45.10
LEVEL 9
RL 41.50
LEVEL 8
RL 37.90
LEVEL 7
RL 34.30
LEVEL 6
RL 30.70
LEVEL 5
RL 26.70
LEVEL 4
RL 22.20
LEVEL 3
RL 17.70
LEVEL 2
RL 13.20



South Elevation

Tower 1

Tower 2

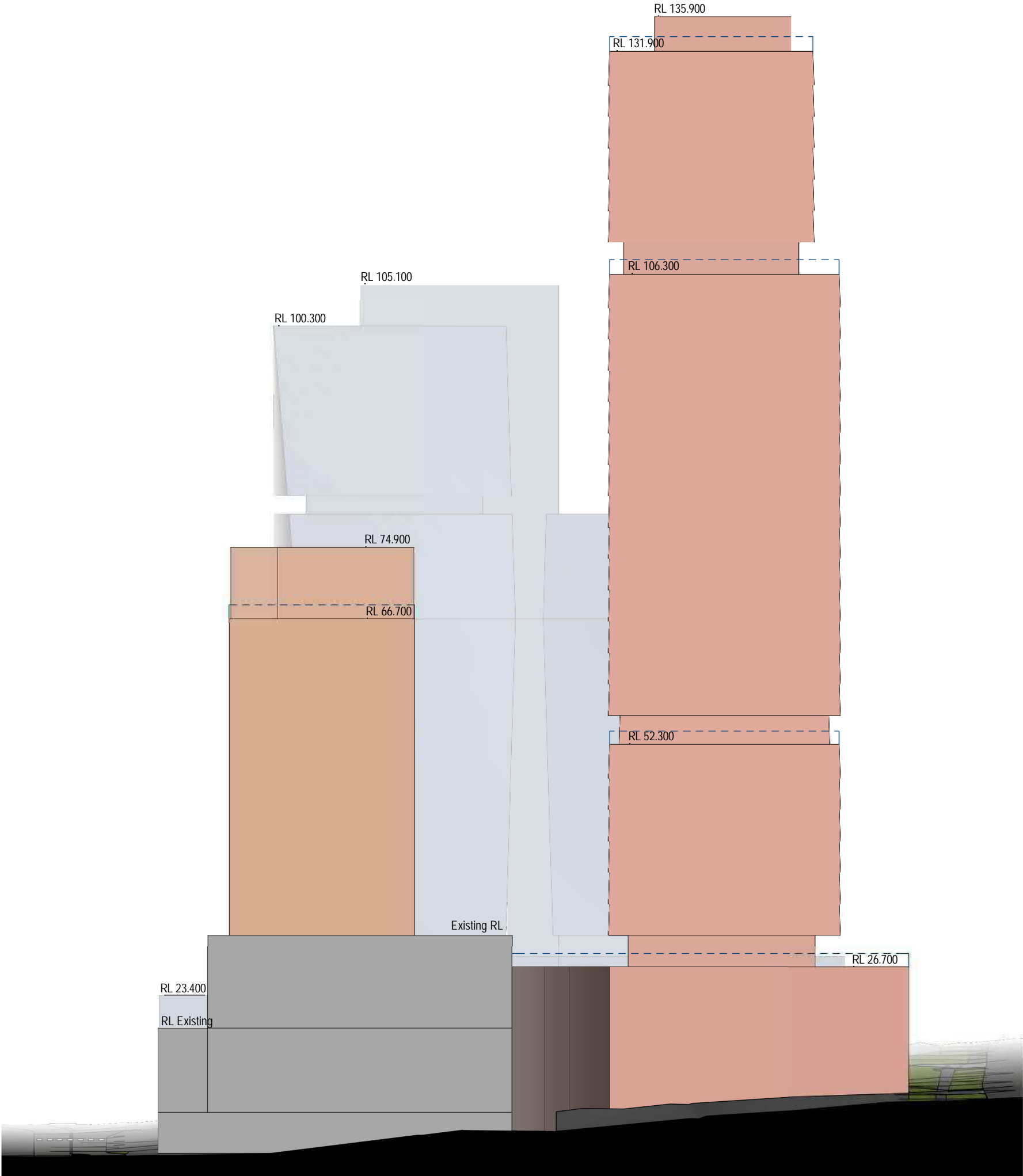
Tower 3

Existing Building

Allowance for shading structures and other elements required for amenity of podium top landscape

Note: Proposed envelopes are intended to provide a 'loose fit' for the detailed design development of future built form applications. The envelopes accommodate future required services.

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LEVEL 16	RL 66.70
LEVEL 15	RL 63.10
LEVEL 14	RL 59.50
LEVEL 13	RL 55.90
LEVEL 12	RL 52.30
LEVEL 11	RL 48.70
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LEVEL 9	RL 41.50
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LEVEL 7	RL 34.30
LEVEL 6	RL 30.70
LEVEL 5	RL 26.70
LEVEL 4	RL 22.20
LEVEL 3	RL 17.70
LEVEL 2	RL 13.20
LEVEL 1	RL 8.70
GROUND LEVEL	RL 5.30



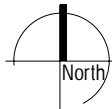
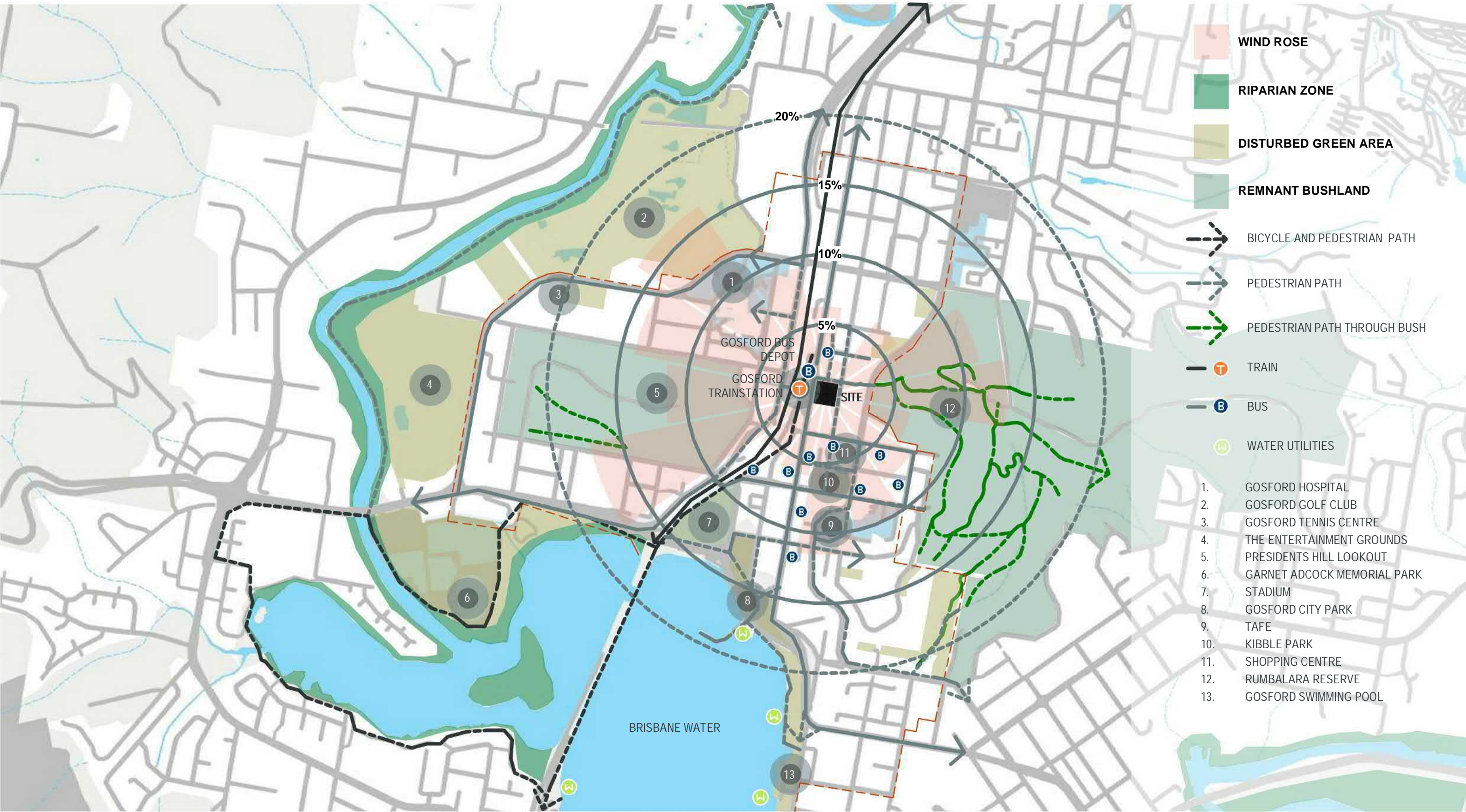
Yield Table

USES	
COMMERCIAL	53220 m²
RETAIL	7170 m²
CONFERENCE	2140 m²
ENTERTAINMENT	930 m²
HOTEL	4220 m²
INDEPENDENT LIVING	4440 m²
STUDENT LIVING	6360 m²
EDUCATION	1890 m²
TOWER 1	22860 m²
TOWER 2	37550 m²
TOWER 3	19970 m²
SITE AREA	10118 m²
TOTAL GFA	80380 m²
PROPOSED FSR	8:1

02

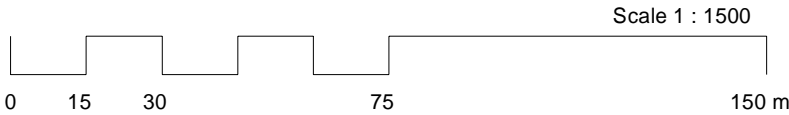
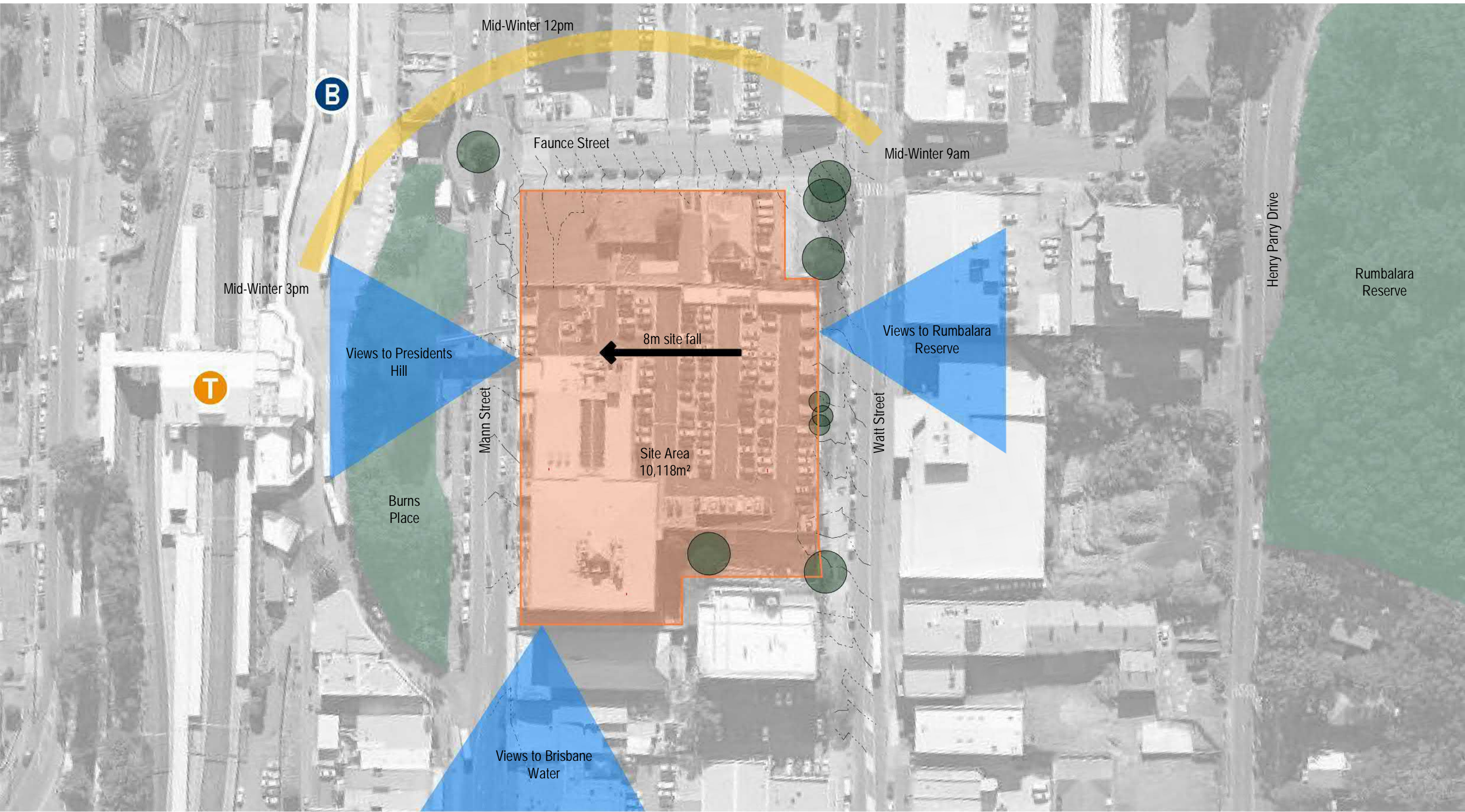
Context and Site Analysis

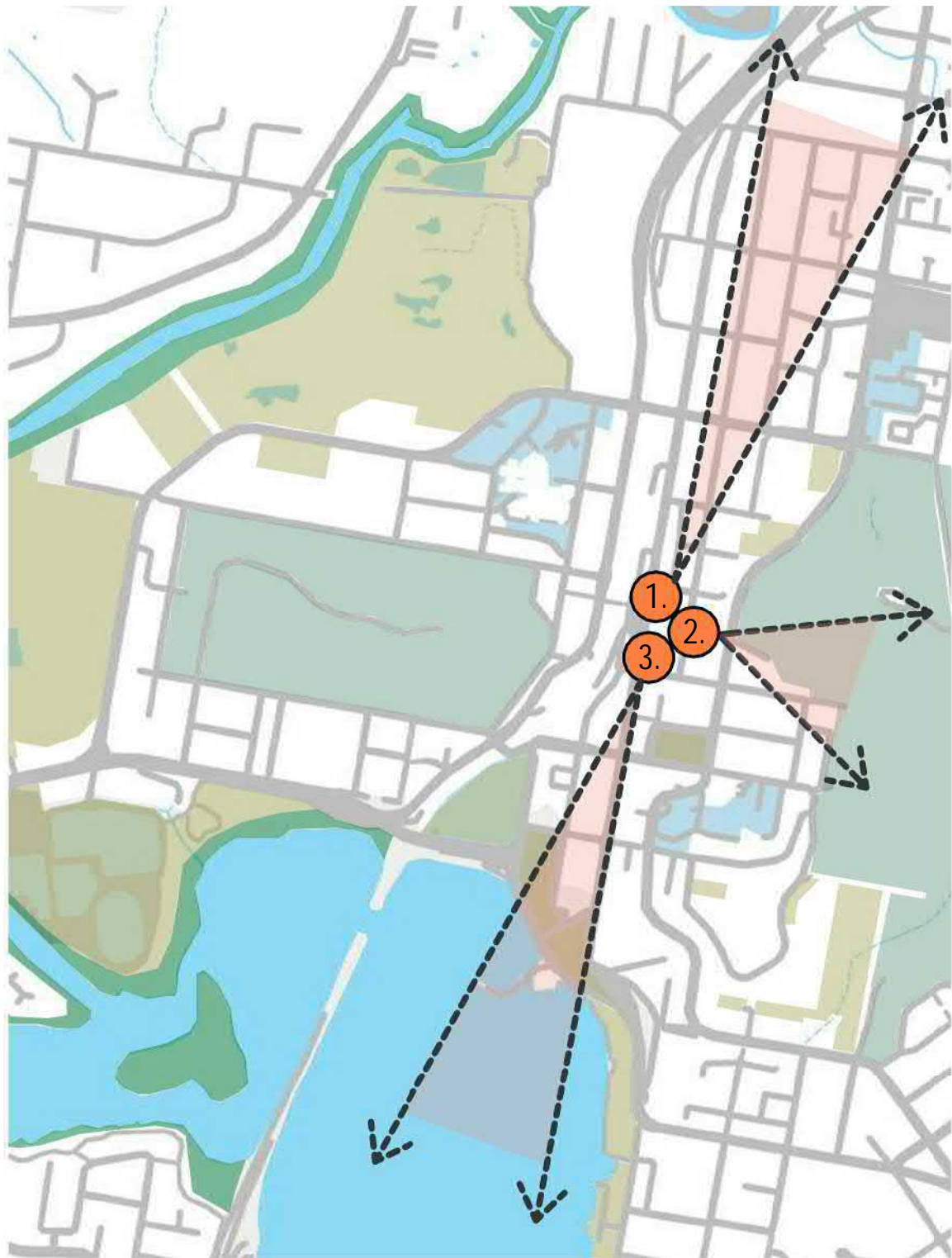
Gateway



Surrounding Development Heights







Key View Map



1. View to the North



2. View to the East - Rumbalara



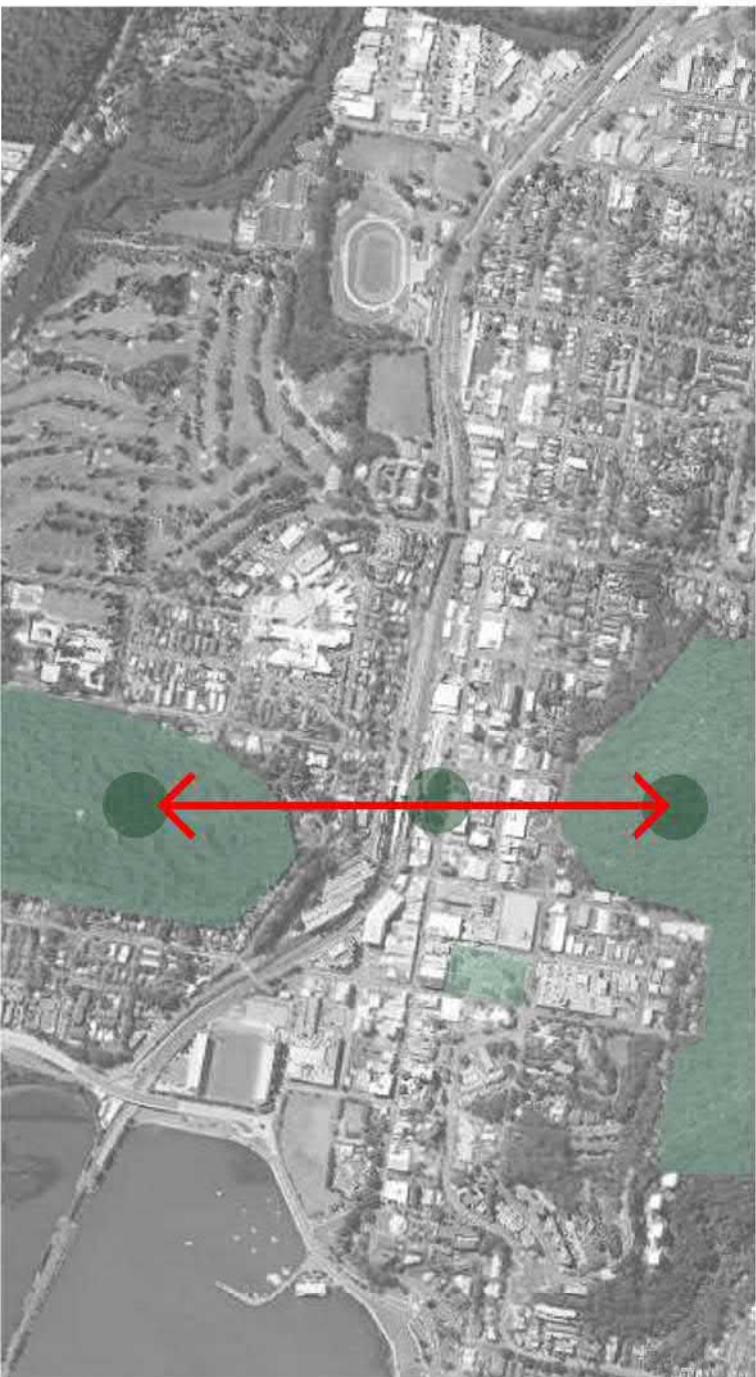
3. View to the South - Brisbane Water

03

Built Form and Urban Design

Gateway

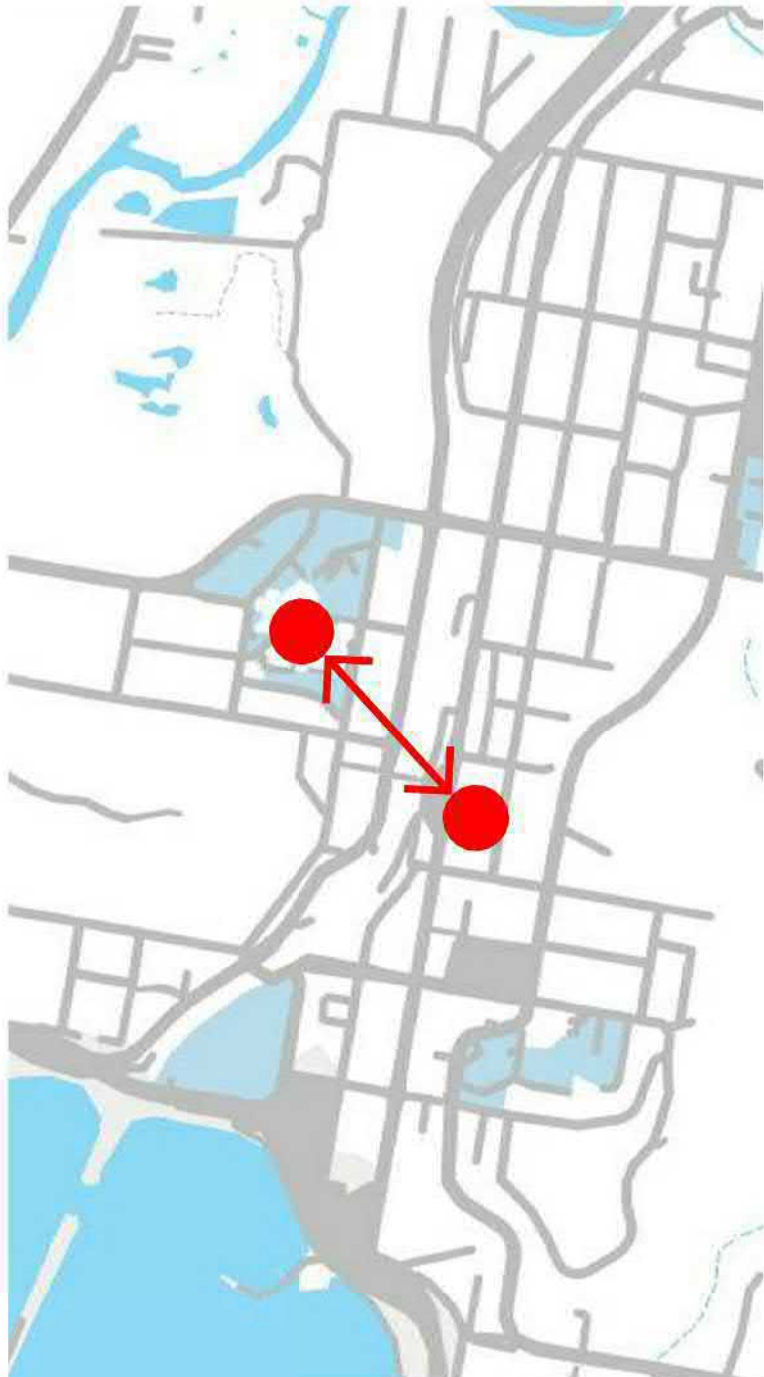
ADG architects



Retention of Natural Character
Connect to Burns Place with Plaza and visually connect to Rumbalara and Presidents Hill.



Connection to Train Station and Mann St
Connect to trainstation and Mann Street to create a destination in Gosford.

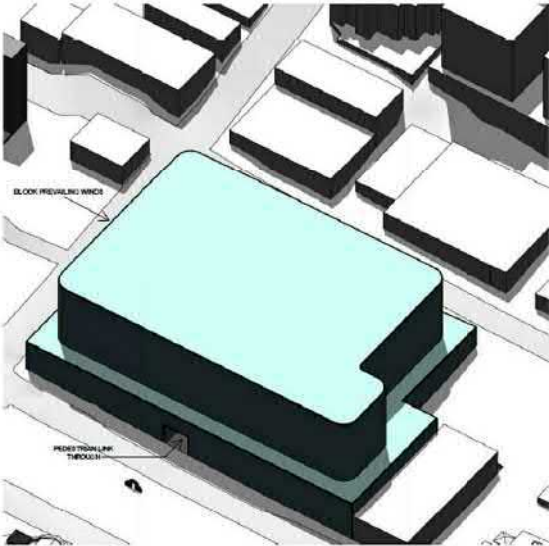


Connection to Train Station Hospital Precinct
Connect to the station and Hospital Precinct for innovation within the development.

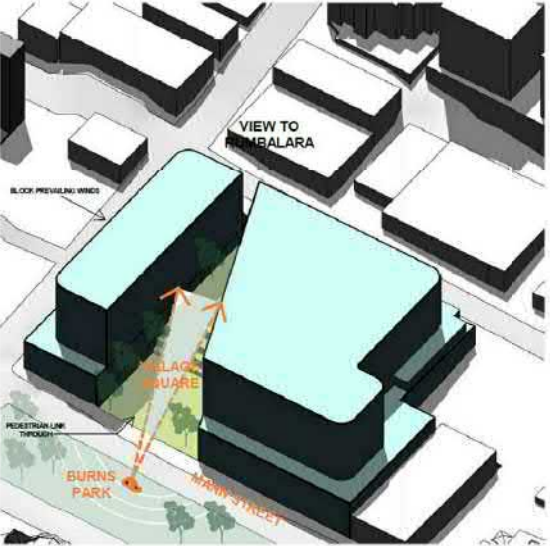


Create a Green Plaza with Active Edges and Active Street Frontages
Create a green plaza with active edges to create a permeable site with active street frontages.

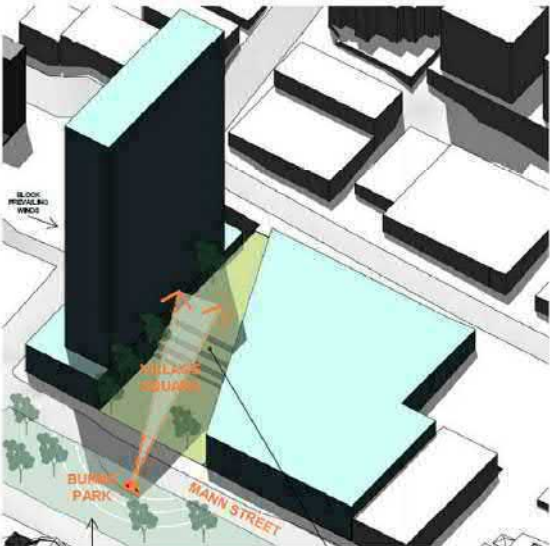
Step 1: Compliant Scheme Mass



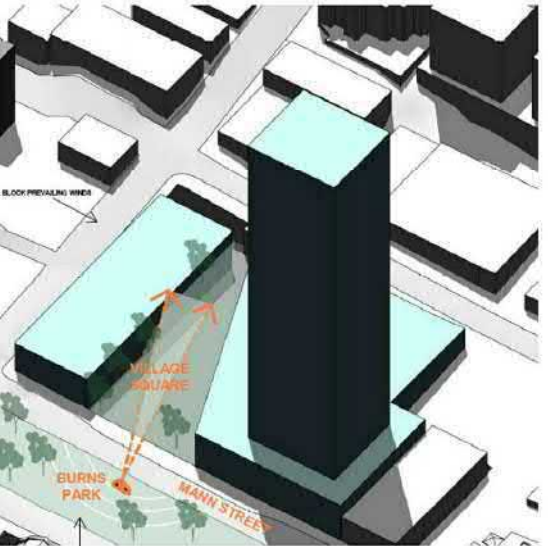
Step 2: Link through to Views of Rumbalara



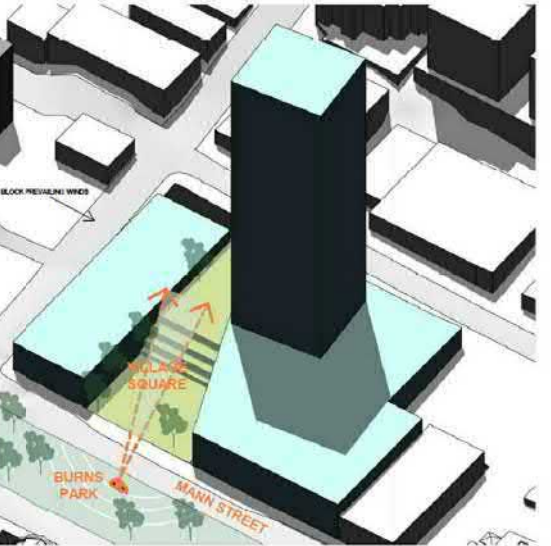
Step 3: Test Massing and Solar Access



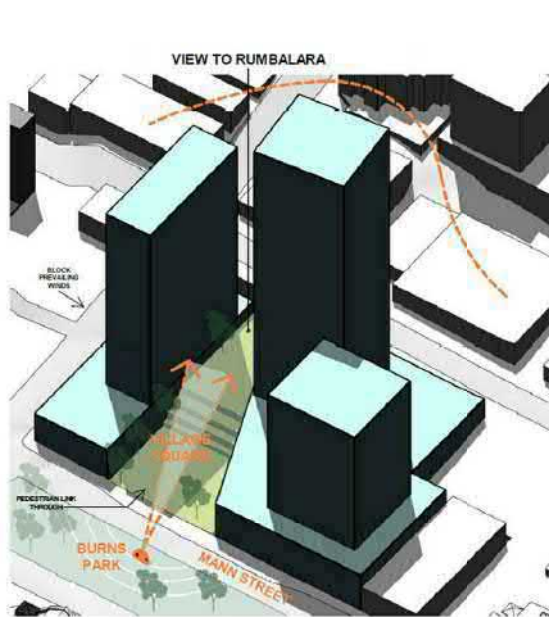
Step 3: Test Massing and Solar Access



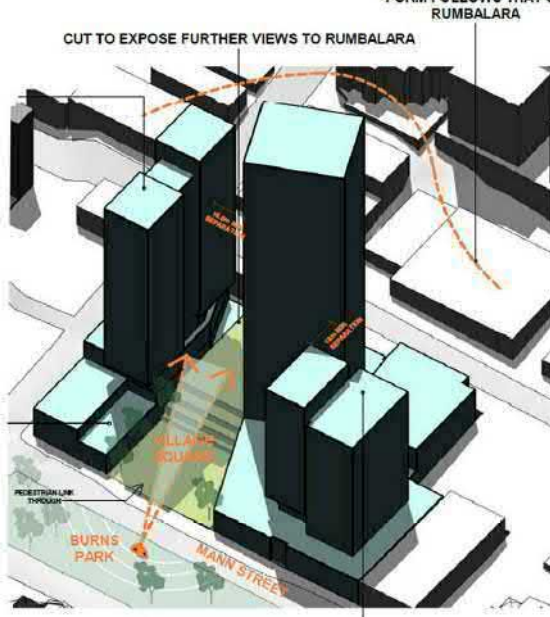
Step 3: Test Massing and Solar Access



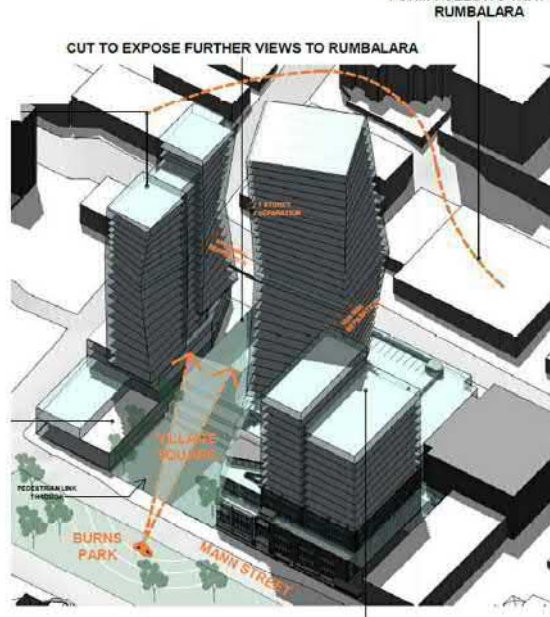
Step 4: Adjust Mass to Optimise Solar Access and Shape



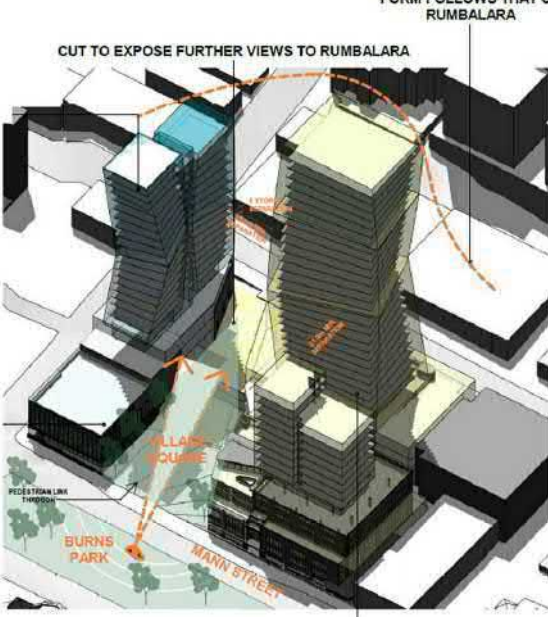
Step 5: Break up Mass to Expose Views



Step 6: Twist form to Optimise Solar Access and Views



Step 7: Test Twist



Step 8: Step Largest Tower to allow Solar Access to Neighbours



Diversity in Tower Treatment

Collaborative
Interactive
Flexible
Creativity
Stimulation
Technical
Innovative
Intergenerational
Inspiring

Adaptable
Sustainable
Intergenerational
Healthy
Living
Greenery
Advanced
Transparency
Natural Light

Permeable
Urban Fabric
Interconnectivity
Broken Up Facades
Green zones and landscaping
Public Domain - Human Scale
Activated by Retail,
restaurants, bars, plaza
Planters on podium



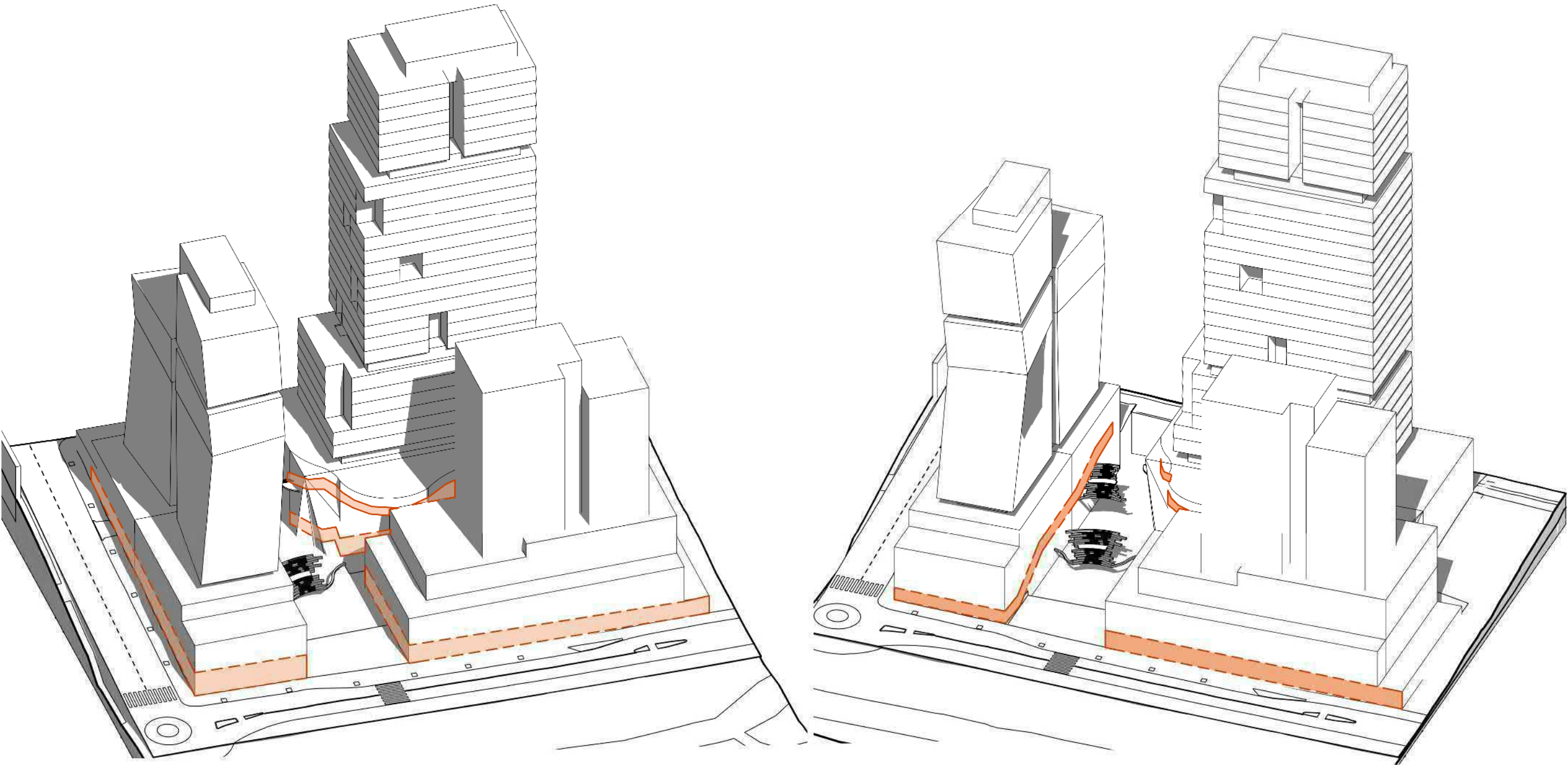
Tower 1: Education and Student Living



Tower 2: Commercial & ILUs

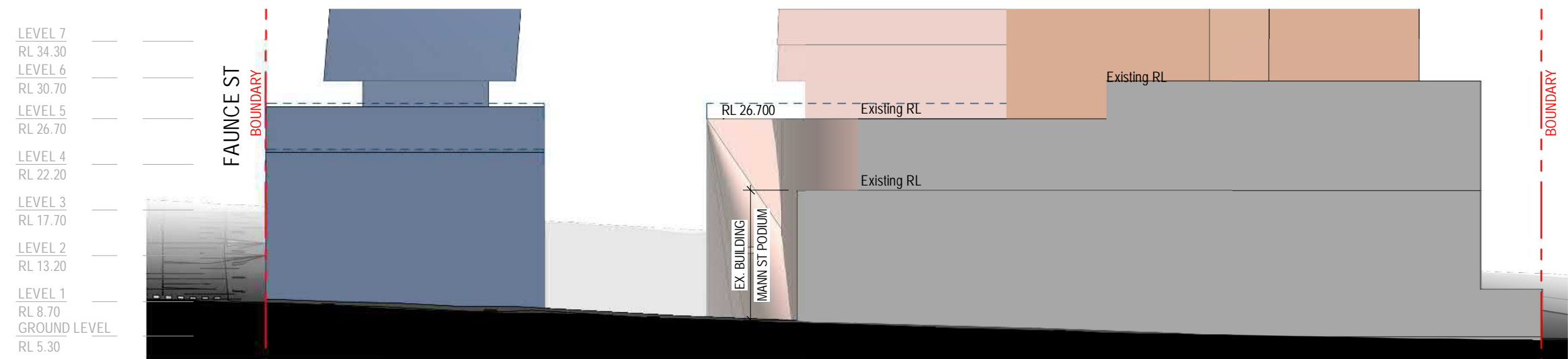


Tower 3: Commercial



Mann Street Podium Response

Demonstrate how the proposal (including the Mann Street frontage) considers and compliments the adjacent (heritage listed) Burns Park, the Gosford railway station and bus interchange.



The podium on Mann St is 3 Storeys high for both the new proposed development and the parts of the existing building that will be retained.



The podium on Mann St is 3 Storeys high for both the new proposed development and the parts of the existing building that will be retained.





04

Public Domain and Landscaping

Gateway

It will offer an active and safe public space with links through the site to Watt Street. A diverse range of public spaces will be offered including outdoor auditorium seating on stairs, aboriginal sculpture area, wet play area, public screen and grass seating areas.



Public Domain Improvements, Pedestrian Linkages and Landscaping

Outline the scope of public domain improvements, pedestrian linkages, street activation, and landscaping to be provided through the proposal.

Demonstrate how the proposal would:

- provide sufficient open space for future residents and users
- provide access for people with disabilities
- minimise potential vehicle, bicycle and pedestrian conflicts.

East Podium
North Podium
Link to Watt St



Analysis - Key Spaces

Private Space
Public Space

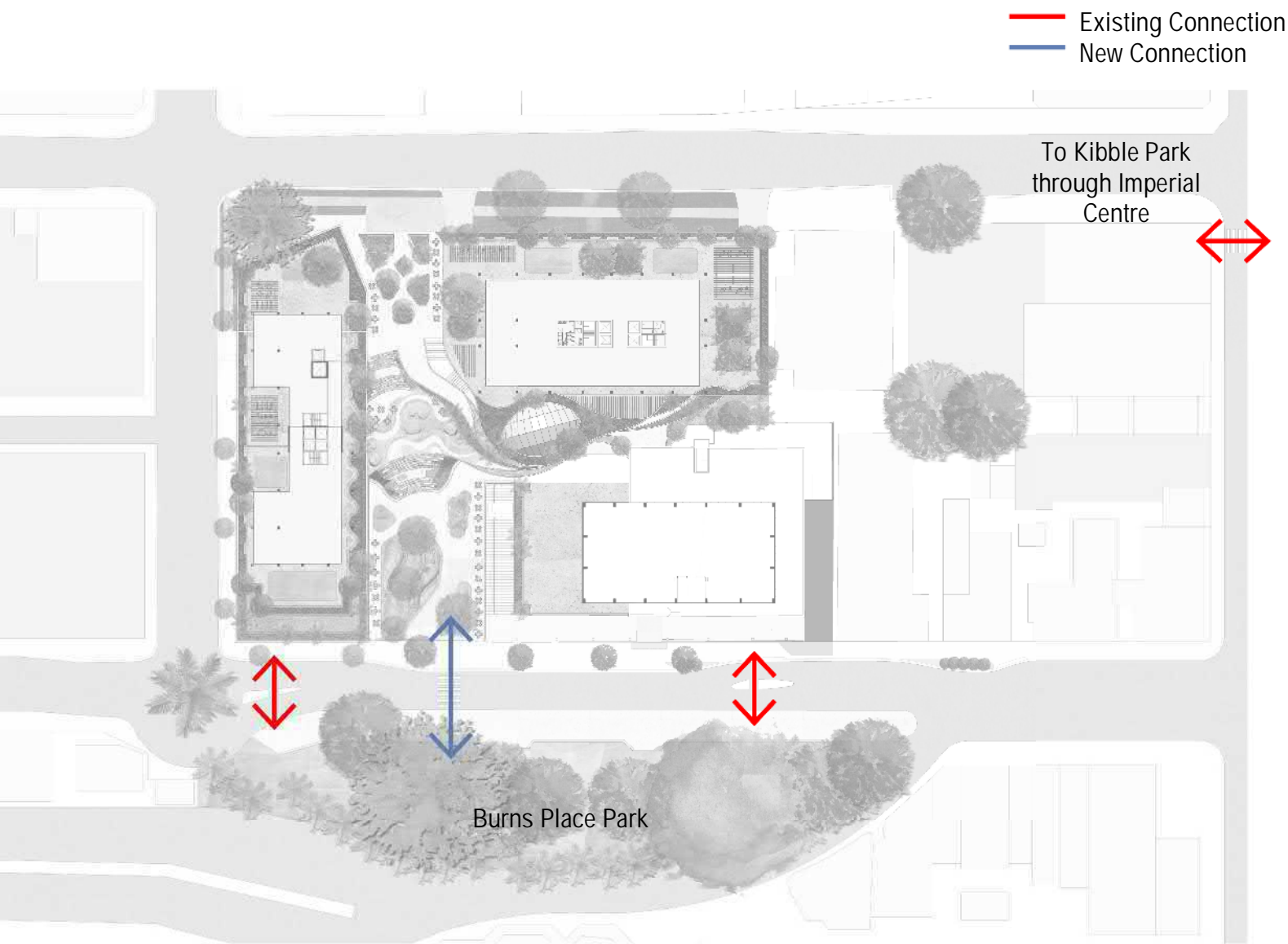


Analysis - Public and Private Spaces

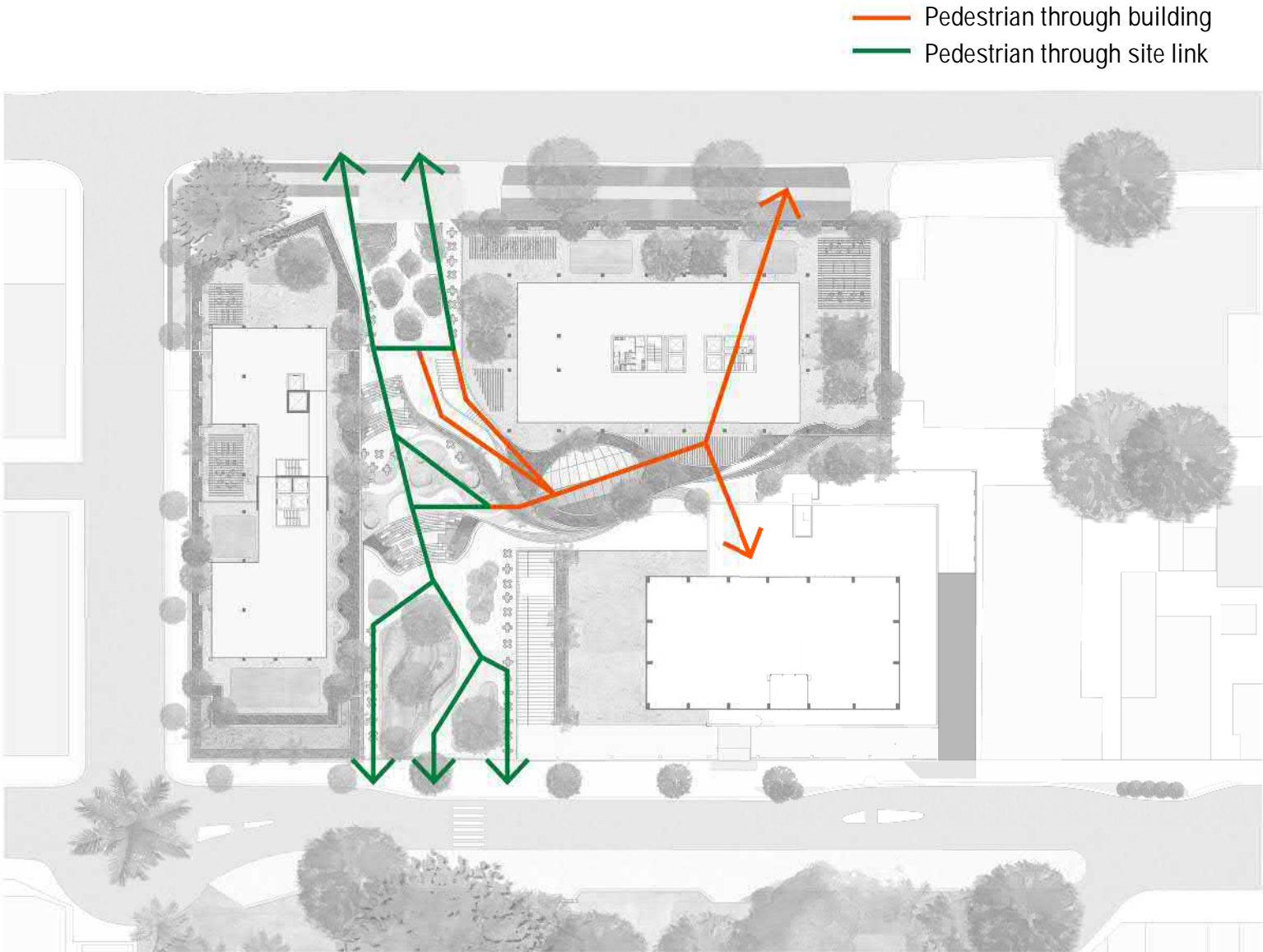
Improve Pedestrian Access

Investigate options to improve pedestrian through site links to adjacent sites and streets, including a southern pedestrian link to Erina Street East and improved linkages to Gosford railway station.

Demonstrate how the proposal (including the Mann Street frontage) considers and compliments the adjacent (heritage listed) Burns Park, the Gosford railway station and bus interchange. Demonstrate that the proposal has been designed having regard to entry/exit areas of Gosford railway station and related pedestrian movements.



Analysis - Park Connections



Analysis - Access and Circulation

Link from Mann Street to Watt Street

Demonstrate how the proposed through site link(s) will provide safe and direct pedestrian access that is designed to be attractive, inviting and accessible to site users and the general public.



Section 1



Link from Mann Street to Watt Street

Demonstrate how the proposed through site link(s) will provide safe and direct pedestrian access that is designed to be attractive, inviting and accessible to site users and the general public.



Section 2

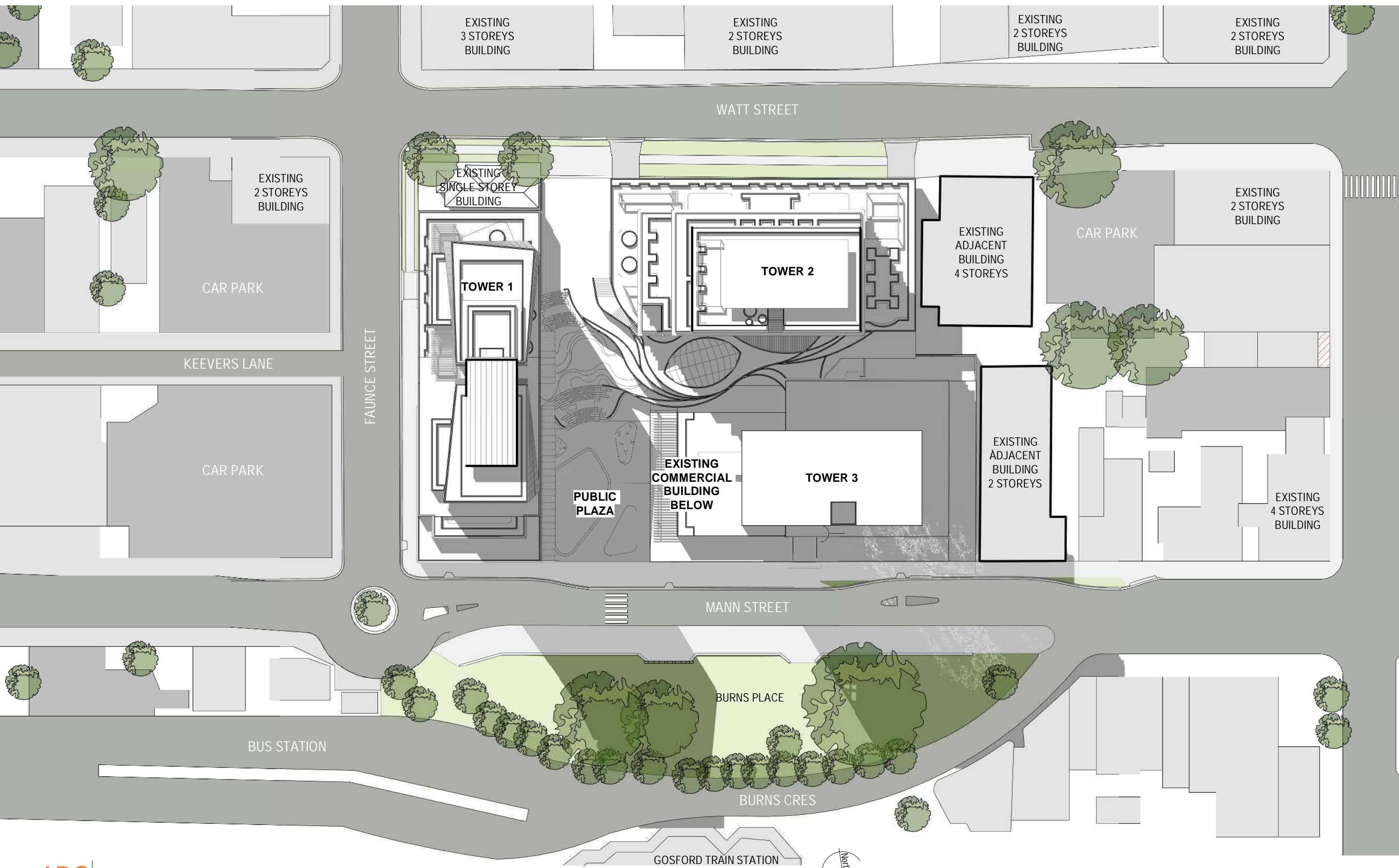




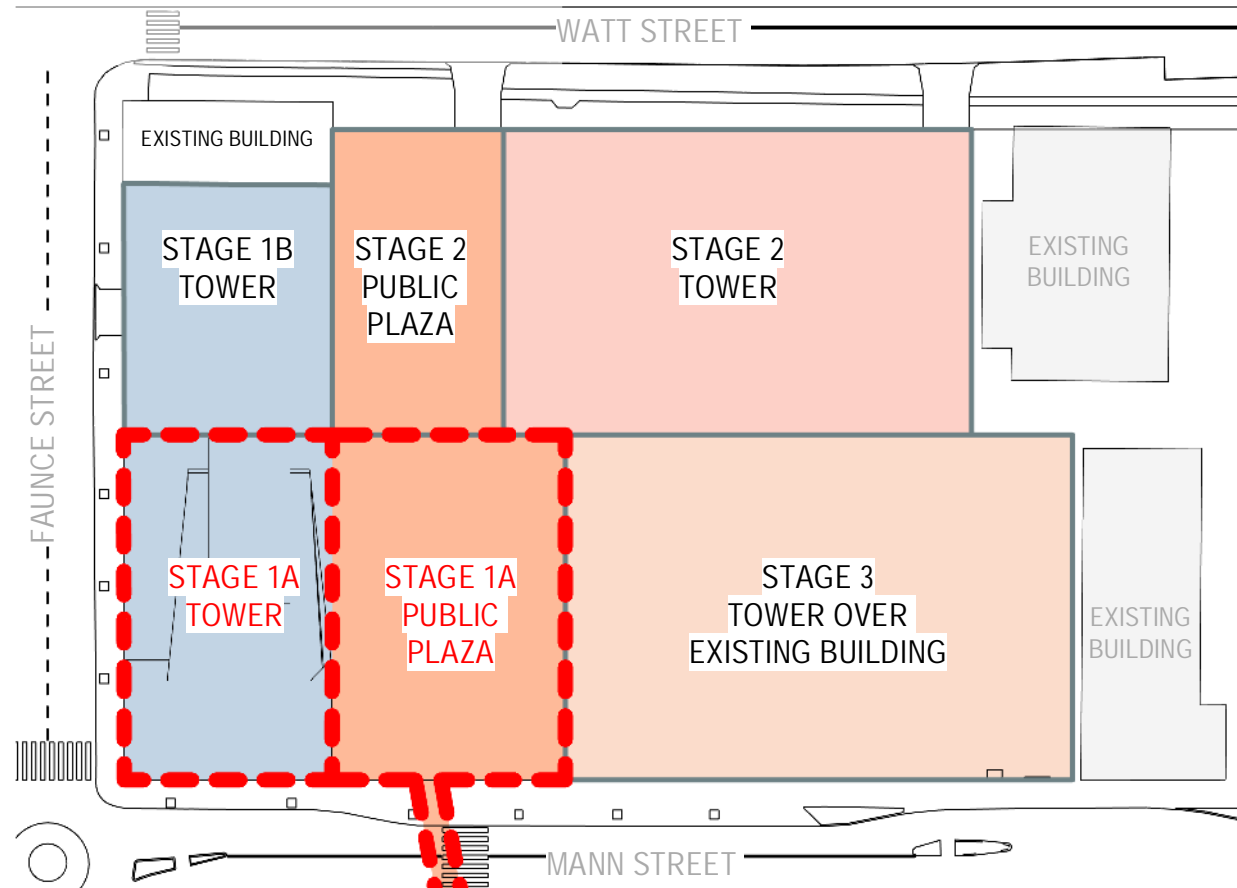
05

Detailed Plans

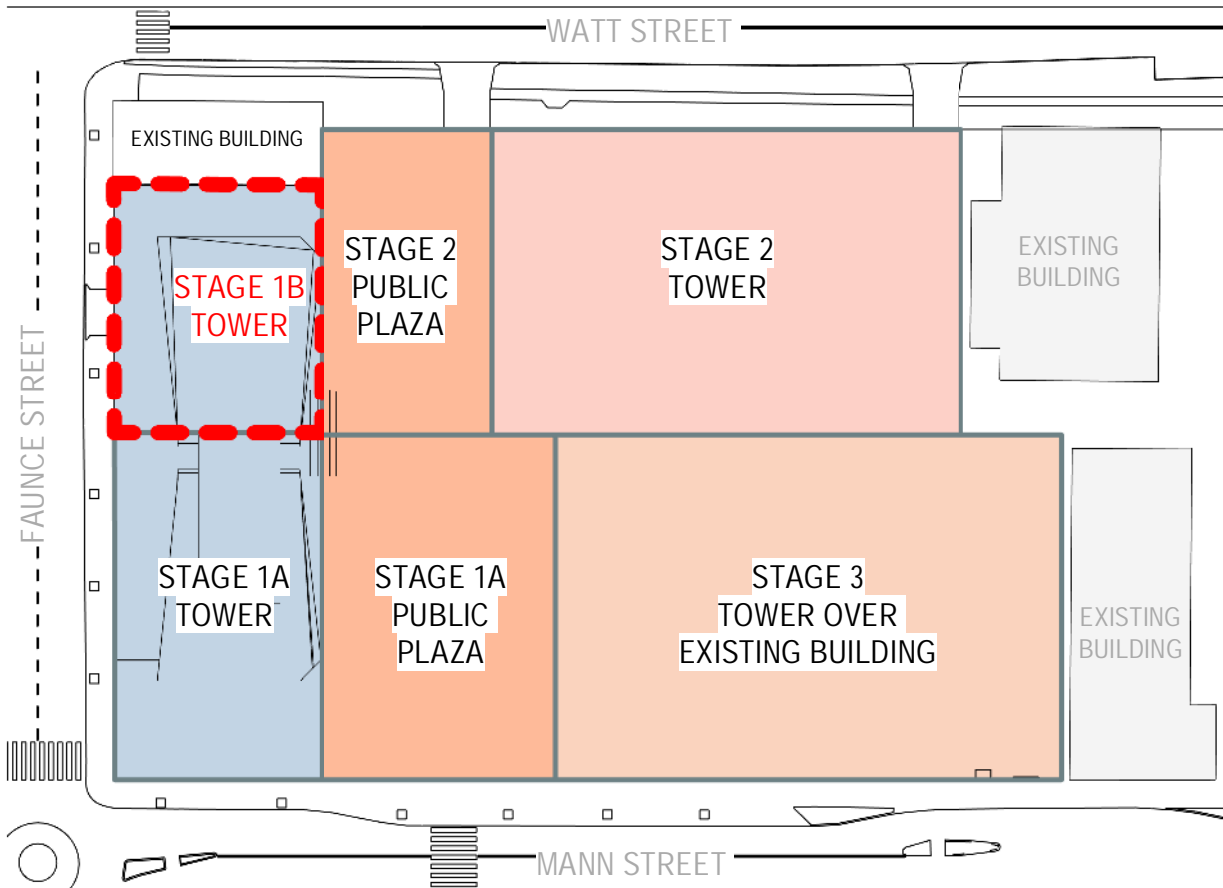
Gateway



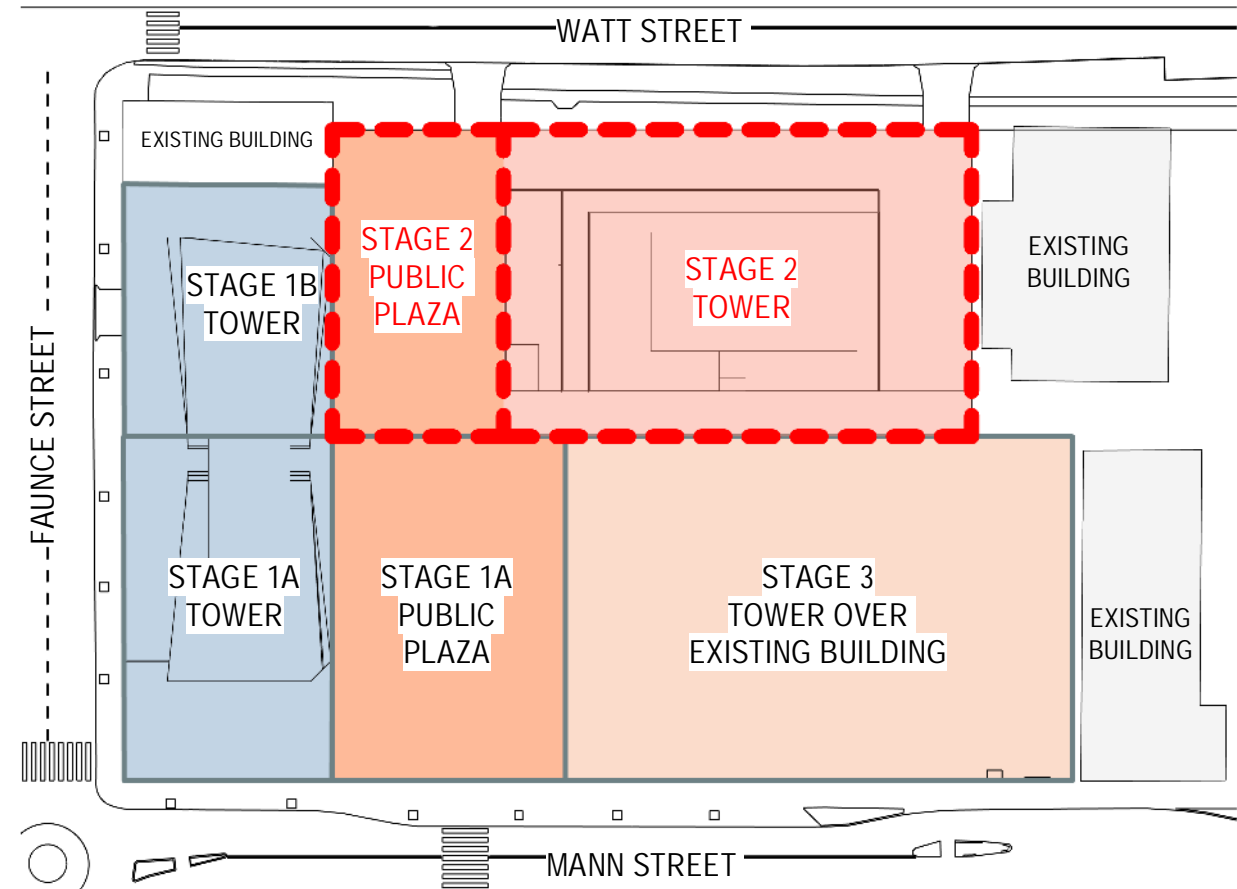
Proposed Staging



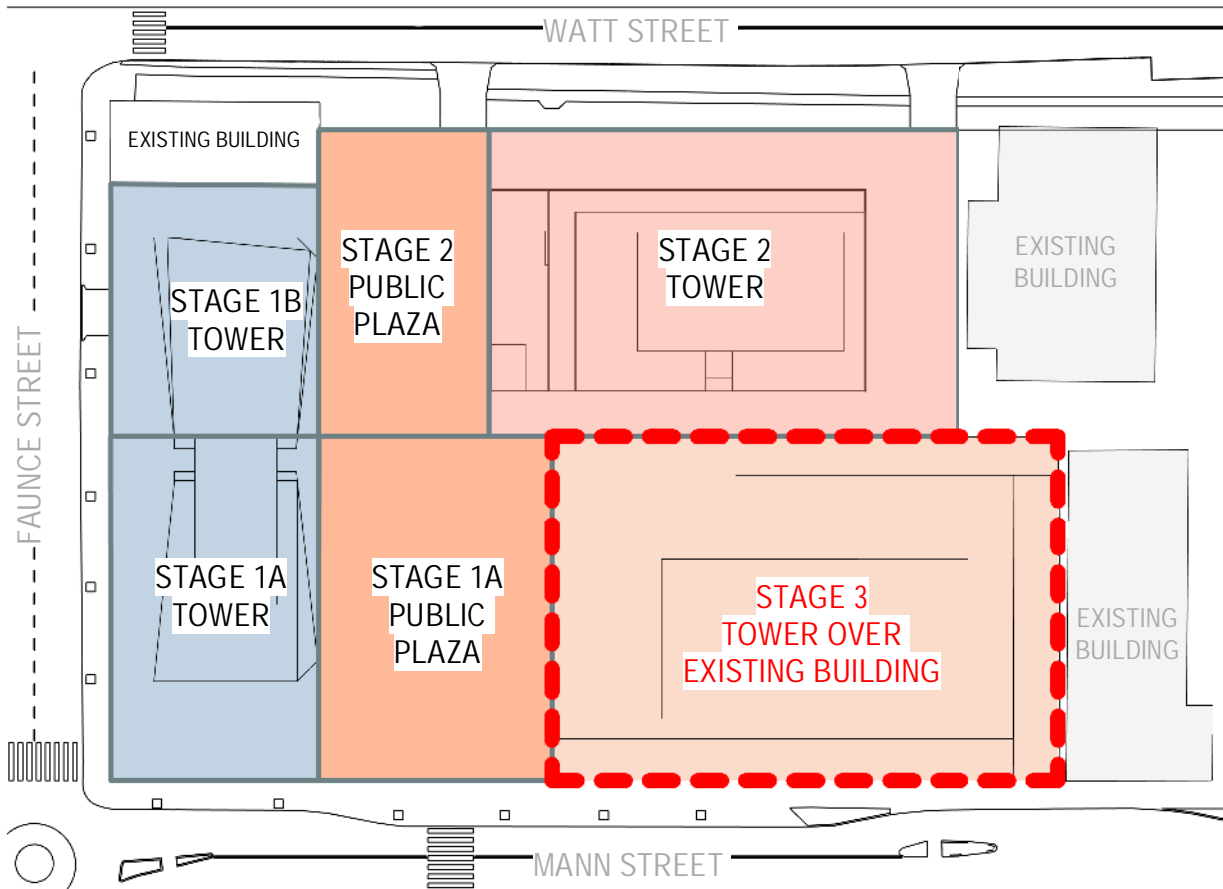
STAGE 1A PLAN SCALE 1:1000



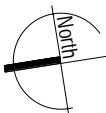
STAGE 1B PLAN SCALE 1:1000

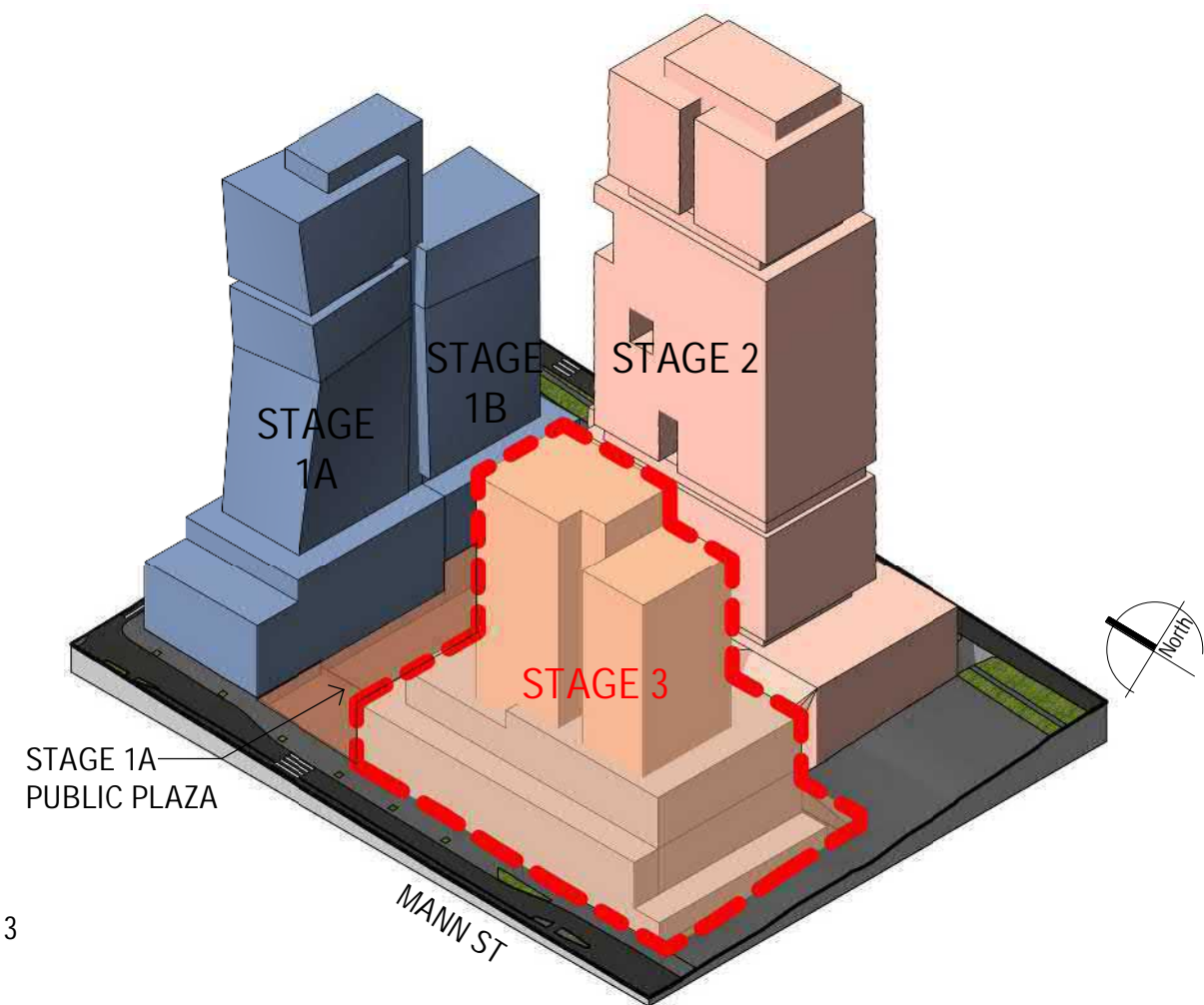
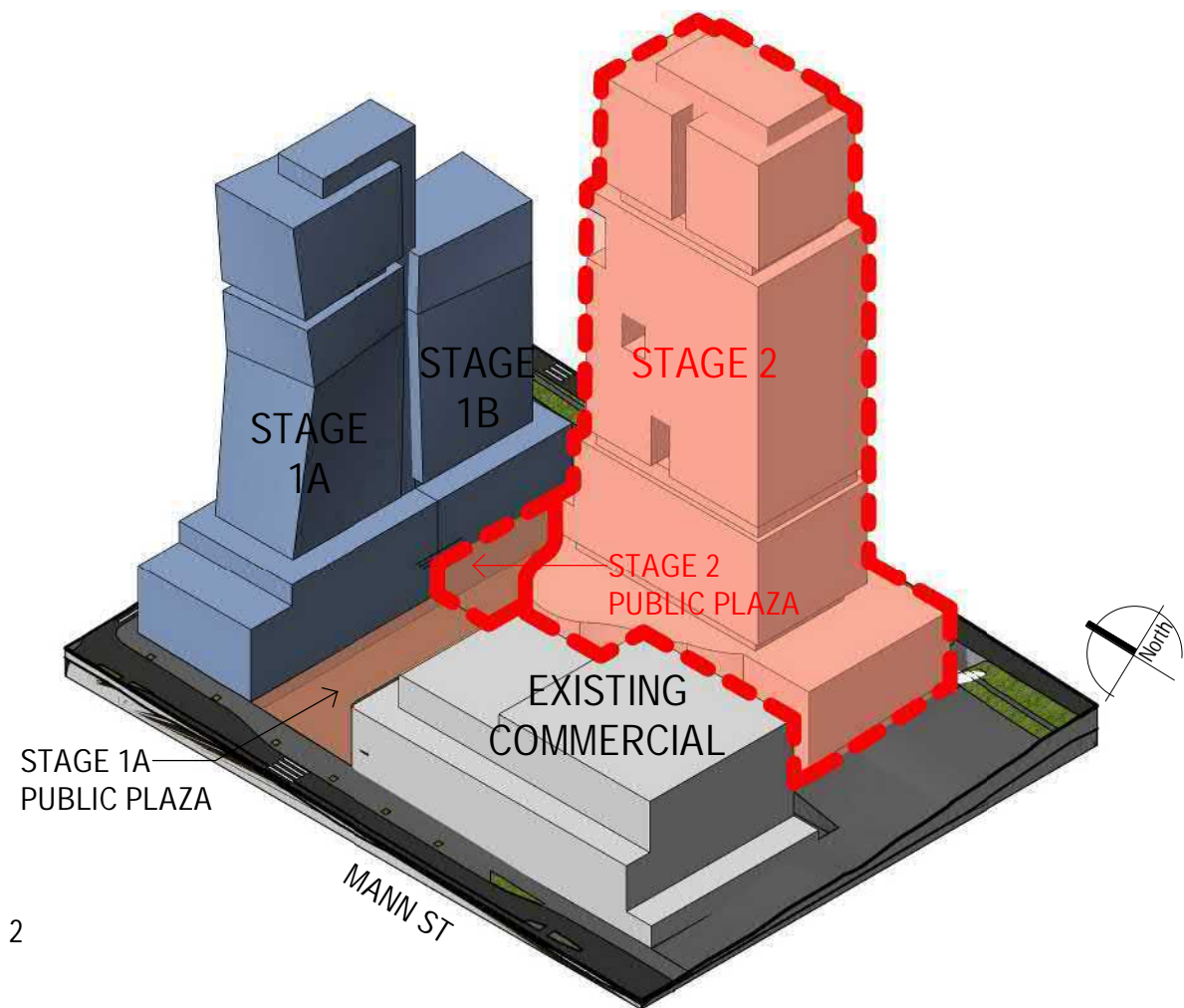
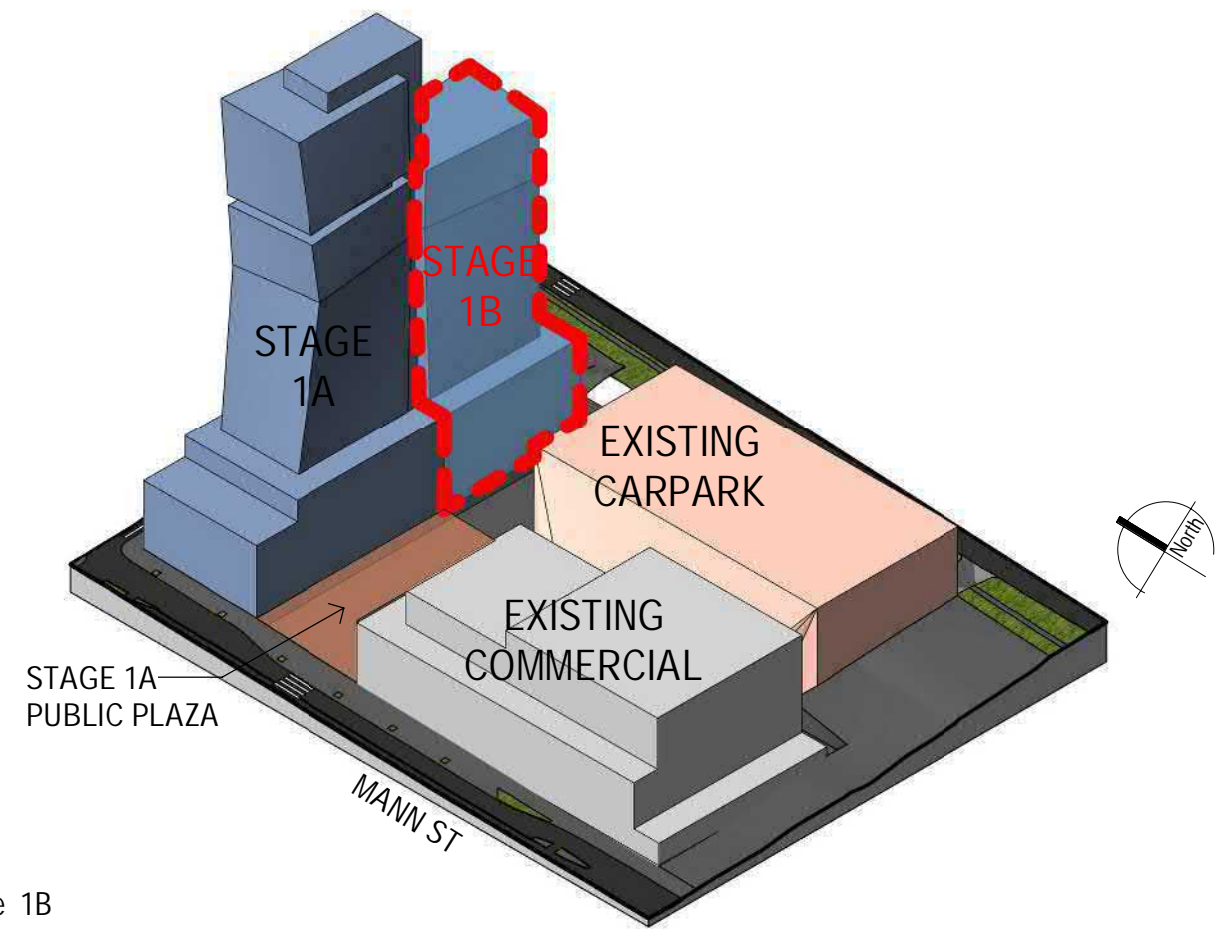
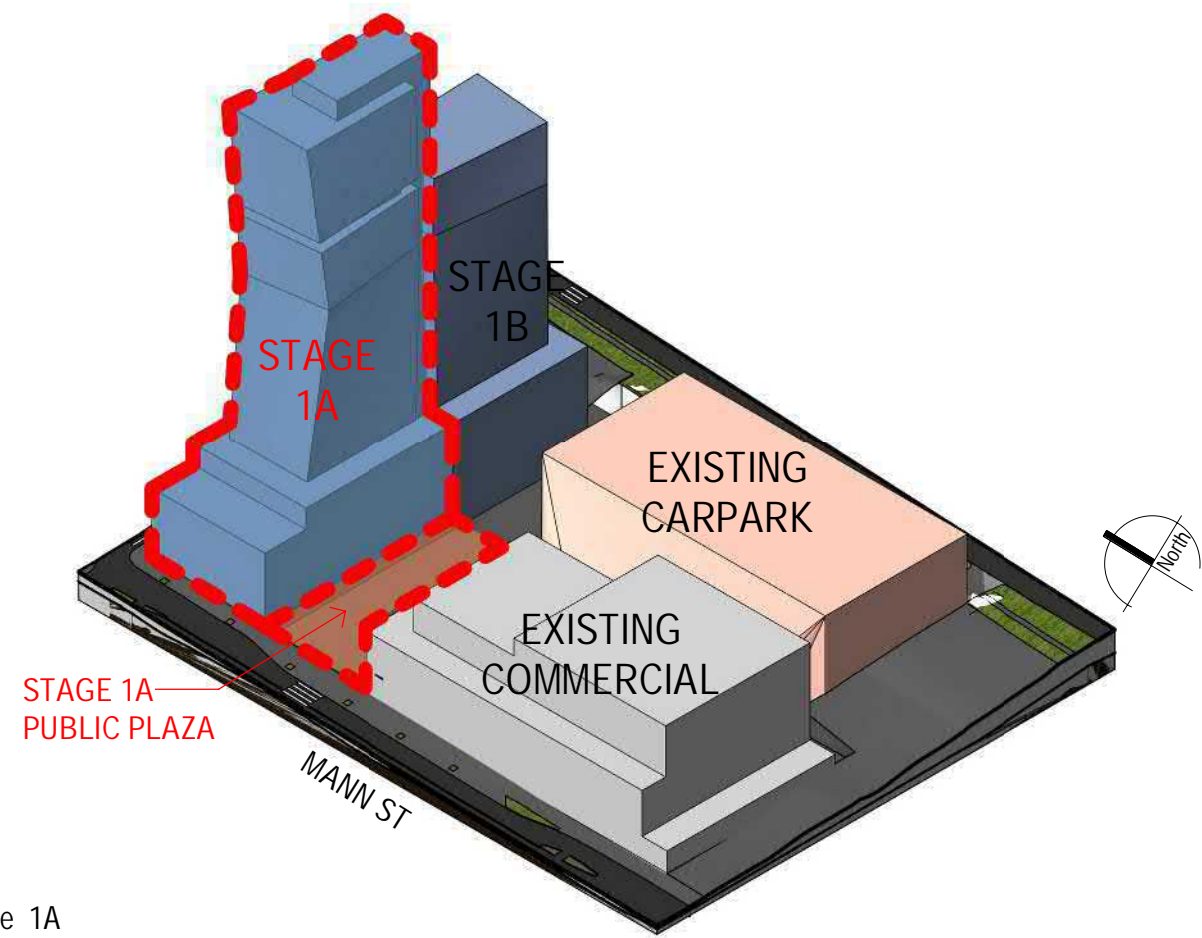


STAGE 2 PLAN SCALE 1:1000

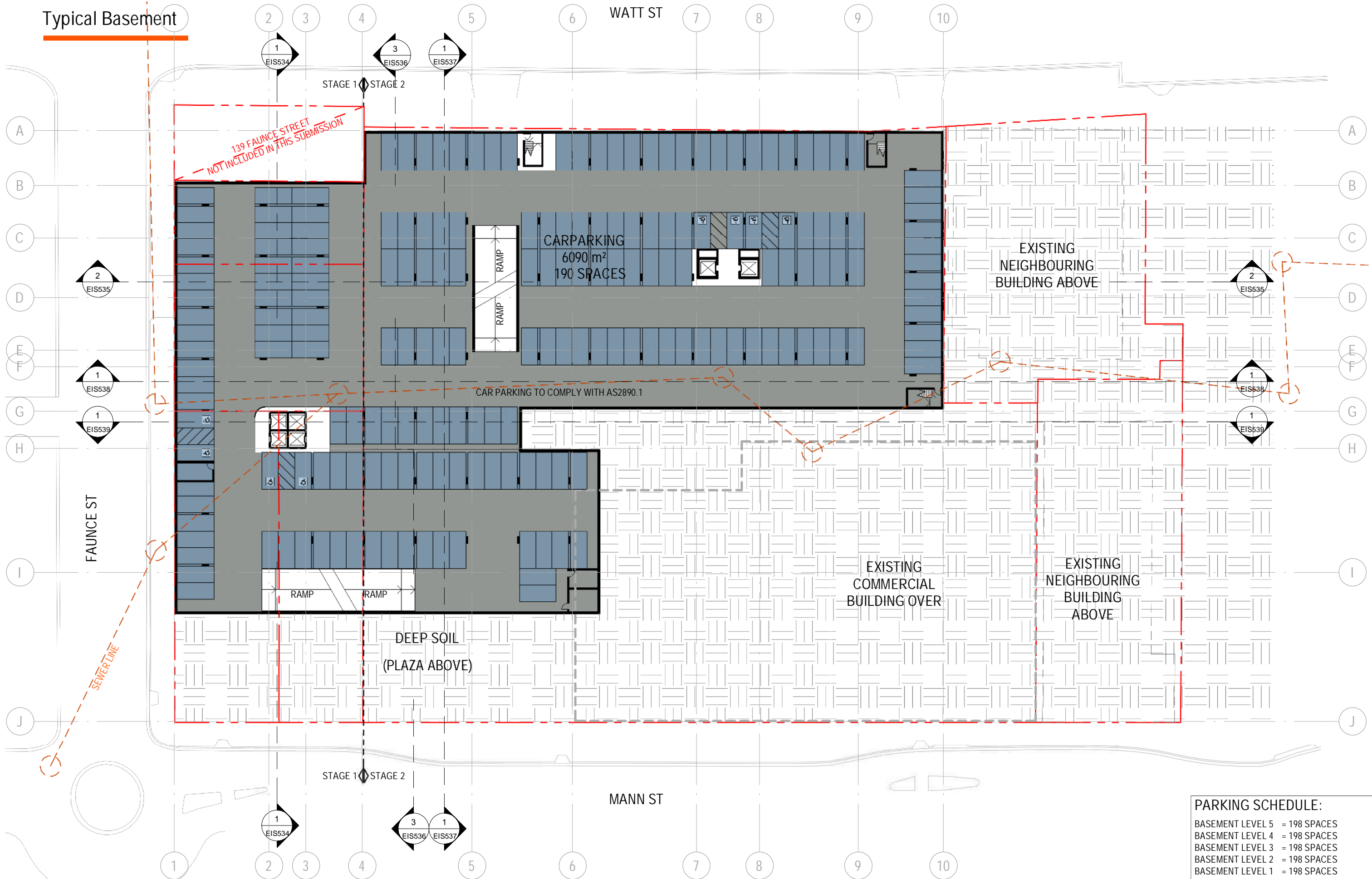


STAGE 3 PLAN SCALE 1:1000





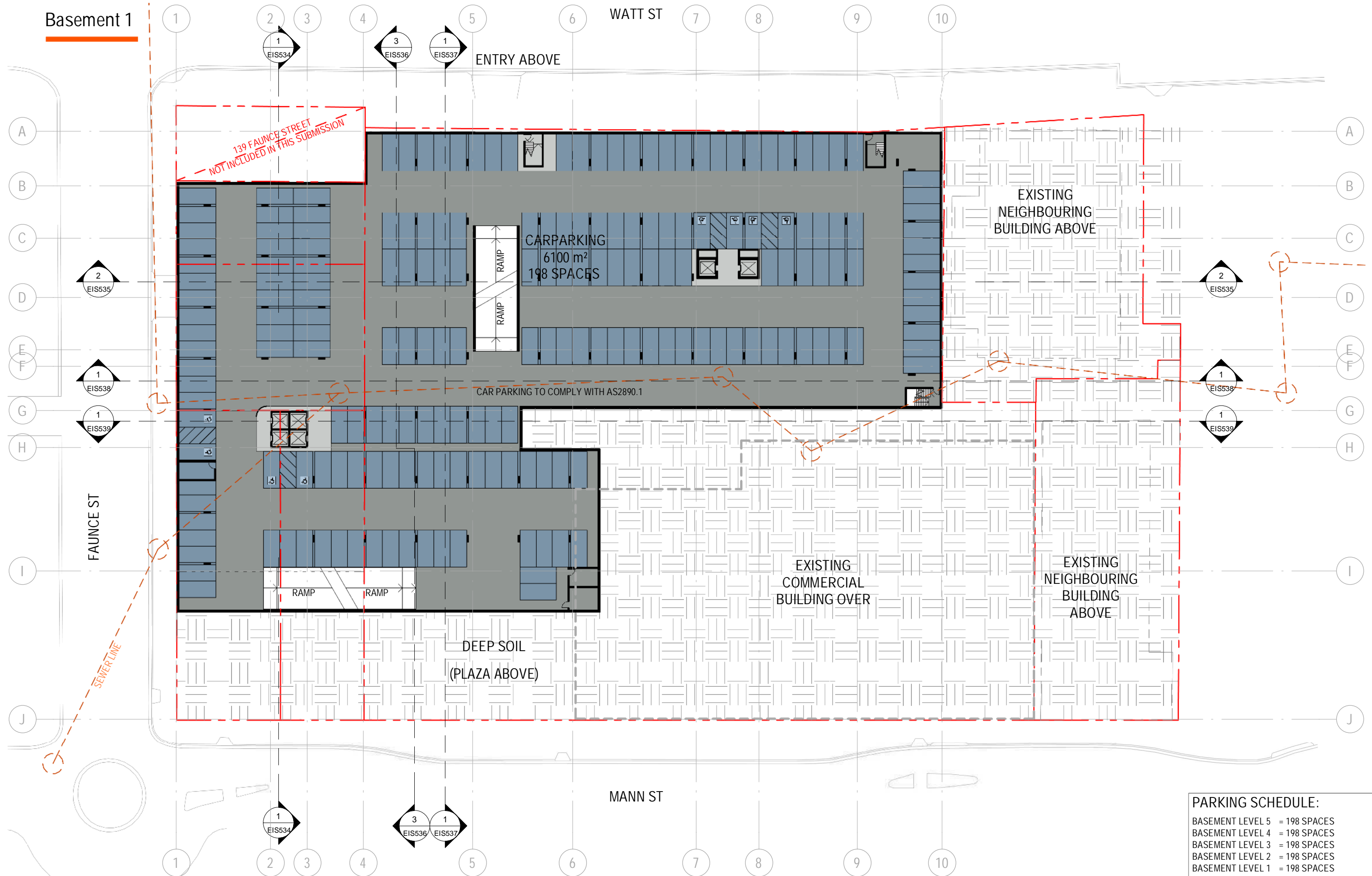
Typical Basement



1 TYPICAL BASEMENT PLAN (LEVELS B2-B5)
DA534 1 : 500

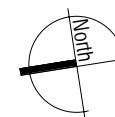
PARKING SCHEDULE:	
BASEMENT LEVEL 5	= 198 SPACES
BASEMENT LEVEL 4	= 198 SPACES
BASEMENT LEVEL 3	= 198 SPACES
BASEMENT LEVEL 2	= 198 SPACES
BASEMENT LEVEL 1	= 198 SPACES
GROUND LEVEL	= 192 SPACES
LEVEL 1	= 74 SPACES
TOTAL SPACES	= 1256 CAR SPACES

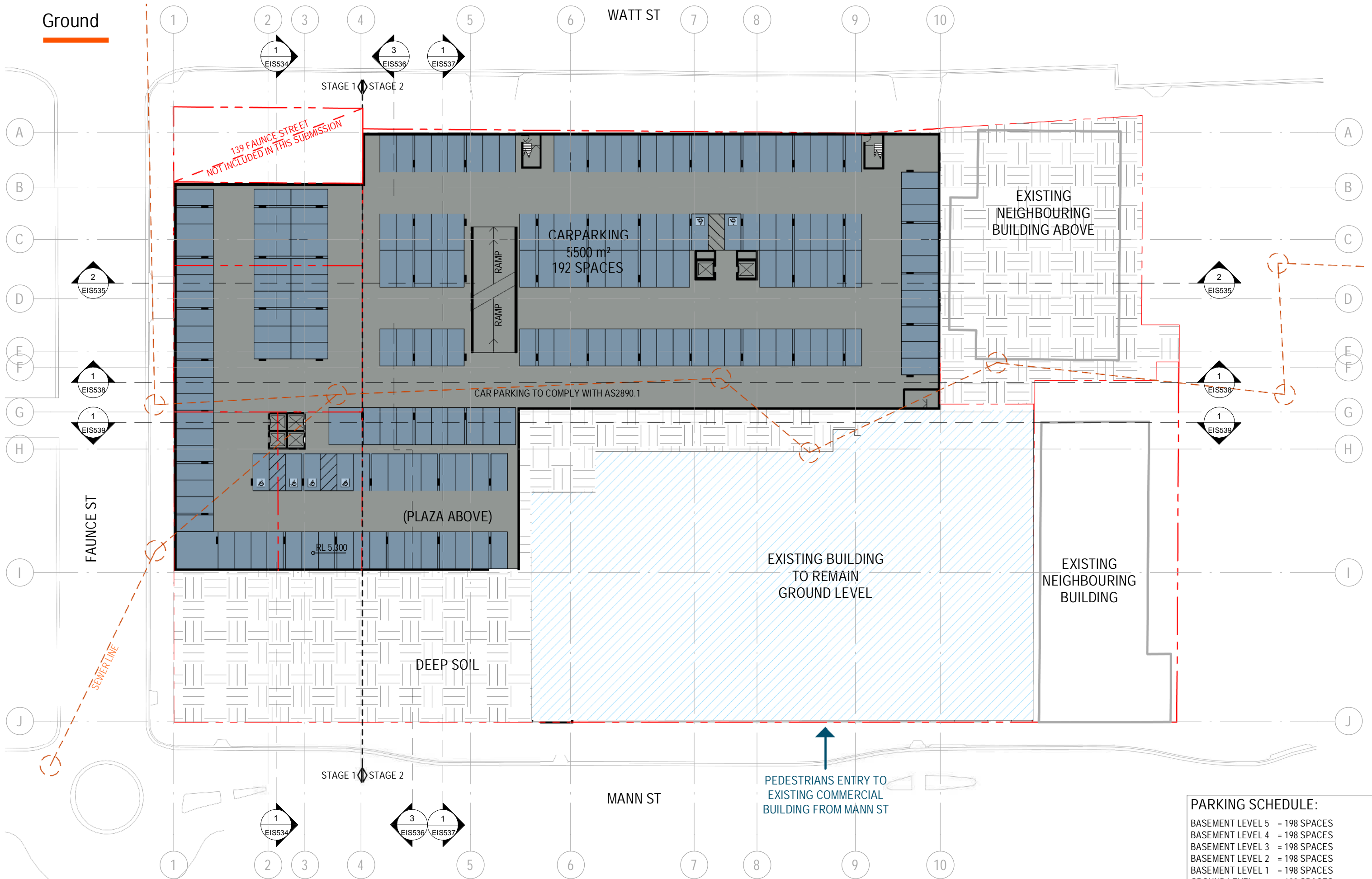
Basement 1



PARKING SCHEDULE:	
BASEMENT LEVEL 5	= 198 SPACES
BASEMENT LEVEL 4	= 198 SPACES
BASEMENT LEVEL 3	= 198 SPACES
BASEMENT LEVEL 2	= 198 SPACES
BASEMENT LEVEL 1	= 198 SPACES
GROUND LEVEL	= 192 SPACES
LEVEL 1	= 74 SPACES
TOTAL SPACES	= 1256 CAR SPACES

1 BASEMENT 1
DA534 1 : 500

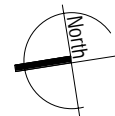




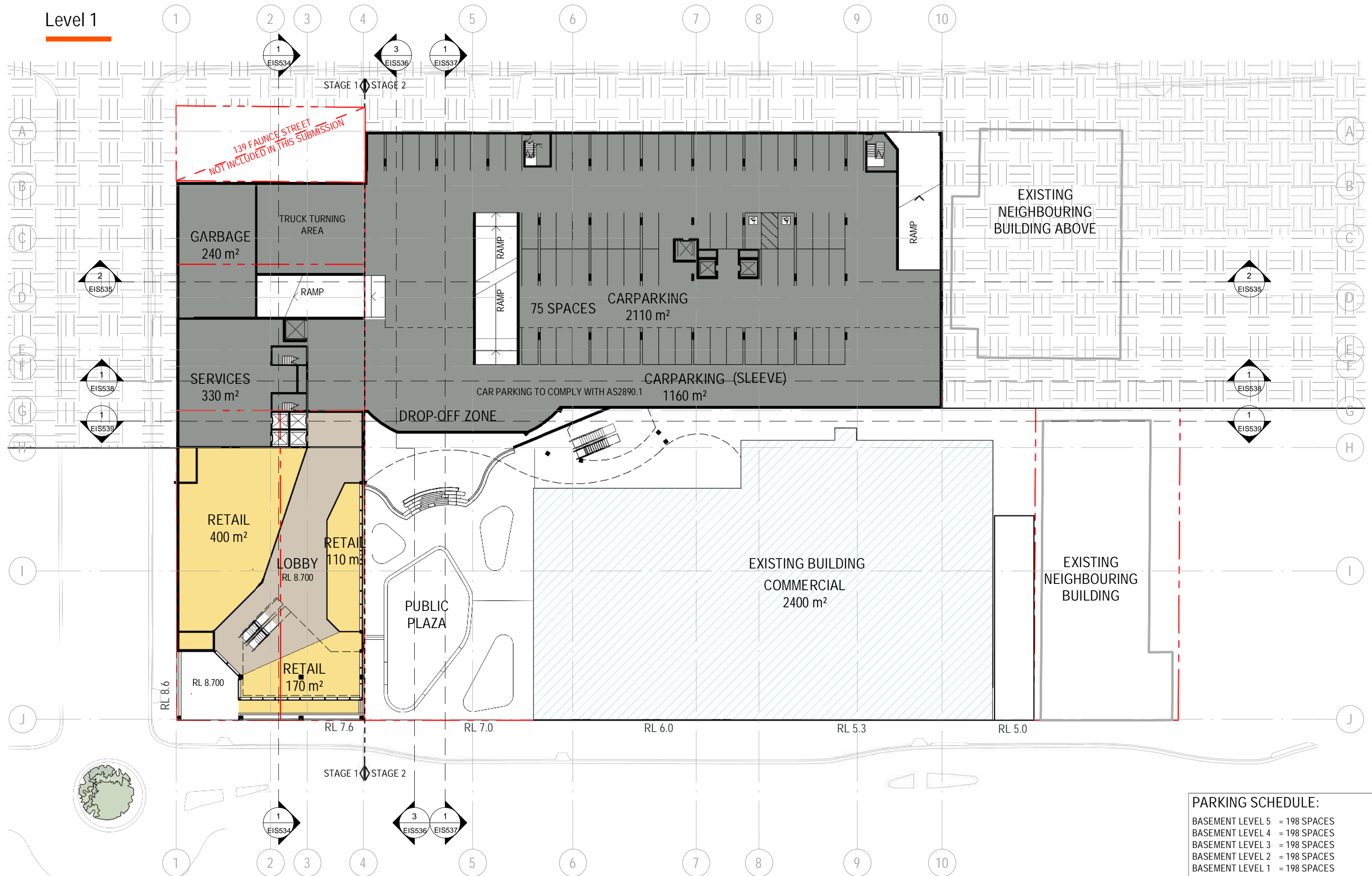
1 GROUND FLOOR PLAN
aaa 1 : 500

PARKING SCHEDULE:

BASEMENT LEVEL 5	= 198 SPACES
BASEMENT LEVEL 4	= 198 SPACES
BASEMENT LEVEL 3	= 198 SPACES
BASEMENT LEVEL 2	= 198 SPACES
BASEMENT LEVEL 1	= 198 SPACES
GROUND LEVEL	= 192 SPACES
<u>LEVEL 1</u>	<u>= 74 SPACES</u>
<hr/>	
TOTAL SPACES	= 1256 CAR SPACES



Level 1



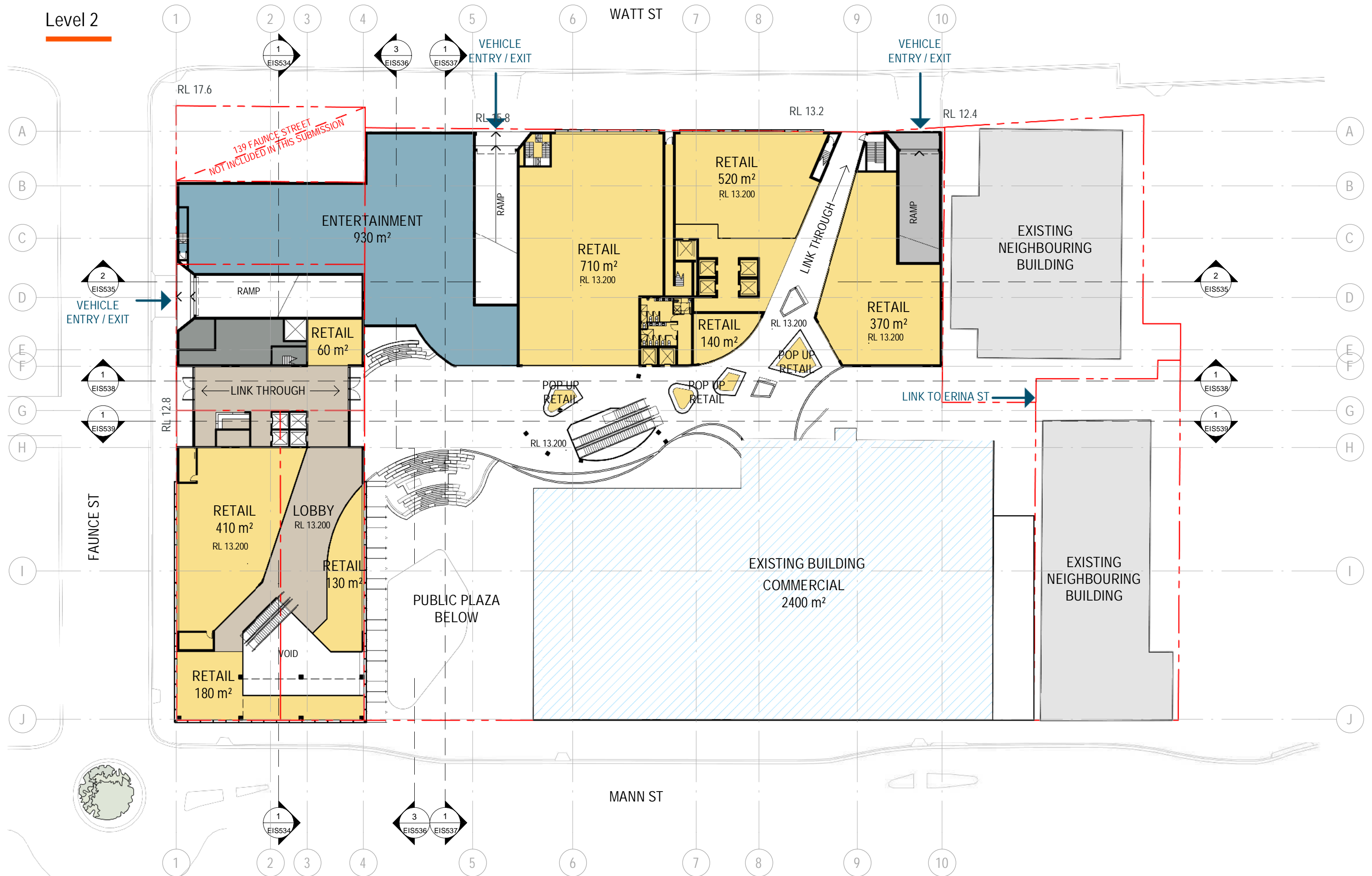
PARKING SCHEDULE:

BASEMENT LEVEL 5	= 198 SPACES
BASEMENT LEVEL 4	= 198 SPACES
BASEMENT LEVEL 3	= 198 SPACES
BASEMENT LEVEL 2	= 198 SPACES
BASEMENT LEVEL 1	= 198 SPACES
GROUND LEVEL	= 192 SPACES
LEVEL 1	= 74 SPACES

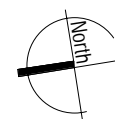
TOTAL SPACES = 1256 CAR SPACES

1 LEVEL 1
aaa 1:500

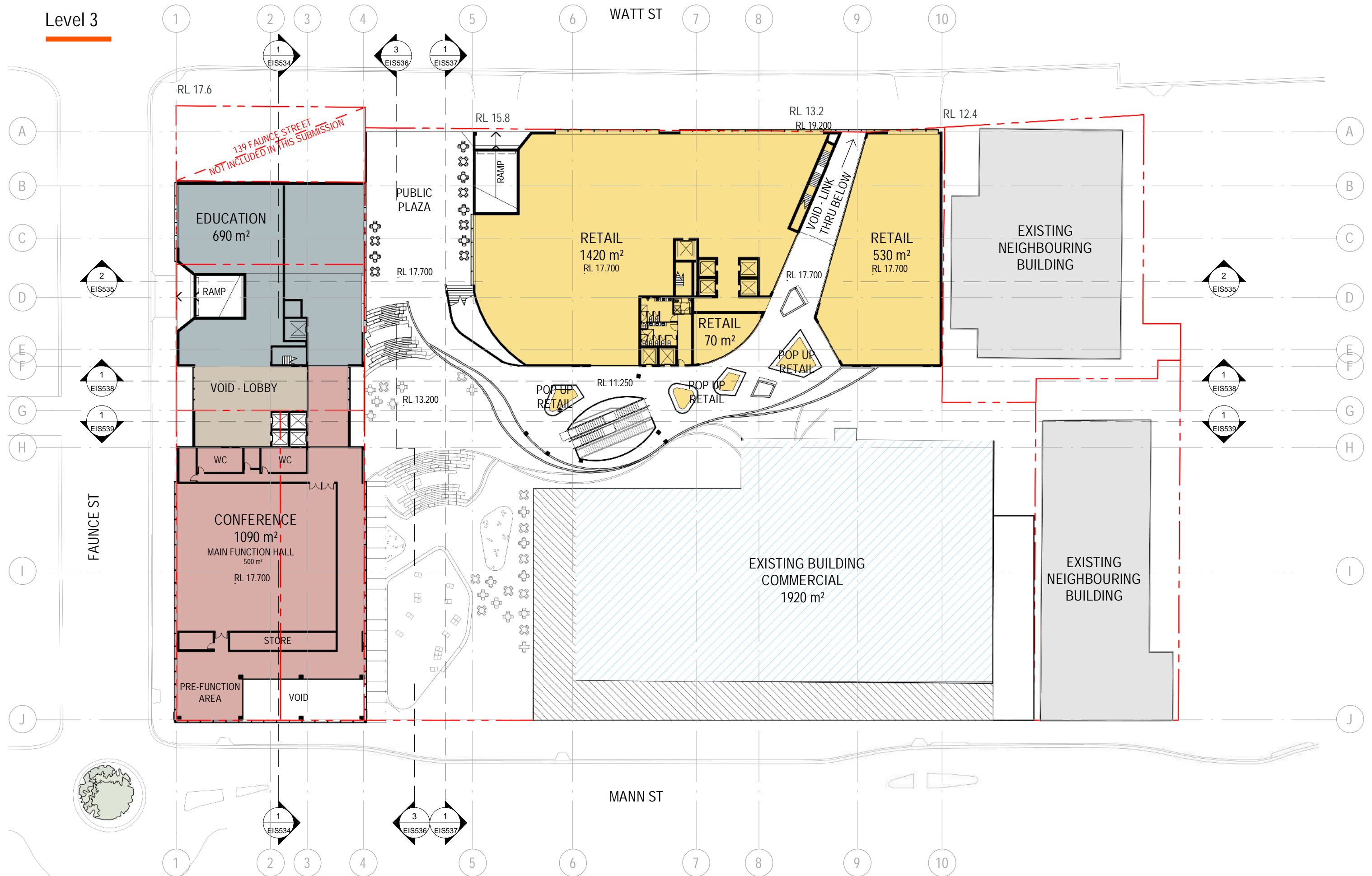
Level 2



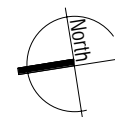
1 LEVEL 2
aaa 1:500



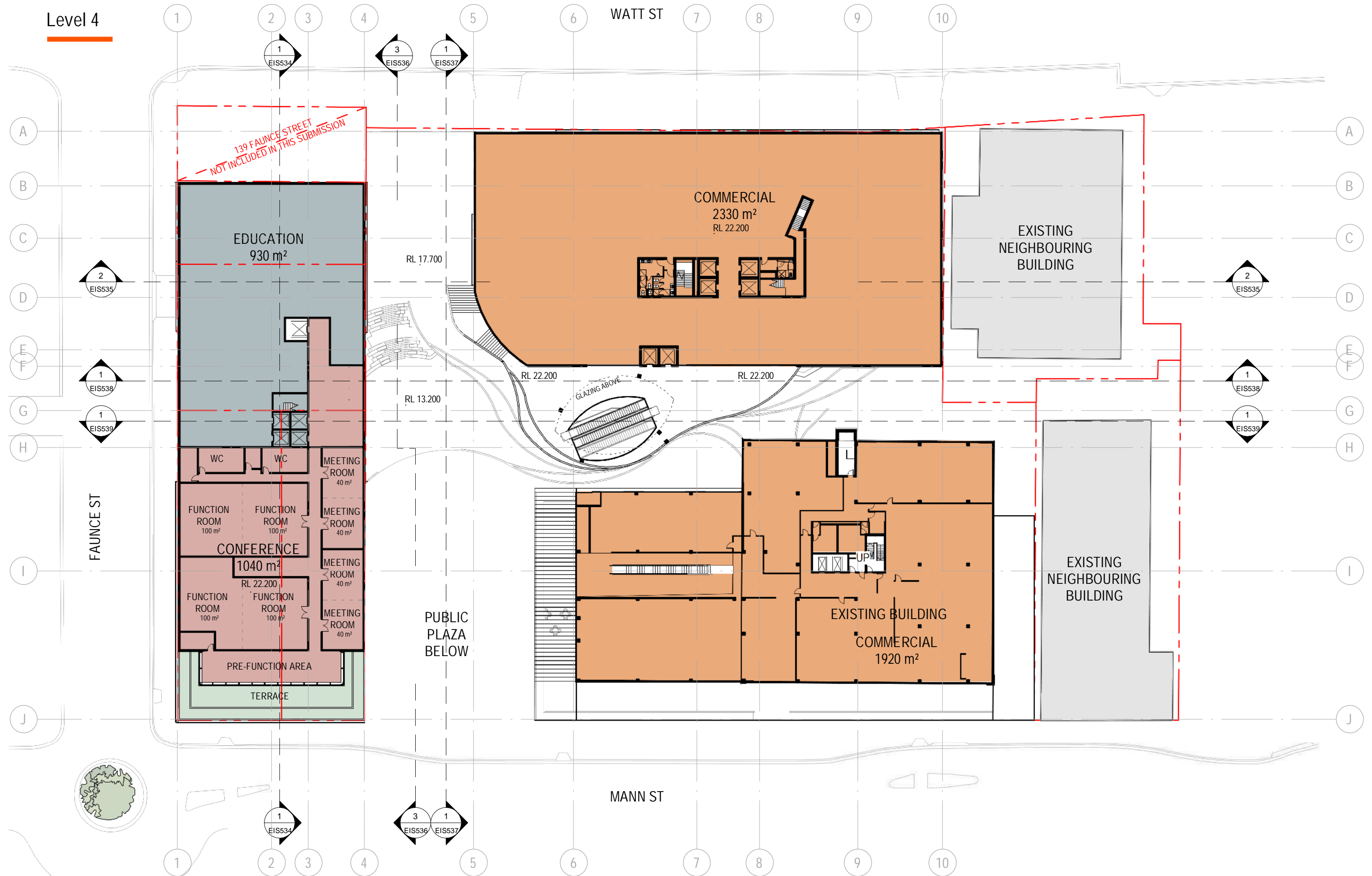
Level 3



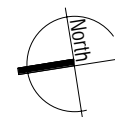
1 LEVEL 3
aaa 1:500



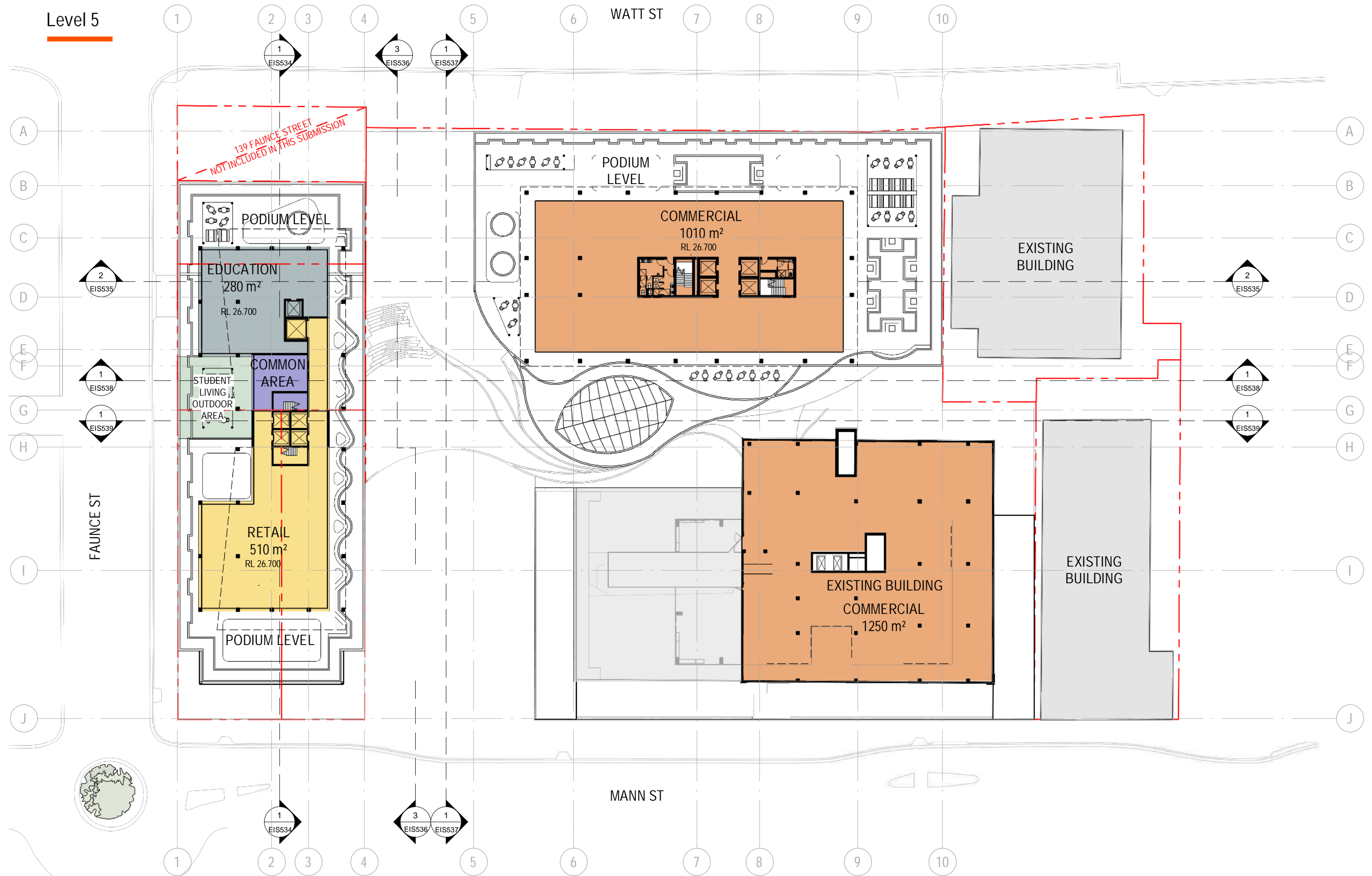
Level 4



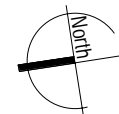
1 LEVEL 4
aaa 1 : 500



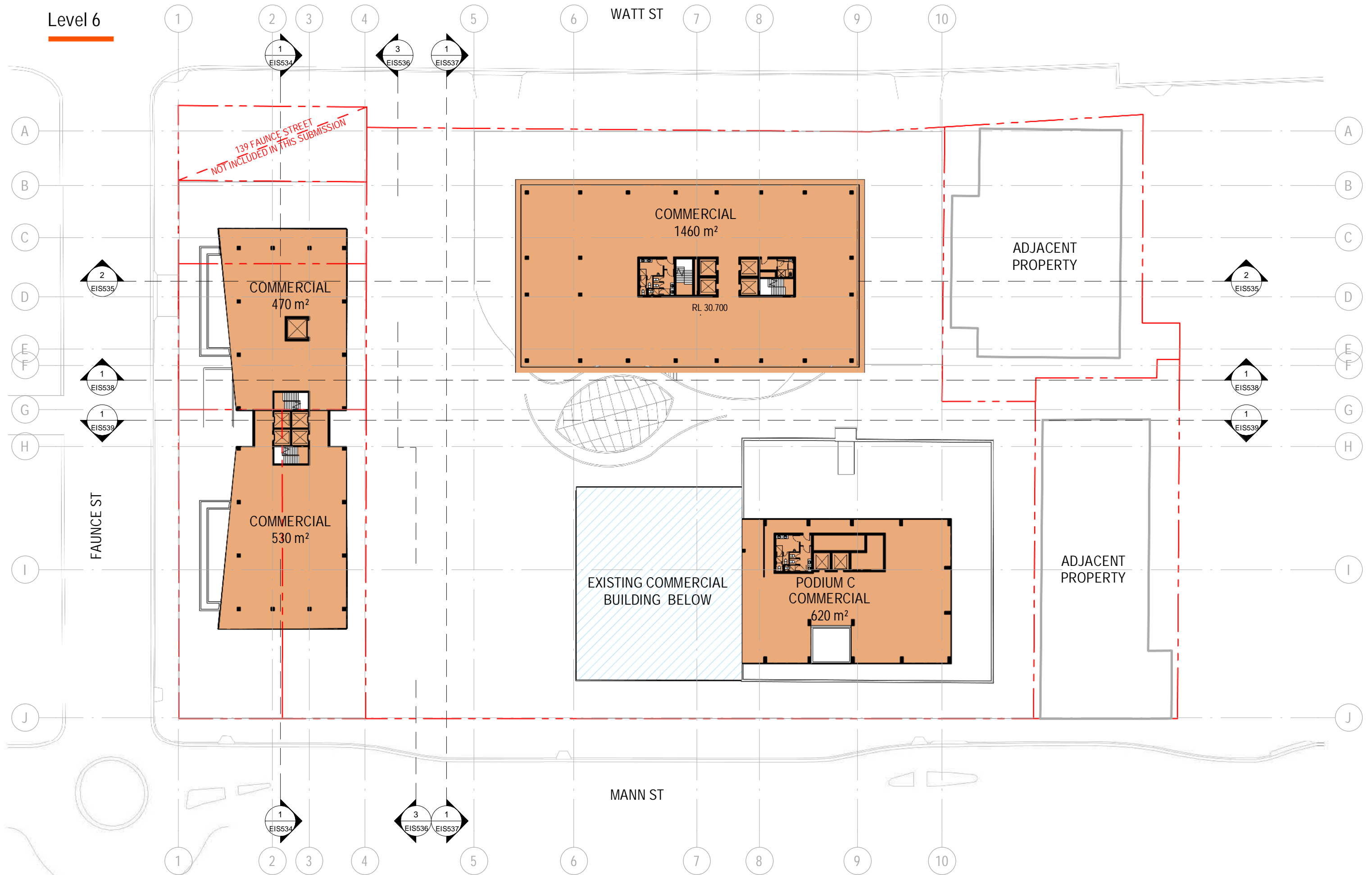
Level 5



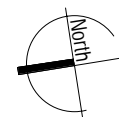
1 LEVEL 5
aaa 1 : 500

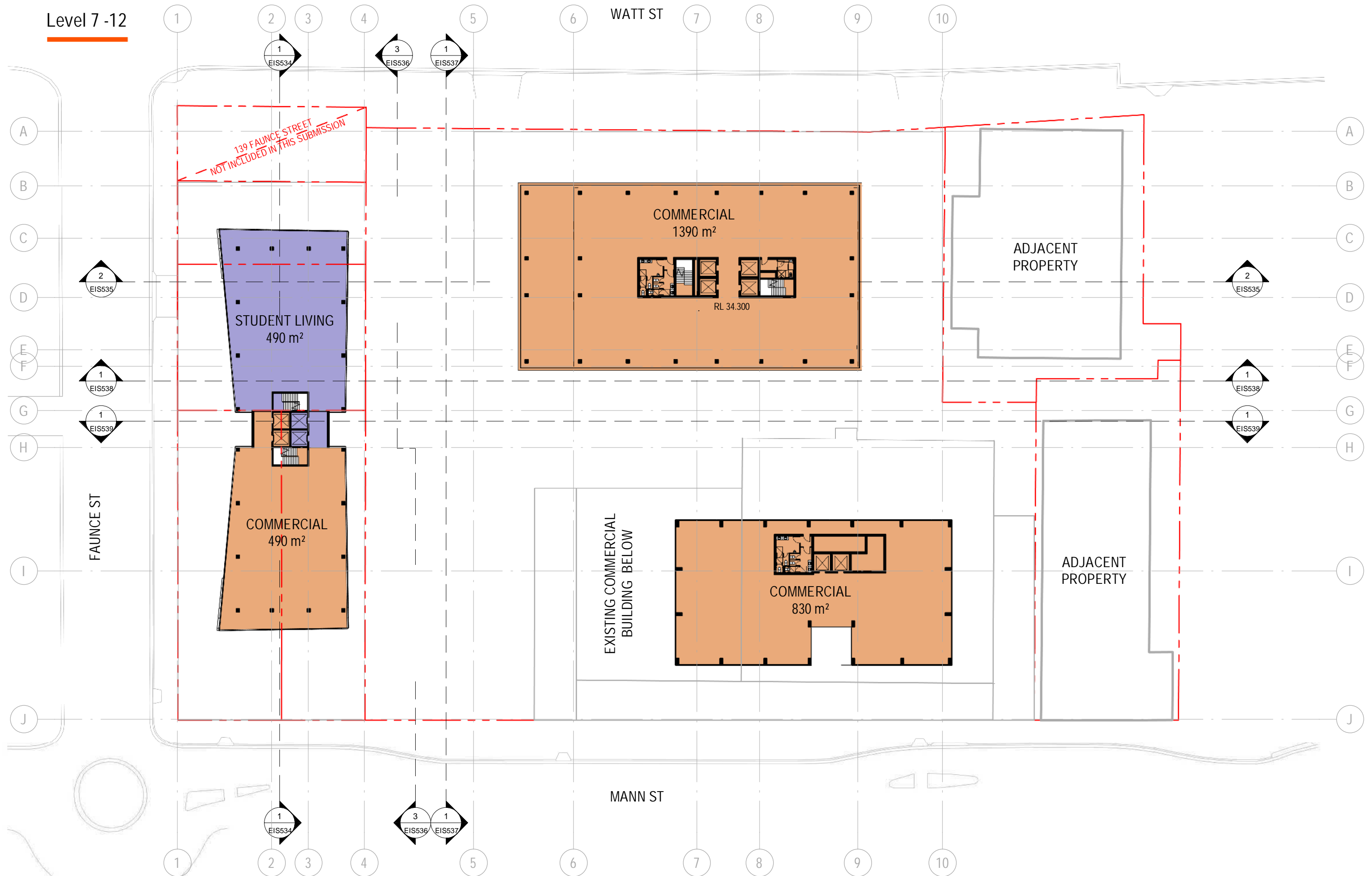


Level 6

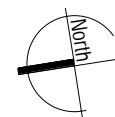


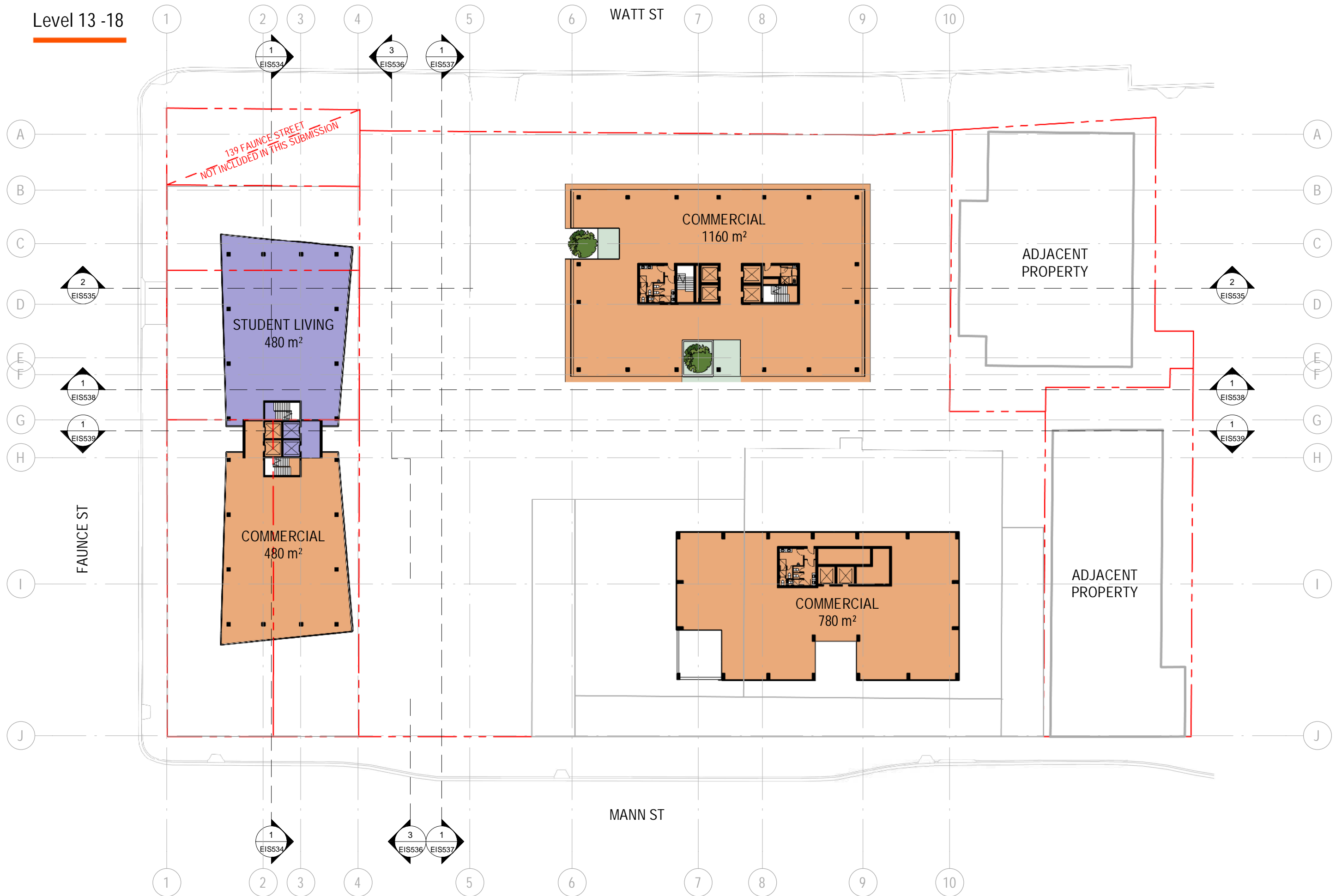
1 LEVEL 6
aaa 1 : 500



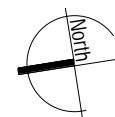


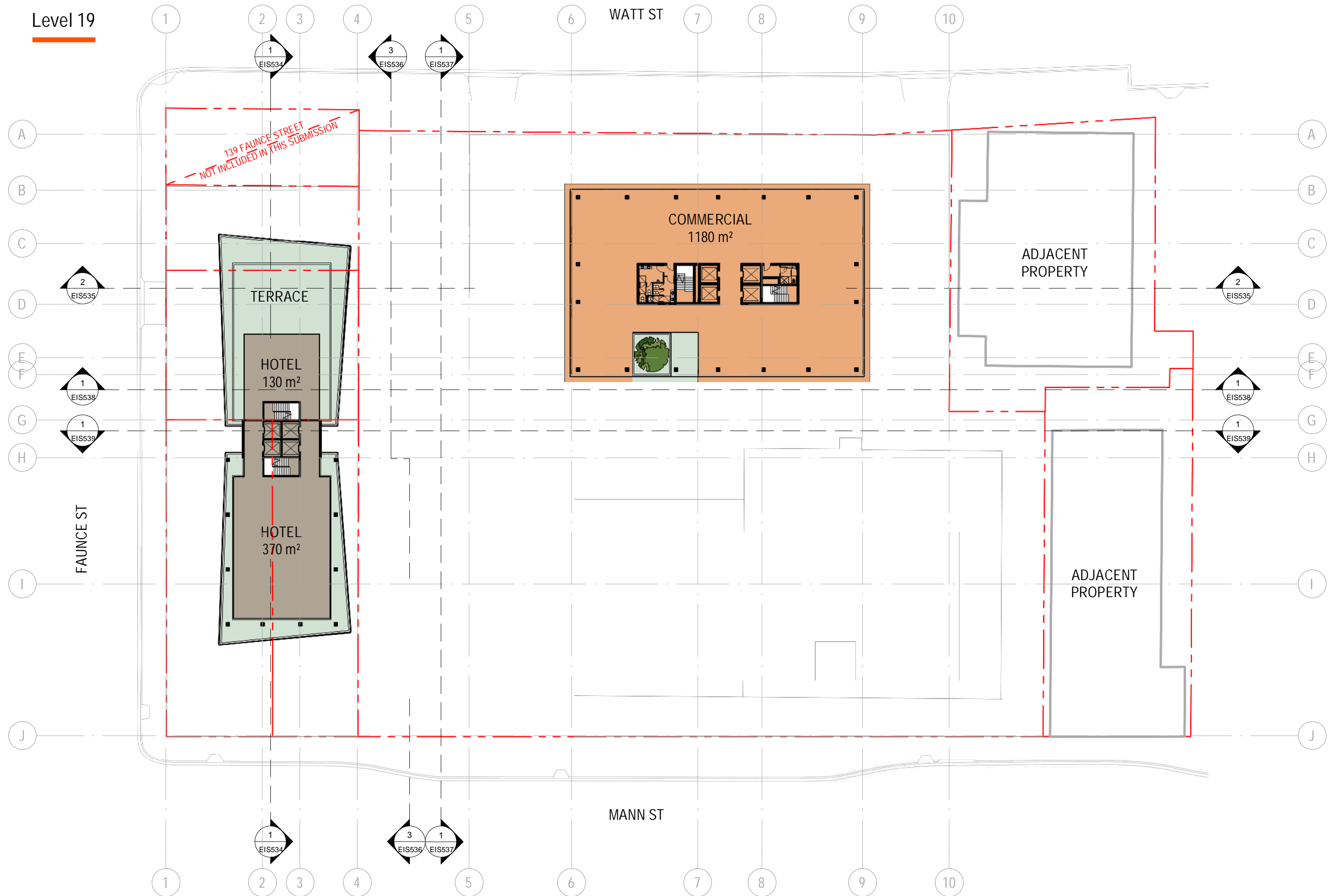
1
aaa
TYPICAL LEVELS 7-12
1 : 500



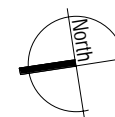


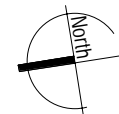
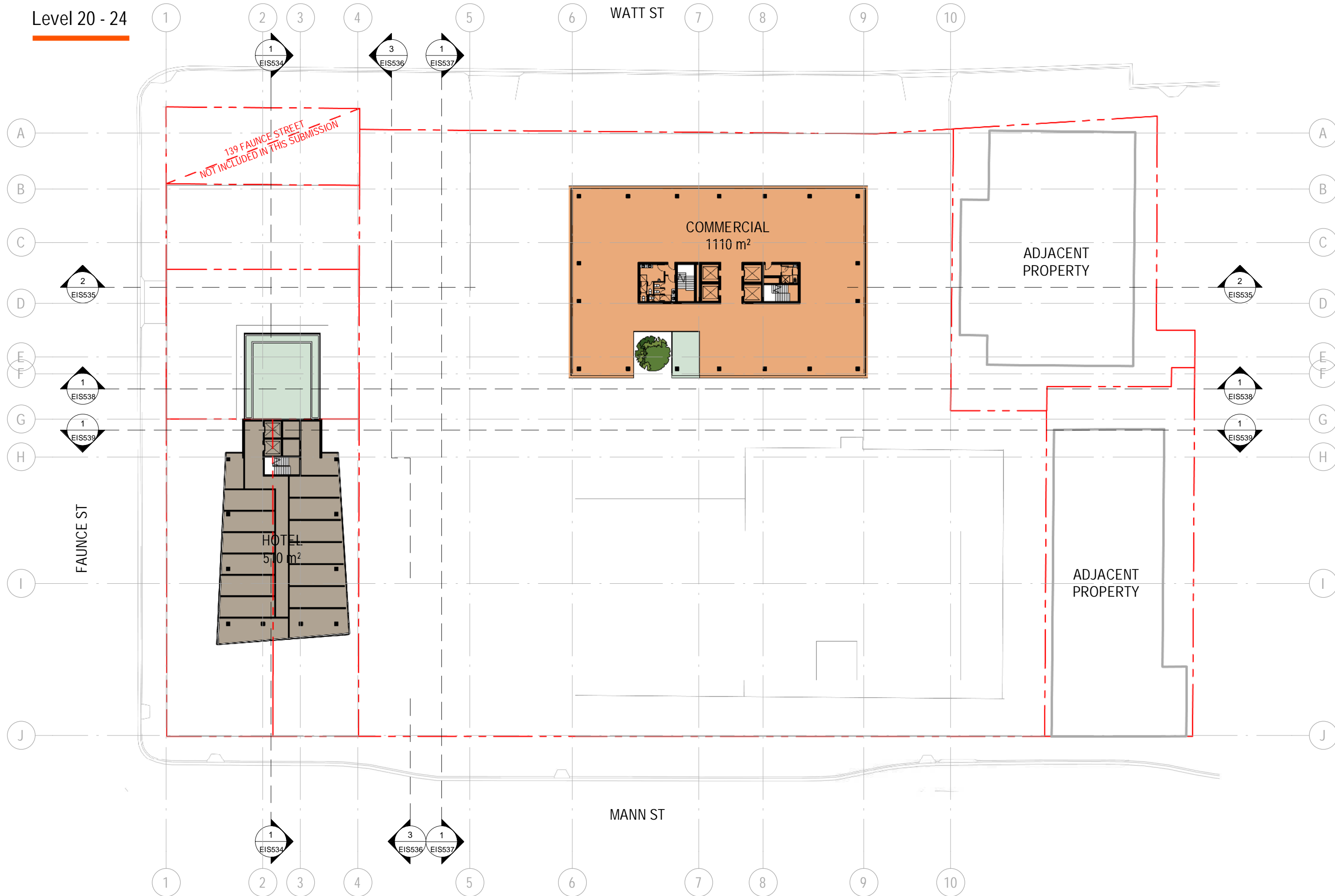
1 TYPICAL LEVELS 13-18
aaa 1 : 500

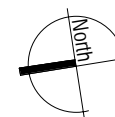
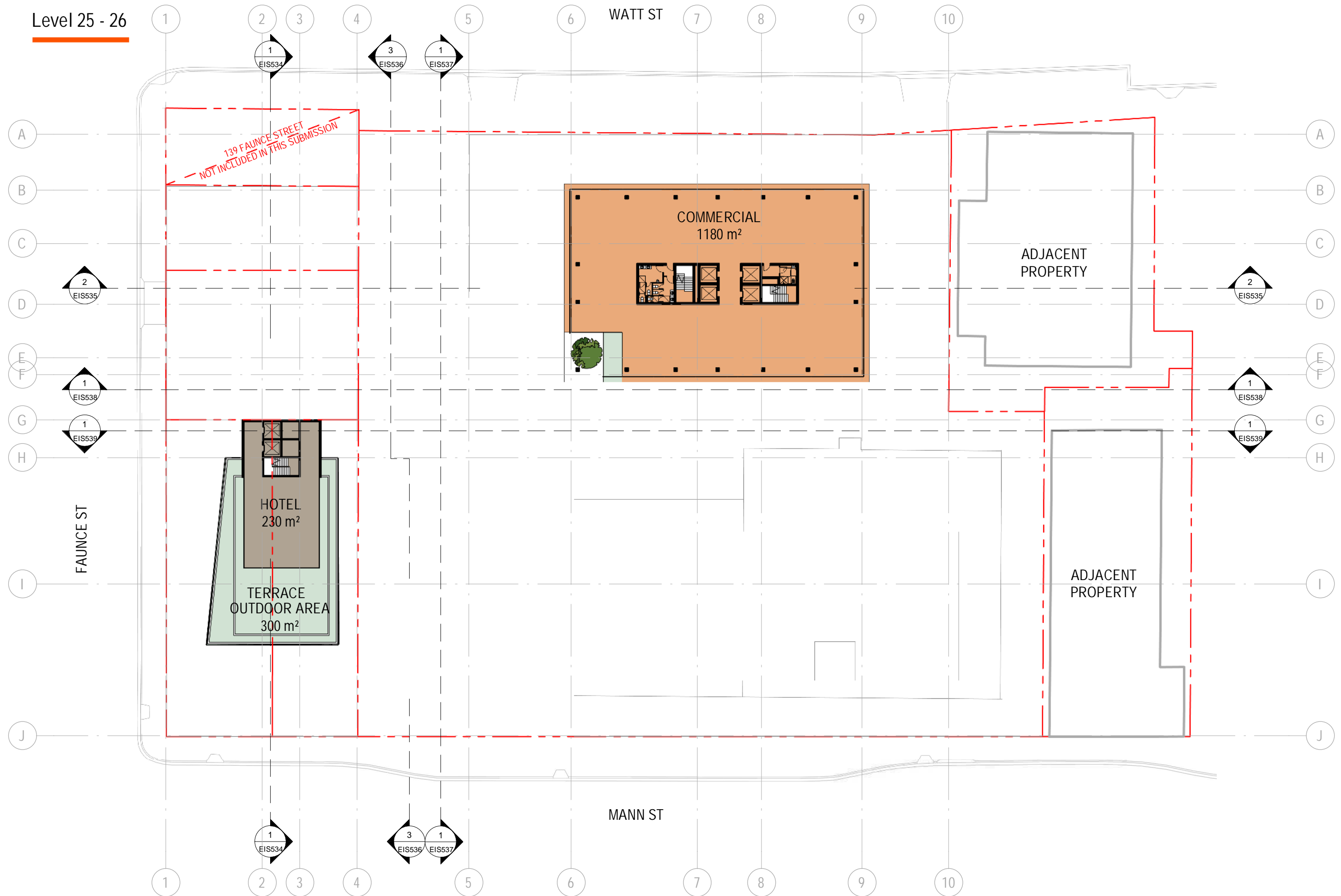


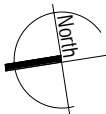
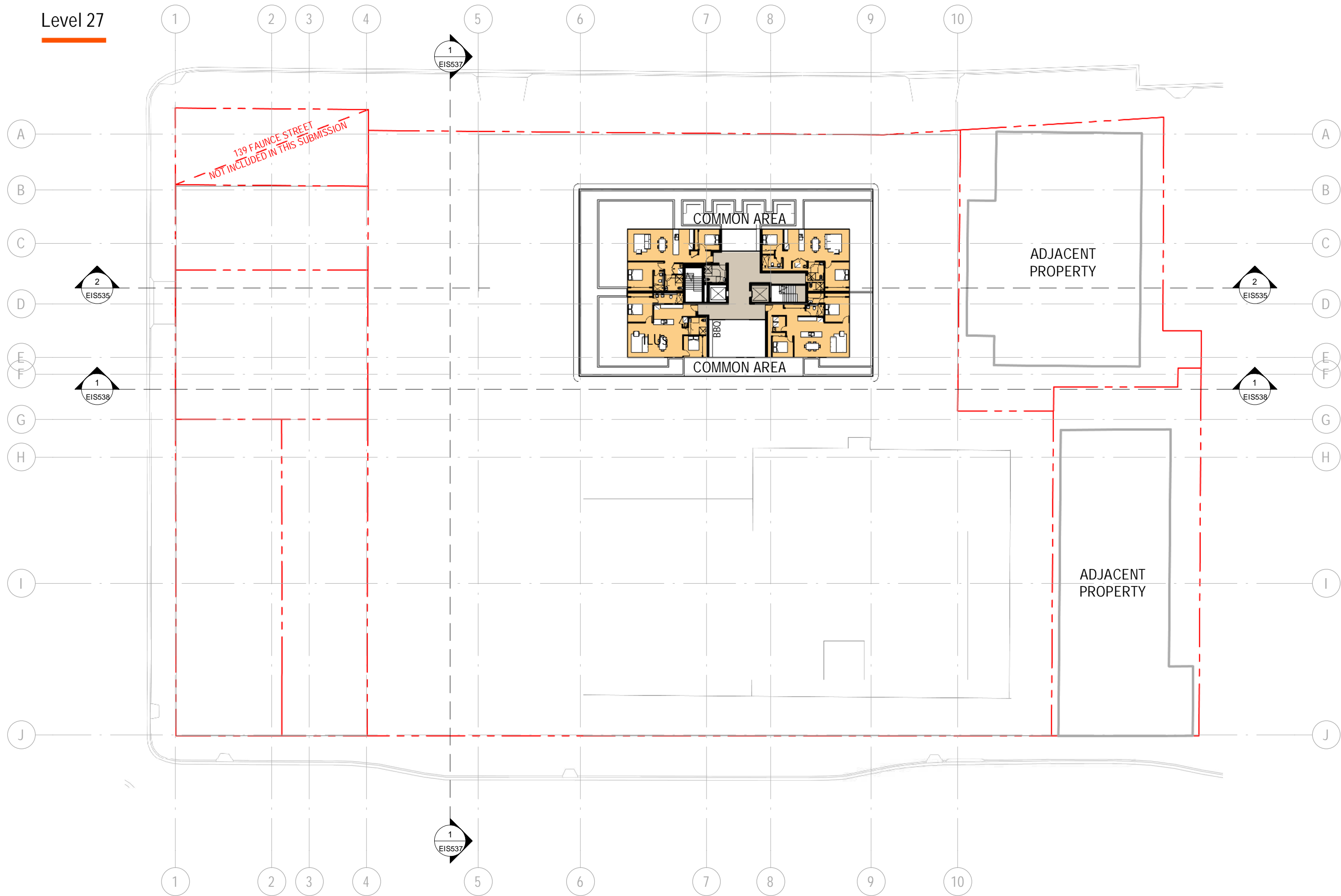


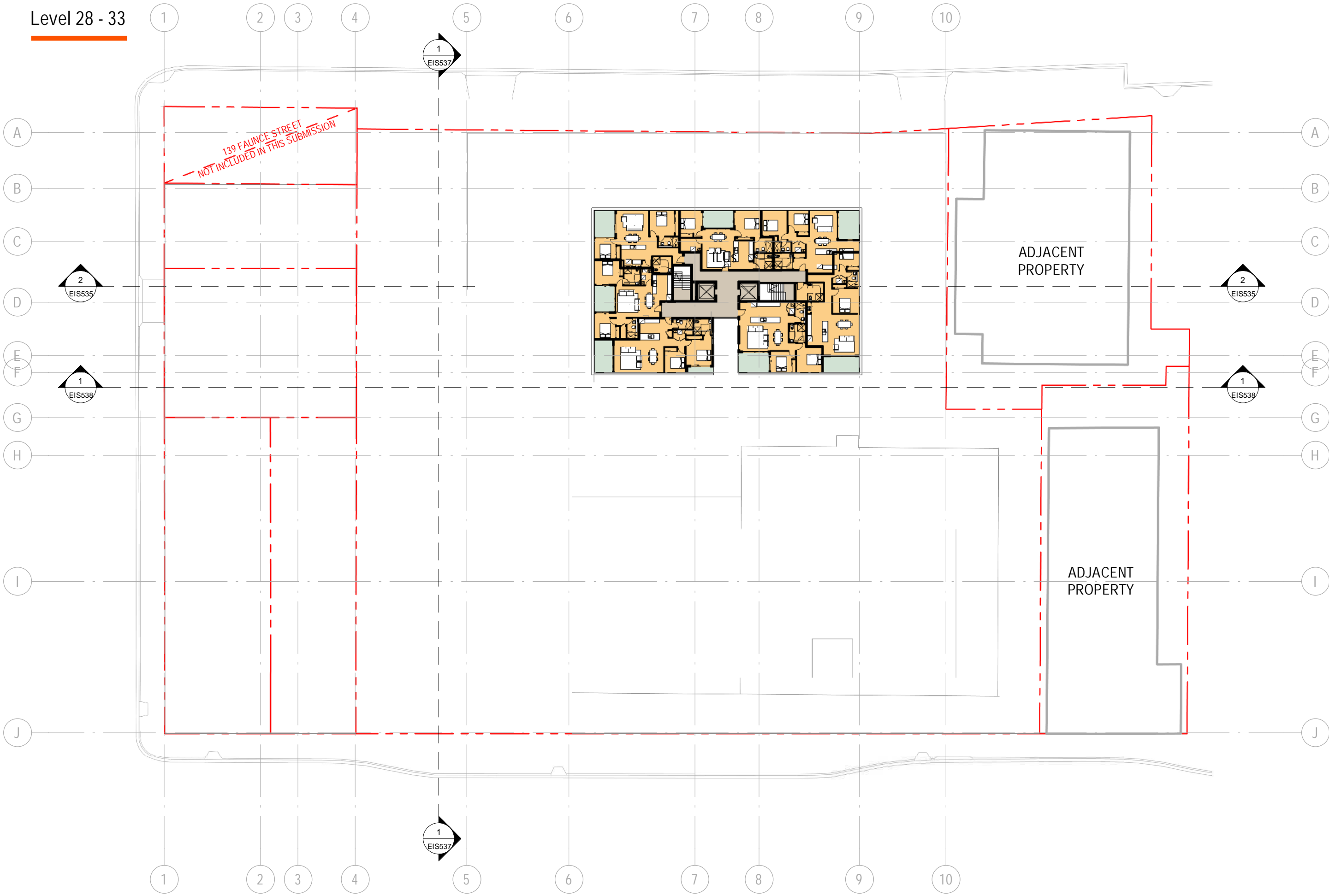
1 TYPICAL LEVELS 19-24
aaa 1 : 500



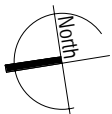








1 TYPICAL LEVELS 28-33
aaa 1 : 500



South Elevation

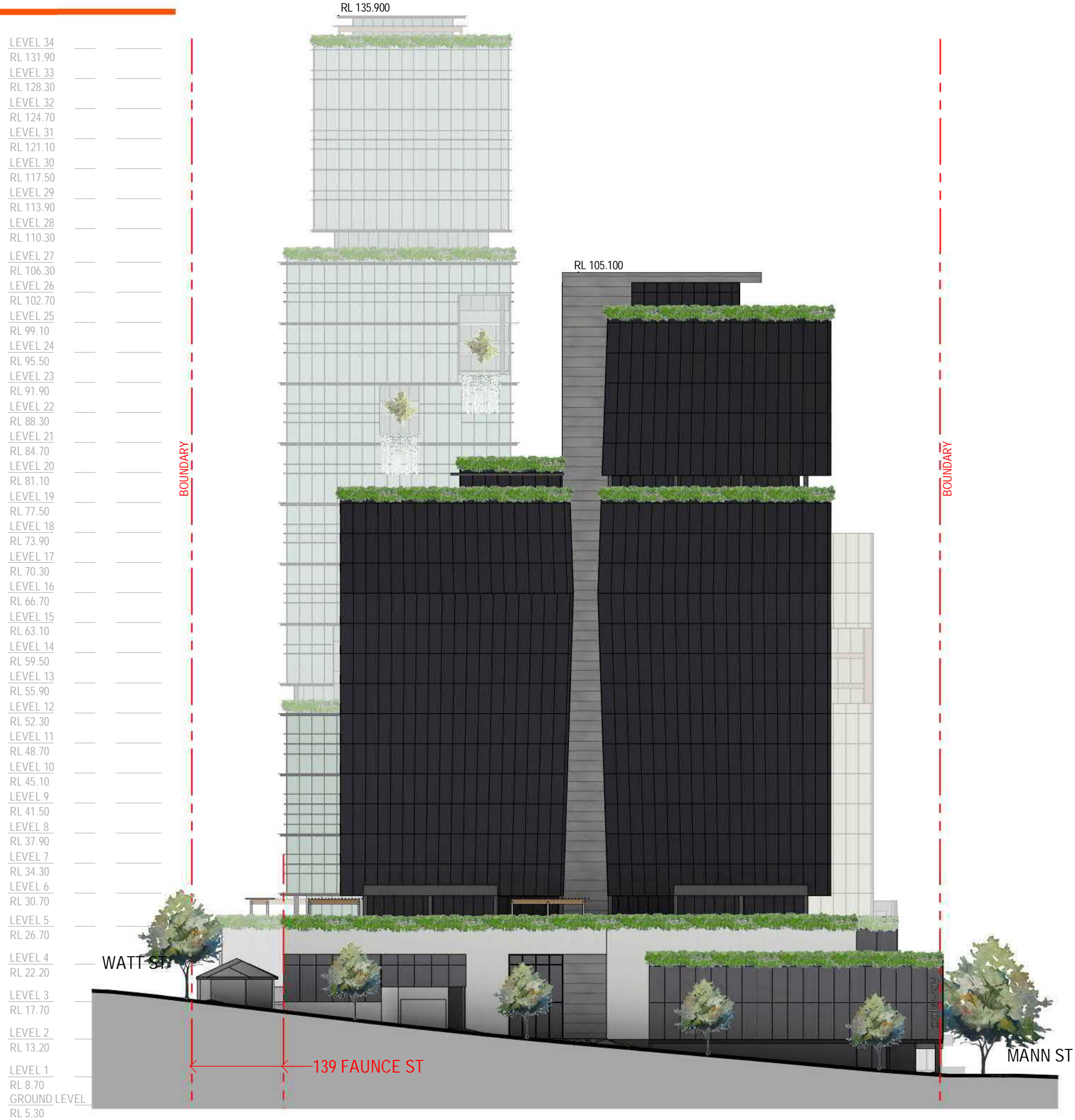


SOUTH ELEVATION

Western Elevation - Mann St Elevation



Northern Elevation - Faunce St Elevation

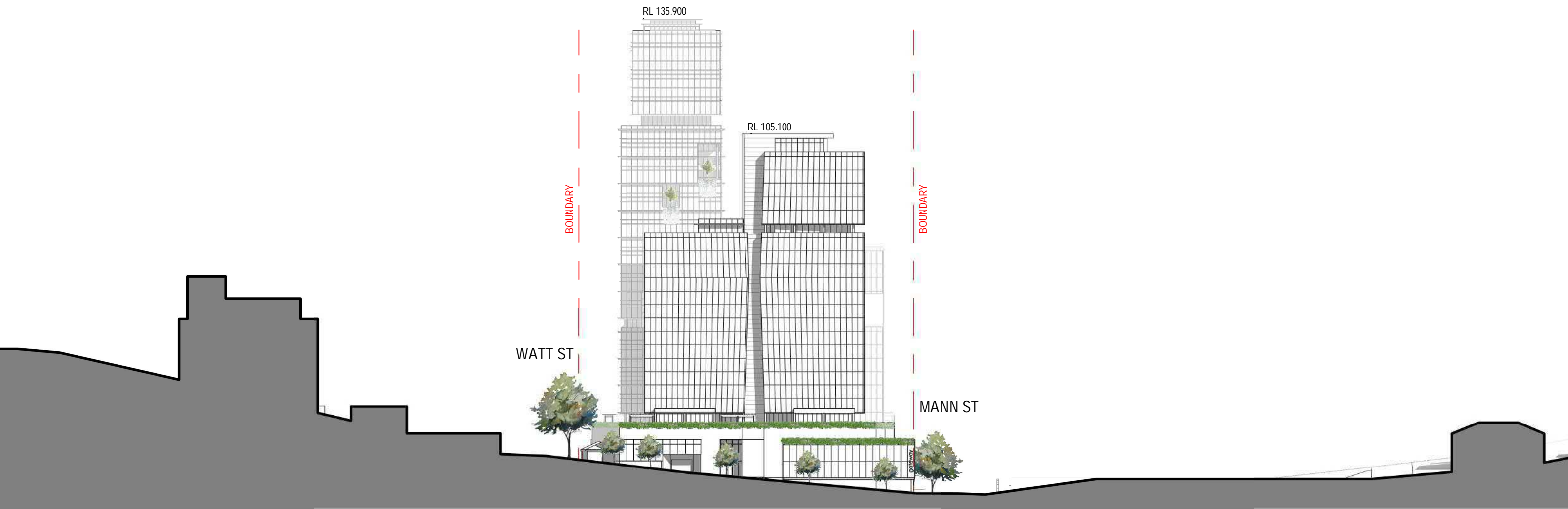


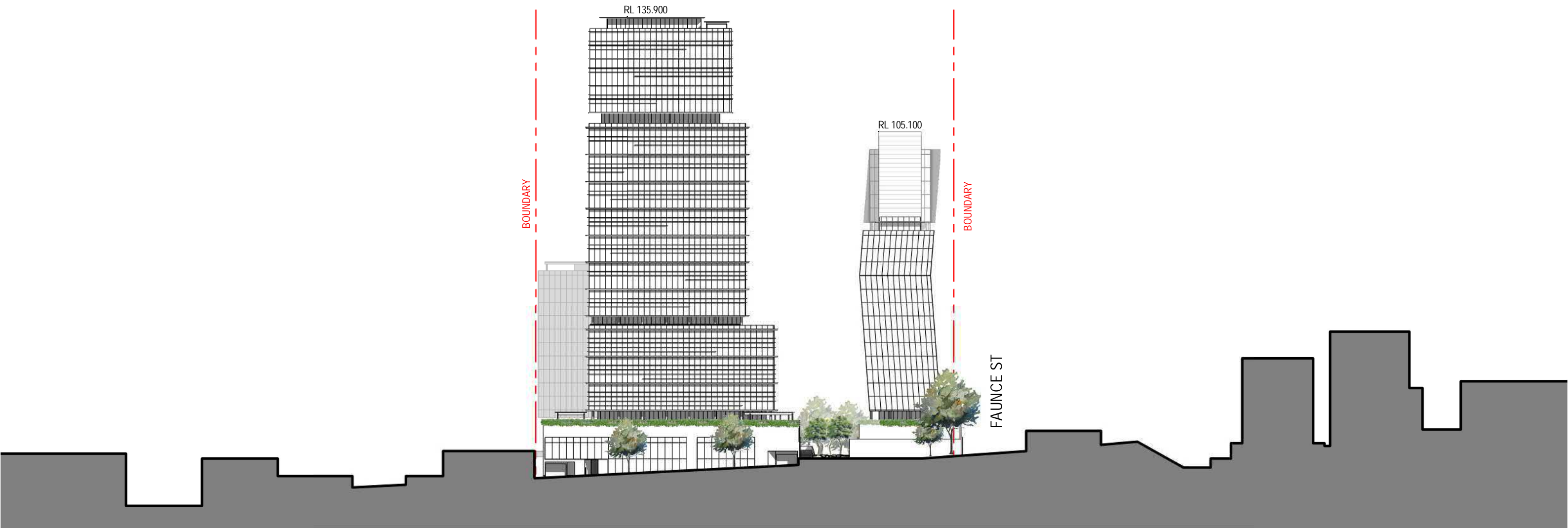
Eastern Elevation - Watt St Elevation

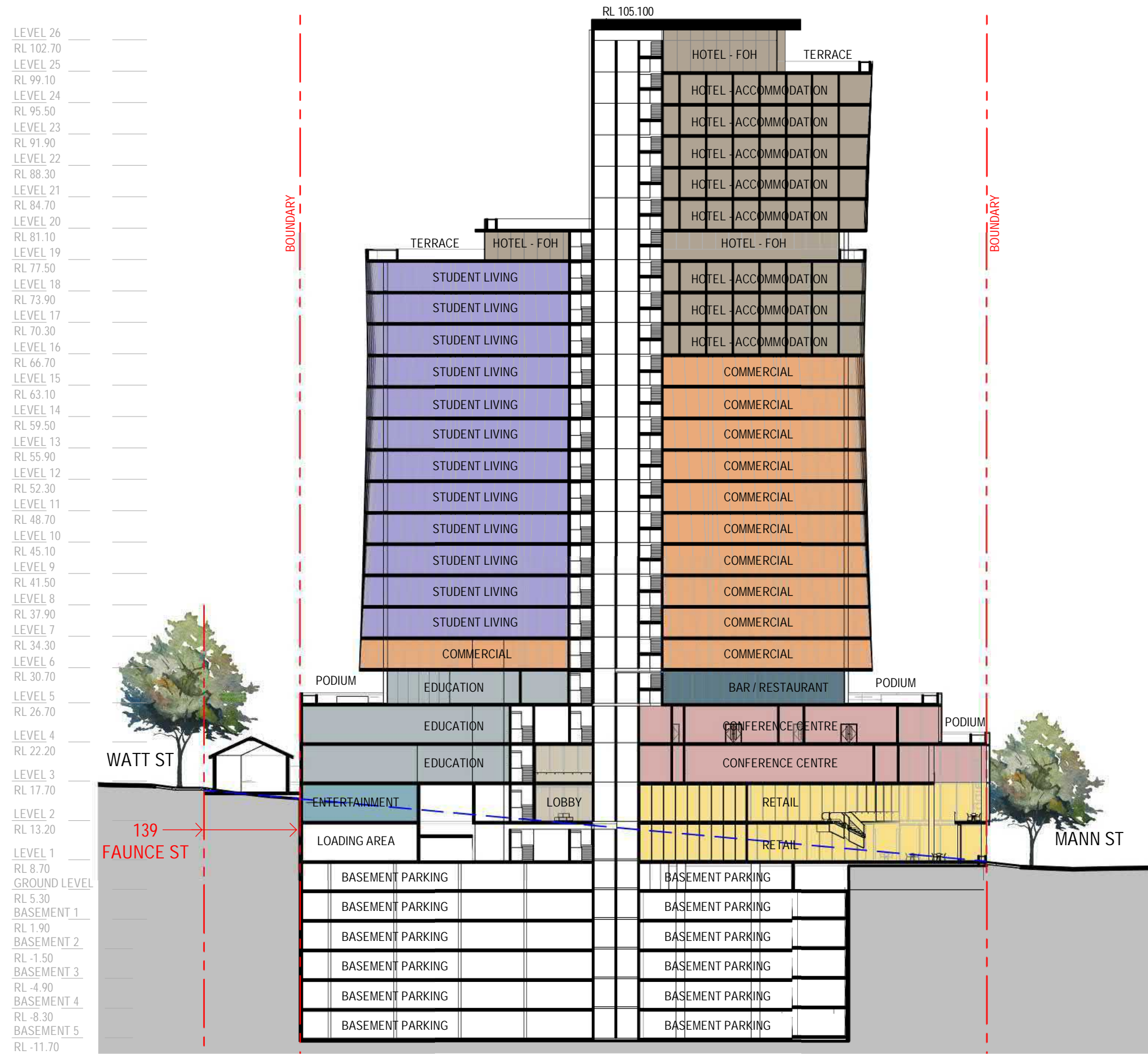












This architectural site section drawing illustrates the proposed building layouts and site context. The drawing is oriented with Faunce St to the left and Watt Street to the right. A red dashed line indicates the boundary between the two sites.

Left Site (Faunce St):

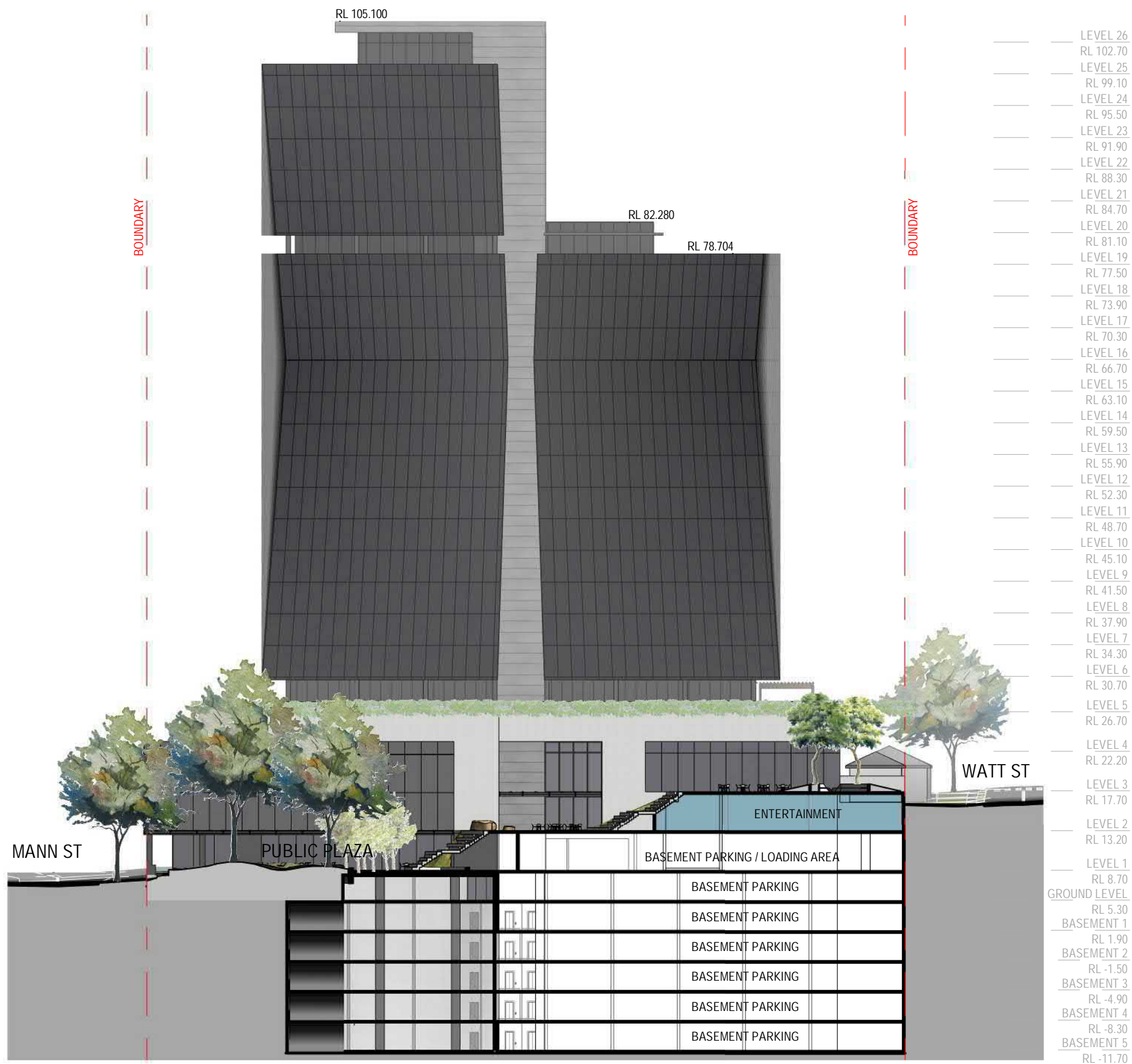
- Building 1 (Purple):** A 12-story building with 11 floors of Student Living and 1 floor of Education. The top floor is labeled "STUDENT LIVING". The building is situated on a sloping site with a ground level of RL 78.700.
- Building 2 (Grey):** A 2-story building with 1 floor of Education and 1 floor of Podium. The top floor is labeled "EDUCATION".
- Public Plaza:** A landscaped area with trees and a paved surface, located between the two buildings on the left site.
- Entertainment:** A blue-shaded area located between the two sites, adjacent to the Public Plaza.
- Basement Parking:** A series of basement parking levels, labeled "BASEMENT PARKING", located below the ground level.

Right Site (Watt Street):

- Building 3 (Orange):** A 12-story building with 11 floors of Commercial and 1 floor of Podium. The top floor is labeled "COMMERCIAL". The building is situated on a sloping site with a ground level of RL 135.900.
- Building 4 (Yellow):** A 2-story building with 1 floor of Retail and 1 floor of Podium. The top floor is labeled "RETAIL".
- Basement Parking:** A series of basement parking levels, labeled "BASEMENT PARKING", located below the ground level.

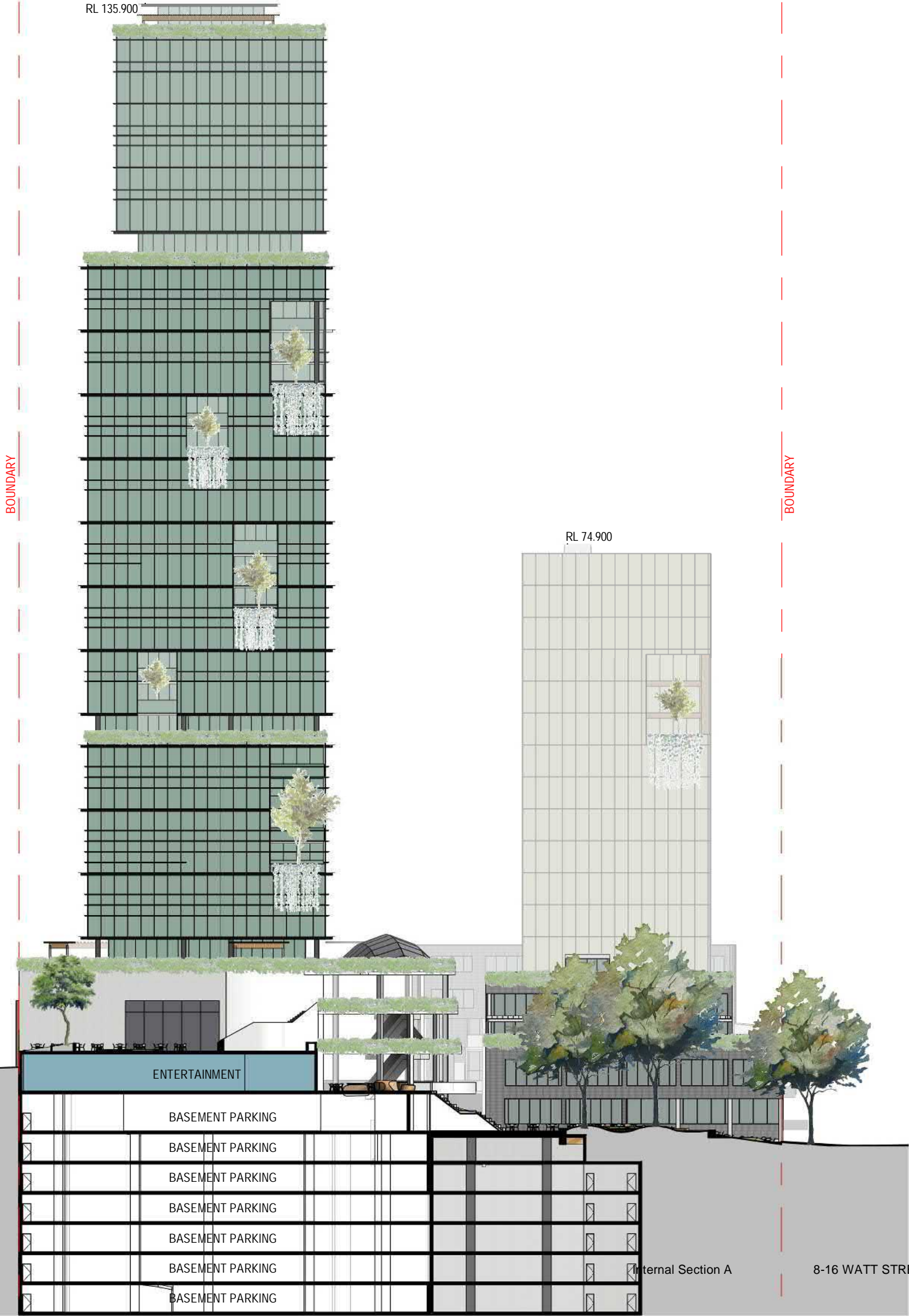
Site Context:

- Faunce St:** The street to the left of the site.
- Watt Street:** The street to the right of the site.
- Boundary:** A red dashed line indicating the boundary between the two sites.
- Ground Level:** Indicated by a dashed line across the site.
- Site Section 2:** A label indicating the section line for Site Section 2.
- Address:** 8-16 WATT STREET, GOSFORD NSW 2250.



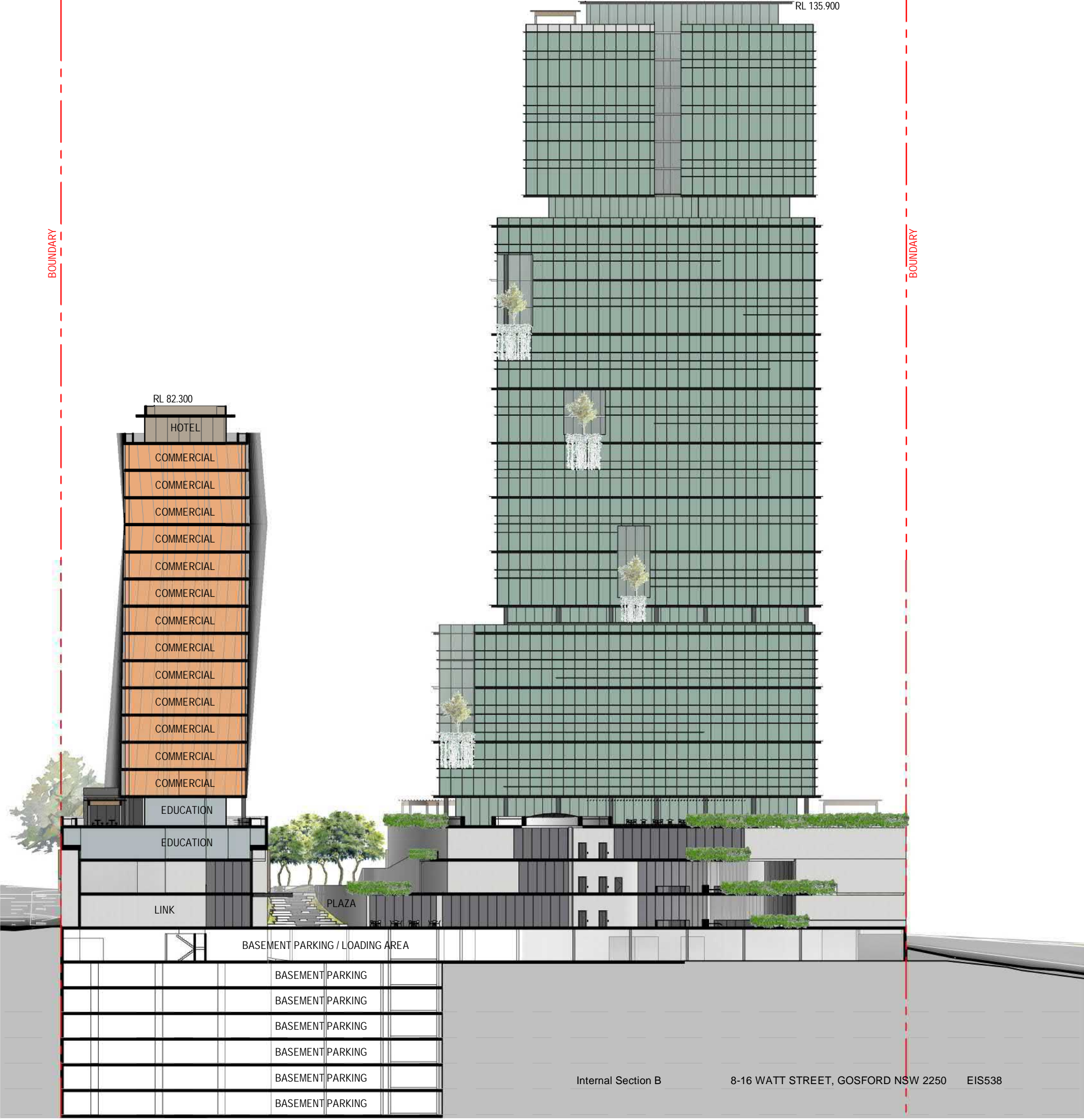
Internal Section A

LEVEL 34	RL 135.90
LEVEL 33	RL 128.30
LEVEL 32	RL 124.70
LEVEL 31	RL 121.10
LEVEL 30	RL 117.50
LEVEL 29	RL 113.90
LEVEL 28	RL 110.30
LEVEL 27	RL 106.30
LEVEL 26	RL 102.70
LEVEL 25	RL 99.10
LEVEL 24	RL 95.50
LEVEL 23	RL 91.90
LEVEL 22	RL 88.30
LEVEL 21	RL 84.70
LEVEL 20	RL 81.10
LEVEL 19	RL 77.50
LEVEL 18	RL 73.90
LEVEL 17	RL 70.30
LEVEL 16	RL 66.70
LEVEL 15	RL 63.10
LEVEL 14	RL 59.50
LEVEL 13	RL 55.90
LEVEL 12	RL 52.30
LEVEL 11	RL 48.70
LEVEL 10	RL 45.10
LEVEL 9	RL 41.50
LEVEL 8	RL 37.90
LEVEL 7	RL 34.30
LEVEL 6	RL 30.70
LEVEL 5	RL 26.70
LEVEL 4	RL 22.20
LEVEL 3	RL 17.70
LEVEL 2	RL 13.20
LEVEL 1	RL 8.70
GROUND LEVEL	RL 5.30
BASEMENT 1	RL 1.90
BASEMENT 2	RL -1.50
BASEMENT 3	RL -4.90
BASEMENT 4	RL -8.30
BASEMENT 5	



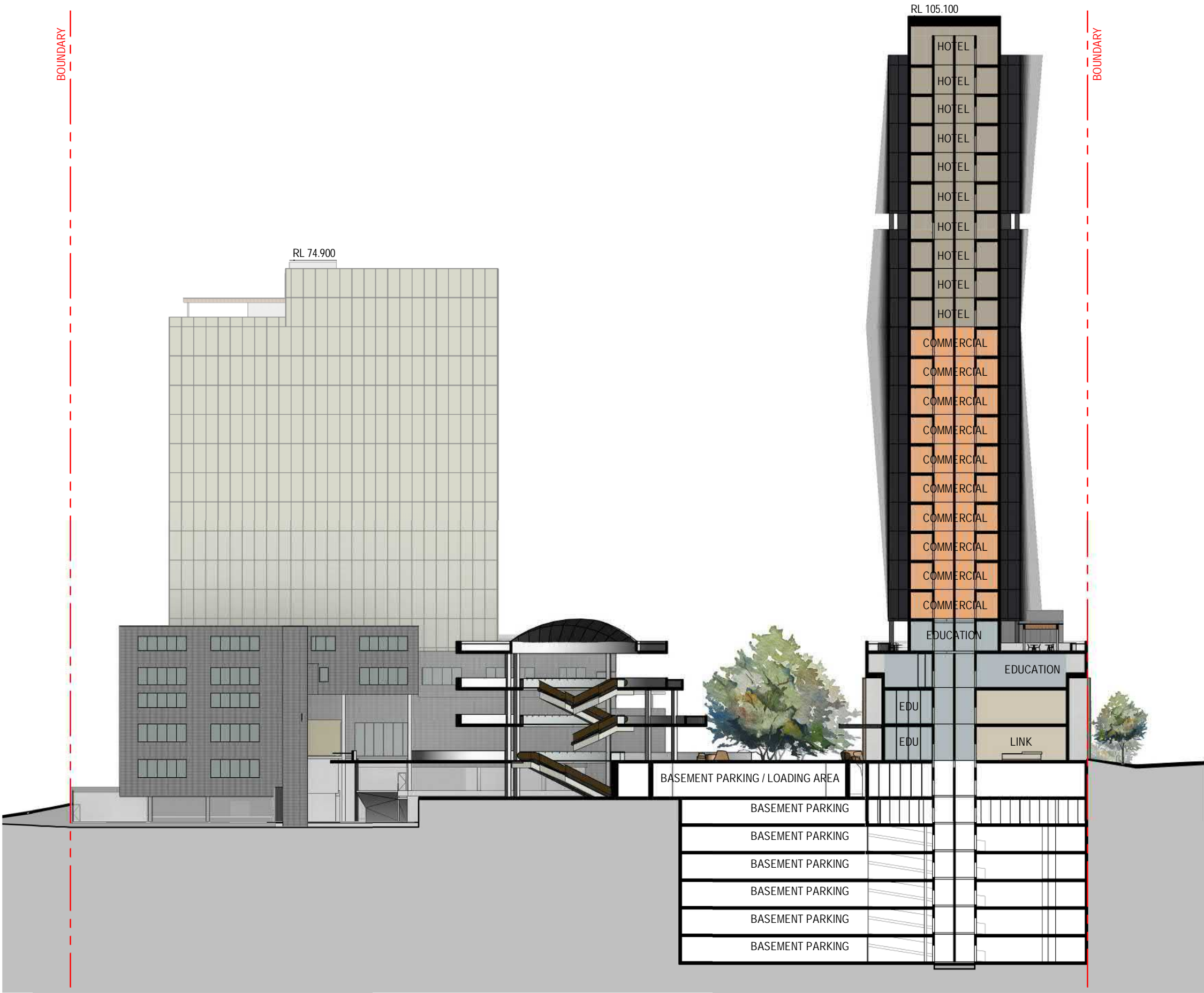
Internal Section B

LEVEL 34
RL 131.90
LEVEL 33
RL 128.30
LEVEL 32
RL 124.70
LEVEL 31
RL 121.10
LEVEL 30
RL 117.50
LEVEL 29
RL 113.90
LEVEL 28
RL 110.30
LEVEL 27
RL 106.30
LEVEL 26
RL 102.70
LEVEL 25
RL 99.10
LEVEL 24
RL 95.50
LEVEL 23
RL 91.90
LEVEL 22
RL 88.30
LEVEL 21
RL 84.70
LEVEL 20
RL 81.10
LEVEL 19
RL 77.50
LEVEL 18
RL 73.90
LEVEL 17
RL 70.30
LEVEL 16
RL 66.70
LEVEL 15
RL 63.10
LEVEL 14
RL 59.50
LEVEL 13
RL 55.90
LEVEL 12
RL 52.30
LEVEL 11
RL 48.70
LEVEL 10
RL 45.10
LEVEL 9
RL 41.50
LEVEL 8
RL 37.90
LEVEL 7
RL 34.30
LEVEL 6
RL 30.70
LEVEL 5
RL 26.70
LEVEL 4
RL 22.20
LEVEL 3
RL 17.70
LEVEL 2
RL 13.20
LEVEL 1
RL 8.70
GROUND LEVEL
RL 5.30
BASEMENT 1
RL 1.90
BASEMENT 2
RL -1.50
BASEMENT 3
RL -4.90
BASEMENT 4
RL -8.30
BASEMENT 5
RL -11.70



Internal Section C

- LEVEL 26
- RL 102.70
- LEVEL 25
- RL 99.10
- LEVEL 24
- RL 95.50
- LEVEL 23
- RL 91.90
- LEVEL 22
- RL 88.30
- LEVEL 21
- RL 84.70
- LEVEL 20
- RL 81.10
- LEVEL 19
- RL 77.50
- LEVEL 18
- RL 73.90
- LEVEL 17
- RL 70.30
- LEVEL 16
- RL 66.70
- LEVEL 15
- RL 63.10
- LEVEL 14
- RL 59.50
- LEVEL 13
- RL 55.90
- LEVEL 12
- RL 52.30
- LEVEL 11
- RL 48.70
- LEVEL 10
- RL 45.10
- LEVEL 9
- RL 41.50
- LEVEL 8
- RL 37.90
- LEVEL 7
- RL 34.30
- LEVEL 6
- RL 30.70
- LEVEL 5
- RL 26.70
- LEVEL 4
- RL 22.20
- LEVEL 3
- RL 17.70
- LEVEL 2
- RL 13.20
- LEVEL 1
- RL 8.70
- GROUND LEVEL
- RL 5.30
- BASEMENT 1
- RL 1.90
- BASEMENT 2
- RL -1.50
- BASEMENT 3
- RL -4.90
- BASEMENT 4
- RL -8.30
- BASEMENT 5
- RL -11.70



Detailed Yield Analysis

Tower 1A			
LEVEL 1		LEVEL 22	
RETAIL	400 m²	STUDENT LIVING	520 m²
RETAIL	170 m²		520 m²
RETAIL	110 m²		
RETAIL	680 m²		
		LEVEL 23	
LEVEL 2		HOTEL	520 m²
RETAIL	400 m²		520 m²
RETAIL	130 m²		
RETAIL	180 m²	LEVEL 24	
RETAIL	710 m²	HOTEL	520 m²
			520 m²
LEVEL 3			
CONFERENCE	1090 m²	LEVEL 25	
	1090 m²	HOTEL	230 m²
			230 m²
LEVEL 4		Grand total: 29	13530 m²
CONFERENCE	1040 m²		
	1040 m²		
		Tower 1B	
LEVEL 5		LEVEL 2	
RETAIL	510 m²	ENTERTAINMENT	930 m²
	510 m²	RETAIL	60 m²
			990 m²
LEVEL 6			
COMMERCIAL	530 m²	LEVEL 3	
	530 m²	EDUCATION	690 m²
			690 m²
LEVEL 7			
COMMERCIAL	490 m²	LEVEL 4	
	490 m²	EDUCATION	930 m²
			930 m²
LEVEL 8			
COMMERCIAL	490 m²	LEVEL 5	
	490 m²	EDUCATION	280 m²
		STUDENT LIVING	70 m²
LEVEL 9			350 m²
COMMERCIAL	490 m²		
	490 m²	LEVEL 6	
		COMMERCIAL	470 m²
LEVEL 10			470 m²
COMMERCIAL	480 m²		
	480 m²	LEVEL 7	
		STUDENT LIVING	490 m²
LEVEL 11			490 m²
COMMERCIAL	480 m²		
	480 m²	LEVEL 8	
		STUDENT LIVING	490 m²
LEVEL 12			490 m²
COMMERCIAL	480 m²		
	480 m²	LEVEL 9	
		STUDENT LIVING	490 m²
LEVEL 13			490 m²
COMMERCIAL	480 m²		
	480 m²	LEVEL 10	
		STUDENT LIVING	480 m²
LEVEL 14			480 m²
COMMERCIAL	480 m²		
	480 m²	LEVEL 11	
		STUDENT LIVING	480 m²
LEVEL 15			480 m²
COMMERCIAL	480 m²		
	480 m²	LEVEL 12	
		STUDENT LIVING	480 m²
LEVEL 16			480 m²
HOTEL	480 m²		
	480 m²	LEVEL 13	
		STUDENT LIVING	480 m²
LEVEL 17			480 m²
HOTEL	480 m²		
	480 m²	LEVEL 14	
		STUDENT LIVING	480 m²
LEVEL 18			480 m²
HOTEL	480 m²		
	480 m²	LEVEL 15	
		STUDENT LIVING	480 m²
LEVEL 19			480 m²
HOTEL	370 m²		
	370 m²	LEVEL 16	
		STUDENT LIVING	480 m²
LEVEL 20			480 m²
HOTEL	510 m²		
	510 m²	LEVEL 17	
		STUDENT LIVING	480 m²
LEVEL 21			480 m²
HOTEL	510 m²		
	510 m²	LEVEL 18	
		STUDENT LIVING	480 m²
			480 m²
		LEVEL 19	
		HOTEL	130 m²
			130 m²
		Grand total: 20	9330 m²

Tower 2			
LEVEL 2			
RETAIL	710 m²		
RETAIL	520 m²		
RETAIL	370 m²		
RETAIL	140 m²		
RETAIL	30 m²		
RETAIL	10 m²		
RETAIL	10 m²		
RETAIL	20 m²		
RETAIL	1810 m²		
LEVEL 3			
RETAIL	1420 m²		
RETAIL	530 m²		
RETAIL	70 m²		
RETAIL	30 m²		
RETAIL	10 m²		
RETAIL	10 m²		
RETAIL	20 m²		
RETAIL	2100 m²		
LEVEL 4			
COMMERCIAL	2330 m²		
	2330 m²		
LEVEL 5			
COMMERCIAL	1010 m²		
	1010 m²		
LEVEL 6			
COMMERCIAL	1460 m²		
	1460 m²		
LEVEL 7			
COMMERCIAL	1390 m²		
	1390 m²		
LEVEL 8			
COMMERCIAL	1400 m²		
	1400 m²		
LEVEL 9			
COMMERCIAL	1330 m²		
	1330 m²		
LEVEL 10			
COMMERCIAL	1400 m²		
	1400 m²		
LEVEL 11			
COMMERCIAL	1330 m²		
	1330 m²		
LEVEL 12			
COMMERCIAL	990 m²		
	990 m²		
LEVEL 13			
COMMERCIAL	1160 m²		
	1160 m²		
LEVEL 14			
COMMERCIAL	1100 m²		
	1100 m²		
LEVEL 15			
COMMERCIAL	1190 m²		
	1190 m²		

LEVEL 16			
COMMERCIAL	1150 m²		
	1150 m²		
LEVEL 17			
COMMERCIAL	1210 m²		
	1210 m²		
LEVEL 18			
COMMERCIAL	1150 m²		
	1150 m²		
LEVEL 19			
COMMERCIAL	1180 m²		
	1180 m²		
LEVEL 20			
COMMERCIAL	1110 m²		
	1110 m²		
LEVEL 21			
COMMERCIAL	1210 m²		
	1210 m²		
LEVEL 22			
COMMERCIAL	1150 m²		
	1150 m²		
LEVEL 23			
COMMERCIAL	1180 m²		
	1180 m²		
LEVEL 24			
COMMERCIAL	1130 m²		
	1130 m²		
LEVEL 25			
COMMERCIAL	1180 m²		
	1180 m²		
LEVEL 26			
COMMERCIAL	1180 m²		
	1180 m²		
LEVEL 27			
INDEPENDENT LIVING	100 m²		
INDEPENDENT LIVING	100 m²		
INDEPENDENT LIVING	110 m²		
INDEPENDENT LIVING	100 m²		
INDEPENDENT LIVING	100 m²		
INDEPENDENT LIVING	190 m²		
INDEPENDENT LIVING	670 m²		
LEVEL 28			
INDEPENDENT LIVING	90 m²		
INDEPENDENT LIVING	100 m²		
INDEPENDENT LIVING	110 m²		
INDEPENDENT LIVING	100 m²		
INDEPENDENT LIVING	90 m²		
INDEPENDENT LIVING	190 m²		
INDEPENDENT LIVING	670 m²		
LEVEL 29			
INDEPENDENT LIVING	90 m²		
INDEPENDENT LIVING	100 m²		
INDEPENDENT LIVING	110 m²		
INDEPENDENT LIVING	100 m²		
INDEPENDENT LIVING	90 m²		
INDEPENDENT LIVING	190 m²		
INDEPENDENT LIVING	670 m²		

LEVEL 30			
INDEPENDENT LIVING	90 m²		
INDEPENDENT LIVING	100 m²		
INDEPENDENT LIVING	110 m²		
INDEPENDENT LIVING	100 m²		
INDEPENDENT LIVING	90 m²		
INDEPENDENT LIVING	190 m²		
INDEPENDENT LIVING	670 m²		
LEVEL 31			
INDEPENDENT LIVING	90 m²		
INDEPENDENT LIVING	100 m²		
INDEPENDENT LIVING	110 m²		
INDEPENDENT LIVING	100 m²		
INDEPENDENT LIVING	90 m²		
INDEPENDENT LIVING	190 m²		
INDEPENDENT LIVING	670 m²		
LEVEL 32			
INDEPENDENT LIVING	90 m²		
INDEPENDENT LIVING	100 m²		
INDEPENDENT LIVING	110 m²		
INDEPENDENT LIVING	100 m²		
INDEPENDENT LIVING	90 m²		
INDEPENDENT LIVING	190 m²		
INDEPENDENT LIVING	670 m²		
LEVEL 33			
INDEPENDENT LIVING	90 m²		
INDEPENDENT LIVING	100 m²		
INDEPENDENT LIVING	110 m²		
INDEPENDENT LIVING	100 m²		
INDEPENDENT LIVING	90 m²		
INDEPENDENT LIVING	190 m²		
INDEPENDENT LIVING	670 m²		
LEVEL 34			
COMMERCIAL	300 m²		
	300 m²		
Grand total: 79	37550 m²		

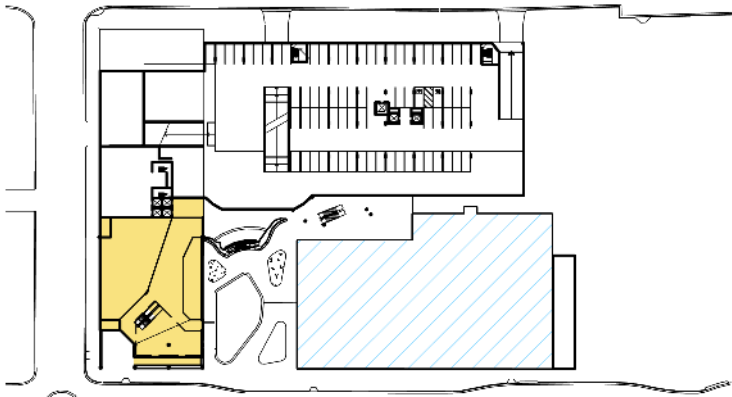
Tower 3			
GROUND LEVEL			
RETAIL	570 m²		
RETAIL	310 m²		
RETAIL	150 m²		
RETAIL	260 m²		
RETAIL	1290 m²		
LEVEL 1			
COMMERCIAL	2400 m²		
	2400 m²		
LEVEL 2			
COMMERCIAL	2400 m²		
	2400 m²		
LEVEL 3			
COMMERCIAL	1920 m²		
	1920 m²		
LEVEL 4			
COMMERCIAL	1920 m²		
	1920 m²		
LEVEL 5			
COMMERCIAL	1250 m²		
	1250 m²		
LEVEL 6			
COMMERCIAL	620 m²		
	620 m²		
LEVEL 7			
COMMERCIAL	830 m²		
	830 m²		
LEVEL 8			
COMMERCIAL	770 m²		
	770 m²		
LEVEL 9			
COMMERCIAL	770 m²		
	770 m²		
LEVEL 10			
COMMERCIAL	770 m²		
	770 m²		
LEVEL 11			
COMMERCIAL	820 m²		
	820 m²		
LEVEL 12			
COMMERCIAL	780 m²		
	780 m²		
LEVEL 13			
COMMERCIAL	780 m²		
	780 m²		
LEVEL 14			
COMMERCIAL	780 m²		
	780 m²		
LEVEL 15			
COMMERCIAL	820 m²		
	820 m²		
LEVEL 16			
COMMERCIAL	520 m²		
	520 m²		
LEVEL 17			
COMMERCIAL	520 m²		
	520 m²		
Grand total: 21	19970 m²		

Carparking			
BASEMENT 1			
CARPARKING	6100 m²		
	6100 m²		
BASEMENT 2			
CARPARKING	6390 m²		
	6390 m²		
BASEMENT 3			
CARPARKING	6390 m²		
	6390 m²		
BASEMENT 4			
CARPARKING	6090 m²		
	6090 m²		
BASEMENT 5			
CARPARKING	6390 m²		
	6390 m²		
GROUND LEVEL			
CARPARKING	5500 m²		
	5500 m²		
Grand total: 6	36840 m²		

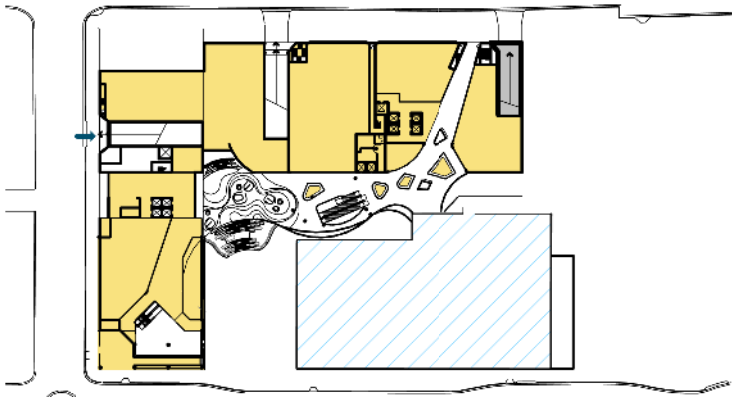
PROPOSED GFA	
SITE AREA:	10118 m²
PROPOSED GFA:	80380 m²
PROPOSED FSR:	8:1
PROPOSED HOB:	135.90
SITE COVERAGE:	90%
PRE-DA	CURRENT
TOWER 1 + PODIUM A	
23,940m²	22860 m²
18-24 LEVELS	18-24 LEVELS
TOWER 2 + PODIUM B	
39,854m²	37550 m²
33 LEVELS	33 LEVELS
TOWER 3 + PODIUM C	
17,150m²	19970 m²
15 LEVELS	17-18 LEVELS

CARPARKING				
		m²	RATE REQ.	TOTAL
CONFERENCE		2140 m²	1 / 20m² or 1 / 10 SEATS >	107
COMMERCIAL		53220 m²	1 / 75m²	710
EDUCATION		1890 m²	1 / 2 STAFF + 1 / 30 STUDENTS	9
ENTERTAINMENT		930 m²	1 / 25m²	38
HOTEL		4220 m²	1 / UNIT + 1 / 2 EMP.	130
RETAIL		7170 m²	1 / 40m²	180
INDEPENDENT LIVING		4440 m²		
STUDENT LIVING		6360 m²	0	0
TWO BEDROOM	52	RMS 0.7 / UNIT	DCP SENIORS SEPP 1.2 / UNIT	1200 REQ. 26
ONE BEDROOM	0	0.4 / UNIT	1.0 / UNIT	0.5 / UNIT 0
VISITOR		52	0.2 / UNIT	0
10% OF RESIDENT AND VISITOR SPACES REQUIRED TO BE ACCESSIBLE FOR RESIDENTIAL. 4% ACCESSIBLE CAR PARKING REQUIRED TO BE ACCESSIBLE FOR WHOLE DEVELOPMENT. MOTORCYCLE 1 PER 25 CAR SPACES.				
			1200 REQ. 1256 PROVIDED	48 ACCESSIBLE REQ AND PROVIDED

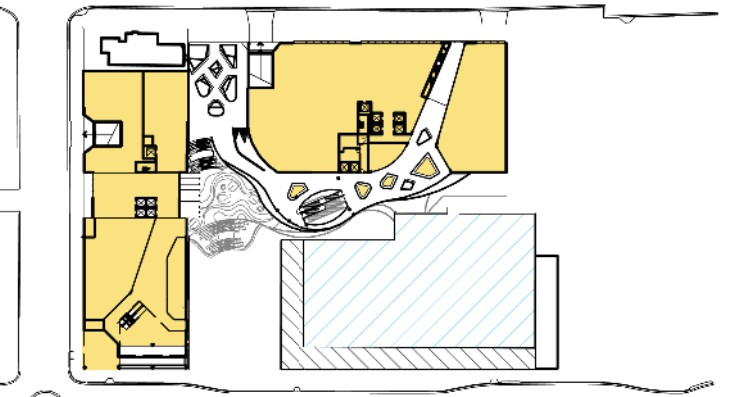
GFA Allocation Plans



GFA ALLOCATION - LEVEL 1



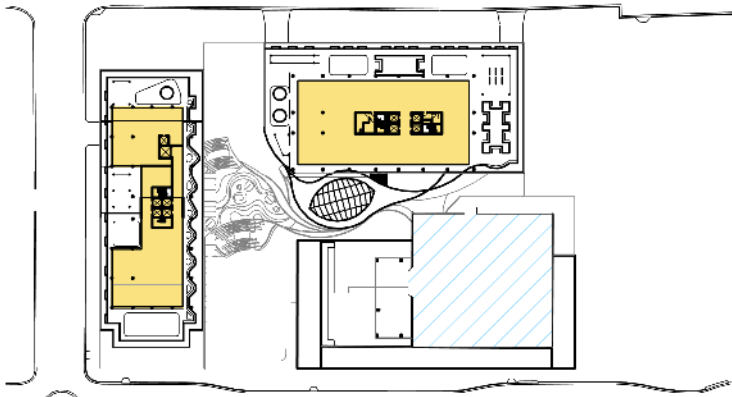
GFA ALLOCATION - LEVEL 2



GFA ALLOCATION - LEVEL 3



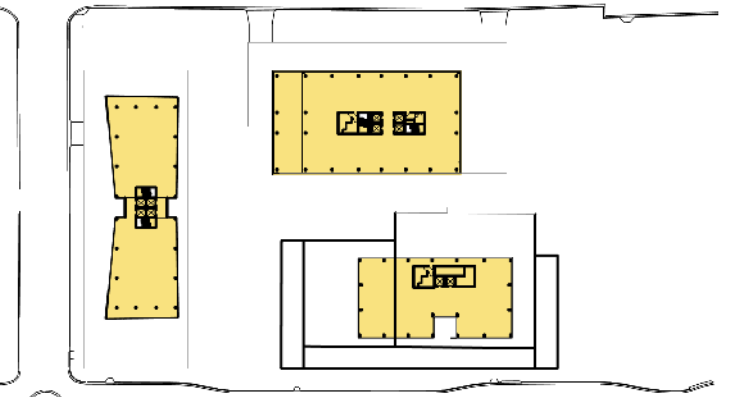
GFA ALLOCATION - LEVEL 4



GFA ALLOCATION - LEVEL 5



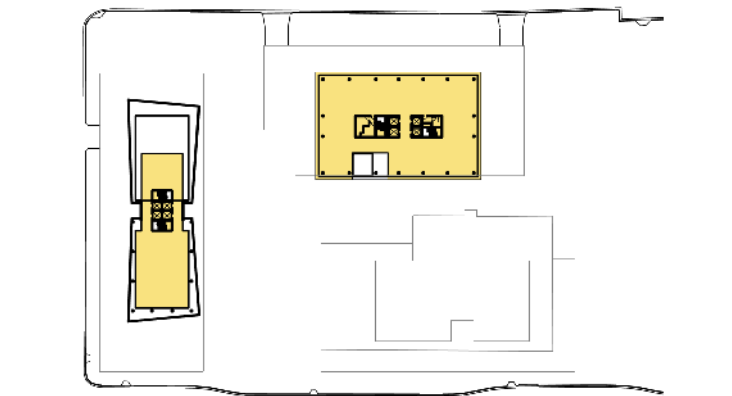
GFA ALLOCATION - LEVEL 6



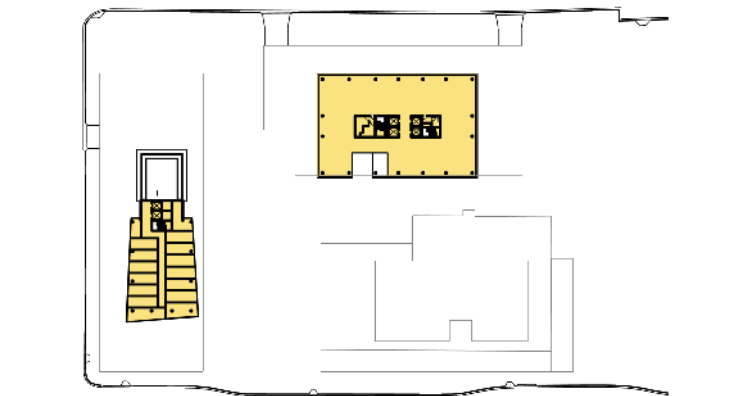
TYPICAL LEVELS 7-12



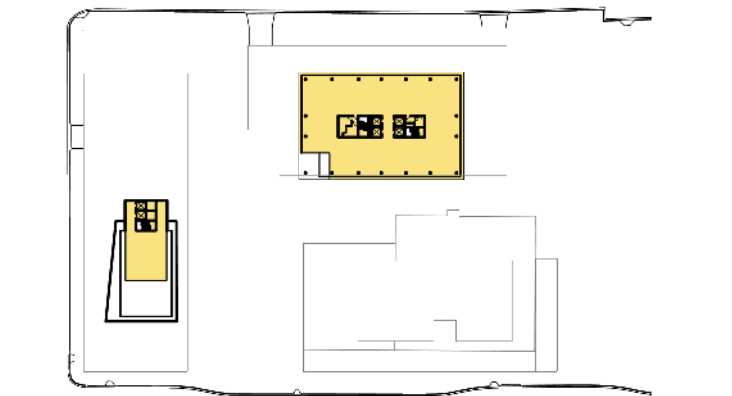
TYPICAL LEVELS 13-18



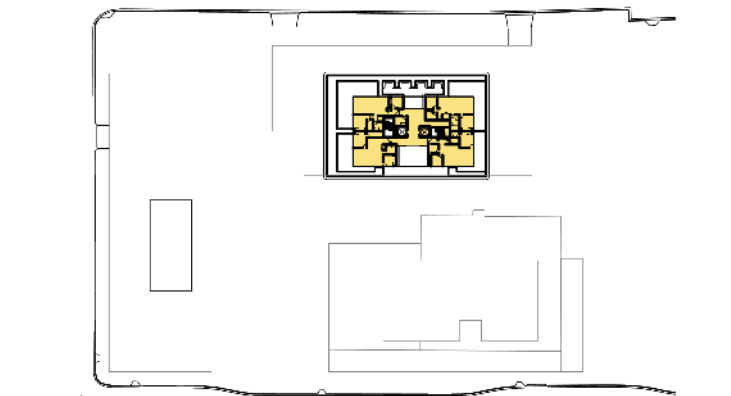
TYPICAL LEVELS 19-24



GFA ALLOCATION - LEVEL 20



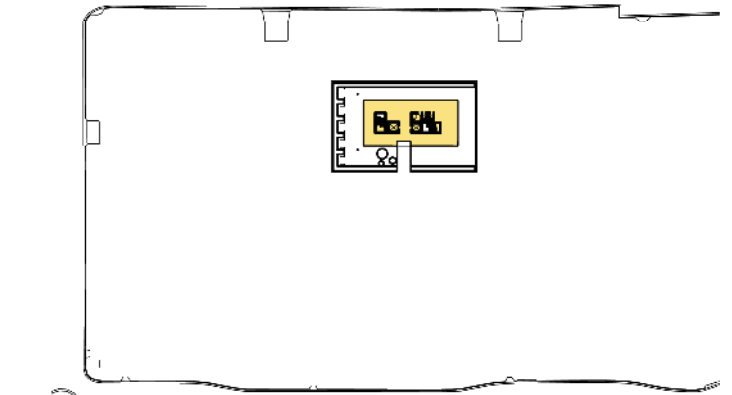
GFA ALLOCATION - LEVEL 25



GFA ALLOCATION - LEVEL 27



TYPICAL LEVELS 28-33



GFA ALLOCATION - LEVEL 34

Materials

Plaza



FEATURE SANDSTONE



POLISHED CONCRETE LIGHT



POLISHED CONCRETE DARK



TIMBER FEATURE AREAS



TIMBER FEATURE AREAS

Podium



RENDERED WALL COLOUR



WINDOW AND DOOR FRAMES



POLISHED CONCRETE LIGHT

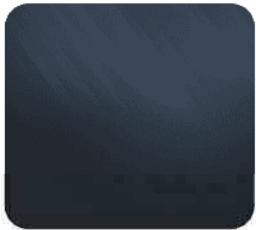


RENDERED WALL COLOUR



STAINLESS STEEL BALUSTRADES

Tower 1



GLASS



WINDOW AND DOOR FRAMES



TIMBER PERGOLA AREAS



RENDERED WALL COLOUR

Tower 2



GLASS



WINDOW AND DOOR FRAMES



TIMBER PERGOLA AREAS



RENDERED WALL COLOUR

Tower 3



GLASS



WINDOW AND DOOR FRAMES



TIMBER PERGOLA AREAS



RENDERED WALL COLOUR



CLT

06

Environmental and Residential Amenity

Gateway



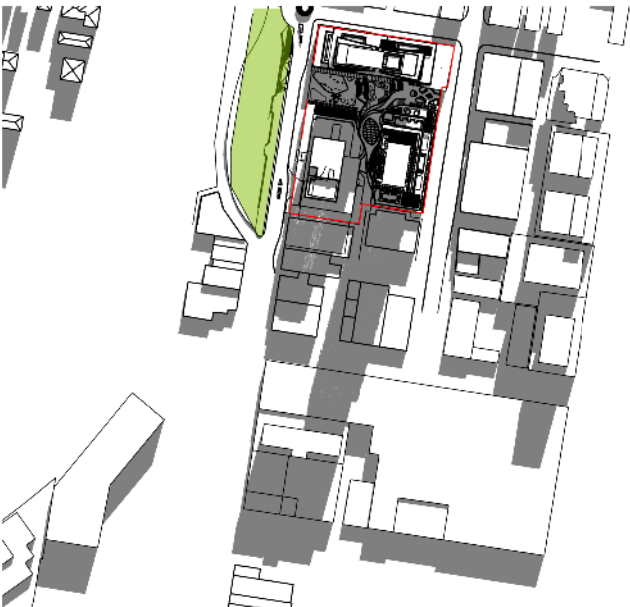
Time	% without solar access	% with solar access
09:00	51%	49%
10:00	15%	85%
11:00	0%	100%
12:00	0%	100%
13:00	0%	100%
14:00	0%	100%
15:00	0%	100%



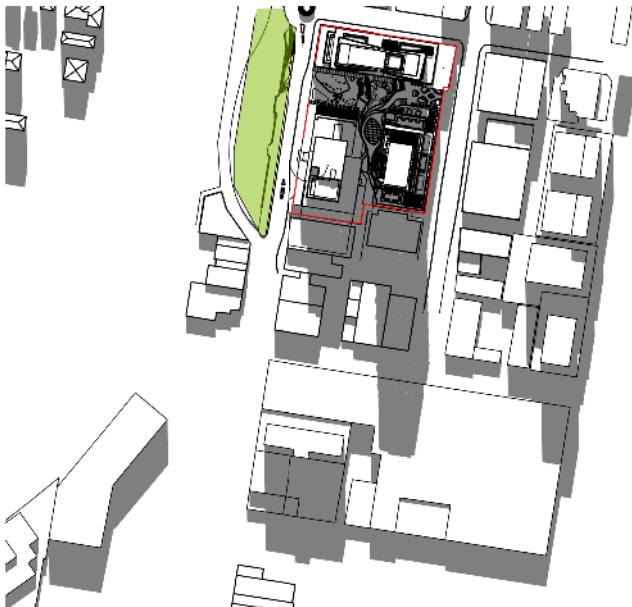
PUBLIC DOMAIN SOLAR ACCESS - 9AM - 22nd JUNE



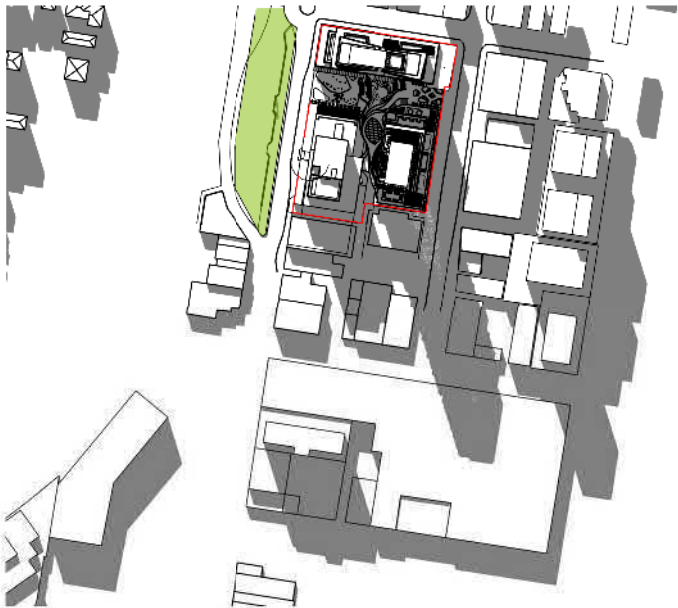
PUBLIC DOMAIN SOLAR ACCESS - 10AM - 22nd JUNE



PUBLIC DOMAIN SOLAR ACCESS - 11AM - 22nd JUNE



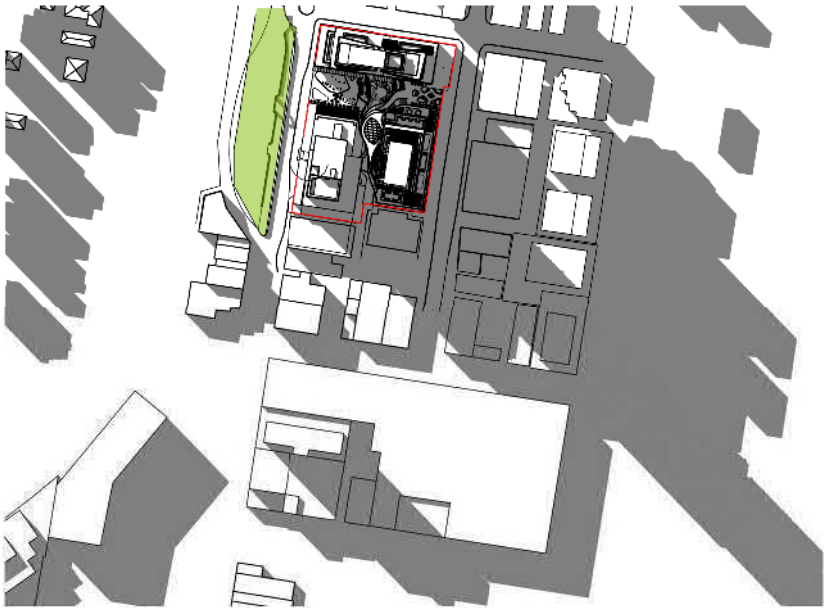
PUBLIC DOMAIN SOLAR ACCESS - 12PM - 22nd JUNE



PUBLIC DOMAIN SOLAR ACCESS - 1PM - 22nd JUNE



PUBLIC DOMAIN SOLAR ACCESS - 2PM - 22nd JUNE



PUBLIC DOMAIN SOLAR ACCESS - 3PM - 22nd JUNE

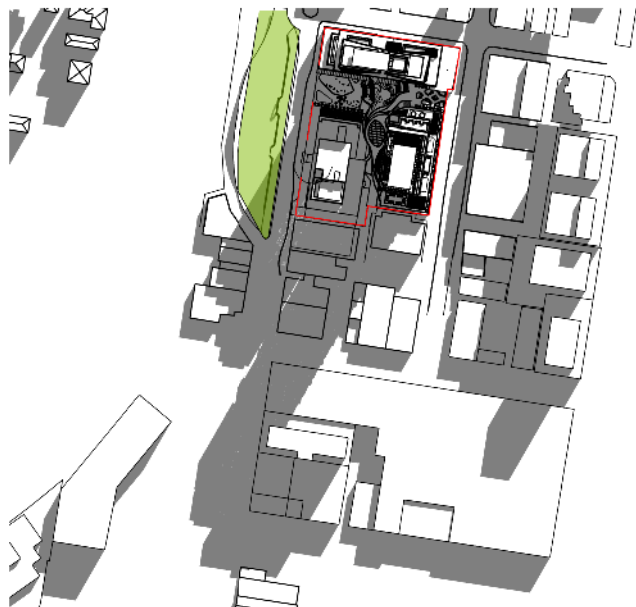
Residential Zoning Solar Access - Solar Access to Burns Place

Winter Solstice - 22nd June

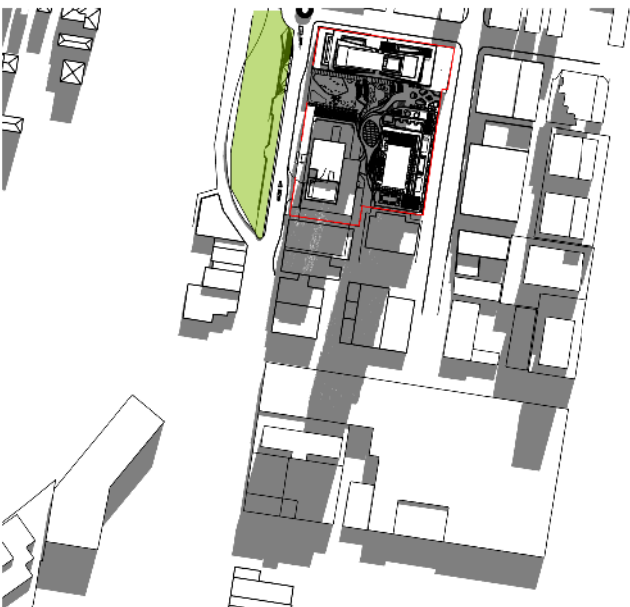
Time	% without solar access	% with solar access
09:00	0%	100%
10:00	0%	100%
11:00	0%	100%
12:00	0%	100%
13:00	6%	94%
14:00	29%	71%
15:00	44%	56%



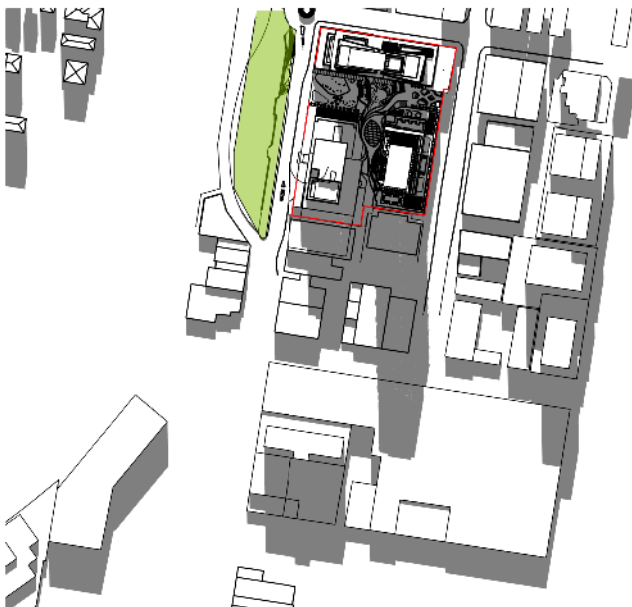
RESIDENTIAL DOMAIN SOLAR ACCESS - 9AM - 22nd JUNE



RESIDENTIAL DOMAIN SOLAR ACCESS - 10AM - 22nd JUNE



RESIDENTIAL DOMAIN SOLAR ACCESS - 11AM - 22nd JUNE



RESIDENTIAL DOMAIN SOLAR ACCESS - 12PM - 22nd JUNE



RESIDENTIAL DOMAIN SOLAR ACCESS - 1PM - 22nd JUNE



RESIDENTIAL DOMAIN SOLAR ACCESS - 2PM - 22nd JUNE



RESIDENTIAL DOMAIN SOLAR ACCESS - 3PM - 22nd JUNE



Residential Solar Access - 9am - 22nd JUNE



Residential Solar Access - 10am - 22nd JUNE



Residential Solar Access - 11am - 22nd JUNE



Residential Solar Access - 12pm - 22nd JUNE



Residential Solar Access - 1pm - 22nd JUNE



Residential Solar Access - 2pm - 22nd JUNE

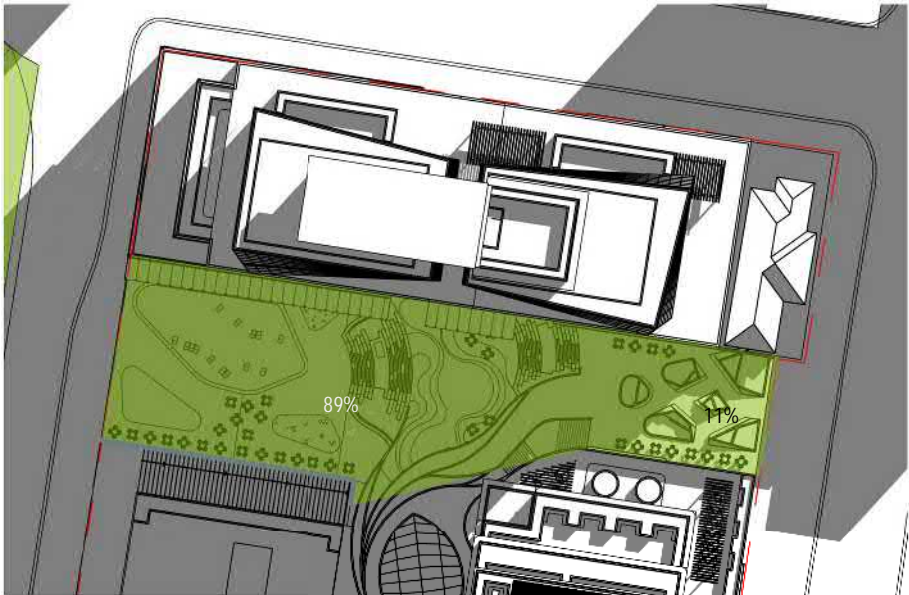


Residential Solar Access - 3pm - 22nd JUNE

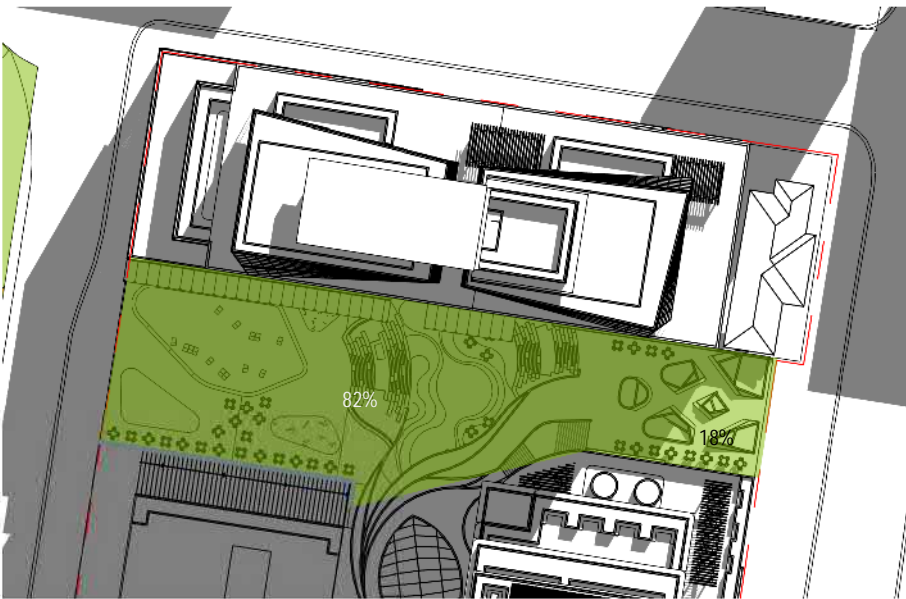
Internal Open Space Solar Access for New Public Open Space/ Plaza

Winter Solstice - 22nd June

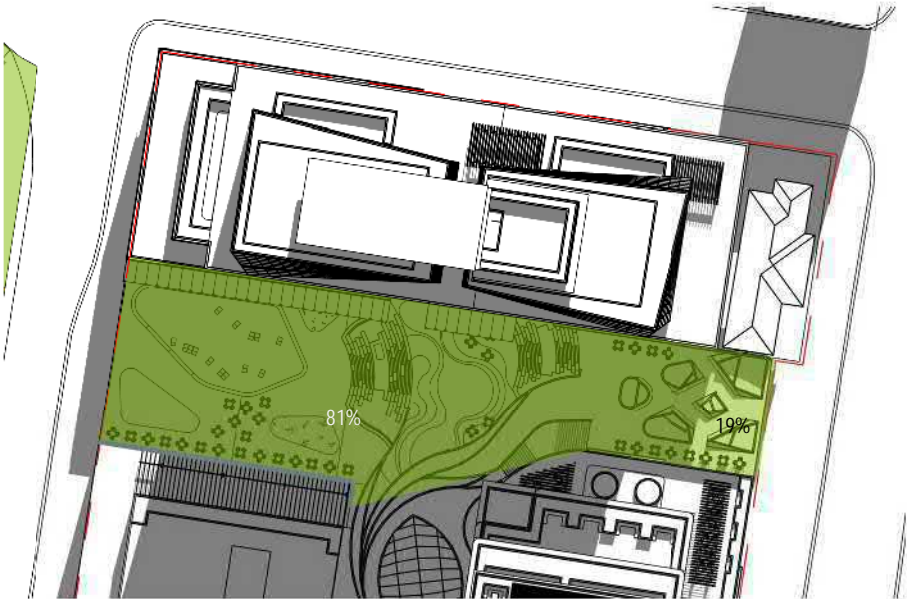
Time	% without solar access	% with solar access
09:00	75%	25%
10:00	82%	18%
11:00	81%	19%
12:00	73%	27%
13:00	65%	35%
14:00	58%	42%
15:00	47%	53%



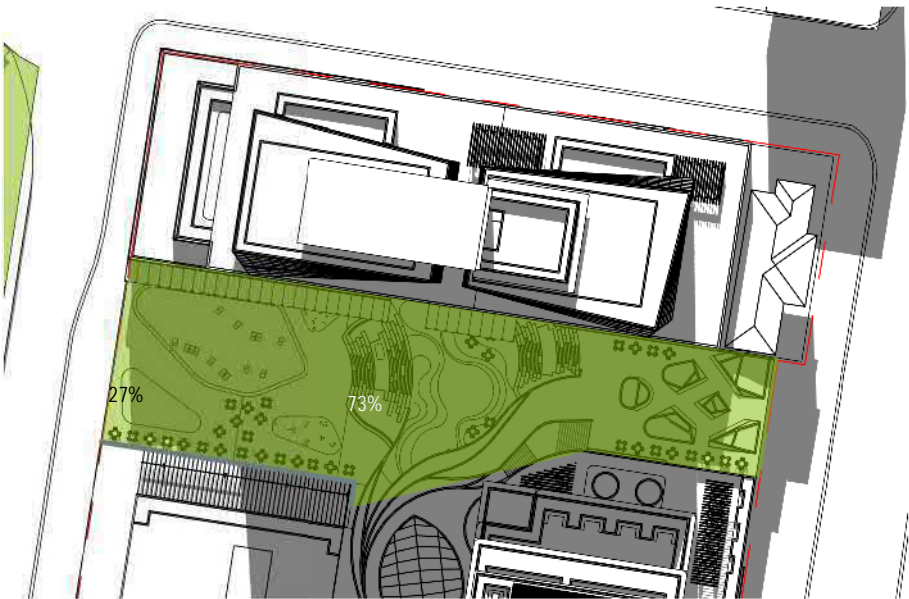
INTERNAL OPEN SPACE SOLAR ACCESS - 9AM - 22nd JUNE



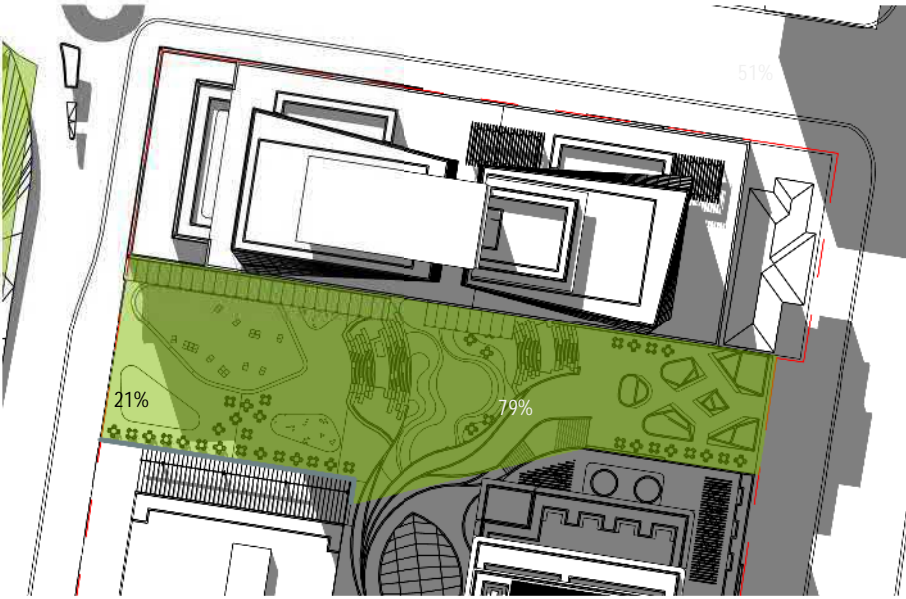
INTERNAL OPEN SPACE SOLAR ACCESS - 10AM - 22nd JUNE



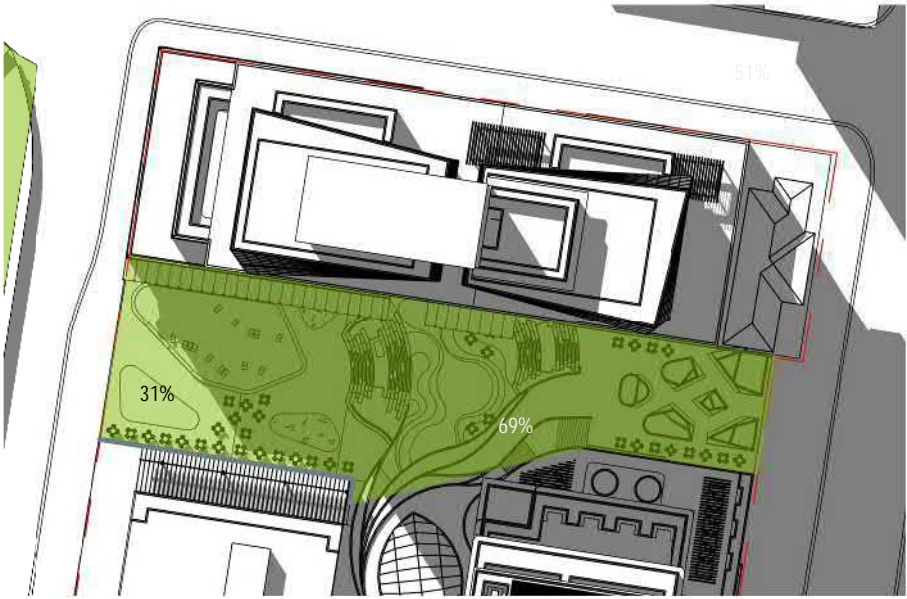
INTERNAL OPEN SPACE SOLAR ACCESS - 11AM - 22nd JUNE



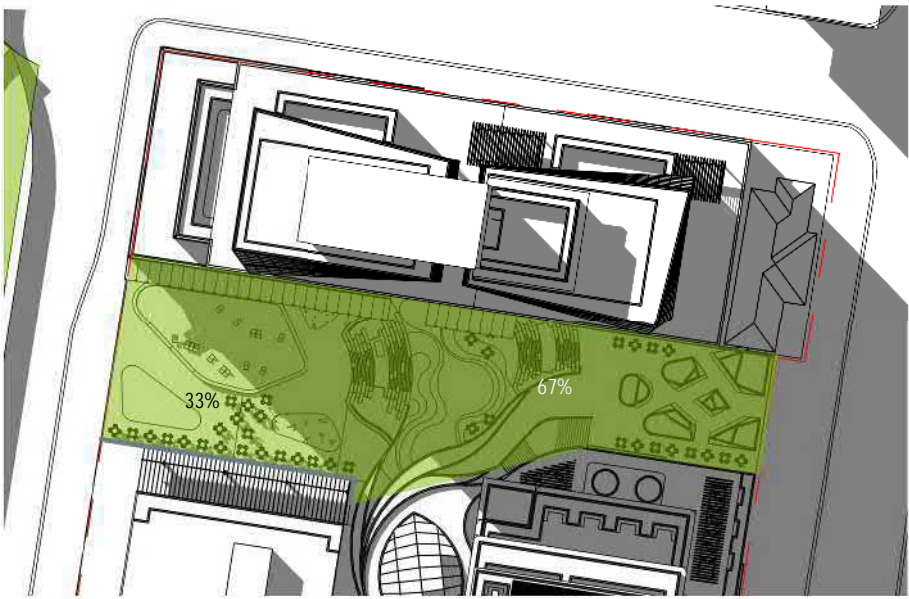
INTERNAL OPEN SPACE SOLAR ACCESS - 12PM - 22nd JUNE



INTERNAL OPEN SPACE SOLAR ACCESS - 1PM - 22nd JUNE

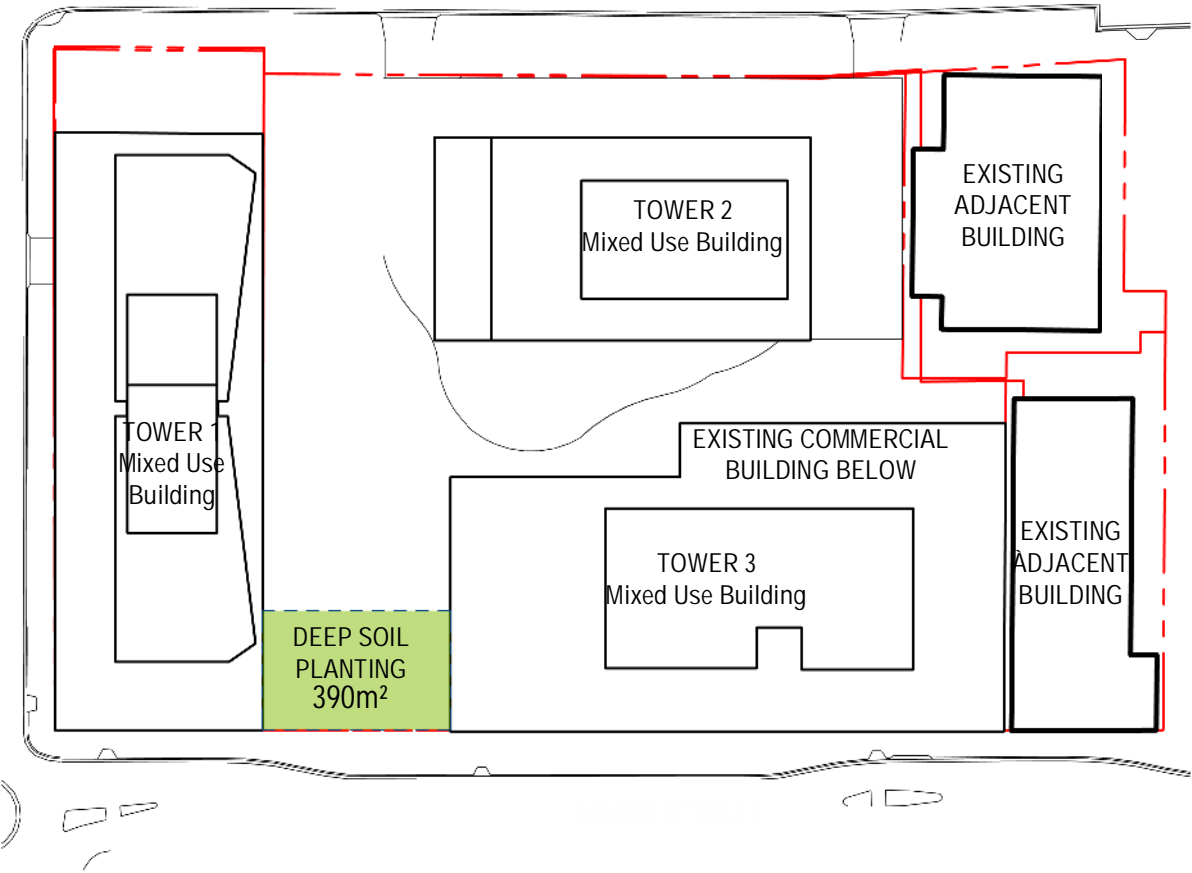


INTERNAL OPEN SPACE SOLAR ACCESS - 2PM - 22nd JUNE



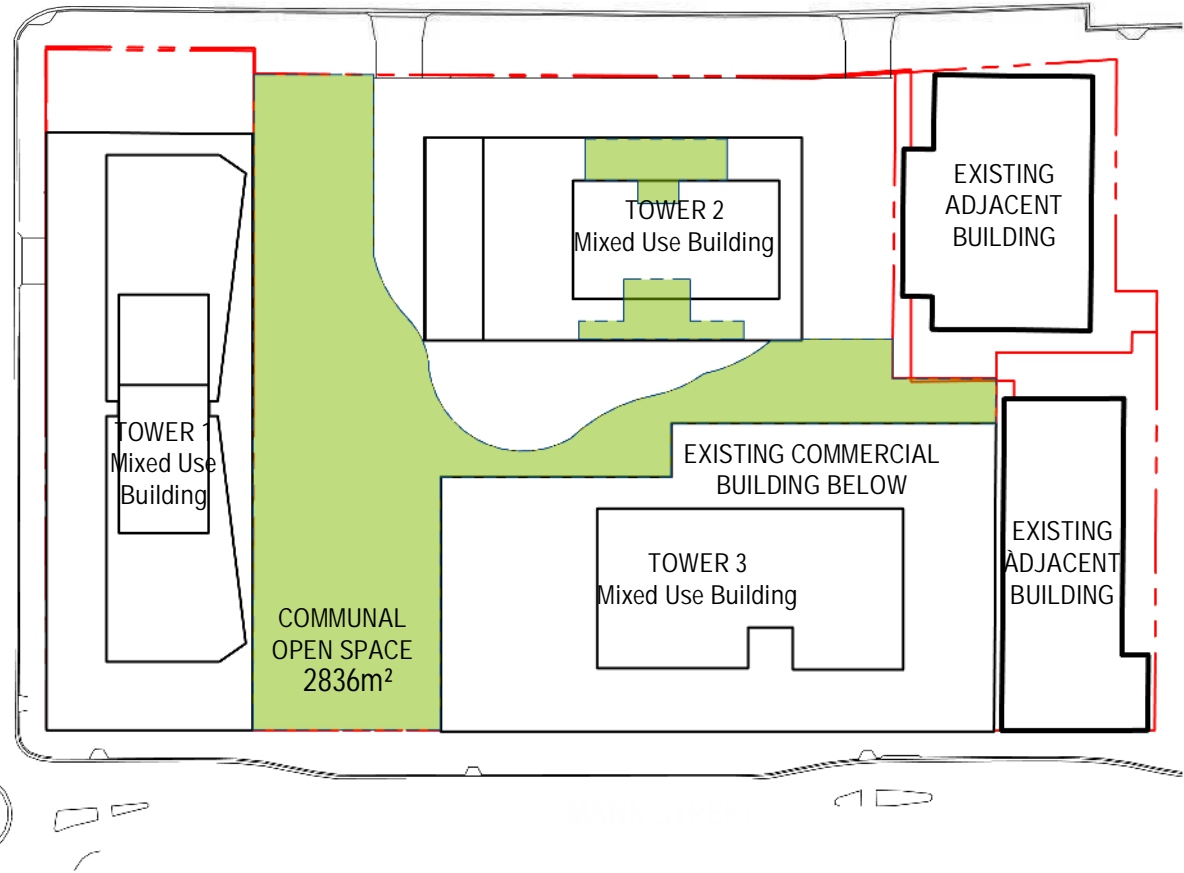
INTERNAL OPEN SPACE SOLAR ACCESS - 3PM - 22nd JUNE

Indicative Deep Soil Zone & Communal Open Space



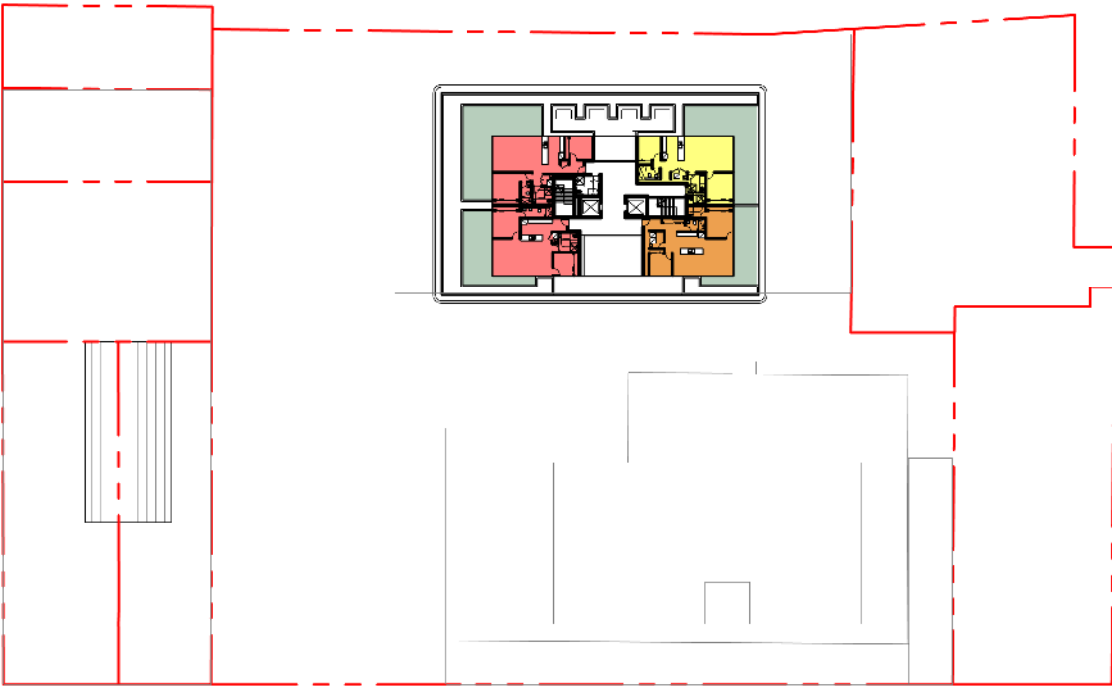
Indicative Deep Soil Zone

Required: 708m² (7.0% of Site Area)
Achieved: 390m² (3.8% of Site Area)



Communal Open Space

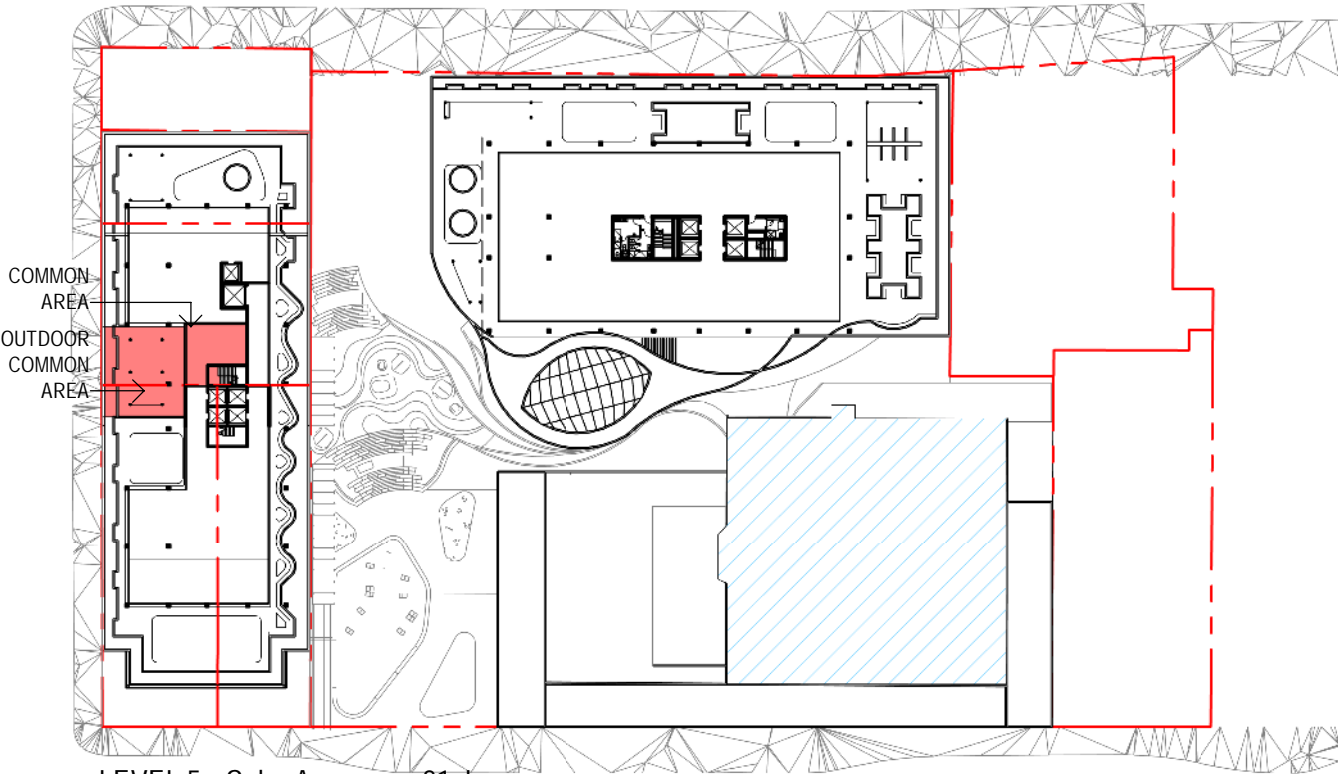
Required: 2,530m² (25.0% of Site Area)
Achieved: 2,836m² (28.0% of Site Area)



LEVEL 27 - Solar Access on 21 June



LEVEL 28 - Solar Access on 21 June



LEVEL 5 - Solar Access on 21 June

SEPP 65 - Required

- 37/52 Independent Living Units with more than 3 hours sunlight (70%)
- 8/52 Independent Living Units with 0 hours of sunlight (15%)

SEPP 65 - Achieved

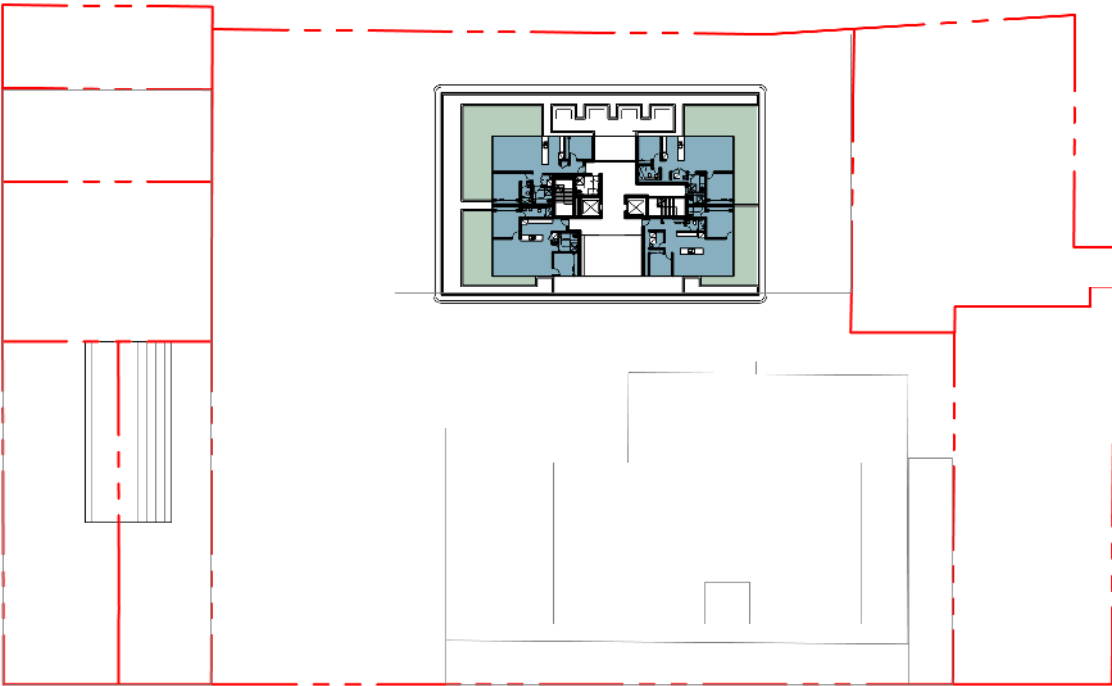
- 1/52 Independent Living Units with 2 hours of sunlight (2%)
- 51/52 Independent Living Units with more than 3 hours sunlight (98%)
- 0/52 Independent Living Units with 0 hours of sunlight (0%)

SEPP ARH 2009 - Required

Common Area for Student Living min. 3 hours of Sunlight on 21 June

SEPP ARH 2009 - Achieved

Common Area for Student Living 7 hours of Sunlight on 21 June



LEVEL 27 - Natural Cross Ventilation



LEVEL 28 - Natural Cross Ventilation

■ Natural Cross Ventilation

SEPP 65 - Required
32/52 Independent Living Units with natural cross ventilation (60%)

SEPP 65 - Achieved
40/52 Independent Living Units with natural cross ventilation (76%)

08

Ecologically Sustainable Design

Gateway

ADG architects

(4) The principles of ecologically sustainable development are as follows—

(a) the precautionary principle, namely, that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. In the application of the precautionary principle, public and private decisions should be guided by—

(i) careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and

(ii) an assessment of the risk-weighted consequences of various options,

(b) inter-generational equity, namely, that the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations,

(c) conservation of biological diversity and ecological integrity, namely, that conservation of biological diversity and ecological integrity should be a fundamental consideration,

(d) improved valuation, pricing and incentive mechanisms, namely, that environmental factors should be included in the valuation of assets and services, such as—

(i) polluter pays, that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement,

(ii) the users of goods and services should pay prices based on the full life cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste,

(iii) environmental goals, having been established, should be pursued in the most cost effective way, by establishing incentive structures, including market mechanisms, that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems.

(4) The principles of ecologically sustainable development are applied as follows—

(a) The site is already developed so it is very unlikely that irreversible damage will be caused, in fact there will be additional deep soil provided in the new plaza, significantly improving the environment.

(i) The development is careful to avoid serious or irreversible damage to the environment as the site is already covered in hardstand and buildings so environmental damage will not be caused.

(ii) The plaza will provide further environments for local native flora and fauna with additional landscaping.

(b) The proposal will activate the site and the North of Gosford, creating an end of trip destination for the train station.

(c) The proposal will conserve and promote biological diversity and ecological integrity by creating new landscaping and environments for

(d) improved valuation, pricing and incentive mechanisms, namely, that environmental factors should be included in the valuation of assets and services, such as—

(i) & (ii) The development should not create pollution and it is intended that the education component of the development should be six green star rated.

(iii) Green star and NatHERS is intended to monitor the ongoing sustainability of the new development.



RE-USE OF EXISTING STRUCTURE
Re-use of existing buildings is the most sustainable use of materials. Where possible, the development will seek to re-use the existing concrete structure and foundations of the existing retail/ commercial building.



CROSS LAMINATED TIMBER STRUCTURE
As the development will re-use much of the existing concrete structure of the existing building, a lighter, more sustainable material is proposed for the structure of the commercial building. The building will use cross laminated timber, which is a material that is far more sustainable than a traditional concrete structure.



CREATING GREEN PUBLIC SPACES
Green spaces are a key tool in more dense, sustainable cities. The development proposes to create a generous green plaza that connects to Burns Place Park to create more green spaces in Gosford



GREEN WALLS
The health building will make use of green, living walls to expand the green space provided by the plaza vertically.

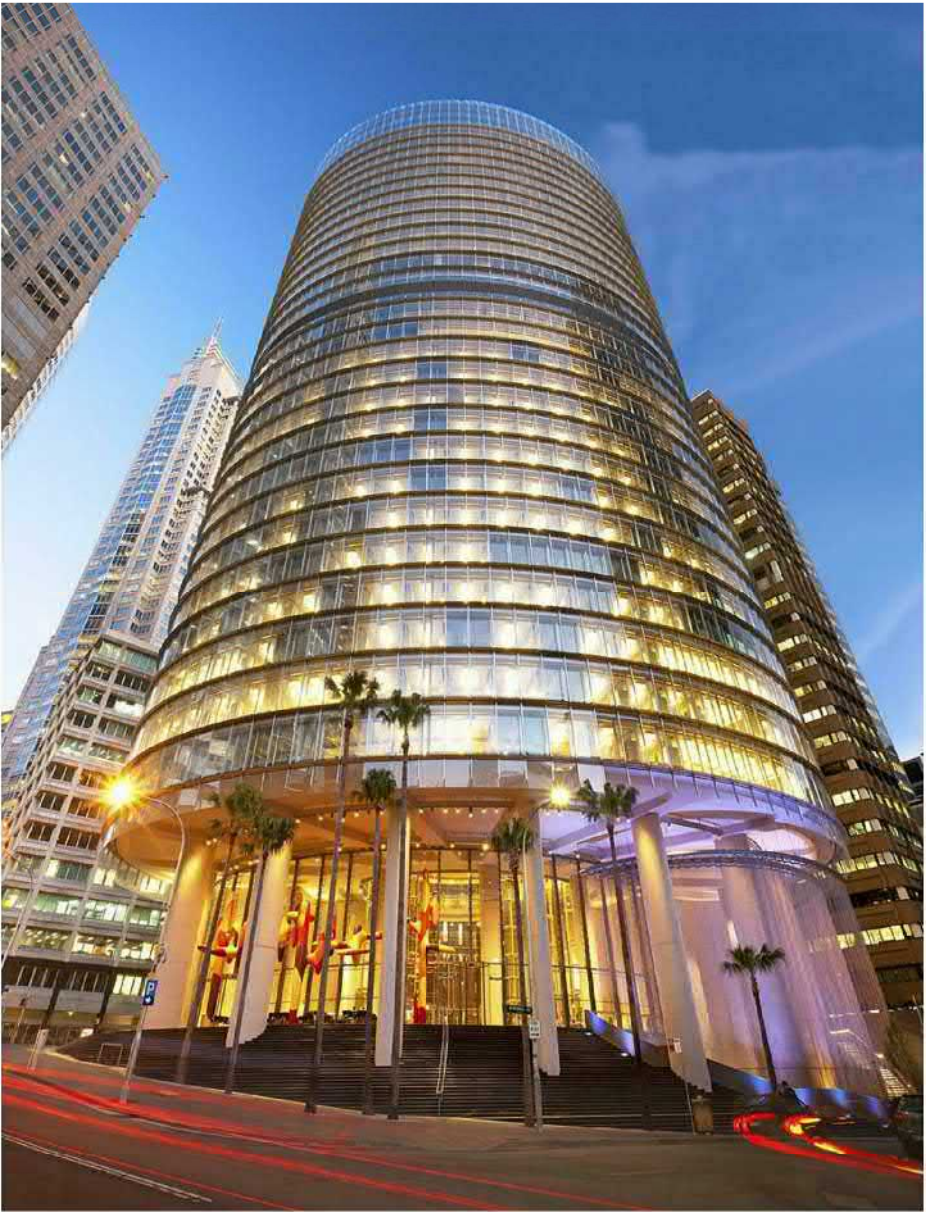


GREENSTAR
We intend to use this tool for the educational component of this development as a innovative building. Educational buildings are by their intended use, forward thinking and innovative. The educational component of this development provides the best opportunity to investigate new sustainable technologies that can also be a teaching tool.

All buildings within the development will be 6 Star Green Star to:

- Lower operating costs and increase asset value
- Use 66% less electricity than average Australian city buildings¹
- Use 51% less potable water than if they had been built to meet minimum industry requirements¹
- Boost productivity by up to 15%²
- Produce 62% fewer greenhouse gas emissions than average Australian buildings¹

- Improve the health and wellbeing of occupants
- Increase student learning and engagement
- Speed up recovery times of hospital patients
- Reduce risk and ‘future proof’ investments
- Deliver a competitive edge in a crowded marketplace





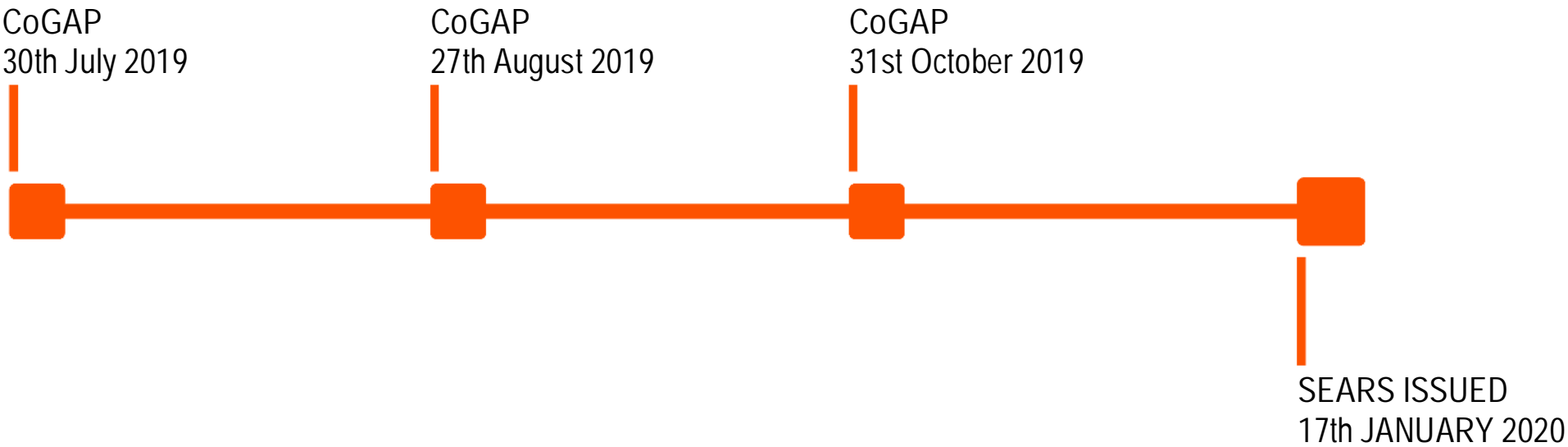
09

Design Excellence

Gateway
April 2020

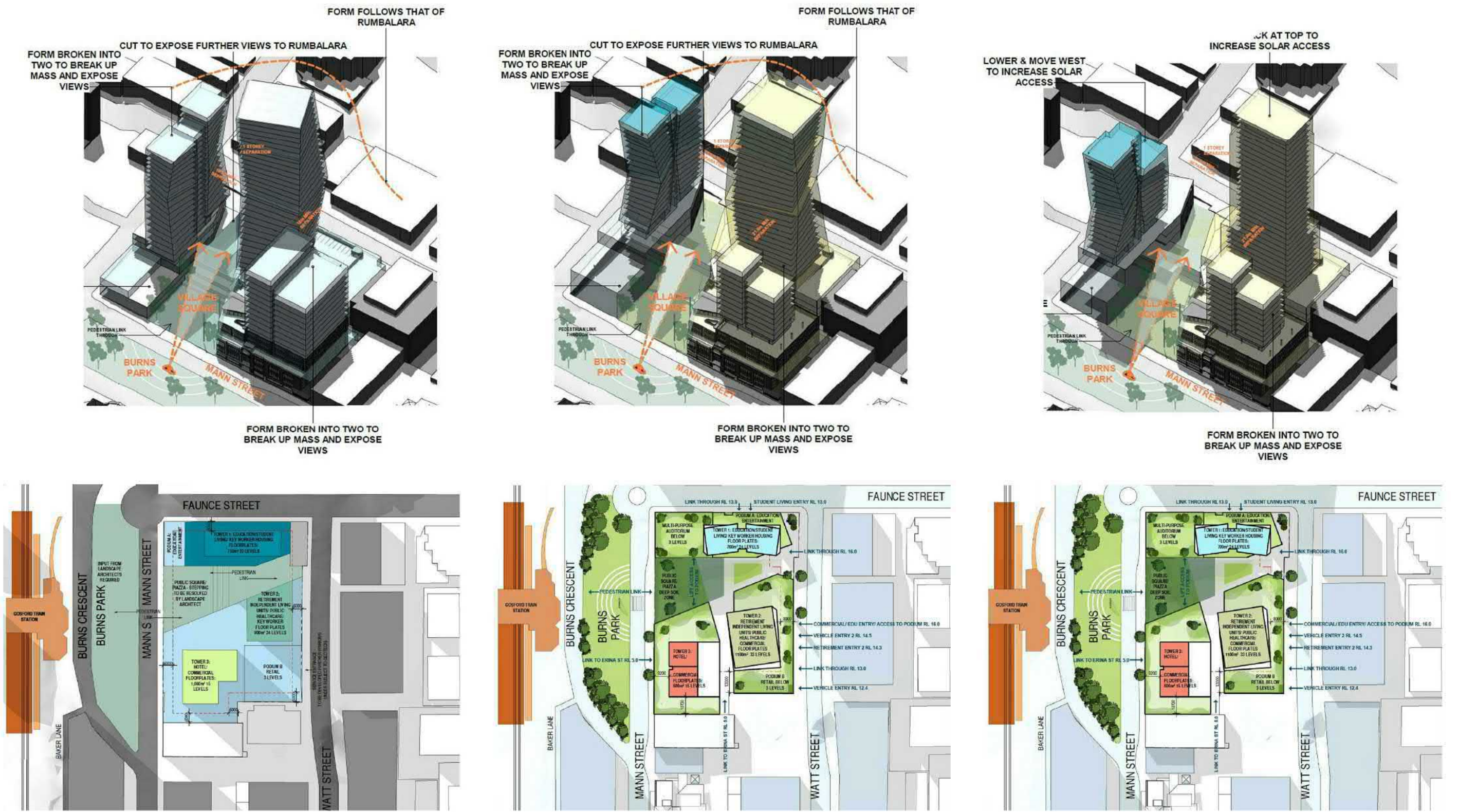


The project team met with the City of Gosford Advisory Panel (CoDAP) which were acting in their capacity as the Design Reference Group (DRG) to obtain their advice in developing the best possible design outcome for the site. . Further iterations of the design incorporating the panel's advice let to two other meetings later in the year and resulted in the current alterative design.



Design Excellence

Master Plan Iterations



Concept Master Plan & 3D
30th July 2019

Concept Master Plan & 3D
27th August 2019

Concept Master Plan & 3D
31st October 2019

The first meeting with the City of Gosford Design Advisory Panel occurred on the 30th of July 2019.

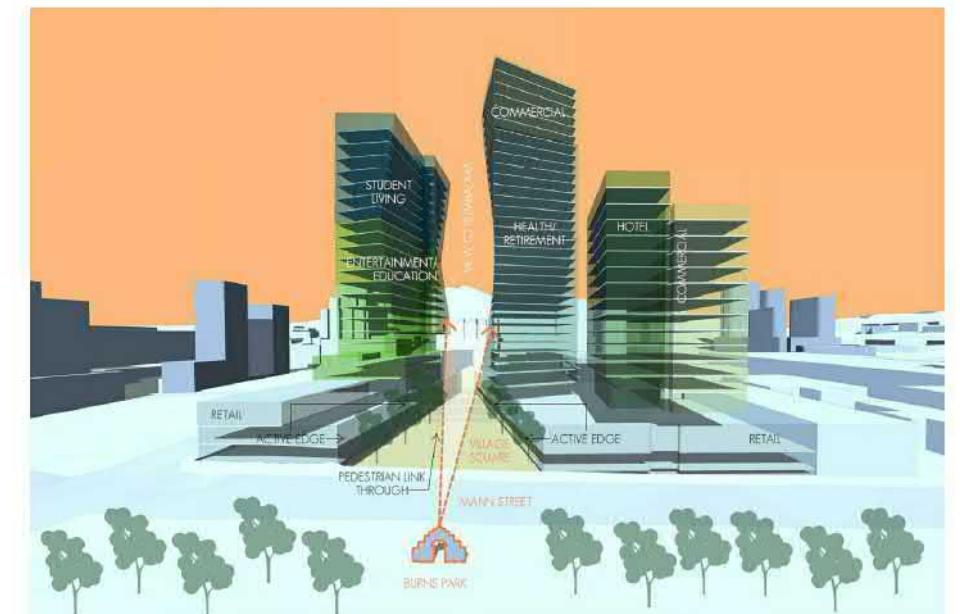
The groups design recommendations and advice:

The DRG acknowledged the following positive aspects of the proposal:

- The proposed land uses align with the strategic intent for the City North place, its overall role in Gosford City Centre
- The site is well located to support a higher intensity of development
- The proposal supports a diversity of:
 - proposed uses and presence of tall buildings
 - open space opportunities, including the proposed plaza and through site link
- The scale of the proposed plaza and its proposed address to the station and transport interchange
- The proposed retail uses will activate the open space and compliment the railway station/transport interchange

The panel were also supportive of the adaptive re-use of the existing building. Advice was also given not to have a pedestrian bridge connection from the railway and that there is an opportunity for plaza on site to engage directly with the station which would improve surveillance, safety and use of Burns Park. The desirability of a university campus on site was also discussed. The following advice was also given:

- Built form should optimise solar access and minimise wind acceleration so that plaza is a pleasant place to be.
- Consider likely future built form on neighboring sites, such that the massing across the whole block becomes part of a coherent story for the surrounding area, particularly impact on site to the south. This particularly relates to tower-spacing between the subject site and nearby sites.
- Ensure the steeply sloping Faunce Street ground level is engaged and activated, along its length and explore opportunities for multiple access points to the plaza e.g. through a building foyer for the northern building.
- The proposal contains a large variety of different uses in different towers and is also stratified. The concept plans need explain how the ground plane works, how the uses will work together and whether the floor plates will work



- Is there sufficient privacy separation between the student living and retirement living?
- How does the shadow cast by the student housing impact solar access to the retirement housing?
- The variation in building height is supported and provides good visual interest. Materials and architectural form are supported and suggest a high-quality architectural outcome.
- Provide 3D views from Burns park to demonstrate actual view between towers to Rumbalara Reserve.

The panel acknowledged the work the design team has undertaken throughout the design review process to improve design outcomes and provided the following recommendation and advice:

2. The Panel notes:

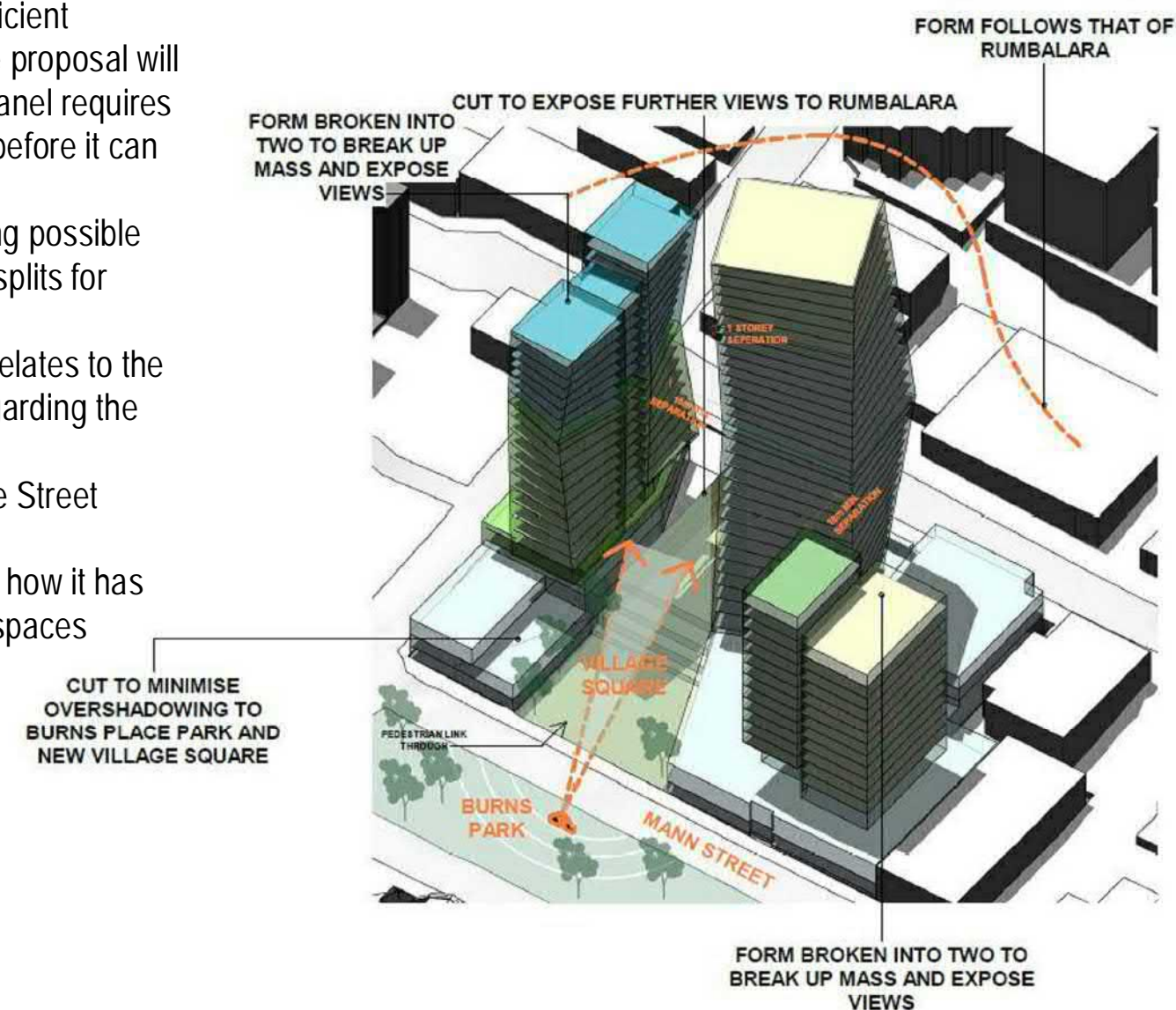
- The proponent's intention to seek approval for a refurbishment of the existing commercial building separately to the overall site redevelopment.
- The proponent's intent to proceed to the DA stage for the overall redevelopment, once it is through the COGDAP process.

3. The Panel has recognised previously that this site is one that could take additional height and intensity of development, but it still needs to be clear on how its development could impact on adjoining sites, before it can form a view about the proposed intensity of development.

4. The Panel encourages the proponent to continue to further develop its proposal and engage with nearby developers and potential tenants such as the university and other education providers.

5. The Panel advises that there is insufficient information provided for it to be sure the proposal will result in a good design outcome. The Panel requires additional information on the following, before it can provide its final opinion:

- Uses within the buildings, including possible floor plates and foyers treatment/splits for multiple uses.
- How the proposed development relates to the adjoining buildings, especially regarding the overshadowing of other sites.
- An image of the proposed Faunce Street frontage (sketch-plan is fine).
- The overall massing strategy and how it has resulted in building form and the spaces between the buildings.



The groups design recommendations and advice:

Panel observations:

A summary of the Panel's observations provided at the 31 October 2019 meeting is provided below:

- The Panel acknowledges the proponent's support to design excellence and the design review process, demonstrating a willingness to respond to comments and improve site outcomes. Panel advice:

A summary of the Panel advice provided at the 31 October 2019 meeting is provided below:

1. The Panel is satisfied that the massing and shadowing issues have been resolved and recommends they continue to try to meet this principle (i.e. ensuring that sites proposed for residential uses on the eastern side of Faunce Street will achieve at least 2 hours of sunlight during winter), as the design evolves.

2. The Panel recommends the Proponent ensure car parks do not dominate street frontages and the plaza area.

Panel recommendations:

The Panel has reviewed the proposal and recommends that:

1. The proposal proceeds to the development assessment (DA) pathway, and
2. The proponent addresses the issues identified in this advice when preparing their DA.



Subclause 8.3 of State Environmental Planning Policy (SEPP) (Gosford City Centre) 2018 sets out the considerations to be taken into account when evaluating Design Excellence. The information below responds to the subclauses of clause 8.3 and describes how the design exhibits design excellence and contributes to the natural, cultural, visual and built character values of Gosford City Centre.

(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,

The design is of a high standard of architectural design, with a unique character for each building linked by a common language of materials, landscaping on structure and screening. The buildings are all grounded by the plaza which creates a public heart to the site. The materials are high quality and their detailing references back to the building type and unique location.

(b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,

The form of the buildings has been developed inhouse and through meetings with the DRP and CoDAP to create the most alternative massing, that gets the best results for separation, view retention and orientation. The buildings on the site are significantly aged and do not have 100% occupancy. The proposal will provide a revitalised, new development. A new public domain of approximately 2,500m² will be provided in the form of an activated plaza facing Mann Street which is more generous than the public domain required by the DCP which only requires an internal arcade through site link and will ultimately improve the quality of streetscape and amenity of Gosford CBD.

(c) whether the development is consistent with the objectives of clauses 8.10 and 8.11,

Kibble Park is located 230m to the South of the Site and does not experience overshadowing from the proposal (see DAP.84). Burns Place Park receives very minimal overshadowing to 15-51% only between 9-11am during the June Solstice (For further information refer to EIS603).

The development creates an additional key open space in the form of a plaza and towers are arranged to maximise solar access to it. (Refer to EIS606).

(d) any relevant requirements of applicable development control plans, The design responds to the requirements of the DCP and is mostly compliant with any non-compliances minor and acceptable.

(e) how the development addresses the following matters:

(i) the suitability of the land for development,

The site is key site two in the Gosford City Centre. It is located in a suitable, strategic location, directly opposite the train station and bus depot. It has a large area of 10,118m² and is an appropriate size. It promotes the co-location of a mix of programs, whilst encouraging use of public transport.

(ii) existing and proposed uses and use mix,

The existing uses will be removed with the existing buildings and a new mix of uses will be introduced including; retail, education, health, retirement, student living and commercial.

(iii) heritage issues and streetscape constraints,

The proposed building includes appropriate setbacks and separation distances from existing heritage items and minimises any impacts such as visual bulk and shadowing to nearby items such as Burns Place Park.

(iv) the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,

All buildings on the site are separated by a minimum of 12m from both other buildings on the site and site boundaries. Care has been taken to preserve the amenity of neighbouring sites. This can be seen in overshadowing axonometric diagrams shown on EIS604-605.

(v) bulk, massing and modulation of buildings,

The design of the massing, bulk and modulation of buildings has evolved through DRP and CoDAP meetings in an iterative design process to produce the best design outcome.

(vi) street frontage heights,

The street frontage heights respond on a human scale to pedestrians by presenting a three storey podium to the street which the levels above are set back from. These levels are lower in lower areas of the site and higher in higher areas to connect the site back into its context.

(vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,

An ecological consultant has been engaged at DA stage to ensure that the development incorporates the latest ESD principles, in addition the proposal has key sustainable goals that are set in this preliminary stage, such as a green star rating for the educational component of the development, use of CLT structure for the commercial/ hotel component, re-use of existing concrete structure of the existing building and green walls on the health/ commercial building.

(viii) the achievement of the principles of ecologically sustainable development The site is not a green field site and is designated as a key site in Gosford, as well as incorporating ESD principles in its design. It will provide additional green space and deep soil planting, significantly improving the environment.

(ix) pedestrian, cycle, vehicular and service access, circulation and requirements,

The development will encourage pedestrian access with new links through and new bicycle facilities will be provided on site.

(x) the impact on, and any proposed improvements to, the public domain.

The proposed development will significantly improve the public domain, with a new public plaza and reinvigorated retail areas. It will become a destination for end of train travel.

The groups design recommendations and advice:

1. The Panel is satisfied that the massing and shadowing issues have been resolved and recommends they continue to try to meet this principle (i.e. ensuring that sites proposed for residential uses on the eastern side of Faunce Street will achieve at least 2 hours of sunlight during winter), as the design evolves.
2. The Panel recommends the Proponent ensure car parks do not dominate street frontages and the plaza area.

The Panel has reviewed the proposal and recommends that:

1. The proposal proceeds to the development assessment (DA) pathway, and
2. The proponent addresses the issues identified in this advice when preparing their DA.

Final Response:

1. Further Shadow Diagrams showing the impact on the Eastern Side of Faunce St are shown on EIS604 and EIS605.

2. Car Parking is concealed from street frontages and the plaza area and does not dominate them.

1. The DA set forms part of this submission.
2. The above issues are addressed as indicated in the DA drawings.





Advice has been recieved from a variety of stakeholders including Central Coast Council, NSW health and others which is set out in the EIS.

A community consultation meeting was also held on the site on the 27th February 2020. Their advice has been taken into consideration in the design process.

This set of drawings has been set out to gain further consultation and the advice and feedback recieved will evolve the design.



Design Verification Statement

14th January 2020

Regional Assessment
Department of Planning, Industry and Environment
Level 3, 107 Mann Street
Gosford NSW 2250

Re: Gateway 8-16 Watt Street Environmental Impact Statement
(Lot 112 DP 1022614, SP 76663, Lot 1, 2,3 & 4 DP 1191104)

Design Verification Statement

To whom it may concern,

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

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

I directed the design of the development stated above and I affirm that the design achieves the design quality principles as set out in Part 2 of the State Environmental Planning Policy No 65 - Design of Residential Flat Development. I have provided further detail on the design's compliance with the design principles in the Development Application Drawings accompanying this development application.

Yours Faithfully,

Anthony Kelly
Director
Architecture Registration: 6999 (NSW)