

# STATEMENT OF HERITAGE IMPACT

**S H Gosford Residential Pty Ltd**

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**CENTRAL COAST QUARTER  
NORTH TOWER 26-30 MANN  
STREET, GOSFORD**

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Prepared by:

John Carr Heritage Design  
Final Report                      Rev E  
19 August, 2021

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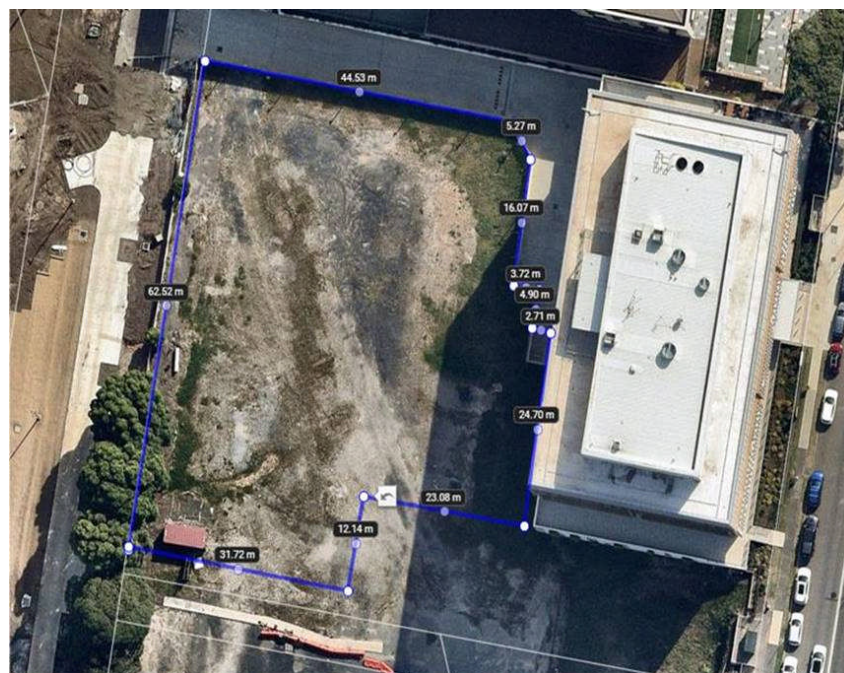
**Cover:** *Perspective of the proposed building from the adjacent park area.*  
(DKO Architecture)

(Photographs in this report are by John Carr unless otherwise noted.)

## 1.0 INTRODUCTION

This Statement of Heritage Impact is submitted to the Department of Planning, Industry and Environment (DPIE) on behalf of the SH Gosford Residential and in support of an application for SSD application number 23588910 at 26-30 Mann Street, Gosford. The SSDA seeks consent for:

- Demolition of the existing retaining wall on site.
- Removal of three trees located at the site interface with Baker Street.
- Excavation to a depth of approximately 1.3m to accommodate the proposed ground floor structure.
- Earthworks to level the site in readiness for the proposed building.
- Construction of a 25-storey (26 level) mixed-use building, comprising:
  - 621 sq metres of retail GFA;
  - 136 apartments, equating to 13,263 sq metres of residential GFA;
  - Four parking levels for 183 cars, with vehicular access from Baker Street;
  - Storage areas and services;
  - Communal open space.
- Publicly accessible through site link, including stairs, walkways, public lift, public art and landscaping.



**Plate 1:** Aerial view of the site outlined in blue. (SH Gosford Residential P/L)

The site is now cleared of all former school buildings with the exception of the former School of Arts building and the adjacent remnant sandstone walls and foundations of the former police buildings which have been the subject of previous archaeological investigations.

The earlier project at 32 Mann Street, Gosford is shown completed as a six storey mixed retail and commercial building. The subject site of this proposed development is immediately behind this building on 32 Mann Street, Gosford.

This detailed Statement of Heritage Impact report is an analysis of the impact of the proposed development of the North Tower on the heritage significance of nearby heritage listed items in accordance with layout on the following site plan. This report was a requirement of the Approved Masterplan SSD 10114 Clause 18, and addresses the Heritage impacts requested in the Stage 1 consent - **Heritage**:

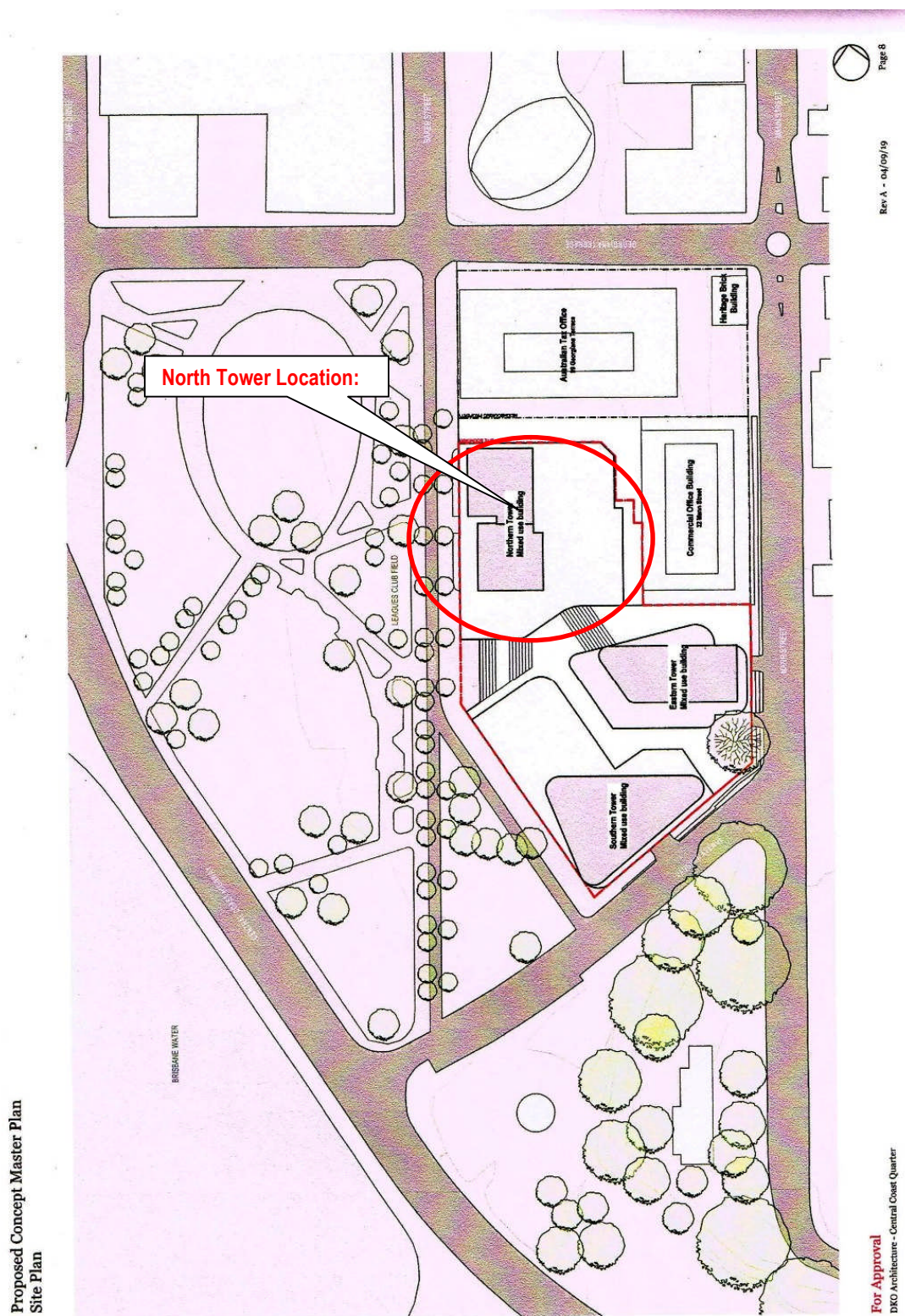
**C18.** Future development application(s) shall include a detailed Heritage Impact Statement (HIS), which considers the heritage impact of the development, including any visual and view impacts on adjoining and nearby heritage items and the need for any additional mitigation measures.

Under the **SEARS**: **11. Heritage**

- Assess any impacts on State and local heritage items, including conservation areas, natural heritage areas, relics, gardens, landscapes, views and trees and recommend mitigation and management



measures where required in the form of a detail heritage impact statement as per the Future Environmental Assessment Requirements SSD Concept Approval SSD-10114.



**Plate 2:** Concept Site Plan showing the three proposed buildings and surrounds. (DKO Architecture)

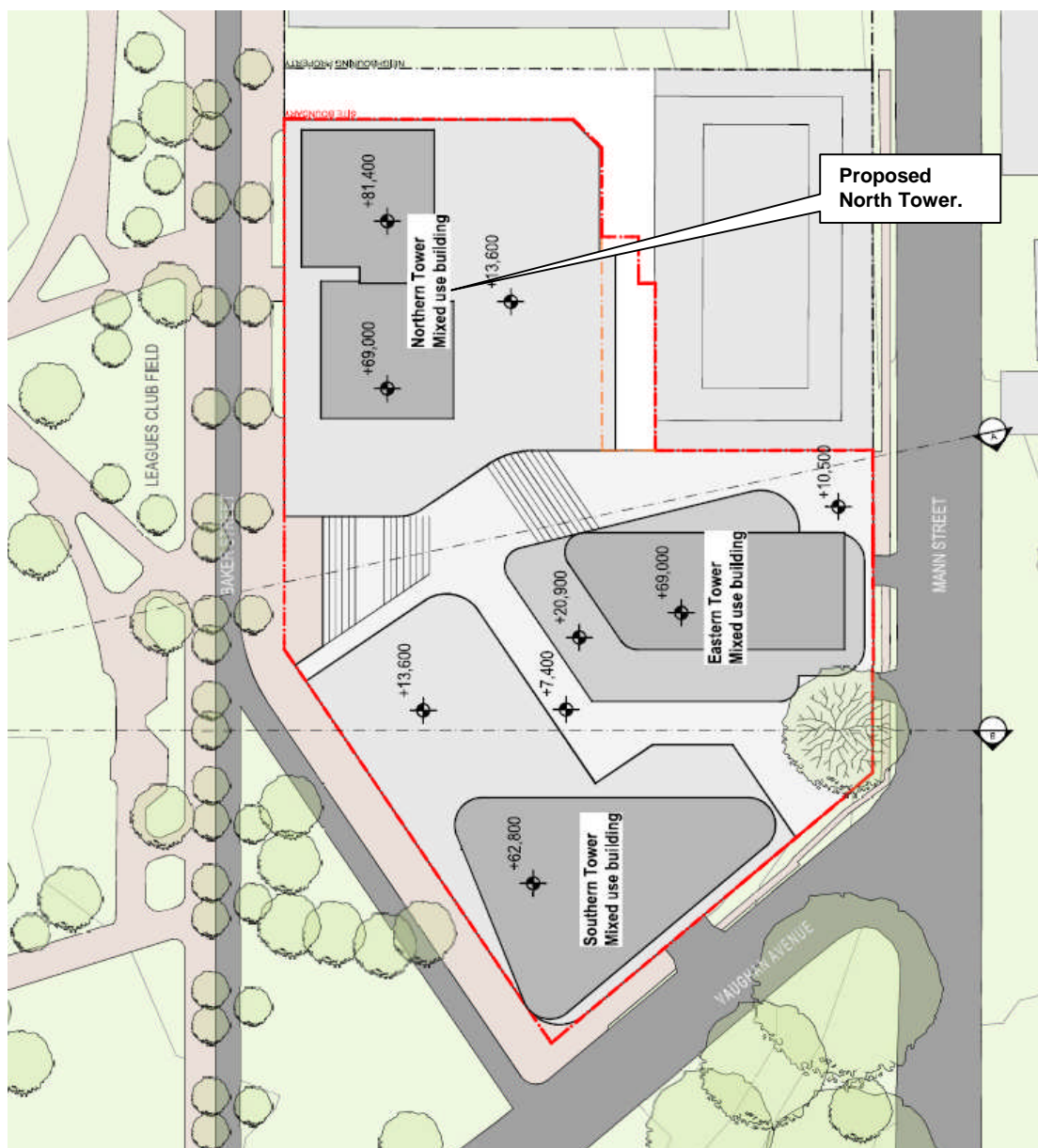
**Author Identification:**

The Statement of Heritage Impact was researched and written by John Carr of John Carr Heritage Design.





**Plate 3:** Concept photomontage prepared in 2016 for the initial building on the site. (Source - Group GSA)



**Plate 4:** Site Plan detail showing buildings and podiums. (DKO Architecture)

## 2.0 STATEMENT OF HERITAGE IMPACT

**Statement of Heritage Impact for:**

The development of a site that is nearby to items of *Local* heritage significance.

**Date:**

This Report was completed on 19<sup>th</sup> August 2021.

**Reference:**

The site is not listed on the 2018 Gosford City Centre DCP as having any items of heritage significance. The site is nearby to other listed heritage items.

**Address & Property Description**

The site is located at 26-30 Mann Street, Gosford NSW 2250.

The property description is:

- Lot 469 in DP 821073
- Lots 2-7 in DP 14761
- Lot 111, in DP 1265226.

**Prepared by:**

John Carr, a Heritage Architect trading as John Carr Heritage Design, compiled this report.

**For:**

The report has been prepared for SH Gosford Residential Pty Ltd.

The Statement summarises the development proposal as described on the following drawings prepared by DKO Architecture (NSW) Pty Ltd, dated 15 March 2021:

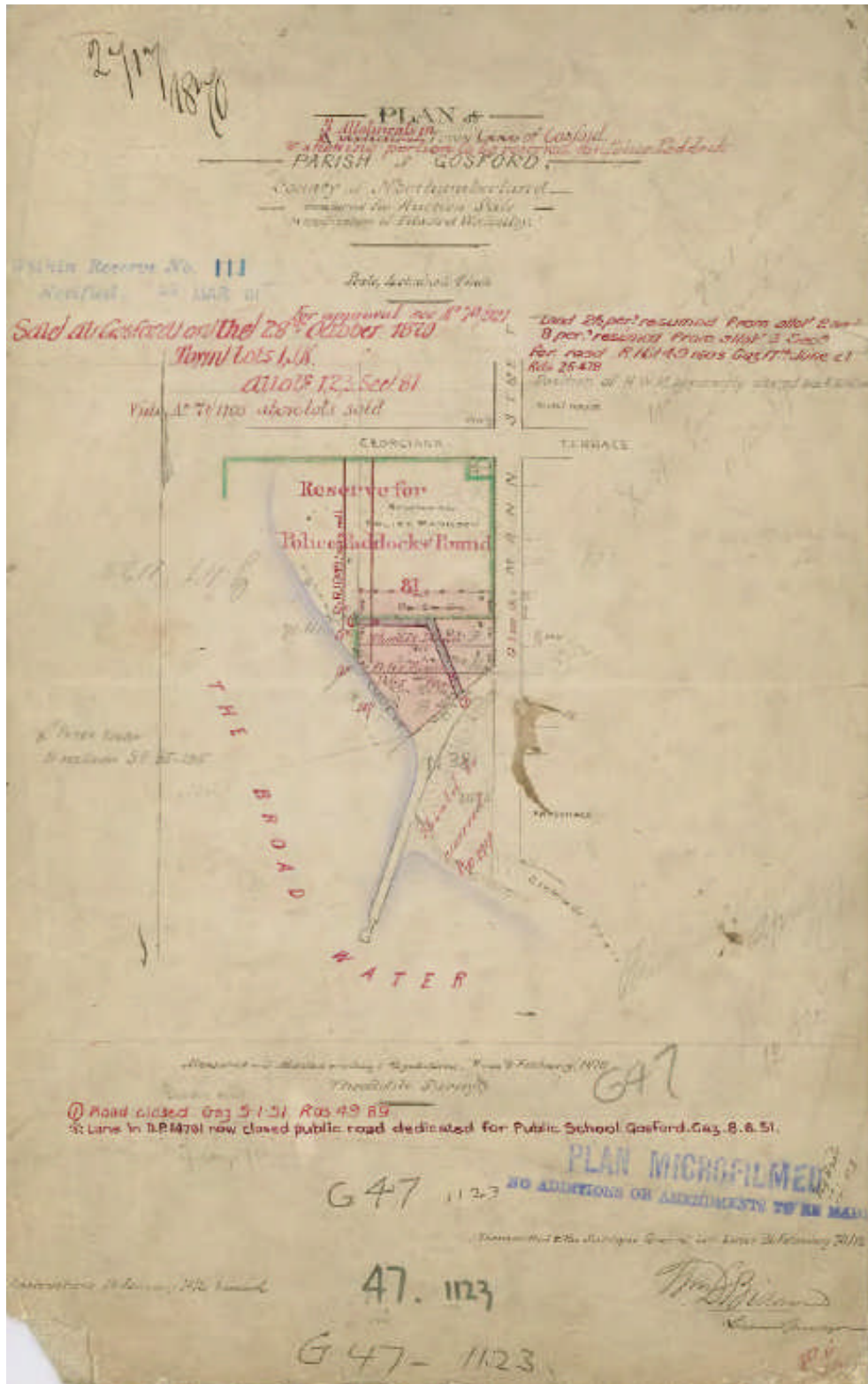
DA 001 Rev A	DA 101 Rev A	DA 102 Rev A	DA 103 Rev A	
DA 201 Rev A	DA 202 Rev A	DA 203 Rev A	DA 204 Rev A	DA 205 Rev A
DA 206 Rev A	DA 207 Rev A	DA 208 Rev A	DA 209 Rev A	DA 210 Rev A
DA 211 Rev A	DA 212 Rev A	DA 301 Rev A	DA 302 Rev A	DA 303 Rev A
DA 304 Rev A	DA 305 Rev A	DA 306 Rev A	DA 307 Rev A	
DA 421 Rev A	DA 422 Rev A	DA 423 Rev A	DA 424 Rev A	

**References:**

- Statements of Heritage Impact - Office of Environment & Heritage.
- John Carr & AMAC Group - Statement of Heritage Impact for the Doma Group for the Georgiana Terrace Commercial Development February 2016.
- Assessing Heritage Significance - NSW Heritage Manual 2001.
- City of Gosford LEP 2014
- SEPP Gosford City Centre 2018
- Gosford City Centre DCP 2018
- Independent Planning Commission - (SSD 101114) Development Consent 24 August 2020
- Independent Planning Commission - SSD 101114 - Reasons for Decision.
- DKO Architecture - Central Coast Quarter, 26 Mann St Gosford - DAP Meeting March 2021 Documents consisting of 108 pages of presentation plans.
- NSW Office of Environment & Heritage - Gosford School of Arts.
- NSW Office of Environment & Heritage - Gosford South Post Office
- Higginbotham July 2014 - Archaeological Site Assessment.
- Merrill Jackson - Heritage Conservation Gosford School of Arts
- State Significant Site Study Heritage Review: Gosford Waterfront - NBRS + Partners
- Arboricultural Impact Assessment for 26 Mann St Gosford - Urban Forestry Australia

## 2.1 HISTORICAL BACKGROUND

Gosford was originally two villages, a government village of which Mann Street formed the spine and a private village at East Gosford. The two centres competed for decades, but the government village won out with official government facilities. The government village contained a Watch House to which a Court house was added in 1833.<sup>1</sup>



**Plate 5:** Survey 26 February 1870 of Police Paddock & Pound. (G.47.1123, Crown Plan)

<sup>1</sup> Archaeological Site Assessment - Higginbotham July 2014 (p 5)

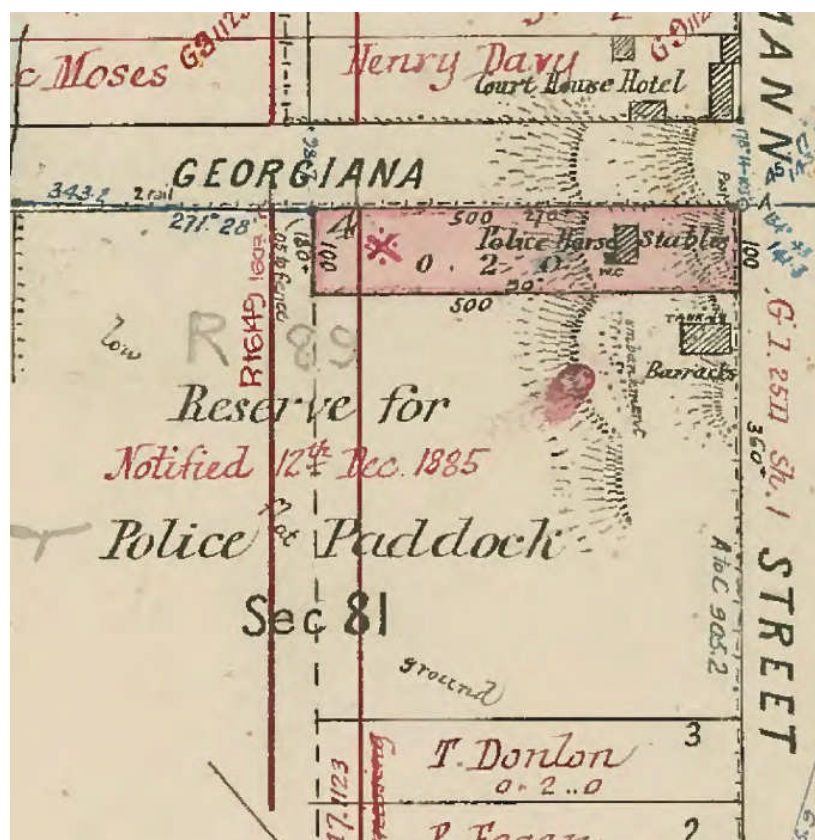


The site is located at 26 Mann Street and was originally reserved for a Police Pound. A Police Station and Sergeants Quarters was constructed on the site in 1881 and remained for use by the police until a portion was subdivided for a new School of Arts and tenders for the building were called on 14 August, 1886.<sup>2</sup> The site for the School of Arts was dedicated on 5 February, 1887.



**Plate 6:** Photo of the Police Sergeants Quarters and the Police Stables in the foreground with a WC. (Gosford City Council Photo Collection dated 1887)

The above photograph is dated a year before construction of the first school of Arts building. The subject site in the right of this picture appears as a fenced paddock for police horses.



**Plate 7:** A detail from the March 1886 survey showing the Police Sergeants Quarters and the Police Stables with the area to be subdivided for the School of Arts. (G.52.1123, Crown Plan)

<sup>2</sup> Archaeological Site Assessment - Higginbotham July 2014 (p 8)



**Plate 8:** Photo of the Police Sergeants Quarters and the Police Stables in the right hand foreground with the School of Arts site on the left. (Gosford City Council Photo Collection dated 1900's)

The above photo shows the horse stables moved onto the subject allotment or near the boundary. Similarly, the width of the Police Sergeants Quarters indicates the archaeology may also be on or close to the northern boundary of the subject site.

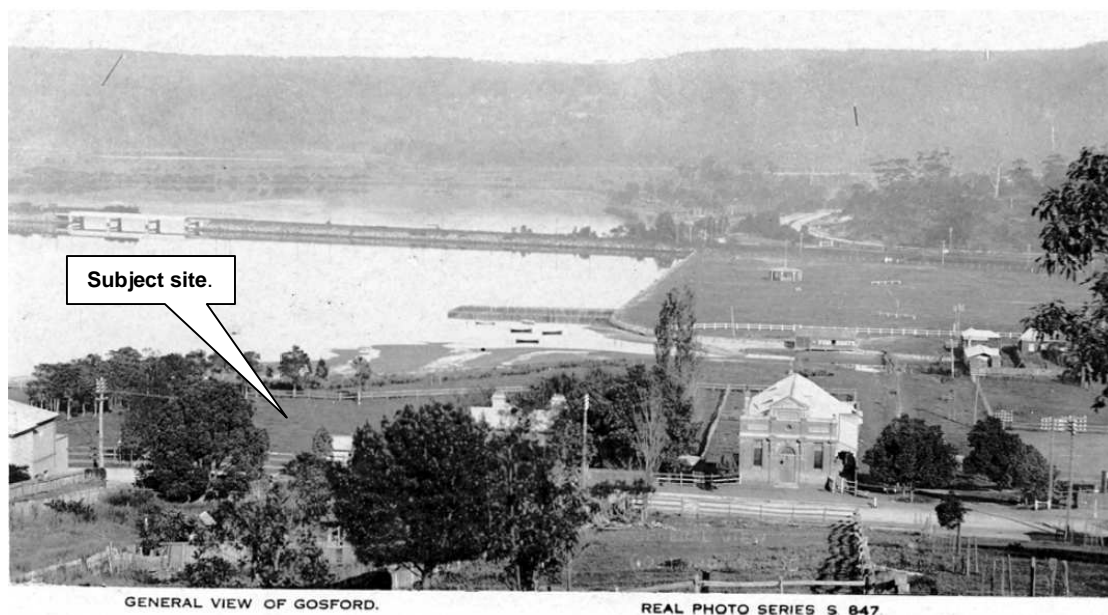


**Plate 9:** Photo of the School of Arts site on the right and the Police Sergeants Quarters on the left. (Gosford City Council Photo Collection dated 1902)





**Plate 10:** Photo of the School of Arts and Police Sergeants Quarters on the centre left with the subject site at right. Note: the Post Office is now two storeys. (Gosford City Council Photo Collection dated 1908)



**Plate 11:** Photo of the School of Arts at right, the Police Sergeants Quarters roof above the tree at centre with the subject site and Post Office at left. (Gosford City Council Photo Collection dated 1919)

The existing former School of Arts building was built following a disastrous fire that destroyed the 1888 building on Tuesday 15 November 1927. The local newspaper described the loss:

*"The destruction of the School of Arts is keenly regretted as a matter of sentiment, for this institution has taken such a big part in the community activities of the district for so many years that it seems part of the life of the people."*<sup>3</sup>

The present School of Arts building was constructed on the same site with the laying of a Foundation Stone on 15 June, 1929 by Committee Chairman Charles Adrian.<sup>4</sup>

<sup>3</sup> Merrill Jackson - Heritage Conservation Gosford School of Arts (2012) p8

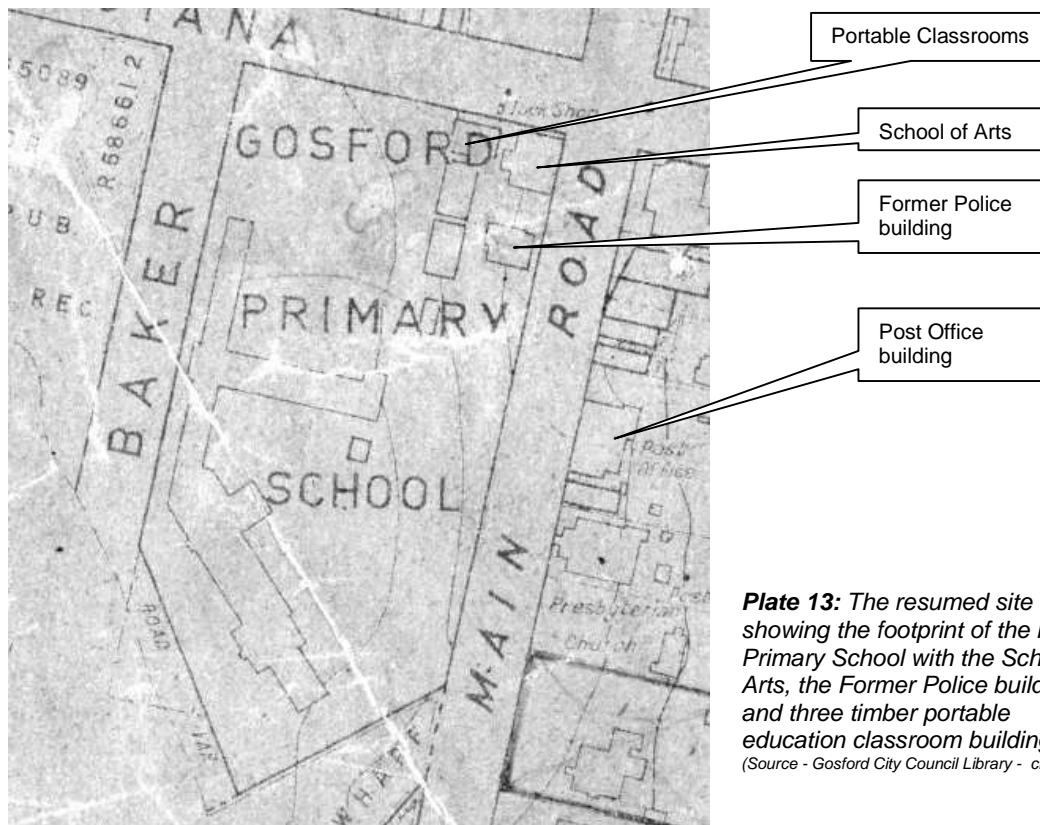
<sup>4</sup> *Ibid.*





**Plate 12:** The 1929 School of Arts with neighbouring Police Station and sheds to the rear.

(Source - Gosford City Council collection - photo circa 1940's)



**Plate 13:** The resumed site showing the footprint of the new Primary School with the School of Arts, the Former Police building and three timber portable education classroom buildings.

(Source - Gosford City Council Library - circa 1954)

### **The Site:**

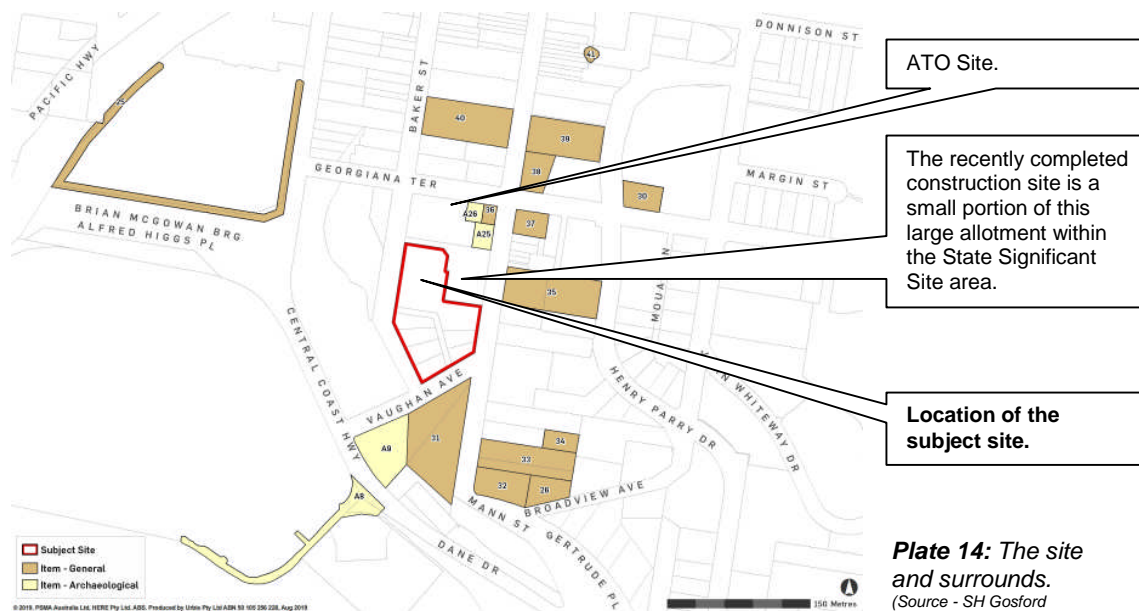
The subject site (Police Paddock) was resumed in 1939 together with the neighbouring School of Arts site for a new Public School.<sup>5</sup> The above plan shows the site in the mid 1950's with a large brick school and three timber portable classrooms. Baker Street is shown extended but was never constructed and this area of the site remained in use by the school.

<sup>5</sup> Taken from the Interpretive Sign on the building.

## 2.2 EXISTING SITE

The subject site at 26-30 Mann Street, Gosford is the next portion of the overall site to be the subject of a DA to develop a residential building, behind the earlier development by St Hilliers at 32 Mann St, a commercial office building.

The development of the North Tower is the first stage under the current approved masterplan for development of this large site area immediately west of the recently completed building at 32 Mann Street, Gosford. The site is located west of Mann Street and runs down to Baker Street (extended), the overall allotment extending south the Vaughan Street.



The subject site of the North Wing can be seen in detail on Plate 1 in this report on page 3. The development of the design for the building has received approval following the third meeting with the Design Review Committee of council in February 2021. This assessment of heritage impact has been prepared based on the Development Application Drawings dated 15 March 2021.

### Archaeology:

As evidenced by the range of early photographs of the site, little or no development took place prior to the construction of the school following resumption of the site by the government in 1939. The Department of Education relocated to a new public school on a new site in 2012. The school buildings were demolished in 2015 and the site prepared for development.

The sandstone footings of the former Police Sergeants Quarters have now been preserved in a small park immediately north of the development recently completed at 32 Mann Street and the former School of Arts building on the corner of Mann Street & Georgians Terrace.



## 2.3 THE PROPOSED DEVELOPMENT

This application follows approval of a concept proposal for the development of 26-30 Mann Street, Gosford. The project will be developed in three stages and includes a hotel and visitor accommodation, residential and commercial land uses. The hotel (central tower) and residential components (northern and southern towers) will be delivered over a commercial podium that provides accessible connections from Mann Street to the waterfront and Leagues Club Field.



**Plate 15:** A perspective view showing the North Tower & Podium linking Mann St to Barker St.  
(DKO Architecture)

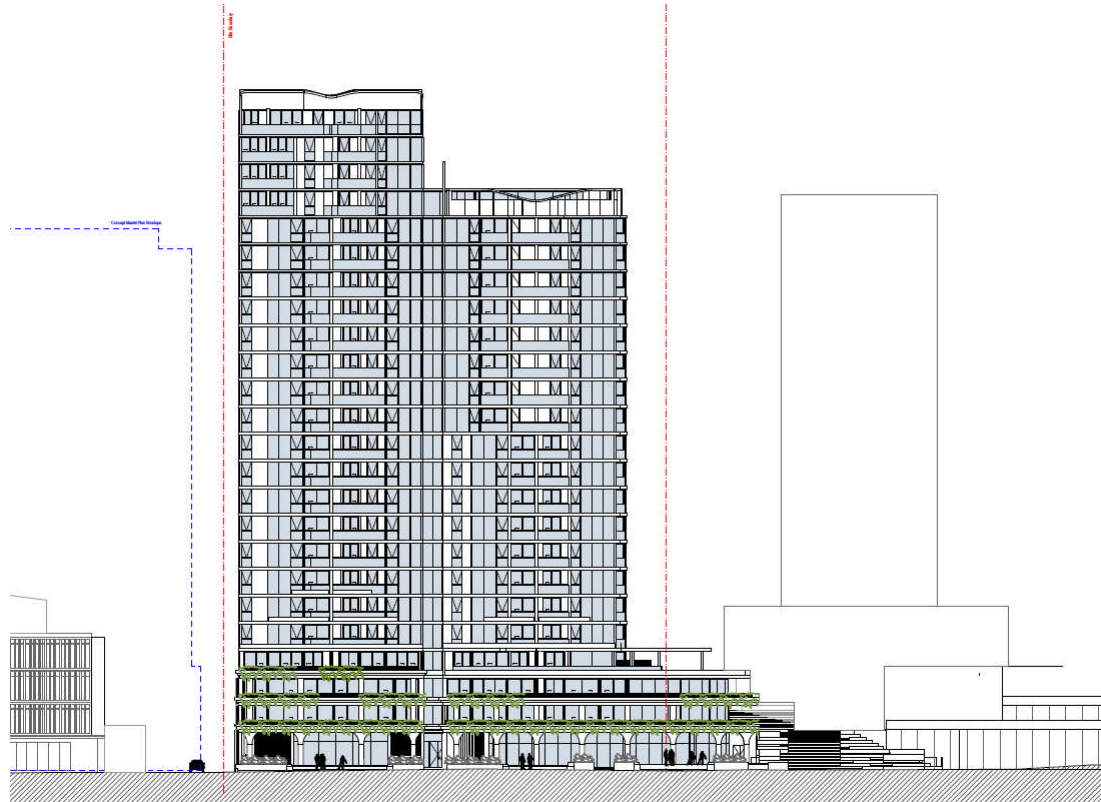


**Plate 16:** A detailed perspective view of the buildings including planned development by others.  
(DKO Architecture)

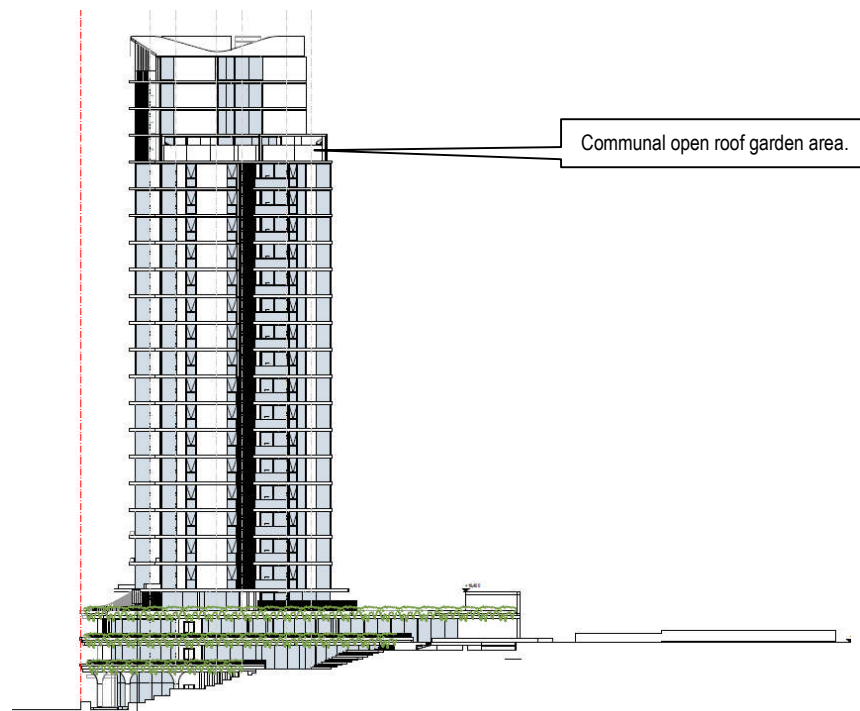
The above perspective has been developed following extensive consultation with the DPIE's Design Advisory Panel and shows a ground floor level (1) of commercial facing Baker St, behind which is two levels of parking. Above this area are two levels (2 & 3) of residential and

parking incorporated into the podium. The next level (4) of the podium incorporates an open area for landscaping as well as residential units with private courtyards.

The tower rises above the podium level, visually divided into two heights of twenty residential levels and sixteen residential levels, above which is an open roof garden communal area. The building's plant and lift overrun area is above the highest tower section of the building.



**Plate 17:** A perspective view of the North Tower and access path from Mann Street. (DKO Architecture)



**Plate 18:** A perspective view of the North Tower and access path from Mann Street. (DKO Architecture)





**Plate 19:** A detailed perspective view of the podium and stairs leading down from Mann St to Barker St.. (DKO Architecture)



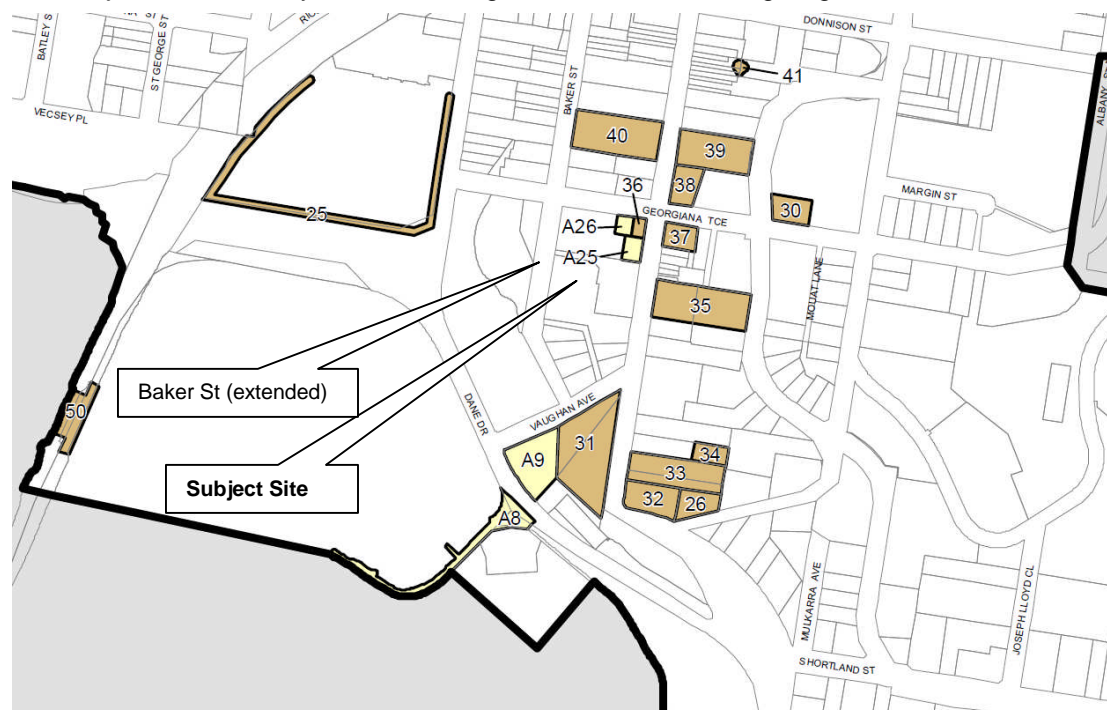
**Plate 20:** A perspective view of the North Tower and two future stages from the Brian McGowan Bridge. (DKO Architecture)



**Plate 21:** A perspective view of the North Tower and access path from Mann Street. (DKO Architecture)

## 2.4 THE SETTING

The subject site is nearby to other heritage items of Local heritage significance.



Avenue and feature trees—Grahame Park	Alfred Higgs Place and Dane Drive	Road reserve; Part Lot 1, DP 1011876	Local	25
Stone street wall	2 Broadview Avenue	SP 16709	Local	26
Former Gosford Public School and residence, now TAFE Building E	121 Henry Parry Drive	Part of Lot 1, DP 861564	Local	30
Gosford City Council Memorial Park, including avenue and feature trees	Mann Street and Vaughan Avenue	Lot 7038, DP 1020204; Lot 7021, DP 1020205	Local	31
Former School of Arts	Corner of Mann Street and Georgiana Terrace	Lot 1, DP 123370	Local	36
Stone street and driveway wall	1 Mann Street	SP 6683	Local	32
Old Christ Church Anglican Church	3 Mann Street	Lot 13, Section 9, DP 758466; Lot 14, DP 1115314	Local	33
Anglican rectory	5 Mann Street	Lot 12, Section 9, DP 758466	Local	34
Part of Gosford South Post Office	23 Mann Street	Lot A, DP 88695	Local	35
Creighton's Funeral Parlour	37 Mann Street	Lot A, DP 355117	Local	37
Conservatorium of Music (former courthouse and police station)	45 Mann Street	Lot 453, DP 727721	Local	38
Gosford City Council administration building	49 Mann Street	Lot 1, DP 564021	Local	39
Former Brisbane Water County Council building	50 Mann Street	Lot 1, DP 433839	Local	40
Feature tree—fig	Boundary of 81, 83 and 85 Mann Street and 123B Donnison Street	Lots 11, 14 and 15, DP 746819; Lot 3, DP 1023985	Local	41
Site of original Gosford Wharf	Dane Drive	Part Lot 22, DP 1040230	Local	A8
Footings of former sergeant's residence/police station	38 Mann Street	Lot 1, DP 1210298	Local	A25
Footings of former police stables	38 Mann Street	Lot 1, DP 1210298	Local	A26
Rotary Club, fountain, garden and original site of Gosford Wharf	Vaughan Avenue	Part Lot 7023, DP 1076182	Local	A9

**Plate 22:** An extract from the Heritage Map showing the subject site and surrounds.

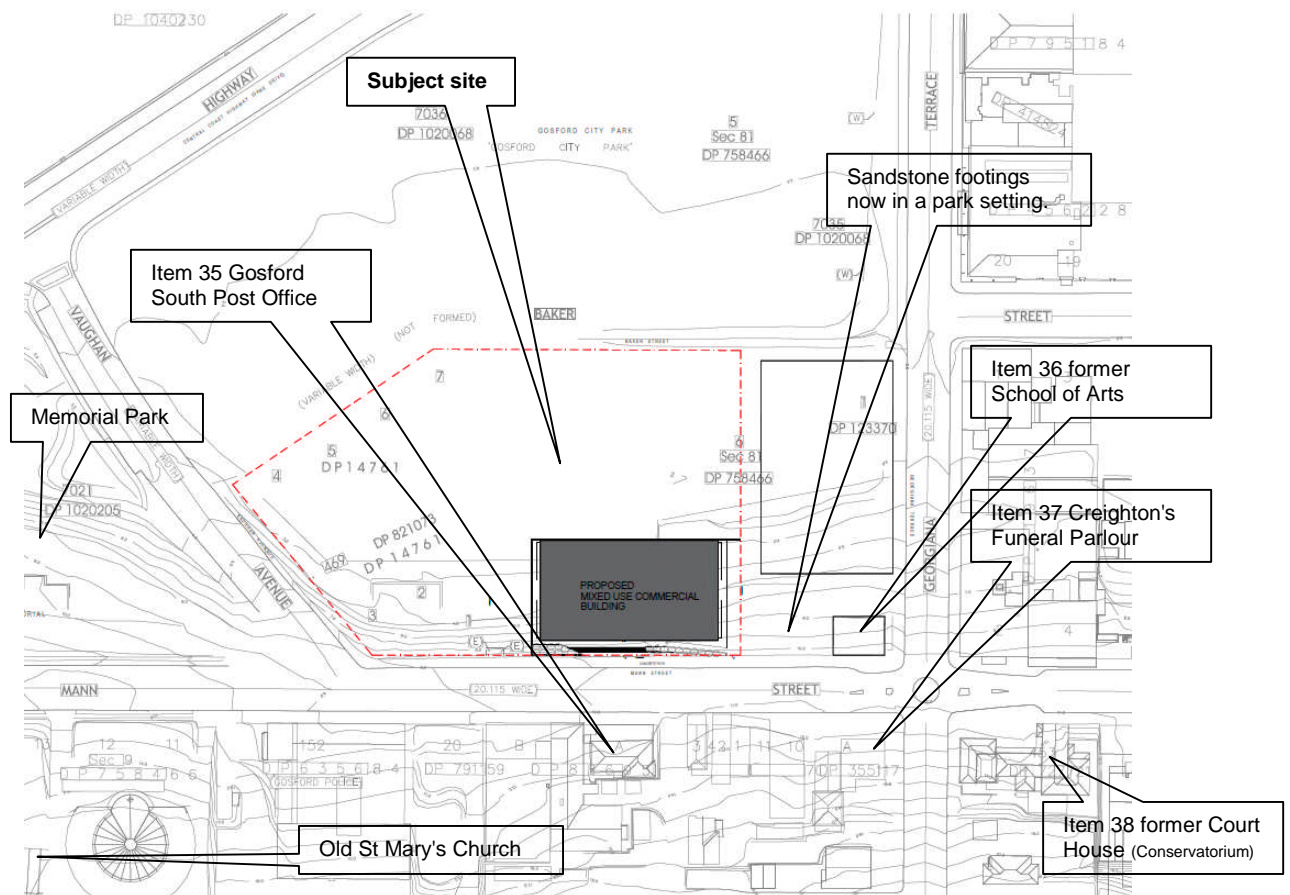
(Source - SEPP Gosford City Centre 2018)

The site is located nearby to four items of Local heritage significance, the closest being the Gosford South Post Office (I 35); the former School of Arts (I 36); Creighton's Funeral Parlour (I 37); and the former Courthouse and Police Station (Conservatorium of Music) (I 38).

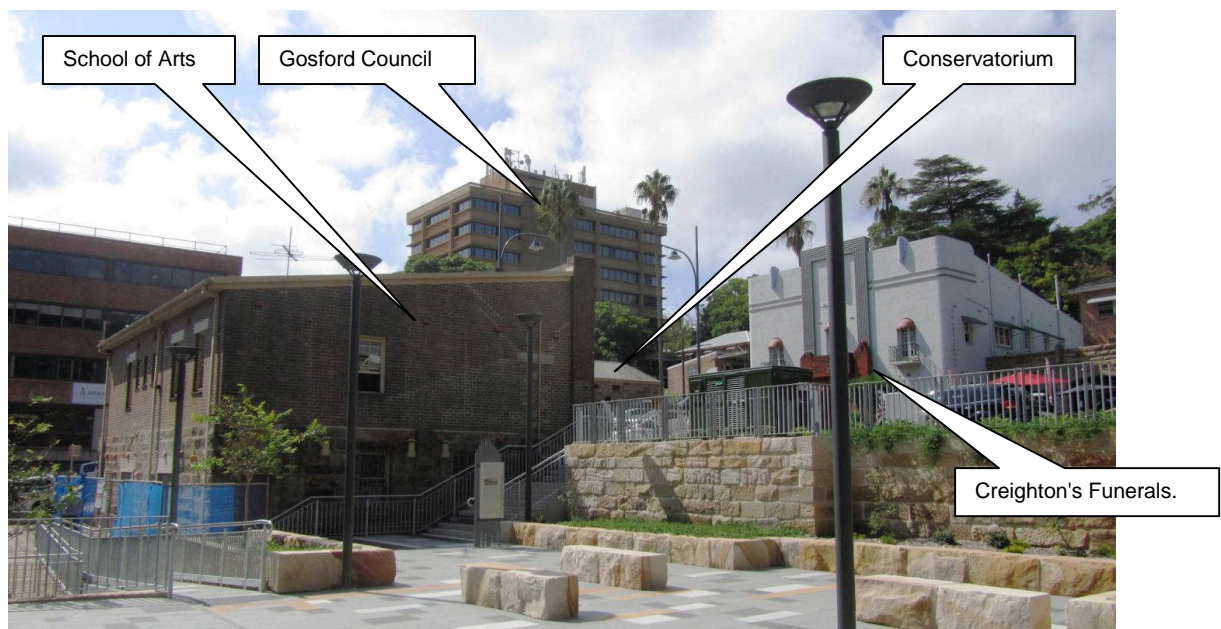
Directly north of these items are other listed items such as the Council Administration building. Another commercial office building of four levels above Mann Street with a recessed car park underneath is on the northern side of Georgiana Terrace. This building screens the subject site from another nearby listed heritage item, the former Brisbane Water County Council building (I 40).

Items A8 & A9 are sites of archaeological importance but are not affected by the proposed development on the subject site.





**Plate 23:** A site plan showing the proposed North Tower development in relation to the Post Office, the School of Arts building, footings and other nearby heritage items. (Source - Group GSA Pty Ltd)



**Plate 24:** A view north from the small park on Mann Street. (JCHD 3531)

**Item 35 Gosford South Post Office:** This building is the closest heritage item to this development. The existing trees to the Mann Street boundary have been removed as part of the development. The building recently completed has now screened the former Post Office site from the proposed residential North Tower building.





**Plate 25:** Alterations to the original Post Office & Res.



**Plate 26:** The building today. (JCHD 0420)

The following Statement of Heritage Significance is from the Heritage NSW data sheet:

The original portion of Gosford South Post Office at 23 Mann Street, Gosford has rare local historic significance as an important early building designed by the Colonial Architect, James Barnet. Its location at the south end of Gosford town in close proximity to the main wharf is associated with the early development of the City. The remaining portion represents continuous use of the building and site as a post office. Its position marks the prominence of the south end of the town, in close proximity to the public wharf, prior to the shift north with the establishment of the Great North Railway, reflecting an early reliance on water transport. The existing building, including the 1920's brick facade, has aesthetic significance as an important streetscape element of Mann Street, marking the split in development of the town. Although heavily modified, its significance is not diminished.

The data sheet lists this building as constructed in 1882 and designed by the colonial Government Architect James Barnet. Plate 6 on page 8 shows the building as a single storey original structure with the above photo Plate 23 shows an addition or alteration to the original undertaken in 1891. The data sheet describes the cream face brick additions that completely cover the front of the earlier building as dating from the 1920's.

Despite the alterations to this building, the listing states "*Although heavily modified, its significance is not diminished*".

The construction of the new commercial building opposite the Post Office site has replaced in part the extensive tree cover on the Mann Street boundary. The new building screens this heritage site from the proposed residential North Tower thereby minimising any impact on heritage significance.

#### **Item 36 former School of Arts:**

The existing former School of Arts building was built following a disastrous fire that destroyed the 1888 building on Tuesday 15 November 1927. The present School of Arts building was constructed on the same site with the laying of a Foundation Stone on 15 June, 1929 by Committee Chairman Charles Adrian. The design is described in the heritage data sheet as "stripped classical". I believe it also exhibits the style keys associated with Inter-War Art Deco albeit in a simple form possibly as a result of budget constraints and its overall compact size.



**Plate 27:** The School of Arts dominates the corner on Mann Street and Georgiana Terrace. (JCHD 0419)

The proposed North Tower development is separated from the School of Arts building by the small heritage park to retain and display the sandstone remnant walls associated with the former Sergeants Quarters building. This park has been partially landscaped highlight the extent of the footings exposed by the archaeologist. Added to this is the recently completed building at 32 Mann St which provides a visual stepping up of the building scales.



**Plate 28:** The School of Arts dominates the corner on Mann Street and Georgiana Terrace. (DKO Architecture.)

The data sheet lists the former School of Arts item as being of Local heritage significance for satisfying the historical, aesthetic and social assessment criteria.

The former Gosford School of Arts building was designed to address the Mann Street and Georgiana Terrace streetscapes and the proposed North Tower development does not inhibit or detract from the appreciation of this building. It is therefore considered that the proposed development does not impact on the heritage significance of this item due to separation by the heritage park and surrounding buildings with the item addressing the two main streets.

#### **Item 37 Creighton's Funeral Parlour:**

This building is directly opposite the former School of Arts building on Mann Street. The proposed building is located diagonally opposite the funeral parlour which is directly opposite the School of Arts building. The new building will appear as a distant backdrop when viewed from the Creighton's site as it is behind the new commercial offices and the ATO building.



**Plate 29:** Creighton's from Georgiana Terrace. (JCHD 0426)



**Plate 30:** Creighton's from diagonally opposite. (JCHD 0417)

The proposed building does not impact on the heritage significance of this item due to separation by distance and screening by buildings in a similar way to the former School of Arts building.

A recent development on the former Creighton's site and its southern neighbours will also screen out the development as this heritage item will also be screened by the new building when constructed. The Creighton's development can be seen in *Plate 20*.



**Item 30 former Public School and Residence:** This building is at too great a distance to be affected by this development. Henry Parry Drive now cuts off Georgiana Terrace as a through road providing further screening.



**Plate 31:** A view looking east on Georgiana Terrace to the former public school. (Google Streetview)

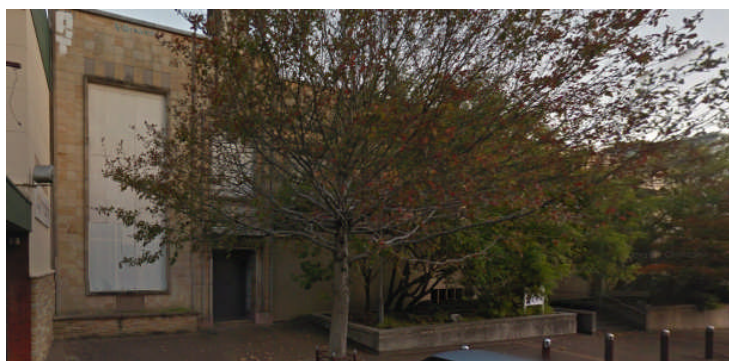
**Item 39 Gosford City Council's Administration Building:** The lower half of this building is screened from the development due to distance and other buildings on the western side of Mann Street. The upper levels of the building will have clear views of the proposed development in the distance. The proposed North Tower rises behind the new commercial office buildings completed in recent years.



**Plate 32:** A view looking south on Mann Street toward Georgiana Terrace. (Google Streetview)

It is considered that the development should have no impact on the heritage significance of the council's Administration building due to distance and compatible elements of contemporary design.

**Item 40 former Brisbane Water County Council building:**



This building cannot be seen and does not have a view to the proposed development as it addresses Mann St.

**Plate 33:** A view looking North West on Mann Street opposite the Administration building shows the former county council building that cannot be seen from the subject site. (Google Streetview)

**Item 38 former Court House & Police Station:** This group is diagonally opposite the former School of Arts building and is effectively screened from the new development by the existing landscaping and palm tree in the centre of the Mann Street roundabout. The proposed development is considered far enough away from this item to prevent any impact on its heritage significance. Refer to Plate 26 on page 18 showing a view towards the subject site.

The upper portion of the residential North Tower will be seen over these buildings from the Mann Street and Georgiana Terrace side of the Conservatorium site but will have minimal impact on heritage significance due to the corralled nature of this intersection with heritage items located on three of its four corners, all looking inwards at each other at the Mann Street level.



**Plate 34:** The Council Administration & Conservatorium buildings address Mann Street. (Google Streetview)

The former courthouse building (now the Conservatorium) is significant for its aesthetics and its establishment in the government section of the town's early development (historic).

The following Statement of Heritage Significance is from the OEH data sheet:

The Gosford Court House is a visually prominent building, which comprises an earlier building designed by Colonial Architect M Lewis in 1849 with additions designed by J Barnet in the after Victorian period. It is of considerable historic, social and townscape significance to Gosford and is a fine and intact example of early nineteenth century stone architecture. It is the oldest public building on the Central Coast and provides a rare example of a public courthouse. It has historic significance for its association with the growth of the Gosford township through the development of primary Institutions, its prominent position on Mann Street forming part of the urban streetscape. It has social significance for its continued use by the Police and forming part of the Government precinct.

The proposed development is not considered to affect the heritage significance of the former courthouse as it addresses a small group of heritage items at the intersection of Mann Street & Georgiana Terrace.

**Item 31 Gosford City Council Memorial Park:** This group also includes Vaughan Ave as part of the listing. It is located opposite the old Christ Church and Rectory at 3 Mann St. The location is bordered by large mature trees which provide a secluded sanctuary for remembrance and meditation. The park includes War Memorials to the Boer War, World War 1 (The Great War), World War 2, the Korean War and Wars in Malaya, Borneo and Vietnam.

Recognition of service in Iraq, East Timor and Afghanistan is also included.





**Plate 35:** (above) The Cenotaph in the Memorial Park (JCHD 3542)

**Plate 36:** (left) Boer War Memorial (JCHD 3538)

The memorial Park is clearly segregated from the development on the subject site and Mann Street generally by the mature trees on both the park boundary on Vaughan Ave and the trees on the site opposite the park. The proposed residential tower will have minimal impact on the Memorial Park due to the effective separation by the trees and landscaping.



**Plate 37:** View of the park from Vaughan Street. (JCHD 3534)



**Statement of significance:**

The Gosford War Memorial Park is significant aesthetically for its value as open space, and socially for its connections to the military and general communities.

The mature trees within the park and its street boundaries, consisting of *Araucaria cunninghamiana* (hoop pines), *Casuarina cunninghamiana* (River she oaks), *Lophostemon confertus* (Brush box) and *Pinus radiata* (Monterey Pines) provide an 'avenue' landscape of a comfortable scale, and frame streetscape vistas of high aesthetic and natural value, linking the city to the views over Brisbane Water and to the ridges surrounding the city. Full height mature trees, particularly in groups, are a valuable asset to the city. Boer War memorial unveiled 3 November 1902.

**Item 33 Old Christ Church Anglican Church:** The church is set well back off Mann Street and is screened by a large extent from the subject site by the replacement contemporary church building.

**Statement of significance:**

(Old) Christ Church at 3 Mann Street, Gosford has state historic significance for its association with the colonial Architect, Edmund Blacket. It has rare local aesthetic and historic significance as a fine and intact example of a mid-nineteenth century sandstone church in the Victorian Gothic style. It has historic significance for its association with the early settlement and development of Gosford Township in particular marking the shift to Gosford from the settlement at East Gosford. It has social significance as an early place of Anglican worship in the district. Although the church has been moved from its original site, this does not diminish its significance as the moving of the church is indicative of the shift of settlement away from east Gosford. The church is an important feature of a complex of church buildings. The building retains the original and distinctive features including the layout, sandstone walls, slate roof, gothic windows, stained glass and porch despite the relocation in 1906.

The location and screening of the buildings will result in the development having little affect on the heritage significance of the old church building. The church is not listed on the SHR.



**Plate 38:** Old Christ Church Anglican Church (JCHD 3548)



**Plate 39:** View from the church toward the site. (JCHD 3549)

**Item 34 - 1913 Rectory:** This building is now hidden behind the contemporary current main church building. This screening confirms the proposed development will have no affect on the heritage significance of the Rectory.

**Items 26 & 32 - Sandstone walls:** Are both unaffected by this development as they do not face the subject site.

**Items A8, A9, A25 & A26 - Archaeological Sites:** These sites, while nearby to the subject site are all unaffected by this development. The closest sites at A25 & A26 have been recently examined and recorded by an Archaeologist.

**The State Heritage Register (SHR):** An examination of this register shows that the Gosford City Centre has no items of State Heritage Significance within this area. All items of heritage listing within the boundaries of the city centre are of Local heritage significance.



## 2.5 GOSFORD CITY CENTRE DEVELOPMENT CONTROL PLAN 2018

The Gosford City Centre DCP (October 2018) was developed to support the objectives identified by the *State Environmental Planning Policy (Gosford City Centre) 2018*.

The relevant planning authority is the Planning Secretary of the NSW Department of Planning and Environment.

Section 10.1 Heritage Items of the Gosford City Centre DCP 2018 deals with requirements when undertaking works associated with listed heritage items. The proposed development has been assessed in regard to the objectives and controls set down by the DCP.

### **Conservation Criteria:**

Any new development must ensure that the significance of heritage items and their setting are retained and enhanced. For sites in the vicinity of heritage items an assessment of the impact of the proposal on the setting of nearby heritage items is to be undertaken.

The DCP requires the following criteria to be considered:

**1) Scale:** The proposed buildings are higher than twelve storeys above Mann Street with another storey for the Plantroom set back off the main walls and is within the roof line. The buildings are also set back behind the existing six storey commercial offices recently completed on Mann Street.

The new commercial office building provides an effective screen hiding direct view to the residential North Tower with the recently completed commercial building providing a "step-down" effect to Mann Street. The high rise portion of the North Tower is divided visually into two towers by creating a recess between the towers and varying their height.

The use of existing trees and introduced landscaping will assist in masking the scale of the towers over time by filtering the views from the Mann & Vaughan Street footpaths and from the Leagues Club Field. This helps to locate the building in the viewer's eye, well back off Mann Street with peripheral vision cutting out the overall height of the towers unless viewed from some distance. This implies that the building will not be seen when casually walking on the Mann Street footpaths unless you are specifically looking in an upward glance for the building or the address.



**Plate 40:** The view from the former Creighton Funeral Parlour toward the subject site. The new six storey commercial building provides a stepped screen between Mann St and the development.  
(Google Streetview)

The proposed buildings are part of a construction drive for higher density residential development in Gosford following the completion of the six storey commercial offices and the office building on Georgiana Terrace behind the former School of Arts building. While the full scale of this proposed development will be observed from the waterfront, the aspect from Mann Street and the small group of listed heritage items in that vicinity will be reasonably screened to minimise any impact on their heritage significance.

The use of screening by existing buildings assists the relationship of the general bulk and scale of the residential North Tower to be largely hidden from this historic area of the early development of the town of Gosford when viewed at ground eye level as they are mostly out of peripheral vision from the street.

The proposed development does not obstruct important views to the heritage items, particularly the two closest items, the church and memorial park. Both items can be viewed from Mann & Vaughan Streets with no obstruction from the proposed development.

**2) Siting:** The subject site at 26-30 Mann Street is not heritage listed so changes to the existing facade is not applicable. The building has however been set back considerably off the Mann Street boundary and screened in an effort to minimise the building's full facade from being observed from Mann Street.

**3) Architectural Form:** Due to the size and nature of the proposed development, the building has been designed in a contemporary form as it does not link to and is separated from all listed heritage items by the minimum of a three to four street widths. As previously described, the building's facades are seen largely over the top of or beside the six storey building recently completed.

**4) Architectural Detailing:** The subject site at 26-30 Mann Street is not heritage listed therefore this clause is not applicable.

**5) Materials & Finishes:** The subject site at 26-30 Mann Street is not heritage listed therefore this clause is not applicable. The North Tower is a contemporary design combining a tower and large podium which can be fully seen from Barker Street and the open playing field area at the waterfront.



*The building from Barker Street*



*The building from Mann Street*

The initial design for the podium levels on Barker Street was influenced by the design of the heritage listed Creighton Funeral Parlour building. This has subsequently been developed into the current iteration which modernises and simplifies the detailing of the podium's structure into a contemporary design influenced by the heritage building without copying or replicating its detail. The selection of a smooth rendered and painted finish will sit comfortably in the Gosford City Centre area providing the setting with a building to blend with the other varied finishes on buildings in the area.



**Plate 41:** A perspective view of the North Tower podium from the Leagues Club Field. (DKO Architecture)



**6) Use:** The subject site at 26-30 Mann Street is not heritage listed therefore this clause is not applicable.

**7) Original Fabric:** The subject site at 26-30 Mann Street is not heritage listed therefore this clause is not applicable.

**8) The Aging Process:** The subject site at 26-30 Mann Street is not heritage listed therefore this clause is not applicable.

**9) Curtilage:** The curtilage for each of the nearby heritage items has been considered and each item's curtilage is within its own site boundaries. This is considered to be reasonable by the Heritage NSW and does not affect this project. All nearby heritage items can be viewed from Mann Street and the proposed building does not affect views to and from the items.

**10) Lot Boundary:** All heritage items within the surrounds of the subject site are assessed as satisfying the Lot Boundary Heritage Curtilage requirements.

**11) Reduced Curtilage:** This aspect is not considered relevant to the heritage items within the surrounds of the subject site as the proposed development is not sited on a listed heritage allotment.

**12) Expanded Curtilage:** These types of curtilage are more applicable to heritage items that have a history of existing on an original large allotment or have unrestricted views from a distance. None of the listed heritage items near the subject site satisfies the criteria for an expanded curtilage.

**13) Infill Development:** The proposed development is not regarded as "infill development" as the site is independent and was previously part of the former 1950s Gosford Public School grounds.



**Plate 42:** The site at 26-30 Mann St and Vaughn St at left. (Google Streetview)



**Plate 43:** A new high rise residential development behind the Gosford Post Office. (Google Streetview)

## 2.6 ASSESSMENT OF HERITAGE IMPACT

- **How is the impact of the proposed development on the heritage significance of the nearby items to be minimised:**

The site is located in an area of commercial development for Gosford which is currently experiencing major changes as a result of the availability of land following the sale of the former public school site.

The development of the residential North Tower building including parking areas has been designed in to appear as two joined towers, with thin vertical and horizontal elements sitting atop a large podium to link the site from Baker St (extended) to Mann St. The design of the tower is contemporary for its construction detailing and use as a residential building.

This is one of a number of major developments planned in this area to increase the residential density for this growing city. The full height of these buildings is best observed from the waterfront. The affects of height are reduced when observed from Mann Street or Georgiana Terrace by existing buildings and trees as well as peripheral vision.

The building's podium levels have been designed as contemporary structures as well, based initially on the heritage listed Creighton Funeral Parlour and then further refined and developed into a more contemporary detailed form. Materials and colour selections are conservative and do not present an issue for impact on the heritage significance of the nearby listed items.

The North Tower is stage one of a possible three stage development over this site and will be followed by the two further towers as time and demand requires. Future high rise structures are planned by others nearby in the northern portion of the area. A large building on Mann St, east of the subject site has been recently completed.

The developments affect on the heritage significance of the surrounding individually listed heritage items has been minimised by the distance off Mann St as well as its location behind the recently completed six storey building at 32 Mann Street.

- **How does the proposed development affect views to and from the adjacent heritage items? What has been done to minimise negative affects:**

The proposed development does not affect the views to or from the various heritage items on Mann Street due to the overall topography of the site and setback of the building behind the present six storey commercial building under construction. When viewing the various nearby heritage items in Mann Street, the proposed building is located well behind the boundary and acts more as a backdrop in the distance allowing the items to dominate the street. It is understood this will be assisted in the future by the proposed street tree planting concept.

- **Is the development sited on any known or potentially significant archaeological deposits? If so, have alternative solutions been considered? Why were they rejected?**

This site is not known to have potential archaeological deposits primarily as the documentary evidence shows little use of the area in the mid to late nineteenth century. A separate archaeological report was been prepared for this site.

- **Is the new development sympathetic to the nearby heritage items? In what way (eg form, siting, proportions, design)?**

The development is considered to be sympathetic to the adjacent nearby heritage items due to breaking-up the overall width of the building to appear as two towers on a podium when viewed from Mann Street, with the podium landscaped and descending to Baker Street (extended).

- **Will the public still be able to view and appreciate the nearby listed heritage item's significance?**

The proposed development does not interfere with the views to any of the existing heritage items on Mann Street.

**STATEMENT OF HERITAGE IMPACT:**

The North Tower is Stage One of the Central Coast Quarter new residential development at 26-30 Mann Street, Gosford and will have minimal impact on the heritage significance of the existing nearby individual heritage items due to the development conforming to the requirements of the Gosford City Centre DCP 2018 for development in this area. The North Tower building is sited behind and to the south of a six storey building on Mann Street recently completed and also addresses the extended Baker Street and the Leagues Club Field. The proposed development retains the independence and dominance of the existing nearby heritage items in the streetscape, including the Gosford Memorial Park.

The use of differing heights to visually divide the tower into two linked buildings will help soften the bulk and scale of the building. In addition the development and landscaping of the Leagues Club Field will provide further softening and screening of the proposed development from the foreshore.

The materials and colours selections have been chosen for the contemporary design of the building and are relatively conservative. The choice of materials finishes and colours will not impact on the heritage significance of the nearby heritage listed items as they compliment the character of the proposed North Tower design.

The development of Gosford as a country town as opposed to Newcastle or Goulburn which were early regional town centres has resulted in quality small heritage buildings that have survived to the present day. These smaller heritage items generally address the street with their curtilage confined to their lot boundaries, the most common form of curtilage.



**Plate 44:** A perspective view of the North Tower from the "heart" of the nearby listed heritage buildings. While only the former School of Arts can be seen (bleached to white), the view clearly demonstrates the North Tower is viewed as a background building with its conservative colour selections inclusive of colours used in a number of the Mann Street buildings. The three heritage listed buildings on this intersection will retain their dominance in this portion of Gosford. (DKO Architecture)

### 3.0 CONCLUSION & RECOMMENDATIONS

The site is part of the original Police Paddock & Pound, a large area from Georgiana Terrace and the former School of Arts building area, a Police Station and Residence as well as stables, running down to approximately today's Vaughan Street. The documentary evidence suggests subject site was never built on prior to the being resumed in 1939 for a school.

The School of Arts building and Police Paddock was resumed by the Department of Education as part of a new Gosford District Rural School before reverting to a public school.

The site was determined to be of no further use to the Department of Education which relocated to a new public school on a new site in 2012. The school buildings were demolished in 2015 and the site prepared for development. The existing School of Arts building adjacent to the subject site was retained for adaptive re-use in line with its listing as an item of Local cultural significance. Similarly the adjacent remnant sandstone walls were recognised as important surviving elements of the use of the site by police from the early settlement of Gosford.

The office building on Georgiana Terrace was the first development on the larger site and this was followed by the development of a six storey mixed retail and commercial building fronting Mann Street.

The proposed North Tower is the first of three tower buildings masterplaned for a staged mixed use development. The two remaining buildings are for a future hotel and second residential tower constructed on the remaining site bounded by Baker, Vaughan & Mann Streets west and south of the current six storey building recently completed. The bulk and scale of the six storey building on Mann Street will largely screen the higher residential structure which will be seen from an oblique angle from some parts of Mann Street. The siting of the North Tower building is such that it always appear to be a distant backdrop when observed from all areas on Mann Street.

The proposed North Tower development has been found to have minimal affect on the heritage significance of the listed heritage items in the surrounding area of Mann Street primarily due to distance and effective screening by existing buildings and surrounding trees. In addition, these listed items are of Local heritage significance and are grouped facing Mann Street. The proposed development is assessed as forming a backdrop to Mann Street when viewed at footpath eye level. The landscaping proposed for the Leagues Club Field will provide additional screening of the subject site from the waterfront area.

#### **Recommendations:**

The following recommendation should be considered with regard to future site development:

- Continue to preserve and maintain the existing Fig Tree on the corner of Vaughan Ave and Mann Street. *Reason - This tree assist in reducing visual impact of the proposed North Tower building from south of the site when viewed from Vaughn Street.* Refer also to the Arborist Report - Arboricultural Impact Assessment.

Yours faithfully,



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19 August 2021	E	Issue for SSDA lodgement.
8 April 2021	D	Issue for DA lodgement
7 April 2021	C	Adjusted Draft Report
17 March 2021	B	Draft report for comment
12 March 2021	A	Prelim draft for co-ordination
Date	Rev	Description

(End of Report)