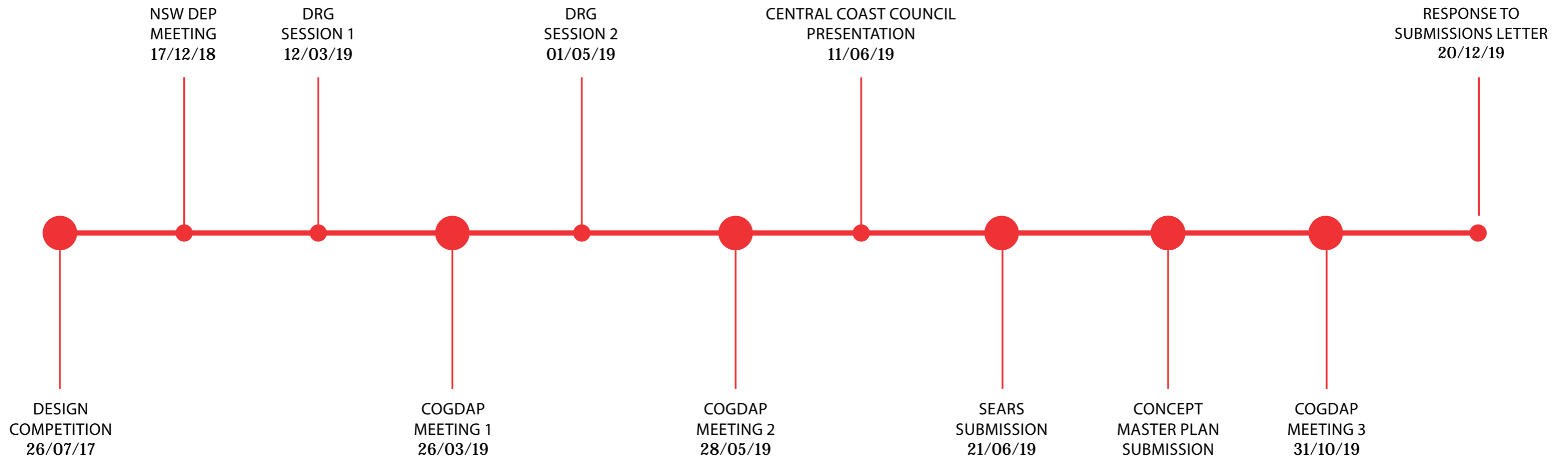


DKO

Central Coast Quarter 26 Mann Street Gosford

IPC MEETING
JULY 2020

 **St Hilliers**
SH GOSFORD RESIDENTIAL PTY LTD

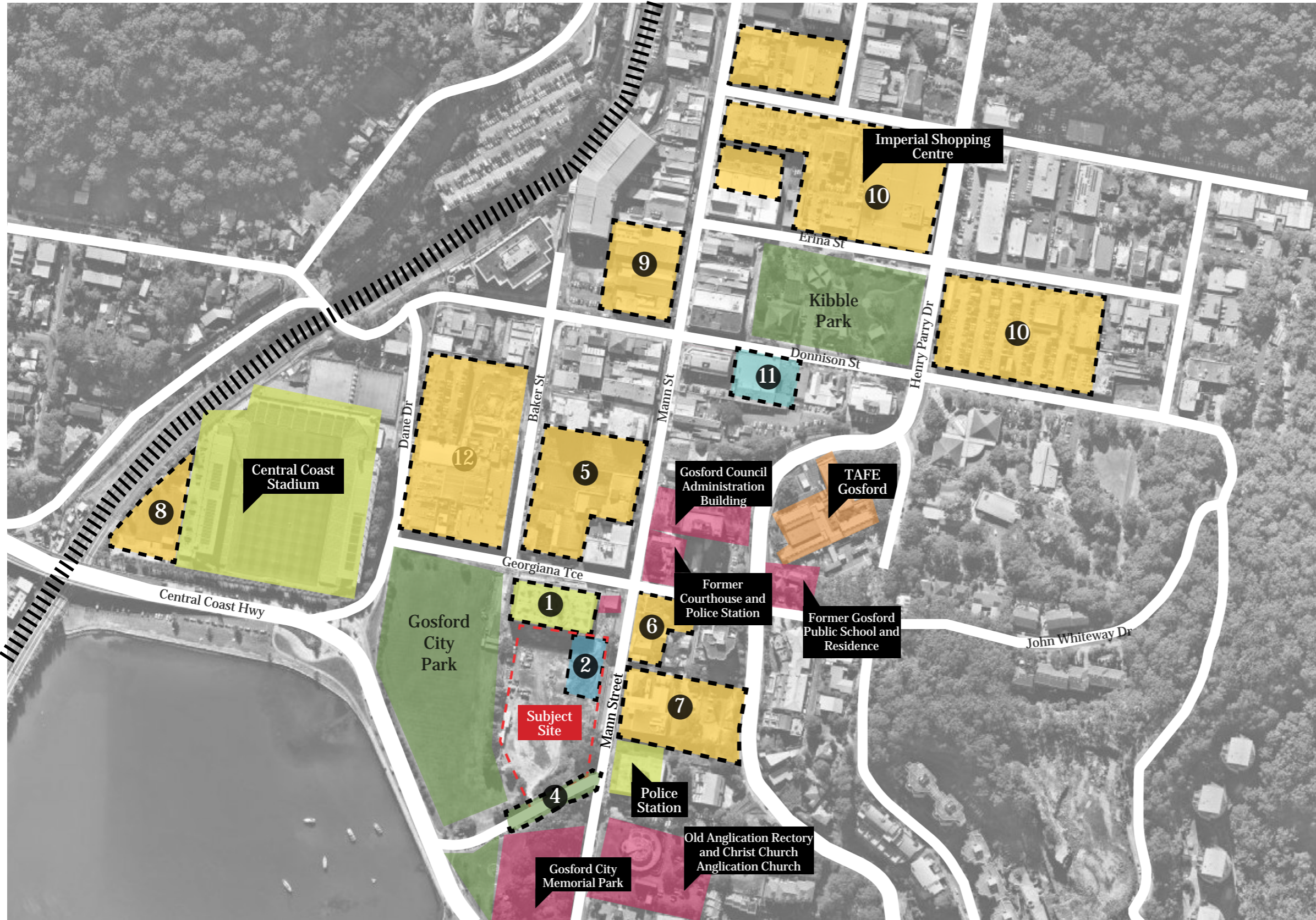


SITE ANALYSIS
26-32 MANN STREET, GOSFORD

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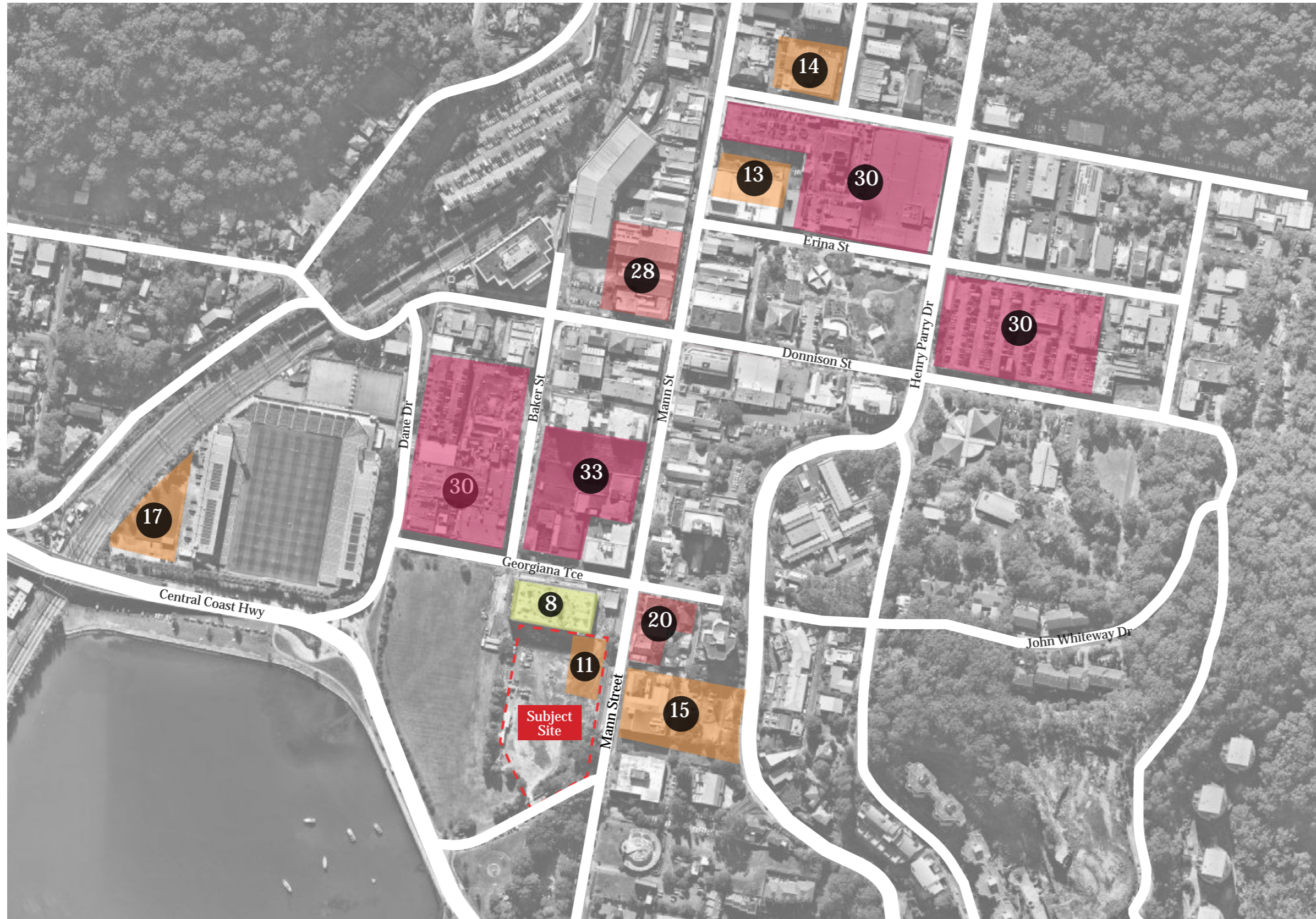


- Key
- Train / Bus Station
 - ||||| Railway Line
 - Public Buildings
 - Health
 - Commerical / Retail
 - Education / Culture
 - Public Open Space

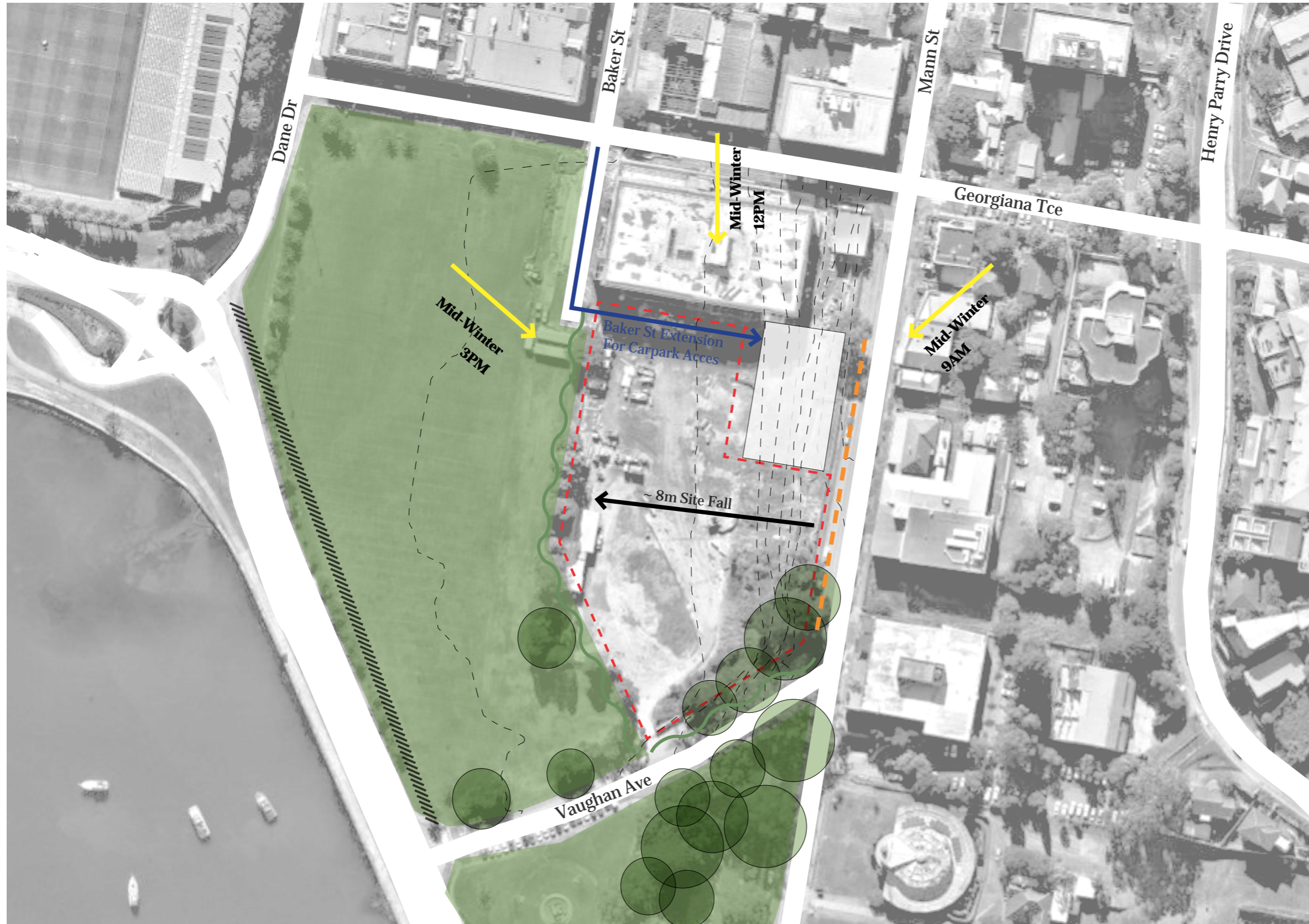


- ATO**
- ① Cnr Mann Street & Georgiana Tce
- ② **Mixed Use Commercial Building**
32 Mann Street
- ④ **Proposed Plaza (Gosford Waterfront DCP Key Public Open Spaces)**
Vaughan St
- ⑤ **“Waterside”**
50-70 Mann Street & 114 Georgiana Tce
33 Stories
- ⑥ **“Creightons”**
27-37 Mann Street
20 Stories
- ⑦ **“Merindah”**
21-23 Mann Street
15 Stories
- ⑧ **Mariner’s Stadium Masterplan**
Gosford Stadium Site
17 Stories
- ⑨ **“Mariner’s Plaza East Tower”**
108 - 118 Mann Street
28 Stories
- ⑩ **“Gosford Alive”**
Kibbleplex and Imperial Centre
30 Stories
- ⑪ **Proposed Regional Library**
Kibbleplex and Imperial Centre
- ⑫ **Leagues Club**
30 Stories
- Future Public Buildings
- Heritage Items
- Future Commercial / Retail
- Education / Culture
- Public Open Space
- Future Residential/Mixed-Use
- Future Culture

SITE ANALYSIS
Surrounding Development Height



- Under 10 Stories
- 10-19 Stories
- 20-29 Stories
- 30 Stories and Over



Key

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

STRATEGIC PLANNING FRAMEWORK
26-32 MANN STREET, GOSFORD

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**GOSFORD QUARTER:
STRATEGIC PLANNING
CONTEXT AND PUBLIC
BENEFITS**

GOSFORD QUARTER: PLANNING CONTEXT

- Gosford Revitalisation ‘Go Gosford’ – 2017/2018
- Design framework by GANSW
- SEPP/DCP Gazetted – 2018
 - Policy emphasis on additional employment, tourism, day/night activation, design excellence, public access, sustainability and enhanced open space.
 - Incentives to enhance the above objectives.
- Site designated as a ‘key site’ – Key principles:
 - Site to be subject to a masterplan
 - Visual connections and links a priority
 - Publicly accessible space to be considered
 - Height to be determined through masterplan/DRP process
 - Baker Street extension a priority

Opportunity to deliver public benefits for Gosford

GOSFORD QUARTER: PUBLIC BENEFITS

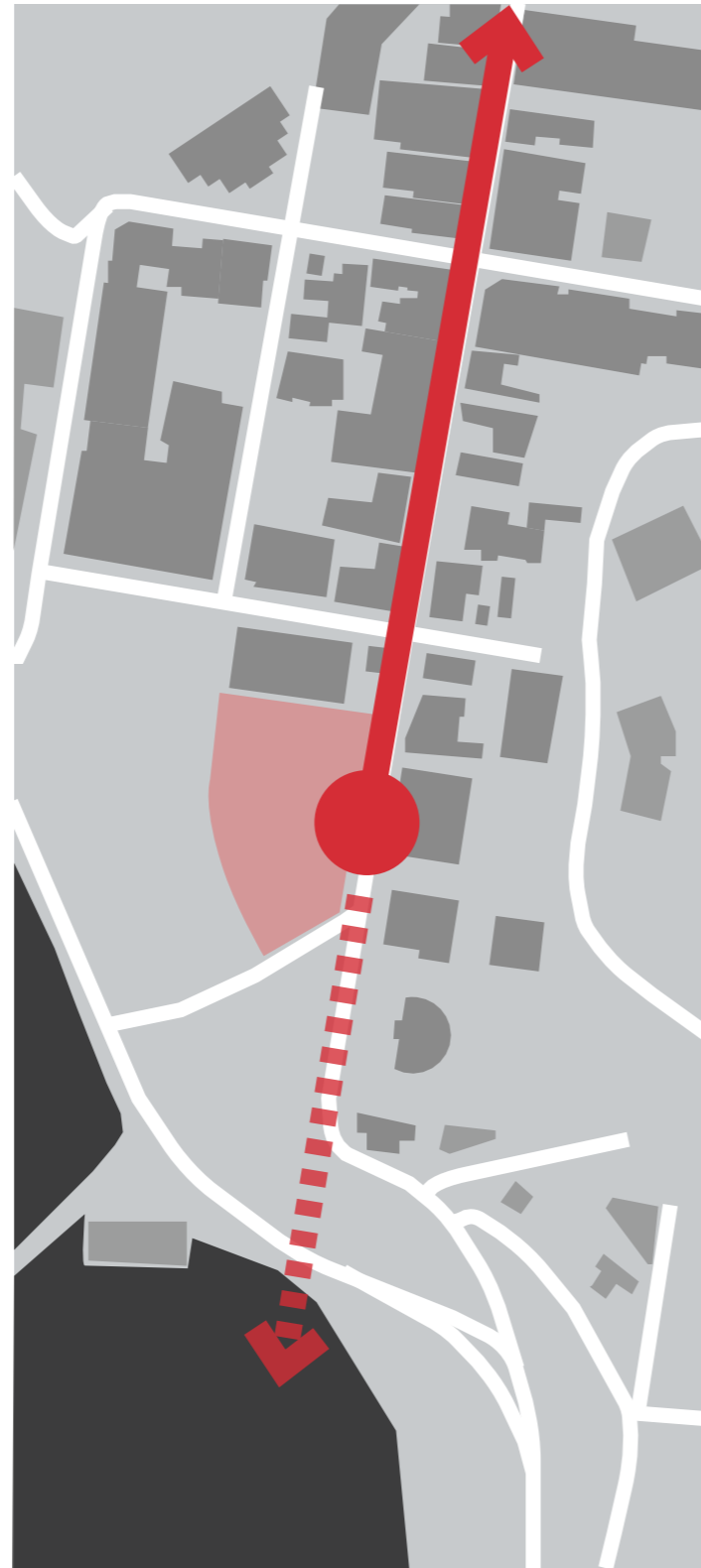
- **Employment:** 375 construction and 75 operational jobs
- **Retail:** \$21.6 Million additional retail expenditure
- **Tourism:** 182 room hotel and conference facilities
- **Housing choice and affordability:** 295 dwellings
- **On-Site Benefits:** Significant capital value
 - Publicly accessible through-site links
 - Embellishment and maintenance of links
 - Equitable access from Mann Street to Park
 - Public Art & Indigenous Interpretation
 - Public lighting, weather protection, wayfinding
 - Potential park embellishments
- **Development Contributions:** Approx. \$4.5 million
 - State infrastructure
 - Local infrastructure

URBAN APPROACH
26-32 MANN STREET, GOSFORD

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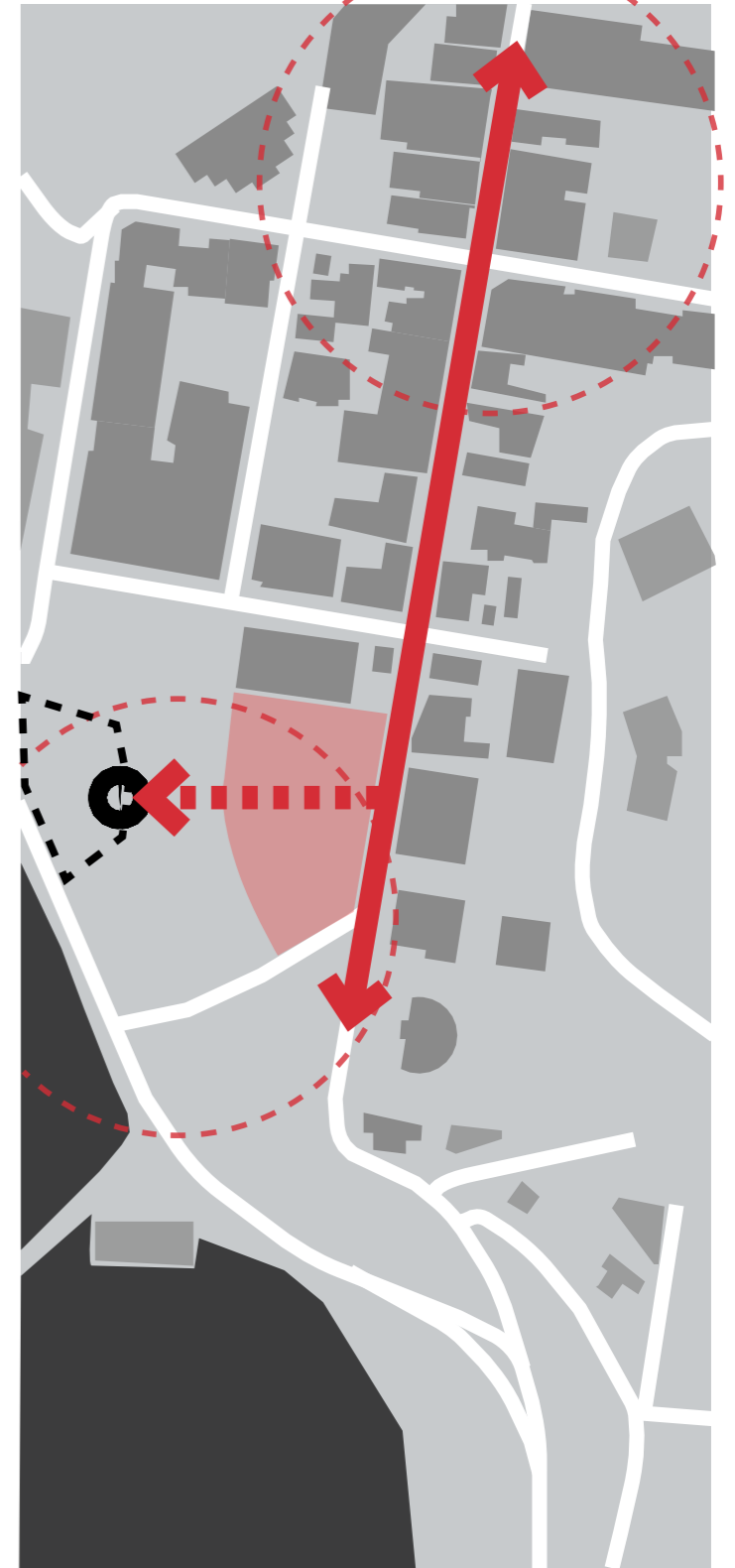
RETENTION OF NATURAL CHARACTER
Respecting the Parkland and Existing Vegetation



UNDERSTANDING MANN STREET
The site is the start of Mann Street and visually prominent



CONNECTING THE GRID
Extend public activity to the Park, Waterfront and Site



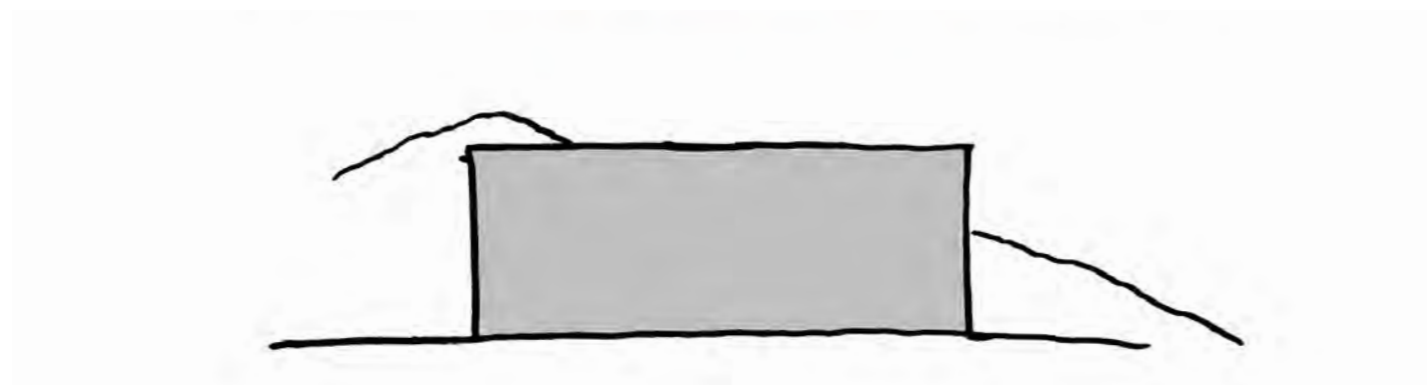
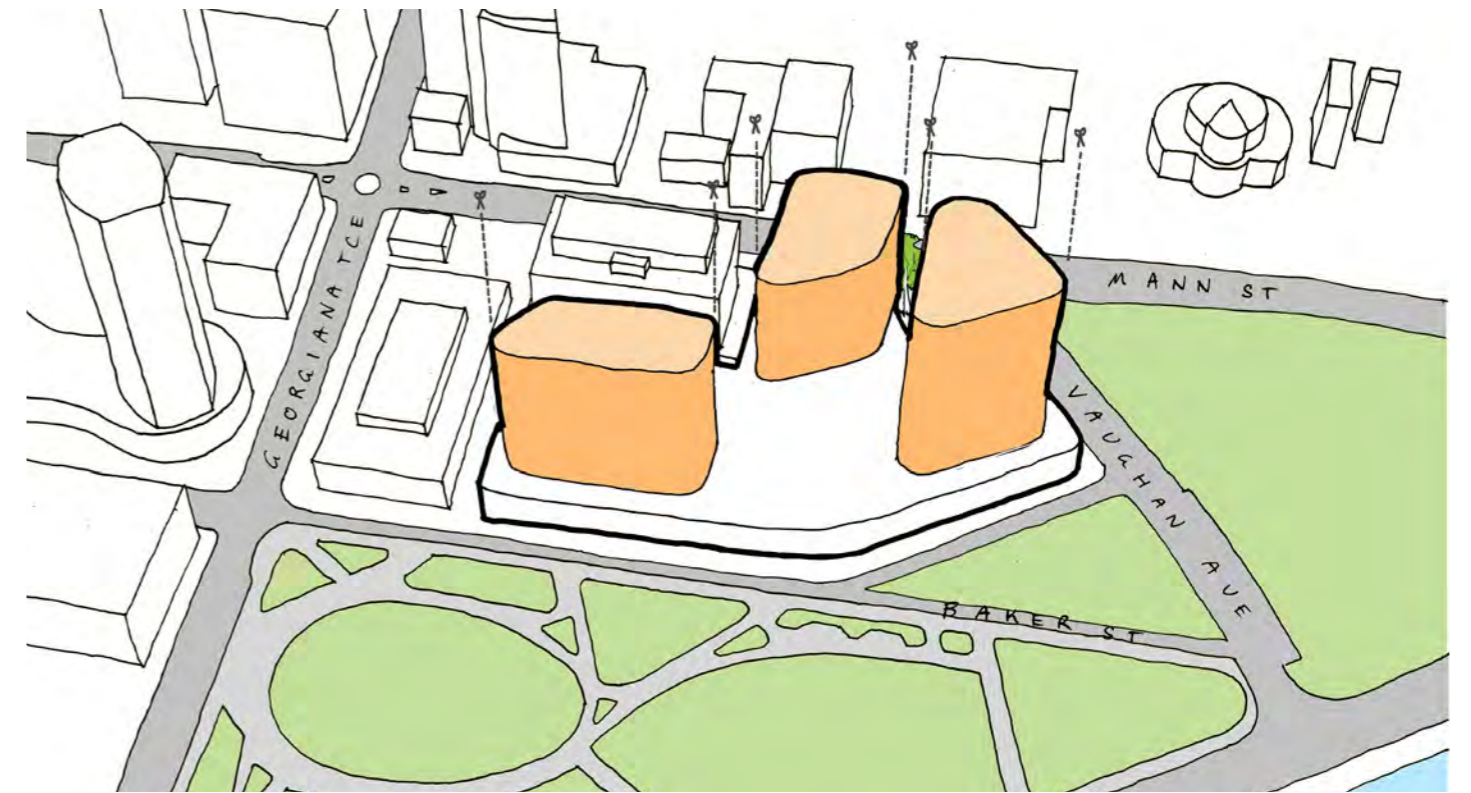
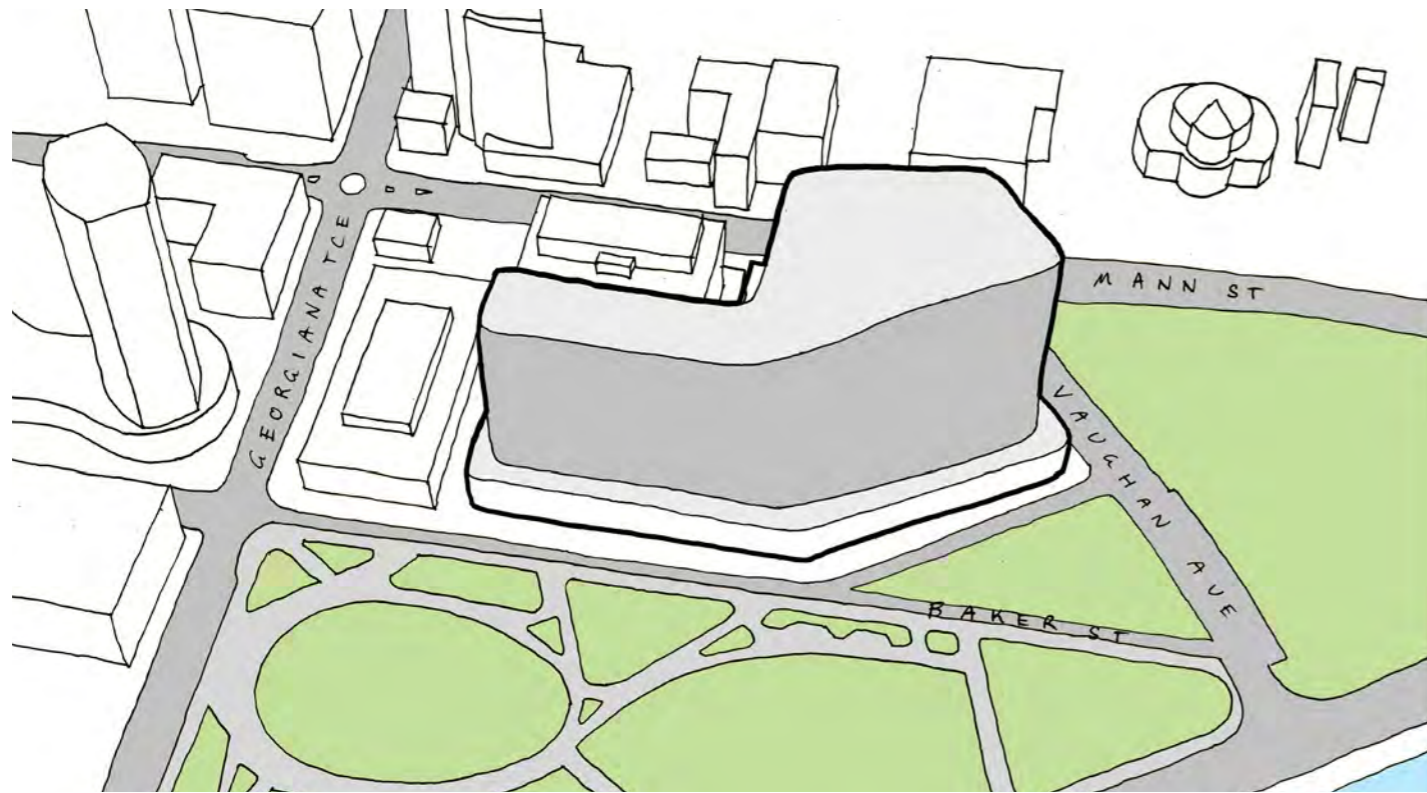
SITE PERMEABILITY
Facilitate public spaces and place making of waterfront precinct

- ① The Green / Playing Field
- ② Nature Play
- ③ Community Node
- ④ Boulevard (Shared zone)
- ⑤ High Value Trees retained on site
- ⑥ Pedestrian Connection to Poppy Park

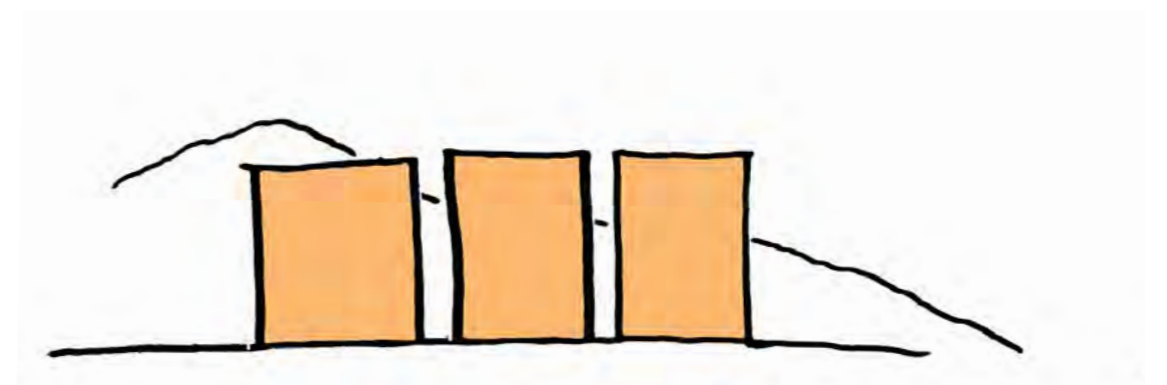


Turf Design Studio 2019

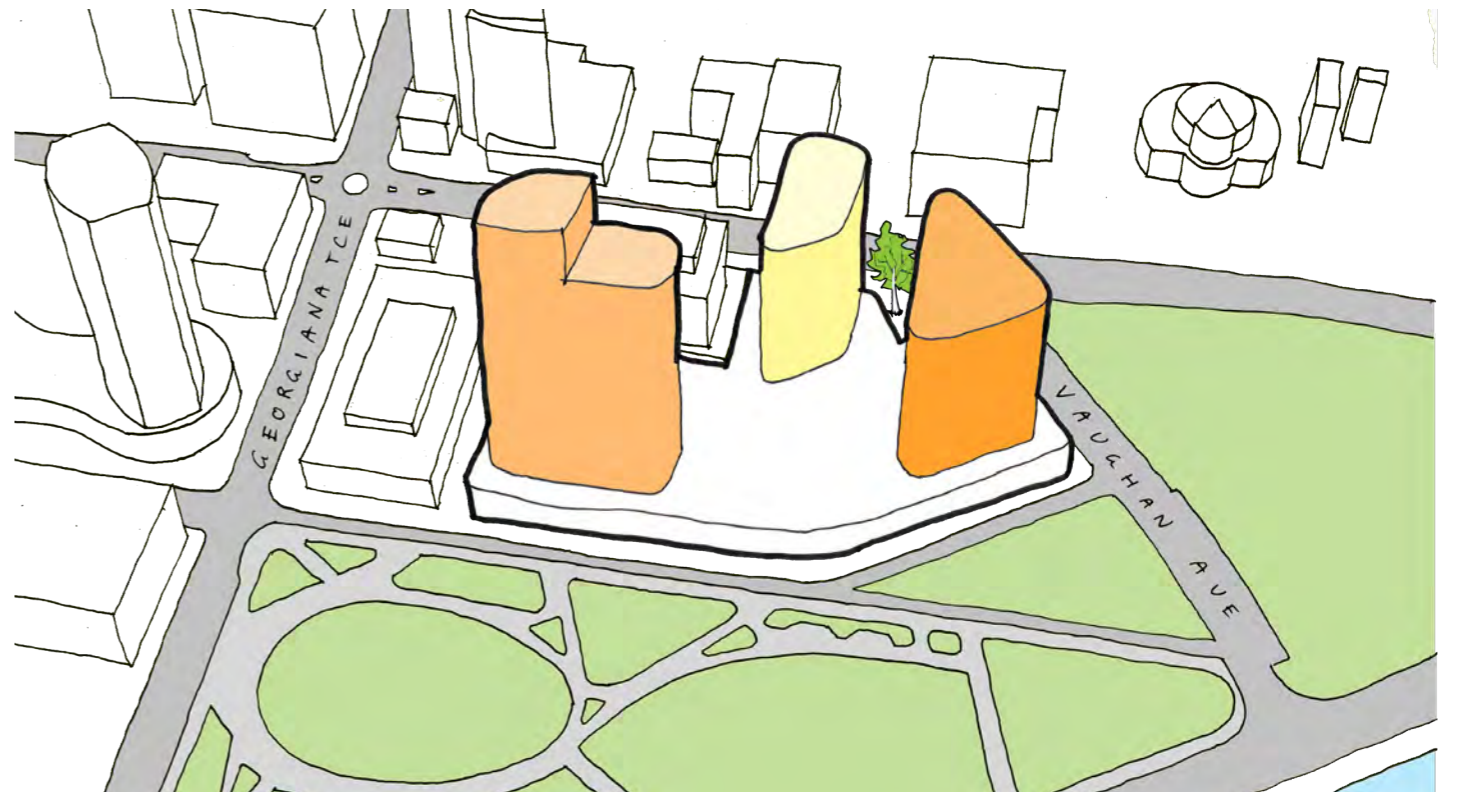
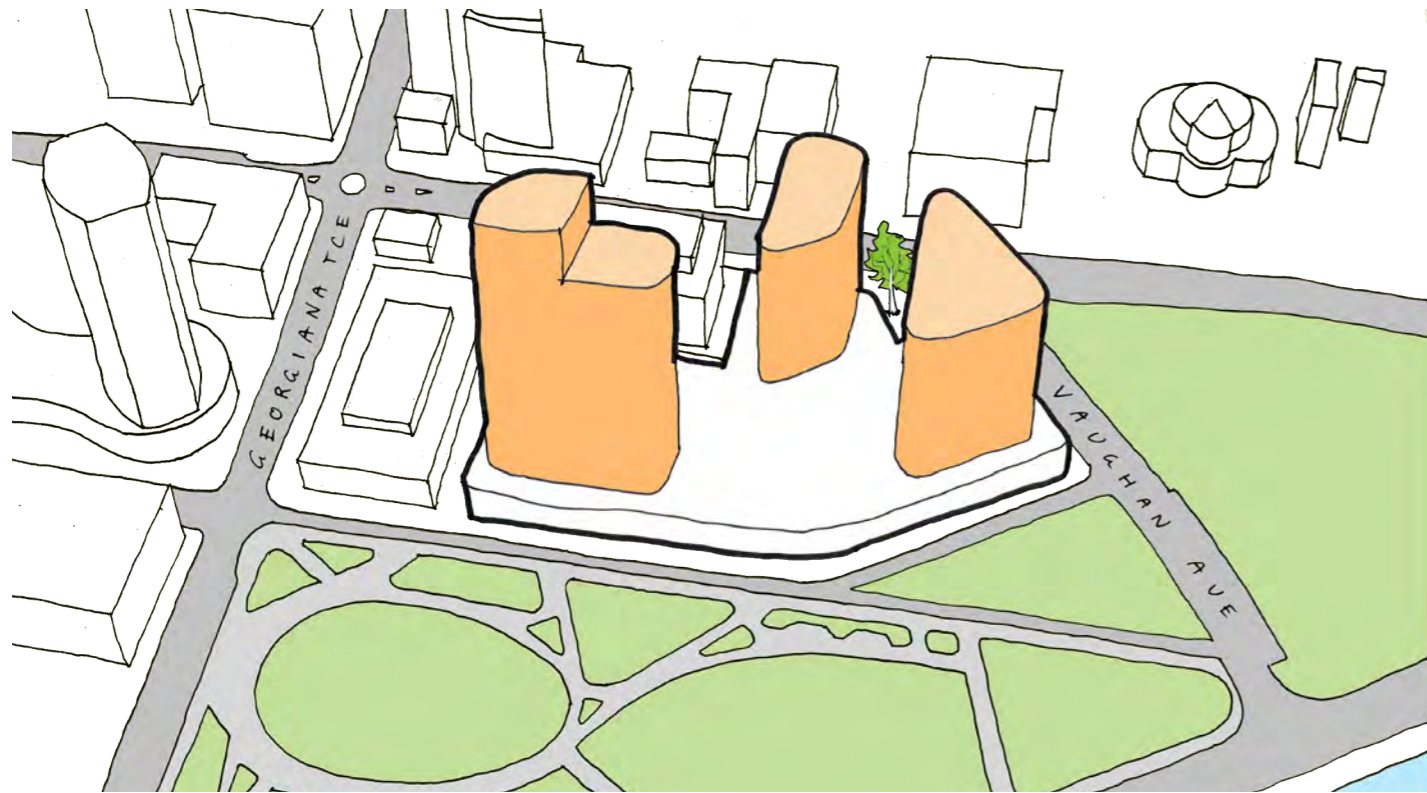




STEP 1: SEPP BUILDING MASS



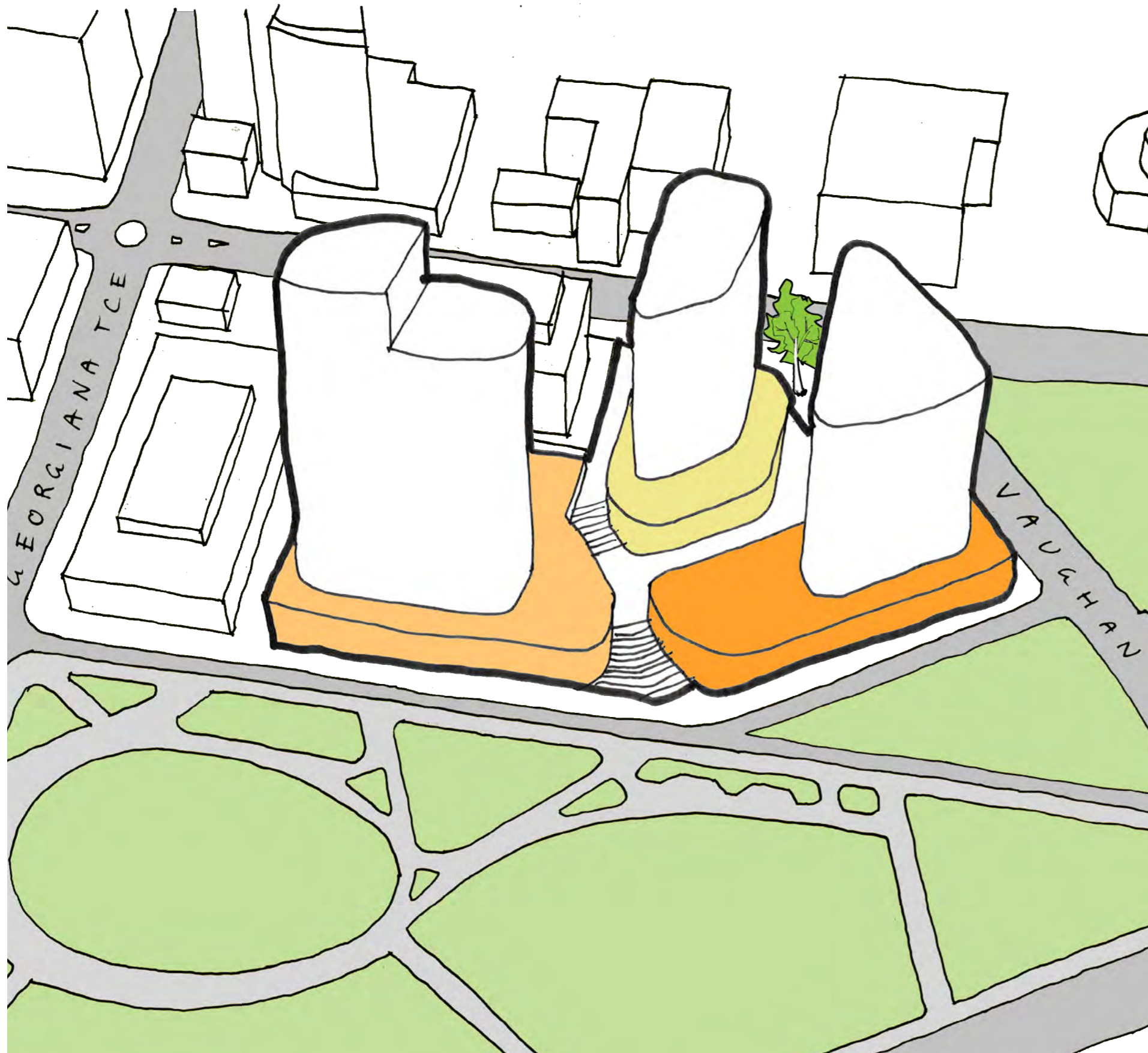
STEP 2: SEPP TOWER ENVELOPES



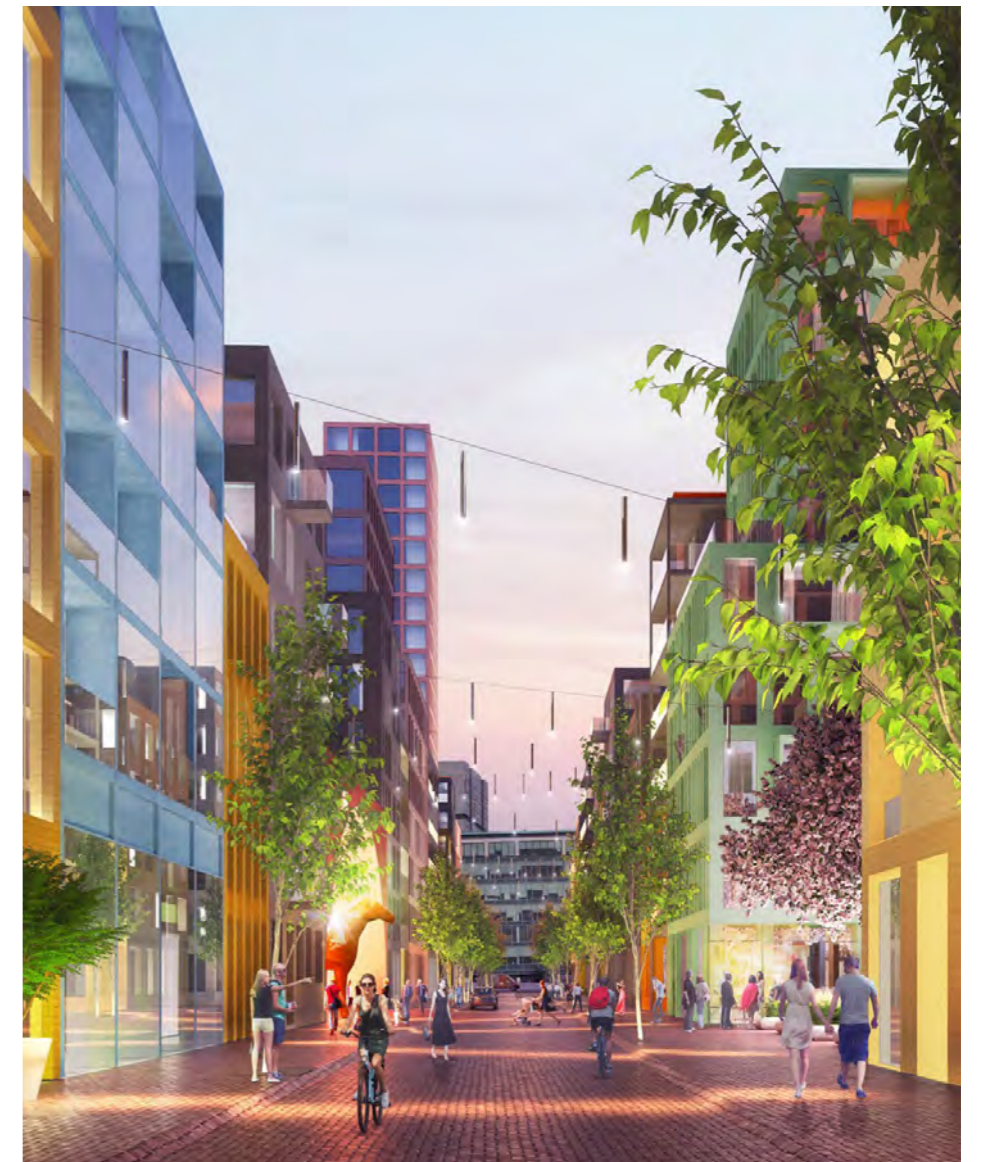
STEP 3: TOWER FOOTPRINT REDUCTION AND HEIGHT INCREASE

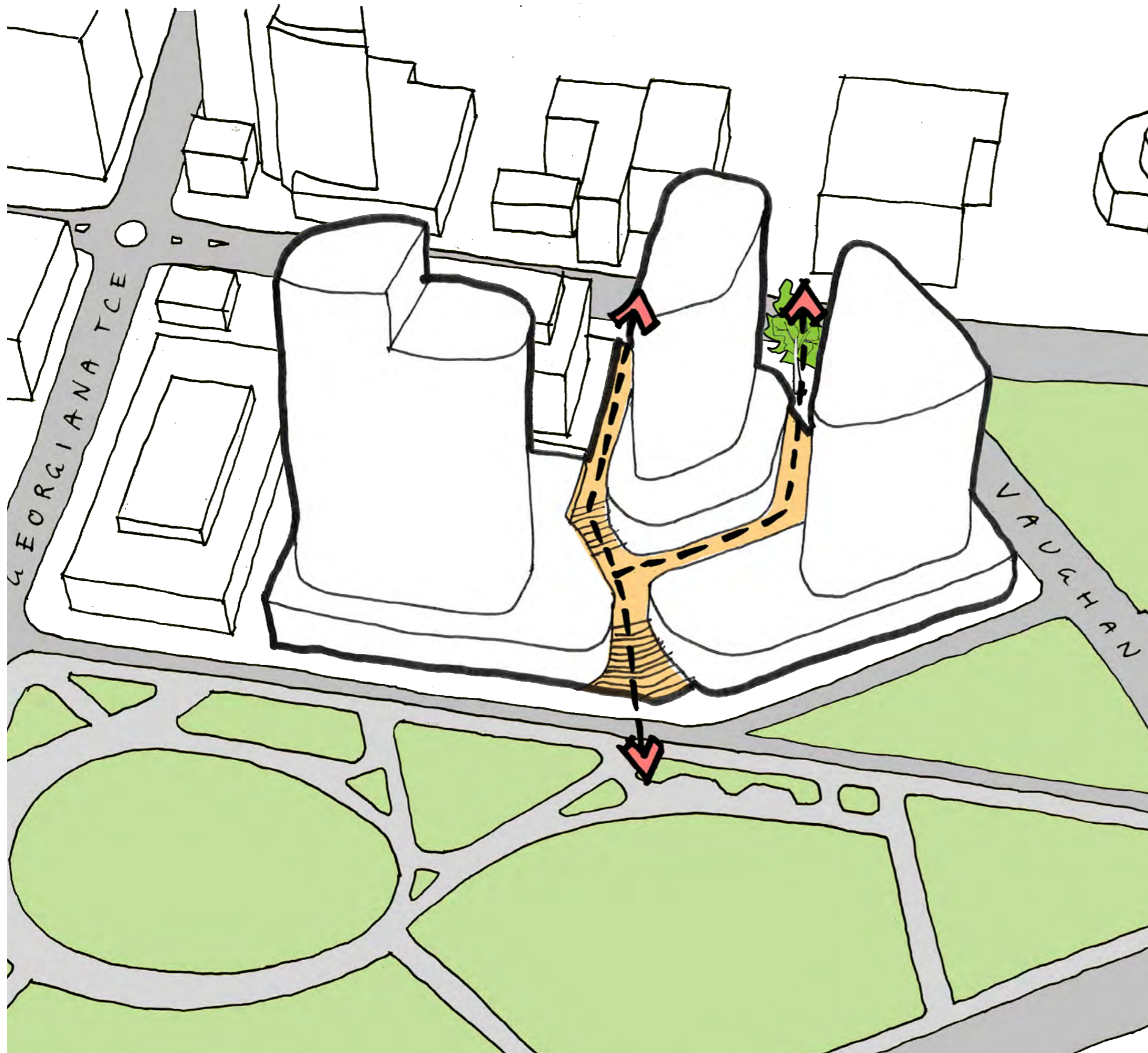


STEP 4: ARCHITECTURAL ARTICULATION AND DIVERSIFICATION OF TOWERS

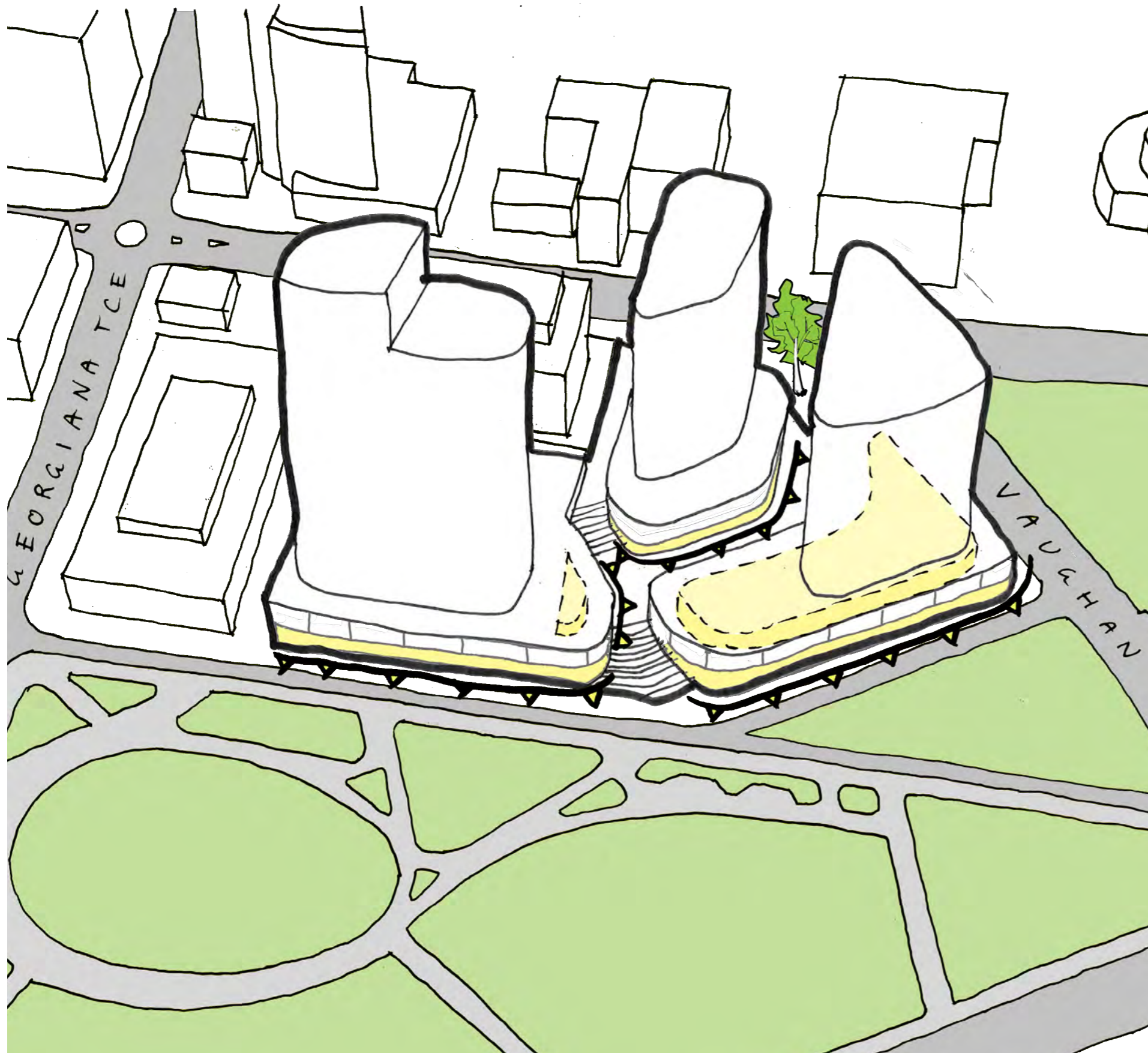


HUMAN SCALED PODIUM WITH ACTIVE INTERACTION

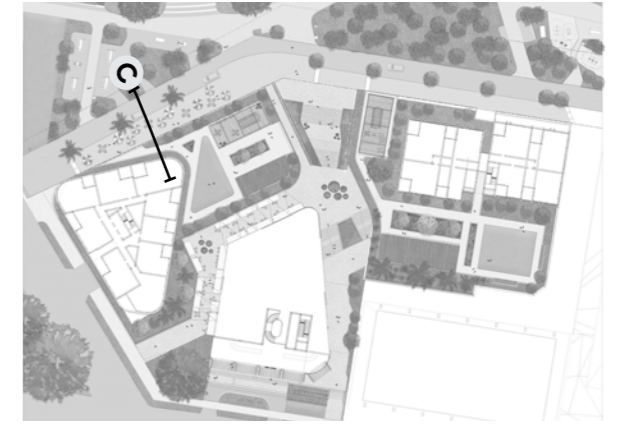




ACTIVATED EDGES
Diversity in Retail Offering







KEY

BAKER STREET SECTION



MASTERPLAN COMPARISONS
26-32 MANN STREET, GOSFORD

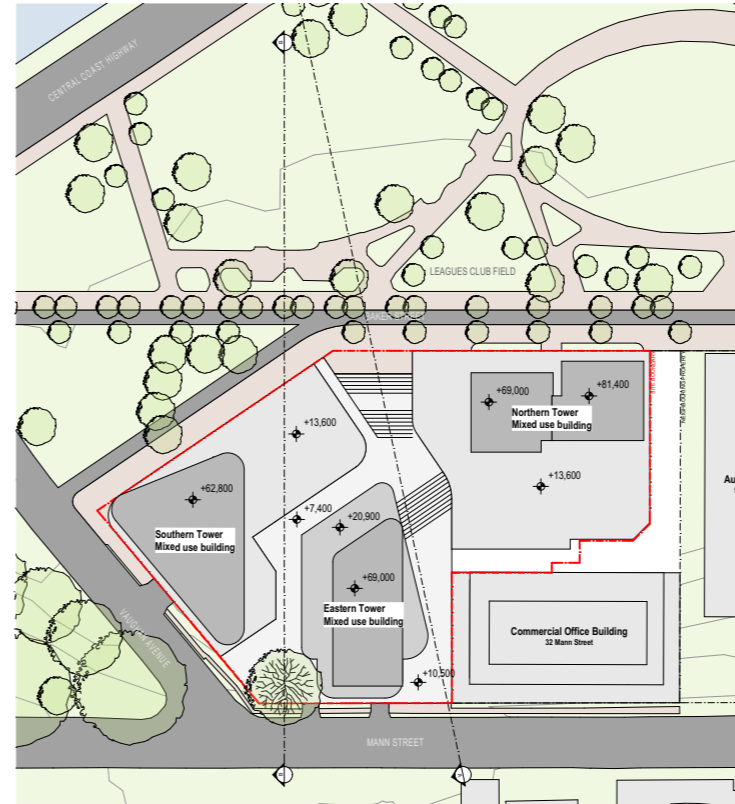
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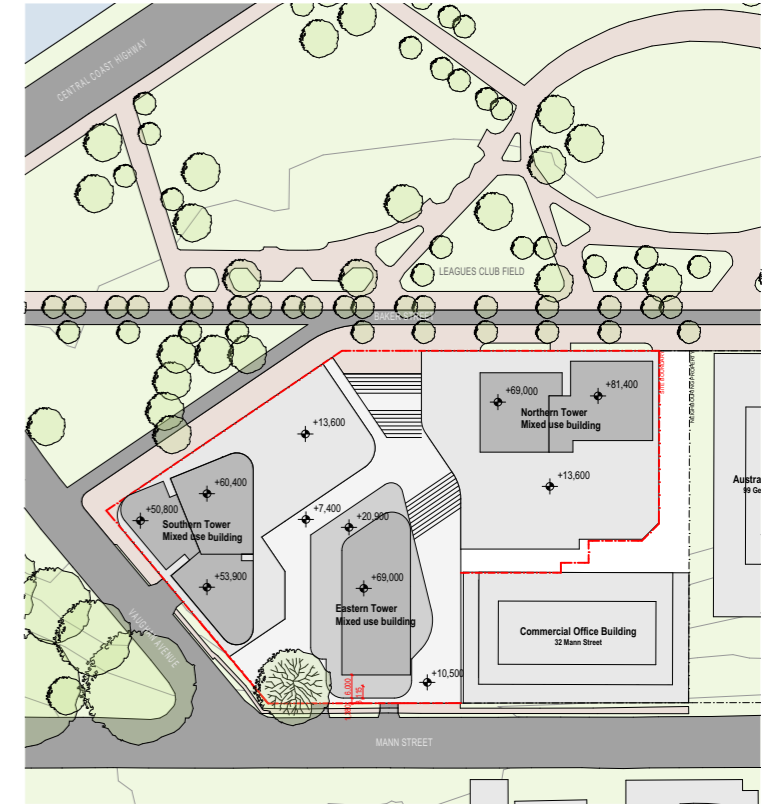
PRESENTED MARCH 26TH



PRESENTED MAY 28TH



SUBMITTED CONCEPT MASTER PLAN



CURRENT MASTERPLAN



PRESENTED MARCH 26TH



PRESENTED MAY 28TH

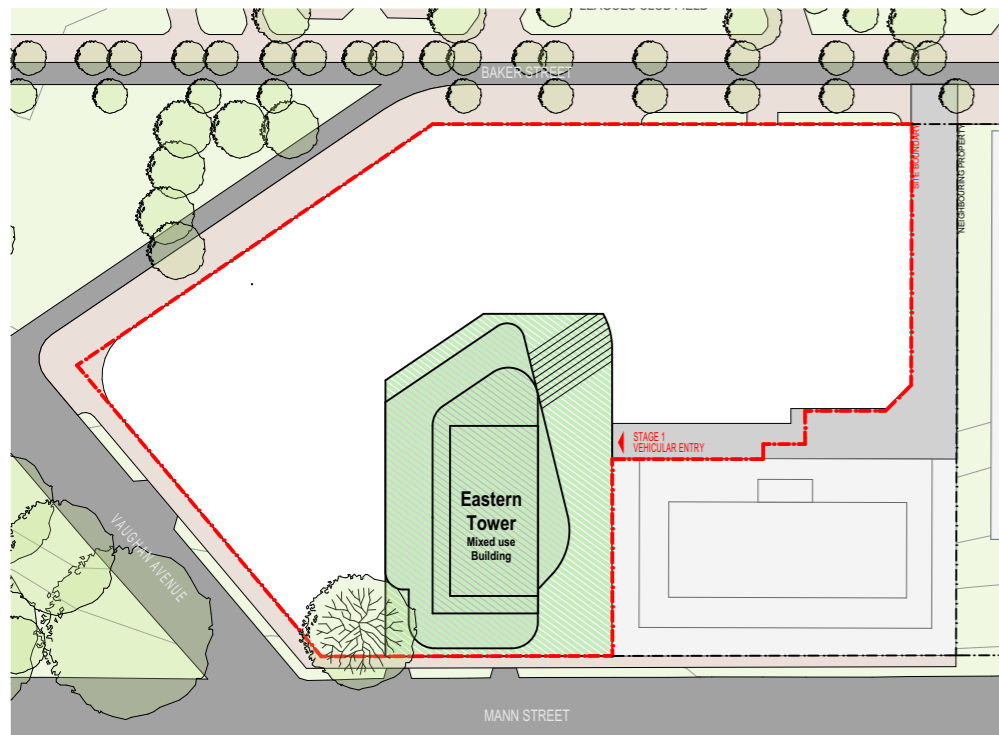


SUBMITTED CONCEPT MASTER PLAN

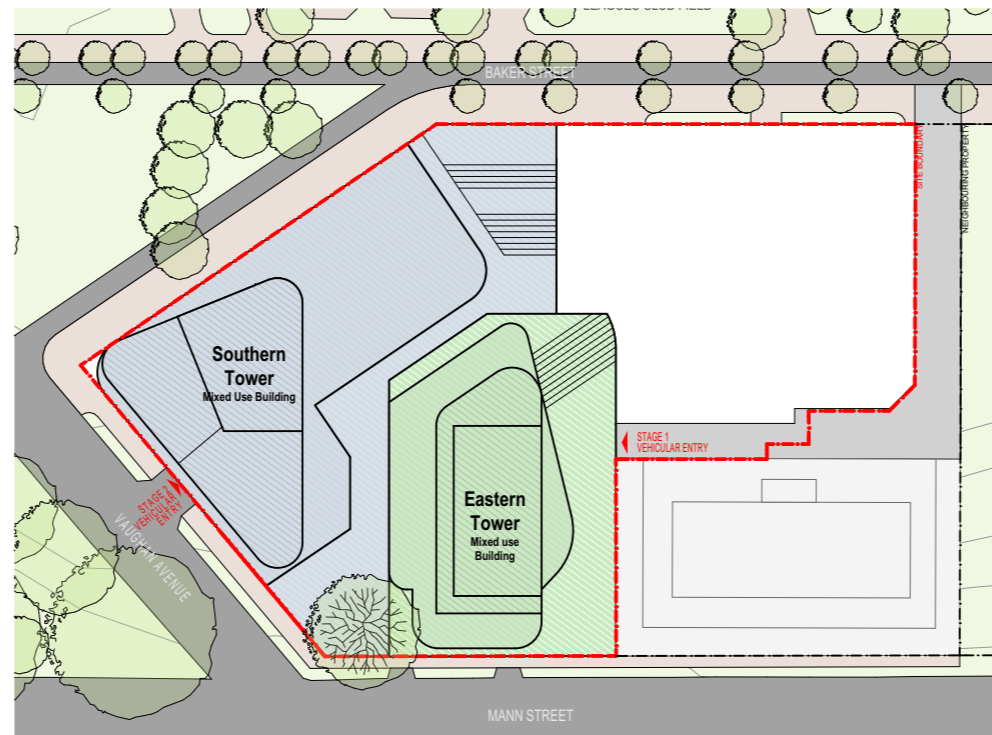


CURRENT MASTERPLAN

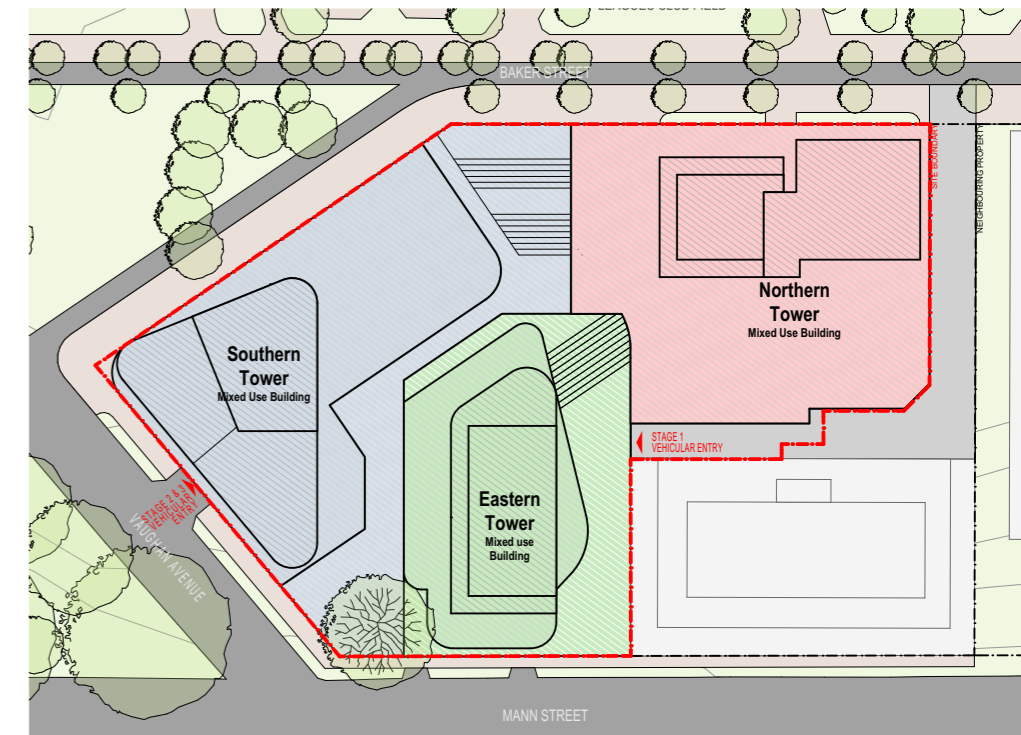
Stage 1



Stage 2



Stage 3



Car Parking

Ground:	52
Level 1:	55
Level 2:	17
Level 3:	
Total:	124 Spaces

Car Parking

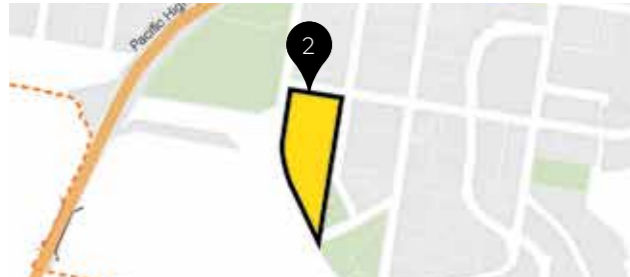
Ground:	69
Level 1:	53
Level 2:	
Level 3:	
Total:	122 Spaces

Car Parking

Ground:	28
Level 1:	47
Level 2:	50
Level 3:	50
Total:	175 Spaces

SHADOW ANALYSIS
26-32 MANN STREET, GOSFORD

DKO



Solar access to key public spaces

Control:
For Key Open Space 2 (Leagues Club Field), buildings must be designed to ensure at least 70% of the field receives 4 hours of direct sunlight between 9am and 3pm on the winter solstice (21 June).
Note – This performance standard is contiguous hours, and is cumulative between developments. The development must comply with the view, slender towers, and solar access provisions contained in this DCP. The development must also take into account the potential impacts on existing heritage items in the vicinity of this site including Gosford War Memorial Park, Rotary Park (Poppy Park), and other nearby heritage items.





Proposed Scheme - 9am
3,797m² Additional overshadowing



RL 48 Scheme - 9am
4,854m² Additional overshadowing



Proposed Scheme - 10am
2,227m² Additional overshadowing



RL 48 Scheme - 10am
1,243m² Additional overshadowing



Proposed Scheme - 11am



RL 48 Scheme - 11am



Proposed Scheme - 12pm



RL 48 Scheme - 12pm



Proposed Scheme - 1pm



RL 48 Scheme - 1pm



Proposed Scheme - 2pm



RL 48 Scheme - 2pm



Proposed Scheme - 3pm



RL 48 Scheme - 3pm

QUANTITATIVE OVERSHADOWING IMPACT OF LEAGUES CLUB PARK

PARK AREA 17519 m²

TIME	STATUS QUO (Existing + Approved Developments)		SEPP RL 48 ENVELOPE				PROPOSED ENVELOPE			
	Approximate Overshadowed Area	%	Additional Overshadowed Area	%	Total Overshadowed Area	%	Additional Overshadowed Area	%	Total Overshadowed Area	%
09:00	11085	63.3%	4854	27.7%	15939	91.0%	3797	21.7%	14882	84.9%
10:00	5872	33.5%	1243	7.1%	7115	40.6%	2227	12.7%	8099	46.2%
11:00	1097	6.3%	0	0.0%	1097	6.3%	0	0.0%	1097	6.3%
12:00	868	5.0%	0	0.0%	868	5.0%	0	0.0%	868	5.0%
13:00	722	4.1%	0	0.0%	722	4.1%	0	0.0%	722	4.1%
14:00	654	3.7%	0	0.0%	654	3.7%	0	0.0%	654	3.7%
15:00	2670	15.2%	0	0.0%	2670	15.2%	0	0.0%	2670	15.2%

VISUAL IMPACT
26-32 MANN STREET, GOSFORD

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VISUAL IMPACT
View 2 - Proposed Envelope Massing - Transparent





VISUAL IMPACT

View 11 - Proposed Envelope Massing - Transparent





ENVELOPE VOLUME
26-32 MANN STREET, GOSFORD

DKO

DRAFT CONDITION C4

- C) Building efficiency target of 85% volumetric fill of the building envelope, unless
- (i) future development application (s) can demonstrate that an increase above 75% would maximise building articulation and does not have an adverse architectural design, visual, amenity or heritage impact; and
 - (ii) the DAP has confirmed that a higher building efficiency volumetric fill is acceptable.

URBIS RESPONSE

Over the past 12 months, the proposed building envelopes have evolved based on ongoing engagement and collaboration with the SDRP. These envelopes are generally consistent with the 'slender towers' guidance contained within the Gosford City Centre DCP, have been formally supported by the DRP and have demonstrated acceptable environmental impacts.

By imposing a 75% volumetric fill metric, the achievement of the permitted GFA (in the draft conditions) will be stymied and the intent of the architectural reference scheme undermined. It is also noted that a 75% volumetric fill is not maintained within any of the applicable planning controls that apply to the site.

The building articulation, amenity and visual quality of the towers will be further explored through the detailed design of each building, as required under the Design Guidelines, in accordance with DAP feedback and the Gosford City Centre DCP.

As discussed with DPIE on 18 June 2020, the envelopes were not generated in the 'ordinary' way for a staged DA process (i.e. Stage 1 – block and mass, design competition, Stage 2 – refined architecture). In this instance, the Applicant had started with a desired reference scheme, due in part to having prepared a detailed scheme before the SEPP (Gosford City Centre) was gazetted in 2018. The 'envelope' that is depicted on the drawings submitted to DPIE have 'shrink wrapped' the reference scheme and already contains recesses and breaks.

In this instance, we contend that a metric control is not relevant, appropriate or practical. To give a clearer picture of the 'shrink wrap' that has occurred, the towers 'fill' the volumetric envelopes by the following percentages:

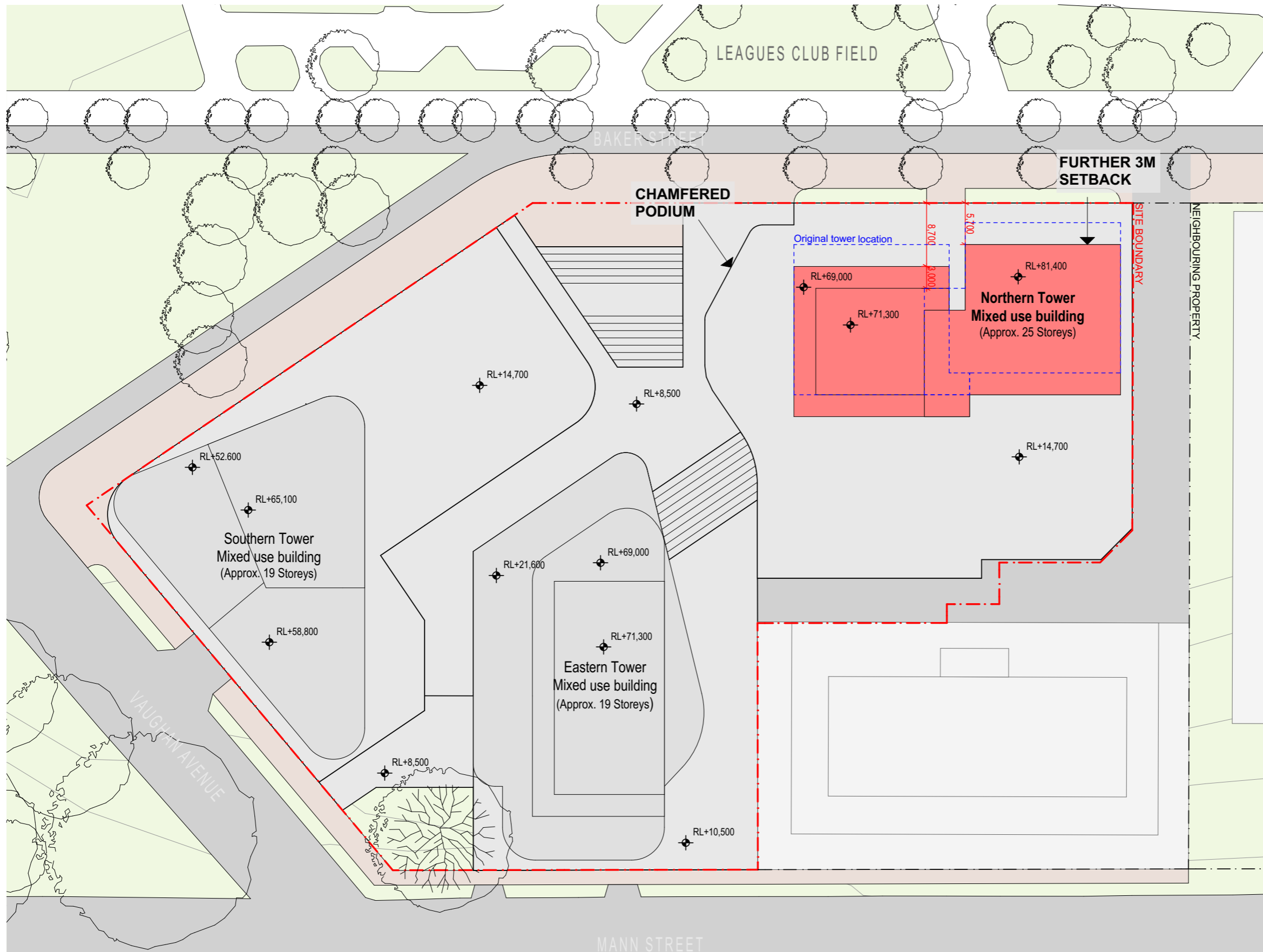
- Northern tower – 95.4%.**
- Southern tower – 97.5%.**
- Eastern tower – 98.7%.**

We respectfully submit that the intent/objective of this draft condition can be achieved without reference to the numeric standard.

AMENDMENTS TO NORTHERN TOWER
26-32 MANN STREET, GOSFORD

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NORTHERN TOWER
Proposed Amendments

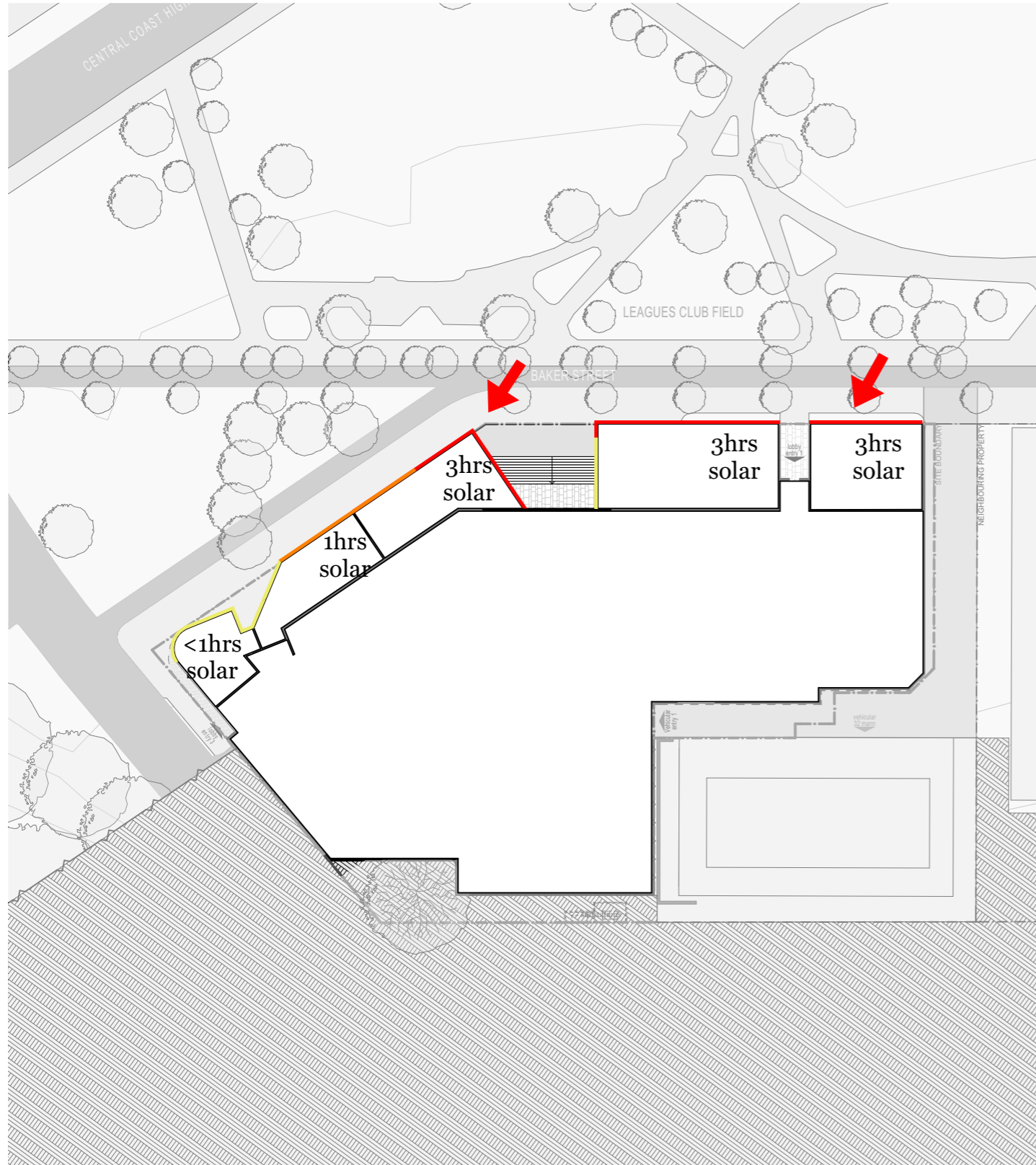


Concerns were raised by the DPIE regarding Solar access to the lane ways.

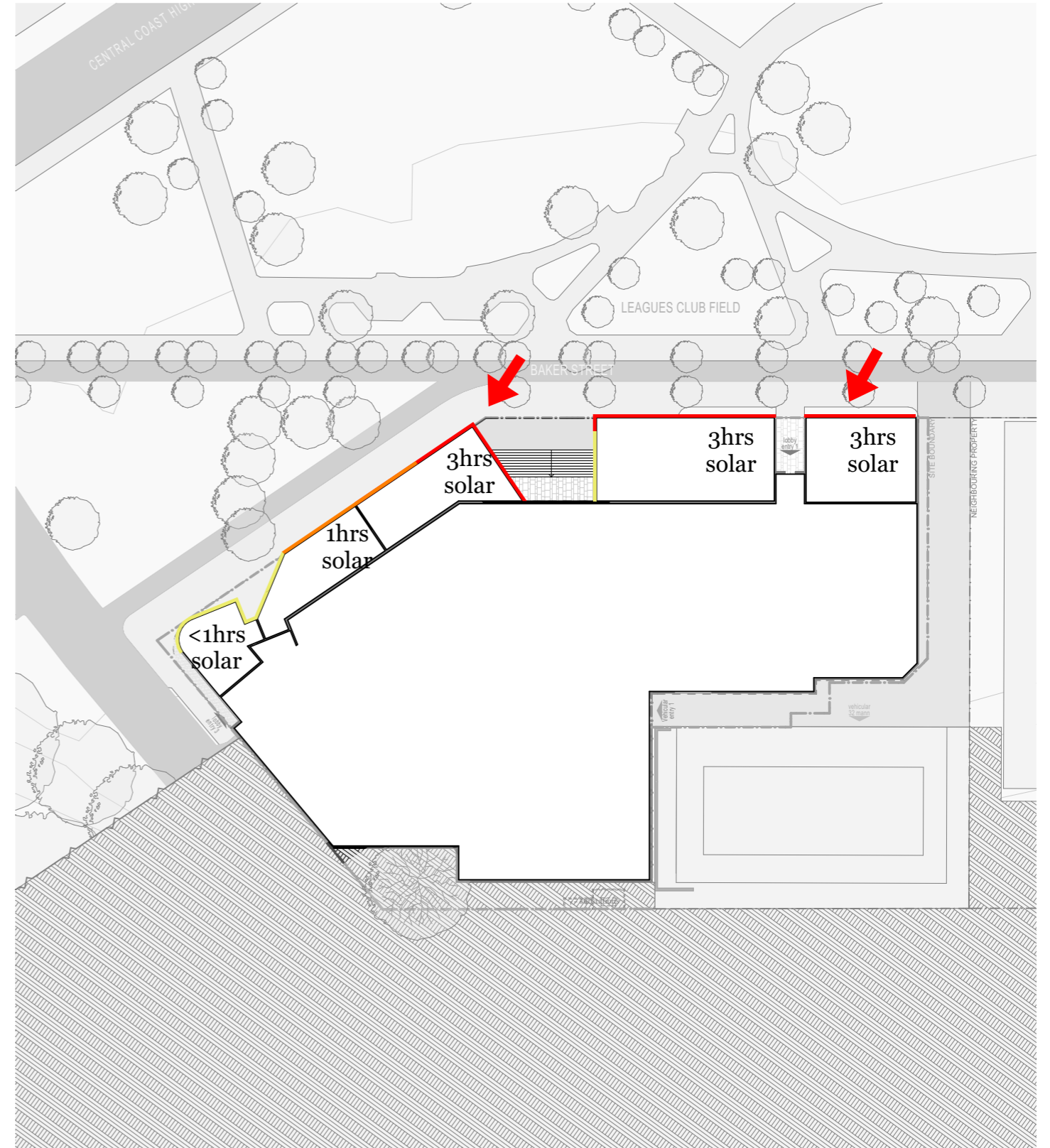
The Northern Tower is proposed to be setback further 3m from the podium of Baker Street, additionally the podium of the Northern Tower has been chamfered on the Southern side.

The result is an additional 112m² of solar into the public space on ground between the hours of 9am-3pm during mid winter.

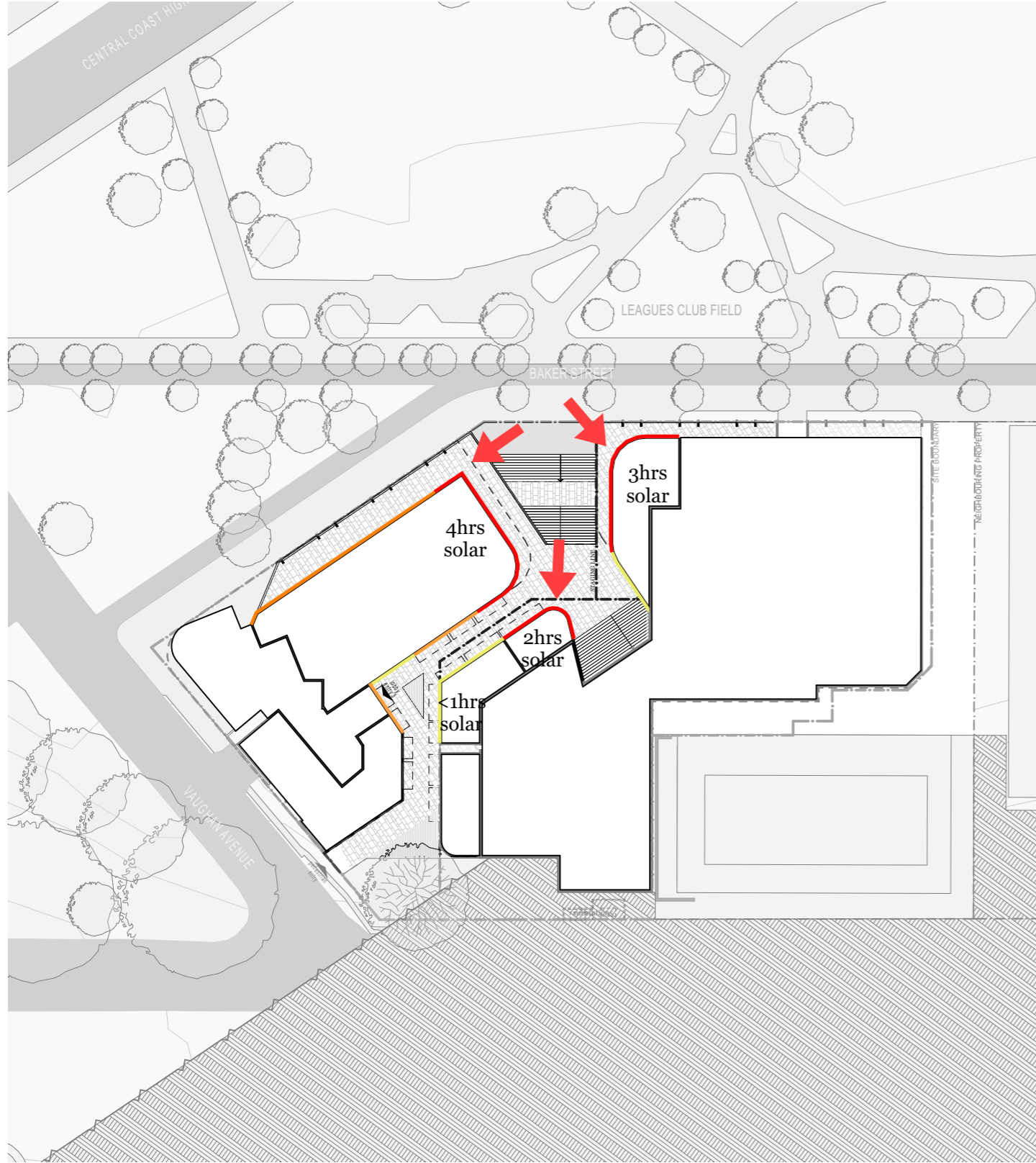
Current Proposal: Ground Level



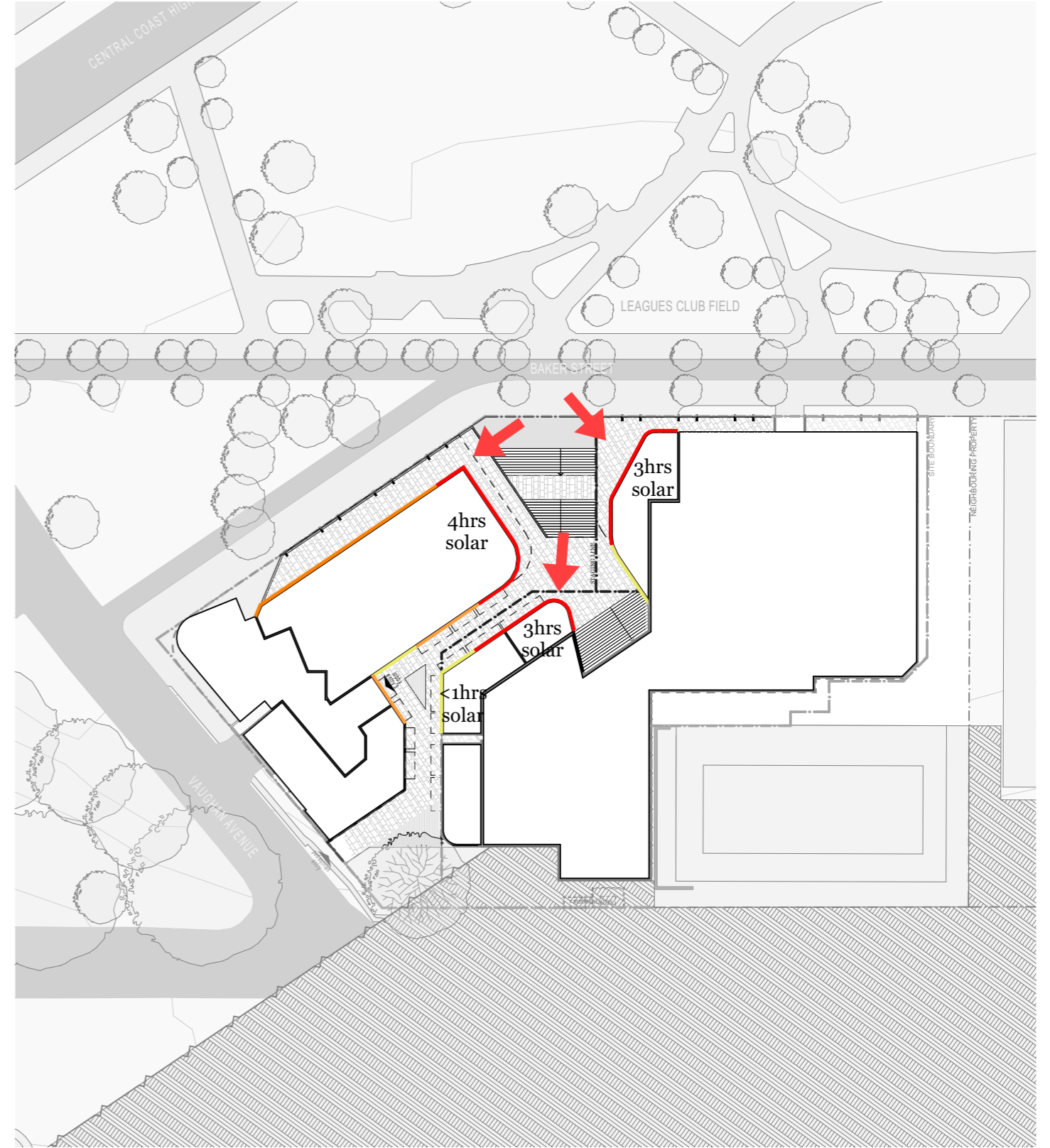
Amended Proposal: Ground Level



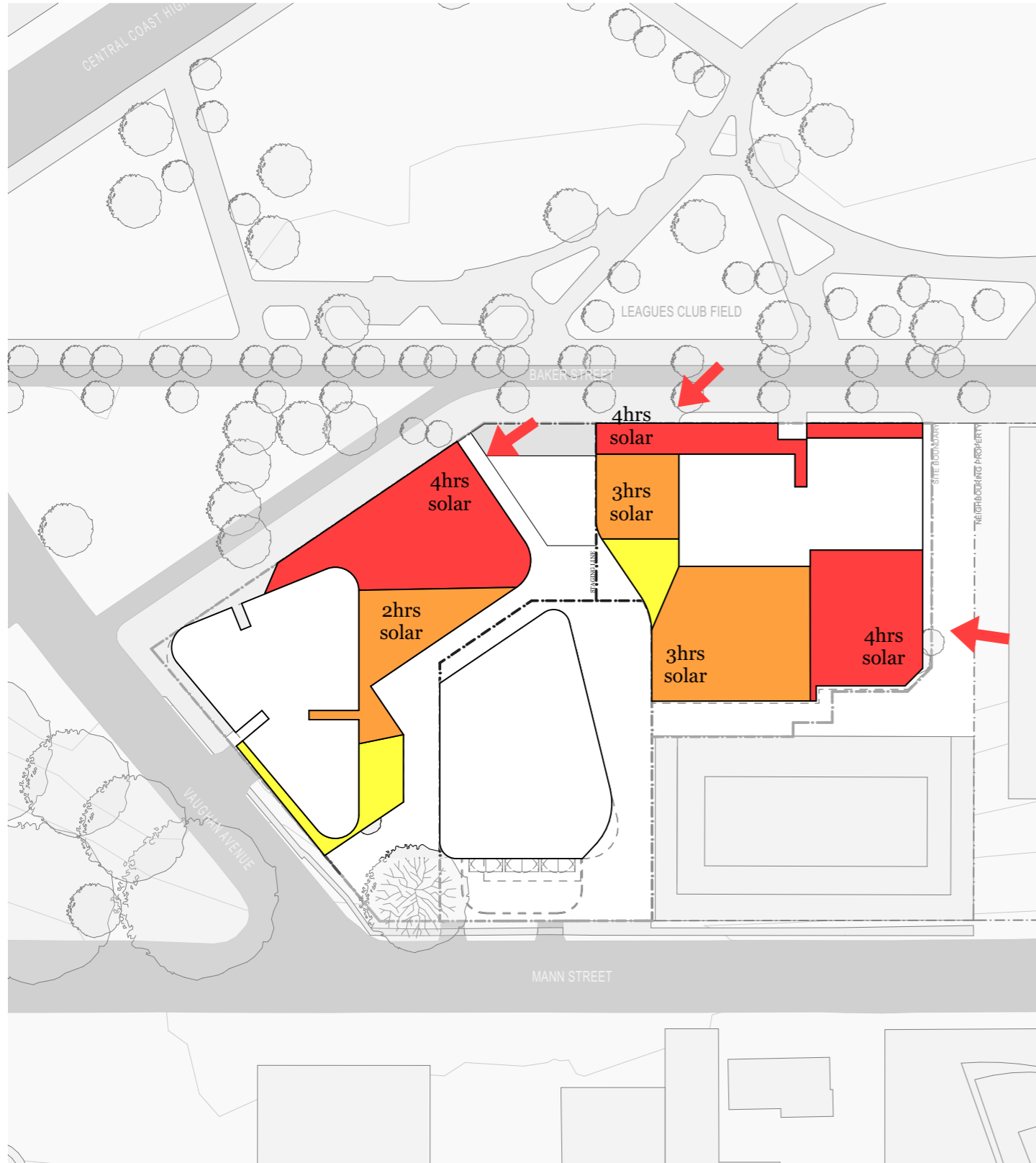
Current Proposal: Level 2



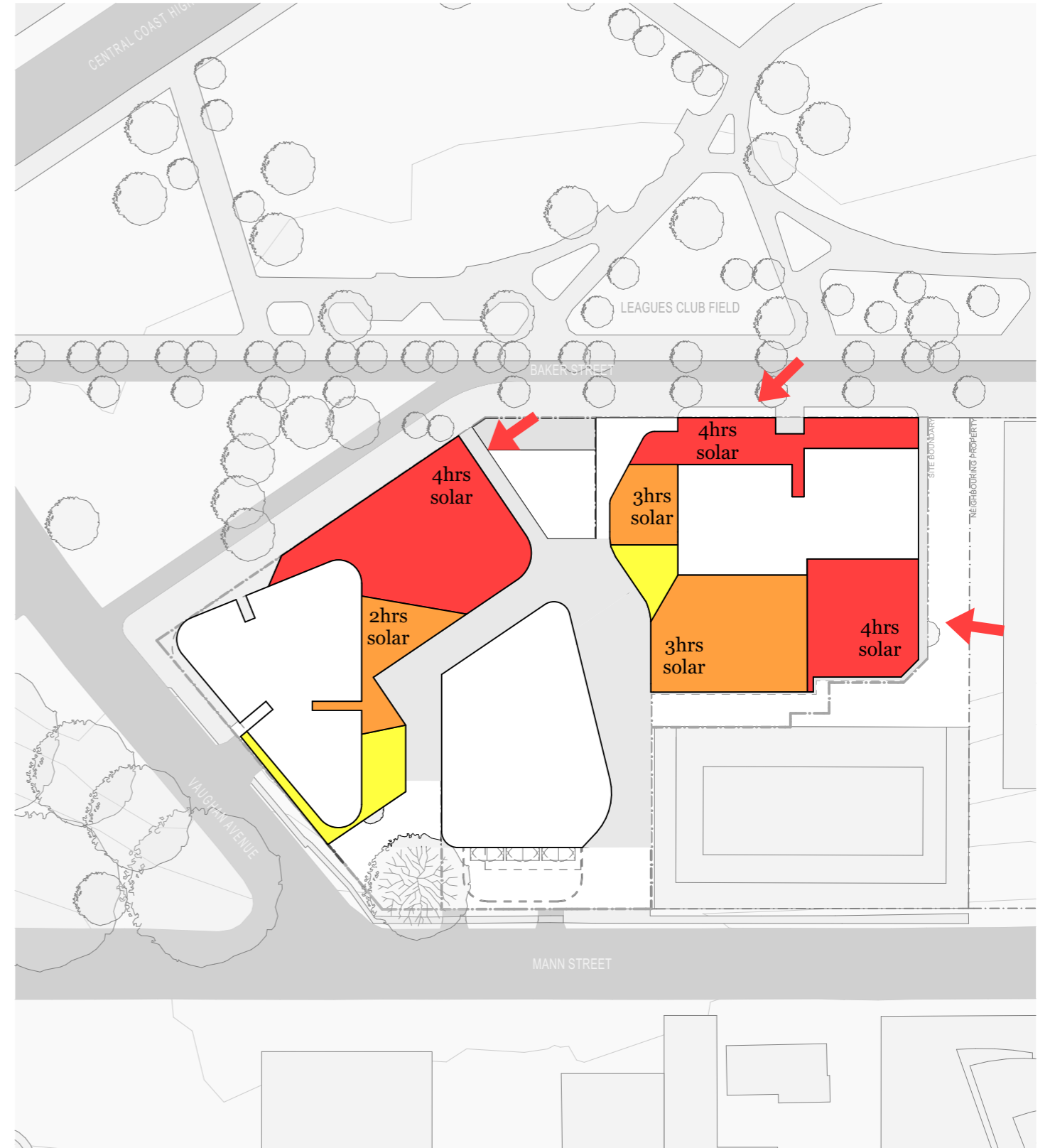
Amended Proposal: Level 2



Current Proposal: Level 4



Amended Proposal: Level 4

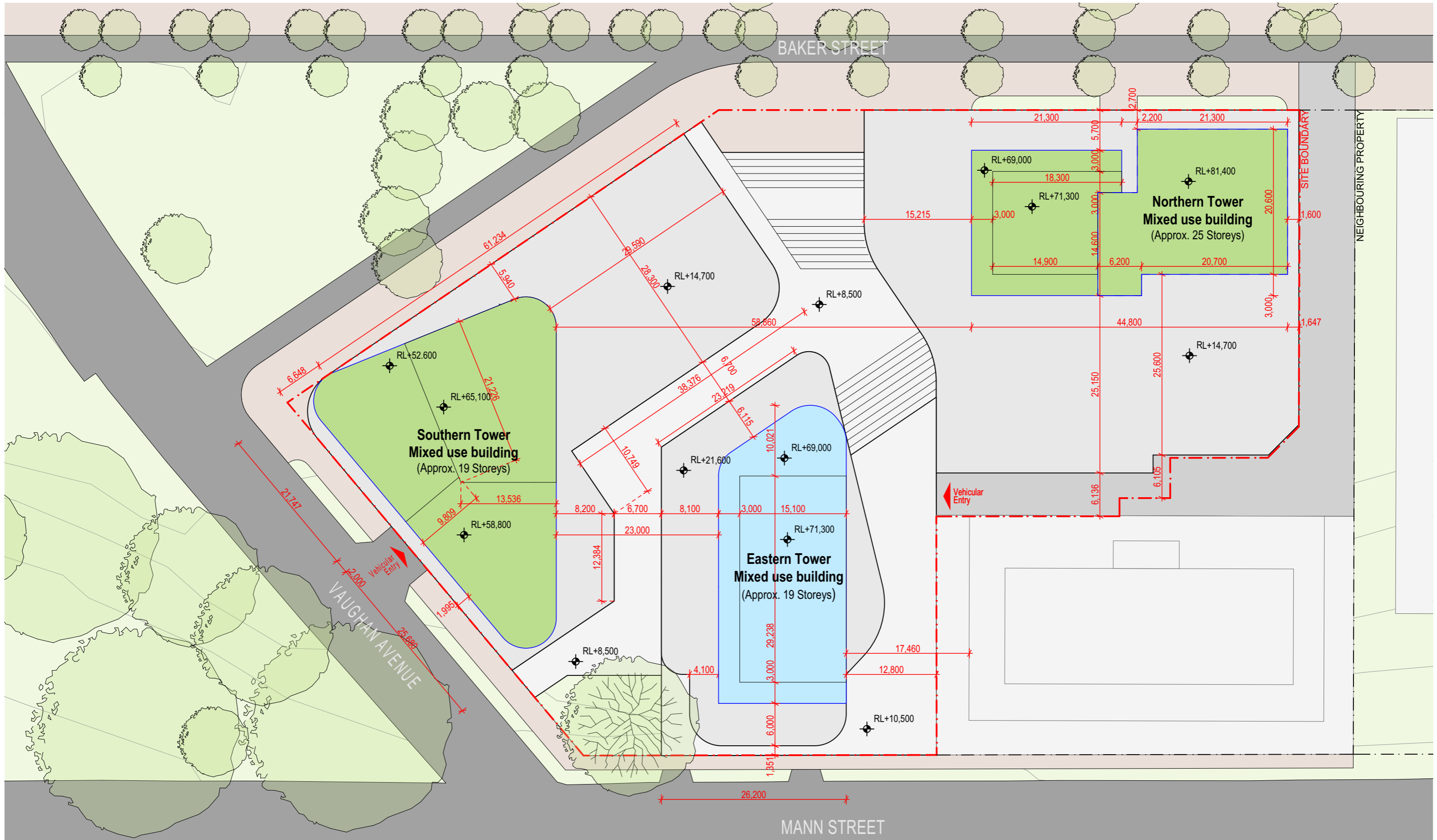




ENVELOPE/GENERAL ARRANGEMENT PLANS
26-32 MANN STREET, GOSFORD

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ENVELOPE PLAN



DKO Architecture (NSW) Pty Ltd
 42 Davies Street
 Surry Hills, NSW 2010
 ABN: 81956706590
 NSW: Nominated Architects
 Koos de Keijzer 5767 | David Randerson 8542

T +61 2 8346 4500
 info@DKO.com.au
 www.DKO.com.au

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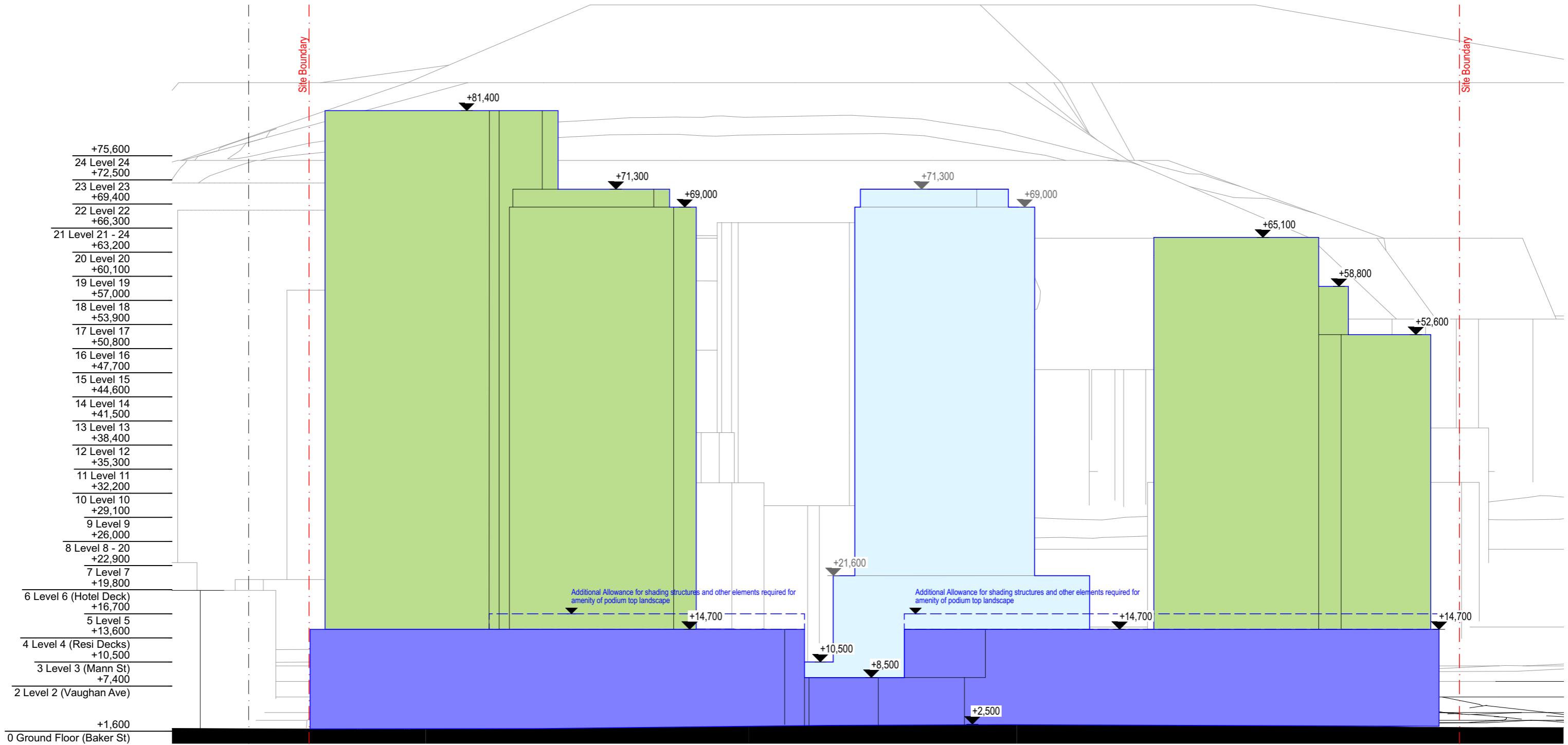
Building Envelope Levels measured relative to AHD



Project Name 26-32 Mann Street
 Project Number 11725
 Date June 2020
 Scale 1:500@A3

Drawing Name Envelope Plan
 Drawing Number DA3
 Revision P5

ENVELOPE PLAN
West Elevation - Baker Street



- Residential Use
- Hotel Use
- Retail/Commercial Use
- Carpark

NOTE: Proposed envelopes are intended to provide a "loose fit" to allow for the detailed design development of future built form applications. The envelopes accommodate potential (future) required mechanical services.



DKO Architecture (NSW) Pty Ltd
42 Davies Street
Surry Hills, NSW 2010
ABN: 81956706590
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Koos de Keijzer 5767 | David Randerson 8542

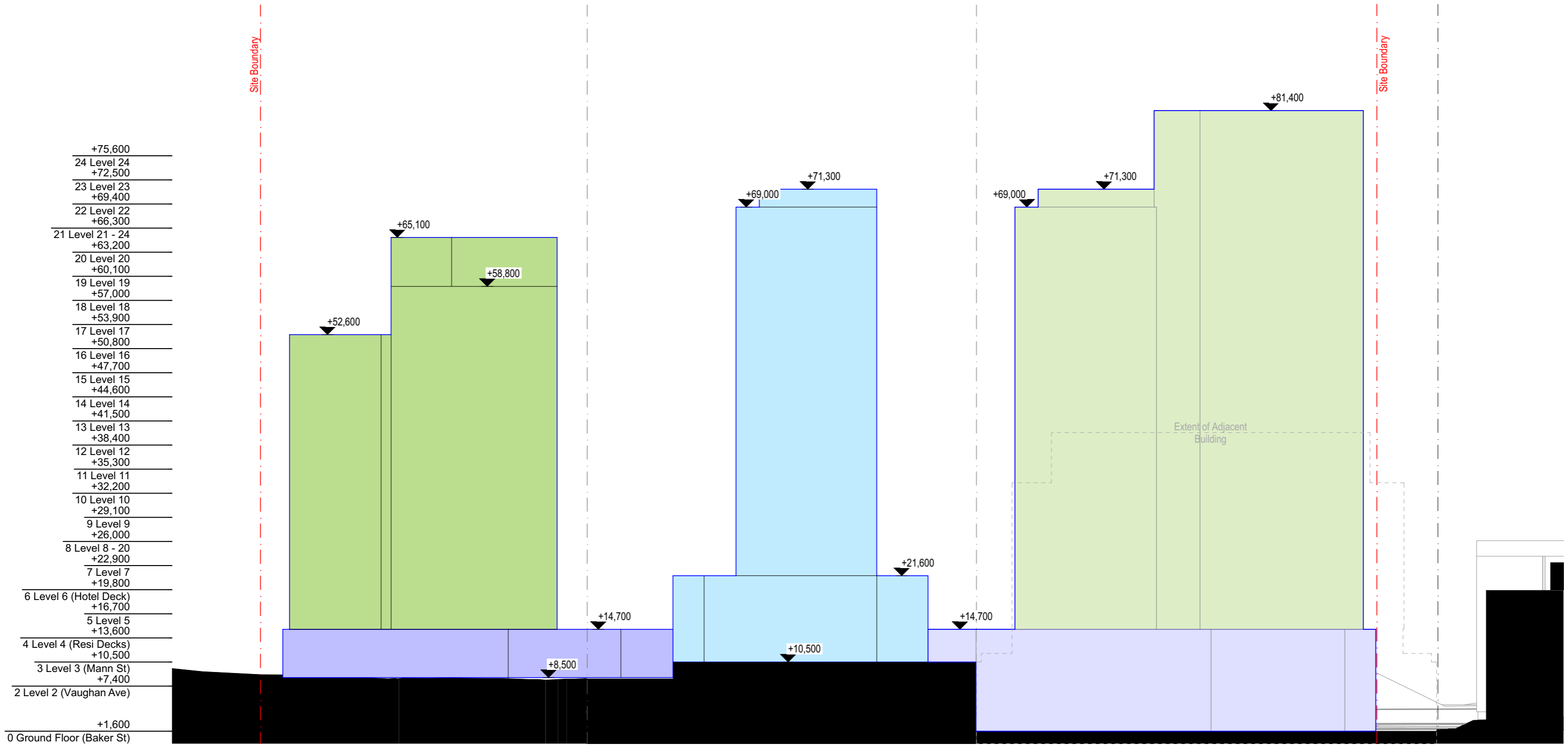
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www.DKO.com.au

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Project Name 26-32 Mann Street
Project Number 11725
Date June 2020
Scale 1:500@A3

Drawing Name Western Elevation
Drawing Number DA4
Revision P3

ENVELOPE PLAN
East Elevation - Mann Street



- Residential Use
- Hotel Use
- Retail/Commercial Use
- Carpark

NOTE: Proposed envelopes are intended to provide a "loose fit" to allow for the detailed design development of future built form applications. The envelopes accommodate potential (future) required mechanical services.



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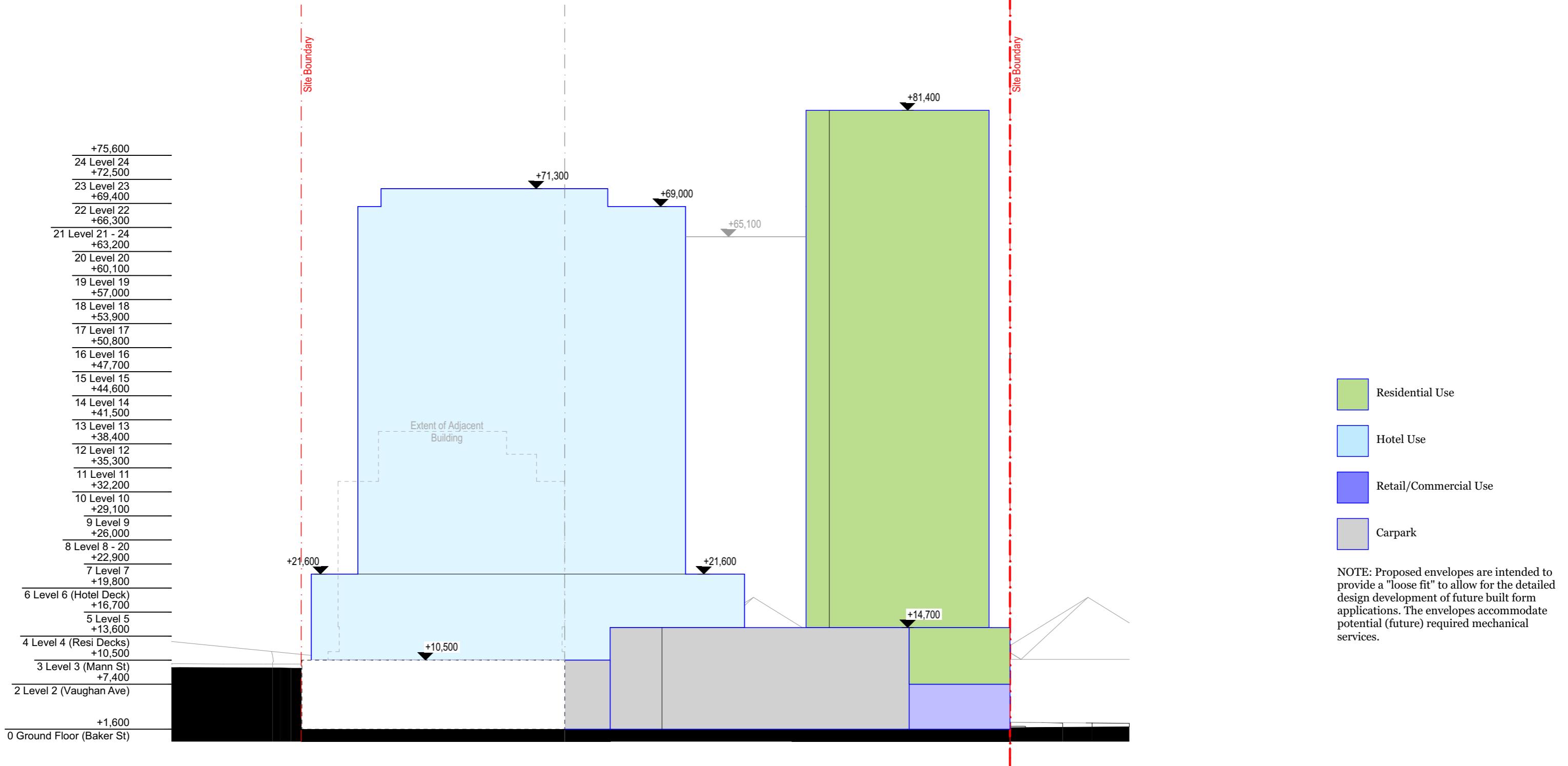
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Project Name 26-32 Mann Street
Project Number 11725
Date June 2020
Scale 1:500@A3

Drawing Name Eastern Elevation
Drawing Number **DA5**
Revision **P3**

ENVELOPE PLAN
North Elevation - Georgiana Terraces



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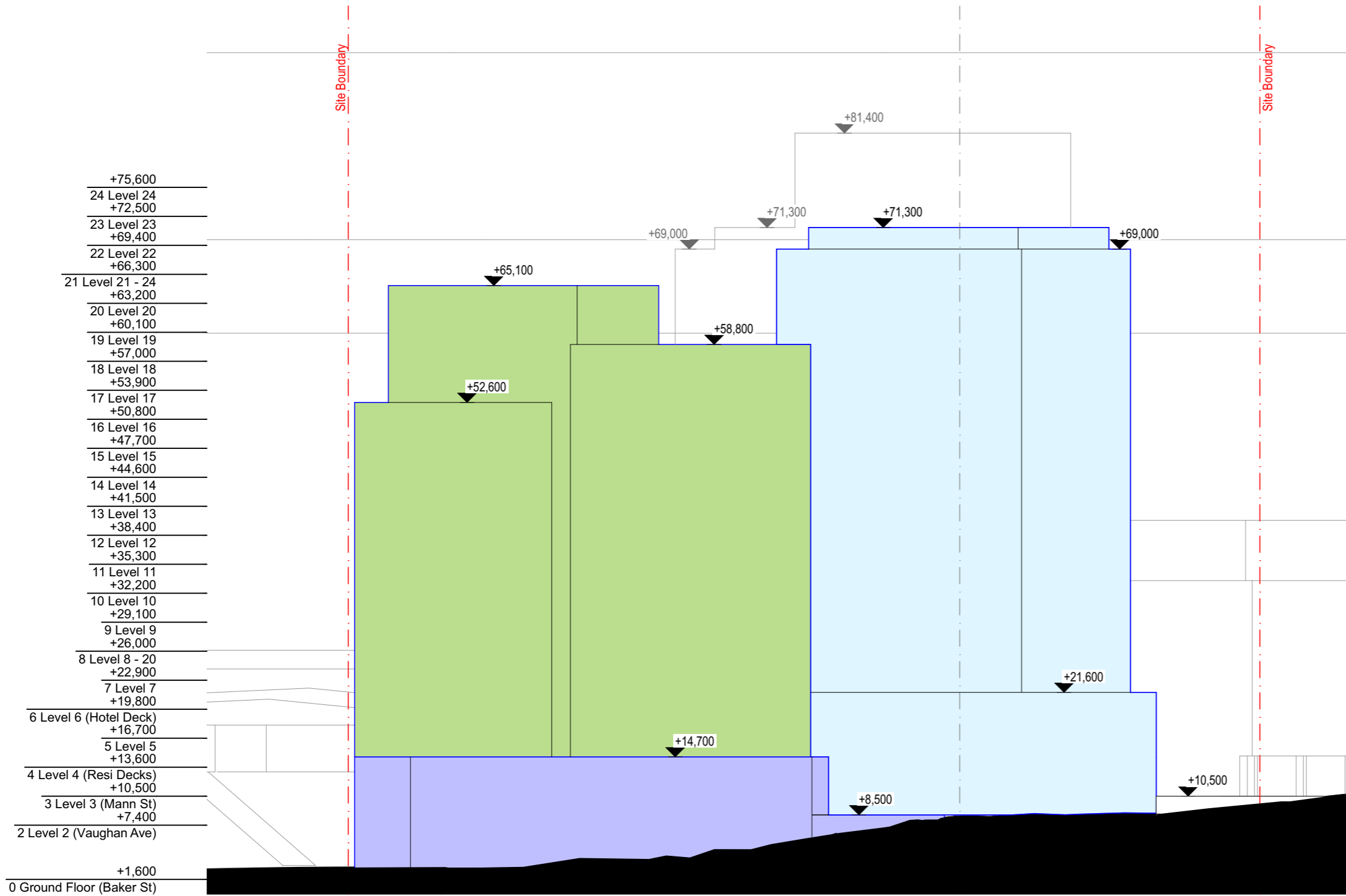
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Project Name 26-32 Mann Street
Project Number 11725
Date June 2020
Scale 1:500@A3

Drawing Name Northern Elevation
Drawing Number **DA6**
Revision **P3**

ENVELOPE PLAN
South Elevation - Vaughan Ave



- Residential Use
- Hotel Use
- Retail/Commercial Use
- Carpark

NOTE: Proposed envelopes are intended to provide a "loose fit" to allow for the detailed design development of future built form applications. The envelopes accommodate potential (future) required mechanical services.



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Surry Hills, NSW 2010
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

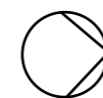
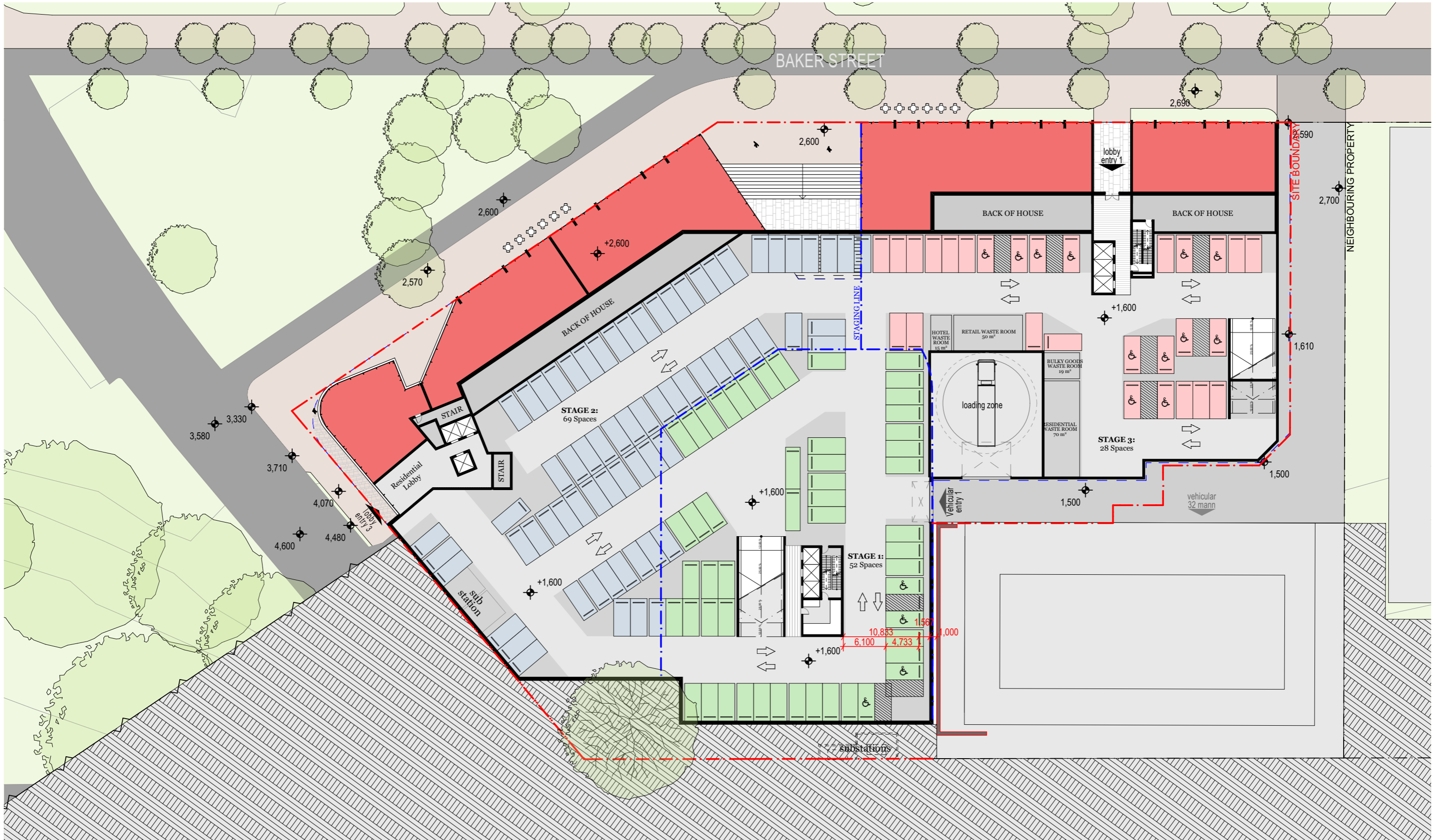
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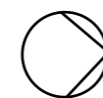
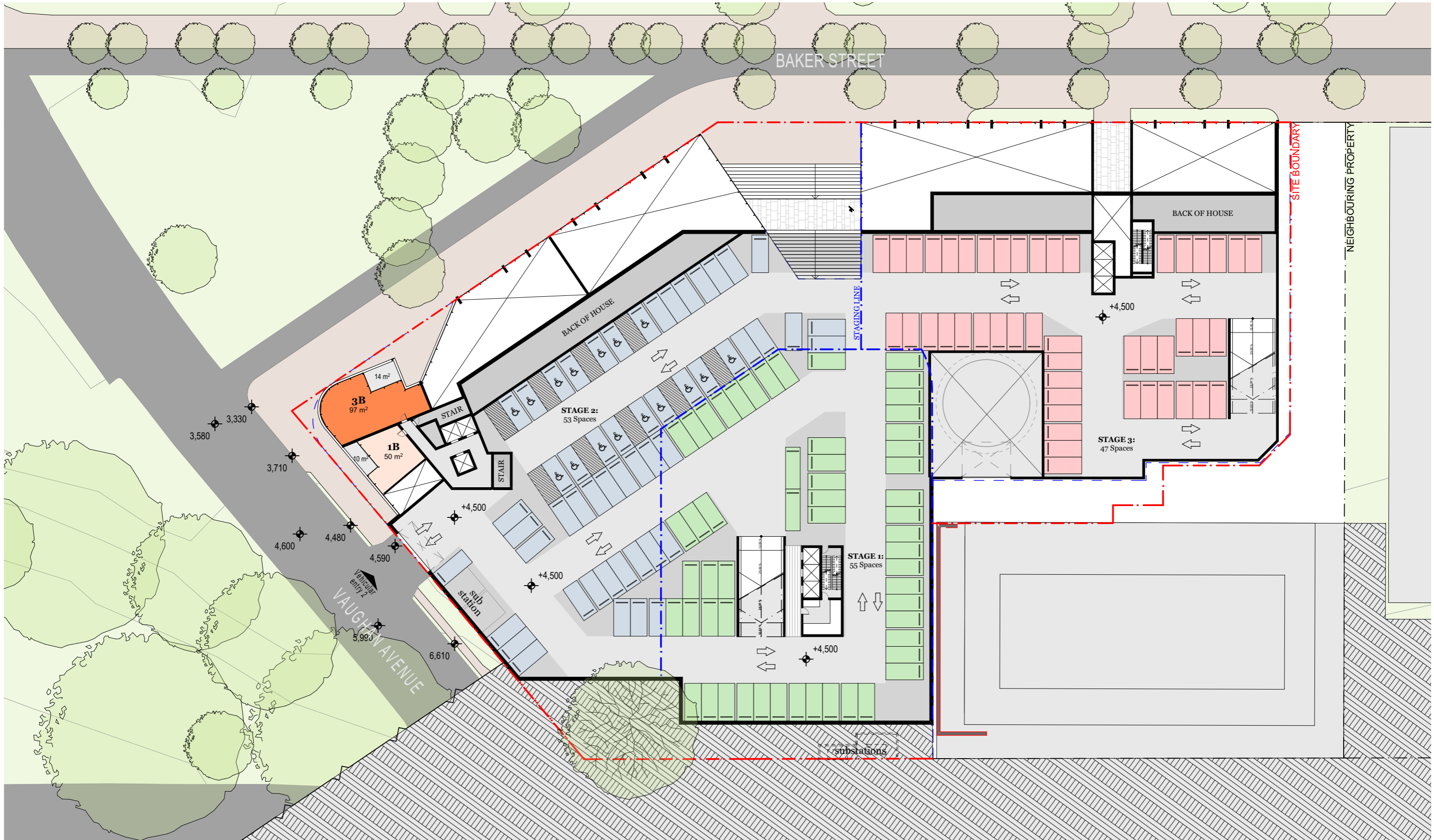
Project Name 26-32 Mann Street
Project Number 11725
Date June 2020
Scale 1:500@A3

Drawing Name Southern Elevation
Drawing Number DA7
Revision P3

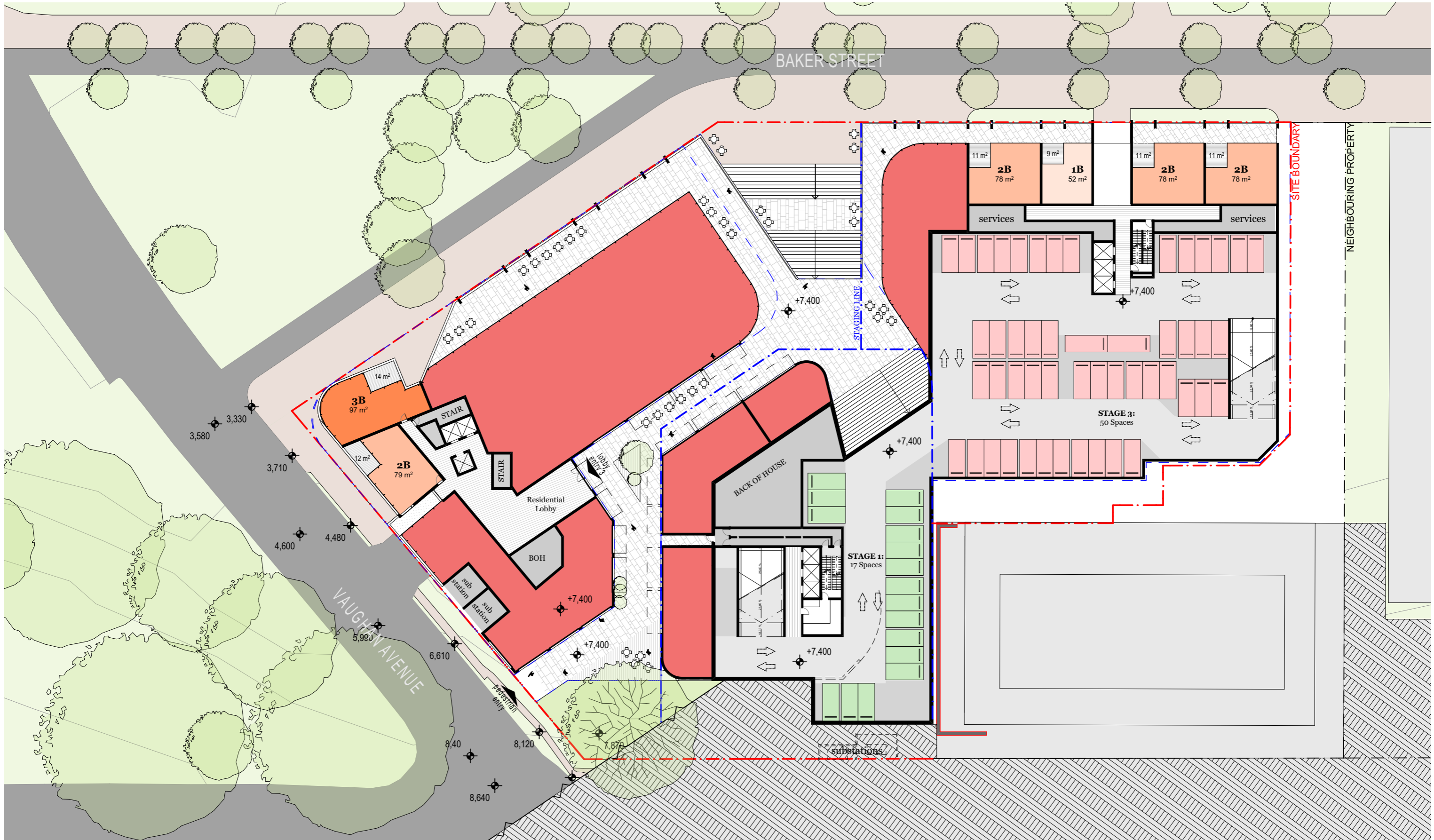
FLOOR PLANS
Ground Plan



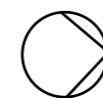
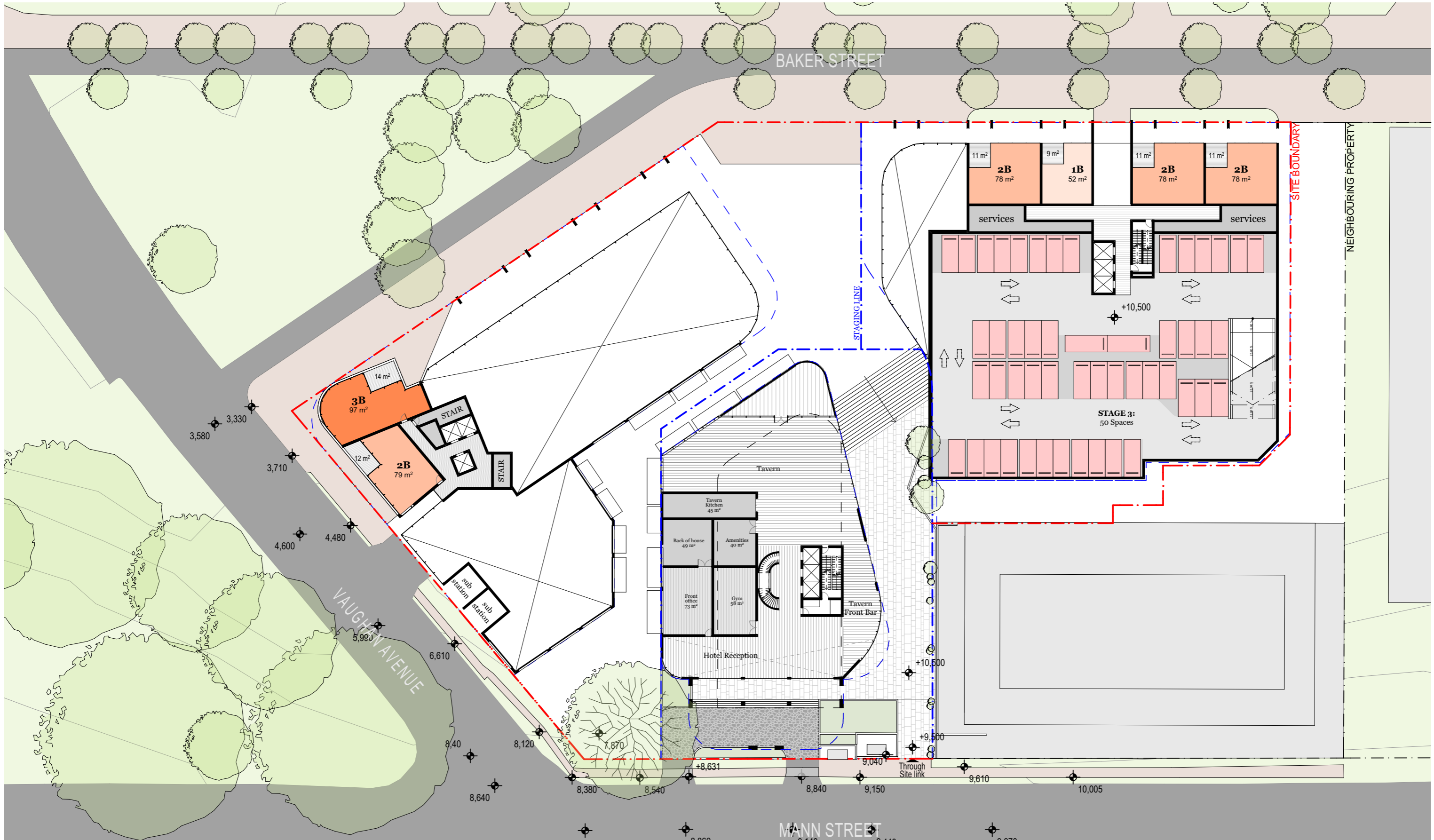
FLOOR PLANS
Level 1



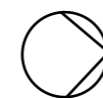
FLOOR PLANS
Level 2

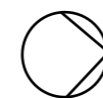


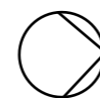
FLOOR PLANS
Level 3



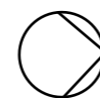
FLOOR PLANS
Level 4

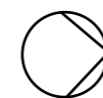




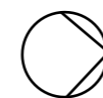


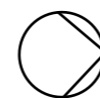
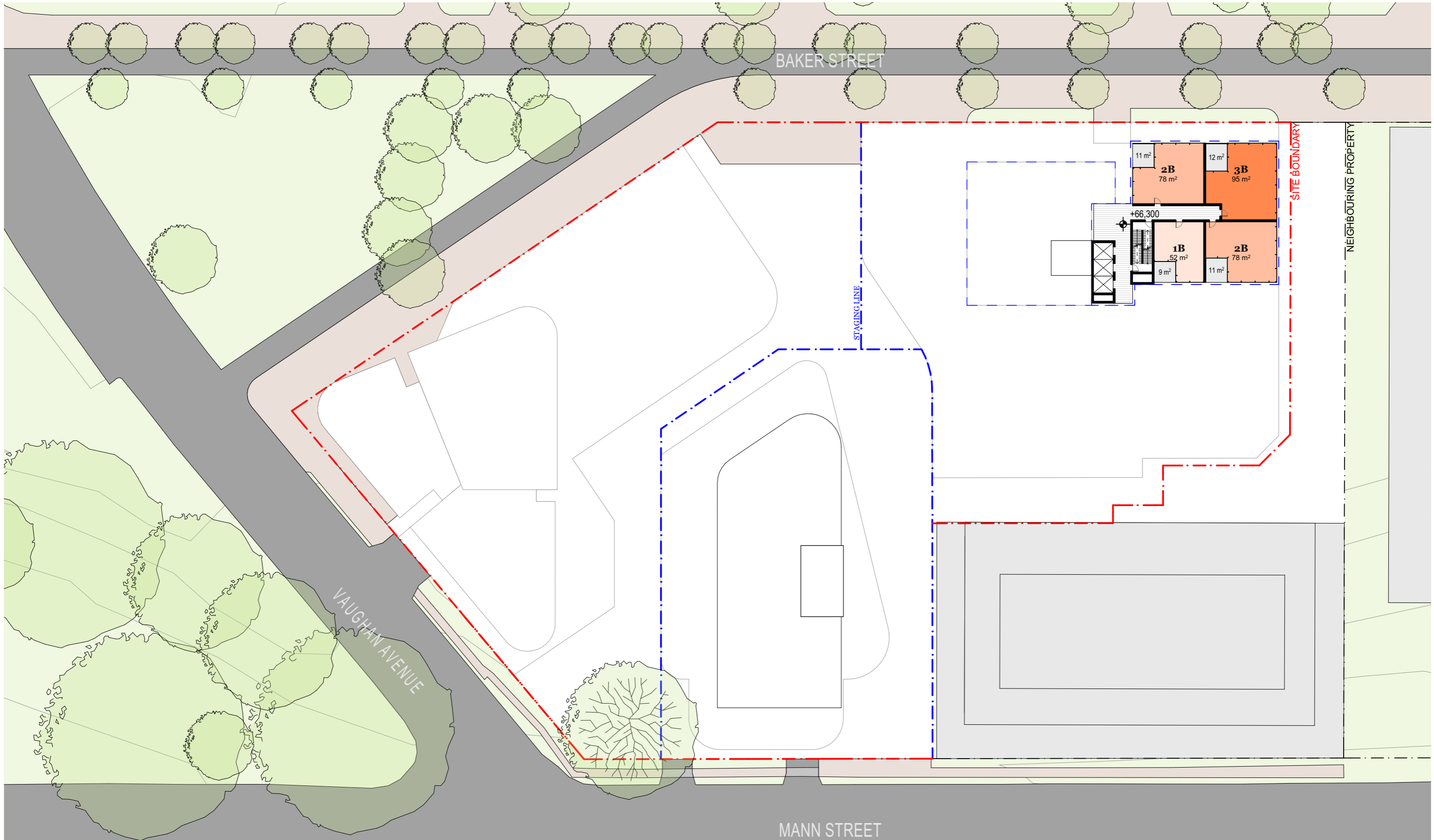
FLOOR PLANS
Level 8-15











PROPOSED CONCEPT MASTER PLAN FOR APPROVAL

	TOTAL	
Site Area	8884	
FSR	4.42	
Total GFA	39242	
GFA (Residential)	26369	67.2%
GFA (Hotel)	9660	24.6%
GFA (Retail/Comm.)	3213	8.2%

		Car Parking	EASTERN (HOTEL) BUILDING			SOUTHERN BUILDING			NORTHERN BUILDING		
			GFA Hotel	GFA Retail/Comm.	GFA Total	GFA Residential	GFA Retail/Comm.	GFA Total	GFA Residential	GFA Retail/Comm.	GFA Total
Ground	RL 02.60	149	0	0	0	108	695	803	67	591	658
Level 1	RL 04.50	155	0	0	0	201	0	201	0	0	0
Level 2	RL 07.40	67	0	374	374	376	1314	1690	407	239	646
Level 3	RL 10.50	50	1006	0	1006	236	0	236	413	0	413
Level 4	RL 13.60		774	0	774	768	0	768	724	0	724
Level 5			0	0	0	779	0	779	724	0	724
Level 6			431	0	431	779	0	779	724	0	724
Level 7			0	0	0	779	0	779	724	0	724
Level 8			573	0	573	779	0	779	724	0	724
Level 9			573	0	573	779	0	779	724	0	724
Level 10			573	0	573	779	0	779	724	0	724
Level 11			573	0	573	779	0	779	724	0	724
Level 12			573	0	573	779	0	779	724	0	724
Level 13			573	0	573	779	0	779	724	0	724
Level 14			573	0	573	779	0	779	724	0	724
Level 15			573	0	573	779	0	779	724	0	724
Level 16			573	0	573	571	0	571	724	0	724
Level 17			573	0	573	571	0	571	724	0	724
Level 18			573	0	573	290	0	290	724	0	724
Level 19			573	0	573	0	0	0	724	0	724
Level 20			573	0	573	0	0	0	724	0	724
Level 21			0	0	0	0	0	0	371	0	371
Level 22			0	0	0	0	0	0	371	0	371
Level 23			0	0	0	0	0	0	371	0	371
Level 24			0	0	0	0	0	0	371	0	371
Subtotal		421	9660	374	10034	11690	2009	13699	14679	830	15509

Retail/Comm. GFA Breakdown			
Building	Retail	Comm.	Total
East	374	0	374
South	1034	975	2009
North	441	389	830
Total			3213

DKO Architecture

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

Sydney
42 Davies Street
Surry Hills NSW 2010 AUS
Telephone +61 2 8346 4500

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

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

Hồ Chí Minh City
Level 12, Pearl Plaza
56A Điện Biên Phủ, Phường 25
Bình Thạnh District
Hồ Chí Minh City, Vietnam

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



DKO