

To, **HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL**

Dear Panel Members : Kara **Krason** (Chair), Peter **Brennan**, Chris **Burke** and Kyle **MacGregor**.

In regard to deferred submission (for DA49578/2016 at 321 Mann Street Gosford, Lots 8, 9, 10 & 11, Sec 1, DP 1591 and Lot: 12 SEC: 1 DP: 1591 Lot: 13 SEC: 1 DP: 1591 331 Mann Street Gosford NSW –Commercial & Shop Top Housing (JRPP)) this cover letter addresses the panel recommendations that need to be carried out. Each point given from the panel, has been seriously treated and addressed, hence we strongly believe that the below modifications meet your expectations.

- 1. Provide amended plans that increase the size of the slot between the two tower forms (mid units fronting Mann Street) to enable the tower form to read more as two separate tower forms from the Mann Street frontage.
- RE 1. : As suggested, the slot between two buildings, from being 1.6 meters before it is almost triple increased into 4.1 meters. As can be seen in floor plans and especially in the visualization from Man Street, the proposal distance of 4.1 meters enables from the pedestrian level visual perception of two volumes.
- 2. Level 4 is to be redesigned to achieve improved aural and visual privacy to all residential units while maintaining reasonable access to sunlight to living rooms and private open space areas for those apartments adjoining the communal open space areas.
- RE 2. : In order to achieve substantial improvement aural and visual privacy to the residents in level 4, without compromising the access to sunlight to living areas and private open space, the communal communication on the eastern side is proposed to be removed. This area will be left to the occupants of the respective apartments, which will be used for gardening.  
In regard to the southern side, achieving sufficient visual and acoustic privacy to residents of the dwellings 8 and 9 adjoining the communal open space to the south, it is proposed a green hedge wall in height of 2 m following with glass layer in the inner side. While the former protects the two dwellings from visual permeability the second plays a sound protection role. ( see section detail 04).
- 3. Consideration should be given in the amended plans to providing a community room at the northern end of Level 4 adjoining the pool area and the relocation of the southern BBQ area to the northern communal open space area to concentrate active communal space at the northern end of the podium and to enable a design capable of providing greater separation between the communal facilities and adjoining residential apartments. A satisfactorily separation distance is to be provided between residential units and the active and passive communal open space areas with consideration given to siting of windows and achievement of adequate sunlight access and privacy.

- RE 3. : The community room, as required by 4F-2 of the Apartment Design Guide, and as suggested by the panel, it is located to the northern side- adjacent to the pool area providing thus a certain separation between apartments and outdoor communal activities. Following the same principles and aims, we have proposed a fitness on the upper left side, making thus a clear buffer zone between communal spaces and apartments. Moreover, as suggested the BBQ area is relocated to the north side near the pool.
- 4. Units 5 and 11 are to be redesigned to provide for one communal corridor between both lifts and enabling direct access from the internal corridor to both the northern and southern communal open space areas.
- RE: 4. As per request, Units 5 and 11 are redesigned in order to provide one communal corridor between both communications cores, connecting both northern and southern side.
- 5. Provide amended plans that provide for the proposed awning at the front of the building to be setback 600mm from the kerb line in Mann Street.
- RE 5. : The setback distance of 600mm from Mann straat line is provided.
- 6. Further details are to be provided for the proposed architectural and landscape design of the north and south façade planters, including but not limited to planting schedule including consideration of soil depth, access to sunlight and wind conditions, operational and maintenance details and architectural planter box façade design details. Consideration of an alternative façade treatment that exhibits design excellence may be submitted for further assessment by Council's Architect as an alternative to the planter boxes.
- RE 6.: The alternative architectural proposal design for the southern and northern facade, as can be seen in Detail D1, consists of lightweight boxes made out of nano self-cleaning composite aluminum. Instead of being filled out with soil as initially proposed, on the new proposal, the inner side is filled with common shallow plastic liner boxes, which can be easily replaced and maintained by the residents themselves. The external dimensions of planter boxes have been remodeled now are much thinner around 350 mm. Otherwise, the Nano self-cleaning composite panels with superior self-cleaning performance, antipollution property, acid resistance, and alkali resistance. The Nano self-cleaning panel is an updated decorative material. It has a hydrophobic and lipophobic surface, which makes it more repellent to water and dirt.
- RE 7.: Another additional issue addressed is waste management. As on the initial plans, the Commercial waste bulk bin to be transferred through the Residential Lobbies on the ground floor, with the new proposal of making an alternative route, such a problem is solved. (as shown in the Fig.1 next page).

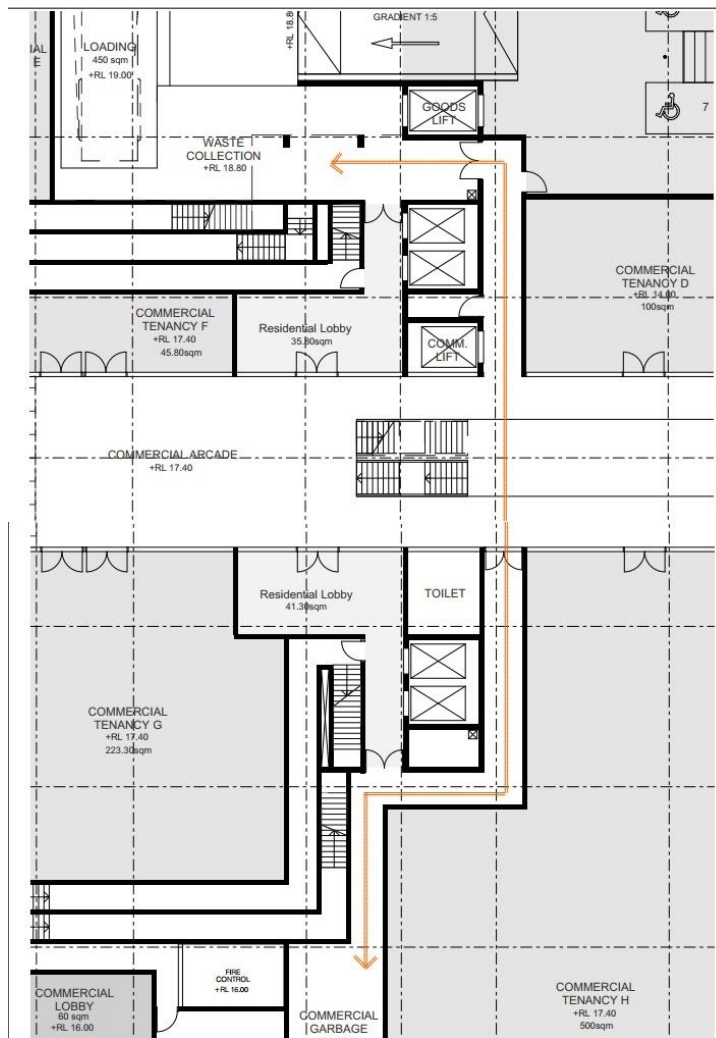


Fig.1 Waste Management. Ground Floor section.