

STATEMENT OF HERITAGE IMPACT

Government Property NSW

PROPOSED MIXED USE COMMERCIAL DEVELOPMENT AT 32 MANN STREET, GOSFORD.



Prepared by:

John Carr Heritage Design and
AMAC Archaeological
Final Report Rev D
28 April, 2016

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1.0 INTRODUCTION

The following report comprises a Statement of Heritage Impact (SoHI) for the proposed development of mixed retail and commercial premises on part of the former Gosford Public School site, which may also contain the remnants of the former police presence on the site fronting Mann Street, Gosford. Guidelines published by the NSW Office of Environment & Heritage (OEH) have been used to produce the Statement of Heritage Impact. John Carr Heritage Design has been engaged by Government Property NSW to prepare the SoHI to accompany their submission of a Development Application for the project.



Plate 1: Aerial view of the site shown circled in red. (Google Maps)

The site is now cleared of all former school buildings with the exception of the former School of Arts building and the remnant sandstone walls and foundations of the former police buildings which will be subject to further archaeological investigations.

The project at 32 Mann Street, Gosford is a 1.16 hectare vacant site owned by the NSW Government. Government Property NSW (GPNSW) is acting on behalf of Government with a key focus to activate the site and provide opportunities for job creation and economic growth within the Gosford region.

The proposal for a portion of the site incorporates the development by the private sector of a circa 7,000m² of commercial office building to accommodate 300+ jobs from Department of Finance Services and Innovation (DFSI) as part of the Government's election commitment.

The initial development includes a six storey PCA A grade commercial building with three levels of basement car parking. The Ground Floor is included uses such as cafe/retail/business services to activate the street frontage along Mann Street with traditional office space above.

GPNSW has been tasked with managing a process that includes the submission of a Development Application (DA) for the initial mixed use commercial building. The documentation is to be supported by a site concept study to show a potential mix of uses across the entire site and how the overall site links to the Gosford CBD and waterfront precinct.

This Statement of Heritage Impact report is an analysis of the impact of this development on the heritage significance of nearby heritage listed items as well as a provisional statement for consideration for both Aboriginal and Historical archaeological of the study site with regard to the commercial building to be accommodated on the property in accordance with the site analysis identified below.



Plate 2: Site Analysis Plan (Source - Group GSA)

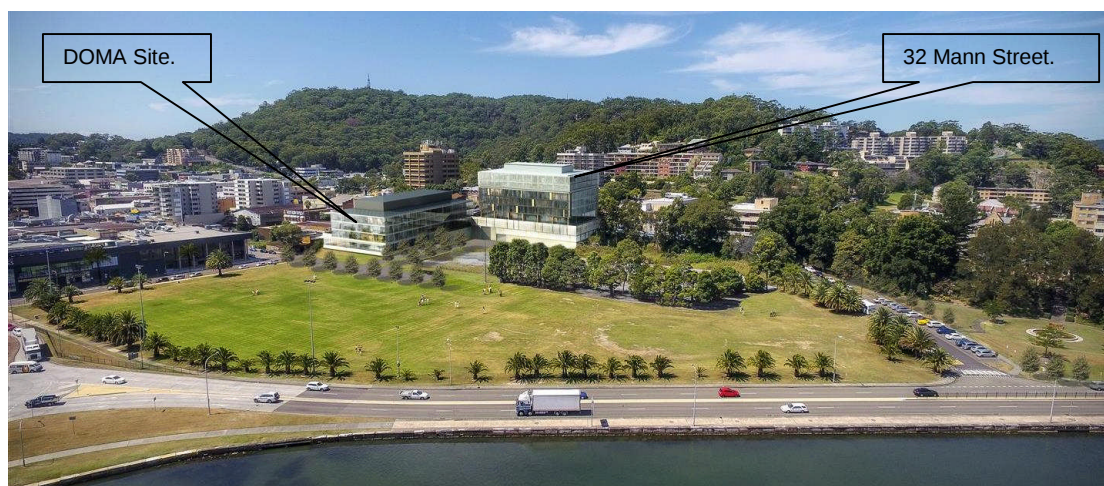


Plate 3: Concept photomontage of the development adjacent to the DOMA Site. (Source - Group GSA)

Author Identification:

The Statement of Heritage Impact was researched and written by John Carr of John Carr Heritage Design. The report in Appendix A was written by Kelly Strickland and Benjamin Streat of AMAC Group and reviewed by Martin Carney, Director of the AMAC Group.

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 28th April 2016.

Reference:

The site is not listed on the 2014 Gosford LEP as having any items of heritage significance. The site is nearby to other listed heritage items.

Address & Property Description

The site is located at 32 Mann Street, Gosford NSW 2250.

The property description is:

- Lot 6 Section 81, in DP 758466.

Prepared by:

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

For:

The report has been prepared for Government Property NSW on behalf of Government.

The Statement summarises the development proposal as described on the following drawings prepared by Group GSA Pty Ltd, dated 10 March 2016 Project No. 15530:

0001 Rev C	1100 Rev C	2000 Rev K	2001 Rev I
2002 Rev I	2003 Rev M	2004 Rev M	2005 Rev K
2006 Rev K	2007 Rev K	2008 Rev K	3000 Rev D
3001 Rev H	3002 Rev C	3003 Rev C	3100 Rev G
3101 Rev G	3200 Rev B	3201 Rev B	3202 Rev B
4000 Rev C	4001 Rev C	5000 Rev C	6000 Rev C
L-1100 Rev A	L-2000 Rev B	L-3000 Rev A	L-6000 Rev A

The Statement of Environmental Effects (JBA Urban Development Services) was referred to in preparing this report.

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
- City of Gosford DCP 2013
- Gosford Waterfront DCP 2014
- Identifying Australian Architecture Apperly Irving Reynolds
- 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

2.1 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 1833.¹



Plate 4: Survey 26 February 1870 of Police Paddock & Pound. (G.47.1123, Crown Plan)

¹ Archaeological Site Assessment - Higginbotham July 2014 (p 5)

The site is located at 32 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, 1886.² The site for the School of Arts was dedicated on 5 February, 1887.



Plate 5: 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.

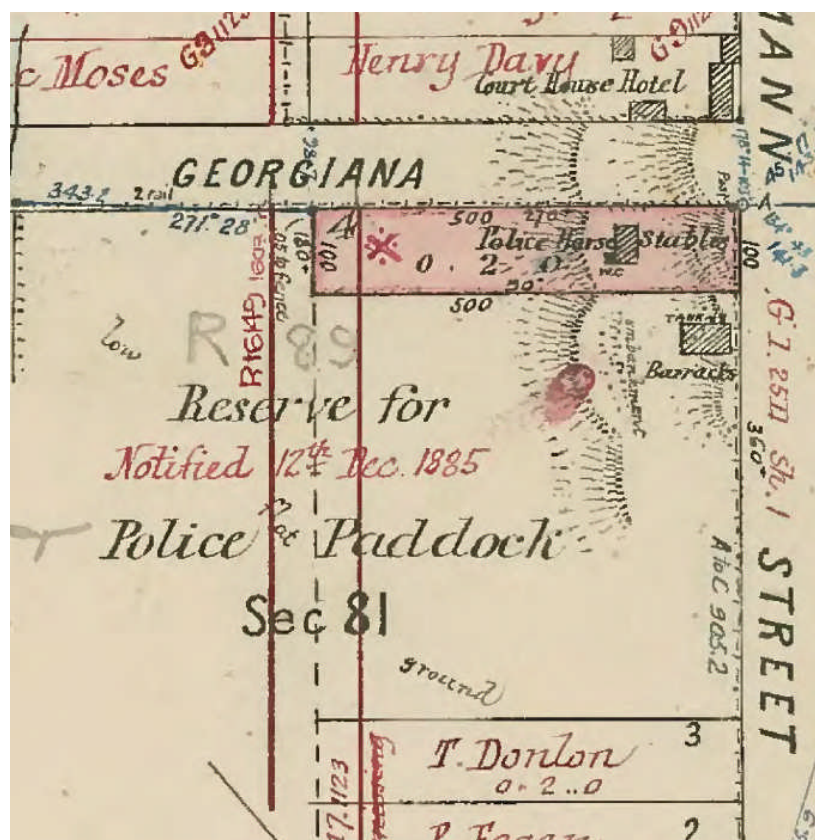


Plate 6: A detail from the March 1886 survey showing the Police Sergeants Quarters and the Police Stables with the area to be subdivided for the School of Arts. (G.52.1123, Crown Plan)

² Archaeological Site Assessment - Higginbotham July 2014 (p 8)



Plate 7: 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 8: 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 9: 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)

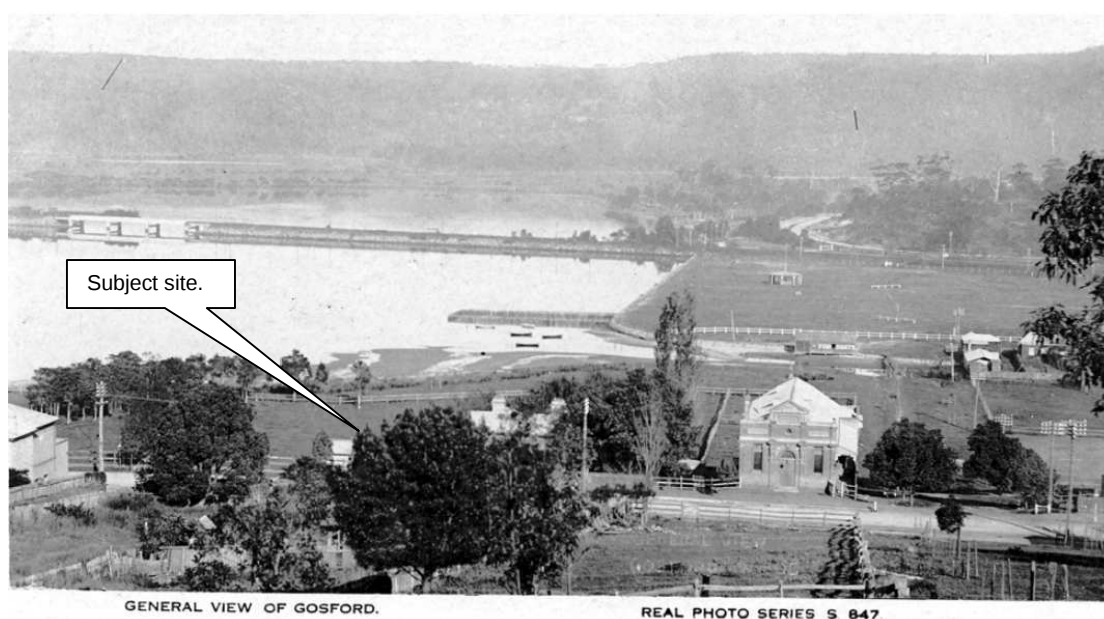


Plate 10: Photo of the School of Arts at right, the Police Sergeants Quarters roof above the tree at centre with the subject site and Post Office at left. (Gosford City Council Photo Collection dated 1919)

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."*³

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.⁴

³ Merrill Jackson - Heritage Conservation Gosford School of Arts (2012) p8

⁴ Ibid.



Plate 11: The 1929 School of Arts with neighbouring Police Station and sheds to the rear.

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

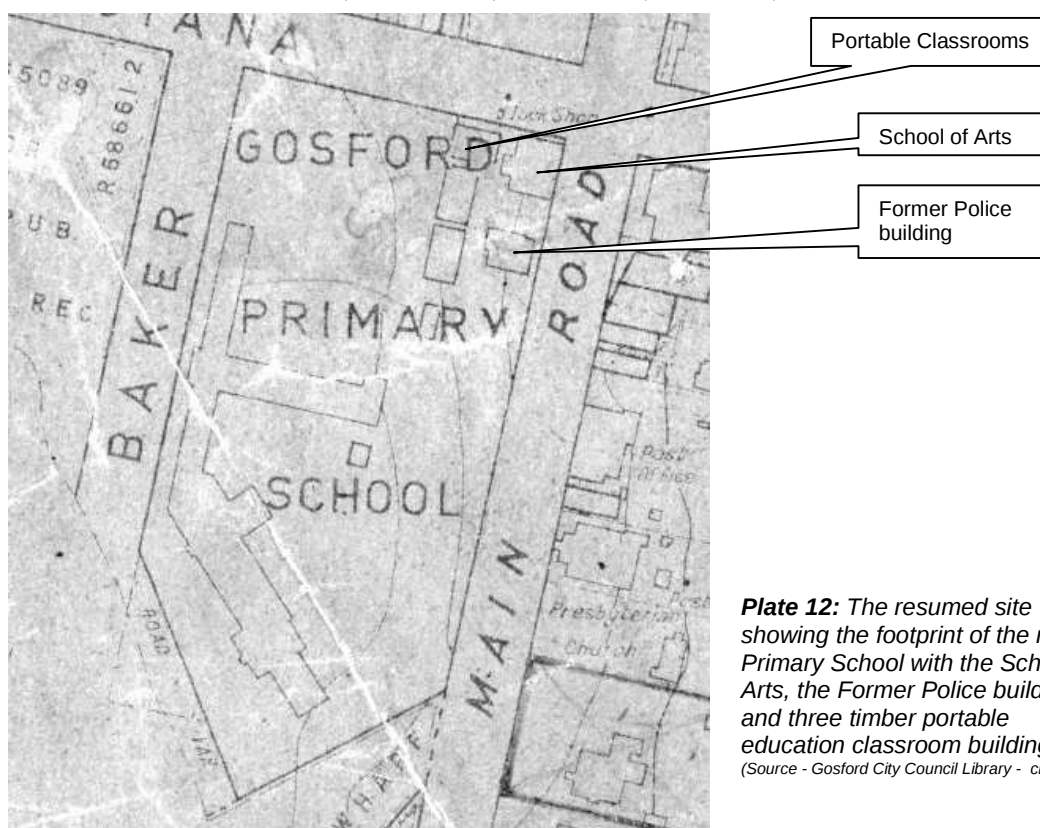


Plate 12: The resumed site showing the footprint of the new Primary School with the School of Arts, the Former Police building and three timber portable education classroom buildings.

(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.⁵ 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.

⁵ Taken from the Interpretive Sign on the building.

2.2 EXISTING SITE

The site comprises a large parcel of land at Gosford and The Broadwater known as the "Gosford Waterfront Precinct". Gosford City Council began investigating the future of the site in 2008 resulting in a 2009 study by the Land & Property Management Authority resulting in an "Our City, Our Destiny Masterplan, which was adopted in 2010. This was followed by the Minister for Planning declaring a study to be undertaken to assess the area as a State Significant Site. The site was formally re-zoned in 2012 as a State Significant Site.

The subject site at 32 Mann Street, Gosford is the second portion of the overall site to be the subject of a DA to develop a commercial building, the first being the Doma development on Georgiana Terrace. Previously, a development application to demolish the former Gosford public School which occupied a substantial portion of the overall site, was approved on 14 May 2014 (DA 45393/2014 Pt 1).⁶

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.

Archaeology:

The sandstone footings of the former Police Sergeants Quarters are believed to lie within the portion of land to be occupied by the proposed Doma development on land immediately north of the subject site. The extent of these footings is yet to be physically determined by an archaeological investigation. The remnant sandstone walls are recognised as important surviving elements of the use of the site by police from the early settlement of Gosford. The investigation on the Doma site will locate the extent of the footings and determine their significance under the Heritage Act 1977 and appropriate actions.

Refer to the AMAC Archaeological Report in Appendix A of this document for more detailed information.

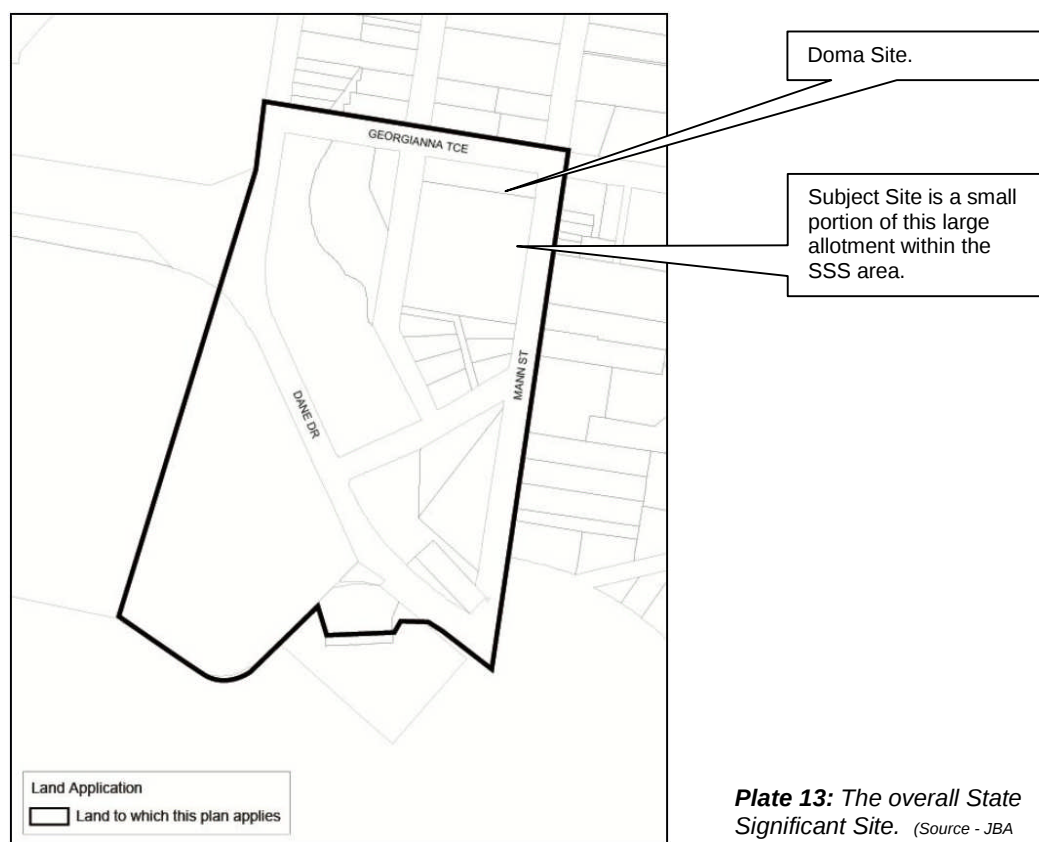


Plate 13: The overall State Significant Site. (Source - JBA Planning's SSS Study.)

⁶ JBA Urban Development Services - Statement of Environmental Effects March 2016

2.3 THE PROPOSED DEVELOPMENT

The proposed development includes the construction of six storeys of commercial office accommodation together with an upper storey of plantroom above the Mann Street level. The building will incorporate three levels of car parking below the Mann street level.

The building is rectangular in shape, with its height broken into three zones on Mann Street. The first zone is the ground floor glazed Entry Lobby off Mann Street and incorporates mixed use retail. The second zone incorporated three levels of commercial office accommodation from levels 1 to 3. The third zone is the two upper floors on levels 4 and 5. The Plant Room on the rooftop is set back off the street and side frontages reducing its visual impact from nearby vantage points on Mann Street. The three floors of basement car parking step down to the Baker Street (extended) level of the site.



Plate 14: A perspective view of the eastern (on Mann St.) and northern elevations.
(Source - Group GSA Pty Ltd)

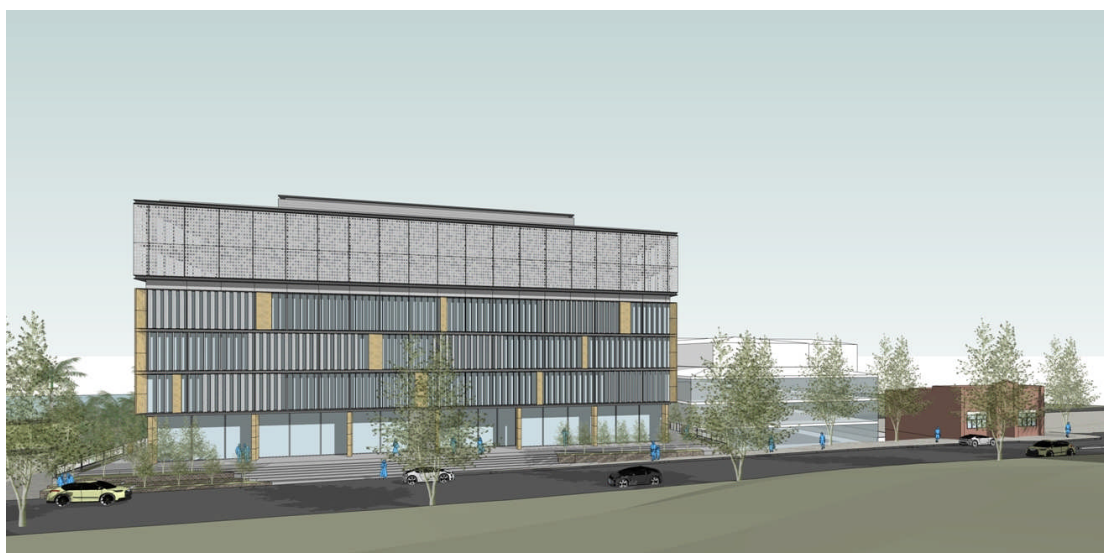


Plate 15: A perspective view of the eastern elevation on Mann Street.
(Source - Group GSA Pty Ltd)

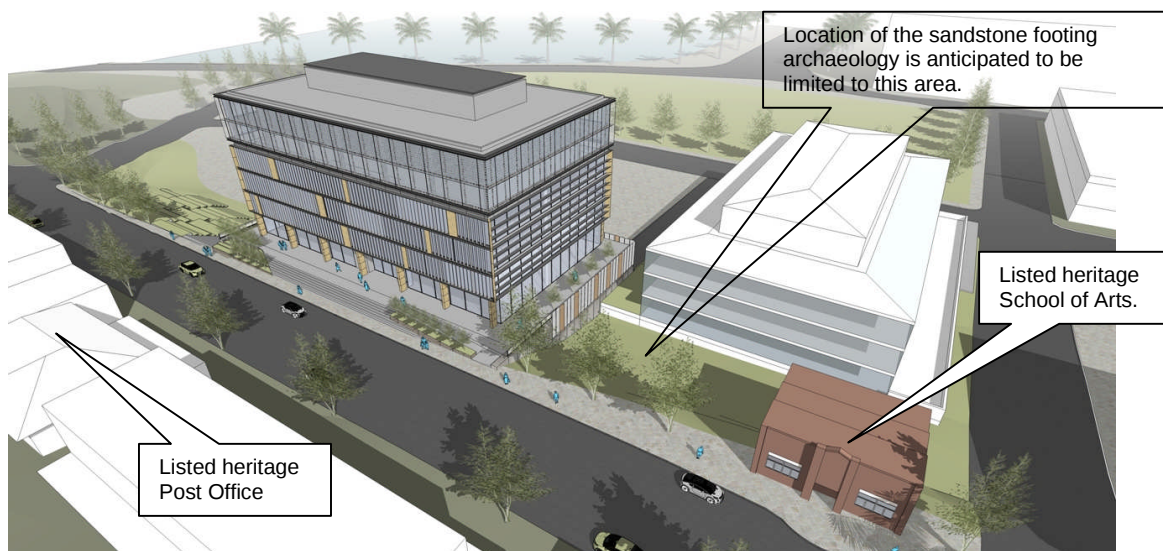


Plate 16: An aerial perspective view of the development showing the School of Arts building.
(Source - Group GSA Pty Ltd)

The building is designed as a glazed structure with extensive louver systems to provide decorative sun screening to the facades. The building is contemporary in design with the aesthetics aligned to more recently developed commercial buildings in the Gosford area rather than being dominated by the masonry structure.

The proposed materials and finishes are yet to be fully developed, however there is an opportunity to examine ways to differentiate the top two floors from the remainder of the building. This can be achieved through colour and material change to emphasise the base and first three floors over the top two floors to create a visual impression of a building of reduced height.

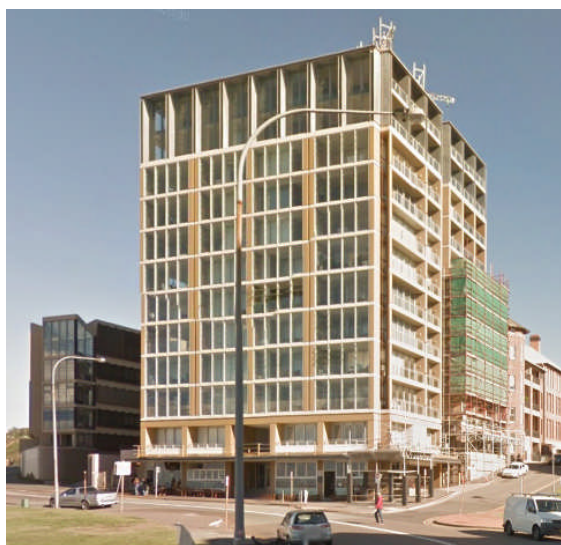


Plate 17: The York Apartments by Alec Tzannes. (Google)



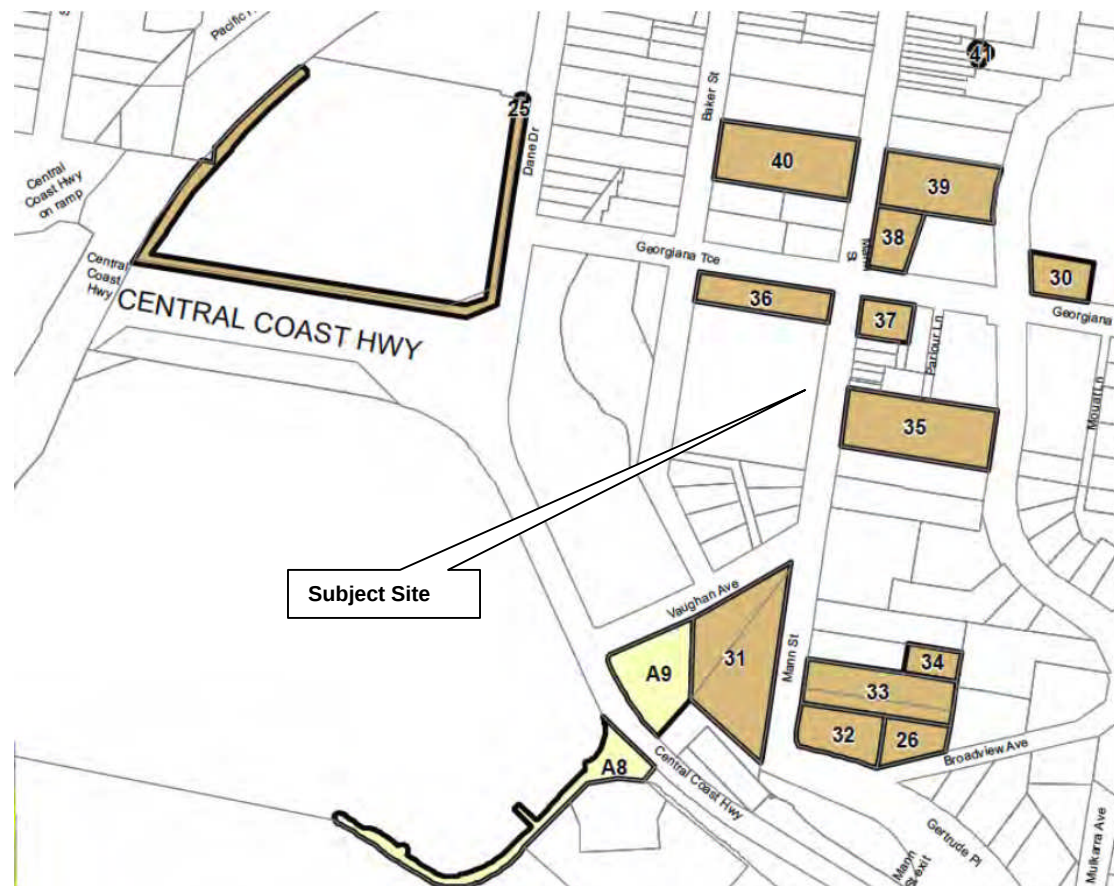
Plate 18: Newcastle unit apartment building. (Google)

The above photos are of two examples in Newcastle where colour and material change have had some involvement in visually reducing the impact of mass and scale on their surrounds. This was achieved by using a bright colour to the lower levels and a darker colour to the upper levels.

The Mann Street development could benefit by a similar treatment by having the two top floors a darker colour than the bottom four storeys to concentrate the eye on the brighter coloured base of the building.

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

Plate 19: An extract from the Heritage Map showing the subject site and surrounds.

(Source - Gosford City Council LEP)

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 opposite the Doma site on Georgiana Terrace. This building screens the subject site from another nearby listed heritage item, the former Brisbane Water County Council building (I 40).

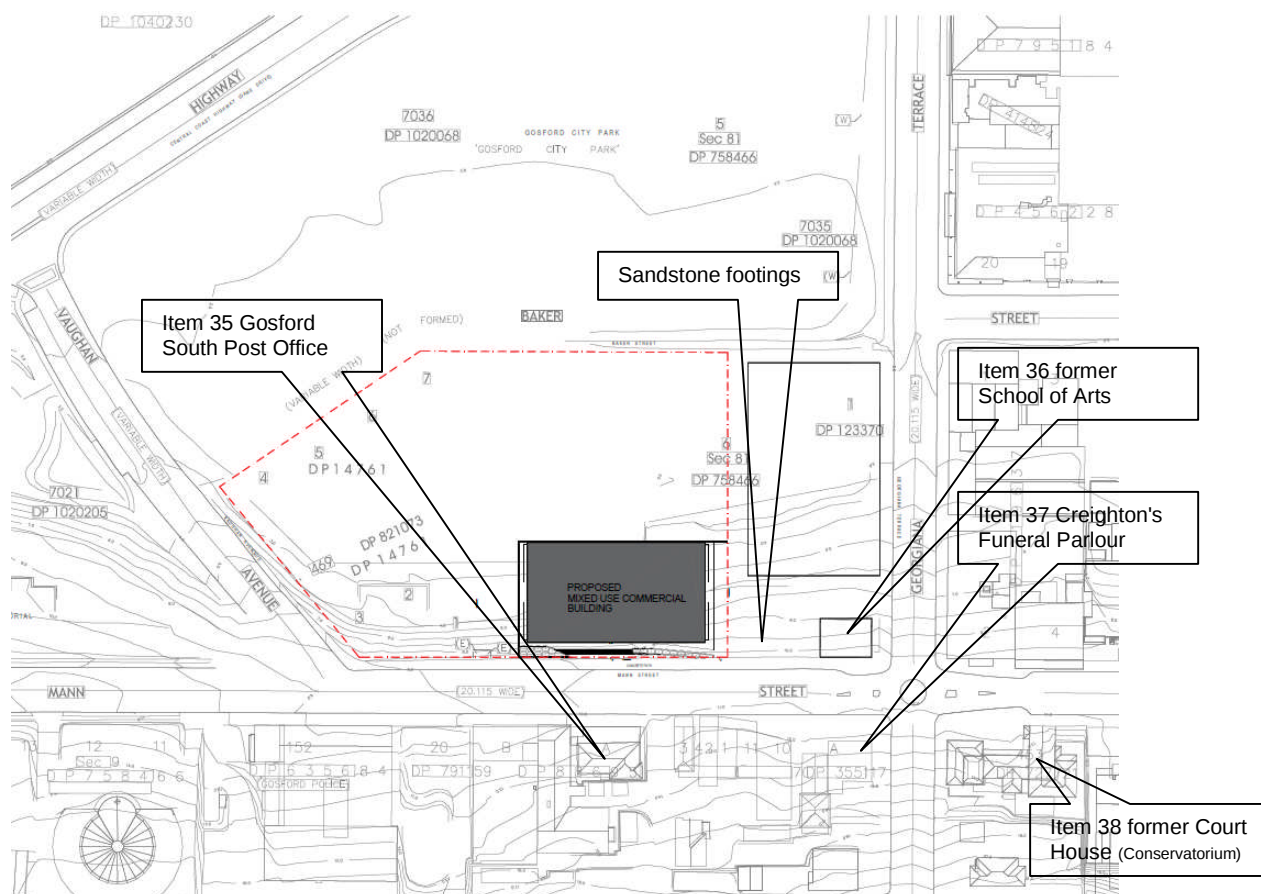


Plate 20: A site plan showing the proposed new commercial development in relation to the Post Office, the School of Arts building, footings and other nearby heritage items. (Source - Group GSA Pty Ltd)



Plate 21: A view down Georgina Terrace. (Google Streetview)



Plate 22: A view looking south on Mann Street to the School of Arts. (Google Streetview)

Item 35 Gosford South Post Office: This building is the closest heritage item to this development. The existing trees to the Mann Street boundary are to be removed as part of the development.



Plate 23: A plaque of the original Post Office & Res.



Plate 24: The building today. (JCHD DI 0420)

The following Statement of Heritage Significance is from the OEH 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 5 on page 7 shows the building as a single storey original structure with the above photo Plate 23 a possible addition or alteration to the original undertaken in 1891. The data sheet describes the cream face brick additions as dating from the 1920's.

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

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 EOH 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 25: The School of Arts dominates the corner on Mann Street and Georgiana Terrace. (JCHD DI 0419)

The proposed development is separated from the School of Arts building by a proposed heritage park to retain and display the sandstone footings of the former Sergeants Quarters building. This park will be partially landscaped depending on the extent and value of the footings to be investigated by an archaeologist.



Plate 26: The School of Arts dominates the corner on Mann Street and Georgiana Terrace. (JCHD DI 0425)

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

The bulk and scale of the proposed development will result in the highest building constructed at this end of Mann Street, with existing developments generally no higher than 4 storeys.

The former Gosford School of Arts building was designed to address the Mann Street and Georgiana Terrace streetscapes and the proposed 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 the item largely 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. Additionally potential landscaping to the heritage park and the Mann Street footpath or boundary may also assist in partial screening of the new structure.

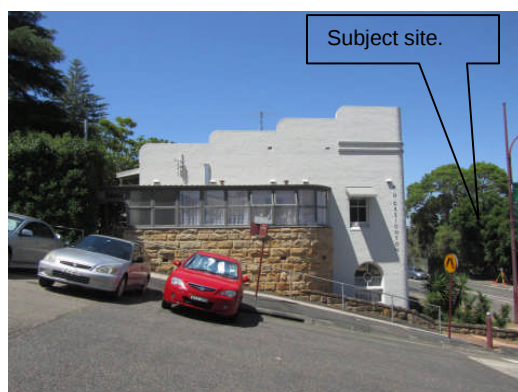


Plate 27: Creighton's from Georgiana Terrace. (JCHD DI 0426)



Plate 28: Creighton's from diagonally opposite. (JCHD DI 0417)

The proposed building does not impact on the heritage significance of this item due to separation by distance.



Plate 29: A view looking east on Georgiana Terrace to the former courthouse and Creighton's Funeral Parlour with the former School of Arts on the right. (Google Streetview)

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 30: 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 building appears lower in height than the Gosford Council Administration building.



Plate 31: A view looking south on Mann Street toward Georgiana Terrace. (Google Streetview)



Plate 32: A view looking east on Georgiana Terrace showing the Administration building cannot be seen from street level in this area. (Google Streetview)



Plate 33: A view looking north on Mann Street towards the Telephone exchange and Post Office showing the Administration building in the background as seen from street level. (Source - JBA)

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.

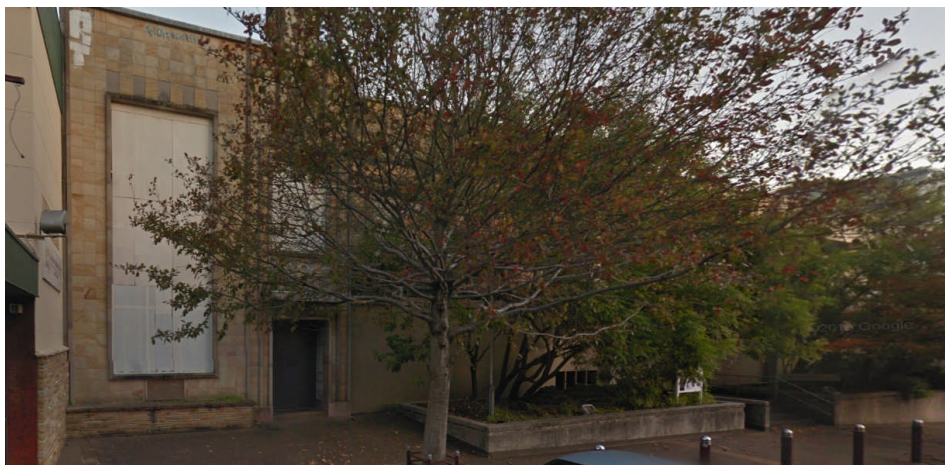


Plate 34: A view looking north west on Mann Street opposite the Administration building shows the former county council building cannot be seen from the subject site. (Google Streetview)

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.



Plate 35: The view of the School of Arts on the corner on Mann Street and Georgiana Terrace from the former Court House with another four storey office building on the right. (JCHD DI 0428)



Plate 36: A similar view of the proposed building and the School of Arts on the corner on Mann Street and Georgiana Terrace from the former Court House. (Source - Group GSA Pty Ltd)

2.5 GOSFORD WATERFRONT DCP 2014

Gosford Waterfront DCP:

The Gosford Waterfront DCP (March 2014) was developed as part of the existing framework under the Gosford DCP 2013 and builds upon the new land use framework. This is one of five areas recognised to contribute to the growth and revitalisation of the city.

Section 8 Heritage Items of the Gosford Waterfront DCP 2014 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.

The former Sergeants Quarters sandstone footings will remain on the adjacent site in an undisturbed state and will be archaeologically investigated to determine their full extent. It is assumed these footings don't cross the northern boundary of the subject site, but this needs to be physically confirmed. (Refer also to the AMAC report in Appendix A)

The DCP requires the following criteria to be considered:

1) Scale: The proposed building is six storeys in height on Mann Street with another storey for the Plantroom set back approximately 8 metres from the main walls. The building is also set back approximately 5.4 metres off the Mann Street boundary.

The Ground floor provides a podium effect to invite the public into a mixed use retail area and main Lobby for the overall building. Visually, this separates the glazed Ground Floor area from the three upper commercial office floors which are screened in a decorative louvre cladding over their glazed walls. There is a thin horizontal recess to provide a break to the two upper commercial office floors which are again glazed but screened by a different style of sun louvre. The building therefore has three distinct zones when viewed from Mann Street noting that the upper Plantroom is substantially set back off the building's outer walls and the lower three levels of car parking are also not easily seen from Mann Street.



Plate 37: The 4 storey Police Station diagonally opposite the subject site is currently the highest building in the near vicinity. (Source - JBA)

The break below the top two floors in the facade equates with the roof level of the Police Station. The use of a small setback or a change in materials and colour (or both) would assist into relating to the general bulk and scale to be found in this historic area of the early development of the town of Gosford.



Plate 38: A view of the development from Georgiana Terrace looking south. (Source - Group GSA Pty Ltd)

The closest heritage item is the Gosford South Post Office. Aesthetically, the building has been compromised by alterations and additions over the decades. The listing states that its heritage significance has not been diminished.

The heritage significance of the Post Office is therefore weighted more heavily in its historic and social value than its aesthetic value in its current state. Future research and assessments of potential reconstruction work may change this situation, but at present it is reasonable to conclude that the bulk and scale of the proposed development will not impact unduly on the existing Gosford South Post Office building.

The proposed building is the initial medium high rise to be constructed on the site along with the Doma building on Georgiana Terrace. The future proposed high rise unit development will be higher than this proposal, but set further back on Vaughan Ave.

The DCP for the site allows a height of 48 metres (AHD) with the proposed development height below that limit at approximately 45 metres (AHD). The future development of the overall site will introduce more buildings to provide a backdrop for the subject building to blend into as a way of softening the affect of a single structure on Mann Street.

2) Siting: The subject site at 32 Mann Street is not heritage listed so changes to the existing facade is not applicable. The building has however been set back approximately 5.5 metres off the Mann Street boundary in an effort to provide a greater public space between the roadway and the building's facade.

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 street width. As previously described, the building's facades are broken up into 3 zones on Mann Street, helping to divide the building into segments. Consideration should be given to a marginal setback of the highest two commercial floor levels and a change in colour to highlight the bottom for floors. The three floors that have facade louvers, have them mounted vertically which reflects the common use of vertically dominant openings in facades of Victorian heritage buildings such as the Post Office opposite the site.

4) Architectural Detailing: The subject site at 32 Mann Street is not heritage listed therefore this clause is not applicable.

5) Materials & Finishes: The subject site at 32 Mann Street is not heritage listed therefore this clause is not applicable. Recommendations have been made to consider varying colours over the facade to help highlight the lower 4 levels to Mann Street.

6) Use: The subject site at 32 Mann Street is not heritage listed therefore this clause is not applicable.

7) Original Fabric: The subject site at 32 Mann Street is not heritage listed therefore this clause is not applicable.

8) The aging Process: The subject site at 32 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 area is within the items own site boundaries. This is considered to be reasonable by the OEH 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) Infill Development: The proposed development is not regarded as "infill development" as the site is independent and has never been previously developed. Having said that, the recommendations to consider varying colours over the facade to help highlight the lower 4 levels to Mann Street are made with a view to minimising any perceived impact from bulk and scale of the building.

Controls:

The DCP lists the following controls in respect of nearby heritage items:

Gosford Public School & former School of Arts:

The former School of Arts building and sandstone remnant footings are on the adjacent DOMA site and are part of their DA for a new commercial building. The potential of archaeological discovery on the subject site has been addressed in Appendix A of this report.

Generally there will be a landscaped park between the subject site and the site of the former School of Arts building reserved to protect and interpret the former police building.

Historically, the documentary evidence associated with the subject site shows there were very few trees during its long use as a Police Paddock.

The other four site specifically listed are some distance from the subject site and their heritage significance is unlikely to be affected by this development.

Signage:

The subject site at 32 Mann Street is not heritage listed therefore this clause is not applicable. As the building is nearby to heritage items, the signage, which is yet to be finalised, will need to be restrained and carefully located on the building.

Landscape Concept Plan:

There are no obvious issues associated with the heritage significance of nearby heritage items proposed by the landscape plans and schedules.

Materials & Colour Selections:

The materials and colour selections have been made on the basis of a contemporary design with minimal reference to the heritage items in the area. This is reasonable and acceptable from a heritage aspect as the design warrants a contemporary approach to colour selection. The use of a Hawkesbury sandstone cladding reflects the stone found and quarried in 1922 it was further developed in providing building stone to the area primarily after WW2. Sandstone used on the local heritage buildings, particularly government works largely came from Sydney or other large quarries that had a more consistent colour than the heavily grained Hawkesbury sandstone. Following the expansion of Gosford quarries in the mid twentieth century, local buildings such as the Florida Hotel at Terrigal used the Hawkesbury sandstone as it complimented the design styles of the 1950s and 1960s.

The nearby heritage items will not be affected by the materials and colour selections proposed.

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 for the former public school site. This now allows the extension of Baker Street for access to the site.

The development of a large five storey commercial office building over a ground floor mixed use retail area has been designed in layers, with the ground floor largely glass in appearance and levels

1-3 clad in a louver system with a thin recessed break to the upper 2 levels screened in perforated metal.

As the first major development in this area with a maximum height of 45 metres AHD, the building has been designed to approximately 45 metres AHD and coloured with a dark base and light upper 2 storeys to provide a visual break-up of the facades. Future taller structures are planned nearby in the Site Analysis Plan prepared for the entire site.

The developments affect on the heritage significance of the surrounding individually listed heritage items has been minimised by the treatment of the facades in materials and colour.

- **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 a setback off the street boundary. When viewing the various nearby heritage items in Mann Street, the proposed building is located behind them and acts more as a backdrop allowing the items to dominate the street. 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?**

The neighbouring site is known to have potential archaeological deposits primarily from use by the police in the mid to late nineteenth century. Archaeology associated with former police buildings and stables removed following construction of new police premises on other sites are known to exist as relics above the ground. A separate archaeological report has been prepared and appended to this report. (See Appendix A)

- **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 height of the building to three storeys over a ground floor podium in height when viewed from Mann Street, with the next two levels clearly separated by a recessed band and having a perforated metal screen and the Plant Room level substantially set back.

Despite its overall allowable height under the DCP, the proposed new building is of a contemporary design setting it apart from the smaller more detailed heritage items, but visually linking it to other contemporary buildings in the area.

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

The development does not interfere with the views to the existing heritage items on Mann Street, in particular the Gosford South Post Office and the former School of Arts which remain physically separated from the proposed building by a small landscaped park and the street width.

STATEMENT OF HERITAGE IMPACT:

The proposed new six storey mixed use retail and commercial development on Mann Street, Gosford 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 Waterfront DCP 2014 for development in this area. The new building is sited on Mann Street and also addresses the extended Baker Street requiring three floors of car parking to be below the Mann Street level as a result of the natural topography of the area. The proposed development retains the independence and dominance of the existing nearby heritage items in the streetscape, including the Gosford South Post Office.

The use of changing materials and colour on the facades vertical rise helps visually soften the bulk and scale of the building by dividing the overall height into layers of different heights.

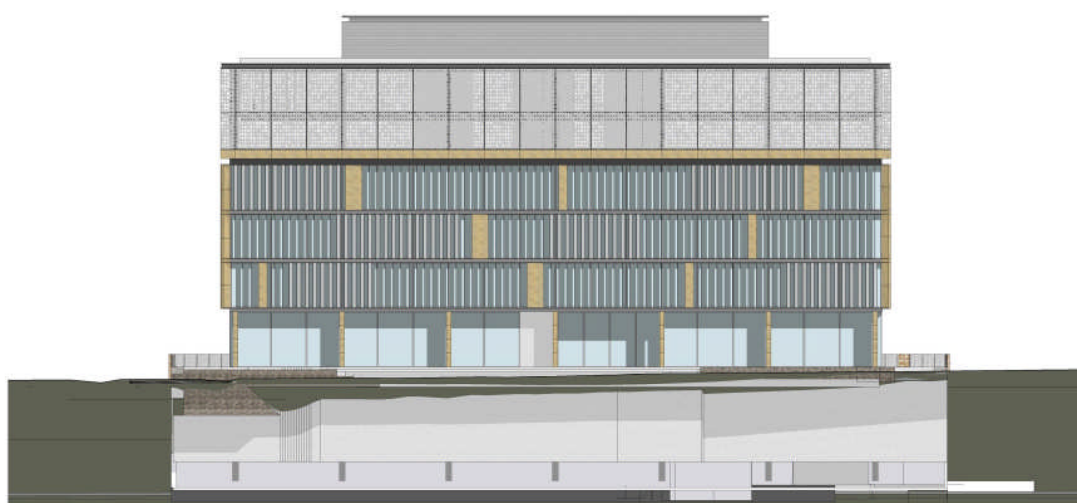


Plate 39: The proposed eastern facade of the building on Mann Street showing the Plant Room and the three lower levels of car parking. (Source - Group GSA Pty Ltd)



Plate 40: The proposed northern facade of the building with Mann Street on the left, and the three lower levels of car parking. (Source - Group GSA Pty Ltd)

3.0 CONCLUSION & RECOMMENDATIONS

The site is part of the original Police Paddock, a large area from Georgiana Terrace and the former School of Arts building area, a Police Station and Residence as well as stables. The documentary evidence suggests the stables may have been moved onto or near the subject site for a period prior to the demolition of the police buildings.

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 in the late 1930's.

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 proposed development of a six storey mixed retail and commercial building has been assessed as having minimal impact on the heritage significance of the nearby heritage listed items.

The bulk and scale of a six storey building on Mann Street will be softened in time by higher bulkier structures that form part of the overall Site Analysis Plan for this area.

Recommendations:

The following recommendation should be considered for this project:

- Consider examining options for reversing the facade colouring during the development of the design for Construction Certificate stage. *Reason - to establish the best colouring to reduce visual impact of the height of the building on the nearby heritage items in Mann Street.*

Yours faithfully,



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28 April 2016	D	Change of address number
24 March 2016	C	Issue for DA lodgement
22 March 2016	B	Inclusion of comments
15 March 2016	A	Draft for comment
Date	Rev	Description

APPENDIX A

Archaeological Component for the Statement of Heritage Impact