

9/12/2016

TO: Tanya O'Brien, Manager Development and Rezoning, Central Coast Council

FROM: Philip Graus

RE: DA for 32 Mann St, Gosford – Third Party Design Excellence Peer Review

Dear Tanya,

Further to a review of the above application I confirm that the design is generally acceptable, and can achieve design excellence as the detail design is developed, including addressing the comments below. My detail comments (written and sketches attached) are as follows:



Design excellence, including comments from council's architect and heritage coordinator

- The building can be further articulated to reduce the overall scale as follows:
 - o Pull the screen to the two upper levels back – The building structure and internal areas do not need to be changed
 - o Further articulate the building façade vertically. The benchmark image on page 17 of the heritage report (York apartments) show one way of achieving this
 - o Provide an awning to improve pedestrian amenity and provide a more appropriate scale at the building entry
 - o It is strongly recommended that significant street trees be provided or the pedestrian experience and Mann streetscape will be poor. If necessary, set back the building to achieve this, if services under the pavement constrain trees.

Roof Plant

- Need to ensure there will not be any other roof plant, or if so, that it is also screened. Given that the roof is a usable terrace, elements such as pergolas should be high quality and set back from the building edge, as should balustrades etc.

Public Domain to Mann Street

- As noted above, street trees are essential. Keep the public domain simple. Draw a public domain plan extending to the Mann Street corner to avoid an ad hoc frontage.

Car Park/ Podium

- Keep it simple. Green the walls and integrate with landscape. From a sustainability perspective it would be preferable to have louvres to the car park with a 'green edge' as per the sketch. Natural light to the car park would also be desirable.

Based on our review of the proposed DA and the responding above commentary, it is our position that the proposed design is capable of meeting the Gosford City Centre Design Excellence objectives.

Yours faithfully

A handwritten signature in black ink, appearing to read "Philip Graus".

Philip Graus
DIRECTOR
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