

## **DA BRIEFING MEETING**

**Section 8.2 Review of DA49565/2016  
“Northern Gateway to Gosford City Centre”  
Residential Flat Building (339 Units) and Commercial Premises  
Staged Development  
At The Corner of Mann Street and Dwyer Street, North Gosford**

### **Applicant**

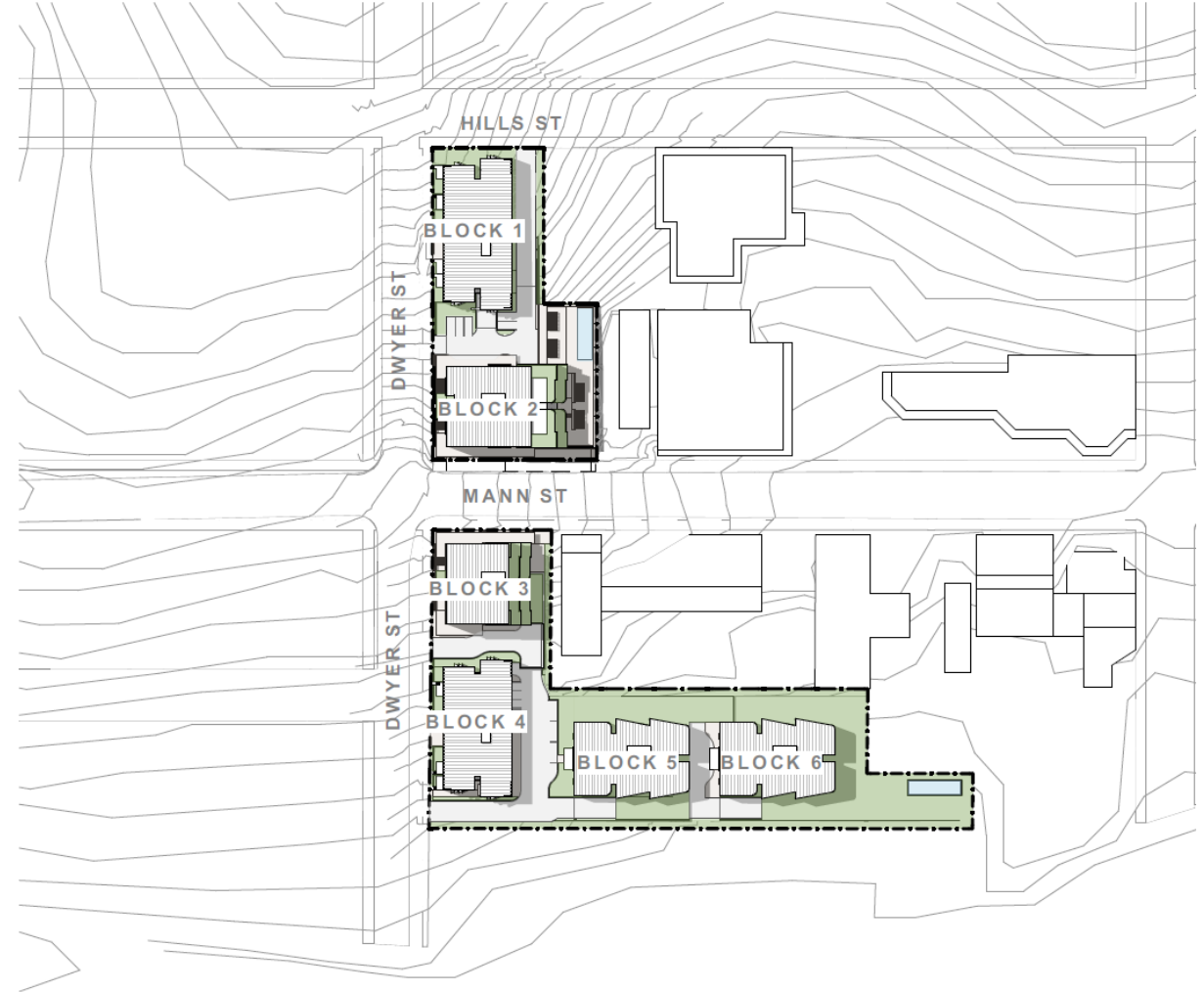
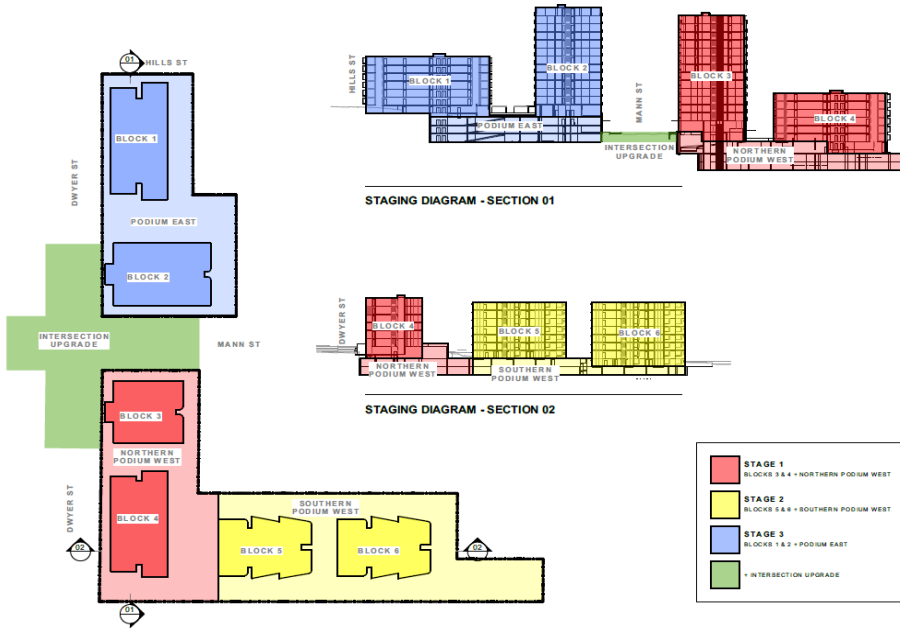
Ken Schmidt C/- ADW Johnson

## **BACKGROUND & SECTION 8.2 REVIEW**

- The subject site has been nominated as the “Gateway” site from the northern end of Gosford City Centre.
- The original DA was lodged on 31<sup>st</sup> March 2016 with the former Gosford City Council and received the benefit of the now repealed Clause 8.9 of GLEP 2014 30% bonus provisions on building height and FSR.
- Development Application No. 49565/2016 Part 1 was refused on 26<sup>th</sup> October 2020 by HCCRPP.
- The application under review has reduced building heights for all tower blocks; reduced the number of residential units; and increased building setbacks and building separation.

# PROPOSAL

- Staged construction of 6 tower blocks
- Podium-based development
- 339 residential units
- Retail and commercial units in tower blocks 2 and 3
- Private health club in tower block 2
- Basement carparking
- Upgrade Dwyer Street and Mann Street intersection to a signalised solution
- Landscaping including swimming pool, BBQ and seating areas



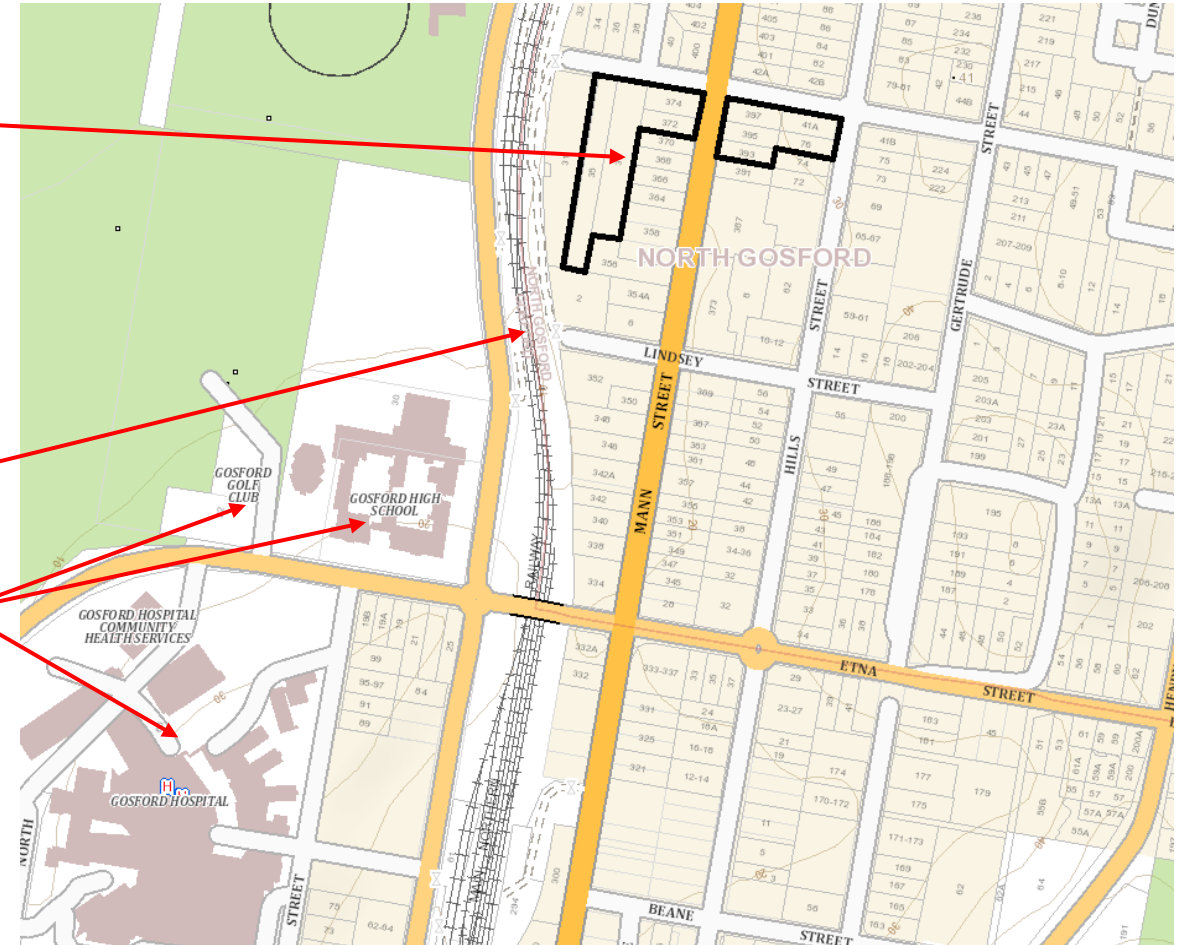
## SITE

- The site comprises **9 lots** with direct street frontage to Mann, Dwyer and Hills Streets.
- **Lots 1, 2, 3, 25 and 26** are located on the eastern side of Mann Street and comprises a site area of 3,567.7m<sup>2</sup> and contains no easements.
- **Lots 4, 5, 31 and 2A** are located on the western side of Mann Street and comprises a site area of 7,049.5m<sup>2</sup> and contains no easements.
- Total site area is **10,617.2m<sup>2</sup>**.



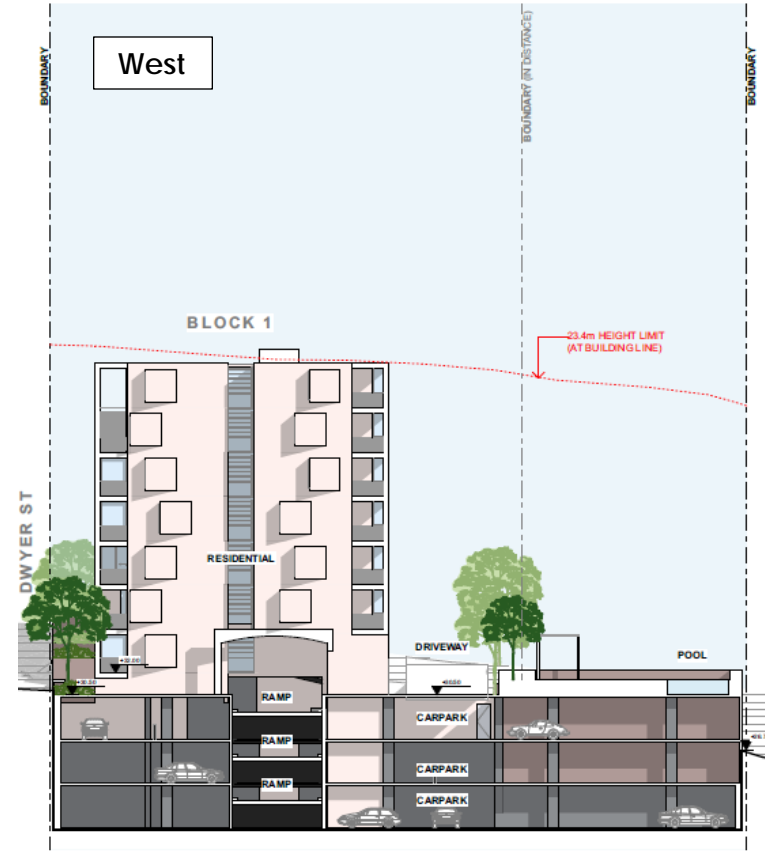
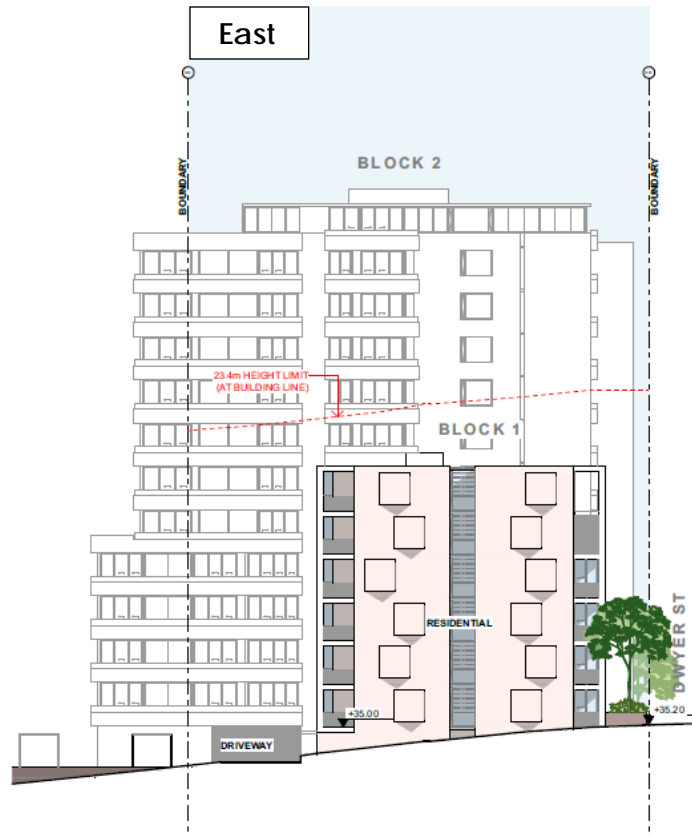
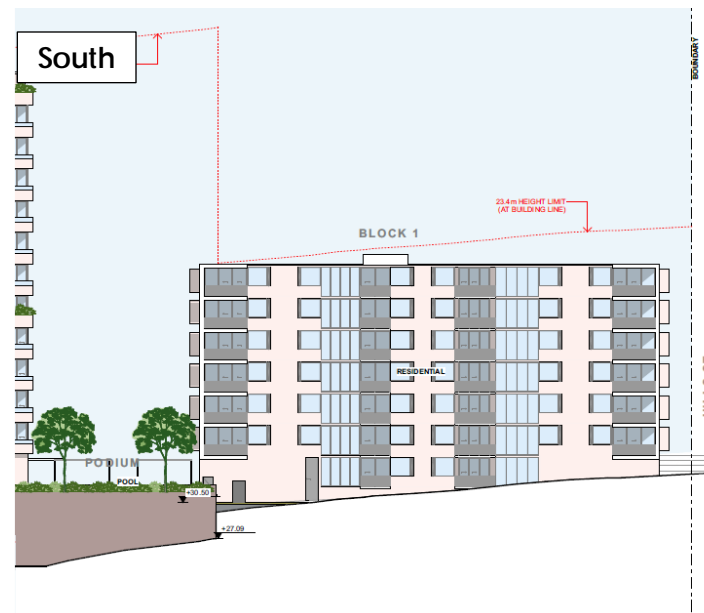
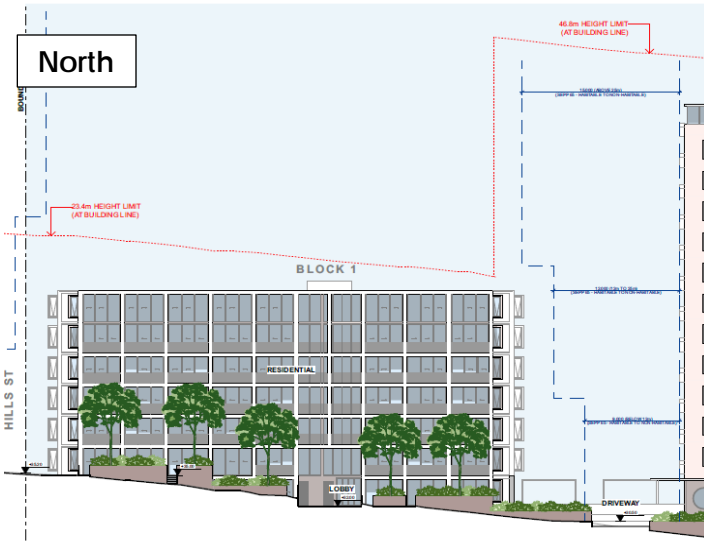
## CONTEXT

- The site is located at the northern limit of the Mann Street component of the Gosford City Centre.
- The immediate surrounding sites are dominated by car dealerships and low – medium density housing.
- Beyond the western extent of the site is the Sydney – Newcastle rail line, with Gosford Station approximately 800m to the south, along Mann Street.
- Gosford High School, Golf Course and Hospital are each also located within 1km of the site.
- Numerous residential flat buildings have been approved using the incentive height and FSR control within this area.



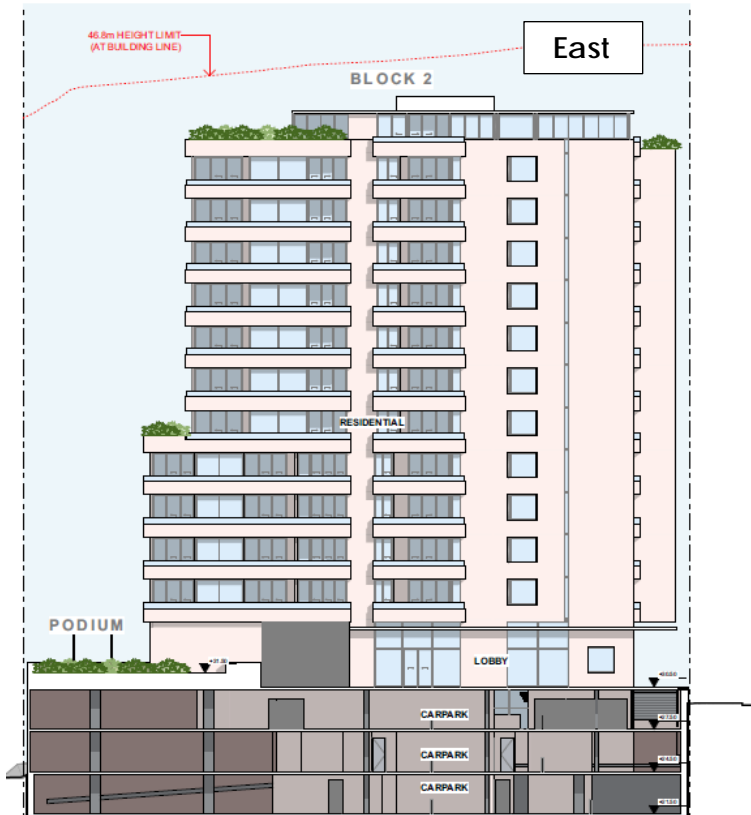
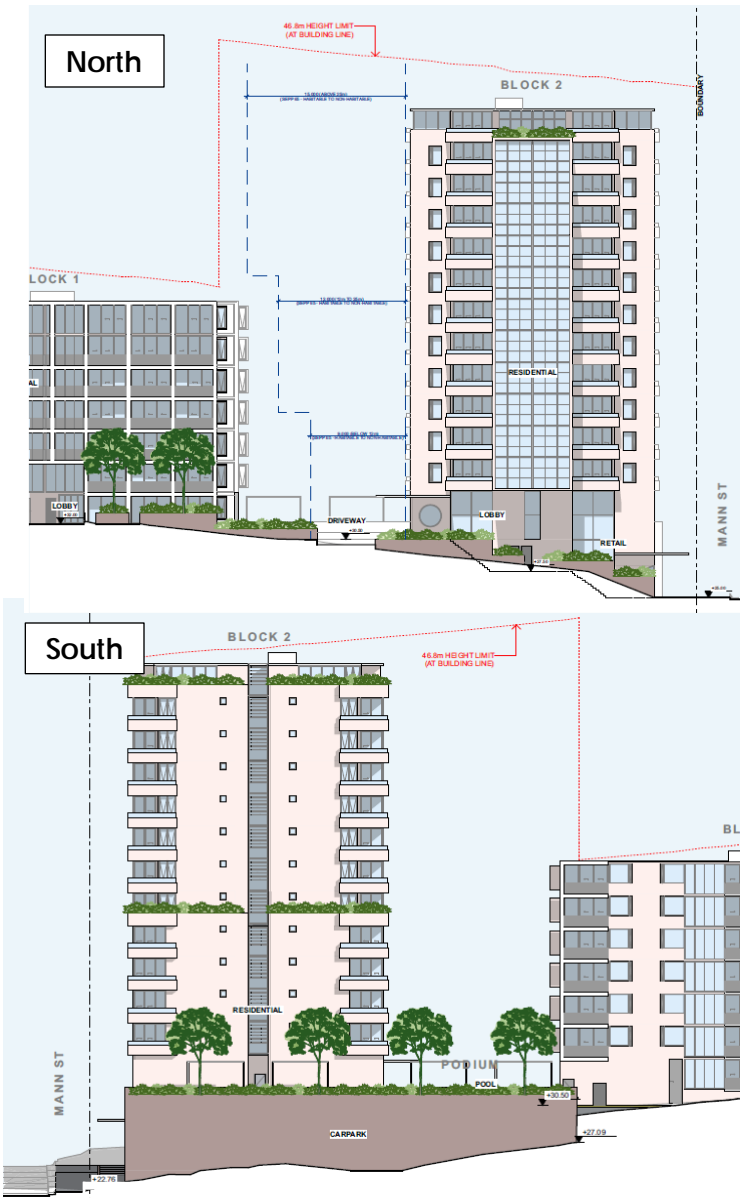


# BLOCK 1 ELEVATIONS



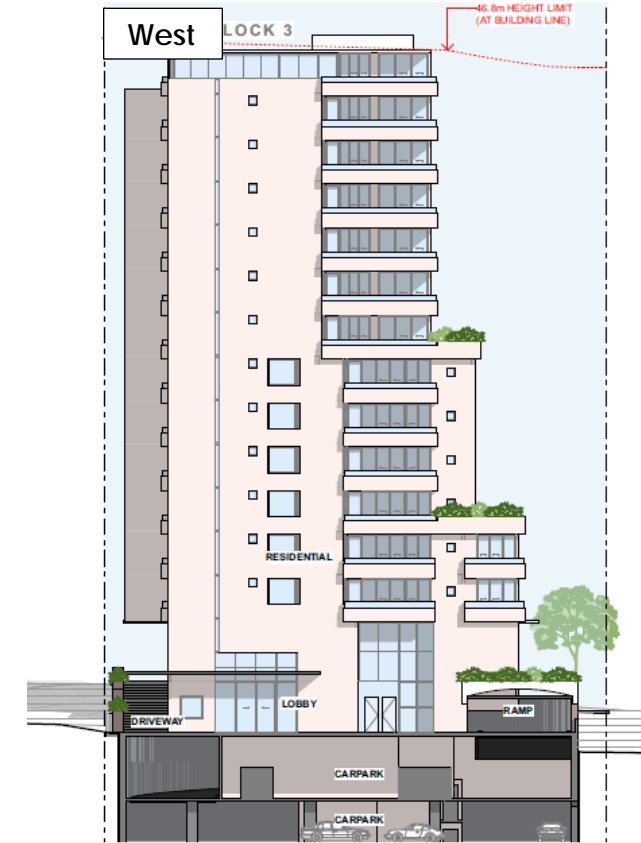
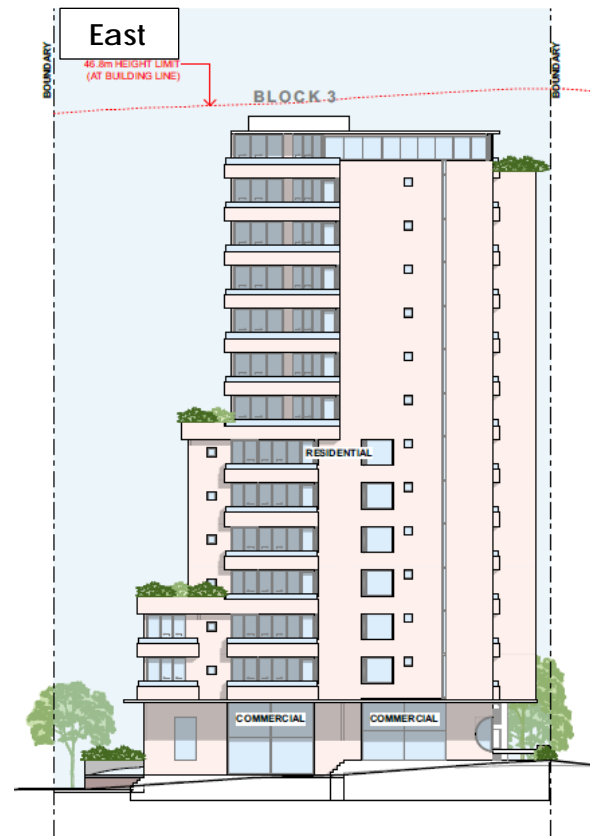
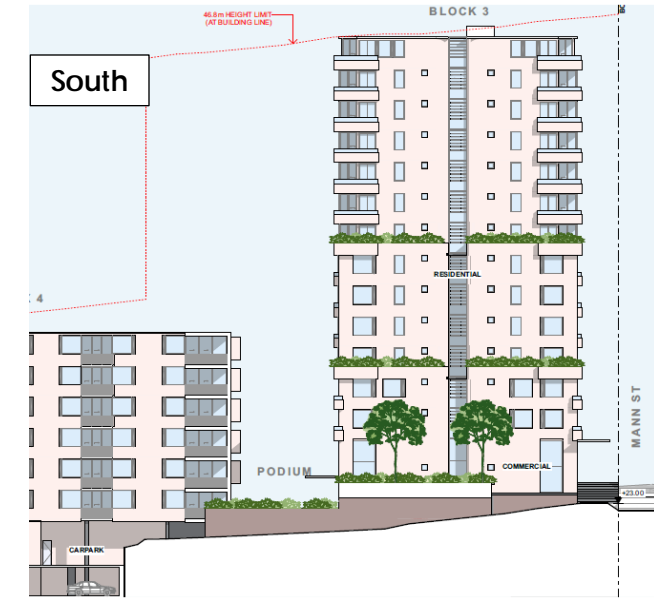
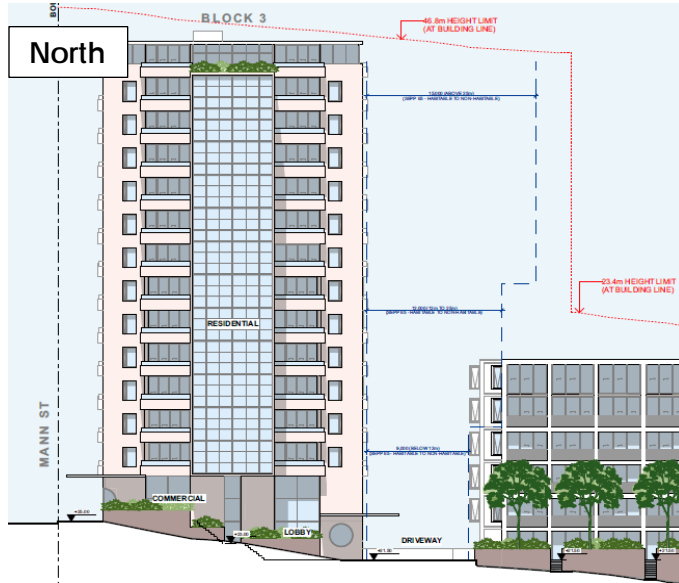
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# BLOCK 2 ELEVATIONS



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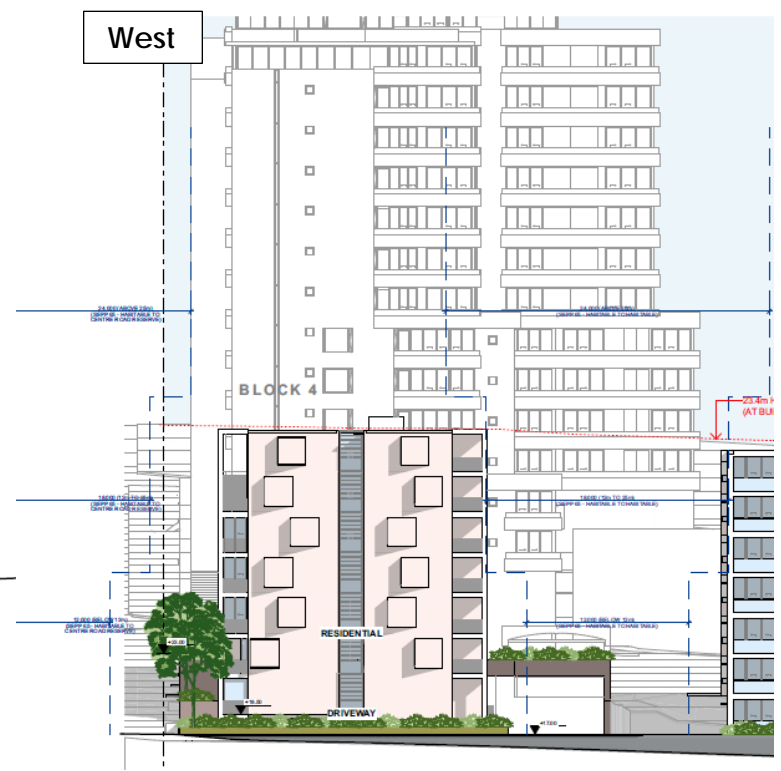
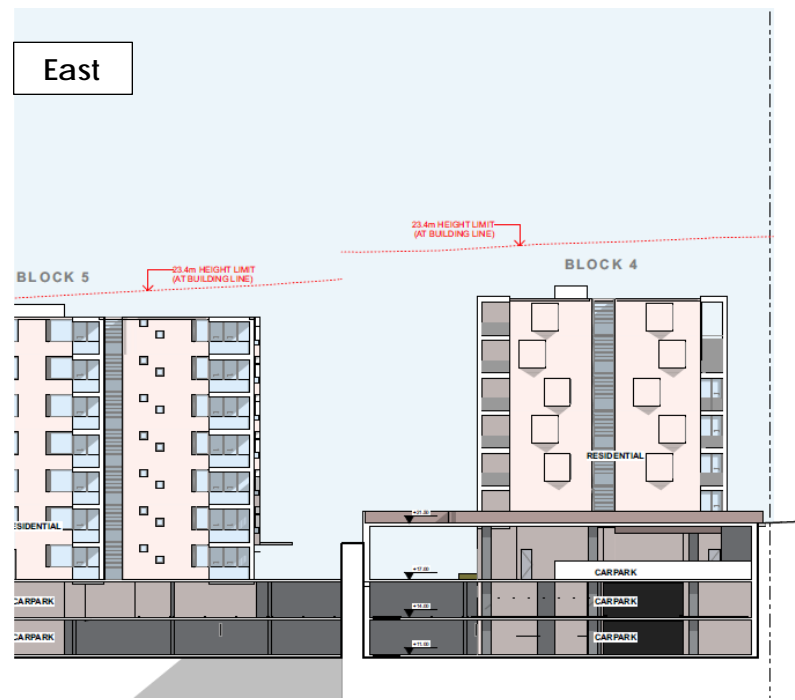
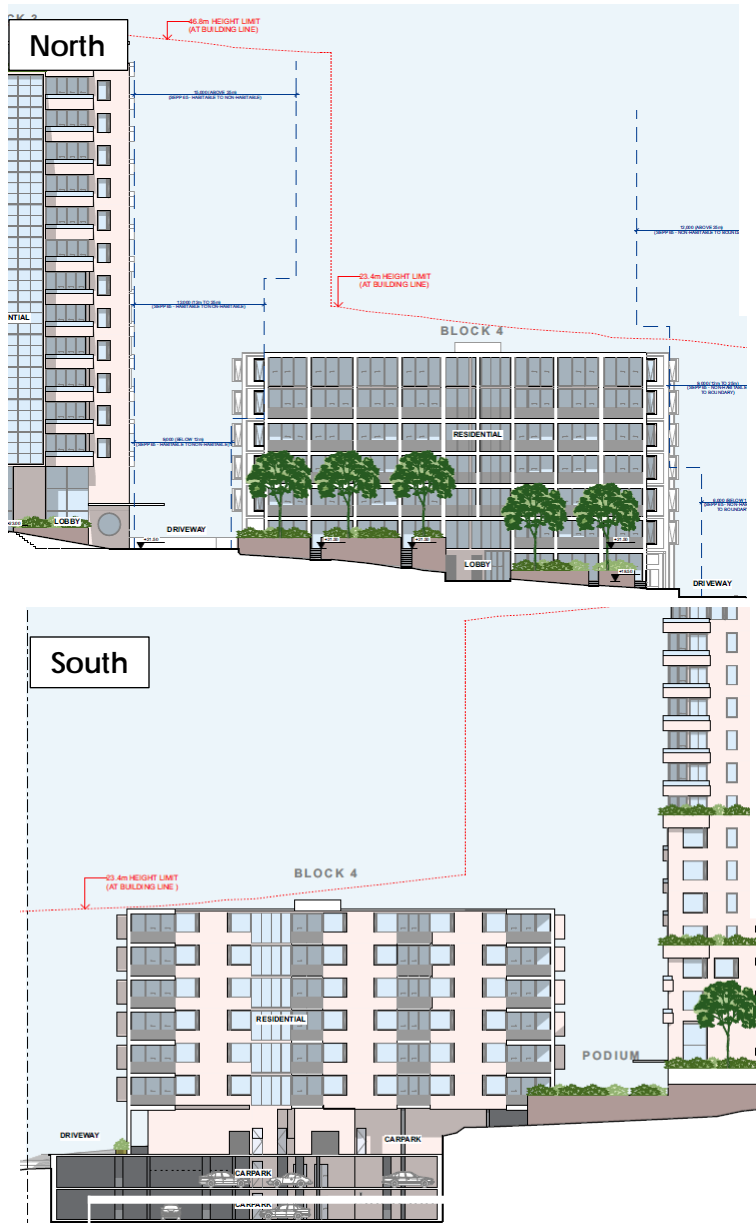
# BLOCK 3 ELEVATIONS



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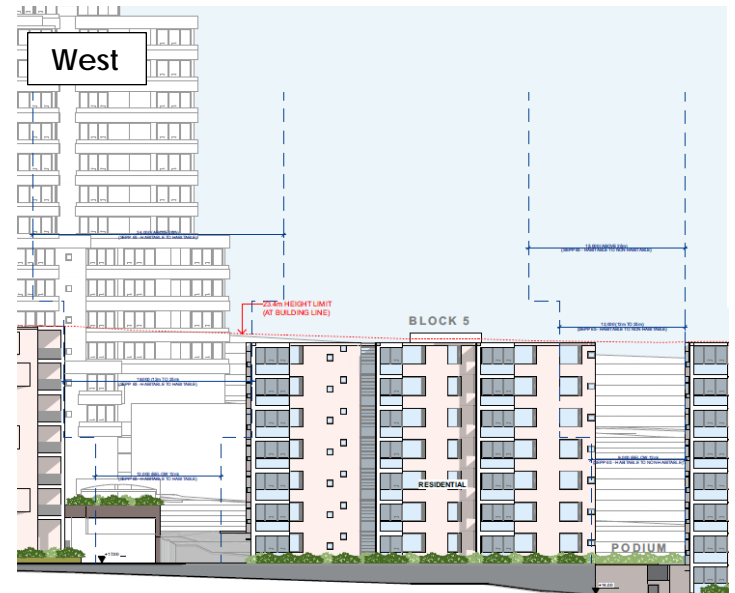
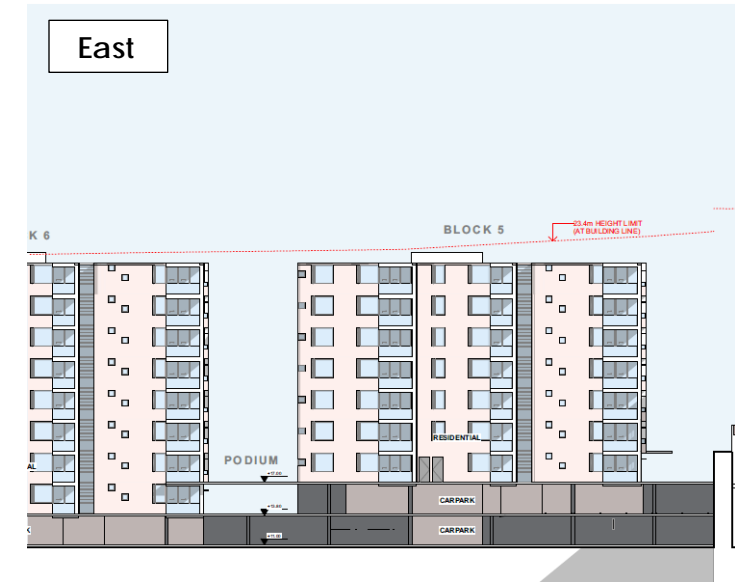
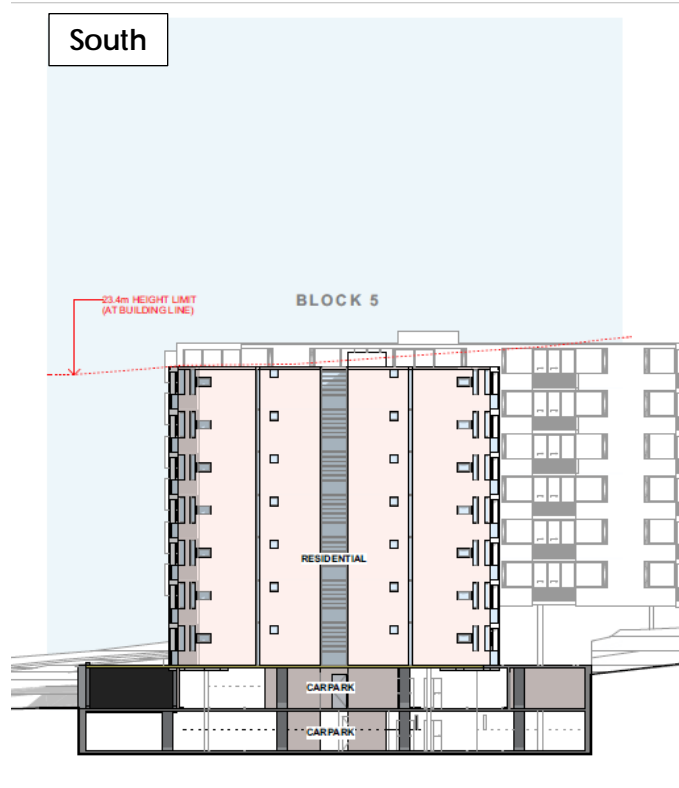
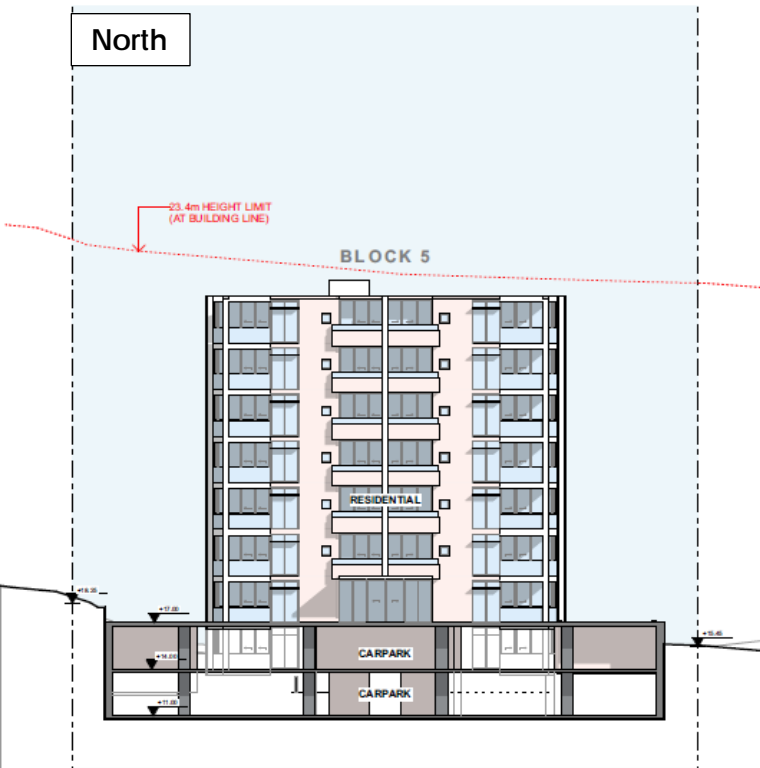


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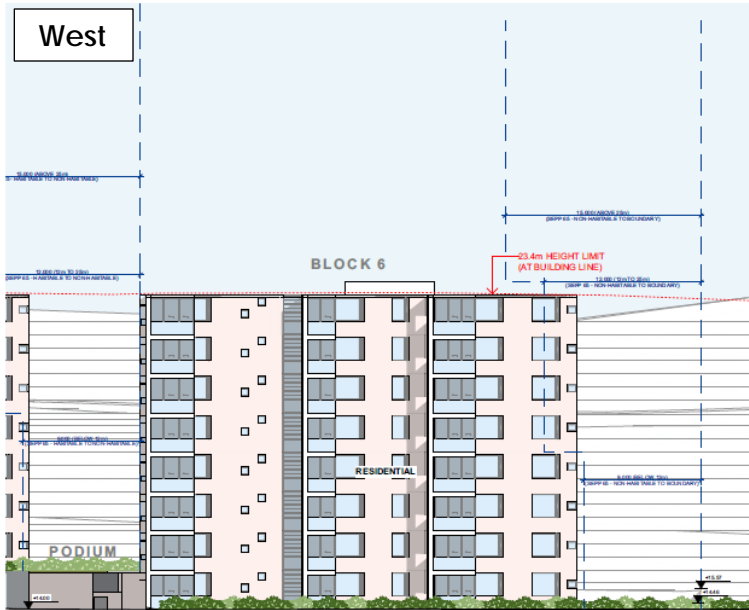
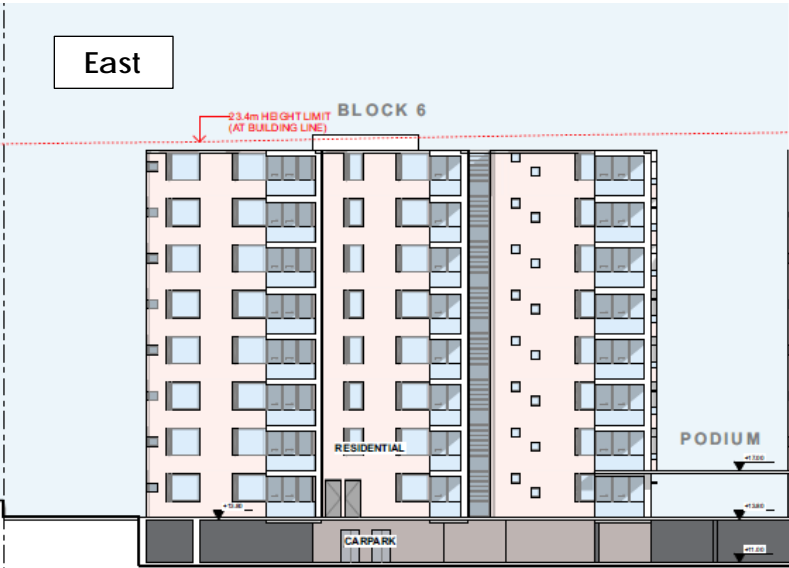
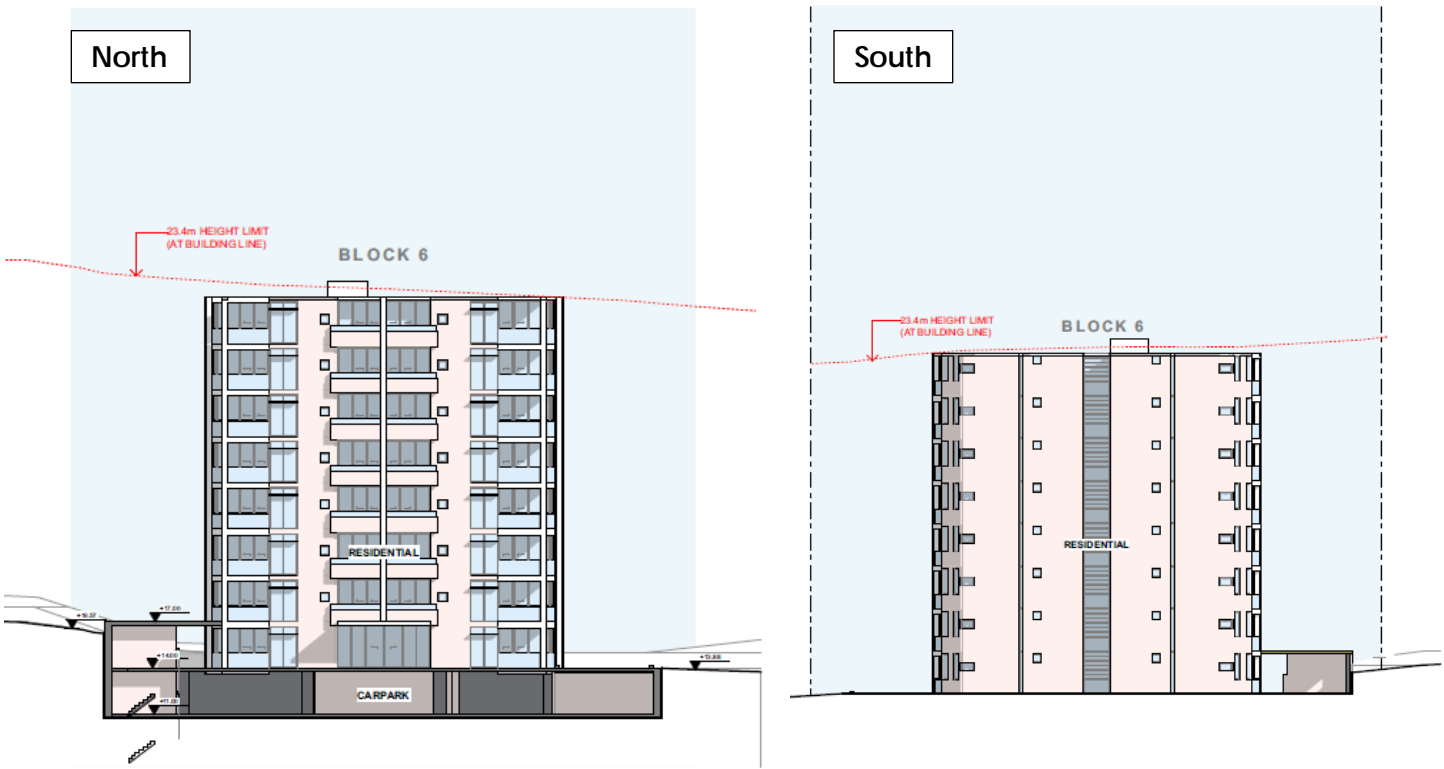


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# BLOCK 5 ELEVATIONS



# BLOCK 6 ELEVATIONS



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## ARTISTS IMPRESSION



Residential Flat Building (339 Units) and Commercial Premises – Staged Development  
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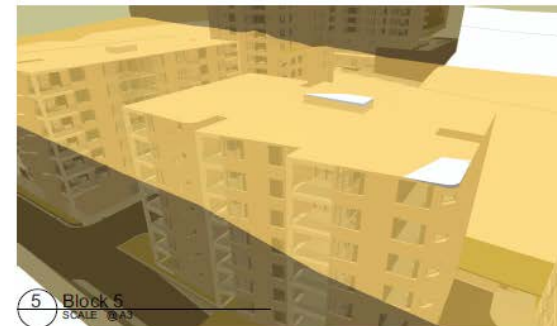


## CLAUSE 4.6 – BUILDING HEIGHT

Minor variations to building height to Tower Blocks 3, 5 and 6 being less than 2.5%.

Block	Allowable Height	Proposed Height	% Variation	Complies
3	46.8m	47.81m (+1.01)	Variation of 2.16%	No
5	23.4m	23.64m (+0.24m)	Variation of 1%	No
6	23.4m	23.81m (+0.41m)	Variation of 1.75%	No

- DPIE's "Alternate Test" could be applied as a minor variation.
- Clause 4.6 request accompanies the development application.
- Remaining tower blocks 1, 2 and 4 comply with the building height controls.



## SPECIALISTS REPORTS AND INVESTIGATIONS

Document	Prepared By
Architectural and SEPP 65 Design Verification	Nation Architects
Landscape Plans	Xeriscopes
Geotechnical Investigation	Network Geotechnics
Geotechnical Investigation (Contamination)	Douglas Partners
Survey	Barry Hunt Associates
Traffic and Parking Assessment	Barry Bradley & Associates
Civil Engineering	Northrop
Acoustic Assessment	Vipac
Accessibility Report	Lindsay Perry Access
Wind Impact Assessment	Vipac
BASIX	Flux Consultants
CPTED	Barker Ryan Stewart
Waste	Barker Ryan Stewart
Quantity Surveyor	Muller Partnership



## KEY ISSUES CONSIDERED WHEN PREPARING THE APPLICATION UNDER REVIEW

- Reduced building heights for all tower blocks.
- Tower blocks 1, 2 and 4 are well below the building height limit.
- Tower blocks 3, 5 and 6 have partial and minor building height variations not exceeding 2.20%.
- The minor height variation is due to a sloping site.
- The development is well below the maximum FSR.
- Increase to internal and external setbacks and separation addressing SEPP 65 compliance issues.
- Improved waste service vehicle access to the basement levels.
- Site Studies carried out for adjacent sites at 72 and 74 Hills Street; and the area west of proposed blocks 4, 5 and 6.

THANK YOU