

From: [Heather Warton](#)
To: [Heather Warton](#)
Subject: FW: Mann Street Gosford SSD 10114 Interpretation of floor plate control in DCP
Date: Friday, 14 August 2020 9:31:31 AM
Attachments: [CentralCoastCouncil_486edbab-5775-4721-8168-2b136d7a277a.png](#)
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From: Emily Goodworth [REDACTED]
Sent: Thursday, 13 August 2020 3:32 PM
To: Heather Warton <Heather.Warton@ipcn.nsw.gov.au>
Cc: Andrew Roach [REDACTED]; Vicky Cummings
[REDACTED]
Subject: RE: Mann Street Gosford SSD 10114 Interpretation of floor plate control in DCP

Dear Heather,

Thank you for your email last Friday and your follow-up email today. My apologies for the delay in responding and for any confusion our comments to the Department have created. I have sought clarification from staff who were involved in the review of the SSD application and provide the following:

- The plate size is considered to comply with the DCP definition.
- The plate size is approximately 900m². The exclusion of service cores and balconies from Gross Floor Area calculations does not prevent these elements from contributing to the overall bulk and scale of the development.
- The width of the northern tower (north to south) is approximately 45 metres which also complies with the maximum length of 45 metres in any direction in the DCP.

However, council reiterates its previous comments that mere compliance with the minimum standard does not demonstrate design excellence and does not justify any bonus in height and FSR. In particular, the 45 metre length of the northern tower emphasises the visual impact when viewed from the park, waterfront and entry to the city. Despite the fact the tower may comply with the definition of plate size it is not considered to be a slim tower.

I trust the above clarifies council's position on the matter.

Regards,

Emily

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