



## SITE INSPECTION NOTES

**Development:** SSD 10114, 26 & 32 Mann Street Gosford

**Meeting Location:** Vaughan Avenue, Gosford

**Date:** Thursday 23 July 2020

**Time:** 9.30am - 12.30pm

### ATTENDANCE

**Commission Members:** Chris Wilson (Chair)  
Wendy Lewin

**Office of IPC:** Heather Warton, Senior Consultant Planner

### Note

The attendees adhered to the Commission's *Temporary Site Inspection Policy – COVID19 Pandemic Arrangements* including observance of 1.5m social distancing; provision of hand sanitiser and masks were offered. Panel Members travelled separately to the Site.

The Panel drove into Gosford across Brian McGowan Bridge.

The Panel members walked the perimeter of the Site with representatives of the Applicant, and later to other parts of Gosford CBD and key sites adjacent to the Site. The Panel also drove to Point Clare to view the Site from across Brisbane Water.

### 1. WALK AROUND SITE PERIMETER (Figure 1)

The Panel met representatives of the Applicant at the Site:

- Justyn Ng (St Hilliers)
- Andrew Harvey (Urbis)
- Nick Byrne (DKO Architecture)

The Panel's walking route around the Site was as shown in the [blue arrow](#) in the aerial photograph Figure 1

- Walked east along Vaughan Street noting the Fig tree on the corner of Vaughan Avenue and Mann Street
- Turned north along Mann Street, stopping outside the ATO building, noting the two sub stations at the boundary of the site and the view across to Brisbane Water to the West
- Walked west down Georgianna Terrace, noting heritage buildings adjoining the Site
- Walked into Baker Street, noting the car parking and shared ROW driveway on the northern boundary of the site



- Also noted the construction work being undertaken on the Leagues Club Field by Hunter and Central Coast Development Corporation.
- Walked south down Dane Drive along the edge of the Leagues Club Field
- Turned left back into Vaughan Avenue.

## 2. WALK TO PART GOSFORD CITY CENTRE (Figure 1)

- The Panel (without the Applicant) then walked north though to Gosford along Mann Street, past the Council Chambers and redevelopment site at 50-70 Mann Street. This is the route shown on **orange arrow**.
- The Panel then turned right into Donnison Street, noting development underway at the site on the corner of Mann and Donnison (pub façade remaining on the corner)
- The Panel walked past Kibble Park to site of SSD 9813 also to be referred to the Commission, on the corner of Donnison Street and Henry Parry Drive
- The Panel retraced steps back along Donnison Street, and south down Mann Street (past the Site), on the opposite side of the street, walking on the eastern footpath; past the recently completed residential apartment building at 21-31 Mann Street (access off Mann Street).
- The Panel then walked into Memorial Park, to the War Memorial. The fig trees around the park were noted. The area in front to the War Memorial was in full sun (at approx. 11.30 am). The lower levels of the proposal to north will be obscured from this point by the trees.
- Walked west down the steps to the lower level Poppy Park, past the Poppy sculpture and concluded the Site visit back at the 90 degree parking in Vaughan Avenue.

## 3. VIEW FROM ACROSS BRISBANE WATER (Figure 2)

The Panel then drove to Point Clare across Brisbane Water, and viewed the Gosford CBD and Site to the North-East, from the point shown by the red arrow in Figure 2 (Reserve at the end of Kurrawara Avenue, near Marine Rescue Building).

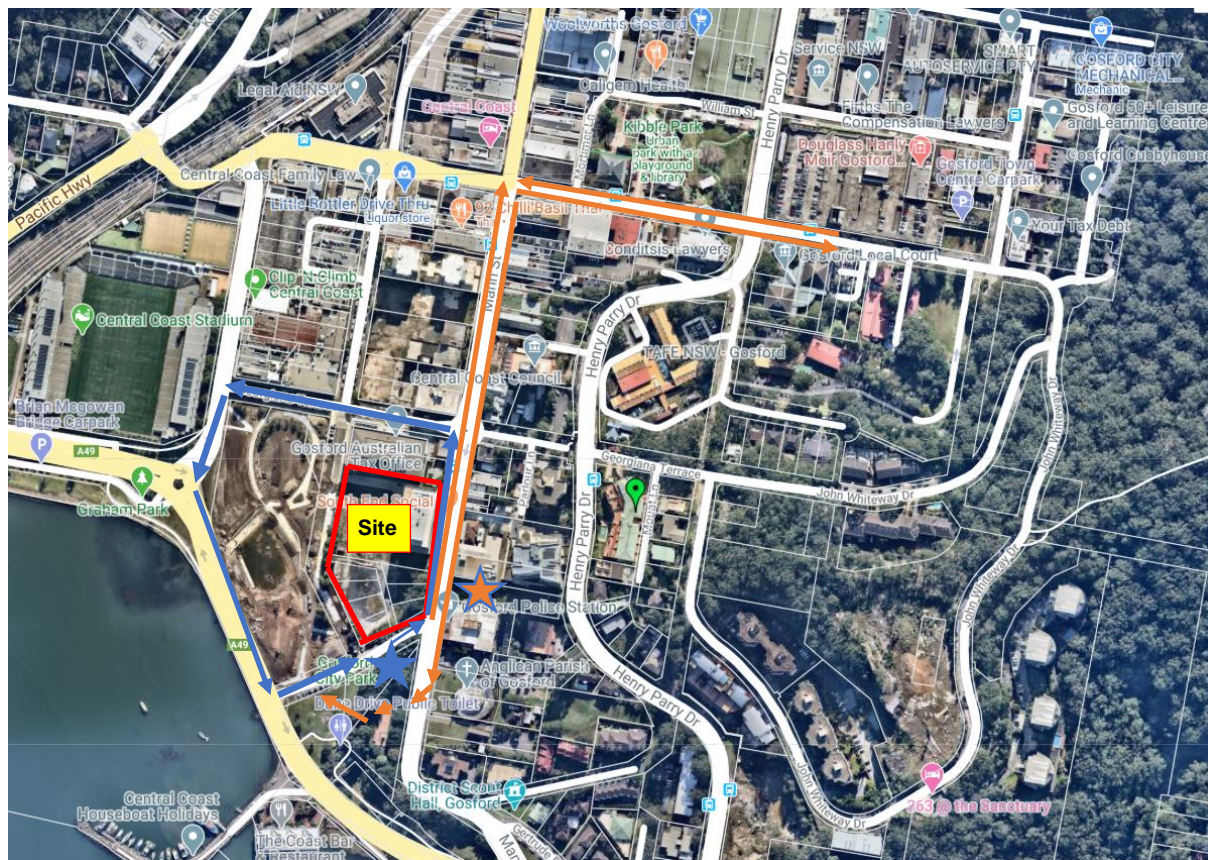


Figure 1: Walking Route around the Site and Gosford CBD  
Blue Start Start/Finish Route 1; Orange star Start Route 2  
Source Nearthmap



Figure 2: View from Point Clare reserve to the Site (View 3)

Source: Google Maps