

**DEVELOPMENT OF PROPERTY
Located at Erina Street, Gosford**

Lot 8, DP 6039 – Area 911m²

Lot 9, DP 6039 – Area 911m²

Lots 101 and 102, DP 529671 – Area 911m²

Zone B4 Mixed Development

Total Site Area 2733m²



Report prepared by:



VISION STRUCTURES (NSW) PTY LTD
SUITE 2, LEVEL 2, 10 WILLIAM STREET, GOSFORD
PO BOX 1746, GOSFORD NSW 2250

P – (02) 4324 3516
E – gball@vision-structures.com (Attention: Mr Geoff Ball)

The NSW Central Coast is known for its stunning natural beauty, being surrounded by national parks and waterways and only a one hour drive north of Sydney.

The Gosford CBD has been proclaimed as the “Capital” of the Central Coast.

The CBD of Gosford is on the verge of wholesale re-development. It is long overdue with many existing commercial core buildings being vacant and some pockets becoming increasingly derelict.

Planning NSW and Council are on a mission to revitalise the CBD.

Recently gazetted Gosford City Centre DCP2018 permits high-density multi-storey residential development across the entire CBD. The introduction of the new DCP specifically for the CBD, focuses on design excellence and environmental impact effects rather than on FSR and Height of Building (HOB) criteria being pre-determined by rigid numerical formula.

Consideration and assessment of a proposal is based on the site area and street frontage of the property to encourage orderly, economic and sustainable development.

Generally, sites are assessed as being “small” unless the street frontage exceeds 36 metres or the site area exceeds 2800m² or 5600m² which are then assessed as being “medium” or “large” sites.

A classification of “medium” or “large” permits variation of numerical standards for FSR and HOB, allowing a merit based design excellence solution, referencing Clause 8.4 of SEPP (Gosford City Centre) 2018. Issues such as the impact of over-shadowing nominated public open spaces (such as Kibble Park) view corridors, and the resultant social benefits which will accrue from the development are the key criteria for assessment.

The physical geographical features of the waterfront to the south, Rumbalara Reserve and President’s Hill Reserve to the east and west respectfully, will limit the potential development sprawl of the CBD. However it is these same features which will make the CBD an ideal location for modern inner-city residential apartment living.



View from North East Precinct looking towards the Hospital Precinct



Gosford CBD – featuring the North East Precinct B4 Zone
© Google Earth

The subject Development Site is located in the NE precinct of the CBD which is skirted to the N and E by Rumbalara Reserve. It is close enough to enjoy all the activities and facilities that the city and the waterfront have to offer and yet not too close to be burdened by such things as noise and traffic congestion, so common to big cities.

The Gosford Hospital precinct immediately adjoins the CBD on the western side of the railway within walking distance of Gosford Railway Station. Both Gosford Hospital and Gosford Private Hospital are conveniently accessible to the NE precinct and the subject site.

Gosford Hospital is currently the subject of an extensive expansion program under construction with further expansion over the railway earmarked for the future.



Gosford CBD – featuring the North East Precinct B4 Zone
© Google Earth

The Development Site is within walking distance of key CBD features and services, viz:

- Kibble Park (270m)
- Gosford Court House (360m)
- Gosford Railway Station (480m)
- Central Coast Stadium (770m)
- Gosford Hospital (1300m)
- Retail Shopping Centres (150m, 180m and 400m)
- Central Coast Leagues Club (750m)
- Central Coast Council Chambers (720m)
- Mann Street Retail and Commercial Services (400m – 500m)
- Hunter Institute of Technology (300m)
- Gosford Waterfront (1200m)

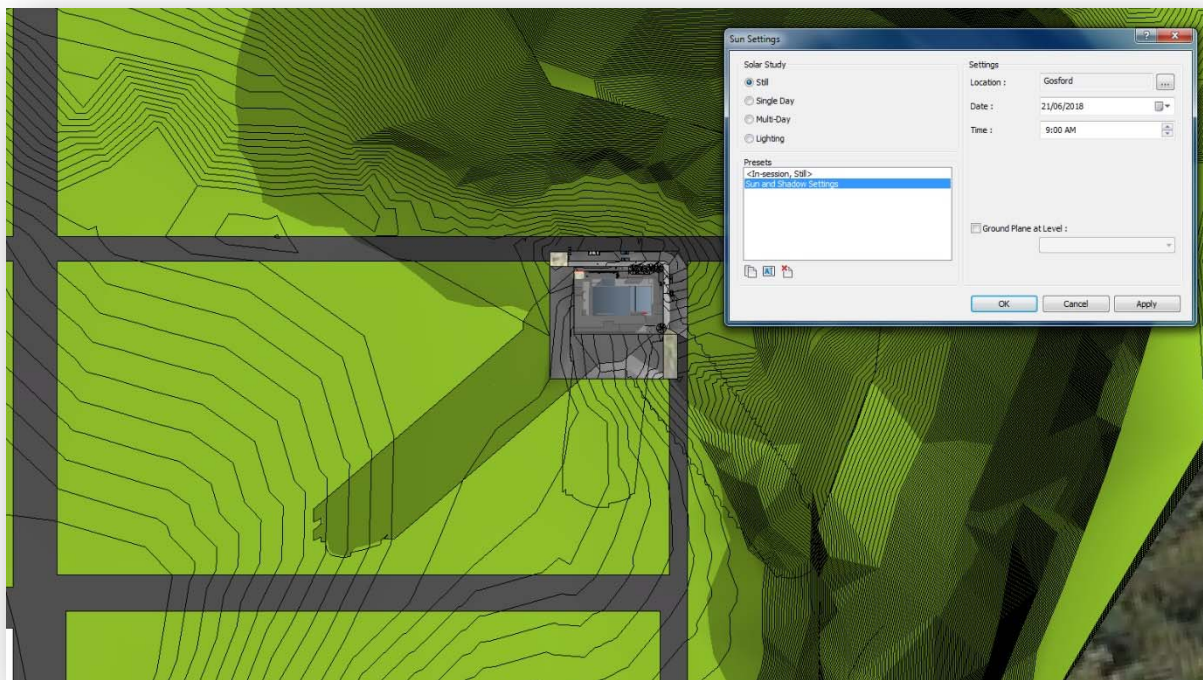
The current planning standards for a B4 Mixed Development Zone, limit FSR to 4.75:1 and Height of Building (HOB) to 30m.

The subject Development Site has 60.36 metres frontage to Erina Street, East and 45.27 metres frontage to Albany Street North which far exceeds the DCP pre-requisite condition of 36m for consideration and assessment as a “medium” site, thereby allowing an unlimited concession for HOB limit.

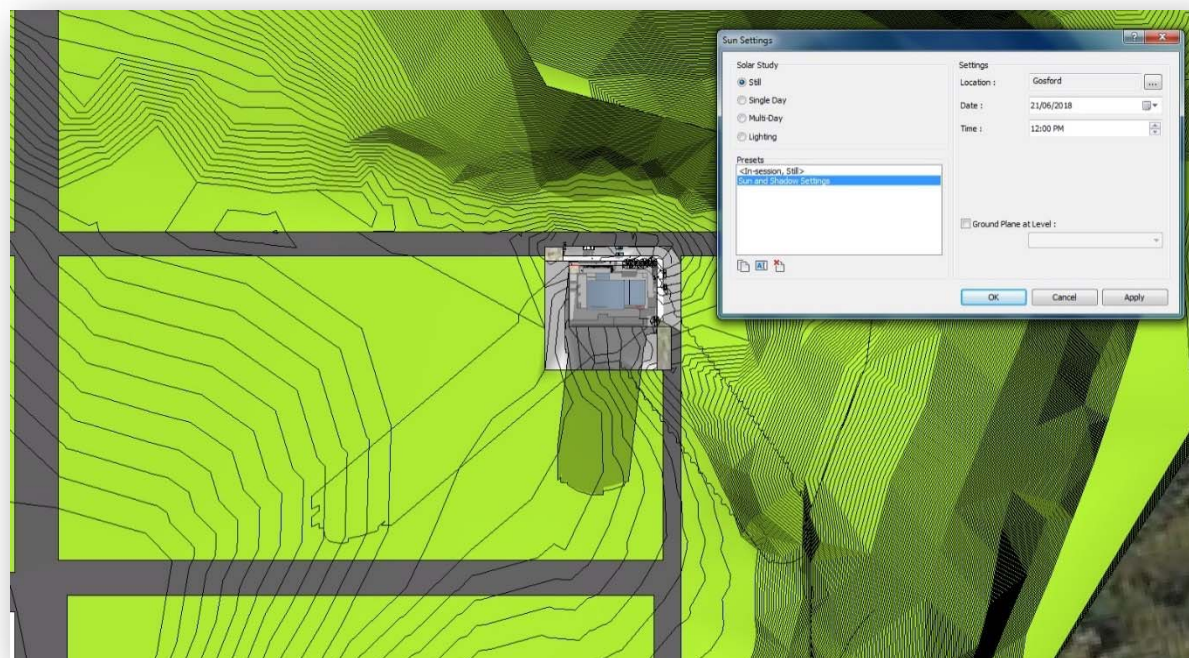
Being located in the NE corner of the NE precinct, it can be guaranteed that full height development even to RL99 AHD can be achieved without overshadowing Kibble Park at any time, not even during the winter solstice. Theoretically, this could accommodate an HOB of 84m.



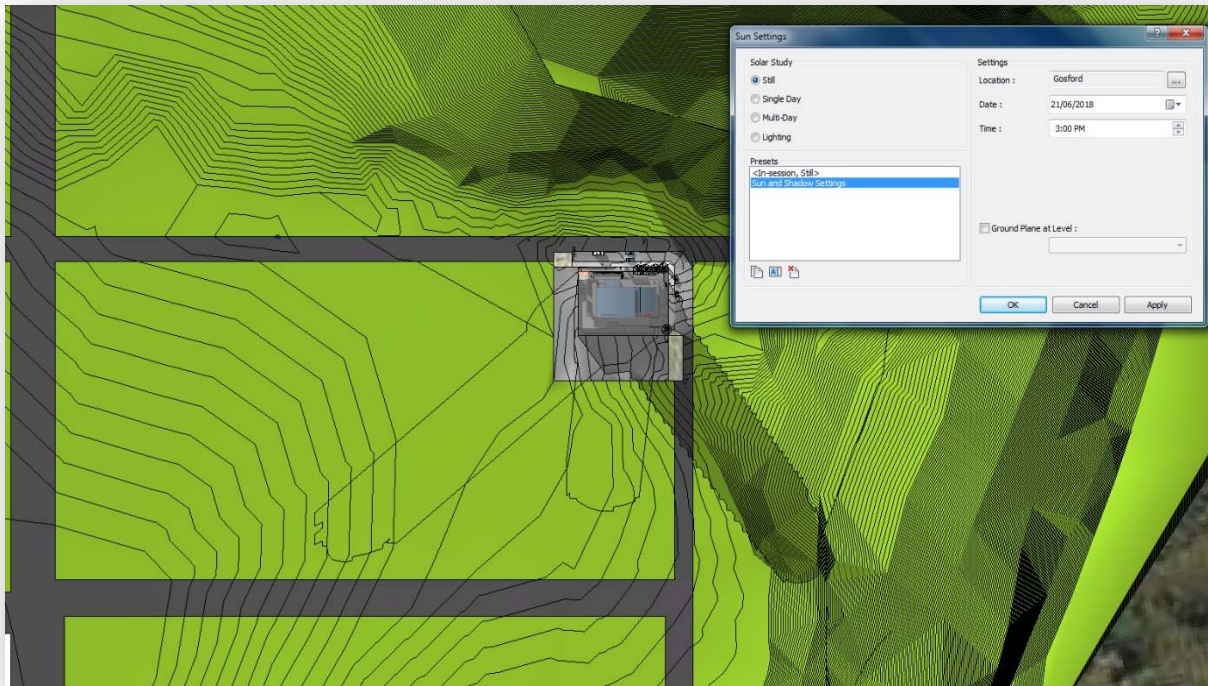
View from the Waterfront at 100m altitude looking towards the North East Precinct



Midwinter solar study (9:00 am)



Midwinter solar study (12 noon)



Midwinter solar study (3:00 pm)

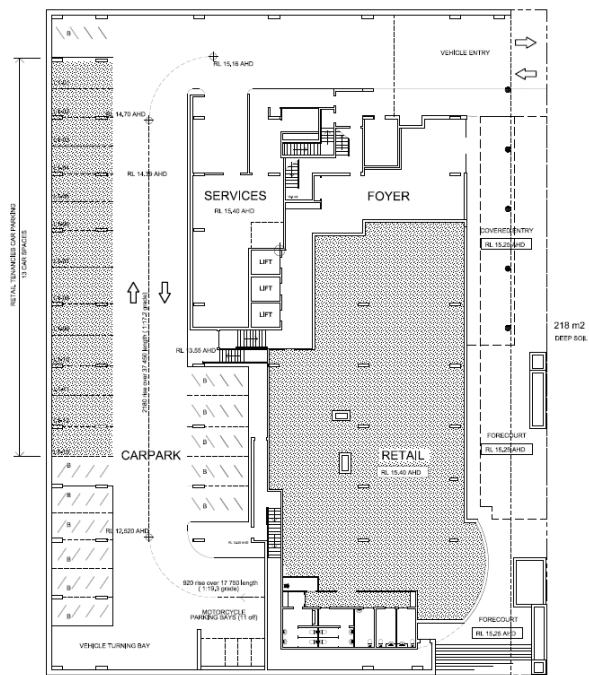
Located east of Henry Parry Drive, the NE precinct is the only precinct in the CBD where the foundation geology can accommodate basement car parking without groundwater issues complicating and increasing the cost of construction.

The Development Site offers the potential to build a mixed development comprising 2,330m² of retail / commercial space over 3 levels plus 110 residential apartments and unlimited basement car parking, or alternatively an integrated vertical aged care facility incorporating retirement units, independent apartment living, hostel type living apartments, dedicated community facilities and / or a medical centre with separate dedicated car parking on level 1 with access from Albany Street North, together with unlimited additional basement car parking with access from Erina Street East.

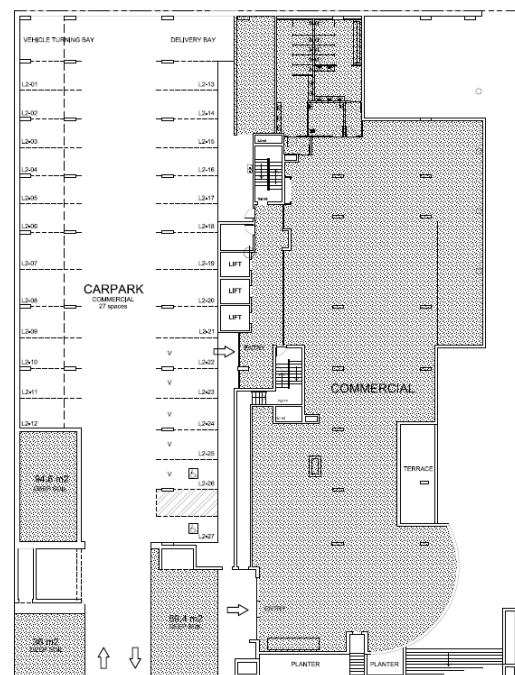
Vision Structures (NSW) has prepared a mixed development design proposal comprising:

- unlimited basement car parking spaces with direct access from Erina Street East,
- 495m² of retail space to the Erina Street frontage (Level 1),
- 770m² of commercial space with adjoining 27 dedicated car parking spaces with direct access from Albany Street North (Level 2),
- 1,065m² of commercial space (Level 3 Podium), and
- 8,847m² of residential space, balconies excluded (Levels 4 to 19 Tower).

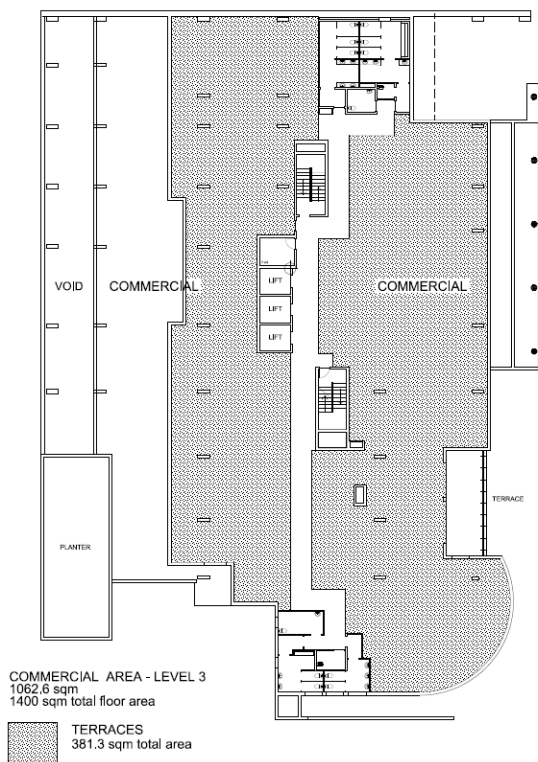
This represents a total of 12,754m² of floor space over 20 levels and an FSR of 4.66:1.



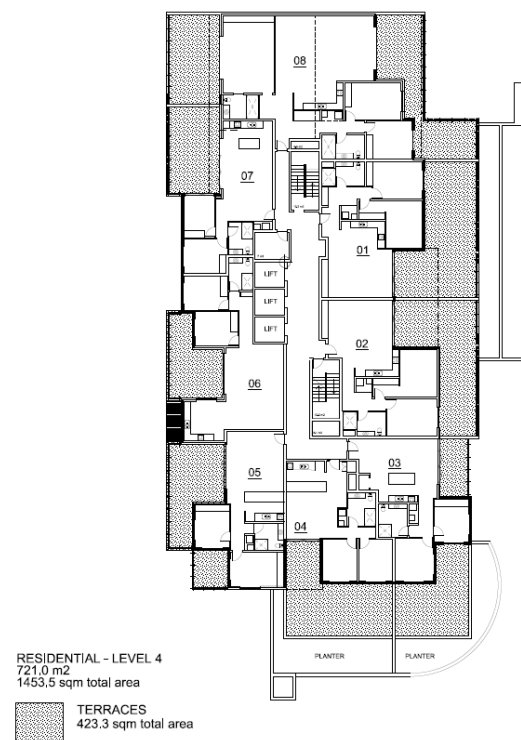
- RETAIL AREA - LEVEL 1
 495 sqm total area
 13 car space allocation
 B bicycle spaces (48 est.)
 M motorcycle spaces (11 est.)



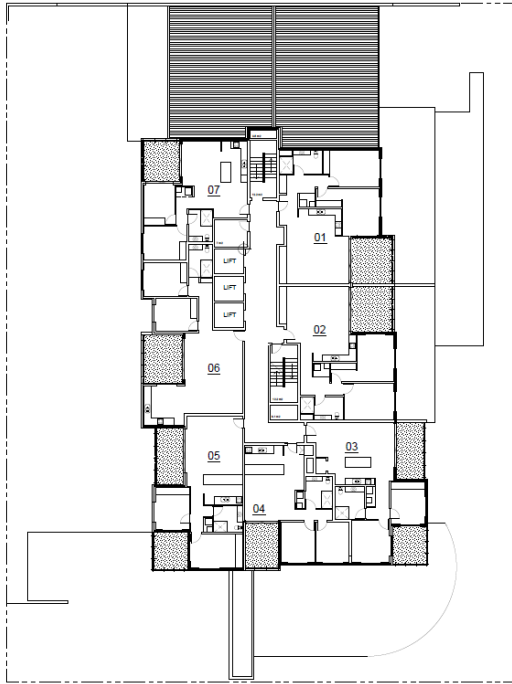
- COMMERCIAL AREA - LEVEL 2
 LEVEL 2 727 + 36.5 = 763.5 sqm total area = 11 car space allocation
 LEVEL 3 1400 sqm total area = 19 car space allocation
 V visitor parking spaces (2 est.)




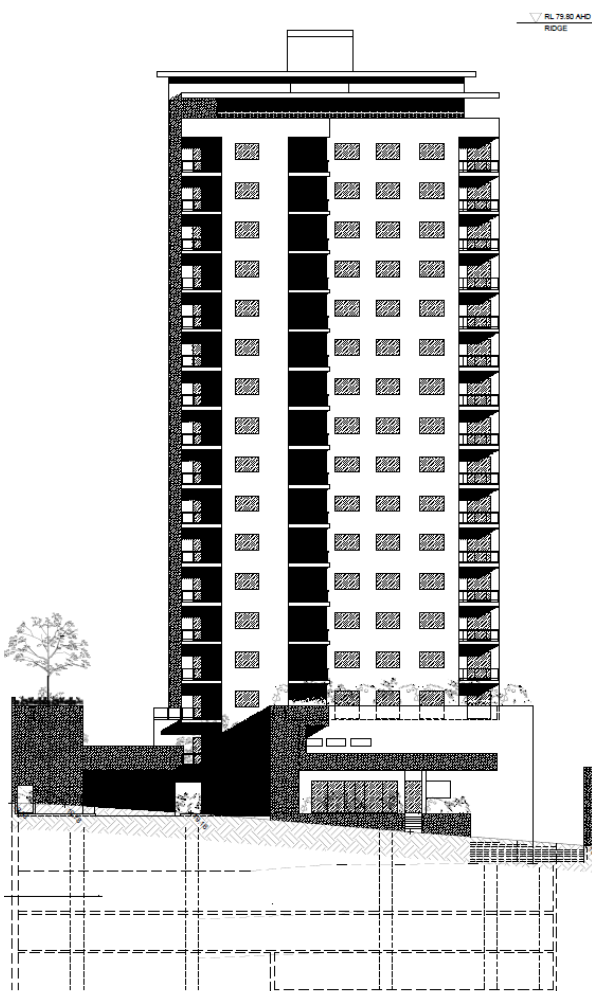
- COMMERCIAL AREA - LEVEL 3
 1062.6 sqm
 1400 sqm total floor area
 TERRACES
 381.3 sqm total area



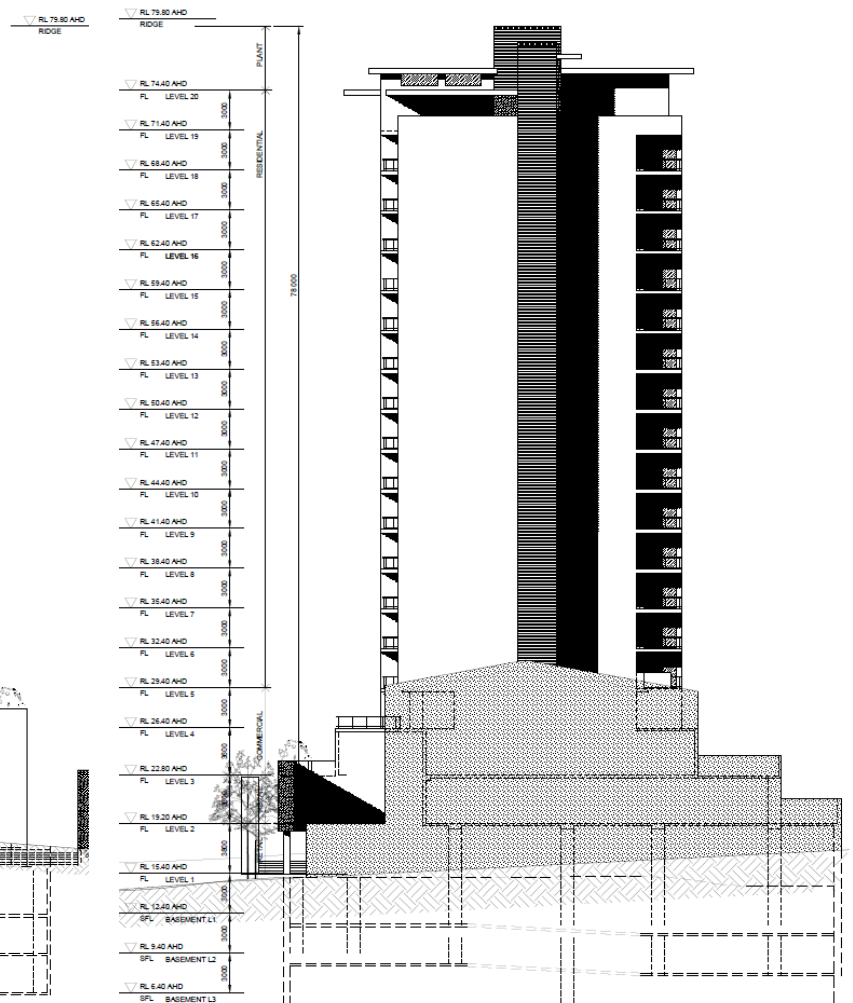
- RESIDENTIAL - LEVEL 4
 721.0 m2
 1453.5 sqm total area
 TERRACES
 423.3 sqm total area



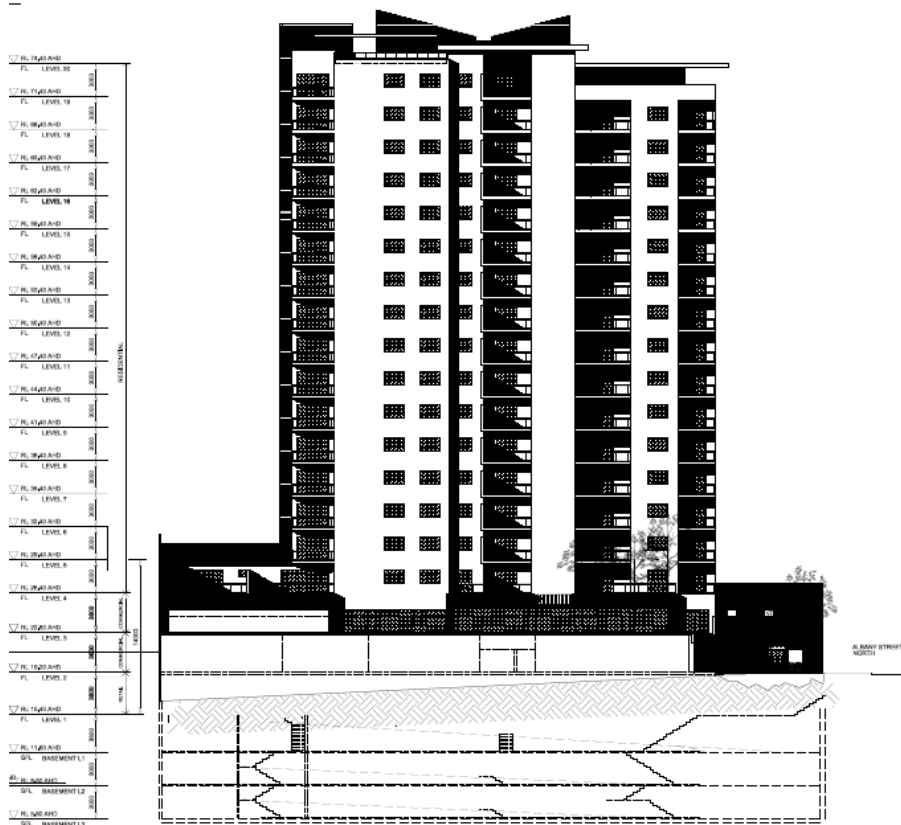

 RESIDENTIAL TOWER - LEVELS 5 to 18 inclusive
 867 sqm footprint
 117.9 sqm balconies (shown shaded)



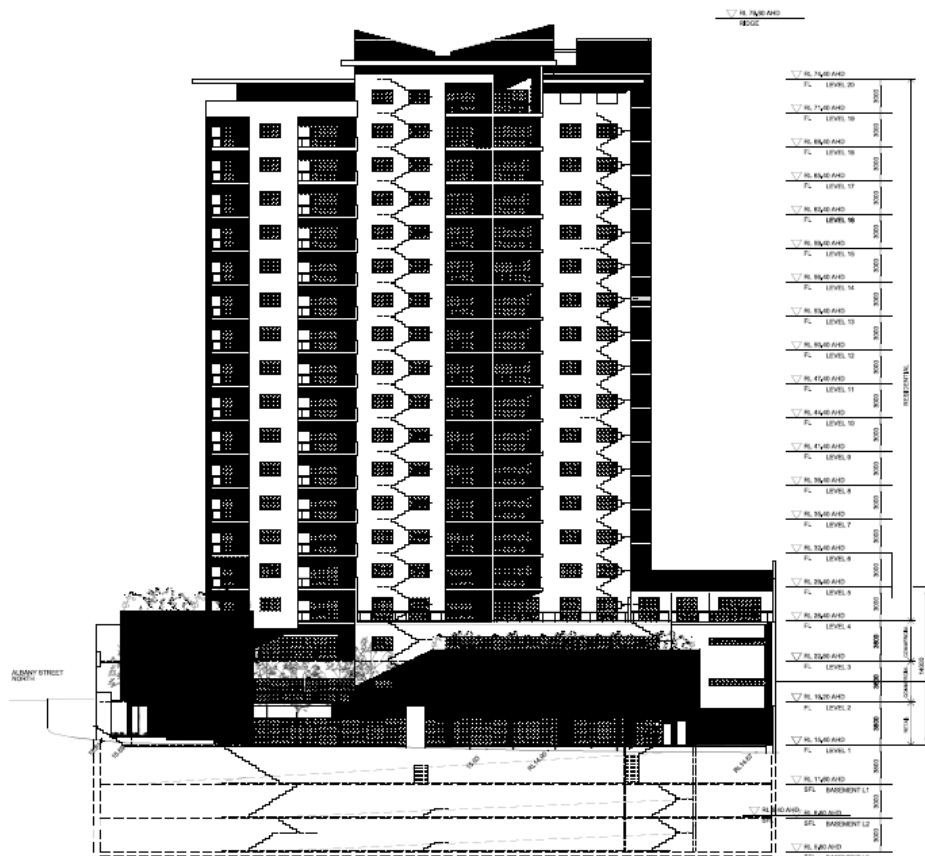
EAST ELEVATION (Albany Street view)



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION (Erina Street view)

Having street frontages to both Erina Street East and Albany Street North with excellent pedestrian and vehicular access as well as unlimited on-site car parking potential to meet the policy or development requirements, the development potential of this consolidated site is extraordinary.



Erina Street View



Albany Street North View – featuring undercover segregated carpark (on left), commercial shopfront addressing the street and public space setback adjacent to Erina Street (on right)



Visual Impact Study – Residential tower superimposed into Kibble Park view



Comparative view of development proposal – seen from Kibble Park

High density residential development in established urban centres is a key strategy of Local Government. It reduces pressure on inappropriate housing elsewhere in the community and provides a cost-effective utilisation of public investment in infrastructure. Recent planning initiatives endorsed by Council have been designed to revitalise regional shopping facilities and services in this precinct.

Gosford has an above average proportion of persons aged in their fifties and sixties ^(a). This age profile, together with the likely influx of new retirees to the Central Coast, will result in an expanding market for the type of aged-care accommodation being proposed. When the opportunity to provide a significant influx of residential accommodation for this targeted group is seen in the context of Council endeavouring to stimulate use for retail and other services in the Gosford CBD, there is a compelling case to support this development.

The residential component of the proposal is supported by several design initiatives. The introduction of a new medical centre with off-street car parking from Albany Street North is a significant initiative. This facility will provide residents of the tower with a convenient and accessible on-site resource. Another proposal involves the introduction of gym facilities on the upper podium floors with the potential to provide a pool facility. Ground floor public space activation will be centred on the large deep soil zone open space with the proposal for a 24hour convenience store and café being provided. Being on-site it is anticipated that minor shopping transactions can occur in a safe, convenient manner.

In the context of the target residential population and the nature of the complementary on-site facilities that can be provided, this development proposal will contribute to the revitalisation of the Gosford City Centre.