

Gosford Alive/

IPC Presentation/
03rd September 2020/



Discussion points

- ▶ Project team
- ▶ General background (Mecone)
 - ▶ Planning history
 - ▶ The site and key controls
 - ▶ Vision and concept proposal
 - ▶ Design process
- ▶ Design overview (Buchan)

Team attendees

Area	Organisation	Name
Proponent	Lederer	Patrick Hall
Planning	Mecone	Adam Coburn Joseph Bell
Architecture	Buchan	Michael Hay

Proponent overview

General Background

Planning history

- ▶ Renewal of this site has been pursued for almost five years.
- ▶ In **December 2015**, Council proposed changes to its LEP to:
 - ▶ Provide a 'pool' of 150,000sqm GFA that development could absorb **above**; and
 - ▶ Remove site-specific FSR and HOB controls for such development, other than setting a blanket cap of RL 99.0.
- ▶ Lederer Group lodged a concept DA in mid-2016 relying on these draft provisions, incorporating both the subject site and the Imperial Shopping Centre.
- ▶ The scheme went through significant community and Council consultation efforts.
- ▶ The proposed changes to the LEP were not progressed and the application was withdrawn in March 2018.



Current provisions


- ▶ In October 2018, Project Team recommenced planning following the gazettal of *State Environmental Planning Policy (Gosford City Centre) 2018 (GSEPP)*.
- ▶ GSEPP facilitates the renewal and revitalisation of the Gosford City Centre through new controls incentivise redevelopment on major sites whilst ensuring design excellence.
- ▶ Strategically, these provisions respond to the *Central Coast Regional Plan 2036* which identified Gosford as the 'capital of the Central Coast', aimed to increase housing density within walking distance of the city centre, improve the public domain, and attract more commercial development.
- ▶ An action was set to undertake precinct planning for Gosford City Centre which culminated in the work led by the Government Architect and DPIE.



Railway Station	Sports and Entertainment Facility	National Park, Reserve and State Forest
Major Road	Marina	Recreation Zone
City Precinct	Industrial zone	Waterway
University and Tertiary Education (TAFE)	Business Zone	
Council Facility	Residential Zone	

Site Context

APPROVED



122-124 Erina Street East
(RL 65.8m)

SEARs



8-16 Watt Street
(RL 133.89m)

APPROVED



321-325 Mann St
(RL 87.8m)

APPROVED




50-70 Mann Street
(RL 117.0m)

COMPLETE




159 Mann Street
(RL 51.9m)

APPROVED




27-37 Mann Street
(RL 74.3m)

UNDER CONSTRUCTION



108-118 Mann Street
(RL 99.7m)

SEARs



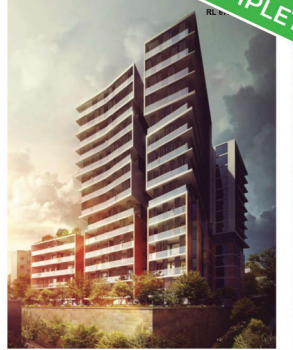
Central Coast Leagues
(RL 135m)

APPROVED



Central Coast Quarter
(RL 81.4m)

COMPLETE



21-23 Mann Street
(RL 67m)



The site



Key planning provisions

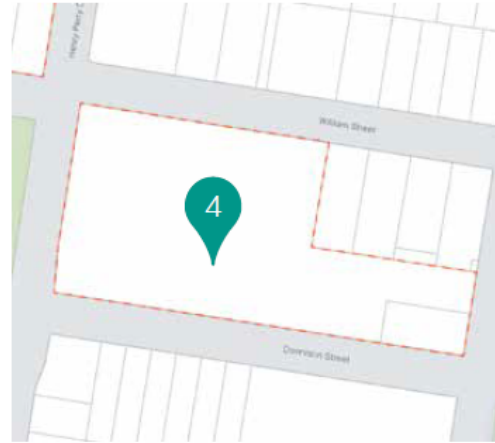
Clause	Item	Control
-	Zoning	B4 – Mixed Use
4.3	Height of building control	To be determined by the consent authority where provisions of Clause 8.4 are met. The mapped heights range from 15m to 48m.
4.4	FSR control	To be determined by the consent authority where provisions of Clause 8.4 are met. The mapped FSRs range from 2.5:1 to 4.75:1.
8.3	Design excellence	Requires that all development exhibit design excellence and provides a list of matters for all development to be considered against.
8.4	Exceptions to height and FSR	Provides a pathway to exceed height and FSR controls to an amount determined by the consent authority, where certain conditions are met.
8.10	Solar access	Requires that no more than 40% of Kibble Park receives less than 4hrs of sunlight between 9am and 3pm at the winter solstice.
8.11	Vistas and view corridors	Requires protection and enhancement of key view corridors, of relevance for the site these are through to Rumbalara Reserve from various vantage points.

Key planning provisions

6.5 Key Site 4 136-148 Donnison Street (former Market Town)

Principles

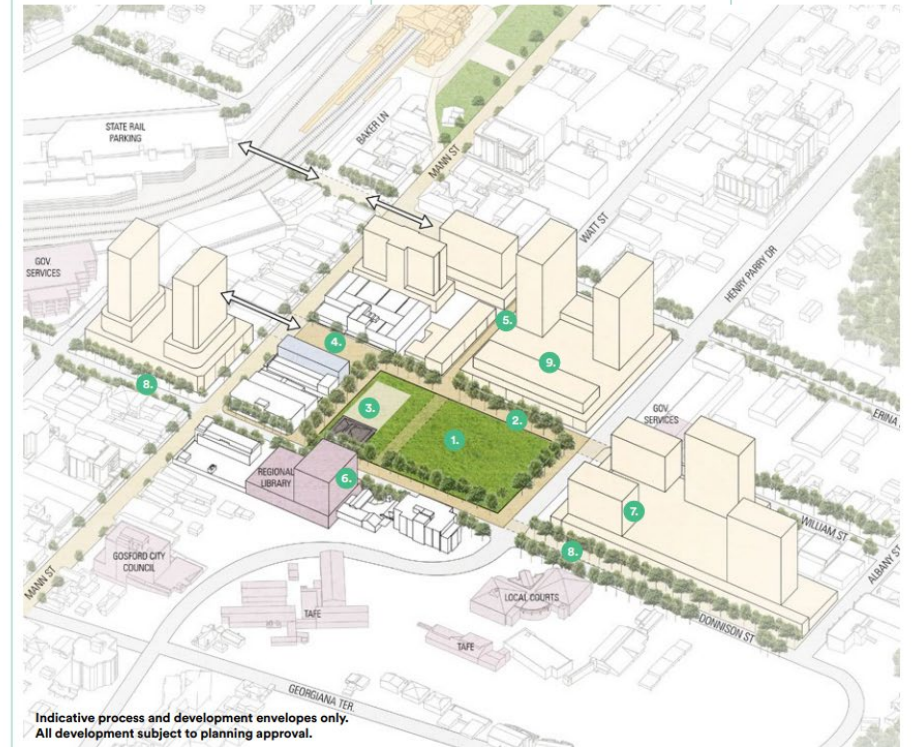
1. This is a key site due to its size, location and address to key public spaces, including Kibble Park and Henry Parry Drive. The site also offers important urban renewal opportunities in the Civic Heart of Gosford City facing Kibble Park. Accordingly, this site must be subject to a master planning process to ensure holistic consideration of site specific urban design issues.
2. Any development must protect and maximise solar access to Kibble Park and protect key views and street vistas. Development on the western and north-western part of the site should be lower in height to maximise solar access to Kibble Park.
3. Maximising solar access to Kibble Park and views from Kibble Park to Rumbalara Reserve are priorities for development of this site. Taller buildings may be appropriate for this site, subject to design testing to determine the optimum location. The preferred location of taller buildings on this site is to the southern and eastern part of the site to minimise overshadowing impacts to Kibble Park.
4. North-south through site links should be provided to improve pedestrian connectivity and to break up the length of the street block.
5. The appropriate height for development of this site will be determined through a master planning process, which is to include design testing and consideration of impacts on views and overshadowing.
6. An active frontage is required on two street frontages. Retail or commercial uses are appropriate fronting Henry Parry Drive while multiple lobby and residential entries (maisonettes) should have adequate street address to, and contribute positive design outcomes for, Donnison Street.



Site plan: 136-148 Donnison Street

1.4 Civic Heart design principles

1. Create a 'green room' – respite for the growing city.
2. Relocate activity to the edge and activate where people move.
3. Re-purpose library as a public building – possible Town Hall, meeting place, flexible exhibition space. Investigate upgrade or new cafe integrated with park. Create a civic plaza and connect to Mann Street with active edges.
4. Increase visual connection between Mann Street and the park. Streetscape upgrade to Mann Street.
5. Establish through connection to Watt Street.
6. Align connection to new regional library. Explore secondary connections between regional library, TAFE, Conservatory of Music and Council.
7. Investigate opportunity to retain public parking in part of future development behind an active edge to Henry Parry Drive.
8. Connect park to reserves with tree planting along Donnison Street.
9. Locate development height to minimise overshadowing of Kibble Park.



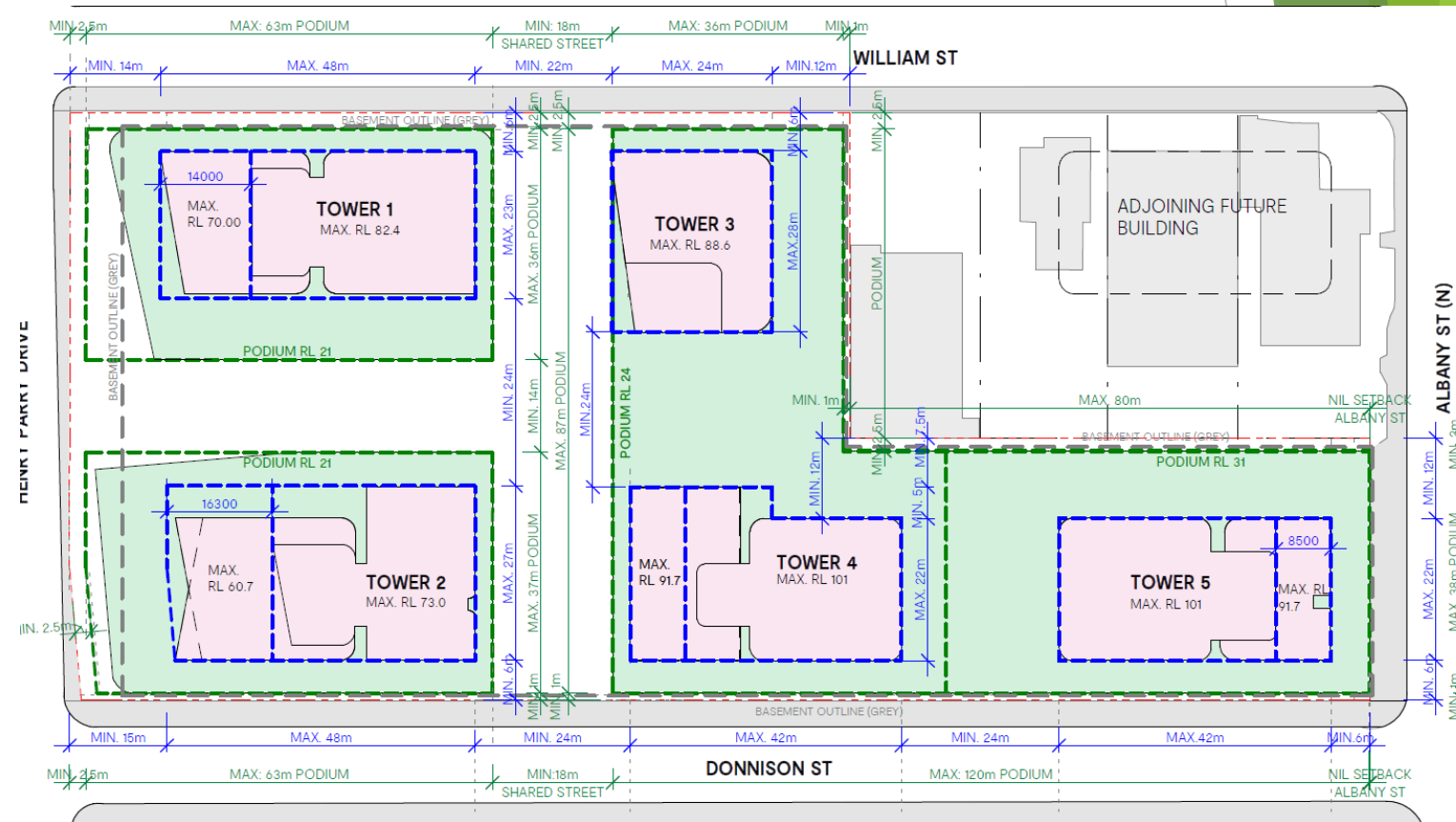
Indicative process and development envelopes only.
All development subject to planning approval.

Vision

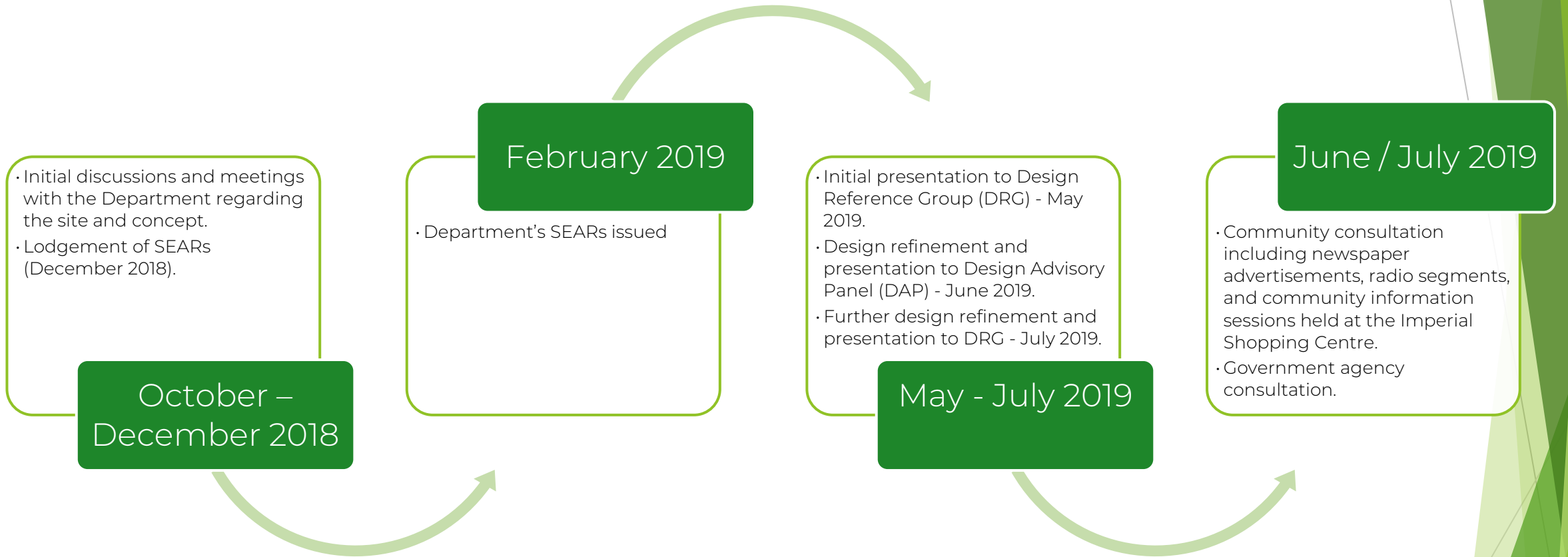


Concept Proposal

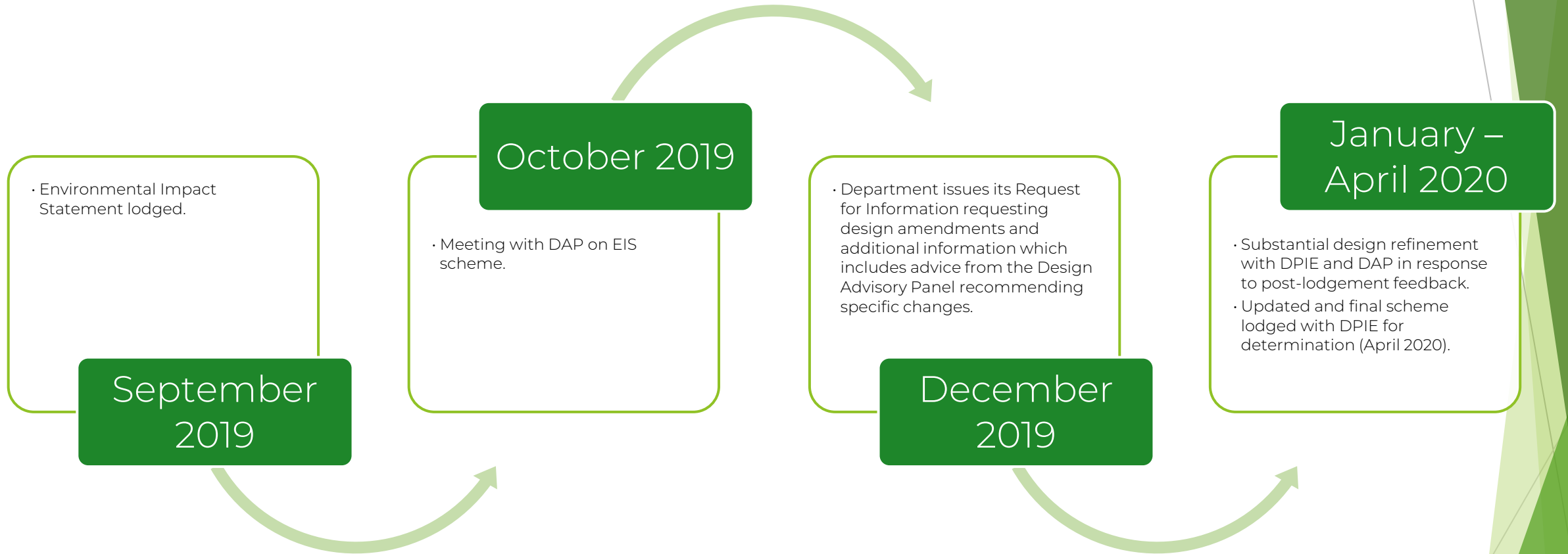
- ▶ The realisation of the vision will be achieved through future DAs, whilst the proposal itself is for a concept approval.
- ▶ It seeks envelope approval to facilitate future staged podium / tower applications:
 - ▶ Five buildings above podiums, ranging in height from RL 73.0 to RL 101;
 - ▶ A north-south through site link connecting William Street and Donnison Street, and an east-west additional connection to Henry Parry Drive;
 - ▶ Ground level non-residential uses along the western frontages and the east-west link, comprising a mix of retail and commercial premises;
 - ▶ Part-below and part-above ground car parking to service the above.
- ▶ Stage 1 works are also sought in the application - demolition and stormwater realignment works.
- ▶ Design Guidelines and a Design Excellence Statement



Process



Process



Additional height and floorspace provisions

- ▶ The additional height and floor space provisions are key to the GSEPP and encourage and attract investment whilst ensuring quality design outcomes.
- ▶ Cl. 8.4 is not a 'variation' clause in the traditional sense (e.g. Cl. 4.6) but is instead a series of processes and criteria to meet in order to be activated:
 - ▶ Certain site areas and dimensions, which only a handful of sites could achieve short of significant amalgamation;
 - ▶ Review by a **design review panel** and **consideration of feedback** by the consent authority;
 - ▶ The provision of commercial floorspace; and
 - ▶ Meeting or exceeding minimum building sustainability / environmental performance standards.
- ▶ The design review panel requirement is critical as it in effect provides considerable rigour to the 'design excellence' clause. The DAP becomes a key informer with respect to how maximum height and density can be established in the absence of these controls, and how the development can ensure 'design excellence'.

Design excellence

- ▶ All applications lodged under the Gosford City Centre SEPP must exhibit 'design excellence' under Clause 8.3, but only development utilising the additional height and FSR clause (8.4) must be reviewed by the DAP.
- ▶ The Role and Objectives of the Design Advisory Panel are established under *City of Gosford Design Advisory Panel – Guide for Proponents and Stakeholders*:
 - ▶ “formed to ensure design excellence and quality design outcomes for Gosford City Centre”; and
 - ▶ to “support proponents and decision makers to achieve a high degree of design excellence by promoting a design-led approach to development”.
- ▶ The Panel must consider a *Design Excellence Statement* which talks to the Gosford Urban Design Framework, planning controls, the approach to materiality, how a variety of architectural responses will be achieved, and how design excellence will be achieved.
- ▶ Sessions with the DAP were attended by the Acting Government Architect and the NSW Chief Planner.

City of Gosford Design Advisory Panel

Guide for Proponents and Stakeholders



Development Calculations/

Site Area/	14,195 m ²
Floor Space Ratio/	5.13 /1
Gross Floor Area/	72,782 m ²
Car Parking Spaces/	1 015 #

Residential/

Net Saleable Area/	56,083 m ²
Units/	727 #
Car Parking Spaces/	933 #

Retail & Commercial/

Retail Net Lettable Area/	5079 m ²
Car Parking Spaces/	82 #

Volumetric Fill/

Tower 1	81%
Tower 2	85%
Tower 3	87%
Tower 4	96%
Tower 5	94%
Total Average	89%

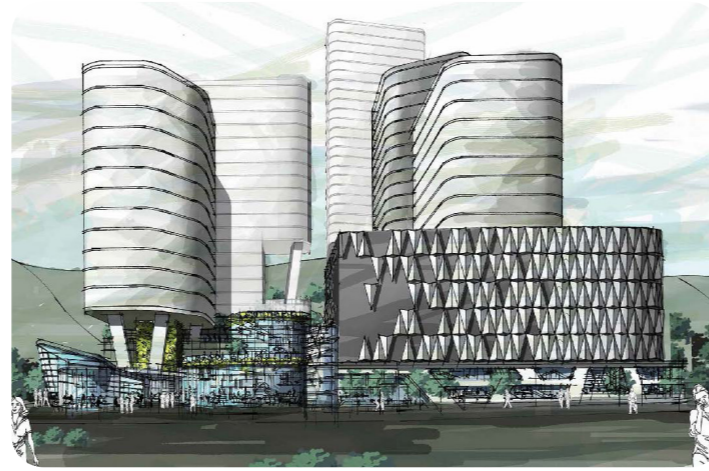


Artists Impression/



PREVIOUS DA

- Residential towers
- Significant shadows to Kibble park
- Long, tall towers



PRE DA - DRG

- Entertainment-led proposal with residential towers above
- Large, prominent podium
- No visible gap between buildings to ridge



DAP Rev A

- Reduced bulk and scale substantially.
- Podiums realigned to frame the park.
- Townhouse/SOHO typologies added to the podiums of the shared street and on side streets.
- Improved the gradient for the shared street.
- Improved variation in height and scale across the 5 towers.

INITIAL DA

DA WITHDRAWN

LEP AMMENDMENTS

30TH MAY 2019

DRG FEEDBACK

DAP FEEDBACK



**DRG
Rev B**

- Improved connection visually and physically to Kibble Park
- Improved through link's focus as a "street" and included ongrade "hero" parking
- Better articulated towers as a collection of forms
- Clarified podium uses and improved carparking design
- Responded to impacts of wind study

25TH JUNE 2019



**LODGEMENT
Rev D**

- Adjustment to the shared street to provide more street parking.
- Provision of townhouses along the shared street.
- Emphasised civic nature of the Henry Parry drive frontage.
- Towers better articulated, reduced in bulk and height.
- Reduce the dominance of the carpark levels at Donnison st facade.

31ST OCTOBER 2019



**RTS
Rev F**

- All steel edges activated.
- Envelopes tightened and reduced,
- Towers 1 & 5 articulation adjusted
- Podium height increased and setback on Albany st.
- Commercial areas increased significantly.
- Additional townhouses on Donnison st
- Staging Diagrams increased in detail.

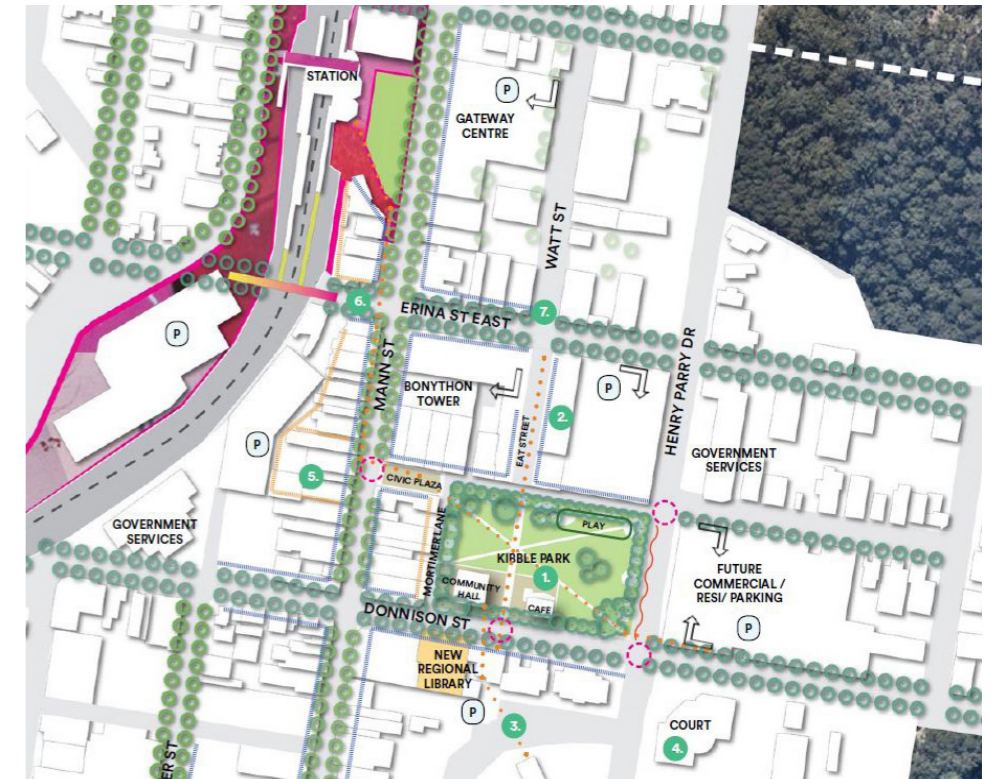
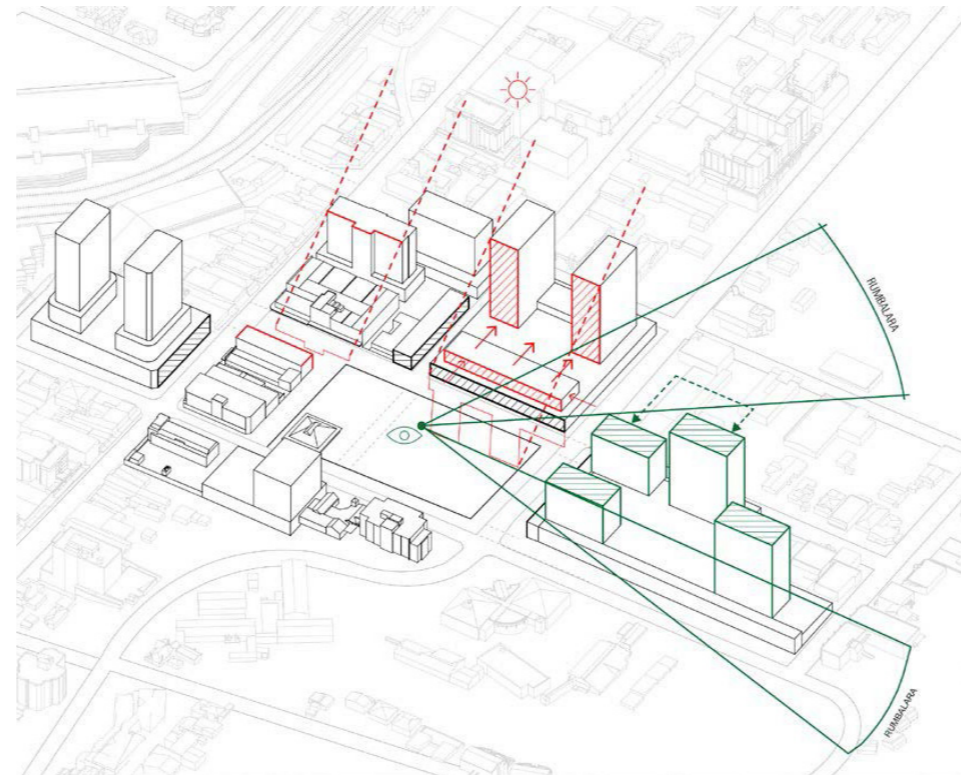
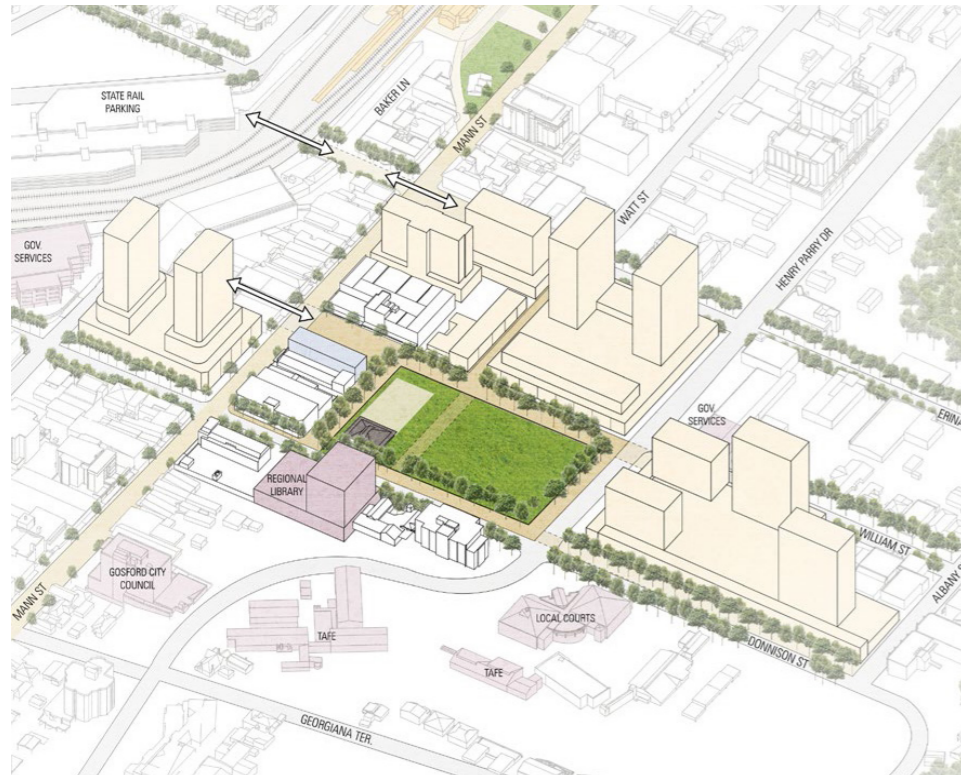
27TH MARCH 2020

DRG ADVISED
TO LODGE

DPIE FEEDBACK +
SUBMISSIONS

IPC SITE VIST &
MEETING

Urban Design Framework/



Civic Heart – Design principles/

- Investigate opportunity to retain public parking in part of future development behind an active edge to Henry Parry Drive.
- Connect park to reserves with tree planting along Donnison Street.
- Locate development height to minimise overshadowing of Kibble Park.

Built Form Principles/

- Two to three storey podium height with a fine grain and active frontages to key places and streets
- Provide setback to upper levels above podium.
- Slender East/West tower forms, aligned to protect view corridors to Rumbalara ridgeline.
- Protect view corridors to Presidents Hill from Kibble Park.
- Ensure solar access for four (4) hours to 50% of the park between 9am and 3pm at the winter solstice.

Structure Plan/

- Kibble Park and its surrounding network of lanes and streets connect the key civic buildings of the future city.
- A civic public domain is required, with a focus on bringing community together both in event mode and in incidental ways throughout the year.
- It needs to function as an attractive place to be enjoyed as part of everyday visits.

Urban Approach/

Gosford Alive development is a key component in the revitalisation of Gosford's civic heart.

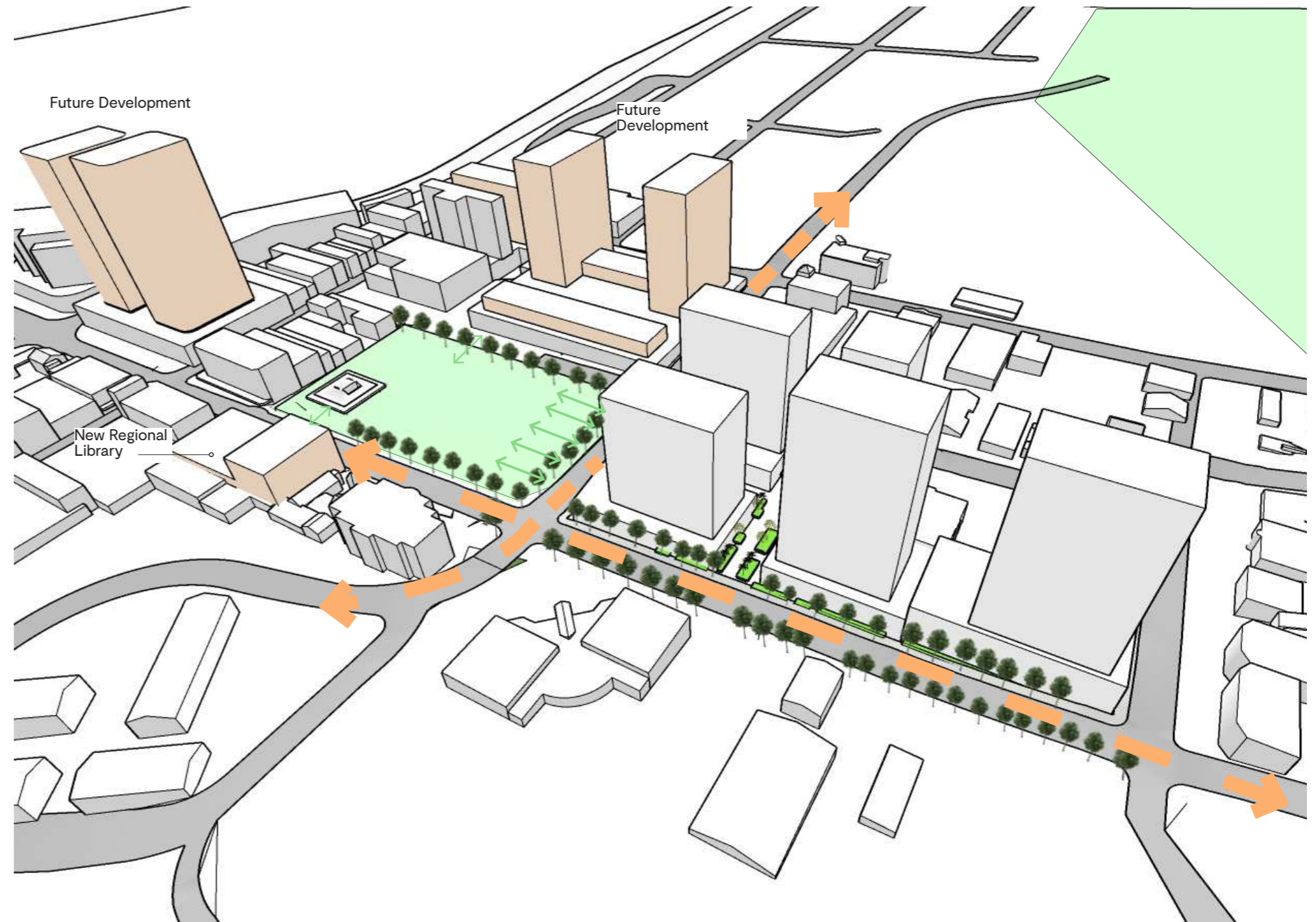
Proposed masterplan - 5 residential towers over a series of stepped retail and commercial podiums.

3 key principles have informed the masterplan for the site include:

1. Providing New Connections
2. Creation of a Stepped landscape
3. Graduation of Built Form

Secondary principles also include:

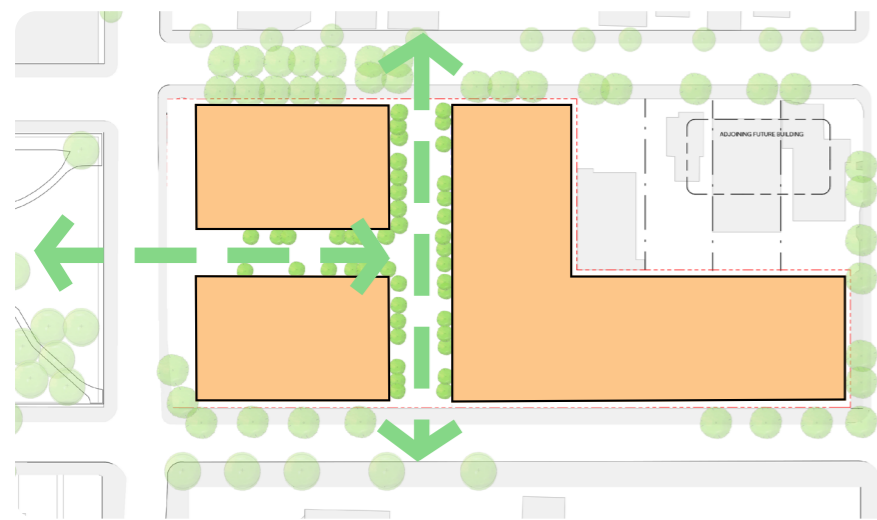
- Alignment of the tower forms to maintain views through to Rumbalara Ridge
- Reinforcement and activation of all existing and proposed street edges
- Engagement of podium w/ Kibble Park
- Active street edges
- New public street and pedestrian link
- Sleeve all car parking



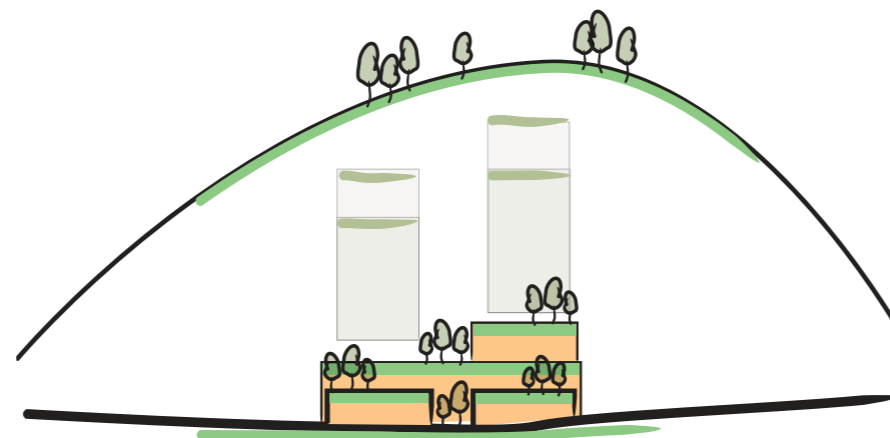
Design Development and Approach/

The existing Kibbleplex shopping centre and associated parking is to be demolished in full, and replaced with a staged series of new towers over podiums and basement parking.

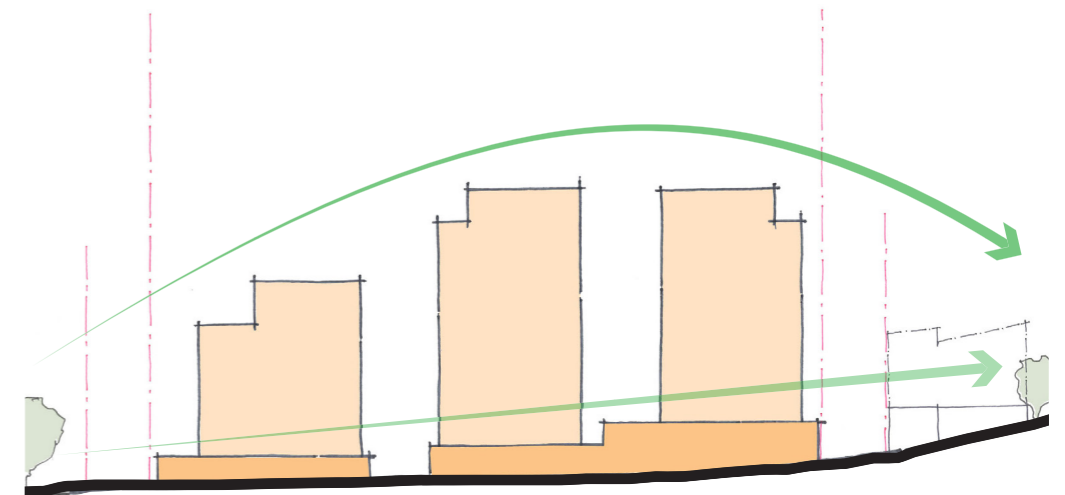
The 3 key concepts that underpin the Stage 1 DA are then applied:



1. Providing New Connections/



2. Creation of a Stepped Landscape/



3. Graduation of Built Form/

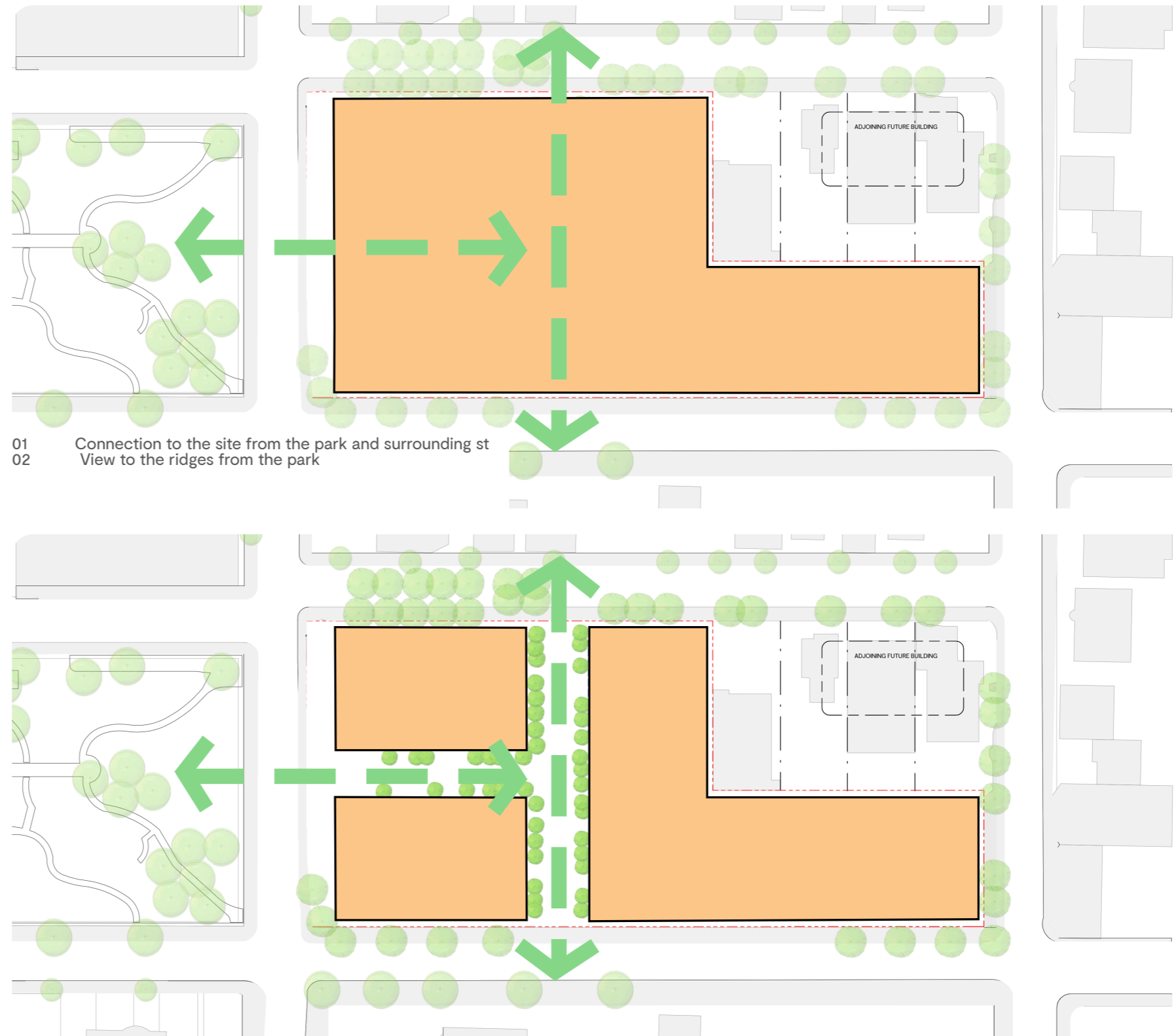
Providing New Connections/

2 major cuts are made to break down the scale of the podium block and improve amenity:

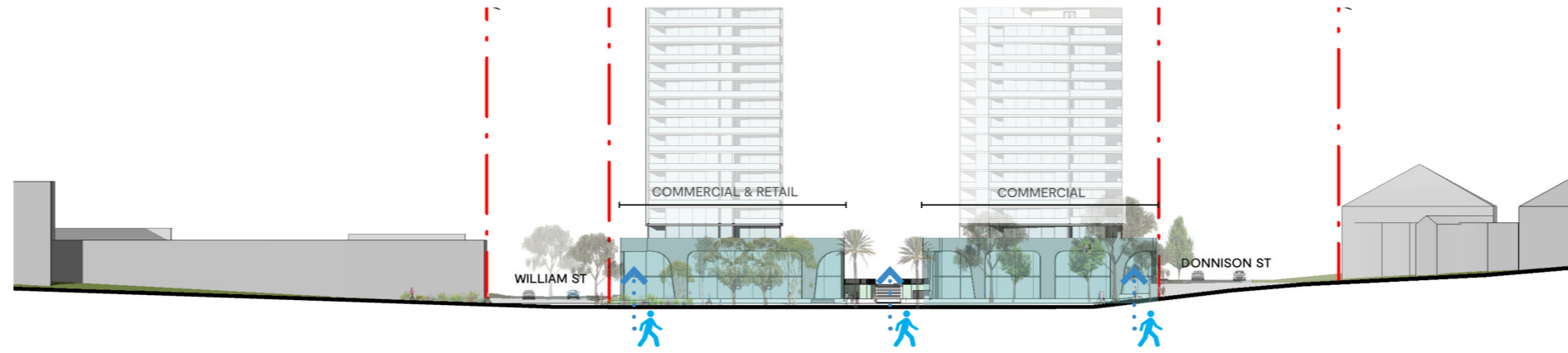
- New Shared street running north/south
- New pedestrian link running east-west

These create:

- A series of public & civic spaces within the site
- Opportunities for drop-off and “hero” parking
- Resting & gathering opportunities for social interactions
- A continuous, legible and accessible pedestrian network through and around the site
- New activated pedestrian zone along Henry Parry Drive
- Clear sight lines and lighting for night time safety and security
- Active street edges are created on all frontages.



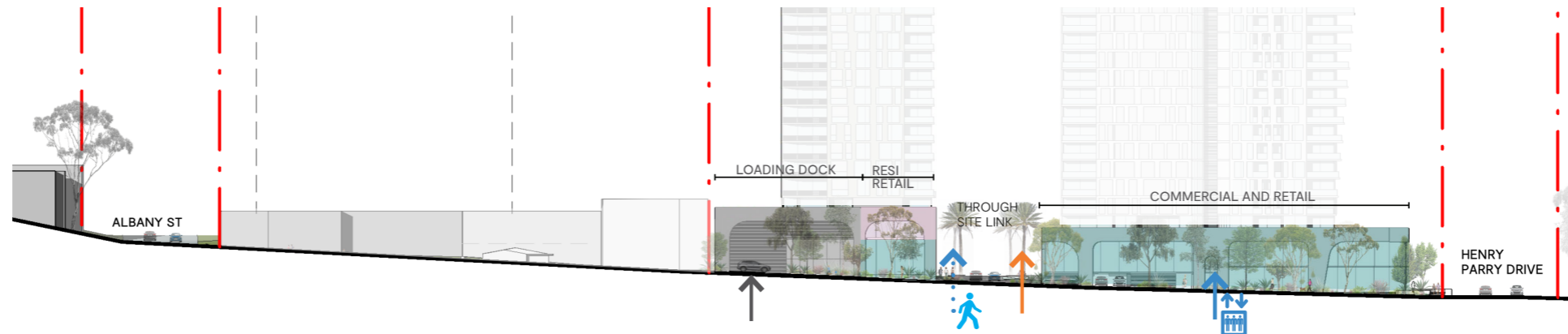
Henry Parry Drive



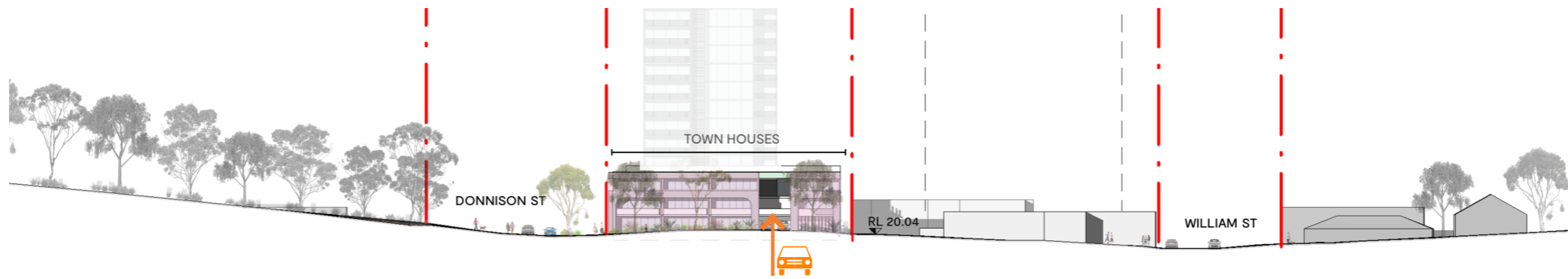
Donnison St



William St

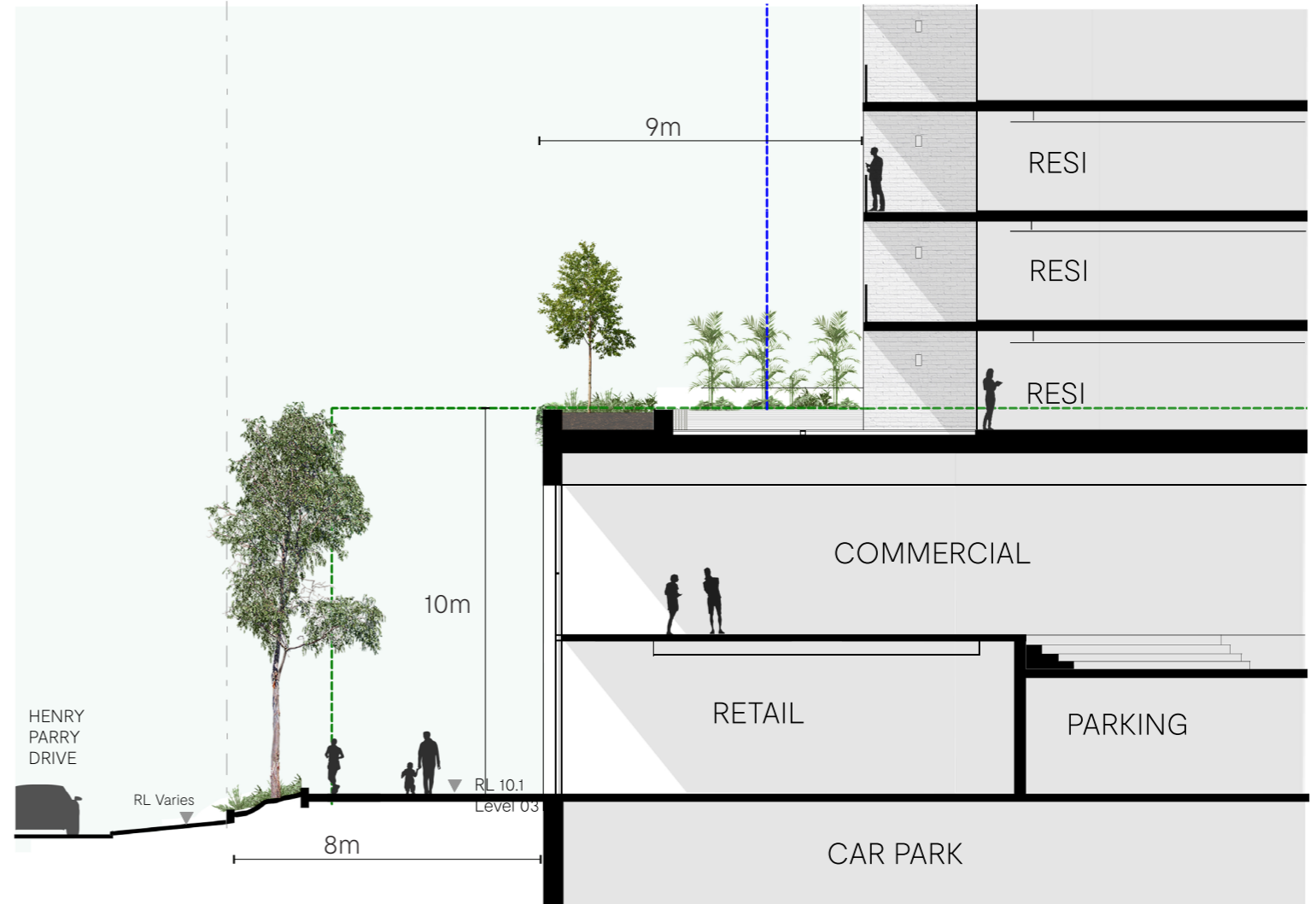


Albany St



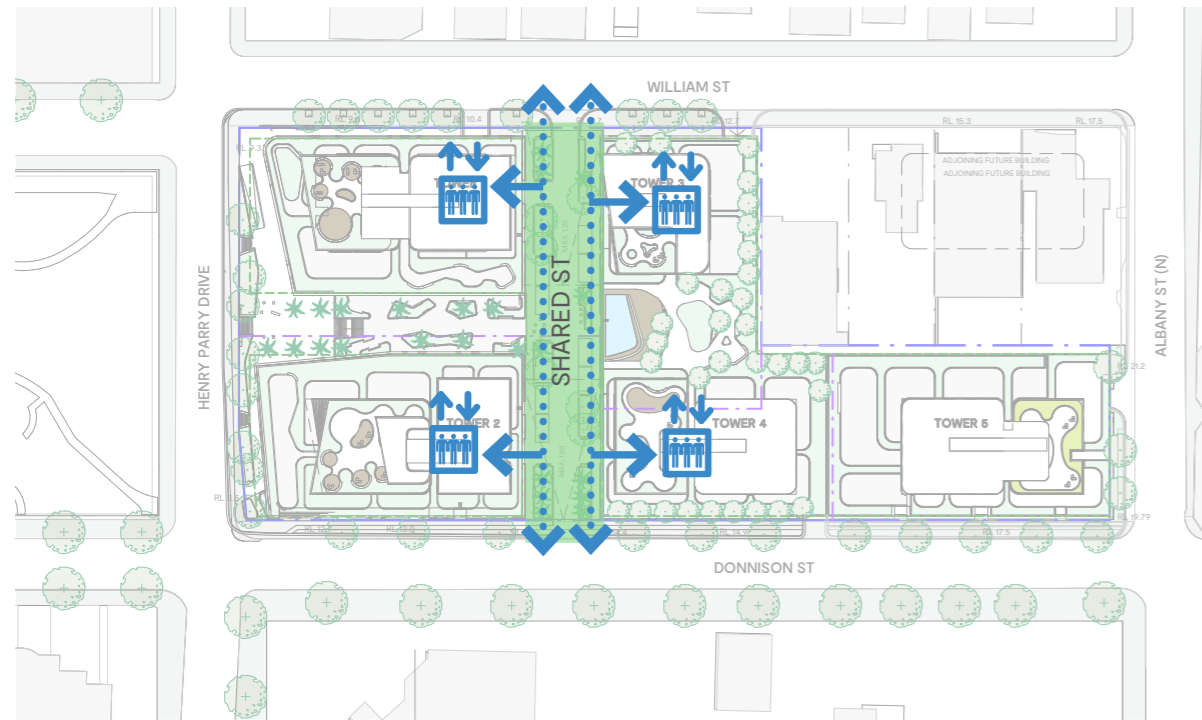
Street Activation/

Illustrative Section/Henry Parry Drive/



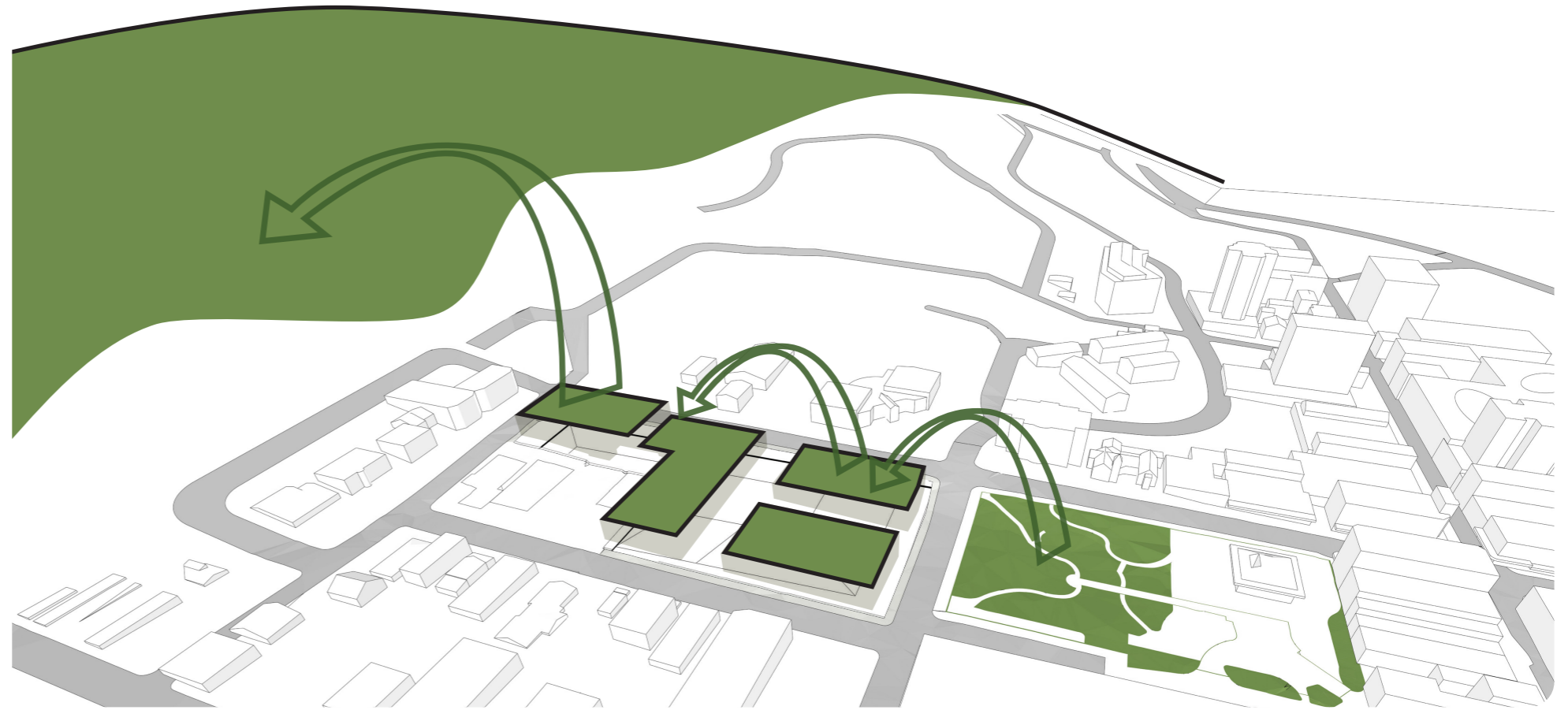
Street Activation/

Illustrative Section/Shared Street/

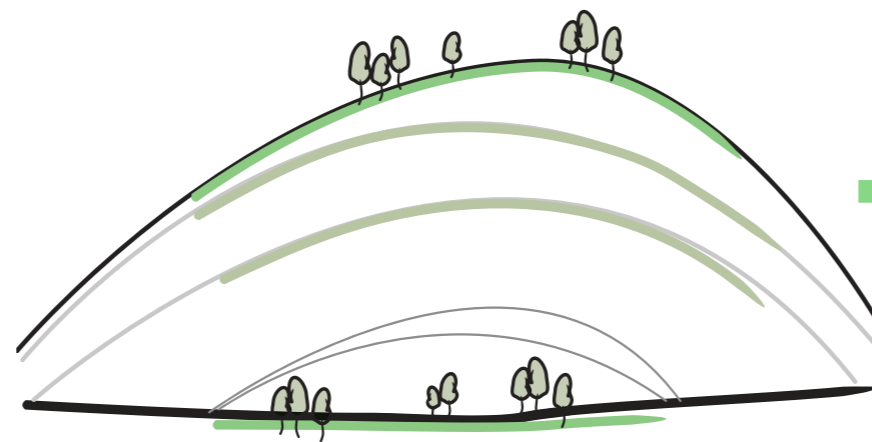


Creation of a Stepped Landscape/

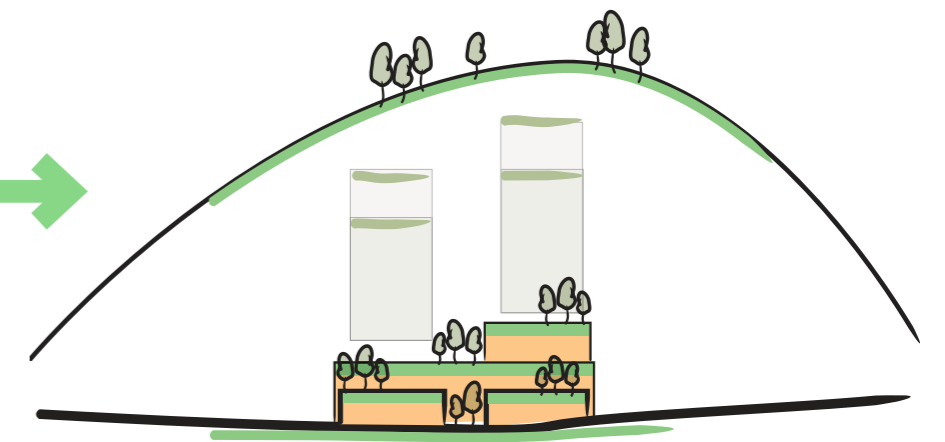
- Podiums heights are proposed to stepped to follow the natural slope of the site
- Landscaping opportunities are provided on all podiums, visually and conceptually
- Further landscaping opportunities provided at the upper levels of each tower
- Significant perimeter and street tree plantings opportunities



01 Layering the podium from the park towards the ridge



02 Existing terrained site and landscape



02 Proposed podium to imitate the terrain

Creation of a Stepped Landscape/



Providing New Connections/



Graduation of Built Form/

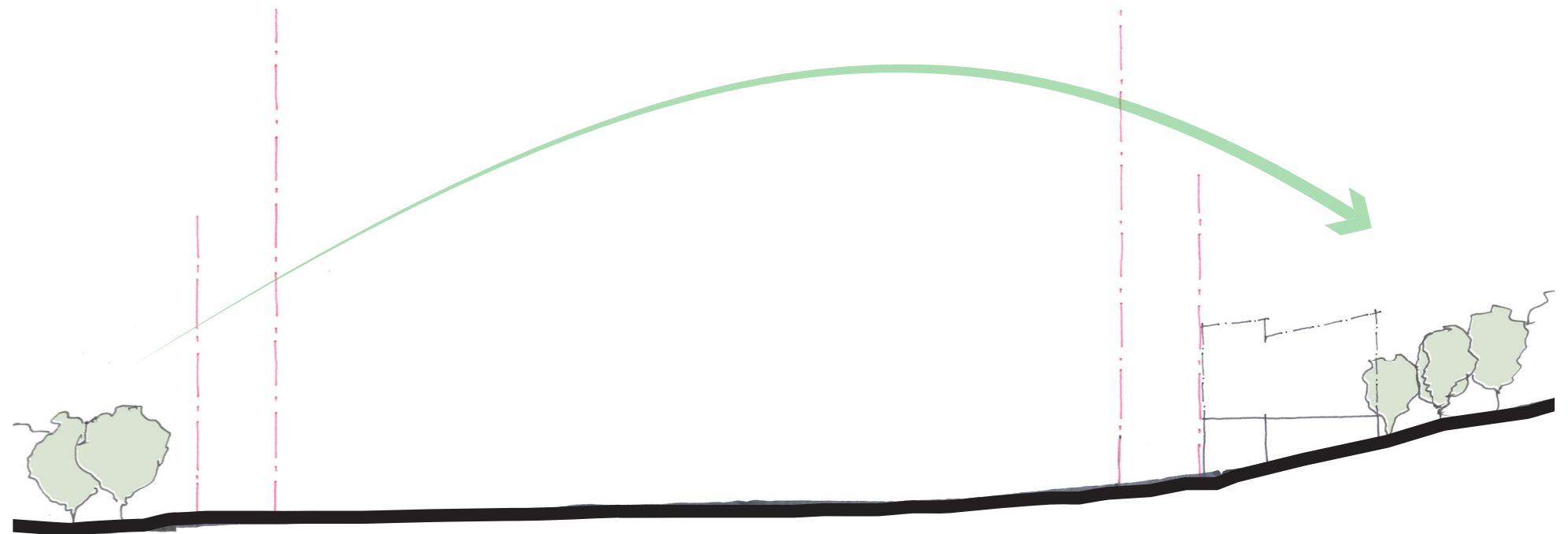
- Proposed heights are responsive to both current and future context.
- A graduation of building form runs from Kibble Park on the west to Albany St and the Rumbalara Ridge in the east.
- Towers are sited and sized to achieve or exceed ADG separation distances and maintain amenity.
- Towers are oriented so as to present a slender appearance to Kibble Park.
- Podium heights step progressively up from Kibble Park to Albany street, responding to the current surrounding built form
- Tower heights sweep up from the park and then taper back as they reach Albany St
- Tower heights are both stepped from each other and stepped at the top individually

Tower heights:

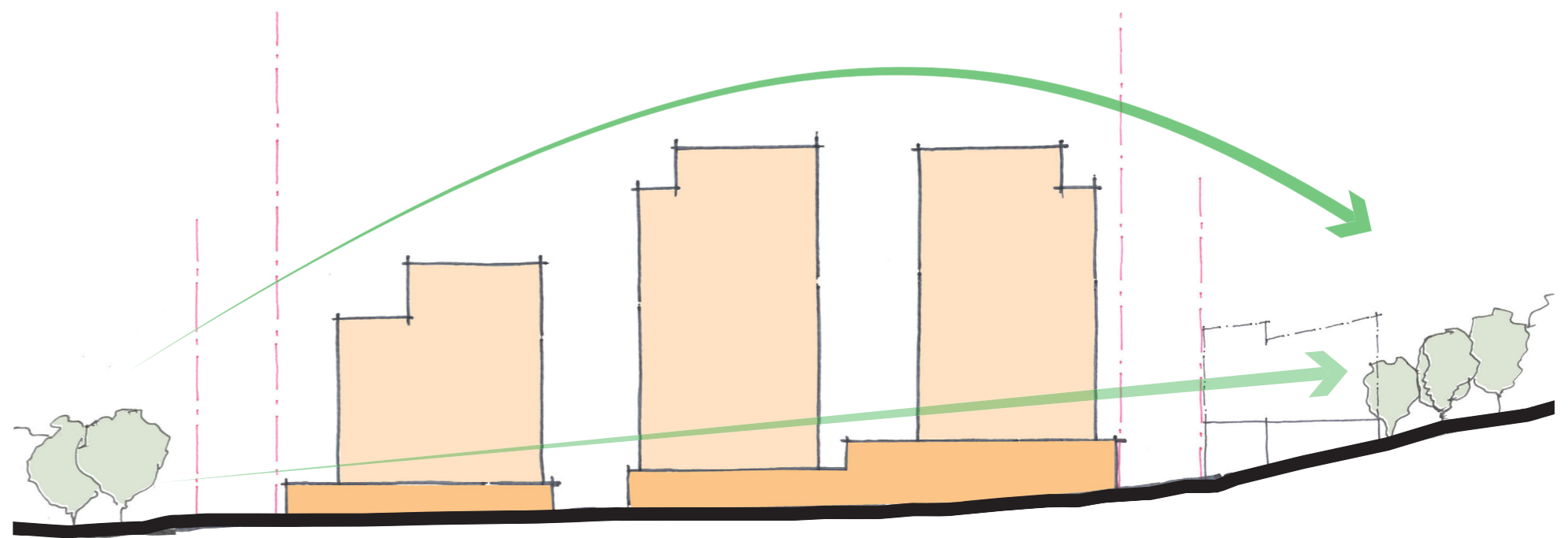
- Tower 2: 61m
- Tower 1: 72m
- Tower 3: 77m
- Tower 5: 84m
- Tower 4: 88m

Steps in tower tops:

- Tower 1 - 4 storeys
- Tower 2 - 5 storeys
- Tower 3 - nil
- Tower 4 - 3 storeys
- Tower 5 - 3 storeys

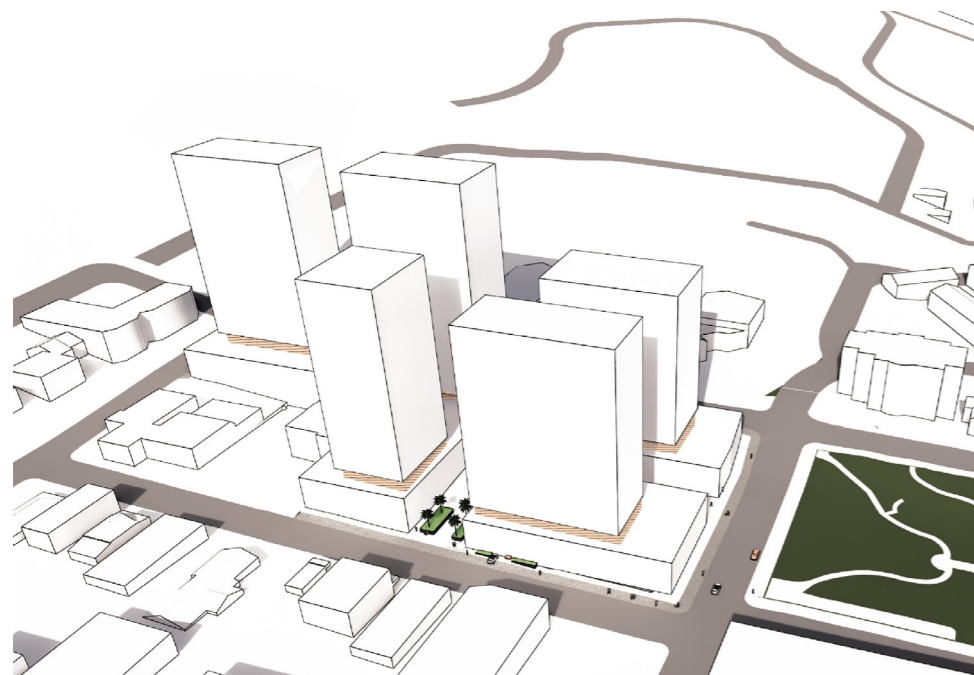


01 Achieving gentle sweep across park and ridge



01 Builtform developed to respond to the surrounding built and nature

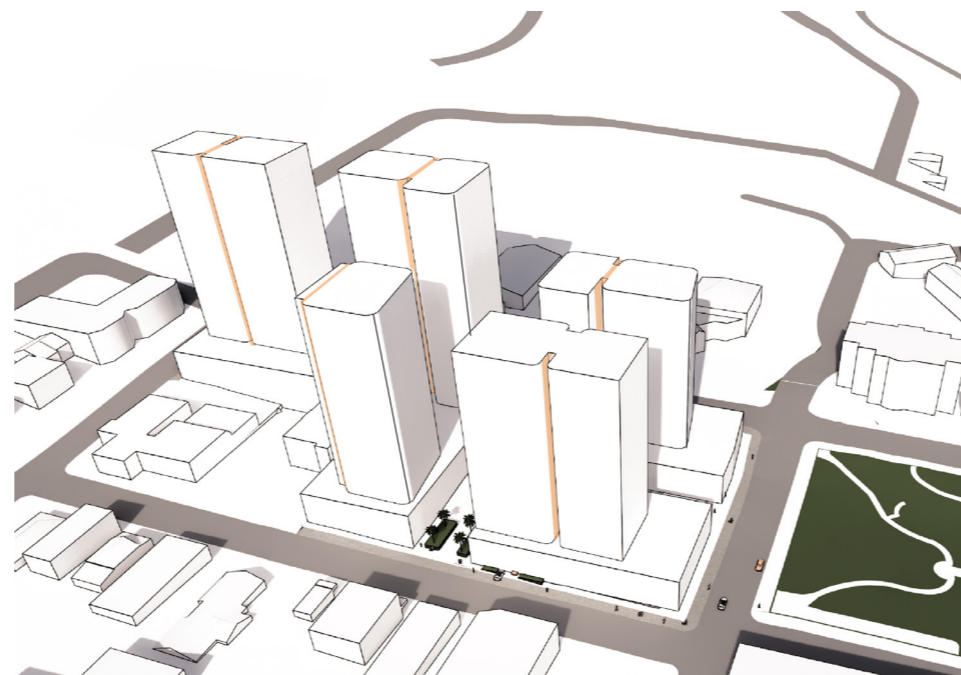
Detailed Built Form Development/



Elevate/



- Visually separate the tower & podium forms
- Create opportunities for garden apartments



Split/

- Split tower envelopes to create a vertical proportion
- Orient and optimise each tower element
- Create "visual pairs" of towers

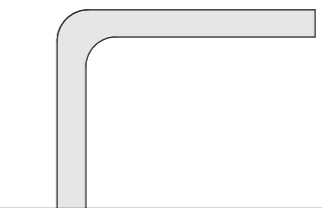
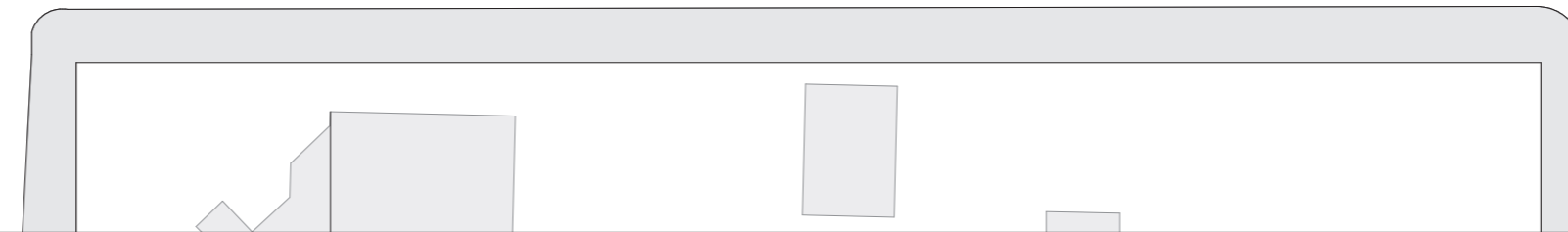
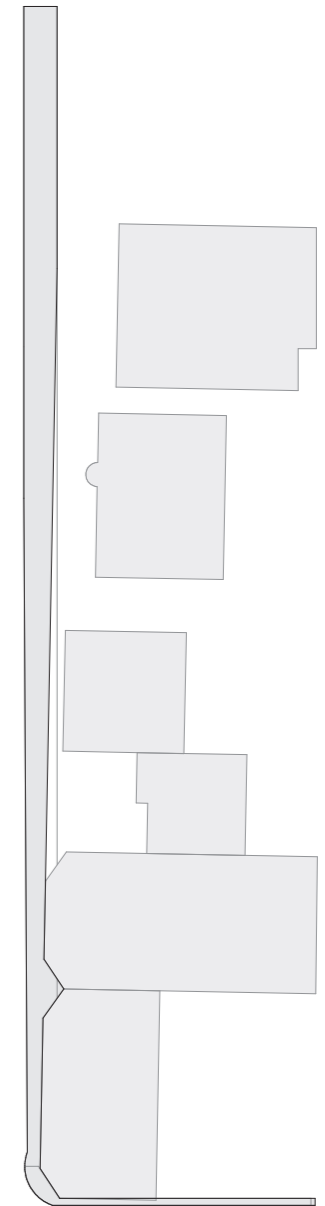
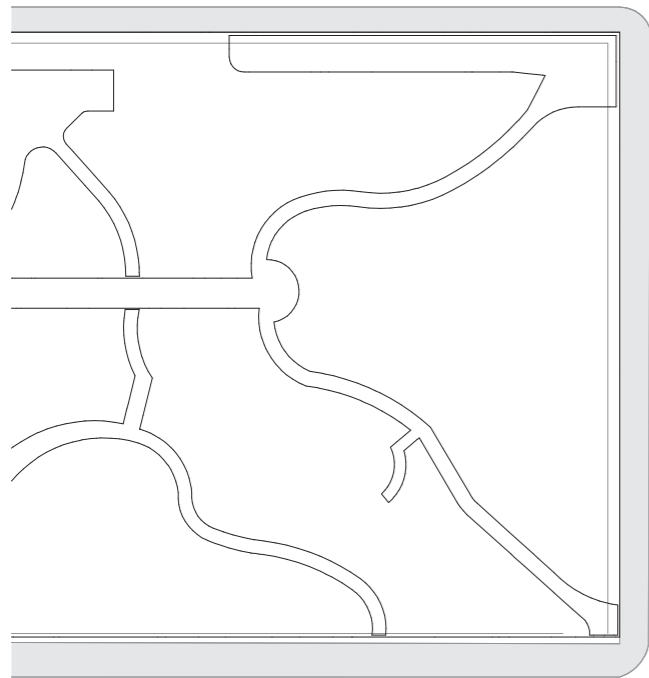
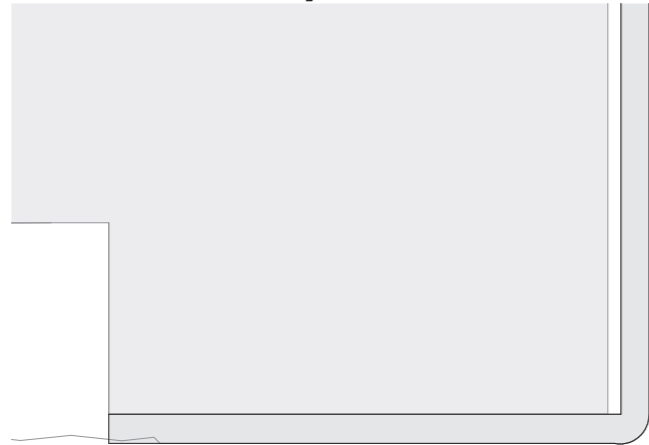


Step/



- From one podium up to another
- Between towers
- Each tower element, to emphasise the vertical

Typical Floor Plan/



Illustrative Masterplan/



Shadowing Over the Park/

21st June Winter:

Total park Area: 12,103m²

9.00am:

Percentage Site B: 2.6%
Percentage Overall: 13.5%

9.30am:

Percentage Site B: 0.6%
Percentage Overall: 6.9%

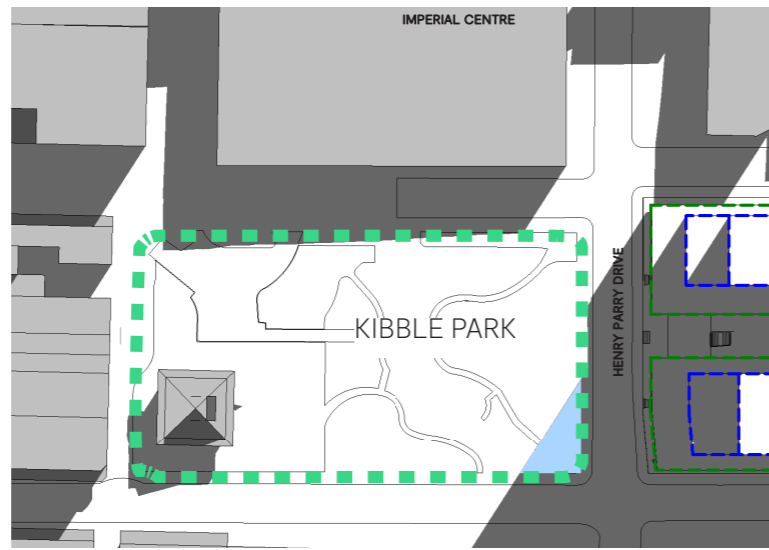
10.30am:

Percentage Site B: Nil
Percentage Overall: 4.2%
(Existing Only)

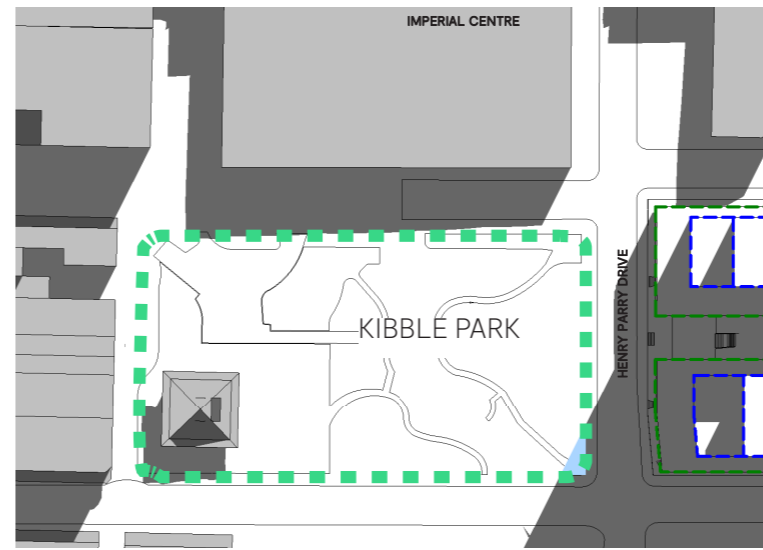
*Overall includes Imperial centre, Proposed development, Library and the cafe.

SOLAR ACCESS TO KEY PUBLIC SPACE (DCP):

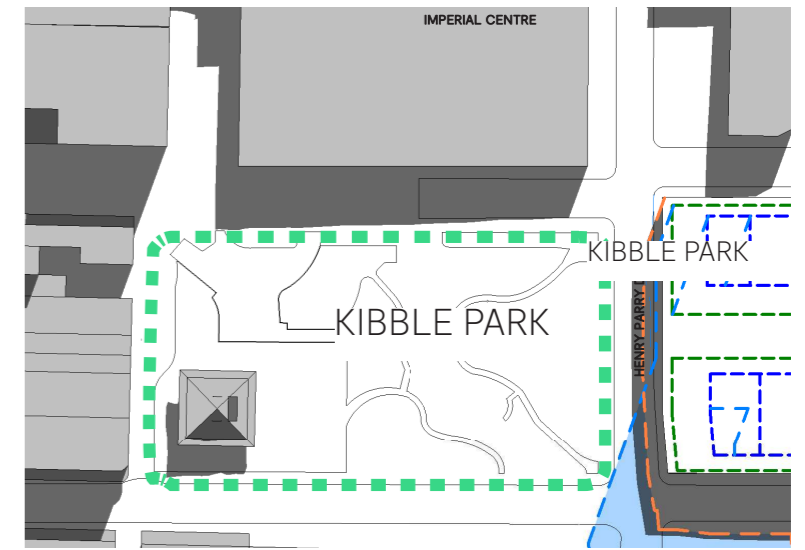
Controls:
Ensure at least 60% of the park receives 4 hours of direct sunlight between 9am and 3pm on the winter solstice (21 June).



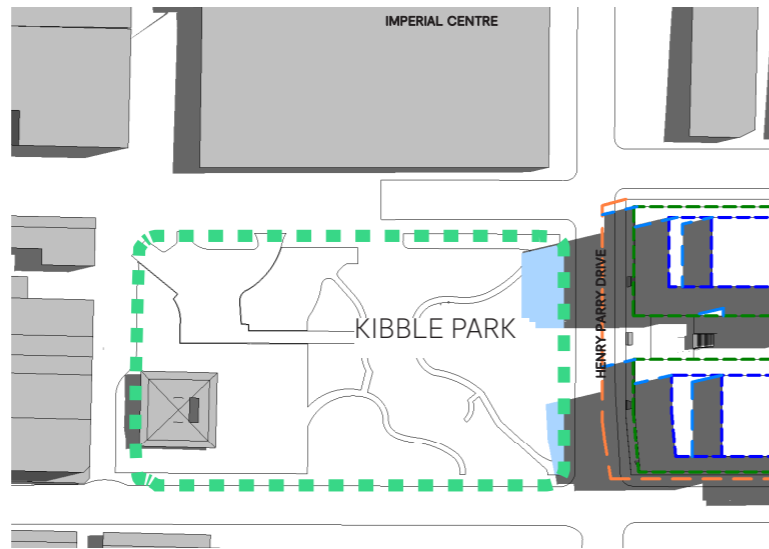
21st June 9am:



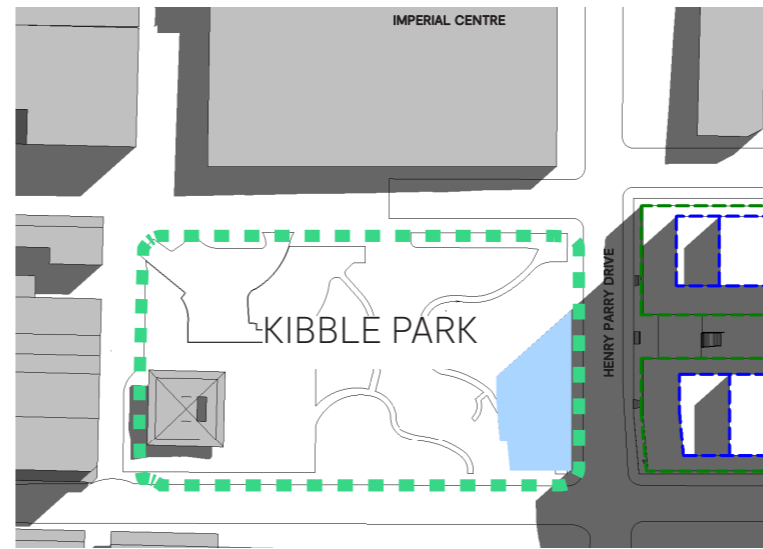
21st June 9.30am:



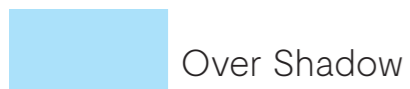
21st June 10am:

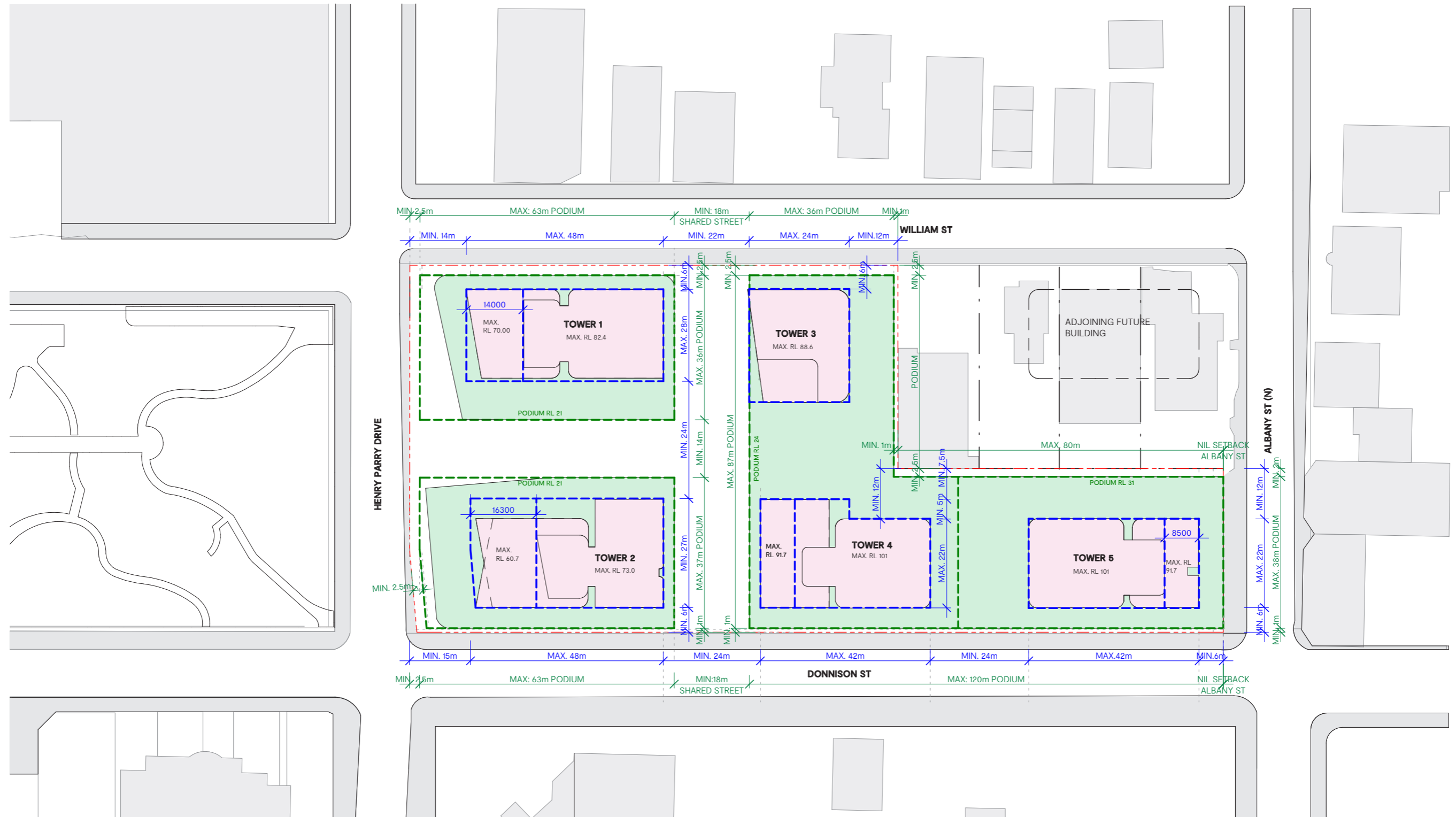


21st Dec 9.00am:

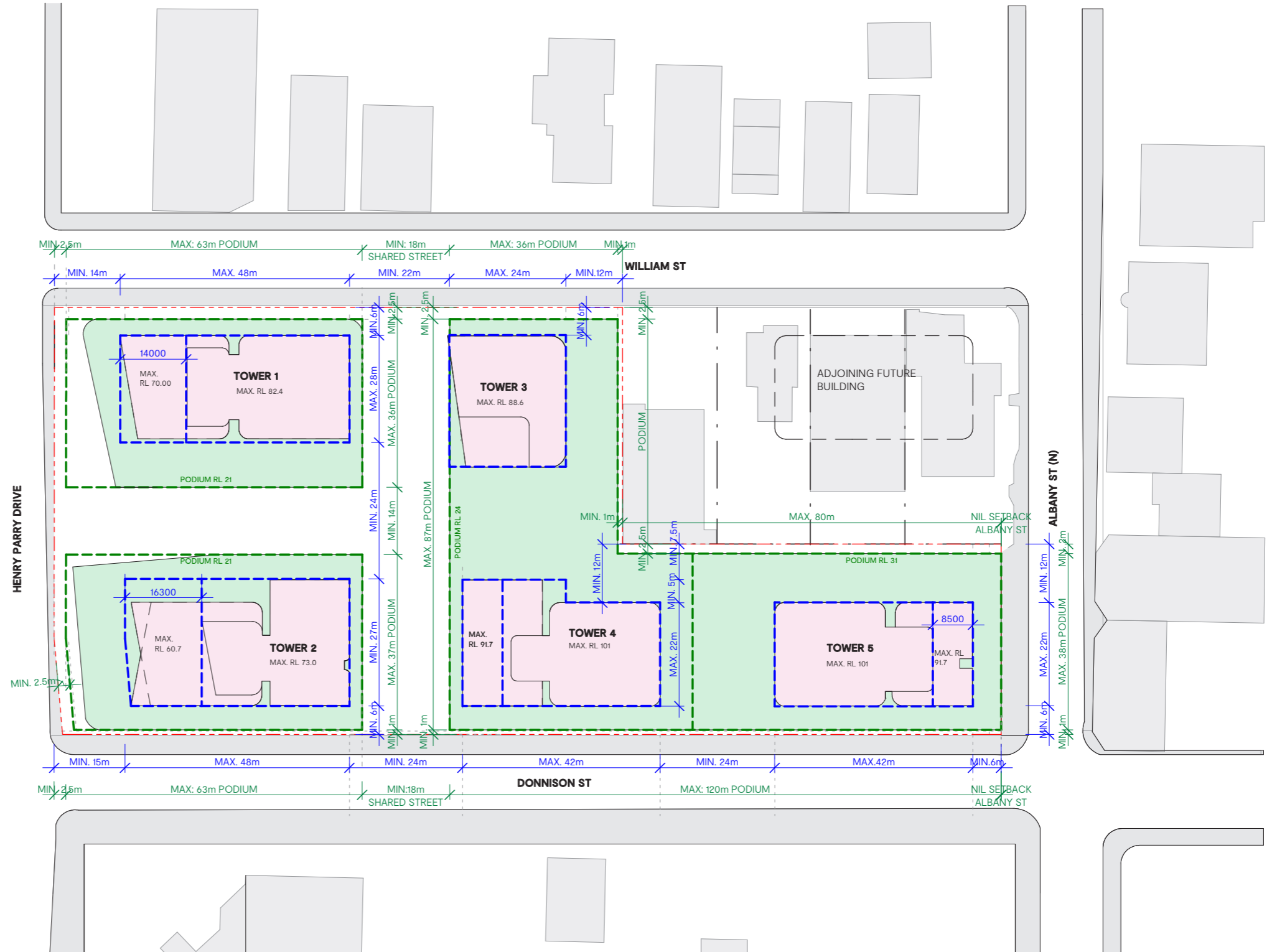
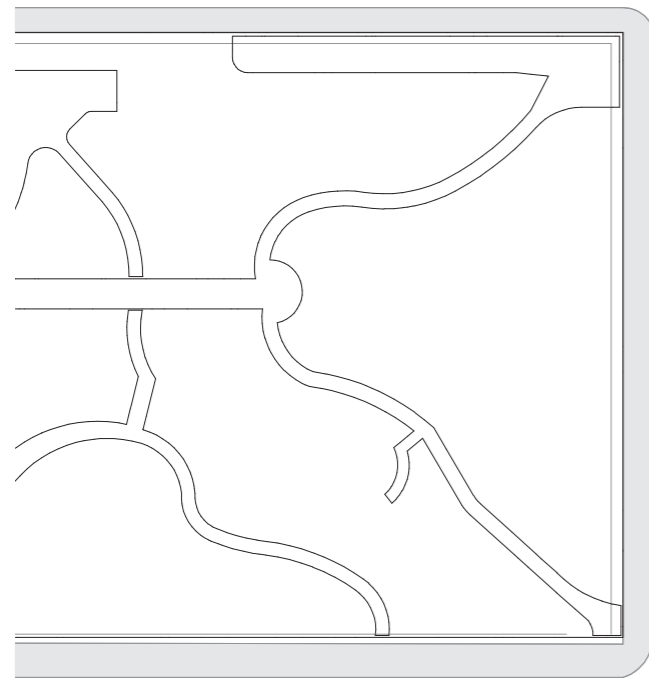
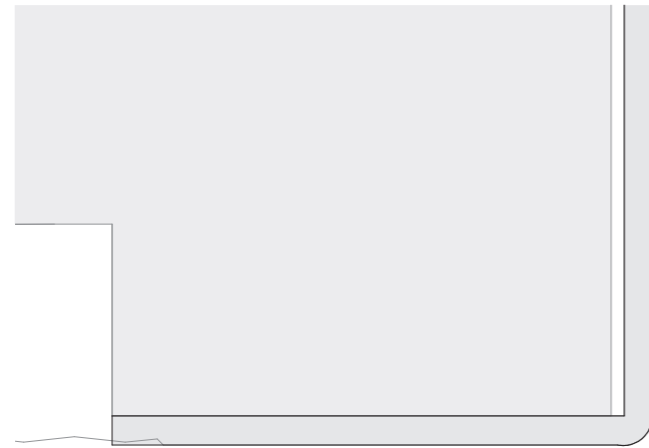


21st Sept 9.00am:



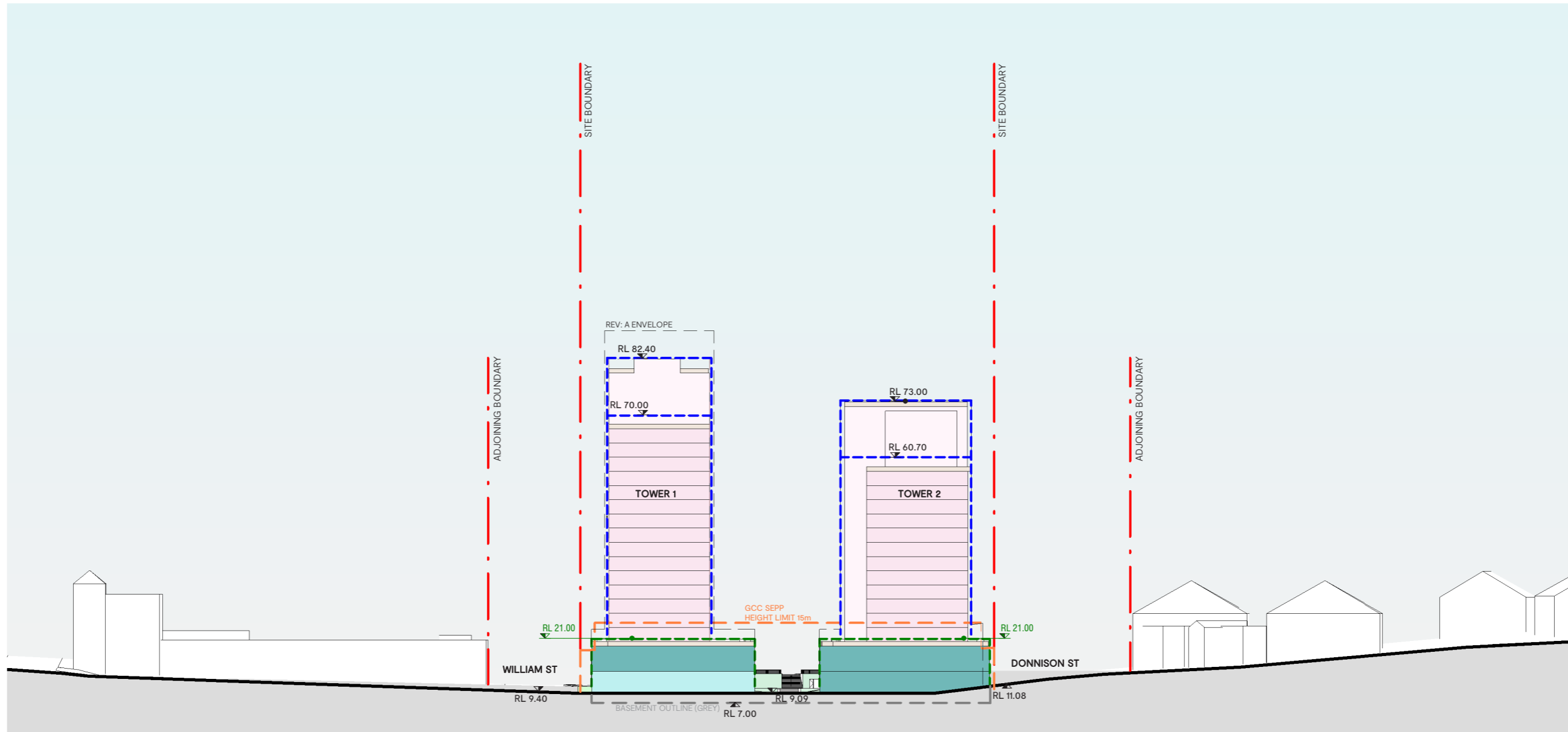


	TOWER SETOUTS		PROPOSED PODIUM ENVELOPE
	PODIUM SETOUTS		EXAMPLE TOWER DESIGN (NOT FOR APPROVAL)
			EXAMPLE PODIUM DESIGN (NOT FOR APPROVAL)



	TOWER SETOUTS		PROPOSED PODIUM ENVELOPE
	PODIUM SETOUTS		PROPOSED TOWER ENVELOPE
	EXAMPLE TOWER DESIGN (NOT FOR APPROVAL)		EXAMPLE PODIUM DESIGN (NOT FOR APPROVAL)

Henry Parry Drive Elevation/

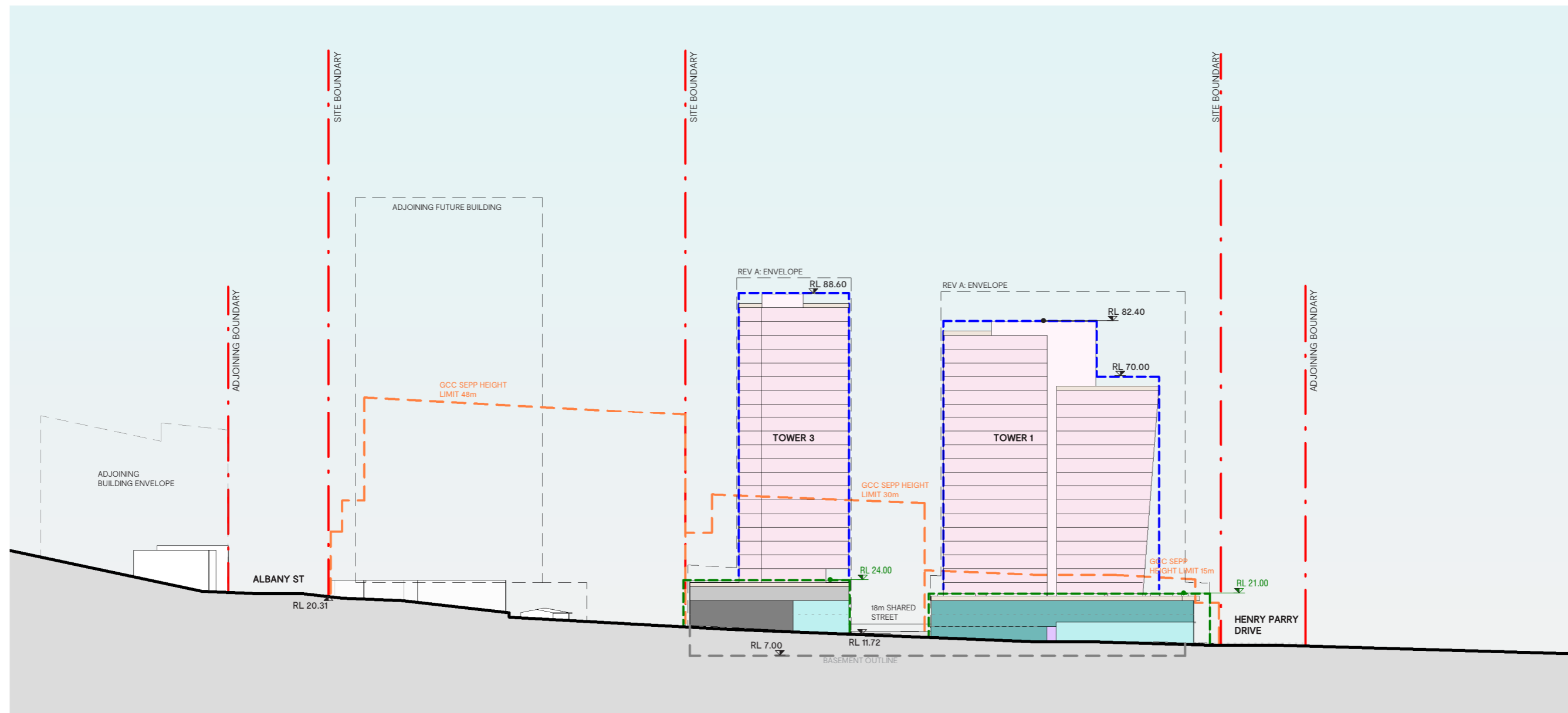


TOWER SETBACK	
	GCC TOWER SETBACK -6-8m from all streets
	PROPOSED TOWER ENVELOPE -17m setback at Henry Parry Drive for Tower 1 -15m setback at Henry Parry Drive for Tower 2 -6m setback at Donnison -6m setback at Albany St -6m setback at William St -12m setback from Adjoining plot

PODIUM SETBACK	
	GCC SEPP PODIUM SETBACK -0m Setback upto 9.5m at Henry parry drive and part of Donnison St and William St -0m Setback upto 15m to the remainder street -2.5m Setback from 9.5m to 15m
	PROPOSED PODIUM ENVELOPE -2.5m setback at Henry Parry Drive -1m setback at Donnison St -1m setback at Albany St -2.5m setback at William St

	RETAIL
	COMMERCIAL
	LOBBY
	COMMON AREA
	CARPARK
	SERVICES
	EXAMPLE TOWER DESIGN (NOT FOR APPROVAL)

William Street Elevation/

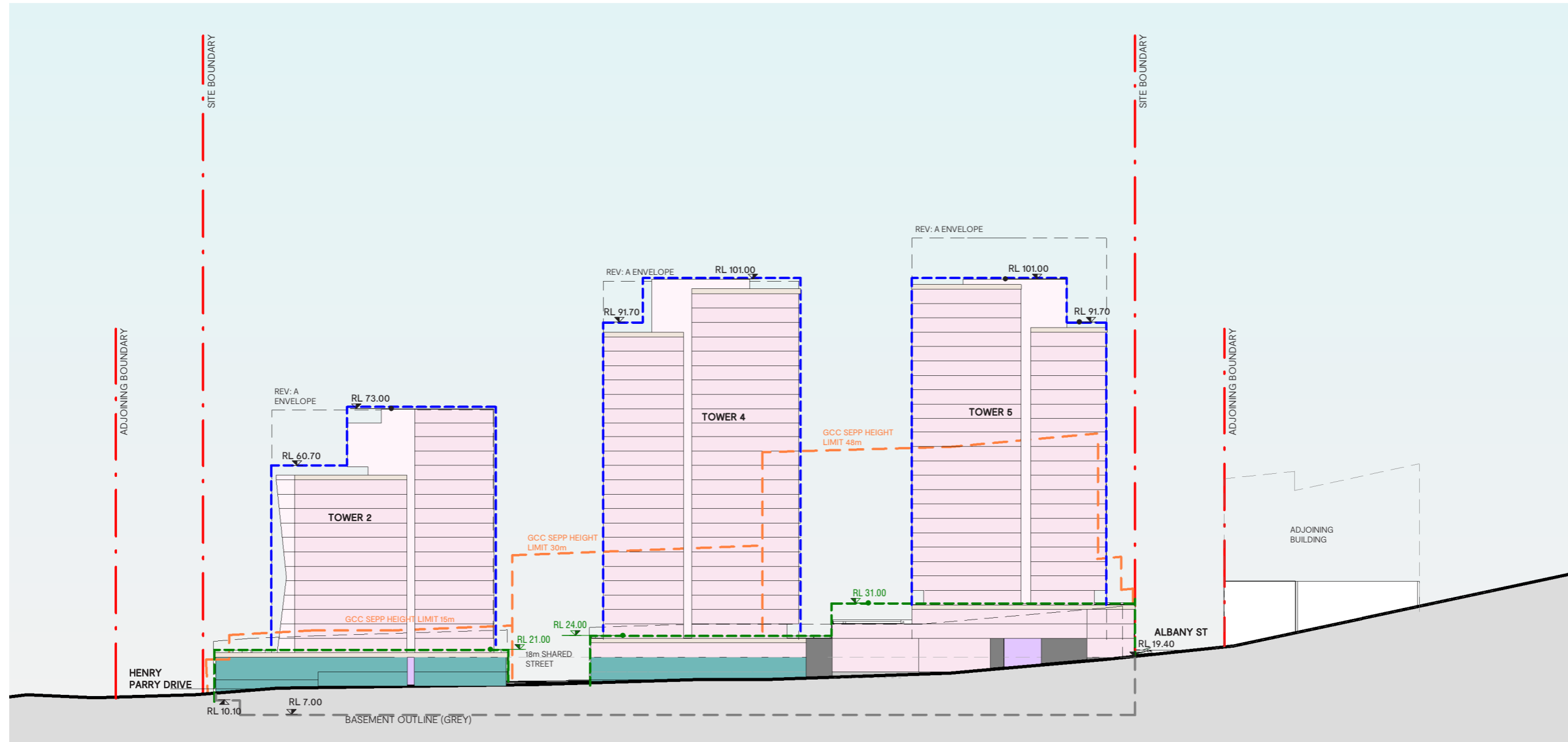


TOWER SETBACK	
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	PROPOSED PODIUM ENVELOPE -2.5m setback at Henry Parry Drive -1m setback at Donnison St -NIL setback at Albany St -2.5m setback at William St

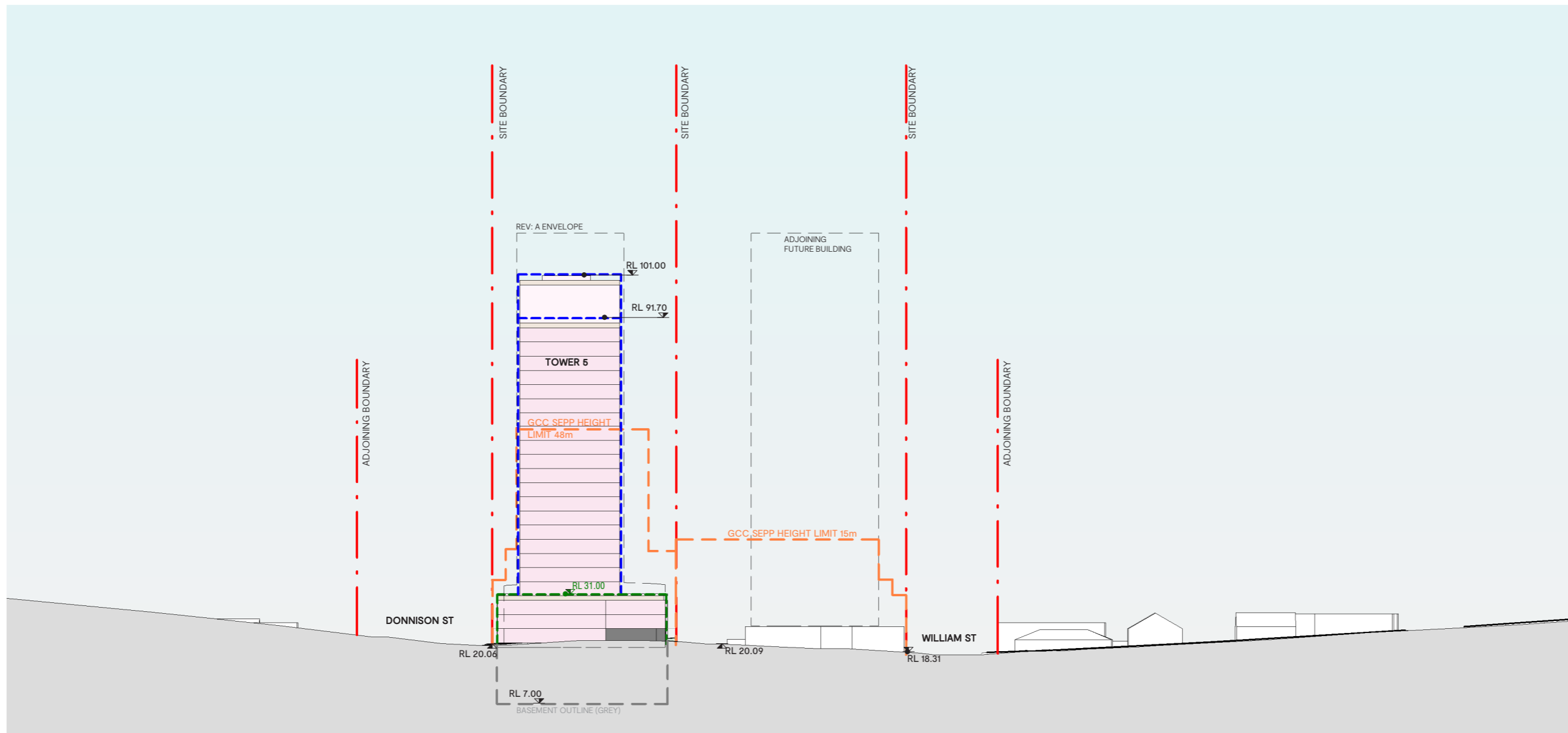
	RETAIL
	COMMERCIAL
	LOBBY
	COMMON AREA
	CARPARK
	SERVICES
	EXAMPLE TOWER DESIGN (NOT FOR APPROVAL)

Donnison Street Elevation/



TOWER SETBACK	PODIUM SETBACK	LEGEND
<ul style="list-style-type: none"> - - - GCC TOWER SETBACK -6-8m from all streets - - - PROPOSED TOWER ENVELOPE -17m setback at Henry Parry Drive for Tower 1 -15m setback at Henry Parry Drive for Tower 2 -6m setback at Donnison -6m setback at Albany St -6m setback at William St -12m setback from Adjoining plot 	<ul style="list-style-type: none"> - - - GCC SEPP PODIUM SETBACK -0m Setback upto 9.5m at Henry parry drive and part of Donnison St and William St -0m Setback upto 15m to the remainder street -2.5m Setback from 9.5m to 15m - - - PROPOSED PODIUM ENVELOPE -2.5m setback at Henry Parry Drive -1m setback at Donnison St -NIL setback at Albany St -2.5m setback at William St 	<ul style="list-style-type: none"> RETAIL COMMERCIAL LOBBY COMMON AREA CARPARK SERVICES EXAMPLE TOWER DESIGN (NOT FOR APPROVAL)

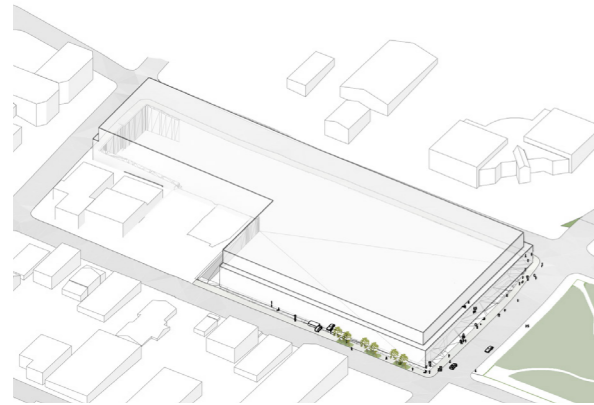
Albany Street Elevation/



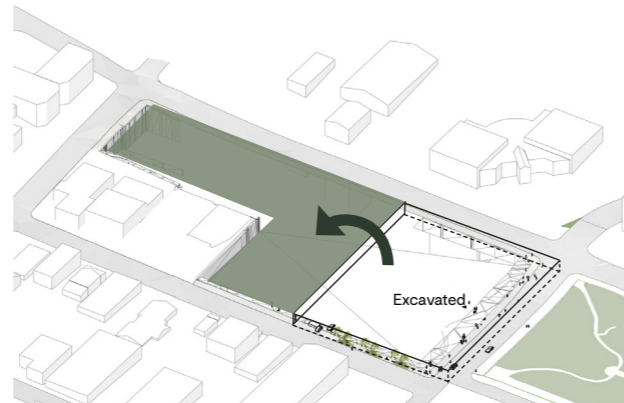
TOWER SETBACK	PODIUM SETBACK	LEGEND
<ul style="list-style-type: none"> GCC TOWER SETBACK -6-8m from all streets PROPOSED TOWER ENVELOPE -17m setback at Henry Parry Drive for Tower 1 -15m setback at Henry Parry Drive for Tower 2 -6m setback at Donnison -6m setback at Albany St -6m setback at William St -12m setback from Adjoining plot 	<ul style="list-style-type: none"> GCC SEPP PODIUM SETBACK -0m Setback upto 9.5m at Henry parry drive and part of Donnison St and William St -0m Setback upto 15m to the remainder street -2.5m Setback from 9.5m to 15m PROPOSED PODIUM ENVELOPE -2.5m setback at Henry Parry Drive -1m setback at Donnison St -NIL setback at Albany St -2.5m setback at William St 	<ul style="list-style-type: none"> RETAIL COMMERCIAL LOBBY COMMON AREA CARPARK SERVICES EXAMPLE TOWER DESIGN (NOT FOR APPROVAL)

Staging/

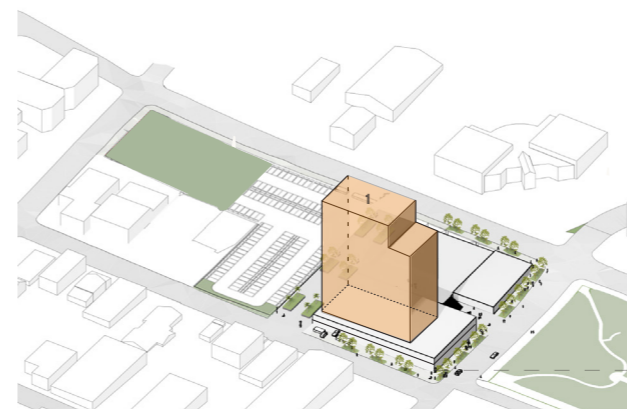
Demolition



Excavation

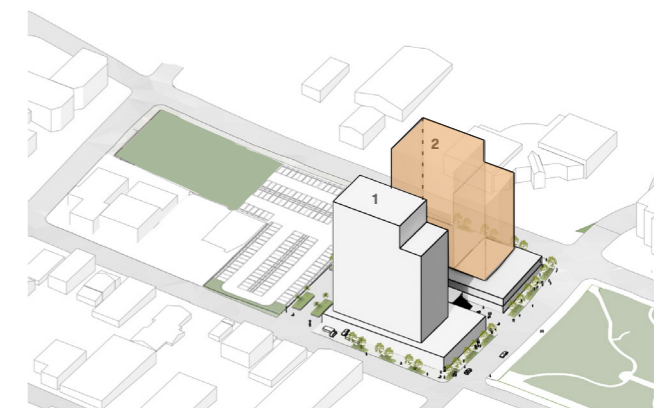


Stage 2



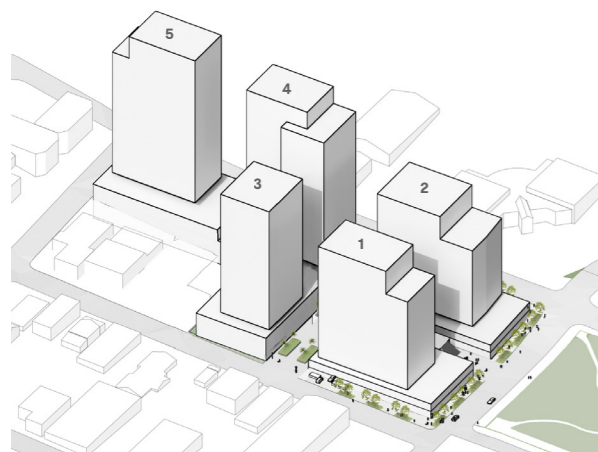
- Construct Podium 1
- Construct Tower 1 - 132 units
- Approx: 200 temporary car spaces

Stage 3

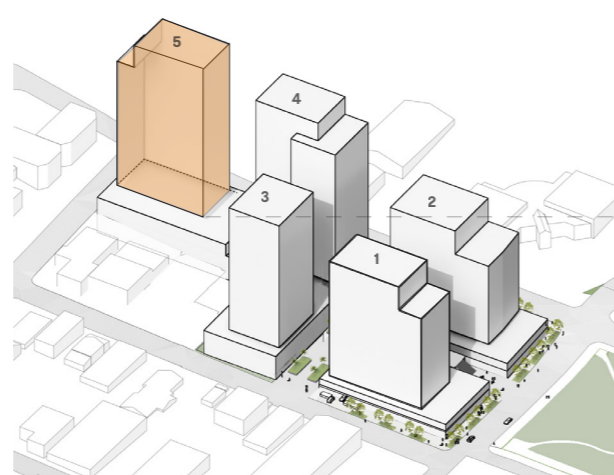


- Construct Podium 2
- Construct Tower 2 - 125 units

Complete

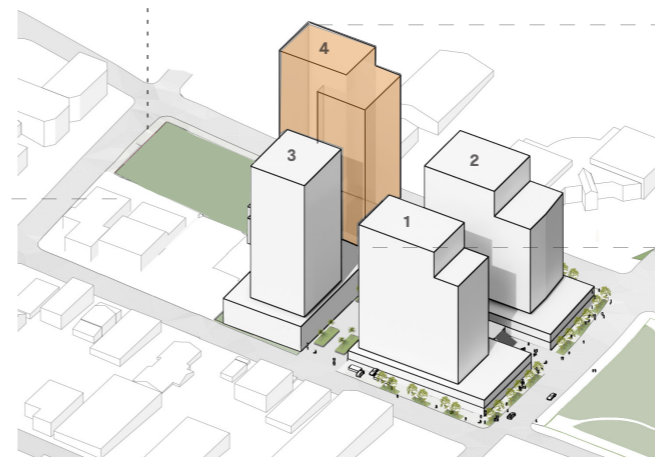


Stage 6



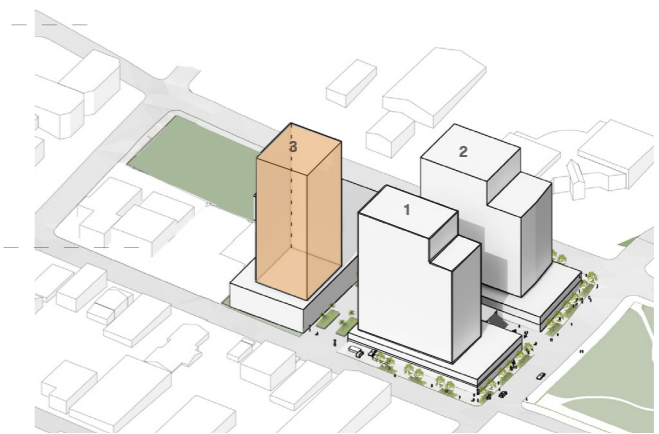
- Construct Podium 5
- Construct Tower 5

Stage 5



- Construct Podium 4
- Construct Tower 4 - 188 units

Stage 4



- Construct Basement & podiums under towers 3&4
- Loading dock
- Construct Tower 3 - 103 units

Schedule/

AREA SUMMARY			
Site area		14194 m ²	
FSR (current proposal)		5.13	:1
	NSA	GFA	NSA/GFA Eff
Residential	56,803 m ²	67,360 m ²	84%
Non-resi	5,079 m ²	5,422 m ²	94%
TOTAL	61,882 m²	72,782 m²	

NOTE:
Figures are subject to future DA design development

**UNIT SIZES	1bed	50-65m2
	2bed	75-90m2
	3bed	95-120m2

BUILDINGS	MASTERPLAN	REFERENCE DESIGN						VOLUMETRIC FILL m2	Fill to GFA %	UNIT MIX**			TOTAL		
	Total Envelopes (approx)	Retail GFA	NSA	Commercial GFA	NSA	Residential GFA	NSA			1bed	2bed	3bed			
Building 1	26,600 m ²	708 m ²	672 m ²	1,894 m ²	1,736 m ²	12,606 m ²	10,247 m ²	15,208 m ²	12,655 m ²	21,492 m ²	81%	28	76	28	132
Building 2	26,100 m ²	m ²	m ²	2,642 m ²	2,493 m ²	11,449 m ²	9,687 m ²	14,091 m ²	12,180 m ²	22,205 m ²	85%	34	70	21	125
Building 3	20,700 m ²	178 m ²	178 m ²	m ²	m ²	9,960 m ²	8,692 m ²	10,138 m ²	8,870 m ²	18,070 m ²	87%	20	63	20	103
Building 4	29,900 m ²	m ²	m ²	m ²	m ²	17,217 m ²	14,585 m ²	17,217 m ²	14,585 m ²	28,660 m ²	96%	40	101	47	188
Building 5	29,500 m ²	m ²	m ²	m ²	m ²	16,128 m ²	13,592 m ²	16,128 m ²	13,592 m ²	27,875 m ²	94%	58	89	32	179
TOTAL	132,800 m²	886 m²	850 m²	4,536 m²	4,229 m²	67,360 m²	56,803 m²	72,782 m²	61,882 m²			180	399	148	727
												25%	55%	20%	

CARSPACES	Resi	Resi Vis	Retail	Commercial	TOTAL
On title	829		22	60	911
Visitor		104			104
TOTAL					1015

plus parking on shared street & temporary public carspaces during construction

SITE COVERERAGE	
Site Cover (Towers & Podiums)	76%
Site Cover (Towers)	35%
Site Cover (Incl Basement)	93%

LANDSCAPE	Area	% site area
Deep soil (GF setbacks)	1,000 m ²	7%
Soft planting thru site link	290 m ²	2%
Soft planting level 6 podium	842 m ²	6%
Soft planting level 5 podium 1&2	915 m ²	6%
*Figures above exclude paved areas, paths & driveways		
TOTAL SOFT LANDSCAPING AREA	3,047 m²	21%

COMMON AREA (Envelope measured at ground & podium levels, and elevated common terraces)		
Podium 5 communal open space	1,350 m ²	
Podium 6 communal open space	1,000 m ²	
Rooftop communal open space	1,342 m ²	
Total External Common area	3,692 m²	26% of site area
Sunlight to Common areas in midwinter	area in sun	% in sun
9am	1,090 m ²	30% of common area
10am	1,420 m ²	38%
11am	2,554 m ²	69%
12pm	2,753 m ²	75%
1pm	2,454 m ²	66%
2pm	2,262 m ²	61%
3pm	2,292 m ²	62%
ie: at least 55% of the common open space receives a minimum of 4hrs of sun in midwinter.		

Public benefit

- ▶ Inherent within the development itself are a number of tangible public benefits:
 - ▶ The provision of new through site links, accessible 24/7 to the public and breaking up a large impenetrable city block;
 - ▶ Public realm improvements including streetscape improvements and high quality architectural outcomes;
 - ▶ New retail and commercial opportunities;
 - ▶ Redevelopment of one of the largest opportunity sites that will stimulate broader renewal of the Gosford CBD; and
 - ▶ Creation of 267 jobs through operation and contribution of \$55.9 million per annum on an ongoing basis.
- ▶ The proposal will also generate around around \$10 million in local and State contributions which is a significant contribution towards new and upgraded infrastructure.
- ▶ Conditions require the provision of a childcare centre and community facility.

