



CM/AC
15611
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Dear Alison

**RESPONSE TO JOINT REGIONAL PLANNING PANEL QUERIES
32 MANN STREET, GOSFORD**

1.0 CENTRAL COAST REGIONAL STRATEGY 2036

The Central Coast Regional Plan was released in October 2016. It is the strategic planning document for the Central Coast and guides the Governments land use planning priorities in the region over the next 20 years.

A key priority for Gosford under the strategy is to grow jobs on the Central Coast as set out by Goal 1 and further supported by Direction 1 which aims to grow Gosford City Centre as the region's capital. To this end, the Strategy sets out key directions and actions that will assist in guiding growth and investment to achieve the strategic outcome.

Direction 1 specifically seeks to attract government investment and business development that will revitalise Gosford City Centre. The direction states:

"Coordinating government initiatives to attract business, residential development and complementary growth in the Southern Growth Corridor will have flow-on benefits in helping to revitalise Gosford City Centre as a vibrant capital of the region."

"The NSW Government will work with Council to promote commercial development through public investment and the relocation of public sector employment to the city centre".

The Strategy identifies that the site belongs to both The City Core and The Arts and Entertainment Precinct of Gosford as shown at **Figure 1**.

In summary, the proposal is consistent with the Strategy as the proposal will deliver development, investment and jobs within the City Core of Gosford. Further, the proposal is a direct result of NSW Government investment that will relocate at least 300 public sector jobs to Gosford to be housed at the proposed commercial mixed use building. The proposal will deliver A-Grade commercial floor space that will improve the local building stock and raise the profile of Gosford.

Table 1 below sets out how the proposal relates to the Regional Strategy.



Figure 1 – Gosford City Centre
Source: Central Coast Regional Strategy 2036

Table 1 – Assessment of Central Coast Regional Strategy 2036

Item	Priority	Comment
Goal 1	A prosperous Central Coast with more jobs close to home	The proposal will create approximately 90 new jobs during construction, with ongoing employment opportunities for people in Gosford. Overall, the commercial building can accommodate up to approximately 480 staff. The proposal would also create an additional 330 indirect jobs during construction and a further 30 indirect jobs ongoing, contributing to increased employment and therefore prosperity that would otherwise not be delivered if the site remains undeveloped. It will also contribute to the broader economy through economic multipliers including \$1.4M additional retail expenditure per annum and \$4.2M added to broader economy annually.
Direction 1	Grow Gosford City Centre and the region's capital	The proposal will facilitate the delivery of a new high quality mixed use building that will improve the local building stock and raise the profile of the Gosford Centre. The proposal will deliver approximately 7660sqm of high quality Grade A mixed-use floor space in Gosford City Centre. Further, the building is of a high standard of architectural design, with materials, detailing and articulation befitting of the City as a regional capital. The building will contribute towards enhancing the character of the City Centre and Waterfront Precinct and the prominence of Mann Street as an extension of the CBD.
1.1	Grow Gosford City Centre as the region's capital and focus of professional, civic and health services for the region's population.	The proposal would facilitate the relocation of at least 300 professional positions from the Department of Finance, Services and Innovation to Gosford City Centre over the next four years. Overall, the commercial building can accommodate up to approximately 480 staff which will support the prominence of Gosford City Centre.
1.2	Undertake and integrate precinct planning for the Waterfront, Arts and Entertainment, City Core, Railway and Hospital precincts – to grow jobs and coordinate the delivery of improved transport infrastructure.	The site is located in the City Core and Arts and Entertainment Precinct. The proposal is consistent with this action as it will grow jobs and will also deliver an extension of Baker Street in both the City Core and Arts and Entertainment Precinct.
1.3	Attract and facilitate greater commercial development in Gosford City Centre by improving the public domain and	The proposal will deliver increased commercial development and a built form that is consistent with the local planning controls. The proposal has been designed to be sensitive to local heritage items providing setbacks and landscape treatment that will enhance the settling of

Item	Priority	Comment
	providing opportunities for development through local planning controls.	the proposal and the public domain along Mann Street.
1.7	Identify opportunities for the consolidation and relocation of government services and agencies to Gosford City Centre.	The proposal would facilitate the relocation of at least 300 professional positions from the Department of Finance, Services and Innovation to Gosford City Centre over the next four years.
1.8	Ensure that development in Gosford City Centre responds to its natural setting and complements the public domain.	The proposal is situated on Mann Street with a 5m – 8m setback to the street that will allow for landscaping opportunities and street tree planting. The building has been articulated with unique high quality façade details and shading devices that respond to solar principles, view opportunities and integration within the local landscape. Once the remainder of the Waterfront Precinct is developed the proposal would not be visible from Gosford Park.
1.9	Improve access to Gosford City Centre from the west and north.	The proposal includes a through site link between Mann Street and Gosford Park, improving access from the west to the southern portion of the CBD.
Direction 7	Increase job containment in the region	The proposal would facilitate the relocation of at least 300 professional positions from the Department of Finance, Services and Innovation to Gosford City Centre over the next four years. The proposal will create approximately 90 new jobs during construction, with an additional 330 indirect jobs during construction and a further 30 indirect jobs ongoing contributing to increased employment.
7.1	Facilitate economic development that will lead to more local employment opportunities on the Central Coast.	The proposal would facilitate the relocation of at least 300 professional positions from the Department of Finance, Services and Innovation to Gosford City Centre over the next four years. The proposal will create approximately 90 new jobs during construction, with an additional 330 indirect jobs during construction and a further 30 indirect jobs ongoing contributing to increased employment.
Direction 16	Grow investment opportunities in the region's centres	The proposal would facilitate the relocation of at least 300 professional positions from the Department of Finance, Services and Innovation to Gosford City Centre over the next four years. The proposal will create approximately 90 new jobs during construction, with an additional 330 indirect jobs during construction and a further 30 indirect jobs ongoing contributing to increased employment.
16.2	Enhance the network of centres by encouraging business and infrastructure investment in centres and planning for attractive	The proposal will see significant investment by the NSW Government in the delivery of a new high quality mixed use building that will improve the local building stock and raise the profile of the Gosford Centre. The building will comprise commercial uses with ground floor business

Item	Priority	Comment
	mixed use places that respond to the character and role of the centre.	premises and café providing activation to the streetscape. The proposal has been designed to respond to the local character and will feature high quality finishes, befitting the building as an A Grade mixed use commercial development.

2.0 CLARIFICATION OF FLOOR SPACE RATIO CALCULATION

The original application calculated Floor Space Ratio (FSR) based on the development site for the proposed works, being the highlighted area shown at **Figure 2**. The proposed works only encompass a small area within the subject Lot, being Lot 2 in DP 1210298. The development site area is 2,782m².

The GFA for the original proposal is as follows:

- Commercial GFA 7660m²
- Retail GFA 40 m²
- Car Park GFA 1930 m²

The total GFA is 9630m², which based on a site area of 2,782m equates to an FSR of 3.46:1, which is less than the maximum permissible FSR of 3.5:1.

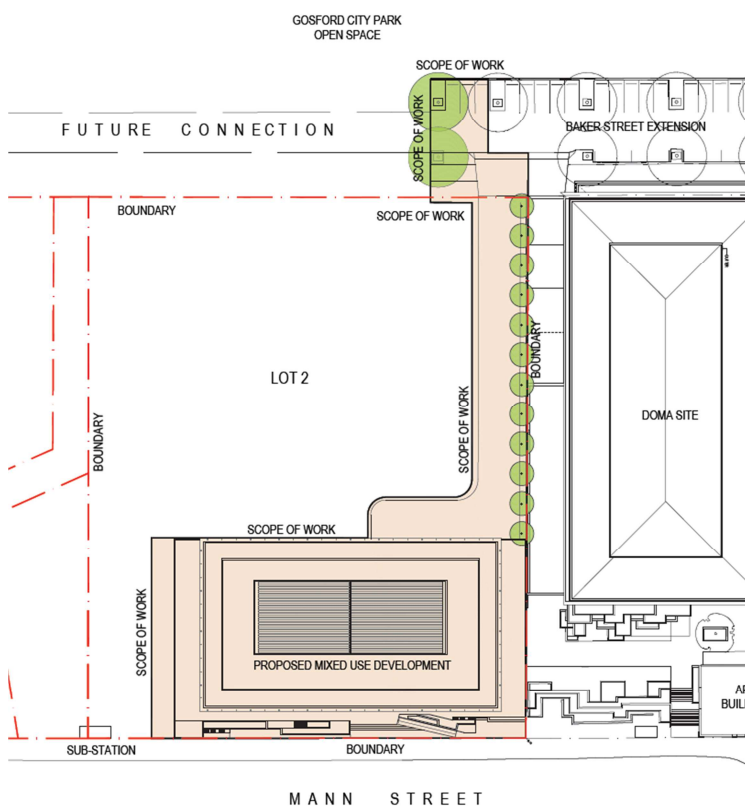


Figure 2 – Development Site Area
Source: GSA Architecture

However, in accordance with Clause 4.5 of Gosford LEP, in determining the site area for proposed development for the purpose of applying floor space ratio, the site area is taken to be:

"(a) if the proposed development is to be carried out on only one lot, the area of that lot,..."

The proposal will be carried out on one lot (see **Figure 3**) and in accordance with Clause 4.5, the area of that lot is to be used in the calculation of the development FSR. A revised calculation of FSR, based on the updated plans prepared by GSA and submitted to Council under a separate cover, is as follows:

- Commercial GFA 7685m²
- Retail GFA 40 m²
- Car Park GFA 1930 m²

The total GFA is 9655m² which based on a site area of 6760m² equates to an FSR of 1.43:1, which is less than the maximum permissible FSR of 3.5:1.

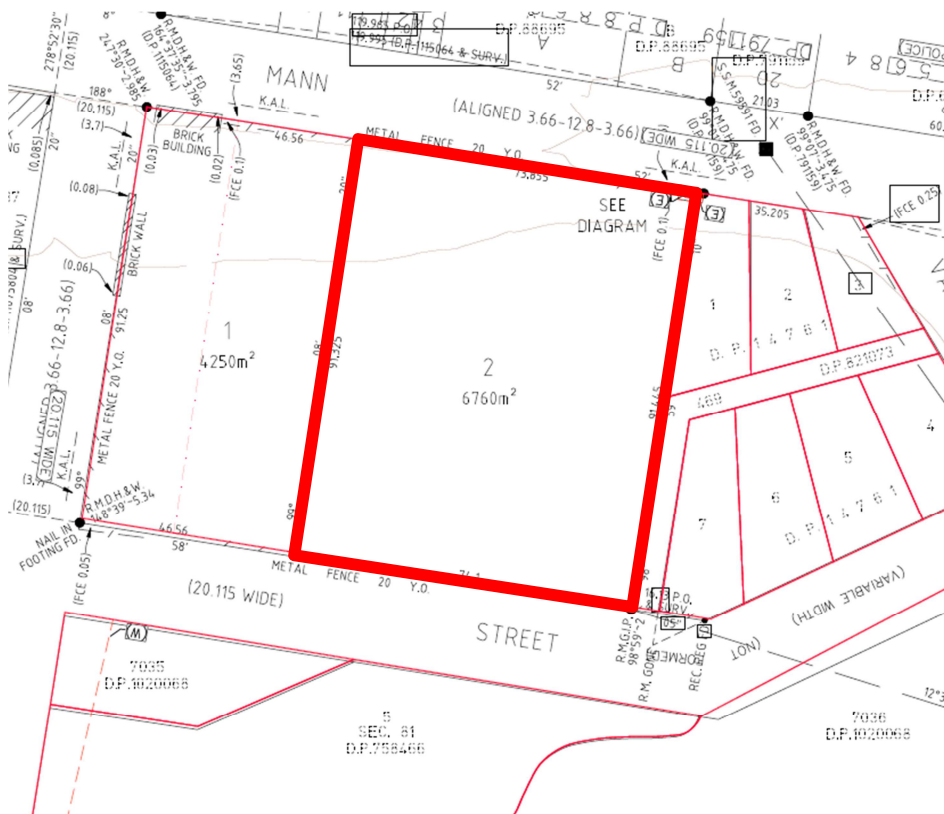


Figure 3 – Subject Lot identification Plan
Source: Dane Bryan

3.0 DEVELOPMENT CONTROL PLAN

An updated assessment of the proposed development against Council's Development Control Plan (specifically section 4.4 - Gosford Waterfront) is provided at **Attachment A**.

4.0 ACID SULPHATE SOILS

In accordance with Clause 7.11 of Gosford LEP 2014 an Acid Sulfate Soil Management Plan has been prepared by Douglas Partners. The plan was issued to Council on 5 December 2016 and has been prepared in accordance with all necessary guidelines and manuals – meeting the requirements under Clause 7.1(3) of the LEP.

Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or acella@jbaurban.com.au.

Yours faithfully



Alexis Cella
Associate