

# Introduction

**Applicant:** Pyramids Architects PTY LTD

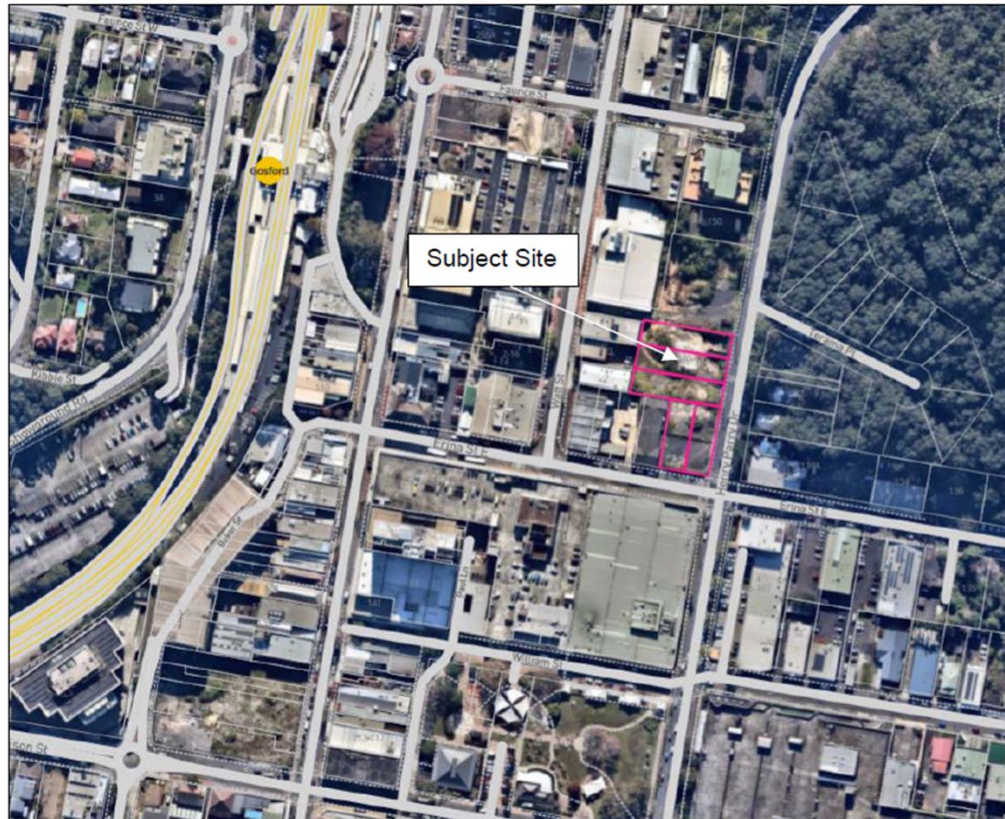
**Developer:** Pyramids Builders PTY LTD

**Proposal:** The project involves demolishing the existing building and constructing a multi-story residential structure. The new building will consist of a basement that includes parking facilities, a ground floor with both retail and parking spaces, and level 1 with partial parking. The residential units will be housed in two towers, Tower C and Tower D. Tower D will span from level 1 to level 15, while Tower C will span from level 1 to level 13, accommodating the residential units.

Additionally, the design incorporates rooftop gardens on level 5 of Tower D and on level 2 and 14 of Tower C. The project also includes other landscaped areas towards the building setbacks.

# Proposed Site

**Aerial Map:** Map showing subject site towards the eastern side of Gosford Train station



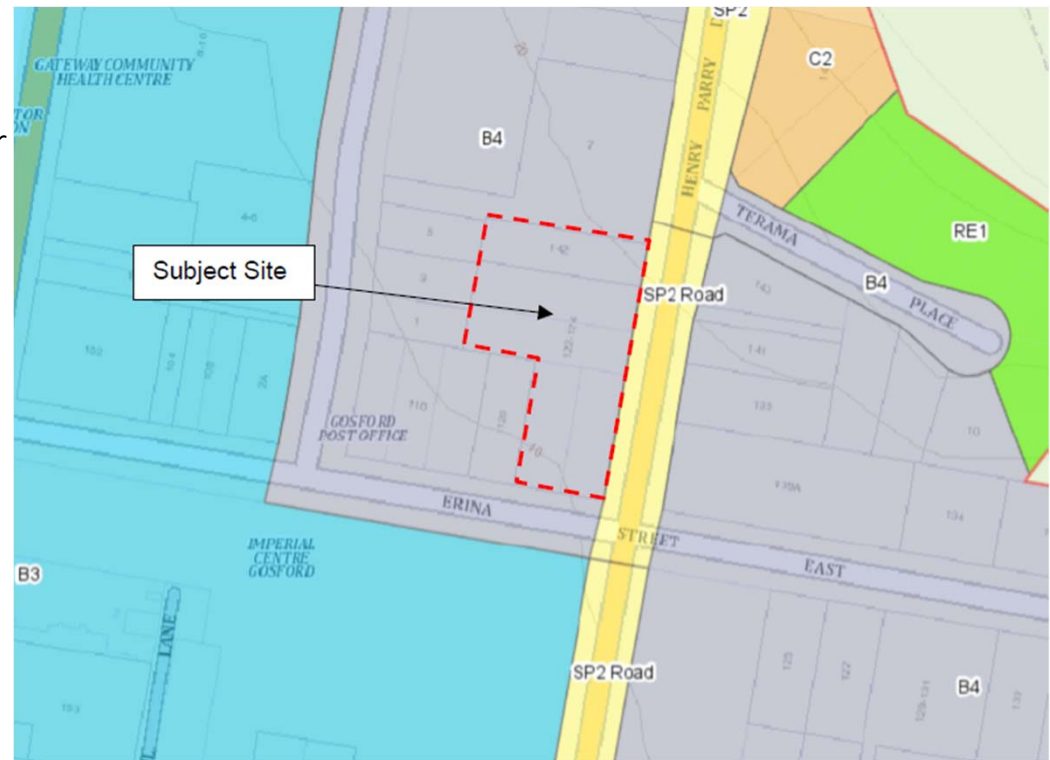
The property in question is located at the corner of **Nos. 122-124 Erina Street East and Nos. 138-142 Henry Parry Drive, Gosford NSW 2250**. It is a consolidation of five (5) lots.

In the immediate vicinity to the **north**, there is currently a three-story residential structure, which is slated for demolition to make way for an approved residential development of a similar scale.

Towards the **east**, across Henry Parry Drive, there is bushland that connects to Rumbalara Reserve and NRMA commercial building.

To the **west**, there are two and three-story commercial buildings.

Finally, to the **south**, across Erina Street East, there is a Woolworth shopping center.



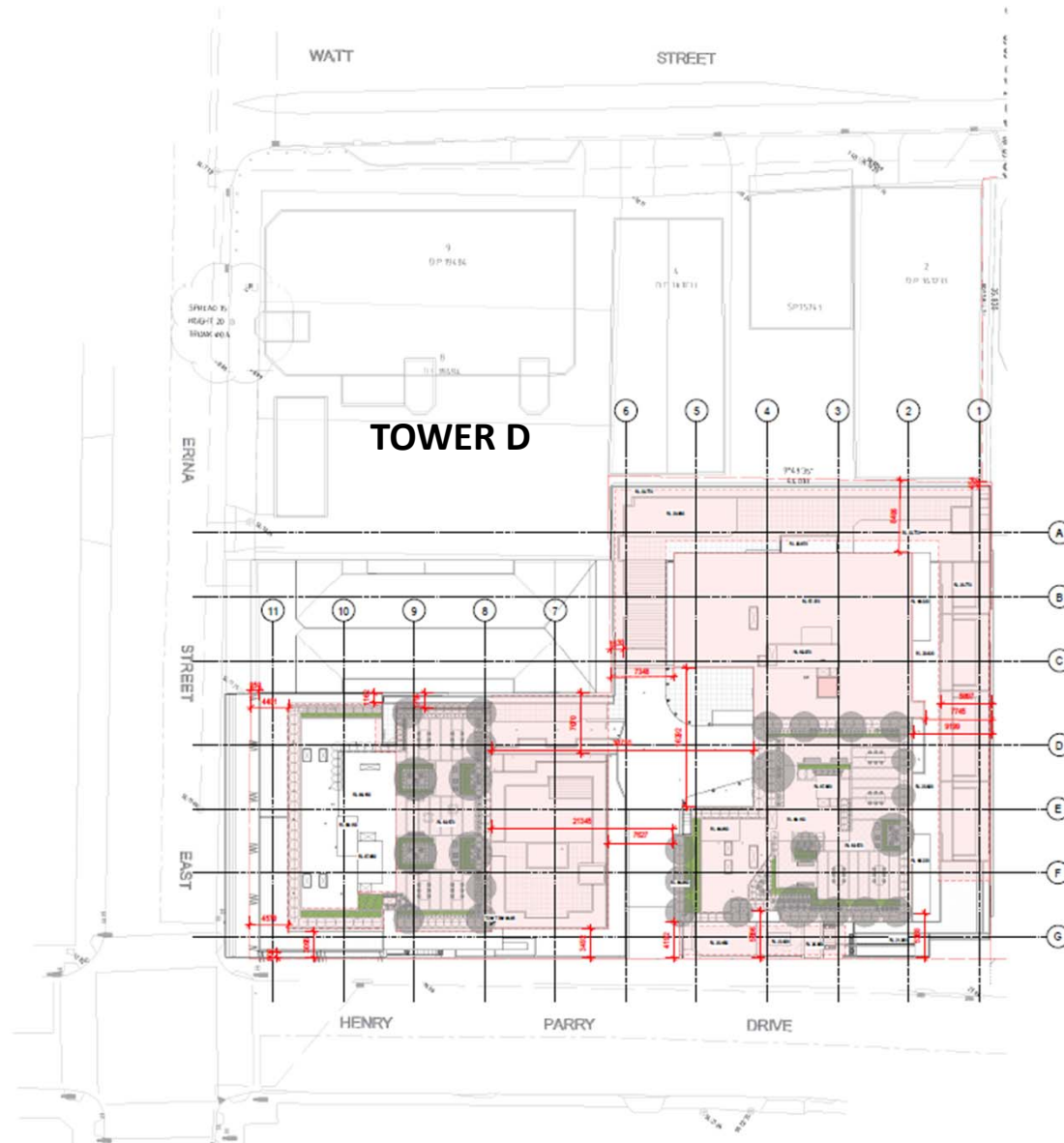
# Modification Summary

	New Modification	Approved modification
<b>No of Units</b>	193 units (16 new units)	177 units
<b>Unit type</b>	1 Bed - 19 2 Bed - 153 3 bed – 21	1 Bed - 13 2 Bed - 144 3 Bed - 20
<b>Car Spaces</b>	Residential – 180 Visitors – 25 Commercial - 5 Total - <b>211</b>	Residential – 180 (not 200) Visitors – 25 (not 26) Commercial - 5 Total - <b>211</b> (not 231)
<b>GFA</b>	18,058m2 (FSR 4.65:1)	15,494m2 (FSR 3.99)
<b>Residential Levels (Tower C)</b>	Level 1 to 15 ( 2 new levels)	Level 1 to 13
<b>Common open Space (COS)</b>	COS is 1,539m2 Level 1 – Tower D Level 2 – Tower C Level 5 – Tower D Level 16 – Tower C and D	COS is 1,364m2. Level 1 – Tower D Level 2 – Tower C Level 5 – Tower D Level 14 – Tower C

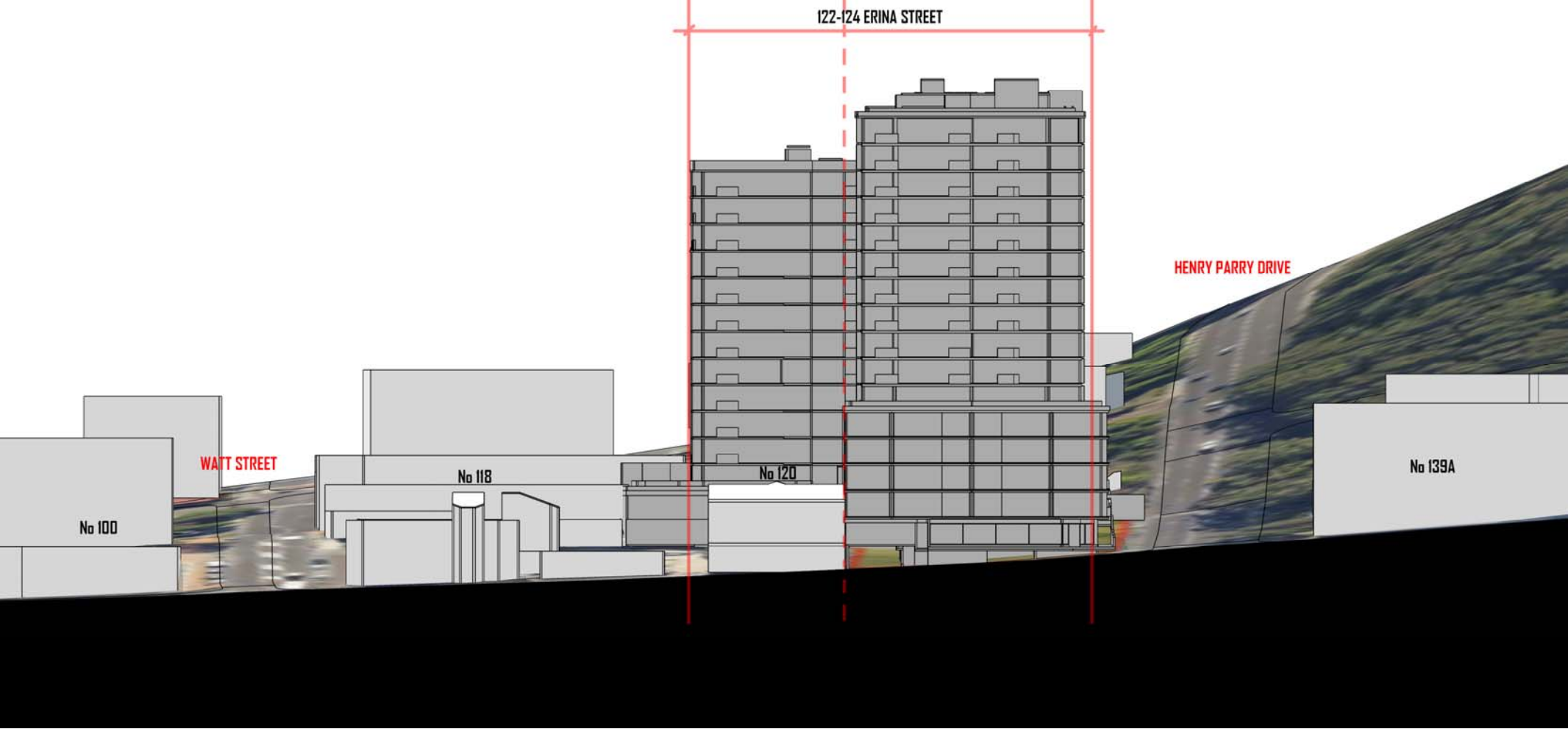
# Modification Summary (Contd')

	New Modification	Approved modification
<b>Deep Soil Zone</b>	70m2	50m2
<b>Adaptable Units</b>	20	20
<b>Solar Access</b>	133 (69%)	125 units (70.6%)
<b>Ventilation</b>	128 (66.3%)	117 units (66.1%)
<b>Unit Amendments</b>	Tower C – reorientation of 2 units on each Level from Level 6 to 13.	
<b>Substation</b>	1 kiosk Station	2 kiosk stations

## Site Plan

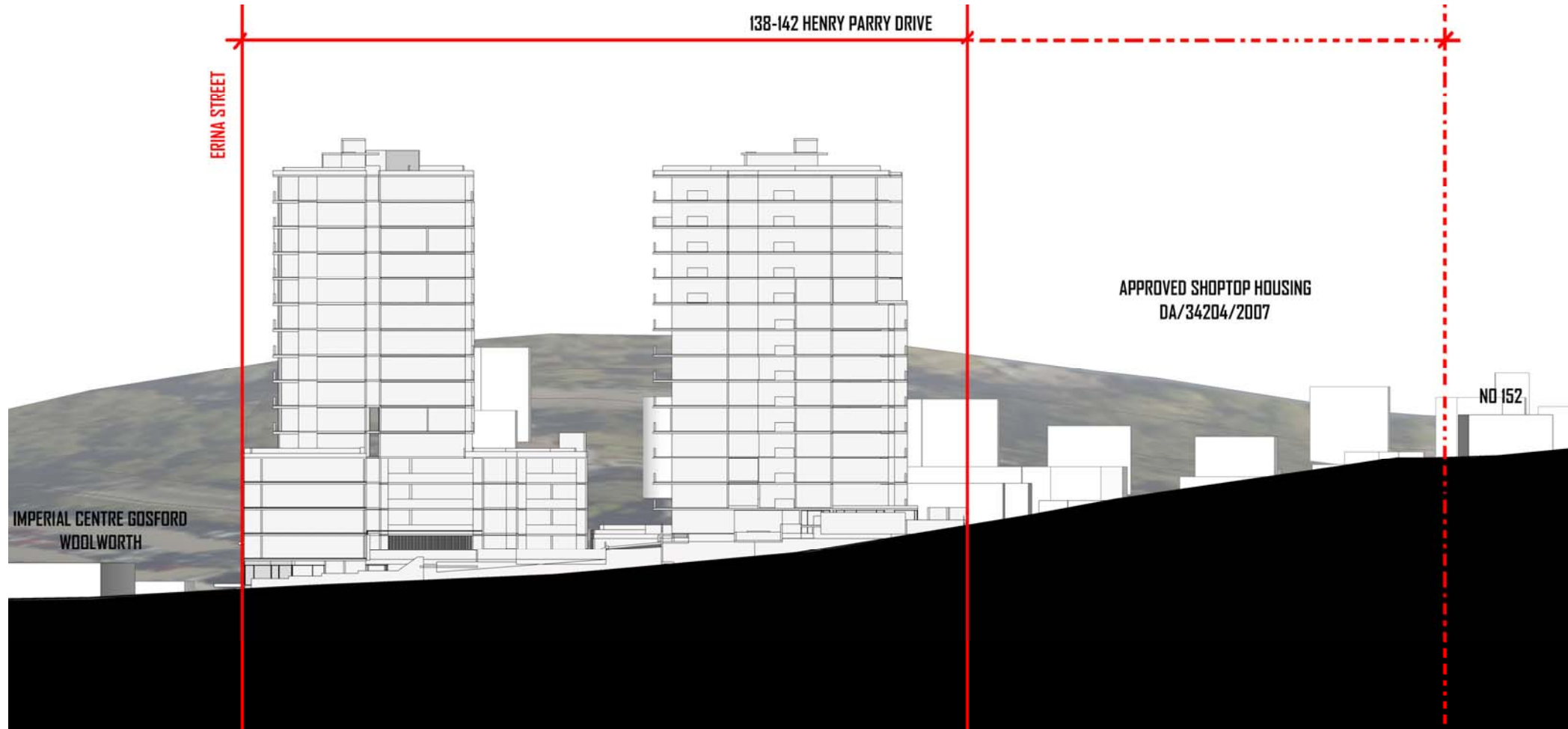


Streetscape





## Streetscape





Aerial Streetscape



## Aerial Streetscape



# Specialist reports and investigations

The following reports have been prepared for the purpose of this modification

- Traffic Engineering report prepared by ARUP dated 25 January 2023
- Waste Management report prepared by Barker Ryan Stewart dated 19 December 2022

The investigations carried out for this modification includes the following

- Shadow Diagram Analysis prepared by Pyramids Architects to illustrate the impact of the additional 2 levels on tower C
- Guide to Traffic Generating Development parking rates was used to ensure compliance with the required number of off- street parking.
- Central Coast Local Environmental Plan (CCLEP) was consulted to ensure compliance with FSR of 4.75:1

# Council Consultation

Prior to the lodgment of the current modification into council, an informal discussion was held with Robert Eyre, a development planner with central coast council.

He advised that it's a 50-50 chance of getting the proposed modification approved. He advised that we could go ahead with the modification but ensure to provide enough information to council . He did also highlight that the modification will most likely be reviewed by the design review panel most especially because we are going over the max building height allowed in the Central Coast Local Environmental Plan (LEP).

Additionally, the applicant mentioned that this height adjustment aligns with the other tower, but Robert advised providing additional information on how it would impact the surrounding buildings.

# Issues for further consideration

## 1. Maximum Building Height

Approved modification roof slab RL for tower C is **57.45m** while proposed modification RL is **63.55m** which is the same level with the approved tower D roof slab level.

## 2. Solar Access

Out of a total of 193 units, **133 units (69%)** in leu of **135 units (70%)** have solar access as required by the Apartment Design Guideline.

## 3. Parking

With reference to the Guide to Traffic Generating Development parking rate, using a rate of once space per 7 units for visitor space will require **27.6 spaces**. The proposed modification is seeking council's consideration for **26 spaces** provided.