



‘GOSFORD ALIVE’ CONCEPT PLAN, STAGE ONE WORKS GET GO AHEAD

25 September 2020

The Independent Planning Commission has approved the concept plan and stage one works of the multimillion-dollar ‘Gosford Alive’ development, on the State’s Central Coast, subject to conditions.

The Lederer Group Pty Ltd (the Applicant) sought concept approval for the mixed-use development, featuring five towers up to 101m in height, on the 14,194m² site in Donnison Street, Gosford.

The \$345 million development is estimated by the Applicant to create 354 construction and 211 operational jobs once fully complete. Stage one works, comprising the demolition of the existing buildings, extinguishment of easements and realignment of stormwater and sewer lines, will generate 50-60 construction jobs.

The Department of Planning, Industry & Environment finalised its assessment of the Proposal in August this year and it came to the Commission for determination because of an objection from Central Coast Council.

Commissioners Chris Wilson (Panel Chair) and Wendy Lewin were appointed to consider the State significant development application and make a determination. They met with the Applicant, Department, Council and local interest group the Community Environment Network, and conducted an inspection of the proposed site and surrounding area.

Issues raised by Council and in submissions generally included concerns over design, built form, density, car parking, traffic and road infrastructure, environmental impacts and public benefits.

After weighing all the evidence, the Commission has today (Friday 25 September 2020) determined to approve the concept plan.

While the Commission had a number of residual concerns relating to the bulk and scale of the proposed tower envelopes and their impacts, and the extent of activation proposed on Donnison and Albany Street North, the Commission concluded that with modifications to the proposed envelopes, an appropriate built form outcome could be achieved and residual impacts satisfactorily mitigated.

The key conditions of consent imposed on the development will reduce the bulk and scale of four of the five towers (excluding Tower 3) to ensure a slenderer future built form, thus:

- improving impacts on views from the public domain
- increasing the building separation distances
- improving solar access within the site, and
- improving overshadowing impacts to Donnison Street

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Additionally, the height of Towers 1 and 4 have been conditioned to be lower to:

- improve the extent of overshadowing on land to the south
- ensure a gradation in height from Kibble Park to the ridgeline of Rumbalara Reserve
- improve overshadowing to Kibble Park, and
- pair Tower 1 at the same height as Tower 2.

The Commission has also conditioned changes to the height of the Albany Street North podium and imposed a requirement for the provision of additional commercial uses to improve street activation.

“These amendments are required to ensure that design excellence ... and improved environmental and amenity outcomes can be achieved through future development applications,” the Commission concluded.

The Commission’s Statement of Reasons for Decision is available here:

<https://www.ipcn.nsw.gov.au/projects/2020/08/136-to-146-and-148-donnison-street-gosford>

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