

28 August 2019

**COMMERCIAL IN CONFIDENCE**

Ms Louise Starkey  
Senior Planning Officer  
NSW Department of Planning, Industry & Environment  
Level 3, 107 Mann Street  
GOSFORD NSW 2250

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Dear Ms Starkey,

**SSD 10114 | 26 Mann Street, Gosford | Public Benefits**

**Introduction**

St Hilliers is the Applicant of SSD 10114 relating to 26 Mann Street, Gosford. This project is part of a broader program of works following our selection by Government Property NSW as successful tenderers to redevelop a portion of the (former) Gosford Public School site.

As part of the Secretary's Environmental Assessment Requirements (SEARs) for SSD 10114, St Hilliers is required to outline the contributions and proposed public benefits to be delivered as part of the proposal, including details of any Voluntary Planning Agreement (VPA).

In accordance with the planning framework that applies to the site, St Hilliers has opted to undertake a 'Masterplan' approach for the redevelopment, meaning SSD 10114 is made in 'Concept' pursuant to Section 4.22 of the *Environmental Planning and Assessment Act 1979*. No built works are proposed as part of this application, and as such St Hilliers is not in a position to enter into any detailed VPA negotiations.

It is expected that SSD 10114 would be conditioned so that development contribution levies are payable at each detailed stage of development; and the contribution payable would be determined in accordance with any VPA, or if no VPA is entered into, the relevant contributions plan that applies to the development at the time of approval for each stage.

Noting the above, St Hilliers is committed to providing transformation and urban renewal at the site (and surrounds) and is in favour of progressing various detailed public benefit works at the 'Detailed' DA stage, as listed overleaf.

**Contributions Framework**

The contributions framework that applies to the proposal is as follows:

- Gosford City Centre Special Infrastructure Contribution (SIC) Levy – 2% of development cost (excluding land value).
- Central Coast Council 7.12 Contributions Plan for Gosford City Centre – 1% of development cost (excluding land value).

Based on an overall development cost of circa \$150 Million, St Hilliers would be notionally obliged to progressively pay in the order of \$4.5 Million in development contributions levies.

## Proposed Public Benefits

St Hilliers is committed to working with the NSW Department of Planning, Central Coast Council and the Hunter & Central Coast Development Corporation to achieve a positive outcome for the site. The table below lists a series of on- and off-site public benefits St Hilliers would be interested in progressing at the Detailed DA stage. These works would seek to (partially) offset the payment of contribution levies via a VPA:

### Roads

- Embellishment/public domain upgrades (as identified in the Gosford DCP [not defined]).
- Potential intersection upgrade (e.g. Mann/Vaughan Street).

### Public Open Space

- Provision/embellishment of through site link.
- Additional amenities building in the refurbished Leagues Club Field
- Other potential public infrastructure requiring upgrade, to be identified/confirmed through a social infrastructure assessment
- Public Art / Recognition of place (Indigenous)
- Public lighting, weather protection and wayfinding signage

### Lift/DDA Access

- DDA access between Mann St to the Leagues Club Field that manages level differences.

In a similar manner to other LGAs (such as the City of Sydney Council), we'd strongly submit that the provision of specific visitor and tourist accommodation that meets a demonstrated undersupply/demand should present an offset from 7.12 levies and the Gosford City Centre SIC Levy.

We look forward to hearing from you and would be pleased if an audience was provided to further articulate and discuss these concepts in the next four weeks.

Yours sincerely,



Justyn Ng  
Development Manager

Enclosed: Letter from Hunter & Central Coast Development Corporation (7 August 2019)



7 August 2019

Justyn Ng  
Development Manager  
St Hilliers Property  
PO Box 5370 Sydney, NSW 2001

Dear Justyn

**Leagues Club Field Park Redevelopment**

I am writing in response to your email of 7 August 2019 relating to the proposed redevelopment of the Leagues Club Field, Gosford.

I understand that you are required to identify any items of public benefit and contributions that may be delivered as part of your proposed development at 26 Mann Street, adjacent to the park.

As you are aware, Hunter and Central Coast Development Corporation are delivering upgrades to the Leagues Club Field on behalf of Central Coast Council. We are open to exploring any potential works of public benefit related to our public domain upgrades at Leagues Club Field which could be considered for delivery through a voluntary planning agreement associated with your proposed development. Such consideration will need to be in concurrence with the Central Coast Council, and also subject to our final project scope and delivery timeframes.

Please contact Nicola Robinson on 02 4904 2784 or email [Nicola.robinson@hccdc.nsw.gov.au](mailto:Nicola.robinson@hccdc.nsw.gov.au) if you wish to discuss this matter further.

Yours sincerely

**Valentina Misevska**  
CHIEF OPERATING OFFICER

