



## COMMISSION APPROVES \$150-MILLION CENTRAL COAST QUARTER WITH KEY CHANGES

24 August 2020

The state's Independent Planning Commission has approved the proposed multimillion-dollar Central Coast Quarter development subject to a reduction in its bulk and scale to ensure design excellence.

SH Gosford Residential Pty Ltd sought concept approval for the \$150-million mixed-used development – comprising 295 residential apartments, a 183-room hotel and commercial and retail space – on an 8884m<sup>2</sup> site at the southern end of Mann Street, Gosford.

The proposal for three towers between 65 and 81m in height will be developed in three stages between now and 2025. It will generate 375 construction and 75 operational jobs.

The Department of Planning, Industry & Environment finalised its assessment of the Proposal in July 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 community objectors included the design, height, scale and density of the building envelope, and its social and environmental impacts.

After careful consideration of all the evidence, the Commission has today (Monday 24 August 2020) determined to approve the concept plan, “subject to a condition requiring a reduction in the amount of permissible GFA [gross floor area available] in the Northern and Southern part of the building envelope.”

In its Statement of Reasons for Decision, the Commission said that reducing the available area for built form within the envelope would:

- reduce the visual impact of the development from key views to Rumbalara Reserve
- reduce the bulk of the envelope and reduce the visual impact of the proposal for users of the newly upgraded major open space area, the Rugby League Field
- reduce overshadowing of Rugby League Field between 9 am and 10am
- mitigate the overshadowing of Poppy Park and Memorial Park
- increase the width of the through-site links by reducing the envelope of the podiums
- reduce overshadowing to the through-site links
- reduce the loss of views to Brisbane Water from surrounding residential apartment buildings, and
- reduce the visual bulk of future building thus improving the visual impact on nearby heritage items.

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The Commission noted that a reduction in the envelope and gross floor area will also allow an increase in on-site residential car parking.

“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/2020/07/mixed-use-development-at-mann-street-gosford-central-coast-quarter-ssd-10114>

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