



SITE INSPECTION NOTES

Development: SSD 9813, 136-146 and 148 Donnison Street Gosford

Meeting Location: Henry Parry Drive, Gosford

Date: Wednesday 2 September 2020

Time: 9.30am – 12.20 pm

ATTENDANCE

Commission Members: Chris Wilson (Chair)
Wendy Lewin

Office of IPC: Heather Warton, Senior Consultant Planner

Note

The attendees adhered to the Commission's *Temporary Site Inspection Policy – COVID19 Pandemic Arrangements* including observance of 1.5m social distancing; provision of hand sanitiser and masks were offered. Panel Members travelled separately to the Site.

The Panel members walked the perimeter of the Site with representatives of the Applicant, and later to other parts of Gosford CBD and key sites adjacent to the Site. The Panel later drove to view the site from the Rumbalara Lookout and Presidents Hill Lookout.

1. WALK AROUND SITE PERIMETER (Figure 1)

The Panel met representatives of the Applicant at the front of the Site on Henry Parry Drive

- Adam Coburn (Mecone, planners for Applicant)
- Joe Bell (Mecone)
- Patrick Hall (for Lederer Group, Applicant)
- Michael Hay (Buchan, Architects for Applicant)

The Panel's walking route around the Site was as shown in the [blue arrow](#) in the aerial Photograph Figure 1, over. The route taken and features observed by the Panel were as follows:

- START: Met the Applicant's team at the front entry of the former shopping centre
- Walked south along the frontage of the Site. The Applicant had the location of the east-west through site link chalked out on the side of the existing building
- Walked across Donnison Street at the traffic lights up Henry Parry Drive to Margin Street. This took the Panel past the entry to the Gosford Court House, and the small plaza area outside the entry
- Walked north back down Margin Street to Donnison Street
- Walked east along the Donnison Street frontage, the location of the north-south through site link was chalked on the building. On the southern side of Donnison Street a landscaped setback with trees and TAFE buildings was evident. On the



TAFE site, on the corner of Donnison, opposite Albany Street North, a large open space area, with lawn was evident

- observed that the Site corner of Donnison Street and Albany Street North is a vacant lot
- Walked north, past the entry to the rooftop of the former shopping centre building now used for free car parking. The Panel noted that on the eastern side of Albany Street (Northern end), three to four storey of commercially zoned building opposite the Site was occupied by surveyors and planners (with one office vacancy)
- Crossed over to the northern side of William Street. The four lots in the block that do not form part of the site and were noted as comprising a two storey building on the corner, (no 43), a two storey, (no 41) a two storey single storey house (no. 39) used for commercial purposes); and a 4 storey (no. 47) William Street) – used for medical rooms/purposes
- Noted an existing vehicular access ramp originating in William Street and extending to the rooftop of the former shopping centre building, together with the blank walls of the existing building on all frontages, which dominate the street frontage of the William Street
- noted that the location of the north-south through site link as it meets William Street was marked up/chalked out by the Applicant's representative and the location for a possible future use such as a café, on the corner of the through site link was identified
- met at the corner of William Street and Henry Parry Drive and walked north up Henry Parry Drive to Erina Street, noting there is a single storey retail/commercial building with parking at grade on the Henry Parry Drive/William Street corner frontage (includes a Service NSW centre). The Panel viewed the Site looking south, from the top of Erina Street (this is one of the views shown in the Applicant's Visual Impact Analysis)
- Walked along the opposite side of Henry Parry Drive (eastern side) and noted there is a Woolworths tenancy (presenting a blank façade along the western frontage of Henry Parry Drive). This is part of the Imperial Centre site, also owner by the Lederer Group, and also identified as Key Site in the Gosford City Centre DCP
- walked back south again and into Kibble Park, opposite the Site
- Viewed the Site, from the Park. From the vantage point visited in the Park, there is an extensive the view to Rumbalara Reserve bush and ridgeline above the existing shopping centre building (see Photograph 1, over)
- Observed the south-eastern corner of Kibble Park, treed with a grove of Eucalypts – noting that this is the area of the Park that will receive some overshadowing from the development (within the controls)
- Noted there is no mid-block crossing on Henry Parry Drive from the Site, the Kibble Park frontage at the edge of the road being fenced

Returned to the corner of Henry Parry Drive and Donnison Street and end of this part of the Site Visit. FINISH

2. VIEW FROM LOOKOUTS

- The Panel then drove to the Rumbalara Reserve lookout and observed the site below and to the south. The car parking on the top of the former shopping Centre was evident below through the bush (see Photograph 2, over)
- The Panel then travelled to the President's Hill lookout some kilometres to the north-west of the Site. The view to the Site and Gosford CBD was limited due to the mature tree coverage within the Reserve.



Figure 1: Walking Route around the Site and Gosford CBD
START was at star

Source: Mecone, planners for Applicant

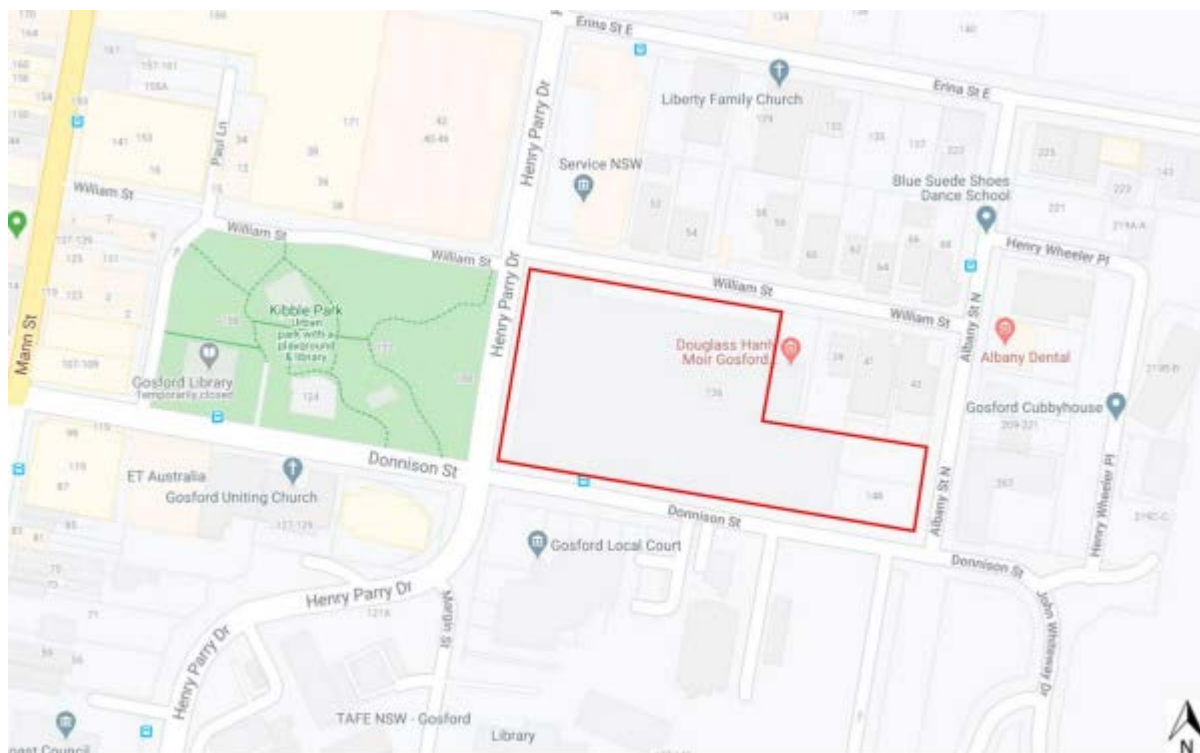


Figure 2: Map showing site and nearby streets and features.
Source Department's AR



Photograph 1: View east to Site from Kibble Park





Photograph 2: View of site to LHS in foreground below (car parking on rooftop visible) from Rumbalara Reserve

