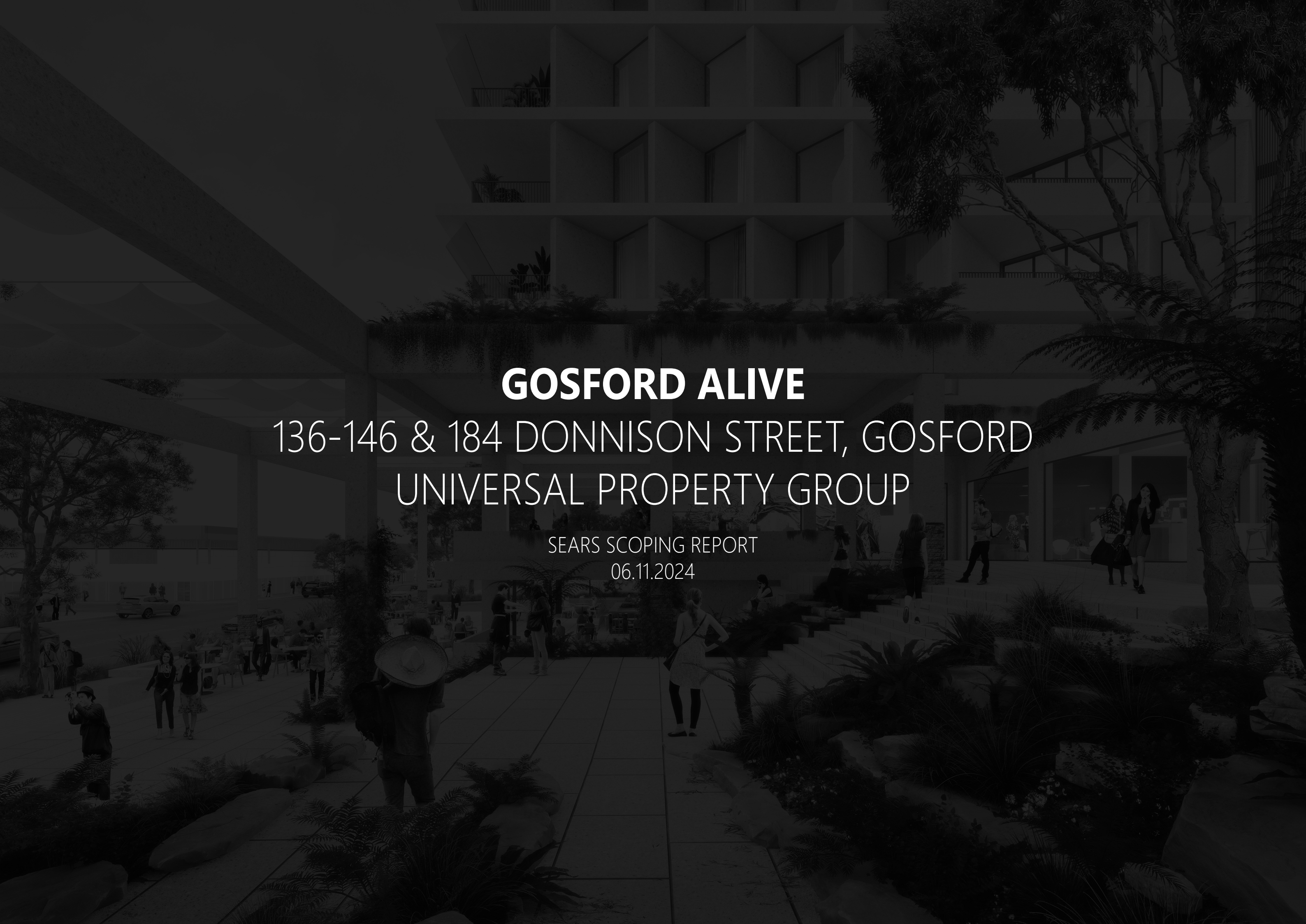


An architectural rendering of a modern building with a courtyard. The building has multiple levels with balconies and large windows. The courtyard is paved with large tiles and features a central area with people walking and sitting. There are trees and plants around the courtyard, and a car is parked on the left side. The text is overlaid on the center of the image.

GOSFORD ALIVE

136-146 & 184 DONNISON STREET, GOSFORD

UNIVERSAL PROPERTY GROUP

SEARS SCOPING REPORT
06.11.2024

ACKNOWLEDGEMENT OF COUNTRY

We acknowledge Country, the Cultural Landscape that we are working upon, We acknowledge the custodianship of its people and the privilege and responsibility to Connect with Country.

We acknowledge the Darkinjung and Wanangine (Guringai) peoples, and their ongoing connection to culture, lands and waters and their valuable contribution to the community. We recognise and acknowledge the surrounding clans to the North, South, East and West whilst honouring and celebrating their Elders past, present and emerging.

We are part of the system of Country, our actions must always be Country positive. Being connected to Country transcends language and culture - a connected system of action, emotion, and experience.



Prescribed View Point 2
View from Kibble Park looking east through Rumbalara Reserve

EXECUTIVE SUMMARY

TARGET DEVELOPMENT SUMMARY

14,194m² Total Site Area

72,782m² Maximum Site Wide GFA

A minimum of 5,422sqm commercial premises GFA, including a minimum of 886sqm retail GFA is to be provided.

5 Residential Towers

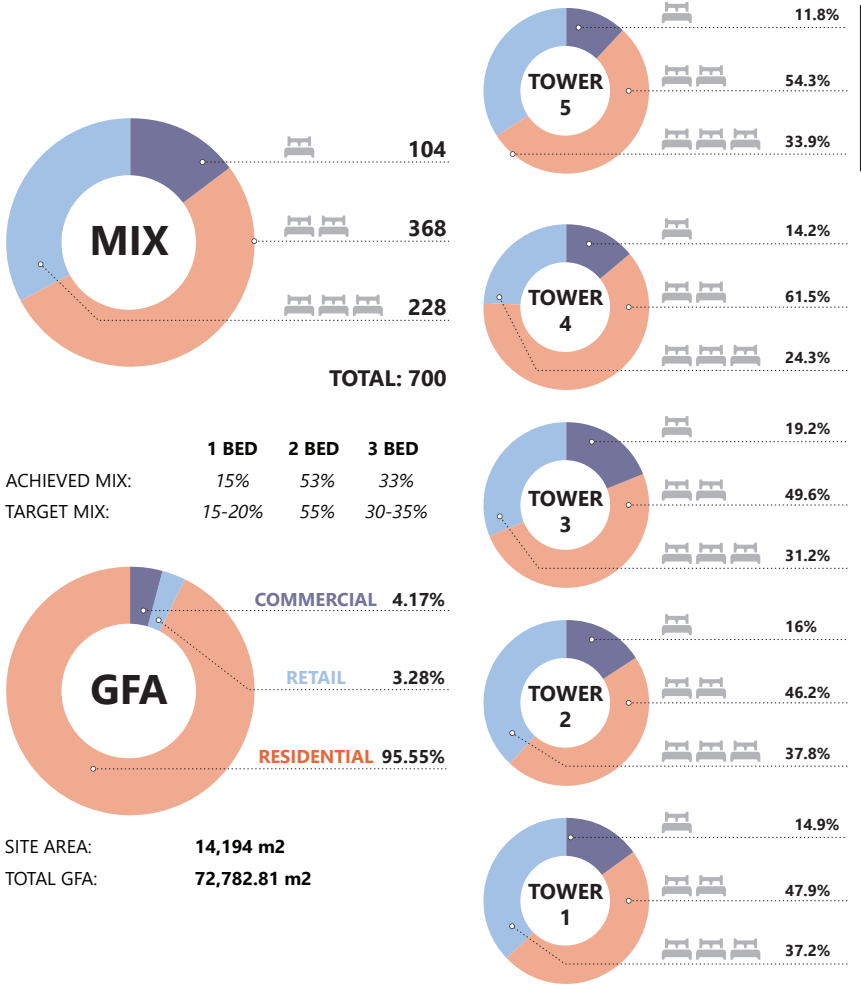
- Apartment size (sqm)
- 1 Bed – minimum 50 sqm
 - 2 Bed – minimum 75 sqm
 - 3 Bed – minimum 95 sqm

ACHIEVED DEVELOPMENT SUMMARY

The proposal as presented achieves the metrics outlined in the brief

700 Apartments

- 104 one bedroom: 15%
- 368 Two bedroom: 52.5%
- 228 Three bedroom: 32.5%



 **~3,414m² PUBLIC OPEN SPACE**

The proposed has been developed with an emphasis on the greatest possible benefits from an improved ground plane.

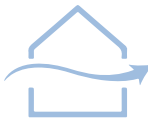
~3,414m²
~2,720m²
>994m²

Public Open Space*
Communal Open Space*
Deep Soil

 **700 TOTAL APARTMENTS**

Apartment mix is catered to meet the demands of the Central Coast area.

- 1 Bed – 15% - 20%
- 2 Bed – 50%
- 3 Bed – 30% - 35%

 **ADG COMPLIANCE**

The proposal will be in excess standards outlined for compliance for both solar and cross ventilation as outlined in the ADG for buildings in Metropolitan areas.

Note that it has been agreed with the Design Excellence Panel convened by GANSW that due to the size and density of the development it will be considered against the standards required for Metropolitan Sydney, Newcastle and Wollongong. The proposed SSDA will be in excess of the minimums discussed with the DEP:

Min 66%
Min 70%
Min 60%)

Achieving 3 hours direct sunlight
Achieving 2 hours direct sunlight
Cross Ventilated Apartments

 **~1000 RESIDENTIAL AND 100 COMMERCIAL/RETAIL CARS**

Onsite parking rates is to be subject to a traffic report prepared for submission with the SSDA in accordance with the conditions of consent outlined in the approval of the concept masterplan.

This is to be achieved within a lower ground and 2 basement levels of parking. The proposal has attempted to minimise the amount of above ground parking to improve the public realm.

 **3,010m² COMMERCIAL** AND 2,535m² RETAIL GFA****

The proposal meets the requirements outlined by the brief and Stage 1 DA consent for areas of retail and commercial floorspace and has been allocated in a manner that invites activation and a diversity of offering at the ground plane.

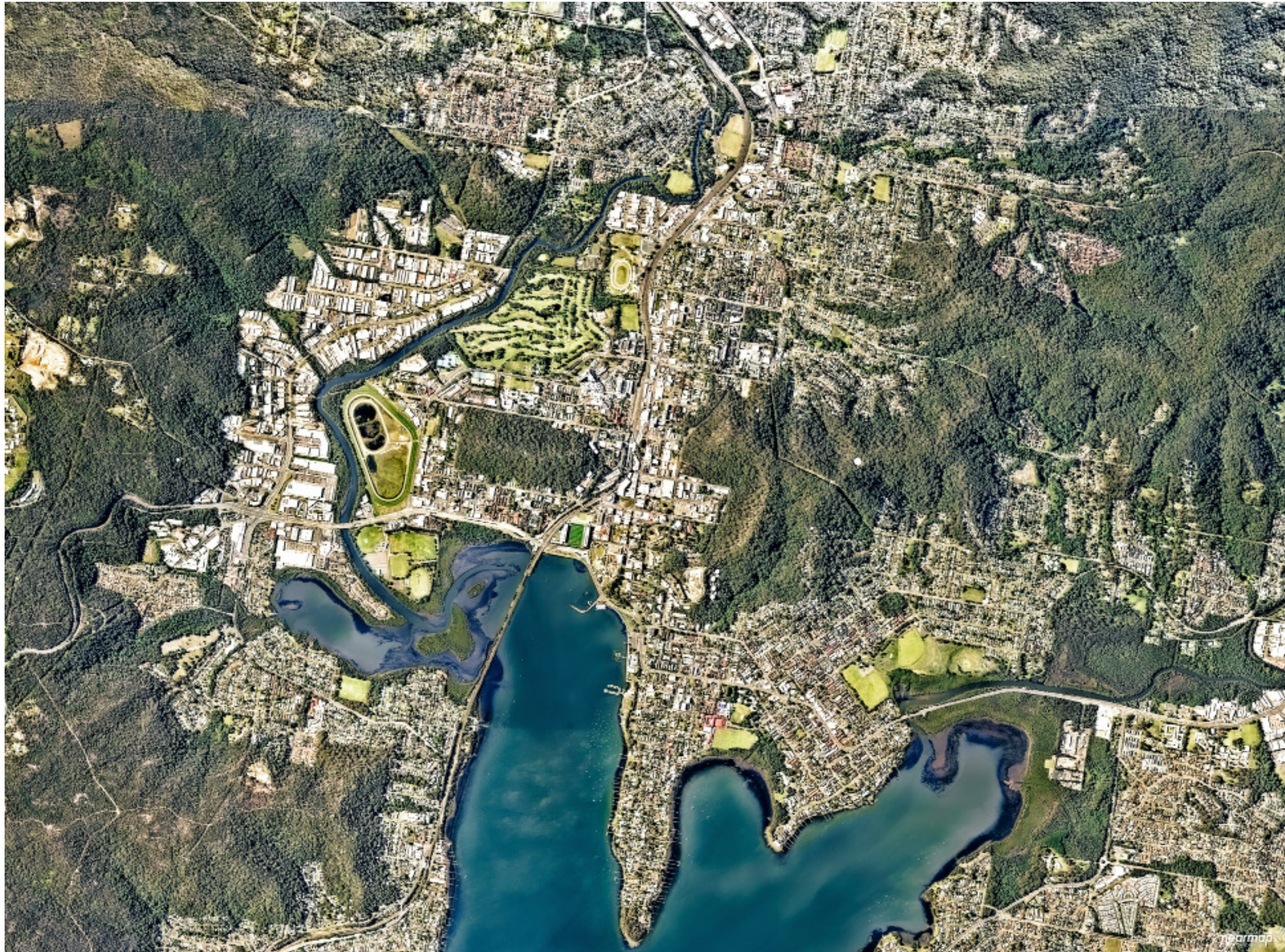
** Areas are approximate and will vary slightly to those submitted in the SSDA.

GOSFORD ALIVE

INTRODUCTION

SITE AND CONTEXT

REGIONAL CONTEXT

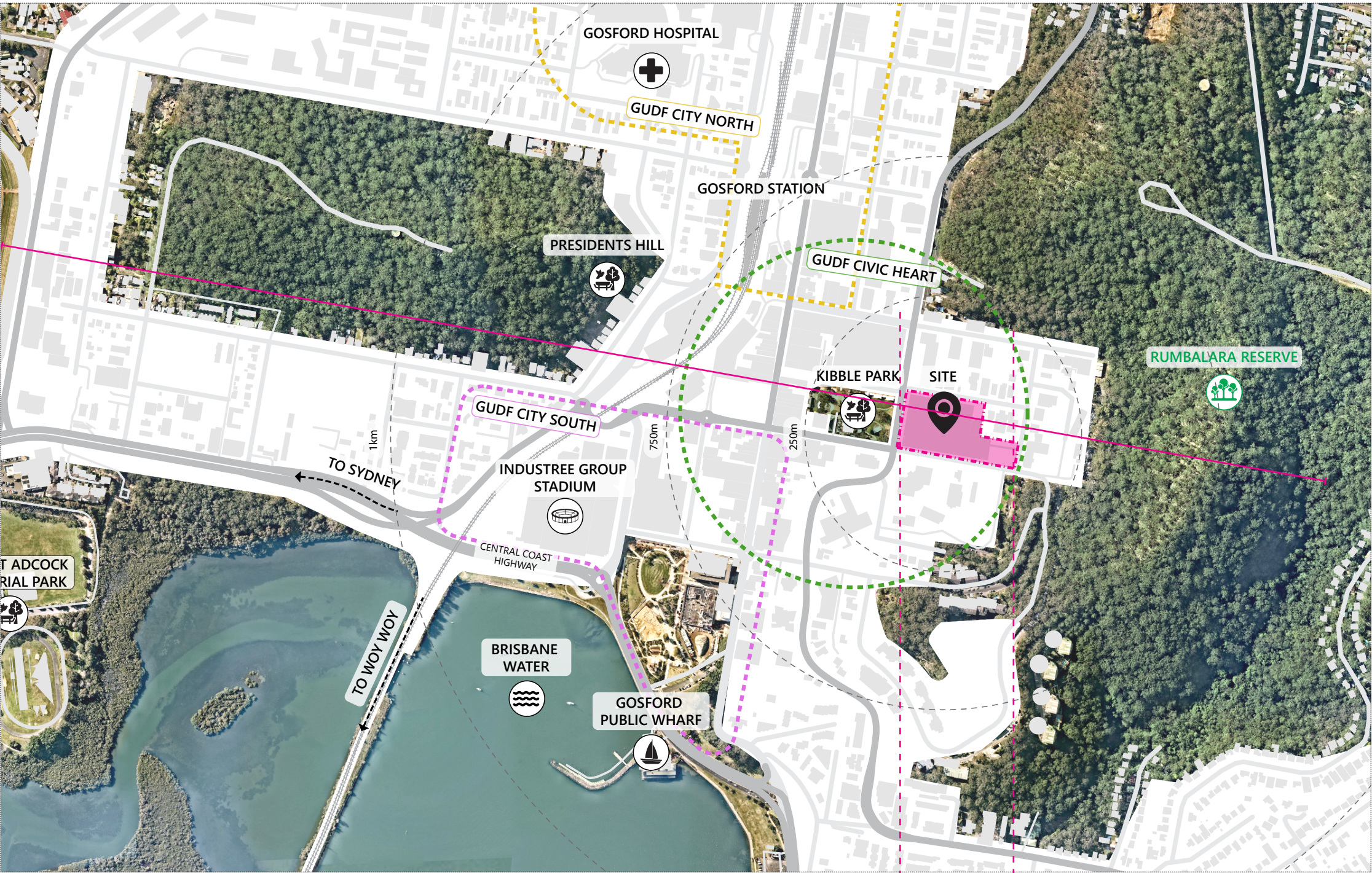


As the major city of the Central Coast, Gosford has historically been and continues to be an important focus for both industry, government and tourism within the region. Its strong transport links and connectivity to Greater Sydney, in combination with the relaxed lifestyle typical of the central coast region, gives it a distinct identity and character that has attracted sustained population growth over time. The Central Coast Regional Plan 2041 Identifies Gosford as 'the regional capital of a healthy, prosperous and connected Central Coast', and nominates the Government Architect NSW's Urban Design Framework as providing the long term vision for the Gosford City Centre.

The city itself sits within a valley between two hill ranges that extend down to Brisbane Water to the south, framing a secluded and safe harbour. The urban grid, sandwiched between hills, has evolved in a linear fashion, leading to a long narrow city rather than the more compact footprints expected of regional cities of the same size.

SITE AND CONTEXT

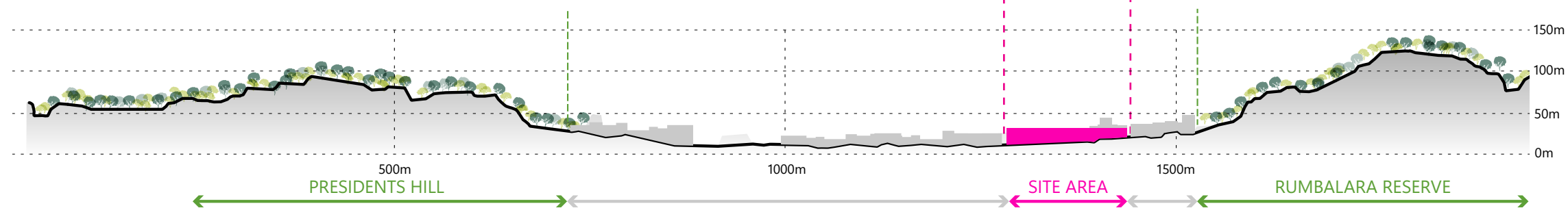
GOSFORD CONTEXT



The subject site sits on the eastern edge of Kibble Park, on the periphery of the urban grid. Occupied by the former Kibbleplex shopping centre, the extents of the site occupy almost an entire city block. The geography of Gosford as a city between hills is clearly evident from the site – to the east, in very close proximity lies the Rumbalara reserve and to the west, visible beyond Kibble Park is President’s Hill, an undeveloped, vegetated hilltop that sits within the city.

Donnison St, which bounds the site to the south, is an extension of Pacific Highway and serves as a central approach to the site by vehicle. It also acts as the main route down to the Gosford waterfront from the site. William Street, on the site’s northern edge connects the site to the Gosford Shopping District along Mann St and the train station to the north-east, a 10 minute walk away.

Kibble Park is the urban focus of the area, acting as a magnet for occupants of the city through the provision of landscaped open space and with civic buildings such as the Gosford Library and Uniting Church adjacent. The Gosford Urban Design Framework, which acts as a blueprint for the proposed rejuvenation of the city specifically references the park as the ‘civic heart’ of the city and central to the strategy of creating three interconnected zones of activity as a means of organizing the city grid.



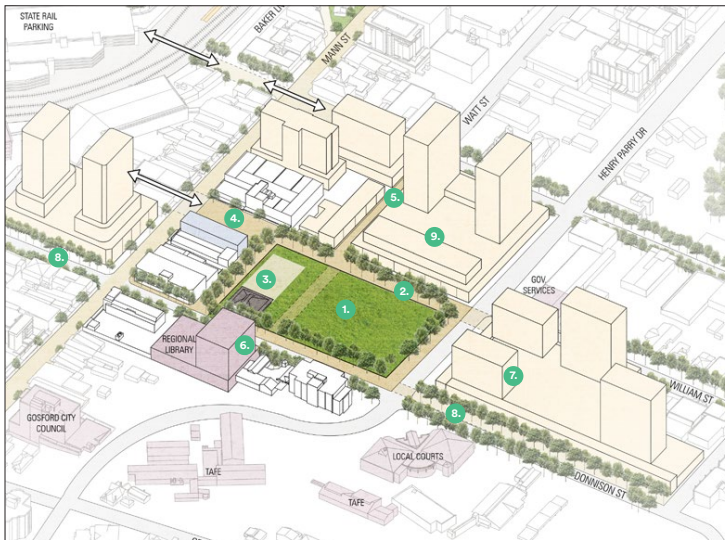
SITE AND CONTEXT

GOSFORD URBAN DESIGN FRAMEWORK

The Central Coast Regional Plan 2041 nominates the Government Architect NSW's Urban Design Framework (UDF) as providing the long term vision for the Gosford City Centre.

Within the UDF Kibble Park is identified as the 'civic heart' of Gosford, one of three 'places' that are spread across the city designed to act as generators of activity and rejuvenation.

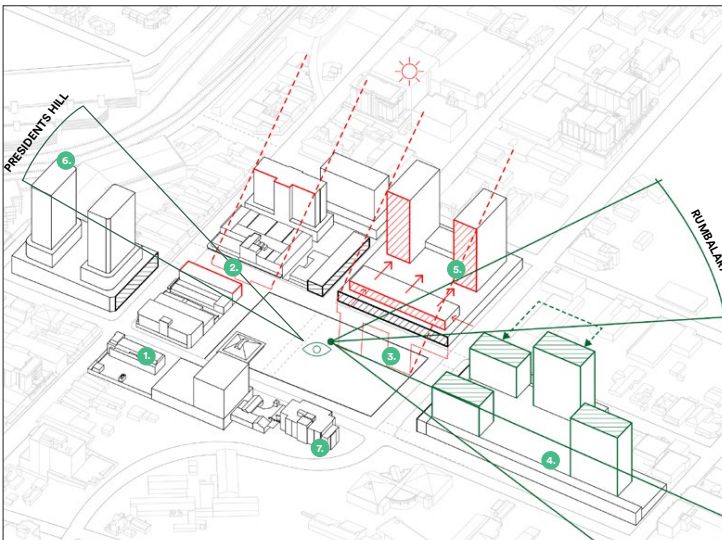
A framework for future urban design is provided within the UDF, both for the park itself and also its surrounds. This framework is applicable to the subject site and informs the nature of development that will serve to reinforce the importance of the park.



Gosford UDF Part 1.4 Civic Heart Design Principles

The UDF identifies the the design principles and of the Gosford Heart Precinct as:

- 1. Create a 'green room' –respite for the growing city.
- 2. Relocate activity to the edge and activate where people move.
- 3. The proposal includes design initiatives beyond that of the base requirements of the brief to ensure it achieves the best possible outcomes from the inteded design principles. These initives include but are not limited to:



Gosford UDF Part 1.6 Built Form Principles

1. Two to three storey podium height with a fine grain and active frontages to key places and streets
2. Ensure ground floor facade of the plaza buildings achieves sun throughout the day.
3. Provide setback to upper levels above podium.
4. Slender East/West tower forms, aligned to protect view corridors to Rumbalara ridgeline.
5. Setback slender north/south orientated tower forms to allow shadows to move quickly across Kibble Park.
6. Protect view corridors to Presidents Hill from Kibble Park.
7. Ensure solar access for four (4) hours to 50% of the park between gam and 3pm at the winter solstice.



Gosford UDF Part 8.2 Natrual Assets

"The structure plan for Gosford is the framework which will underpin the Master plan. It is a result of the natural attributes of Gosford and the potential to anchor attractions and key destinations upon a central axis. It is a robust framework that allows for flexibility of uses whilst maintaining the core dynamics of a growing Regional City...

The structure plan seeks to build upon the outstanding natural attributes of the City, by celebrating the mountains and the waterfront and building them in to the fabric of a revitalised and active heart.



Top: Part 2.2 of Competition Brief Appendix Design Guidelines
Bottom: Gosford Civic Heart, Kibble Park reimagined as included in both the GUDF and the cover of teh Gosford DCP.

Part 3.3 of the Gosford DCP reinforces GUDF assessment of Kibble Park as geeographically forming a natural civic heart, reinfoced by the important regional functions existing in the immediate context including the regional library, local court and government services. It further outlines the requirements for natural light and view access to be retained to the public park and identifies the proposed significance in the future development of this precinct as Key Site 4 (Part 6.5). The requirements of Key Site 4 are aligned with GUDF where they are further expanded upon.

The Competition Design Guidelines prepared Buchan included in Appendix F of the competition brief further expand many of the intentions of the concept masterplan that have driven the built form envleopes. It outlines the visions for site links, interfaces, urban context and built form towers and podiums.

SITE AND CONTEXT
EXISTING CONDITIONS



1. KIBBLE PARK LOOKING EAST



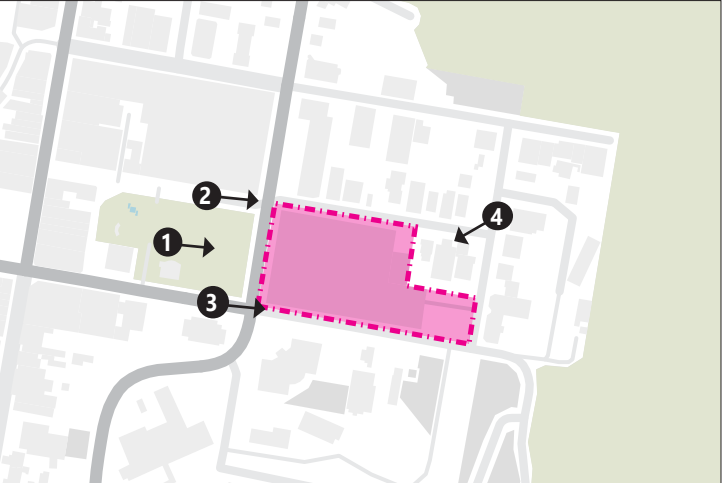
2. DONNISON ST LOOKING WEST



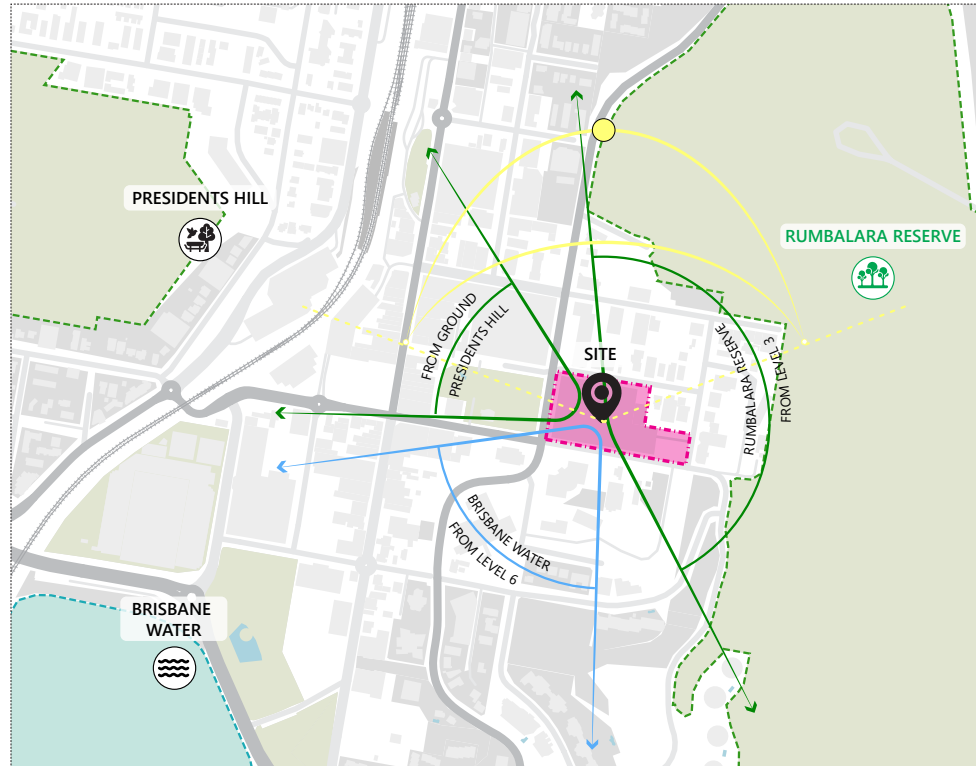
3. WILLIAM ST LOOKING WEST



4. ALBANY ST LOOKING SOUTH



SITE ANALYSIS - OPPORTUNITIES AND CONSTRAINTS



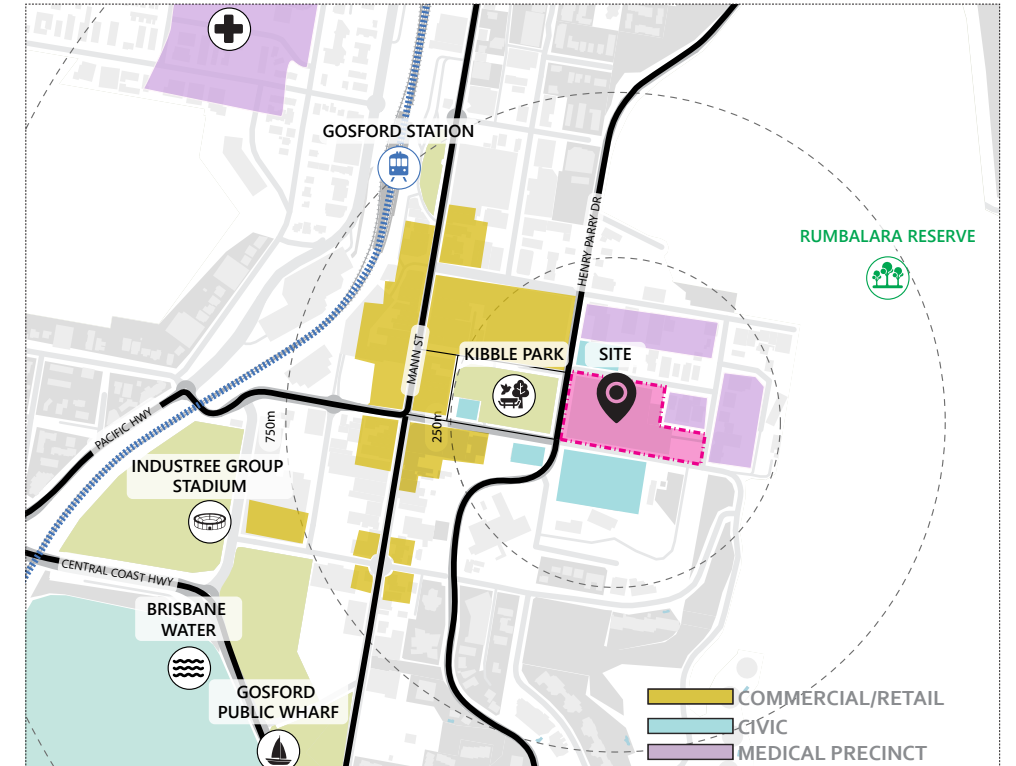
View Amenity

The site offers diverse views over Gosford and its surrounds. To the South East, above Level 6, views are available to Brisbane water. Expansive Rumbalara views are available to the North and East, and views to the city and Presidents Hill are available to the west.



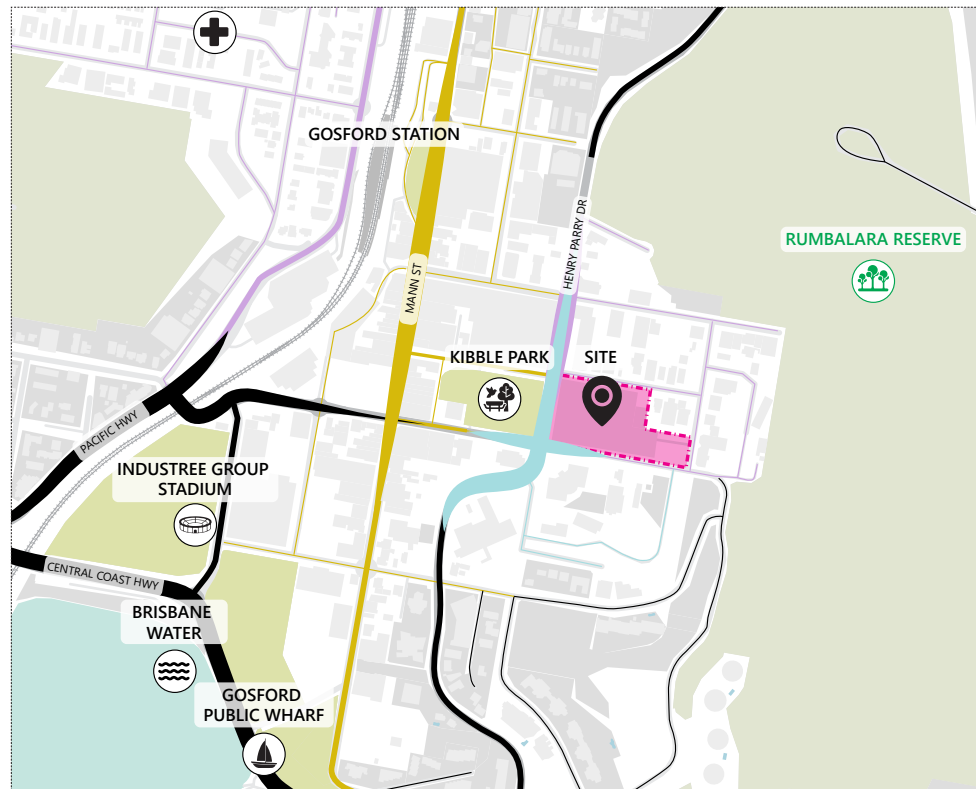
Access and Connectivity:

- 8 minute walk to Gosford Satation with connection to the Sydney Metropolitan Rail Network
- 10-15 minute walk to Brisbane Water and associated parks
- Immediately adjacent to Rumbalara Reserve



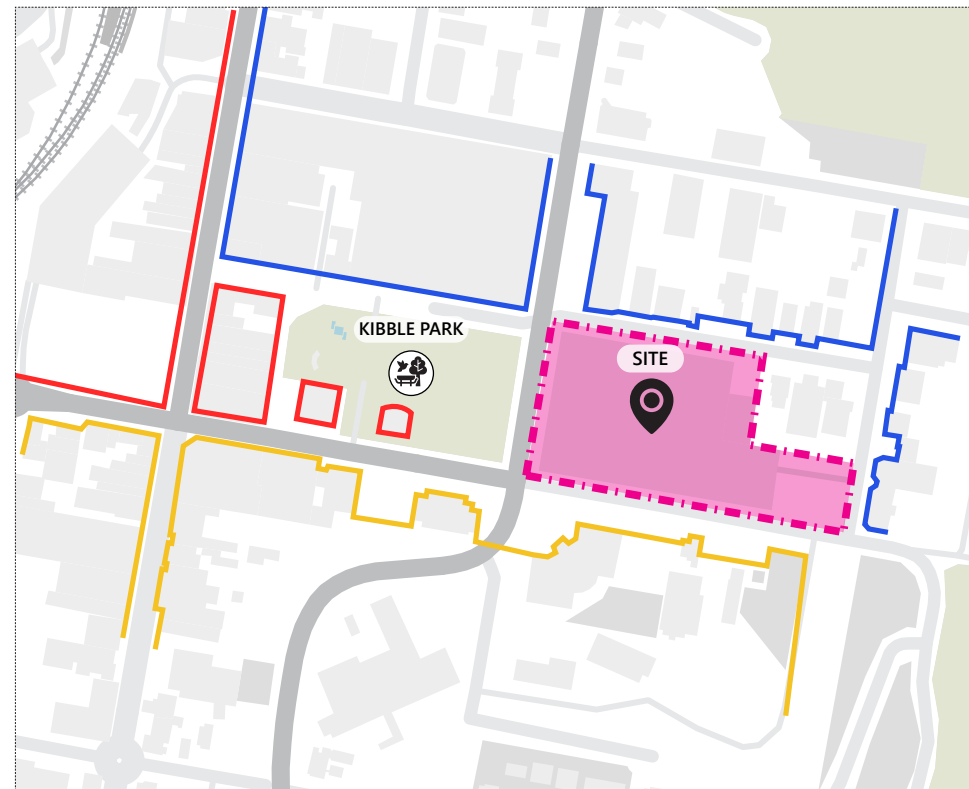
Existing Built form:

The site is surrounded by a generally low to mid-rise urban context, with a diverse range of functions, including civic, commercial, retail and medical premises.



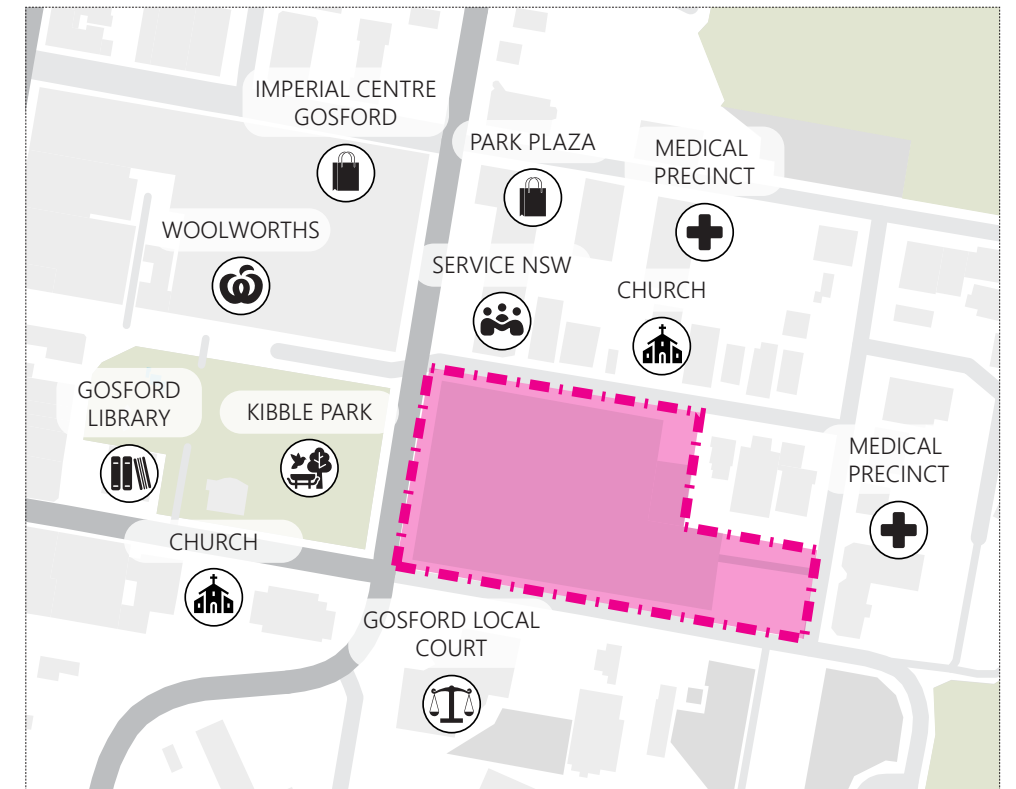
Street Hierarchy:

Donnison St, as extension of Pacific Hwy is the main vehicle connection on an East-West axis. William St is the main connector for pedestrians to Mann St precinct and train station beyond. Henry Parry Drive acts as vehicular alternative to Mann St on a North-South Axis.



Kibble Park Street Edges

As a result of the disparate uses within the local area, and the historical lack of a cohesive urban vision, the built-form edges of Kibble Park are relatively undefined, with a mix of setbacks and varying levels of activation.



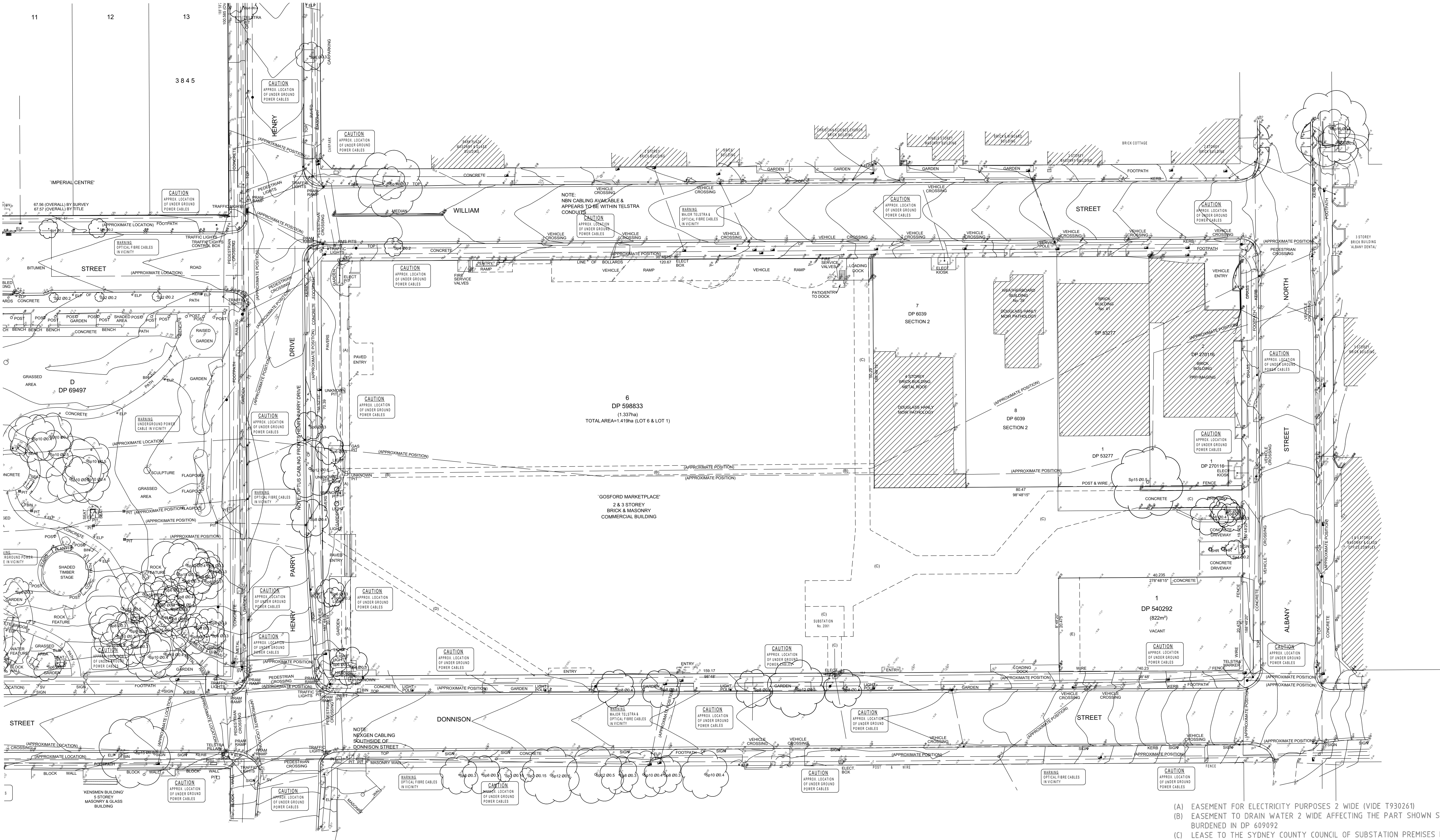
Kibble Park and the Gosford Heart:

Kibble Park's significance within Gosford is emphasised by its unique character given that it is the only substantial open space located with in the centre of the city. Adding to its prominence it is bordered by several regional civic services including Courts, Library, government services and education.

GOSFORD ALIVE

APPENDIX

ARCHITECTURAL DRAWINGS



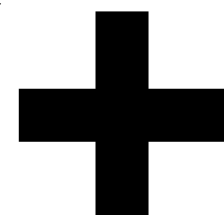
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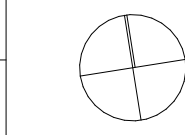
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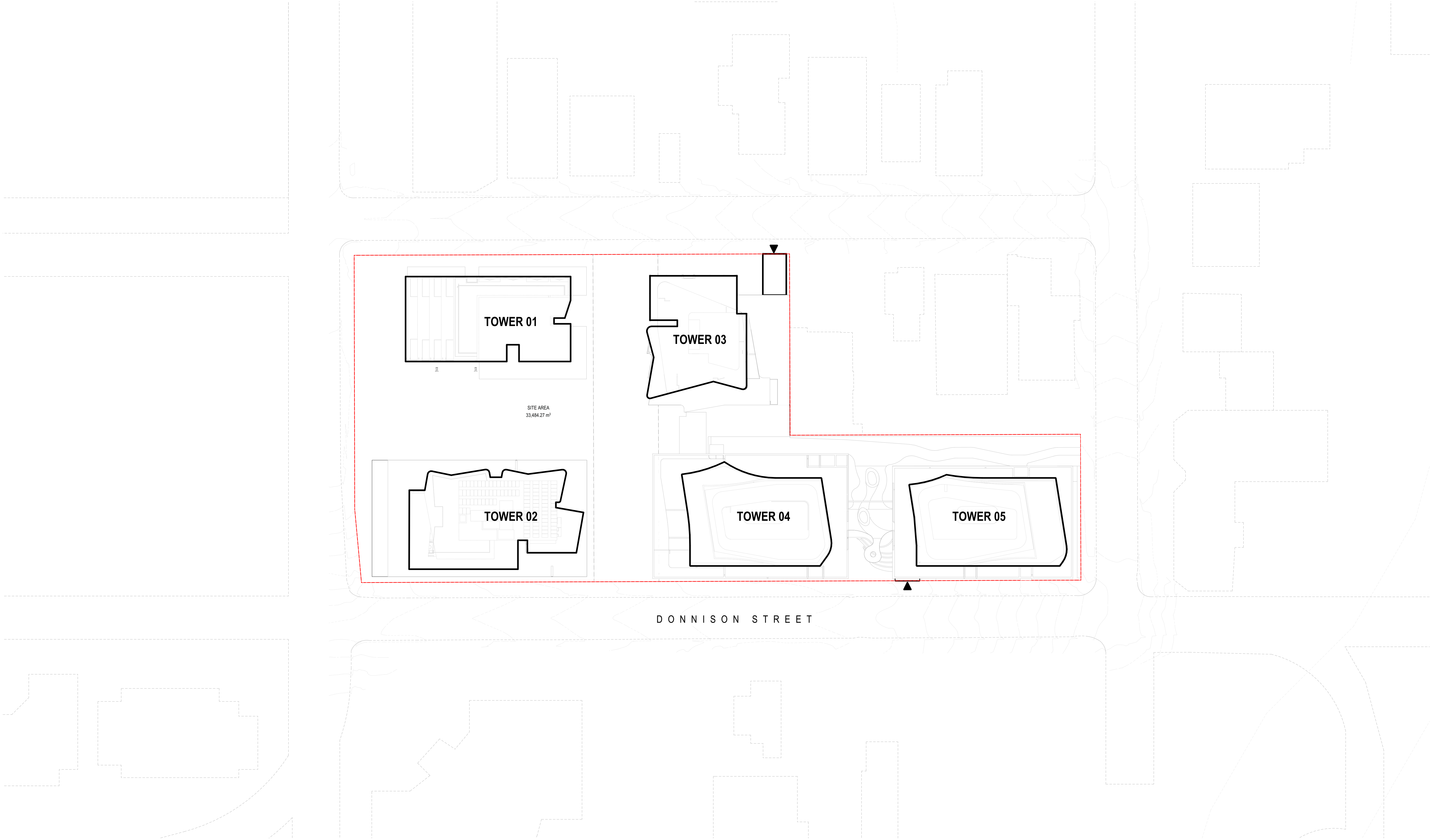
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1 SITE PLAN BASE
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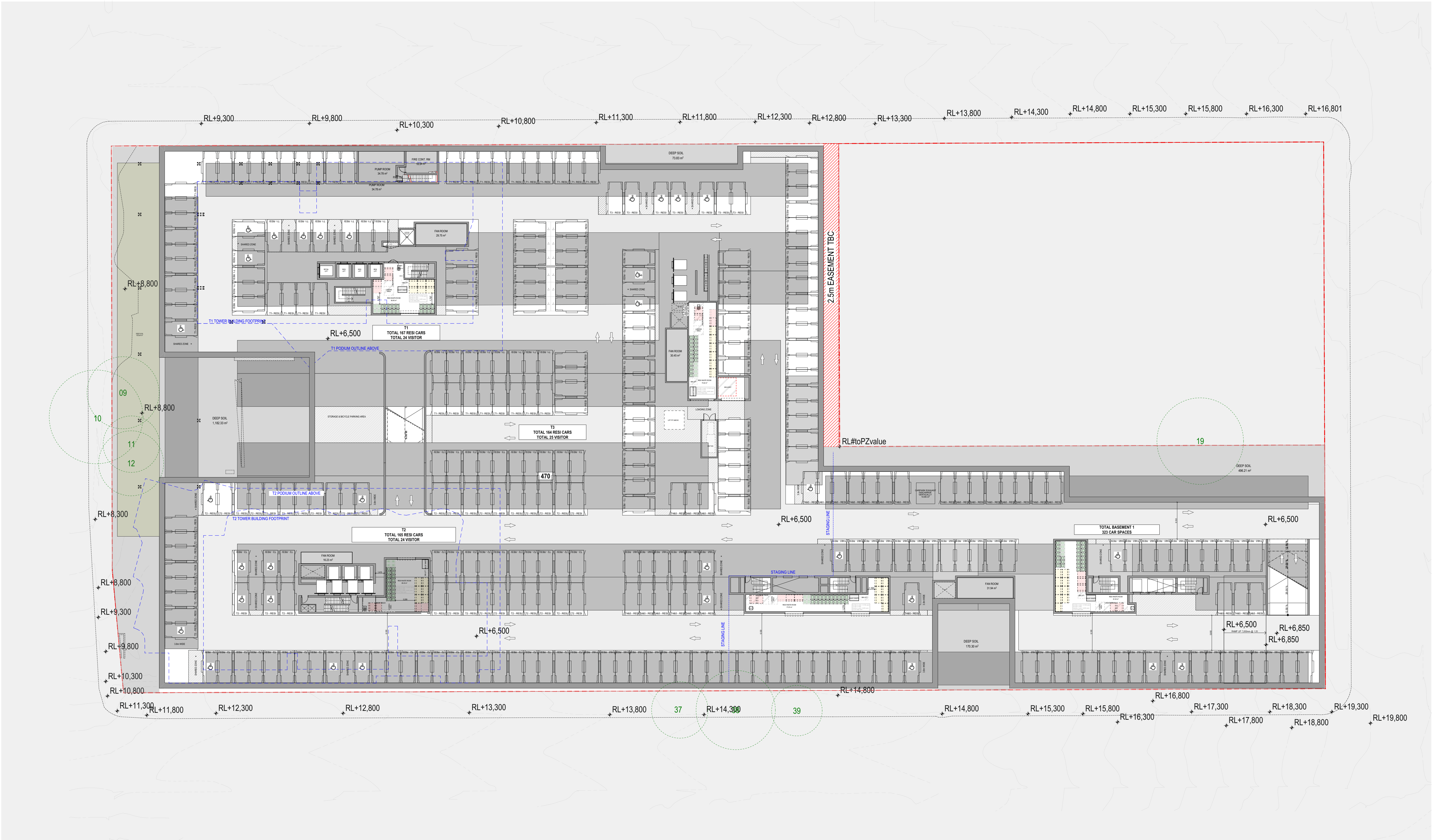
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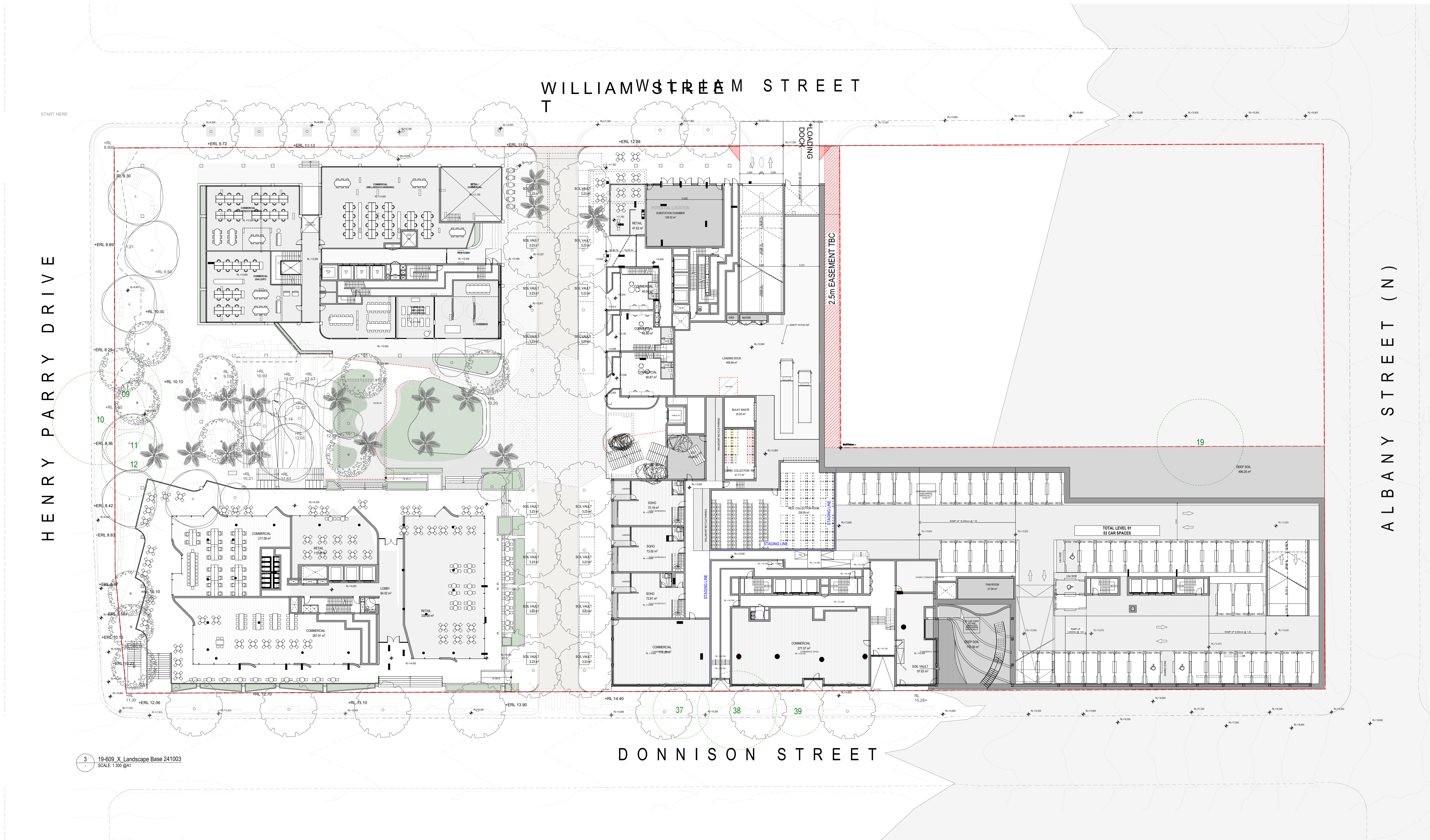
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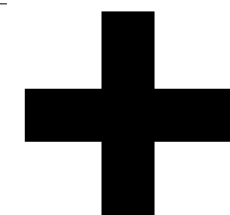


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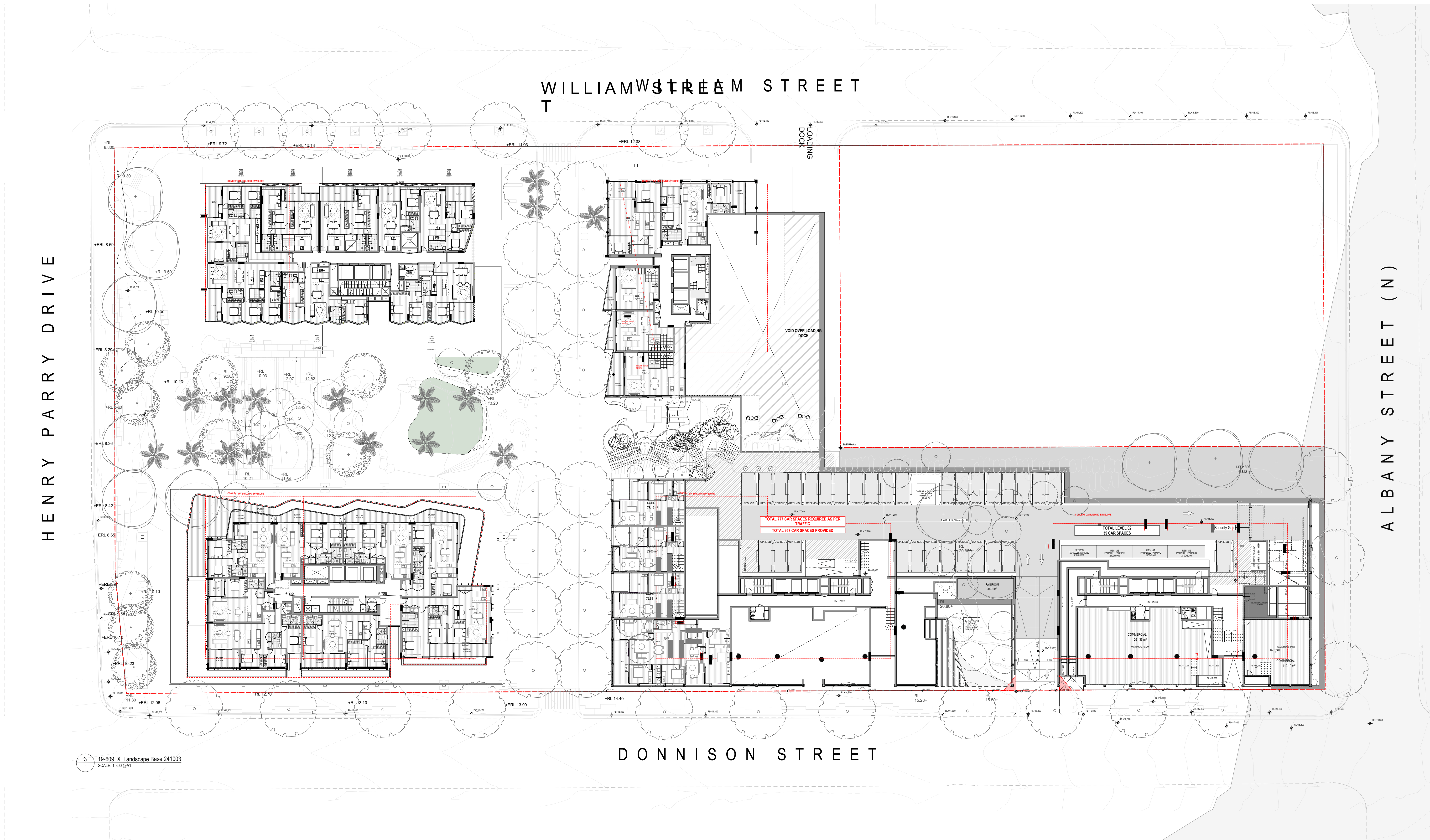
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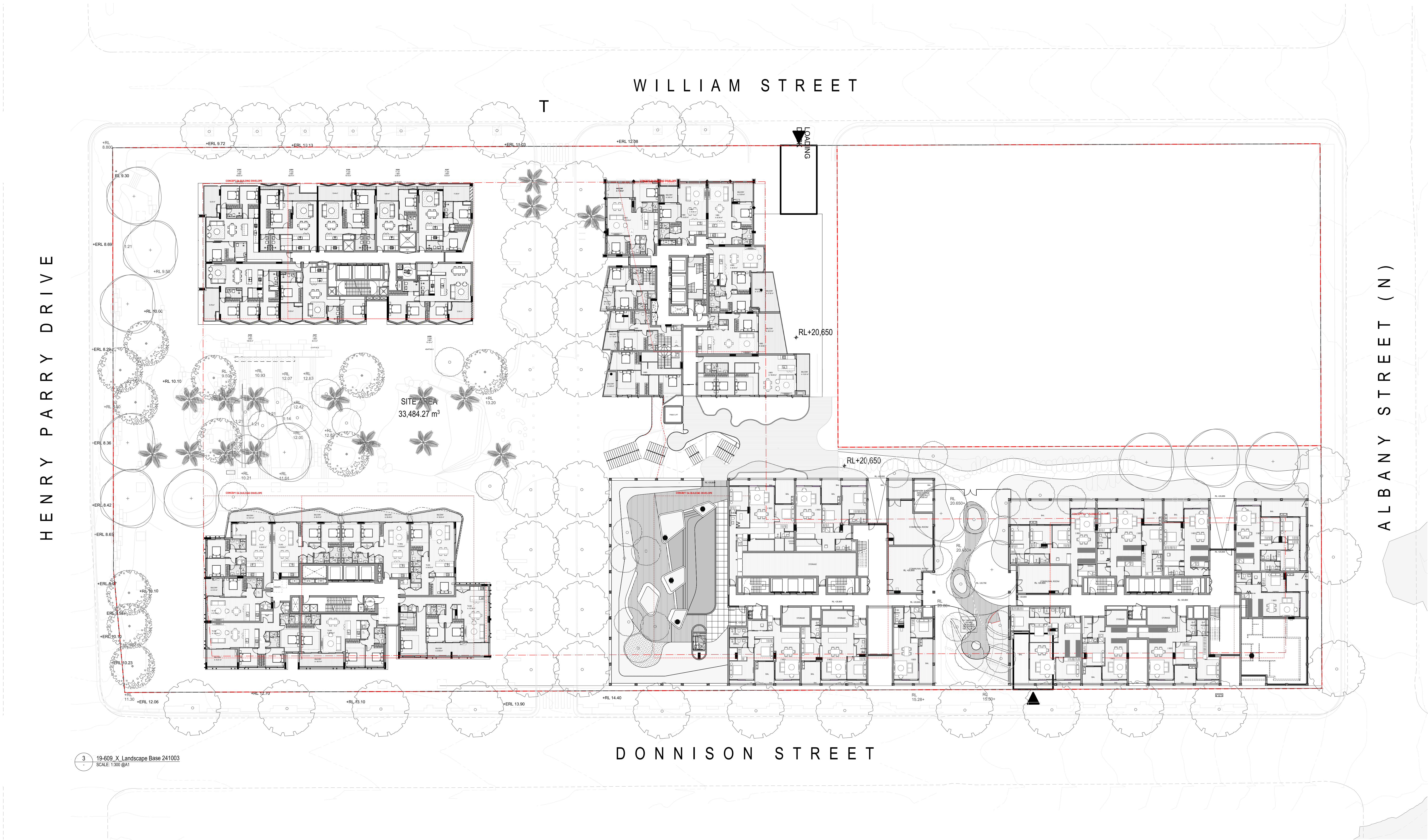
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3 19-609 X Landscape Base 241003
SCALE: 1:300 @A1

1 LEVEL 03
SCALE: 1:300 @A1

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CONSULTANT 1 TYPE	☐ #CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
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CONSULTANT 3 TYPE	☐ #CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
CONSULTANT 4 TYPE	☐ #CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CONSULTANT 5 TYPE	☐ #CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

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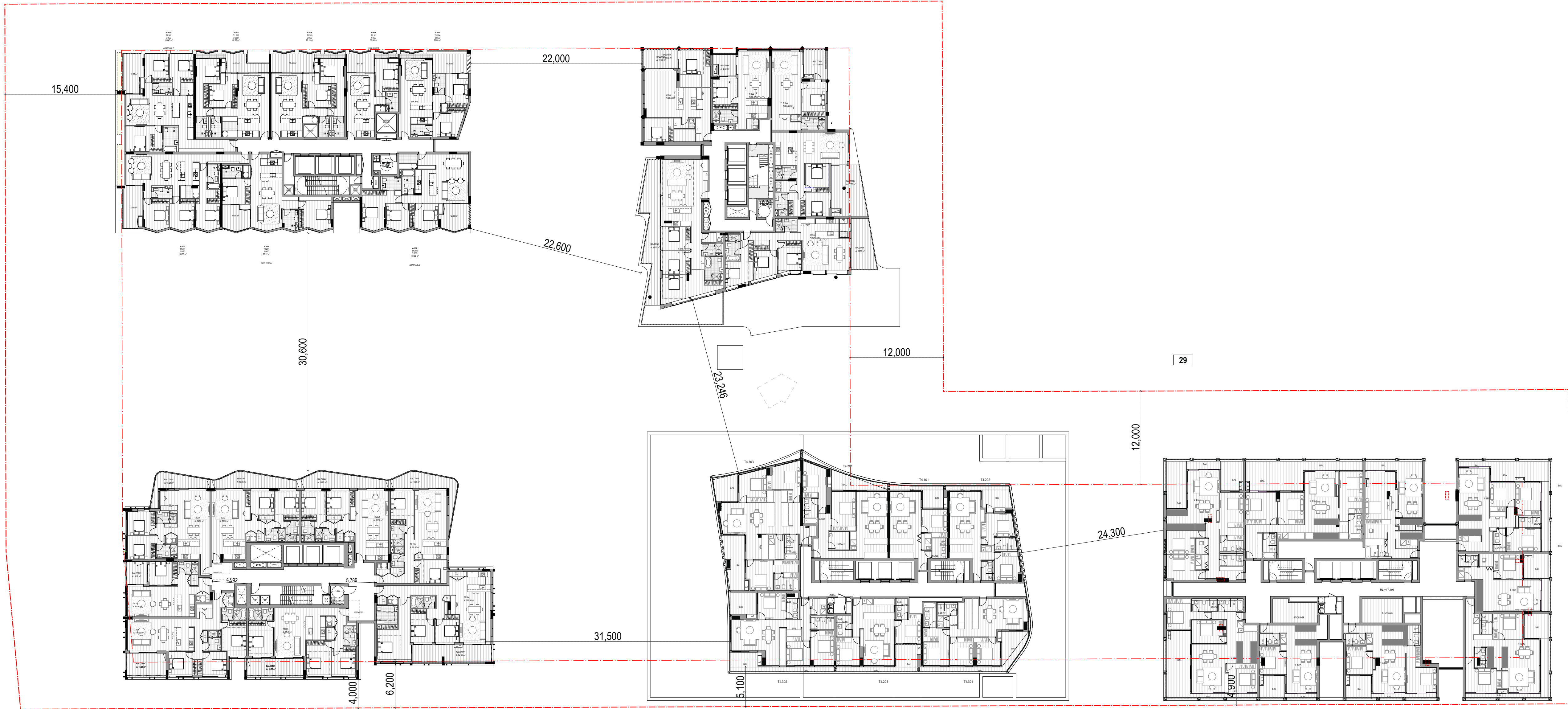
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2 LEVEL SETBACK MEASUREMENT
SCALE: 1:300 @A1

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DATE	REVISION	BY	CHK	NO.

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CONSULTANT 1 TYPE	#CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
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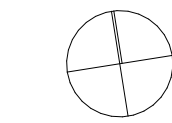
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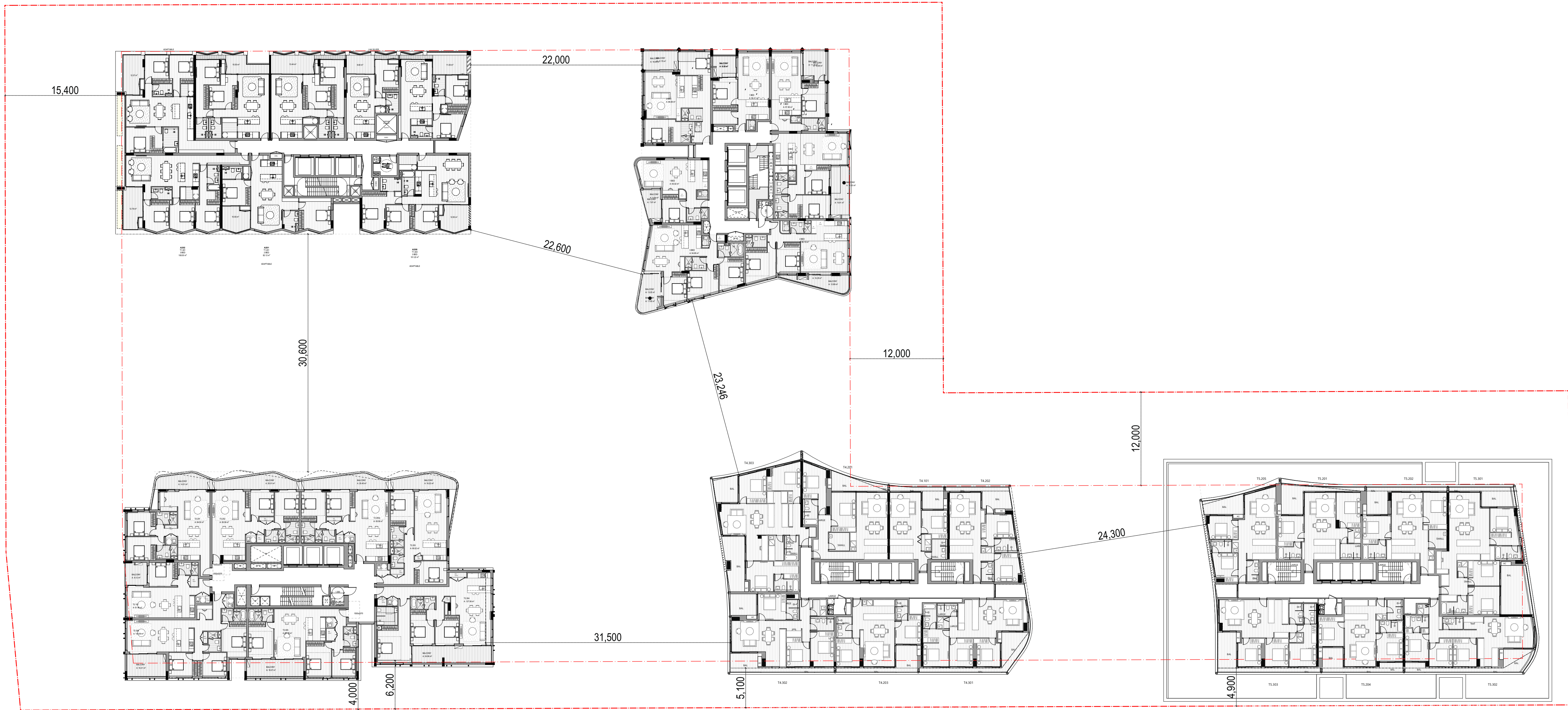
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**GENERAL FLOOR PLAN -
LEVEL 04**

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DRAWING NO.
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REVISION



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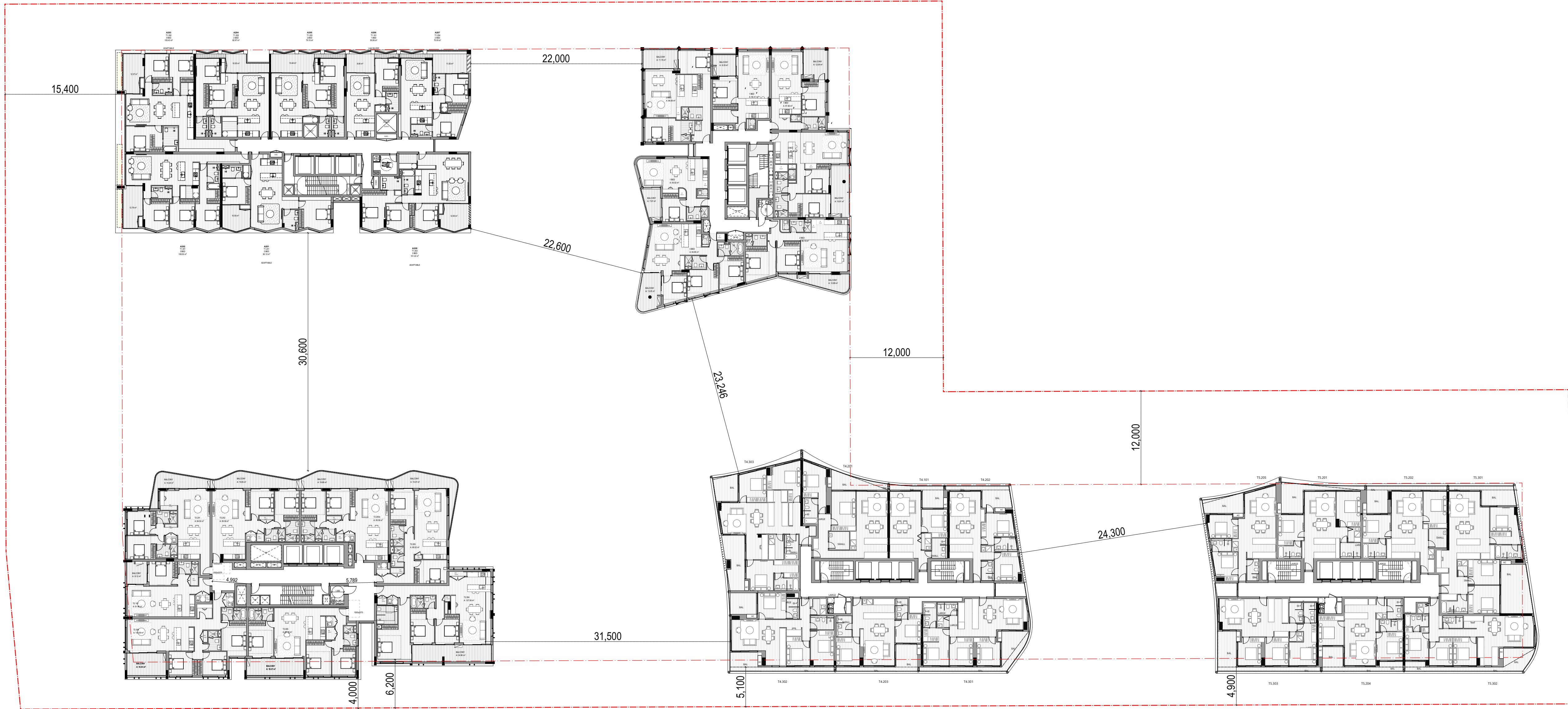
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2 LEVEL SETBACK MEASUREMENT
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CONSULTANT 5 TYPE	#CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

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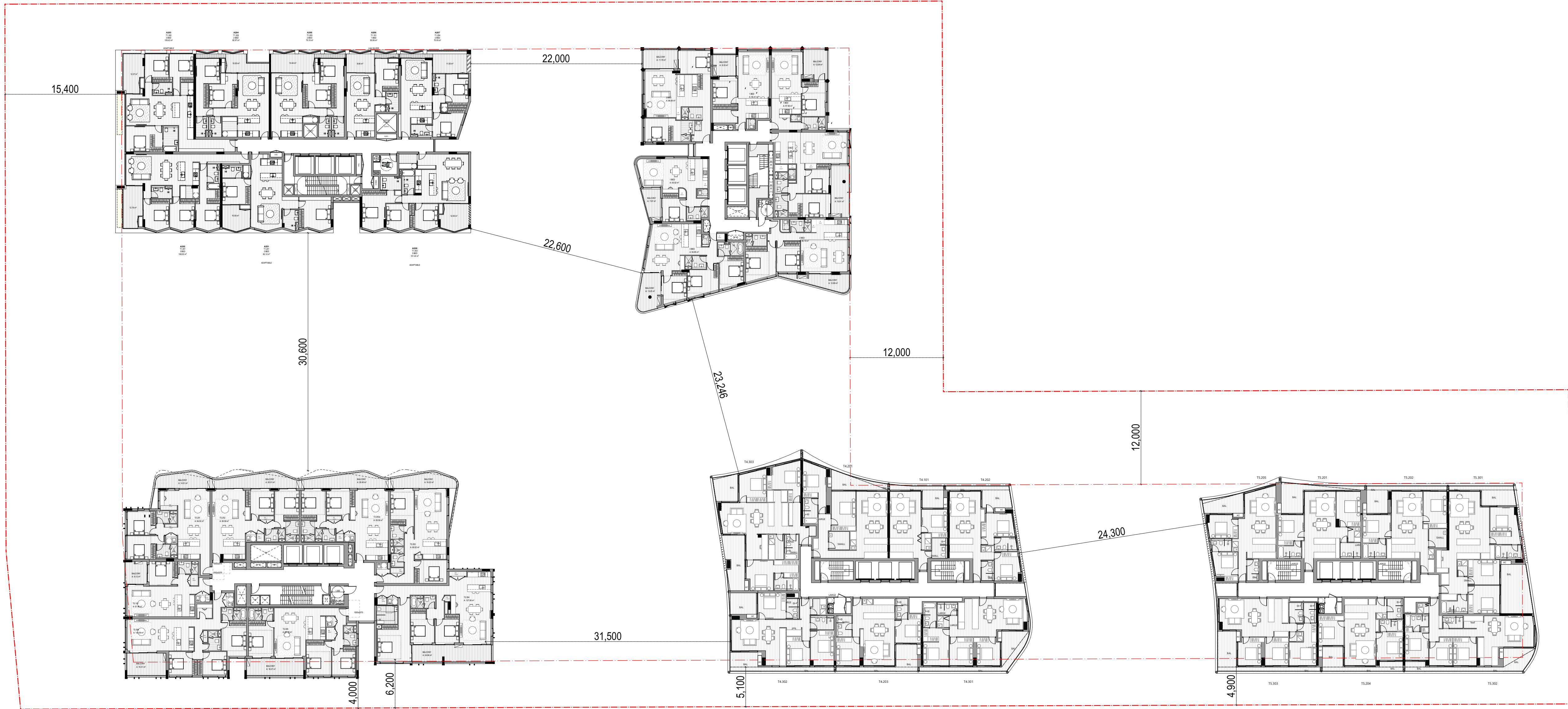
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LEVEL 06

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CONSULTANT 5 TYPE	#CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

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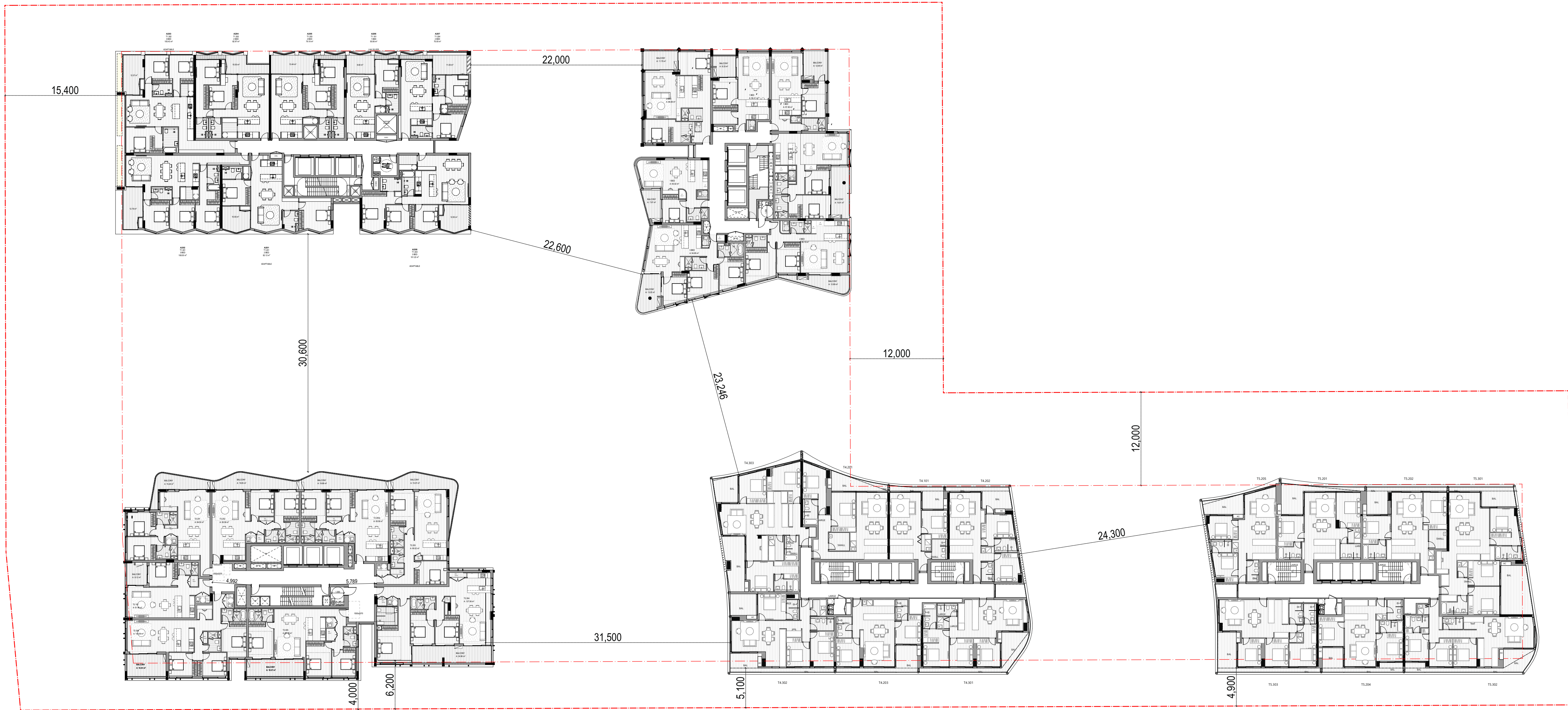
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CONSULTANT 5 TYPE	#CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

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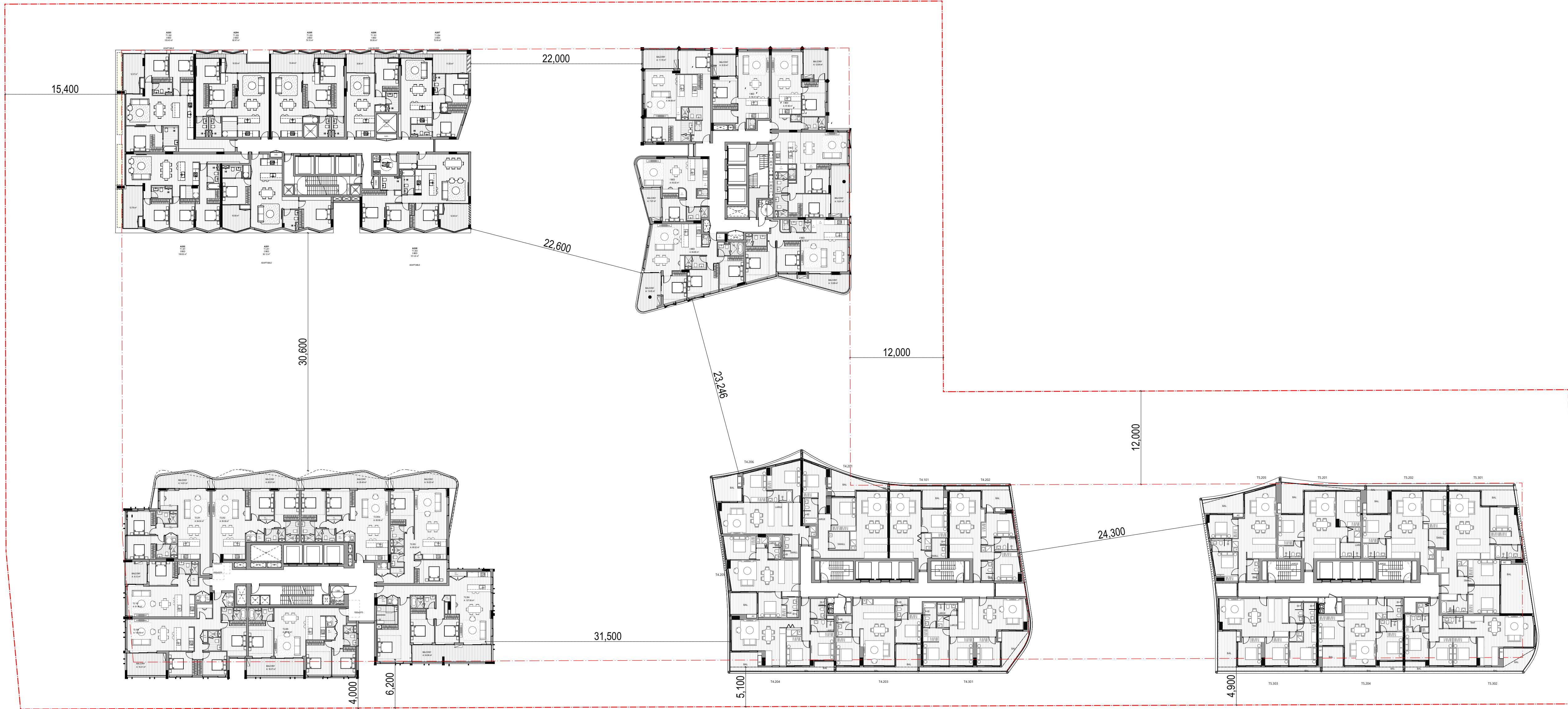
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CONSULTANT 4 TYPE	#CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CONSULTANT 5 TYPE	#CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

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GENERAL FLOOR PLAN -
LEVEL 09

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DATE
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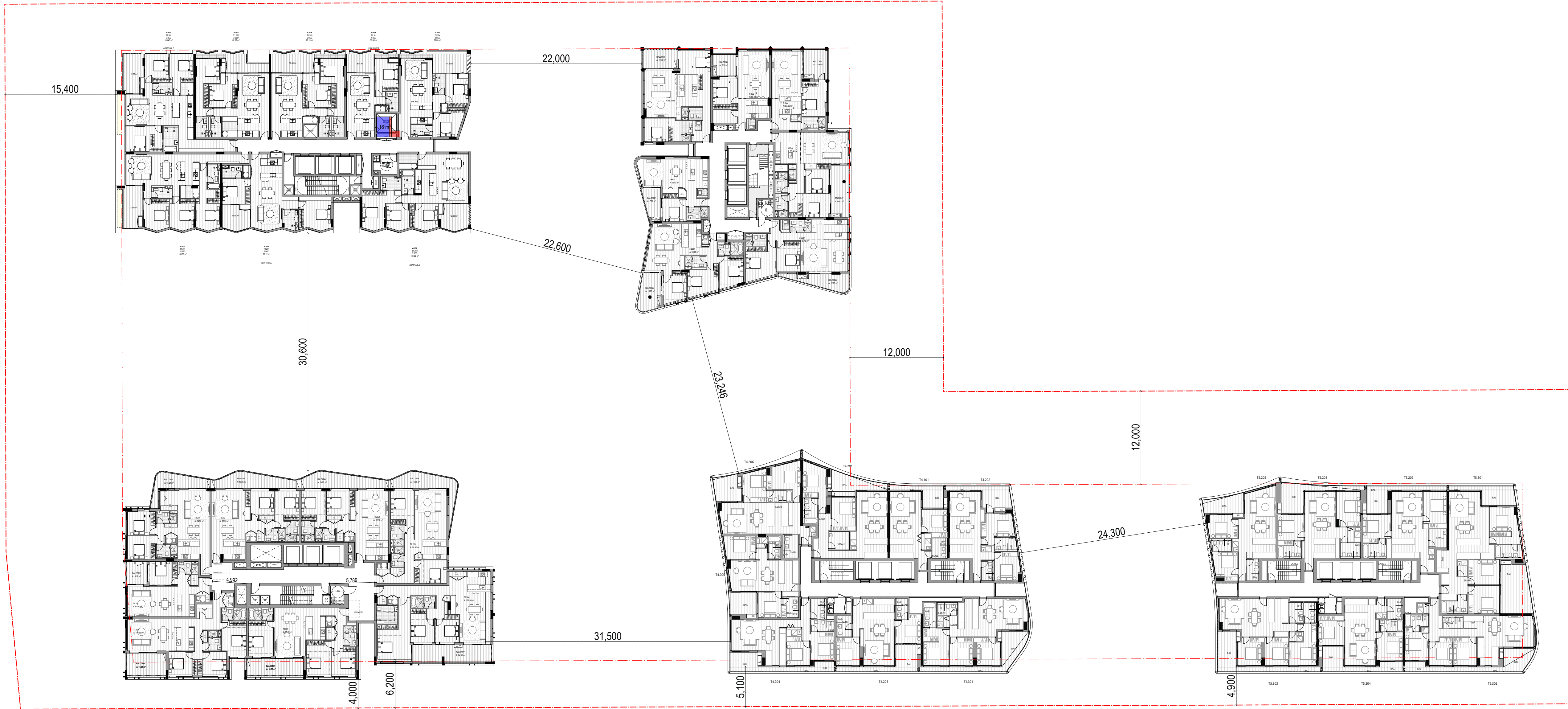
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REVISION



3 LEVEL SETBACK MEASUREMENT
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CONSULTANT 5 TYPE	#CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

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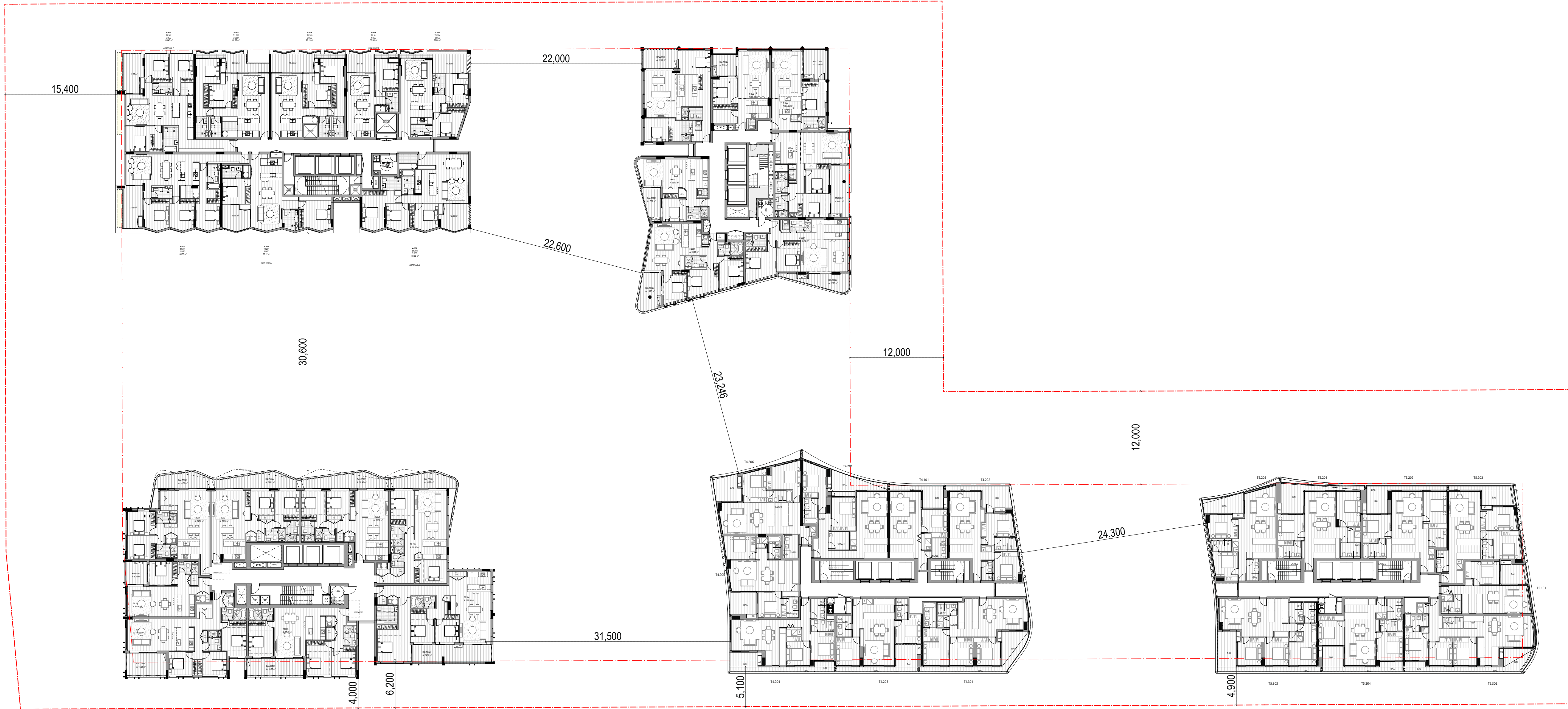
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3 LEVEL SETBACK MEASUREMENT
SCALE: 1:300 @A1

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CONSULTANT 1 TYPE	#CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
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CONSULTANT 3 TYPE	#CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
CONSULTANT 4 TYPE	#CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
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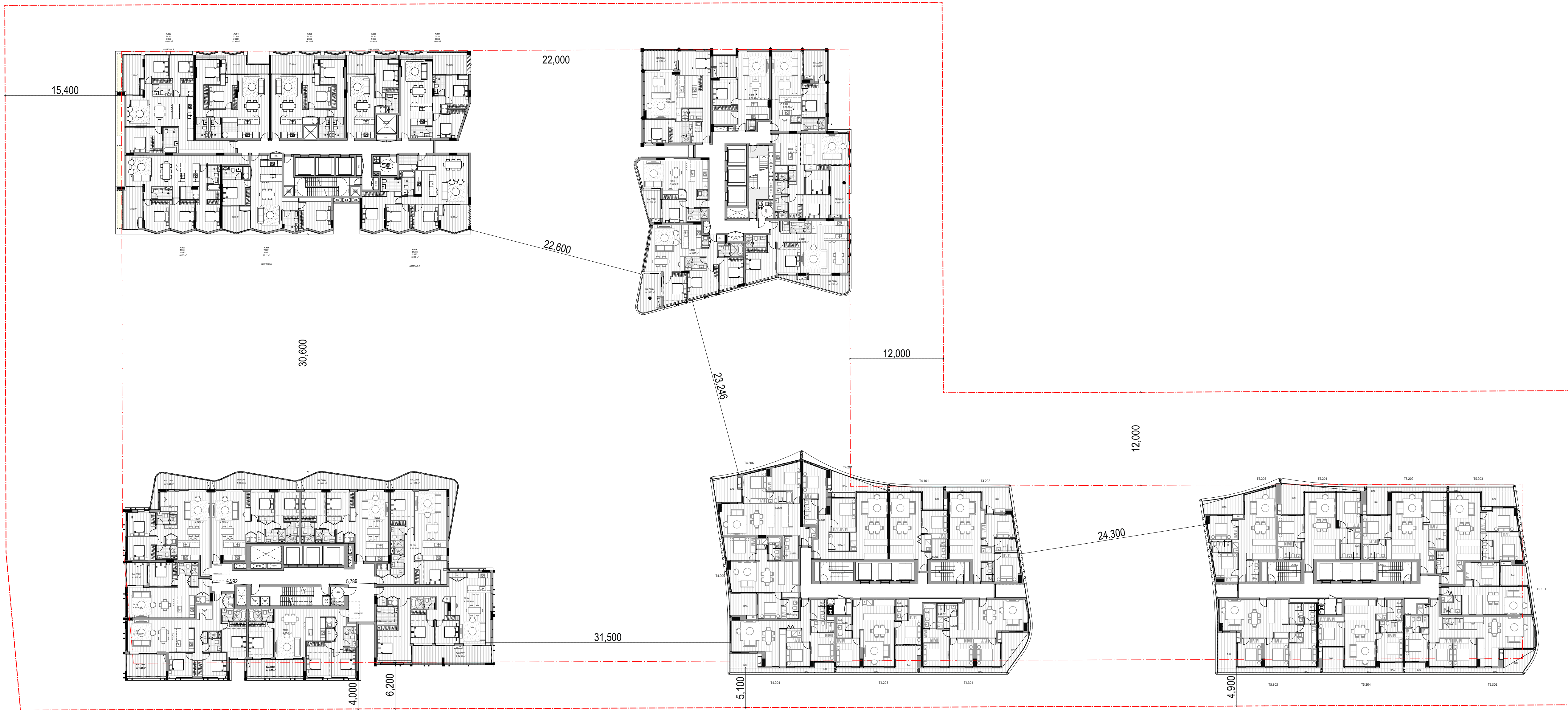
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3 LEVEL SETBACK MEASUREMENT
SCALE: 1:300 @A1

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CONSULTANT 2 TYPE	#CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
CONSULTANT 3 TYPE	#CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
CONSULTANT 4 TYPE	#CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CONSULTANT 5 TYPE	#CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

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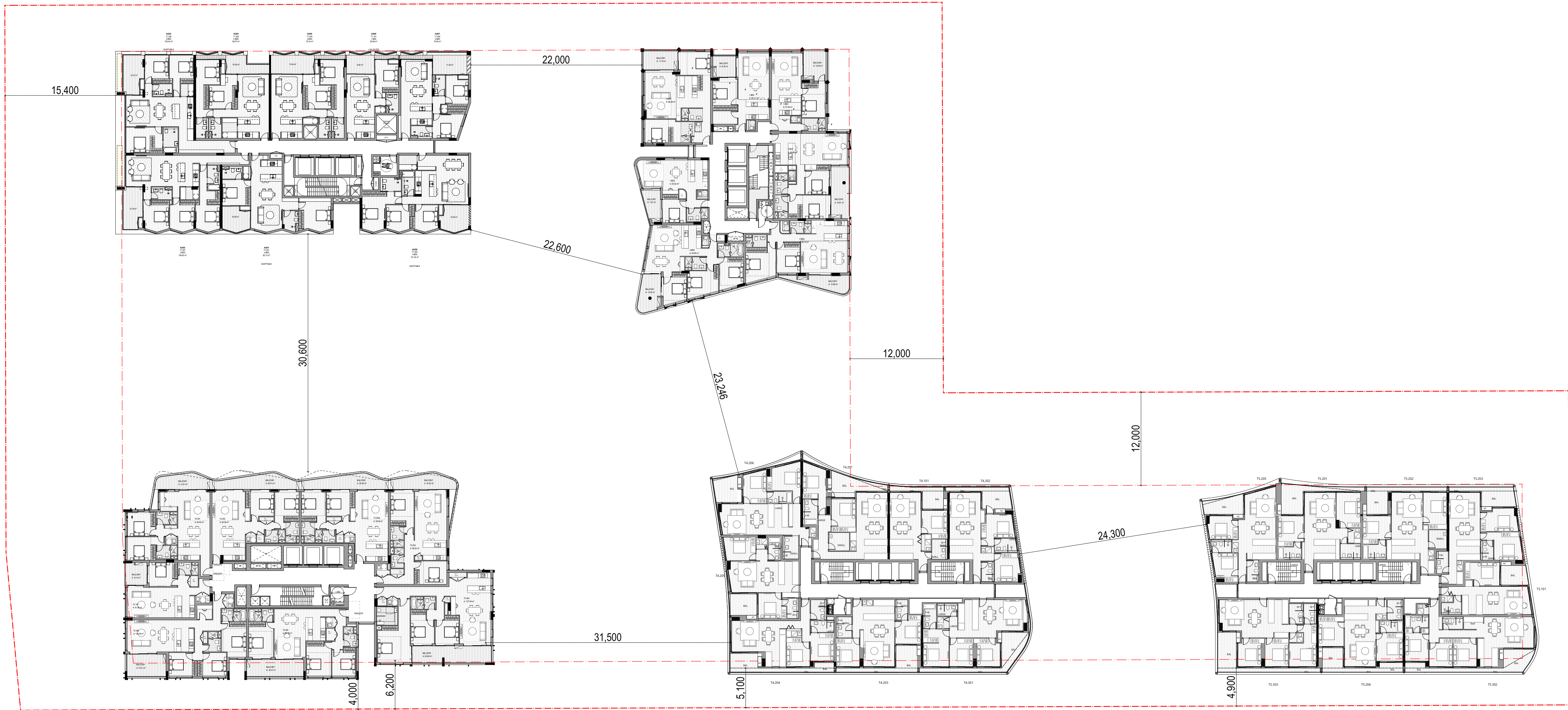
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LEVEL 12

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3 LEVEL SETBACK MEASUREMENT
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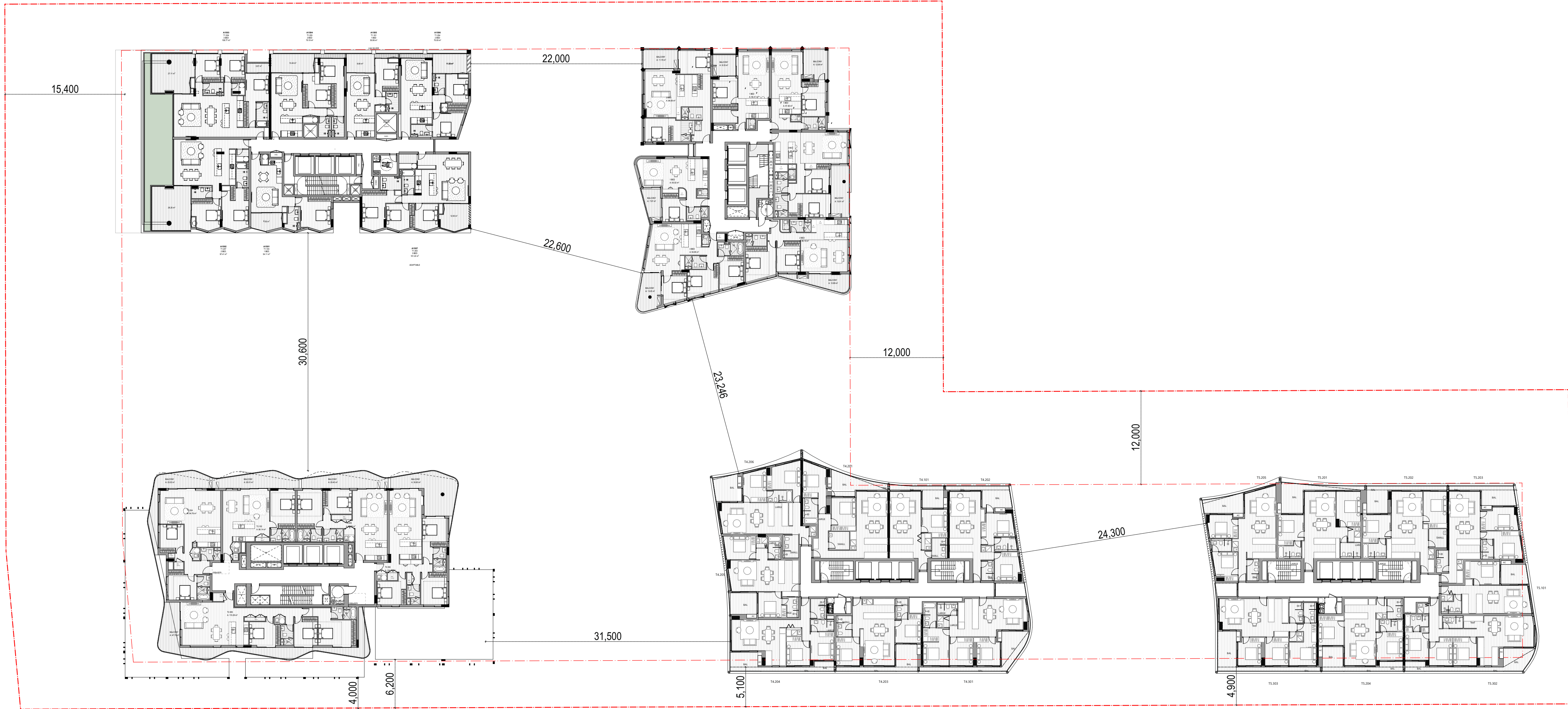
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GENERAL FLOOR PLAN -
LEVEL 13

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3 LEVEL SETBACK MEASUREMENT
SCALE: 1:300 @A1

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DATE	REVISION	BY	CHK	NO.

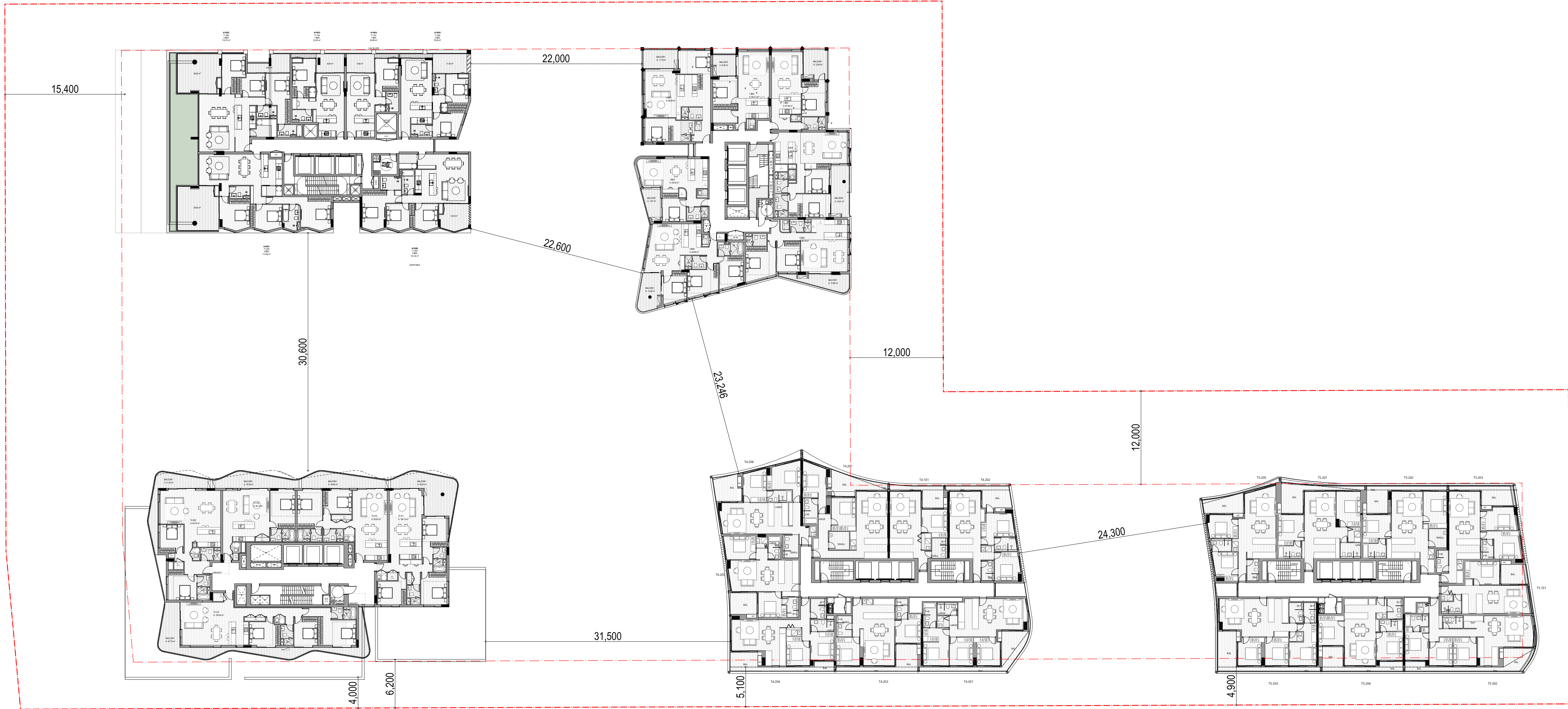
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CONSULTANT 5 TYPE	#CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

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3 LEVEL SETBACK MEASUREMENT
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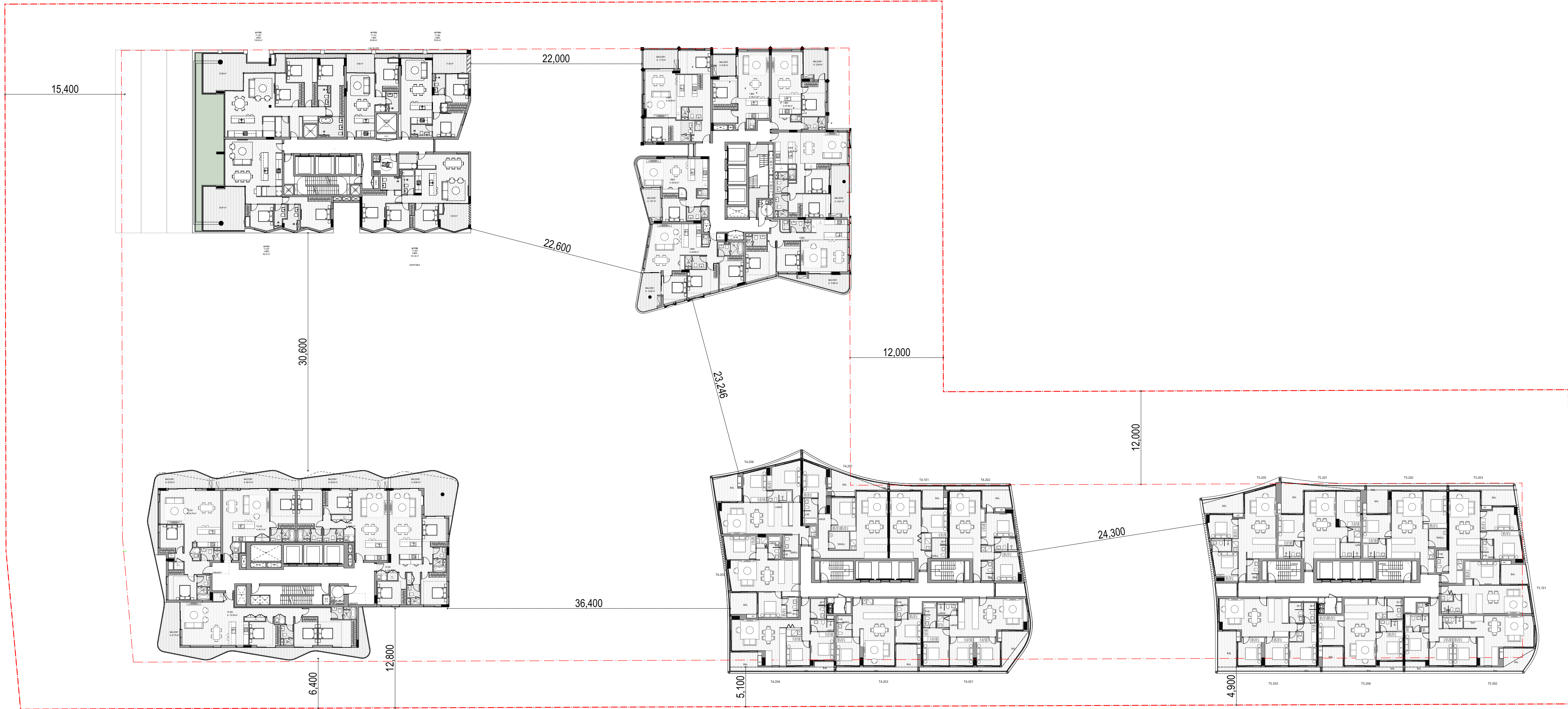
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CONSULTANT 2 TYPE	#CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
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CONSULTANT 4 TYPE	#CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CONSULTANT 5 TYPE	#CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

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PROJECT 136-146 & 148 DONNISON STREET, GOSFORD	DRAWING TITLE GENERAL FLOOR PLAN - LEVEL 16
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3 MODEL B LEVEL SETBACK MEASUREMENT
SCALE: 1:300 @A1

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DATE	REVISION	BY	CHK	NO.

CONSULTANTS		
CONSULTANT 1 TYPE	☐ #CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
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CONSULTANT 5 TYPE	☐ #CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

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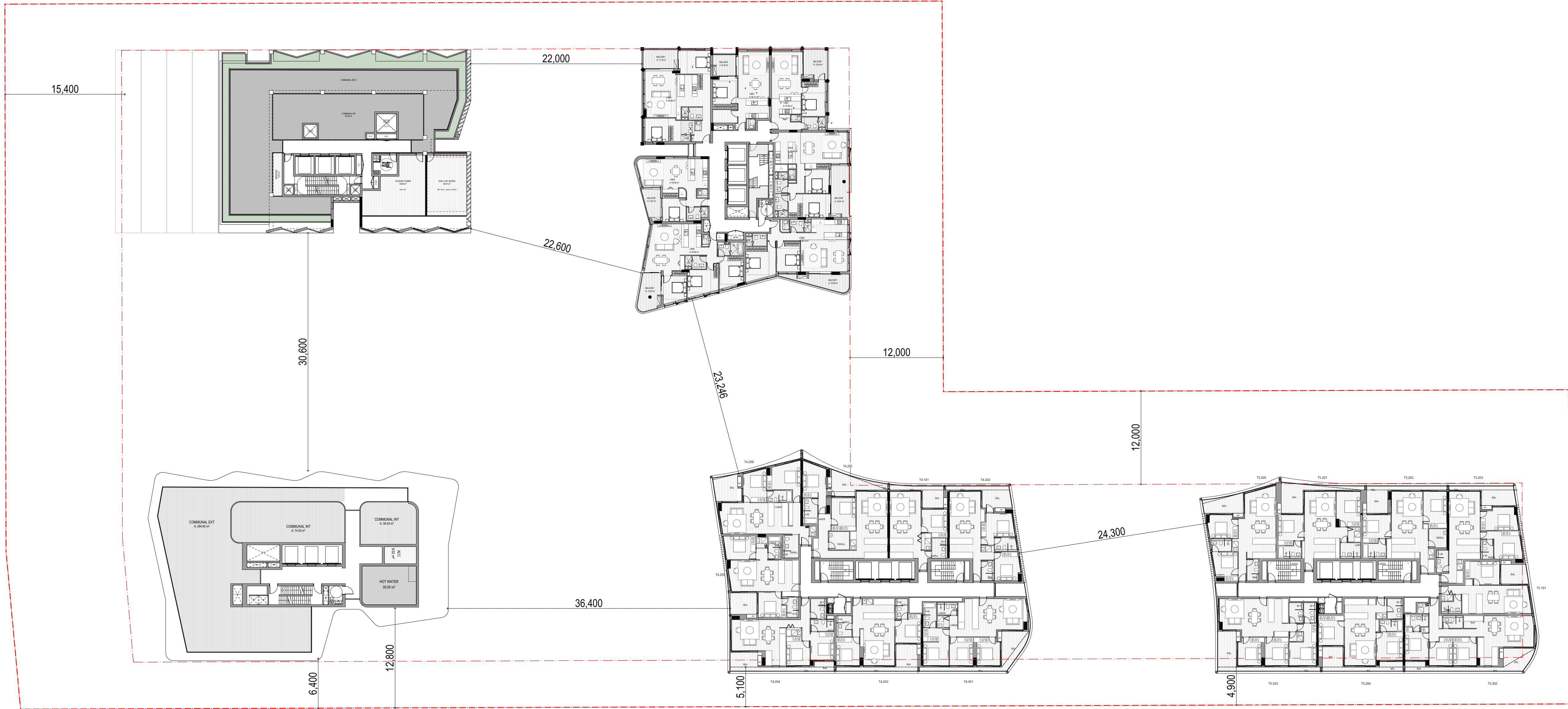
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PROJECT
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DRAWING TITLE
GENERAL FLOOR PLAN -
LEVEL 17

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JOB NO. 20726	DRAWING NO. PLA-DA-1017	REVISION



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CONSULTANT 2 TYPE	☐ #CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
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CONSULTANT 4 TYPE	☐ #CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CONSULTANT 5 TYPE	☐ #CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

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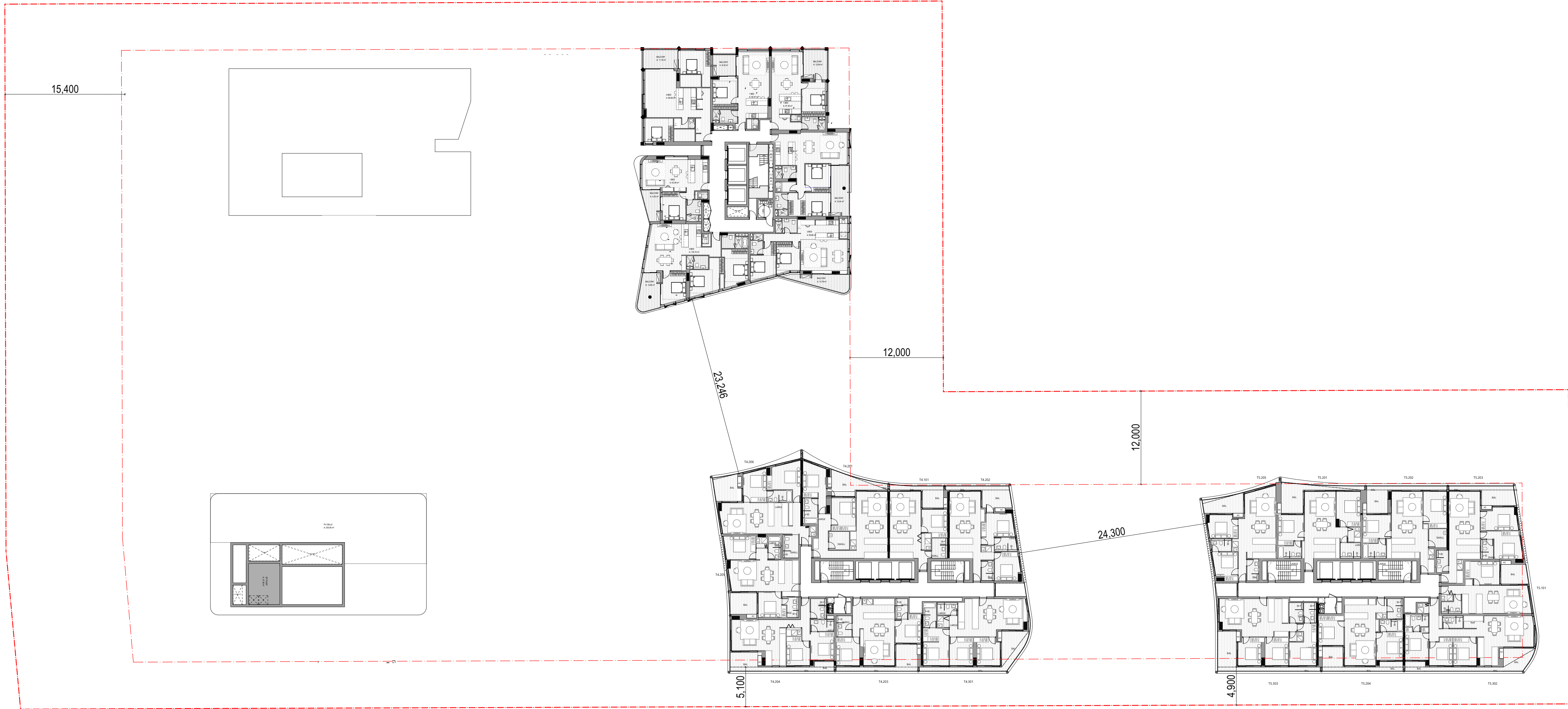
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PROJECT
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DRAWING TITLE
GENERAL FLOOR PLAN -
LEVEL 18

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JOB NO. 20726	DRAWING NO. PLA-DA-1018	REVISION



2 LEVEL 19
SCALE: 1:300 @A1

1 MIDDLE LEVEL SETBACK MEASUREMENT
SCALE: 1:300 @A1

FOR INFORMATION

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DATE	REVISION	BY	CHK	NO.

CONSULTANTS		
CONSULTANT 1 TYPE	☐ #CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
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CONSULTANT 4 TYPE	☐ #CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CONSULTANT 5 TYPE	☐ #CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

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PROJECT
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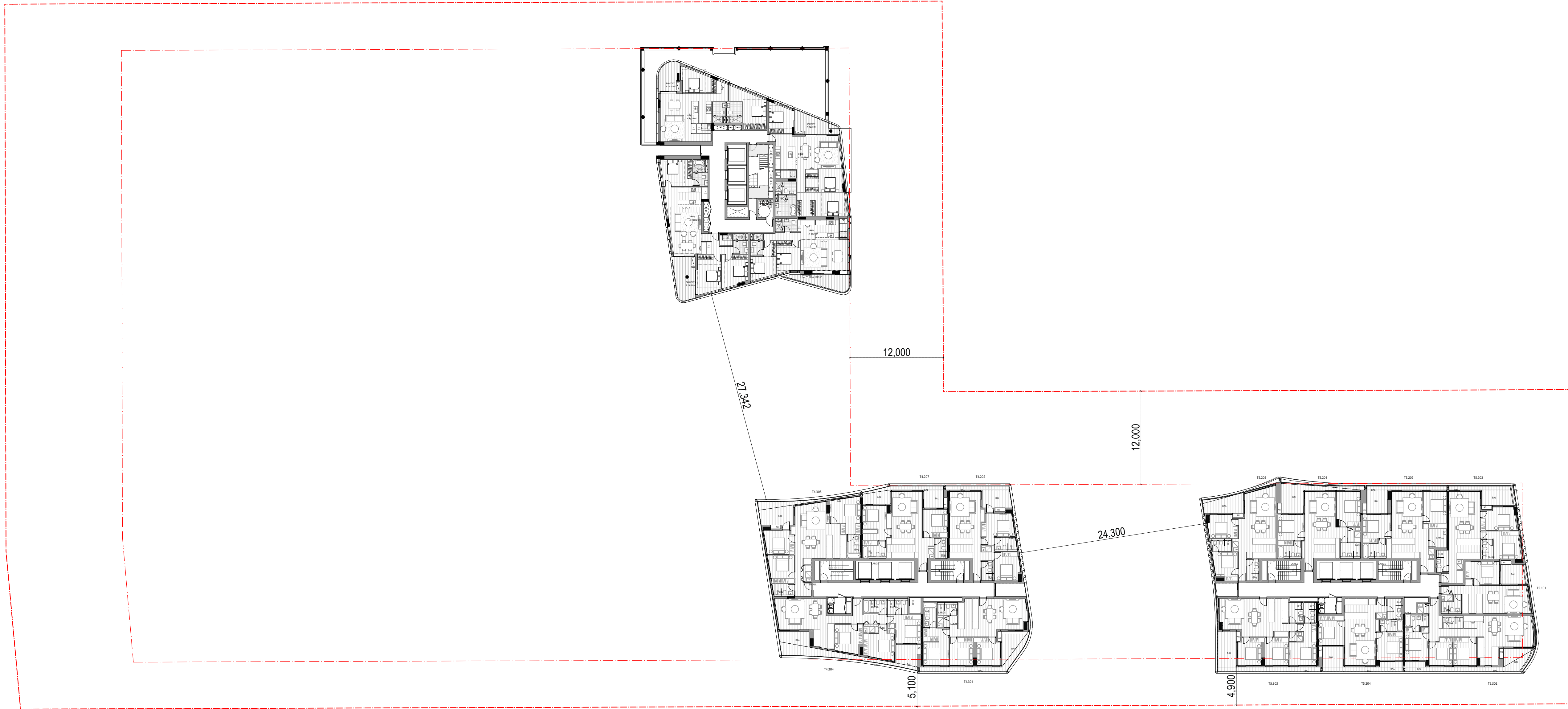
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LEVEL 19

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DATE	REVISION	BY	CHK	NO.

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CONSULTANT 4 TYPE	☐ #CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CONSULTANT 5 TYPE	☐ #CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

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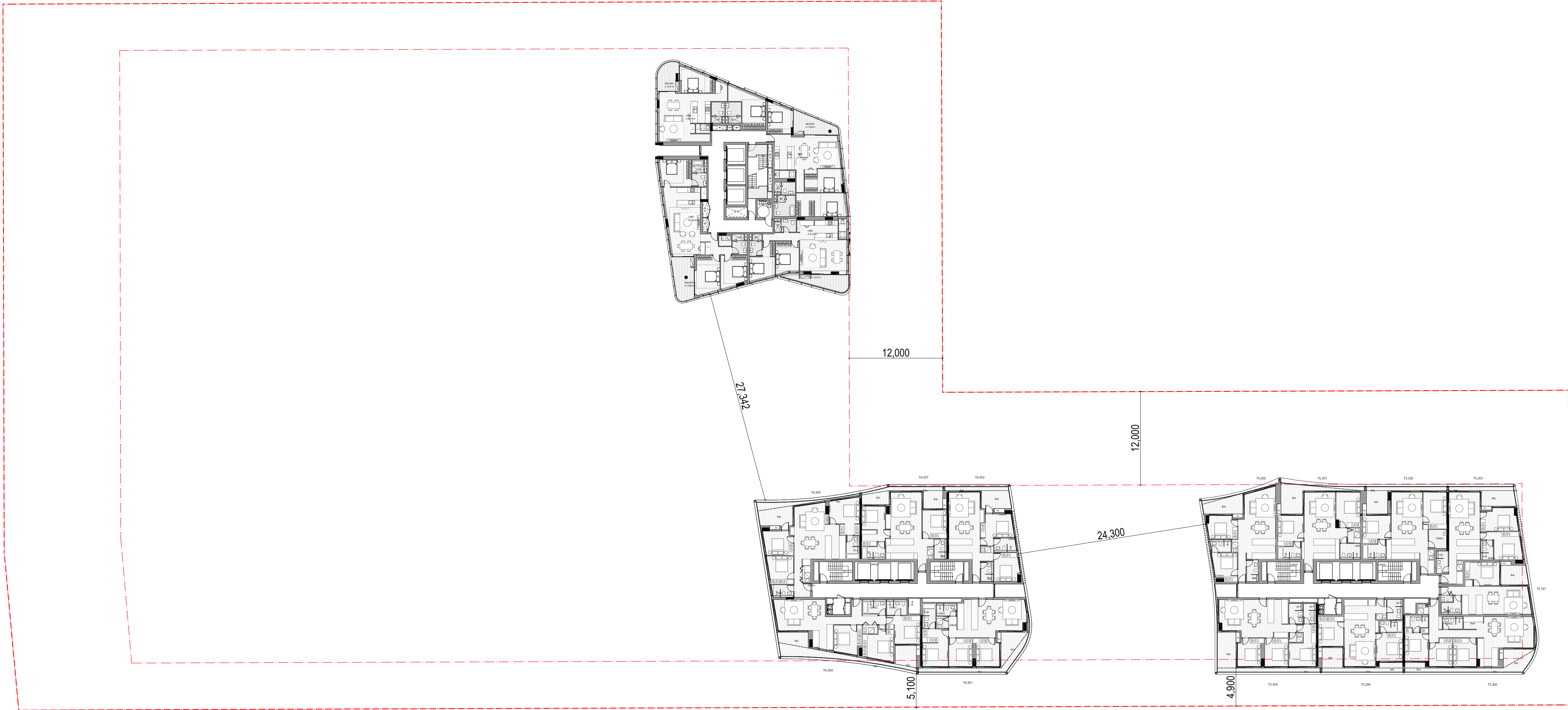
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PROJECT
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DONNISON
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DRAWING TITLE
GENERAL FLOOR PLAN -
LEVEL 21

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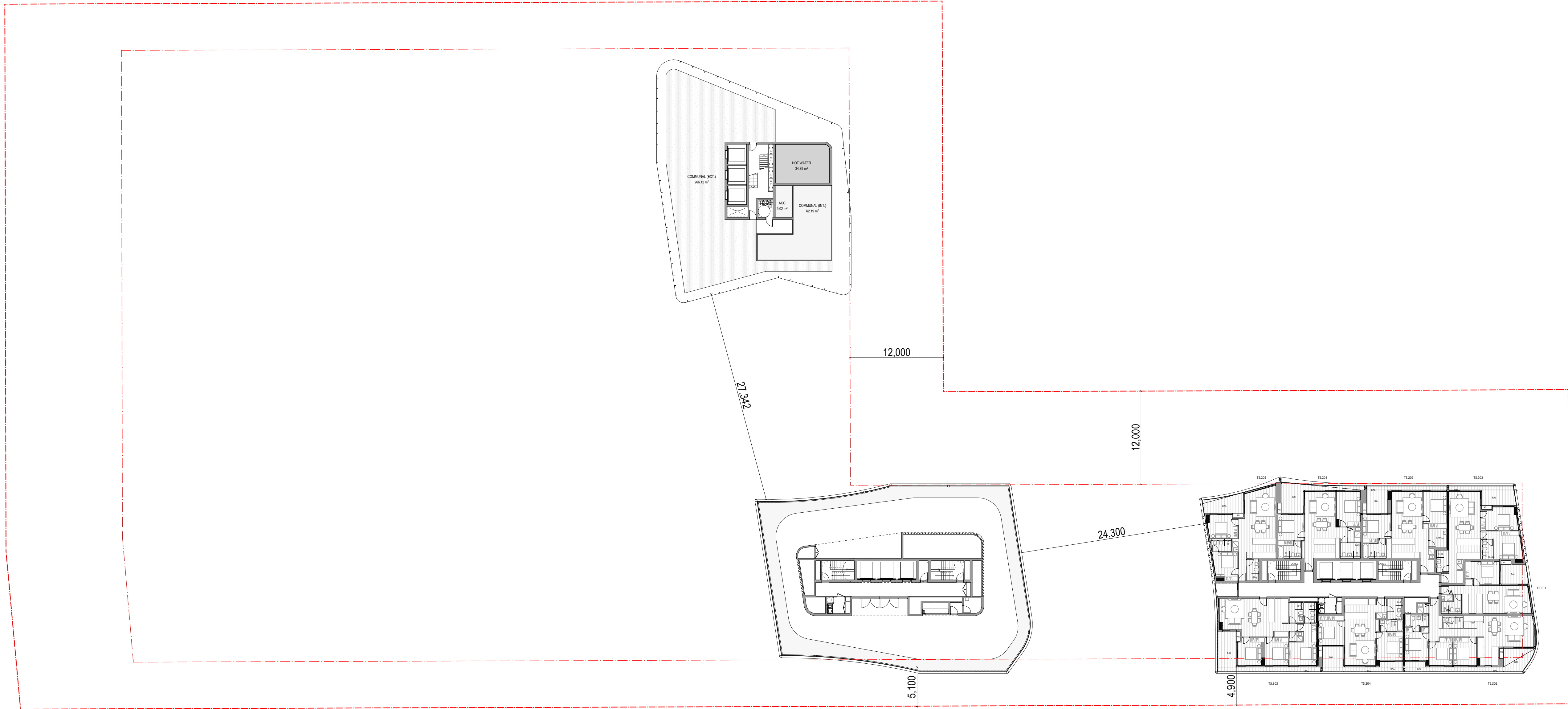
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CONSULTANT 4 TYPE	☐ #CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CONSULTANT 5 TYPE	☐ #CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

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PROJECT 136-146 & 148 DONNISON STREET, GOSFORD	DRAWING TITLE GENERAL FLOOR PLAN - LEVEL 22
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CONSULTANT 2 TYPE	☐ #CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
CONSULTANT 3 TYPE	☐ #CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
CONSULTANT 4 TYPE	☐ #CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CONSULTANT 5 TYPE	☐ #CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

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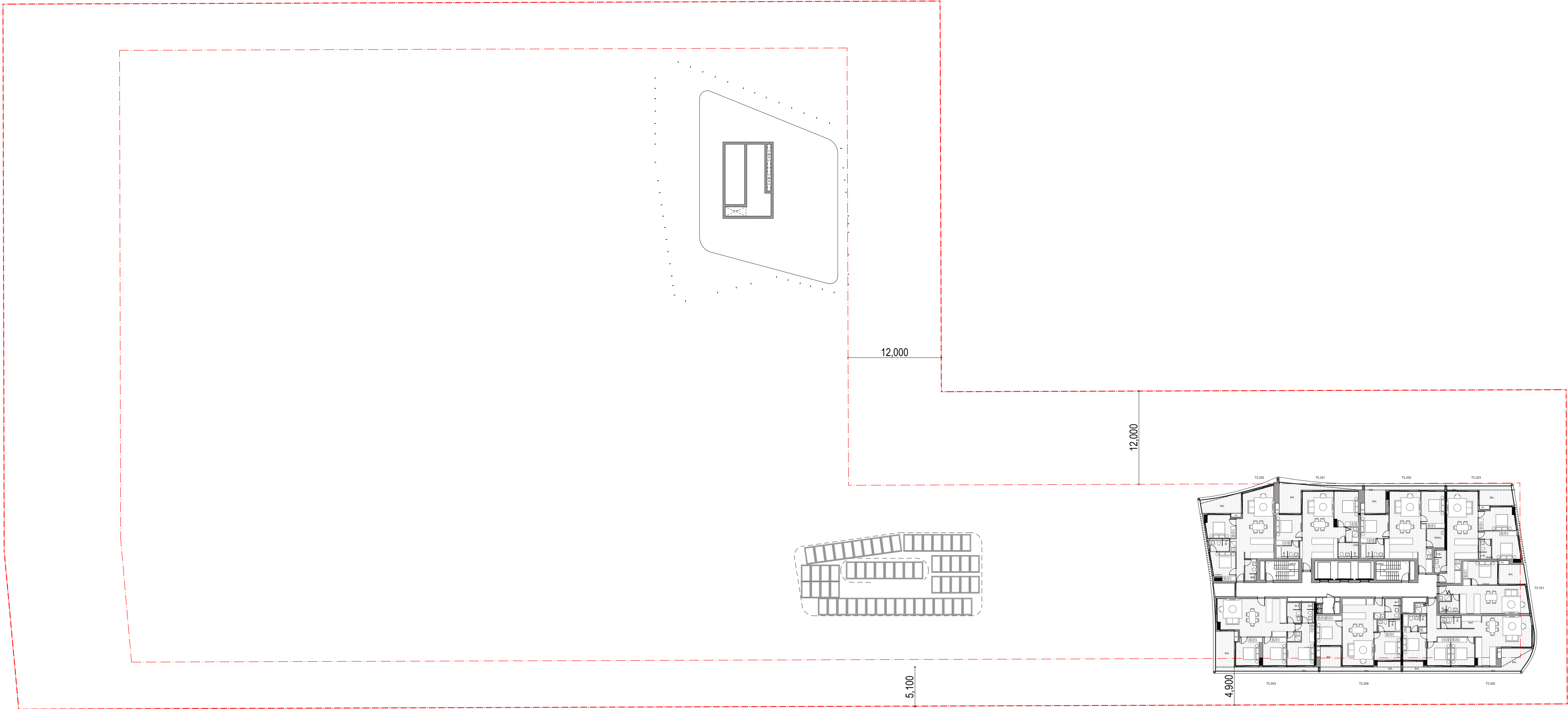
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PROJECT
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DONNISON
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DRAWING TITLE
GENERAL FLOOR PLAN -
LEVEL 23

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2
LEVEL 24 SETBACK MEASUREMENT
SCALE: 1:300 @A1

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DATE	REVISION	BY	CHK	NO.

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CONSULTANT 2 TYPE	☐ #CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
CONSULTANT 3 TYPE	☐ #CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
CONSULTANT 4 TYPE	☐ #CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CONSULTANT 5 TYPE	☐ #CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

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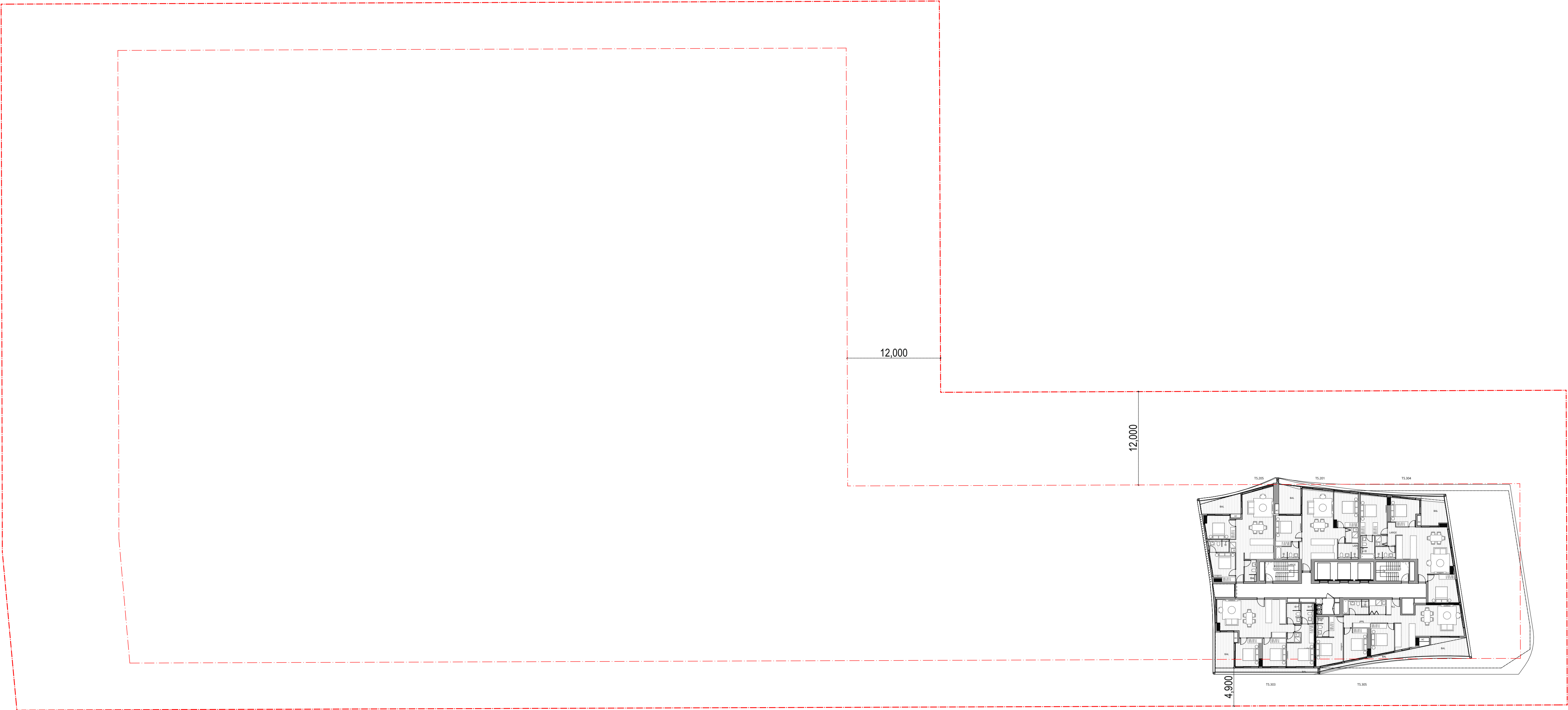
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DRAWING TITLE
GENERAL FLOOR PLAN -
LEVEL 24

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2
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LEVEL SETBACK MEASUREMENT
SCALE: 1:300 @A1

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CONSULTANT 1 TYPE	☐ #CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
CONSULTANT 2 TYPE	☐ #CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
CONSULTANT 3 TYPE	☐ #CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
CONSULTANT 4 TYPE	☐ #CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CONSULTANT 5 TYPE	☐ #CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

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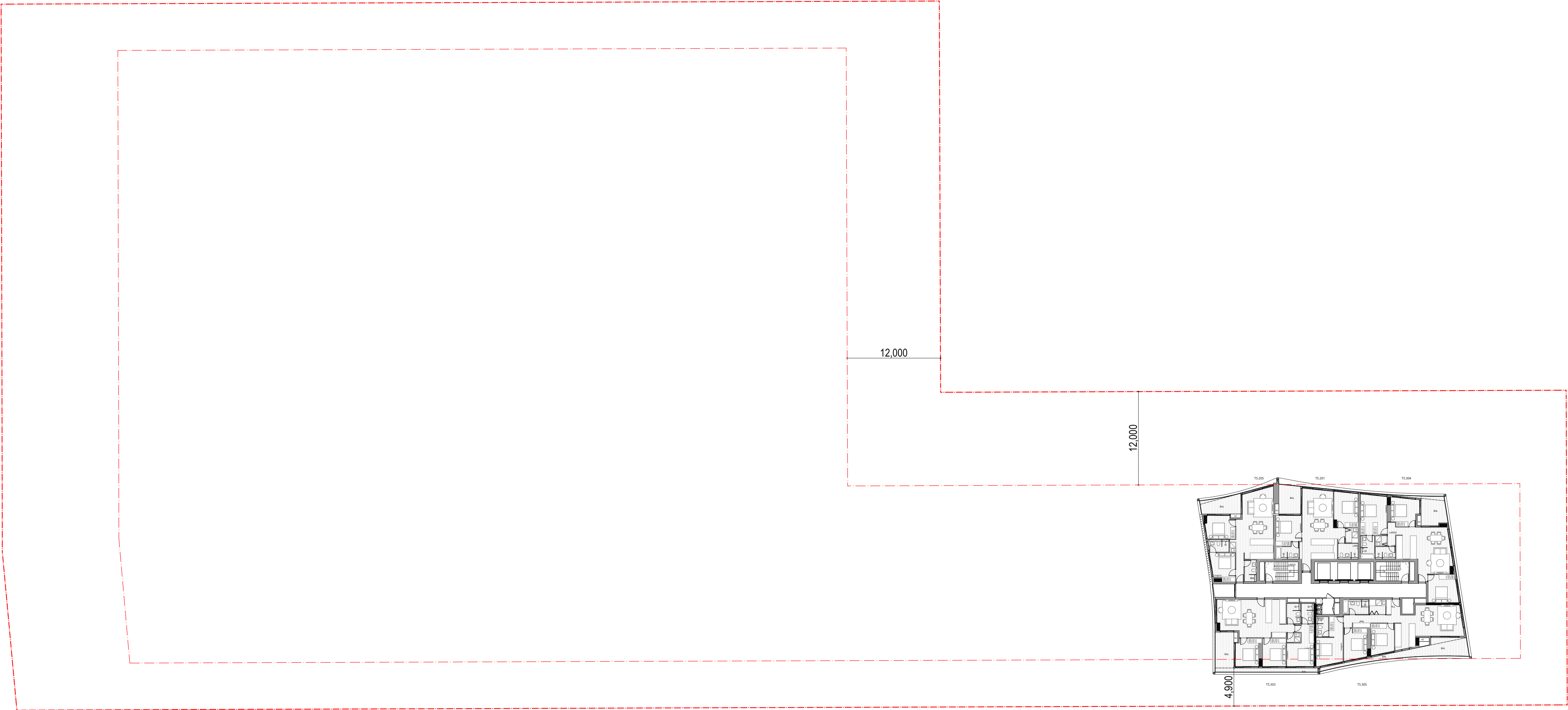
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2
LEVEL SETBACK MEASUREMENT
SCALE: 1:300 @A1

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CONSULTANT 1 TYPE	☐ #CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
CONSULTANT 2 TYPE	☐ #CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
CONSULTANT 3 TYPE	☐ #CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
CONSULTANT 4 TYPE	☐ #CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CONSULTANT 5 TYPE	☐ #CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

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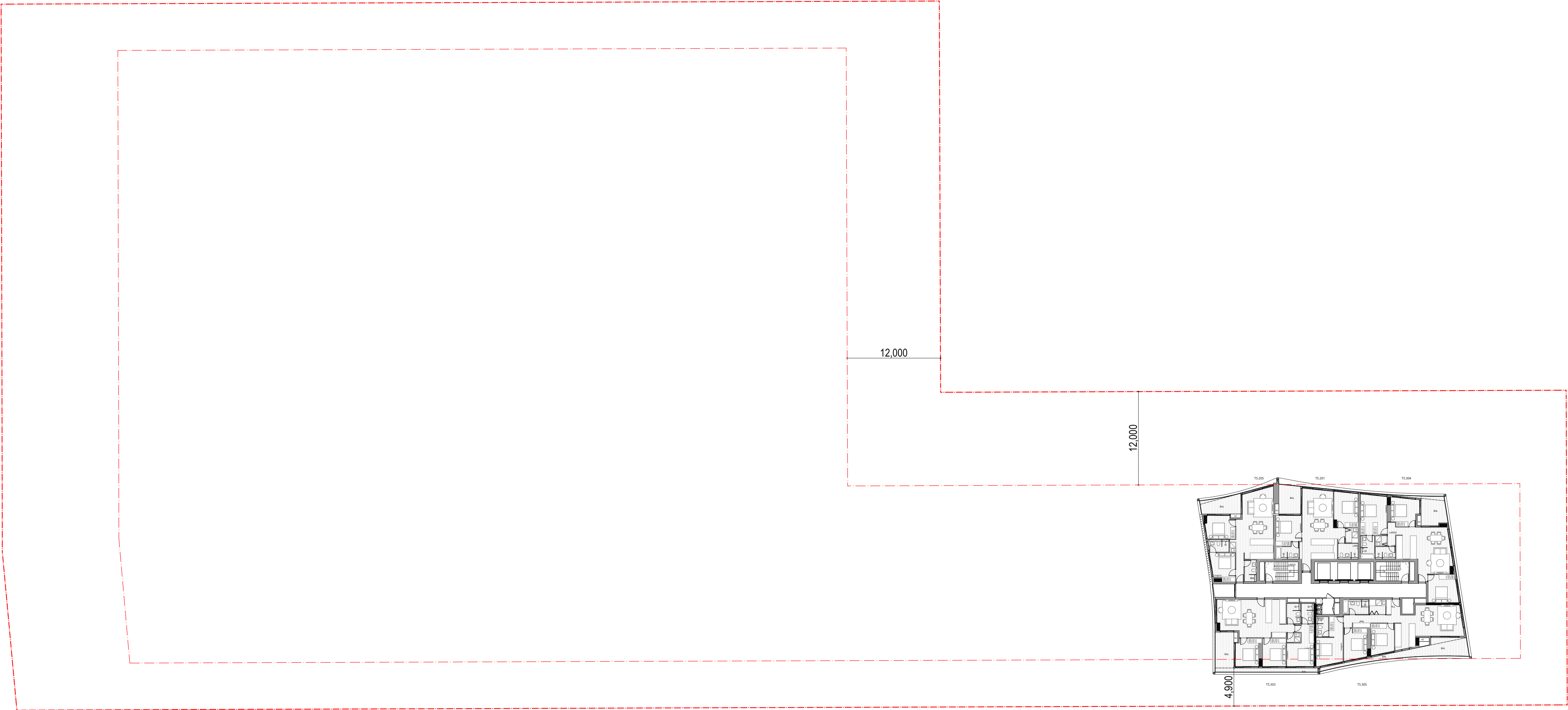
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DRAWING TITLE
GENERAL FLOOR PLAN -
LEVEL 26

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DATE	REVISION	BY	CHK	NO.

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CONSULTANT 1 TYPE	☐ #CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
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CONSULTANT 5 TYPE	☐ #CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

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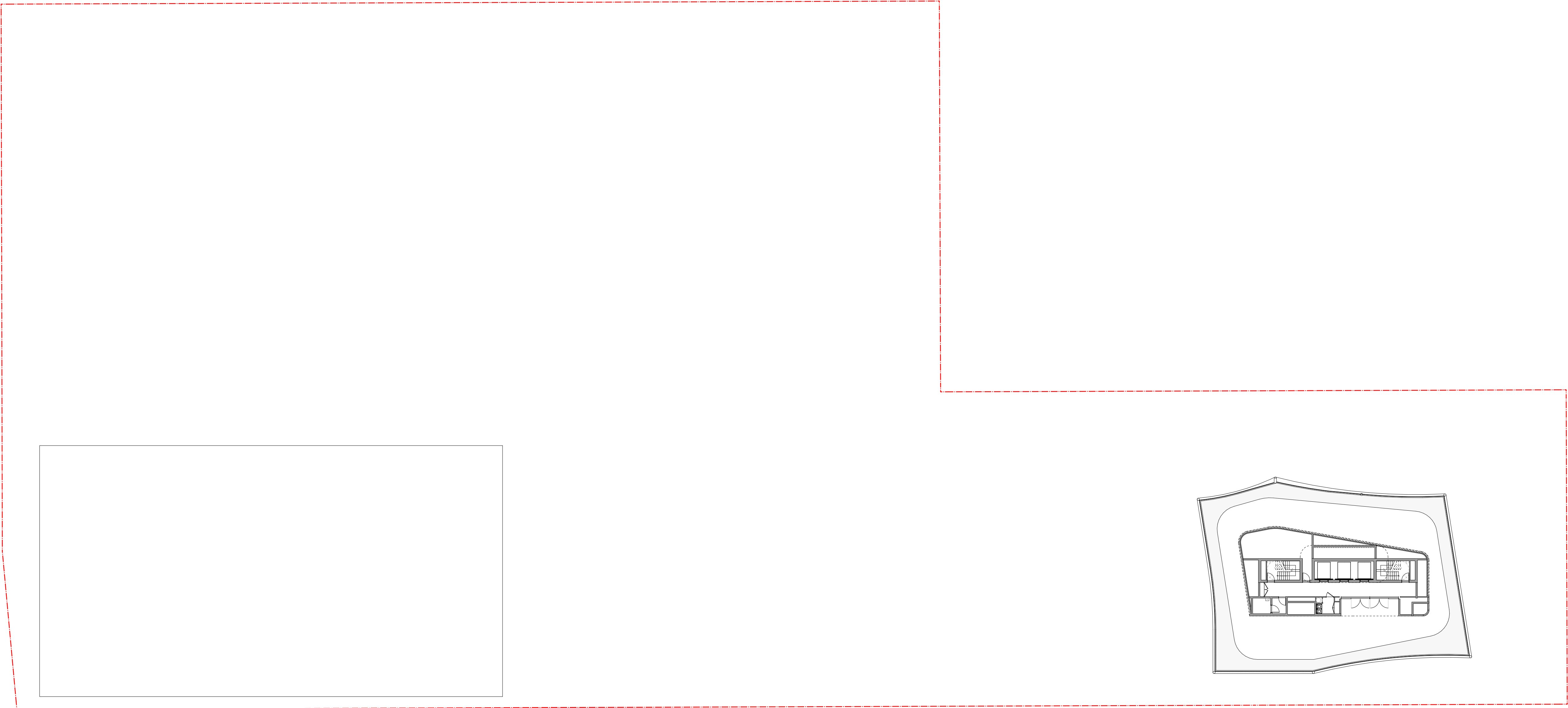
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LEVEL 27

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CONSULTANTS		
CONSULTANT 1 TYPE	☐ #CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
CONSULTANT 2 TYPE	☐ #CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
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CONSULTANT 4 TYPE	☐ #CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CONSULTANT 5 TYPE	☐ #CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

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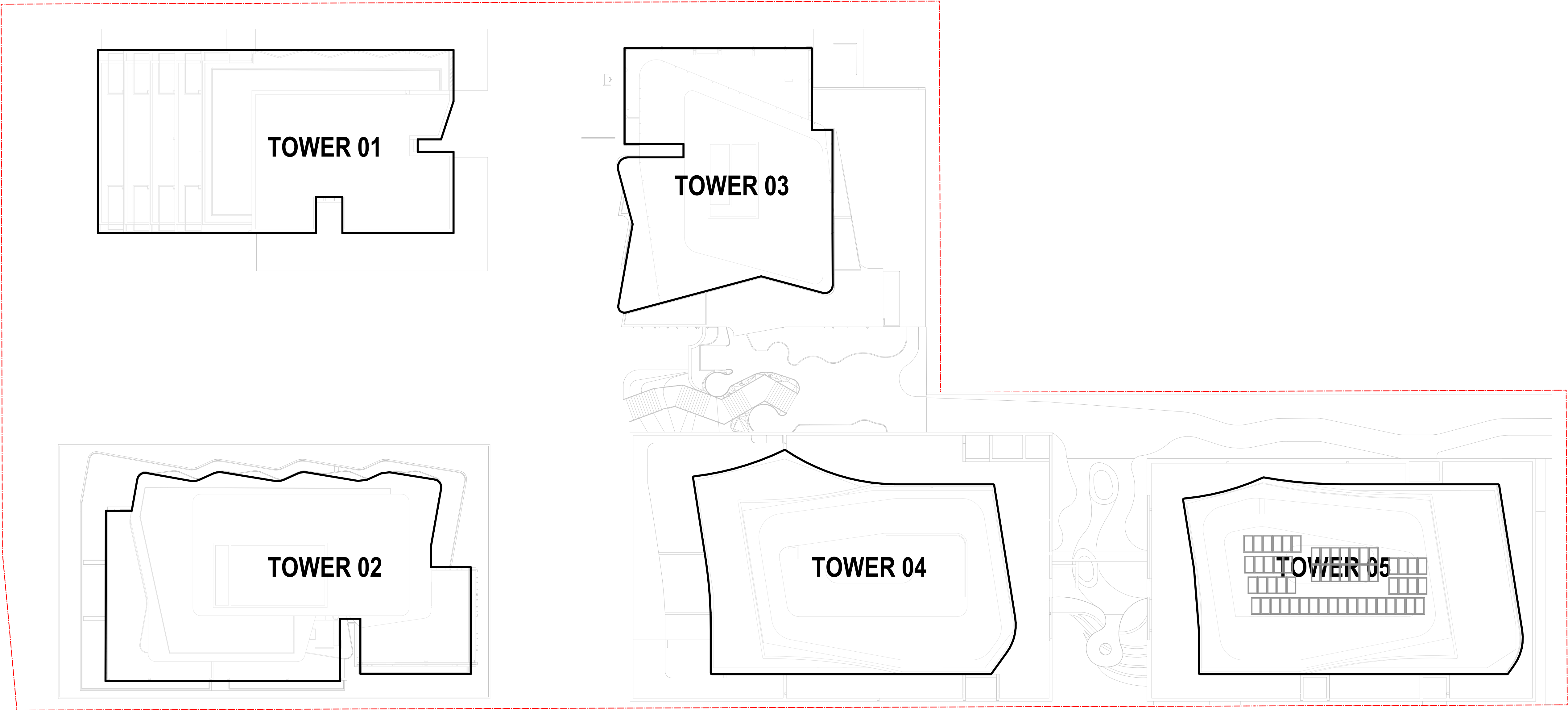
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PROJECT
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DRAWING TITLE
GENERAL FLOOR PLAN -
LEVEL 28

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DATE	REVISION	BY	CHK	NO.

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CONSULTANT 1 TYPE	☐ #CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
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CONSULTANT 5 TYPE	☐ #CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

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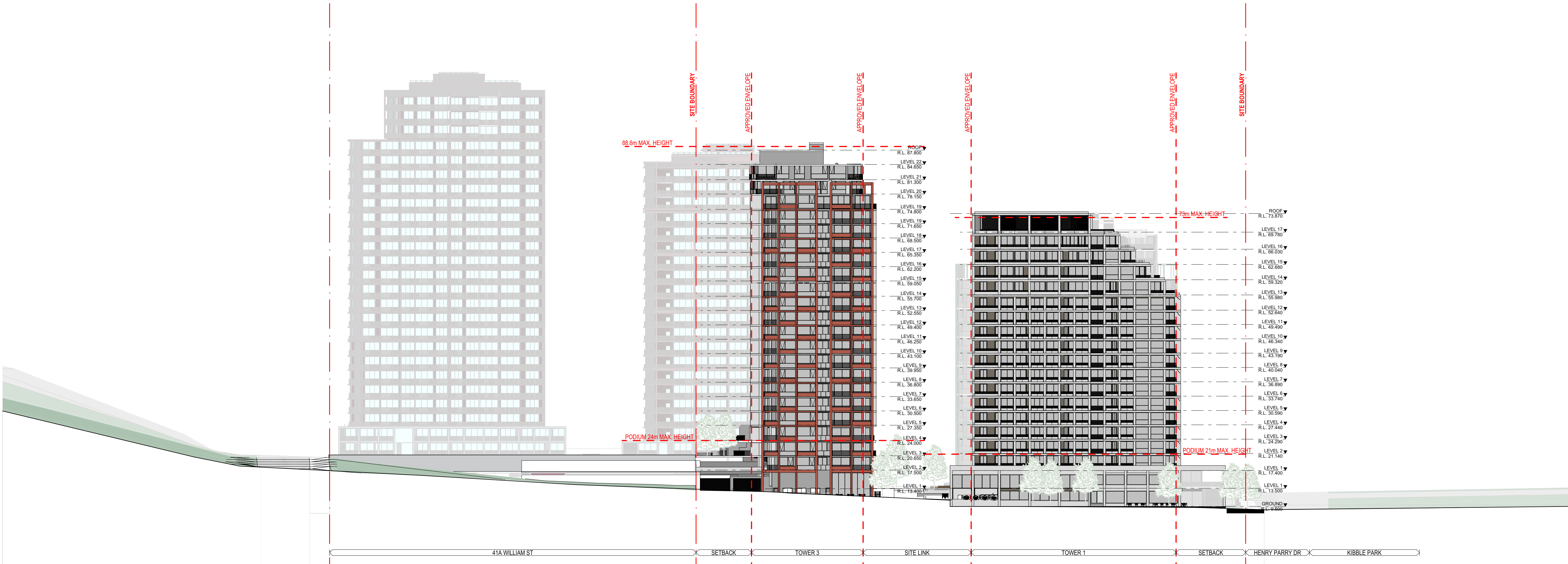
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CONSULTANT 3 TYPE	☐ #CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
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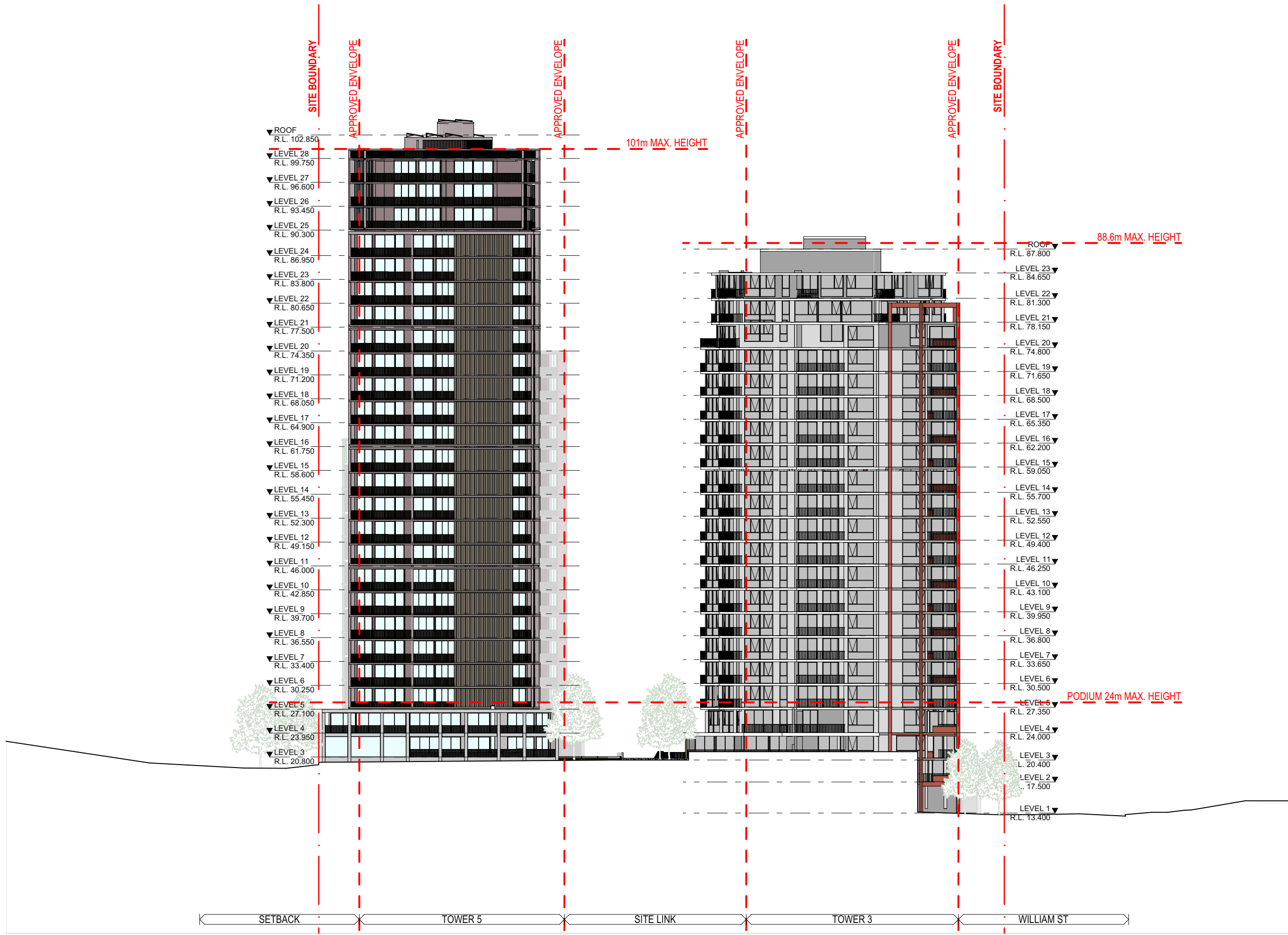
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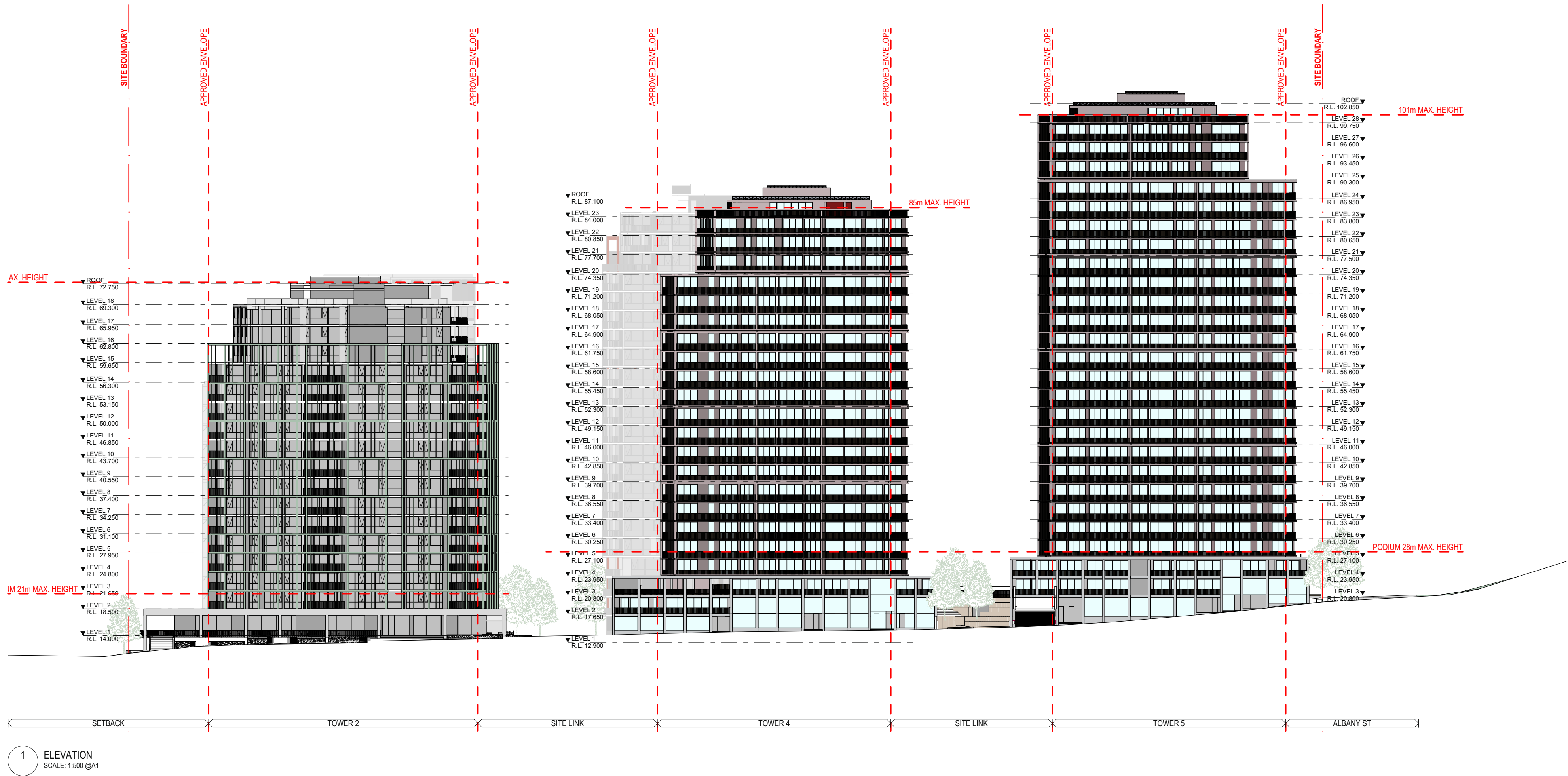
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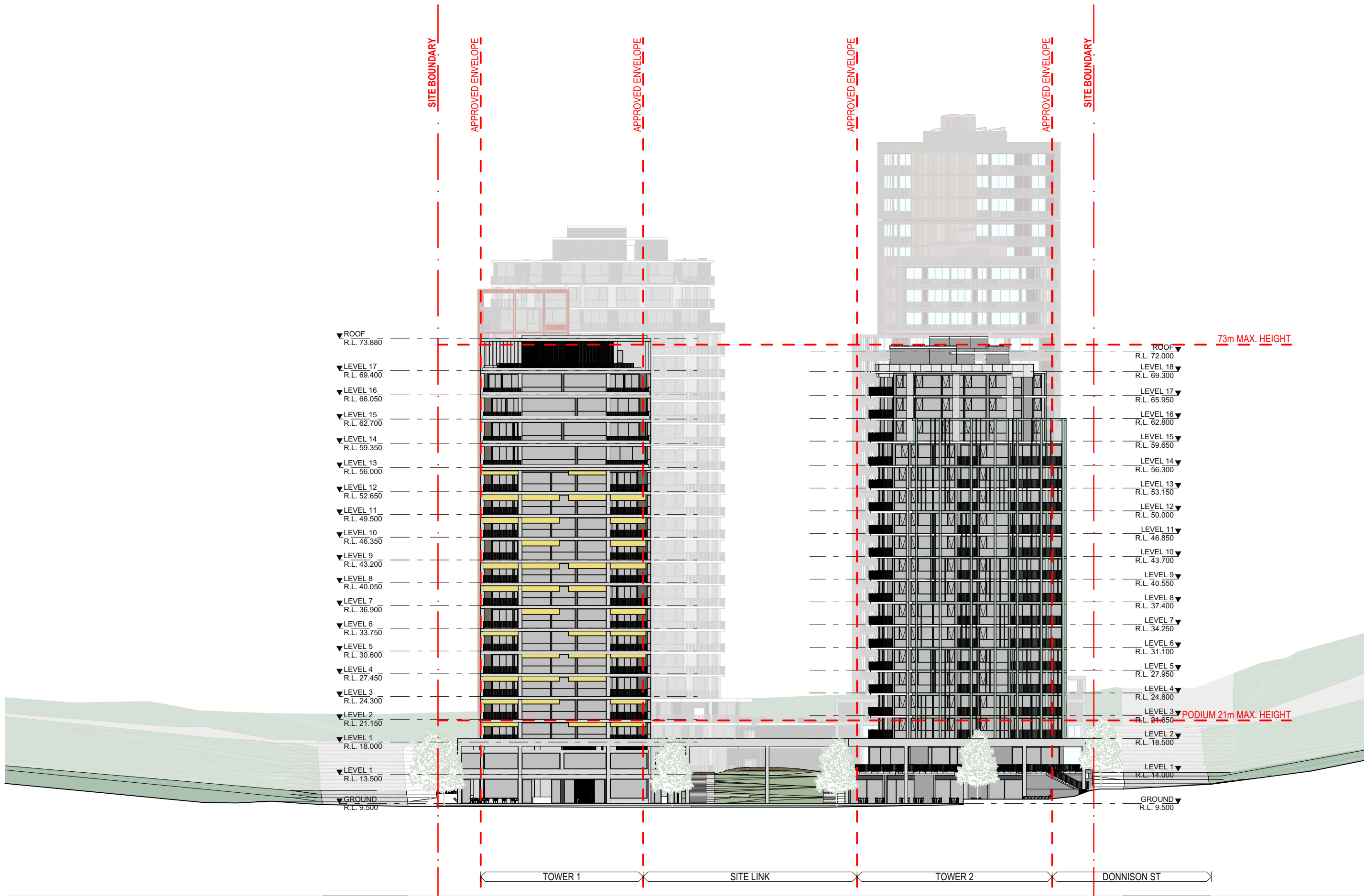
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CONSULTANT 3 TYPE	☐ #CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
CONSULTANT 4 TYPE	☐ #CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CONSULTANT 5 TYPE	☐ #CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

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APPENDIX

LANDSCAPE DRAWINGS

LANDSCAPE MASTER PLAN



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