

CENTRAL COAST LEAGUES CLUB

PRELIMINARY MASTERPLAN

AUGUST 2019 REV C



CENTRAL COAST LEAGUES CLUB

PRELIMINARY MASTERPLAN REPORT

EXECUTIVE SUMMARY

This Preliminary Masterplan Report has been prepared for the Central Coast Leagues Club.

The planning envelope is defined by the criteria within the Gosford City Centre SEPP, DCP, and Gosford Urban Design Framework (UDF) all released in 2018.

The height limit is defined by the requirement to maintain 4 hours of sunlight to 70% the Gosford City Park on June 21. By modelling the surrounding buildings and proposed approved buildings a raking height plane has been established to achieve this criteria.

The site footprint has been developed by establishing a mid-block through site link and a plaza to the south. The shared through site link is reflected in the UDF Structure Plan and DCP. The southern plaza provides private outdoor space for the mixed use precinct.

Using the above site constraints the allowable GFA was established and allocated across a mix of uses with carpark numbers further established.



FENDER KATSALIDIS

SITE CONTEXT

The site is located in the 'City South' precinct of the Gosford CBD at a key location adjacent to the Central Coast Stadium, Gosford City Park, and the Gosford 'Civic Heart' precinct.

The site has key street frontages along the Pacific Hwy / Donnison Street to the North which is a major transport route, Dane Drive to the East which is pedestrianised for key events at the stadium and Baker Street which is a main link back to the city centre. The site has a predominant orientation along the Georgiana Terrace street frontage to the South which has strong visual connections across Gosford City Park and towards Brisbane Water.

- The following is currently located on site:
- The existing Central Coast Leagues Club
 - Vacant lot with existing DA for a hotel
 - Multi-storey carpark
 - Shops and commercial buildings

To the north of the site along Donnison Street are various underdeveloped lots, including 91 Donnison Street which has a DA for a 7 storey apartment building, which is of similar scale to the commerical building on the corner of Donnison and Baker Streets.

To the east of the site along Baker Street are a mix of small-scale shop buildings, a large multi-storey apartment building and a large vacant lot which has an approved DA for a development of three residential towers, known as 50-70 Mann St.

To the south east of the site is the new ATO building with is a mid-scale governmental building which represents the strategy of the government services moving to regional capitals.
To the south of the site across Georgiana Terrace is the Leagues Club Field and Gosford City Park which leads to across Central Coast Highway to Brisbane Waters. The topography of the site and the park is flat grassed park and hence there are strong visual connections from the site to the water.
To the west of the site on Dane Drive is the Central Coast Stadium which is a dominant presence in the city. Dane Drive is closed to car access during large events and hence there is an existing periodic strong pedestrian presence adjacent to the CCLC.

To the north west of the site is the Central Coast trainline with Gosford Station which is less than a 10min walk from the site.

- The following controls have been applied ot the site under the SEPP Gosford City Centre 2018:
- Land Zoning: B4
 - Maximum Permissible Height: 24m and 48m
 - Permissible FSR: 4:1 and 4.75:1

The site area is 14,695m² approx.



Aerial map of Gosford, NTS

KEY	
	Site
	Major Road
	Secondary Road
	Train Station

SITE PHOTO STUDY

A photo study has been undertaken from key regional and local views of the site.



Key plan indicating view location and direction

SITE PHOTO STUDY



1. View looking east from Central Coast Highway



2. View looking west from Central Coast Highway



3. View looking south west from Baker St



4. View looking north west from marina wharf

SITE PHOTO STUDY



5. View looking south east from Donnison St



6. View looking south east from Central Coast Highway



7. View looking north from Leagues Club Field



8. View looking south west from reserve

SITE PHOTO STUDY



9. View looking north west from Central Coast Highway



10. View looking west along Georgiana Terrace



11. View looking north east from Dane Drive



12. View looking west down Georgiana Terrace

SITE PHOTO STUDY



13. View looking south down Baker St



14. View looking north west from Georgiana Terrace and Baker St corner



15. View looking south down Dane Drive



16. View looking north down Dane Drive

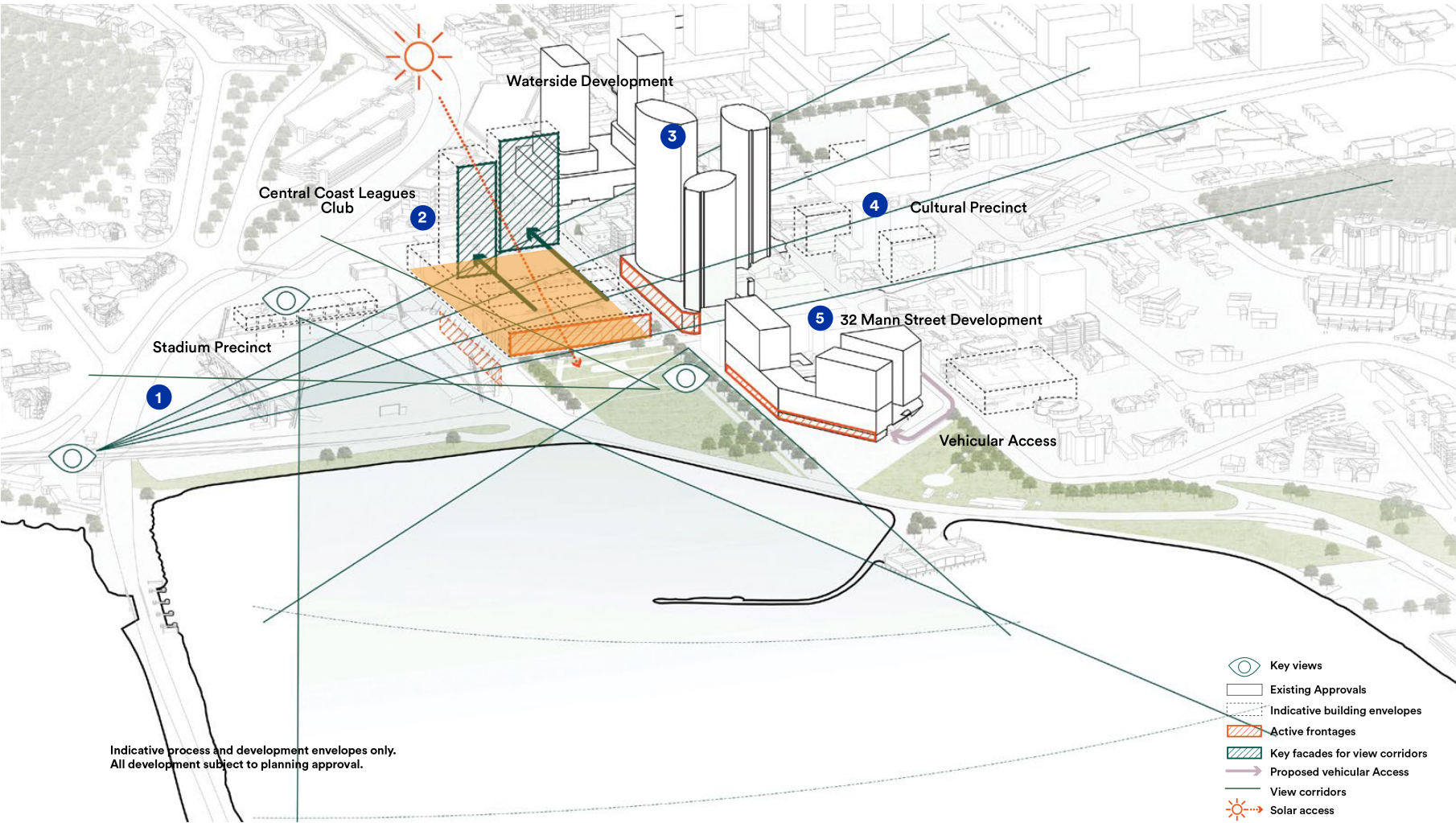
SITE CONTROLS

GOSFORD CITY CENTRE SEPP AND DCP

In 2018 the SEPP Gosford City Centre was released, and following this the NSW Dept. of Planning and Environment released the Gosford City Centre DCP 2018 which supports the objectives identified in the SEPP. These documents supersede the GLEP 2013 and the GDCP 2014.

GOSFORD URBAN DESIGN FRAMEWORK

In October 2018, the Government Architect's Office of NSW (GAONSW) released the Gosford Urban Design Framework following the May 2018 'Place Report' Discussion Paper, proposing an Urban Design Implementation Framework for Gosford City South, as well as City North and Civic Heart.

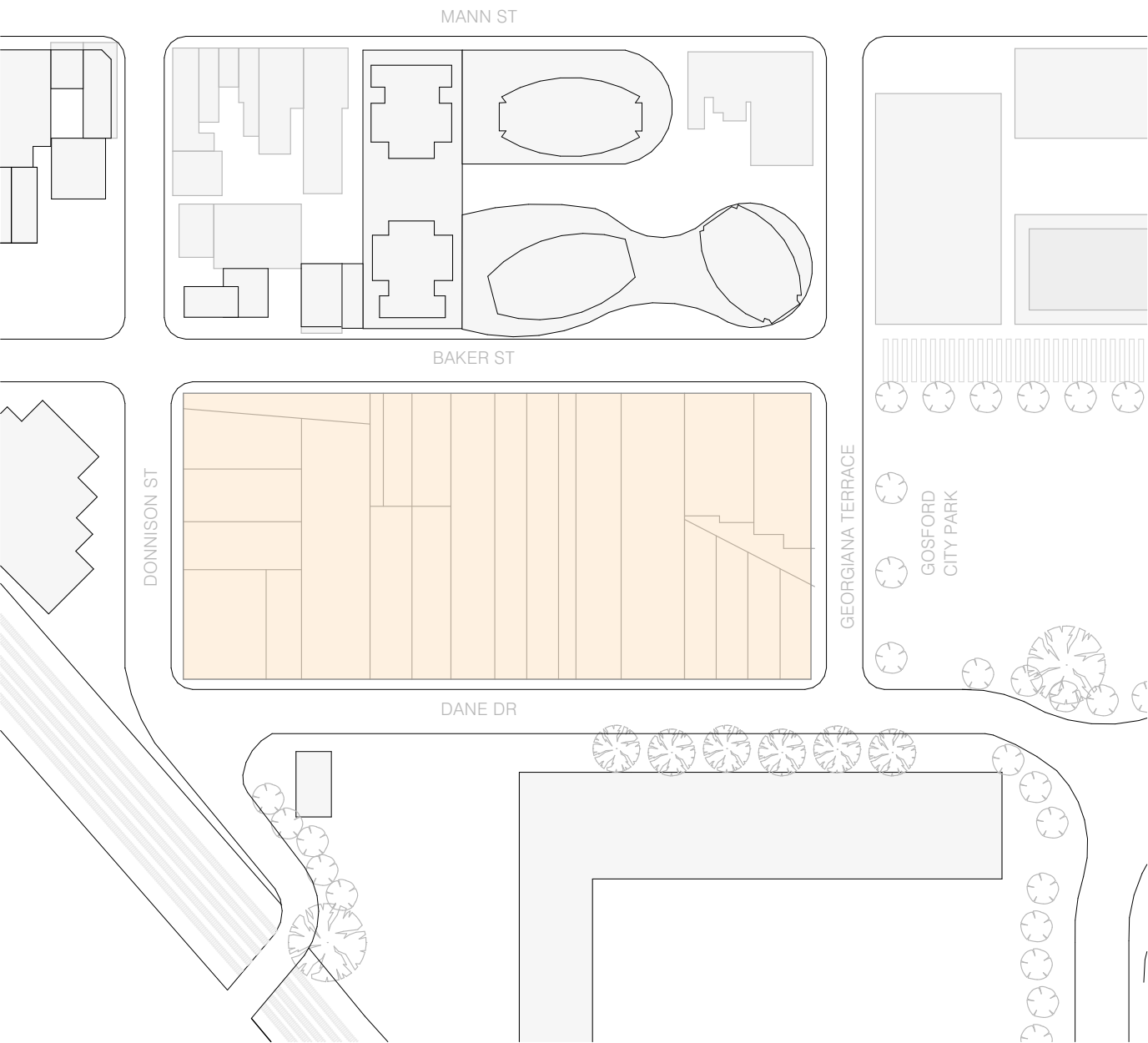


UDF Principles



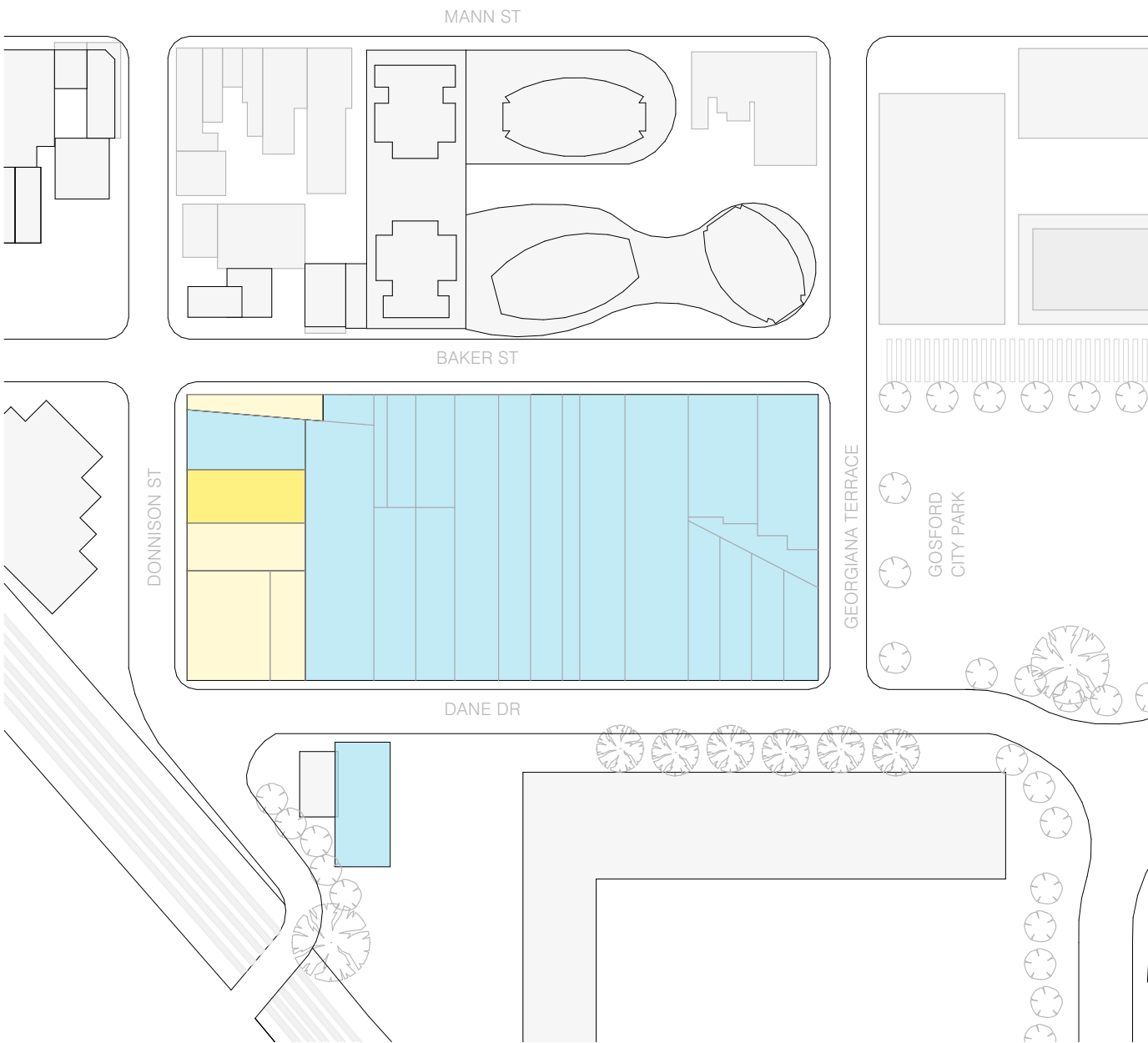
UDF Principles

LOT OWNERSHIP DIAGRAMS



LOT PATTERN AND ZONING DIAGRAM

B4



LOT OWNERSHIP DIAGRAM

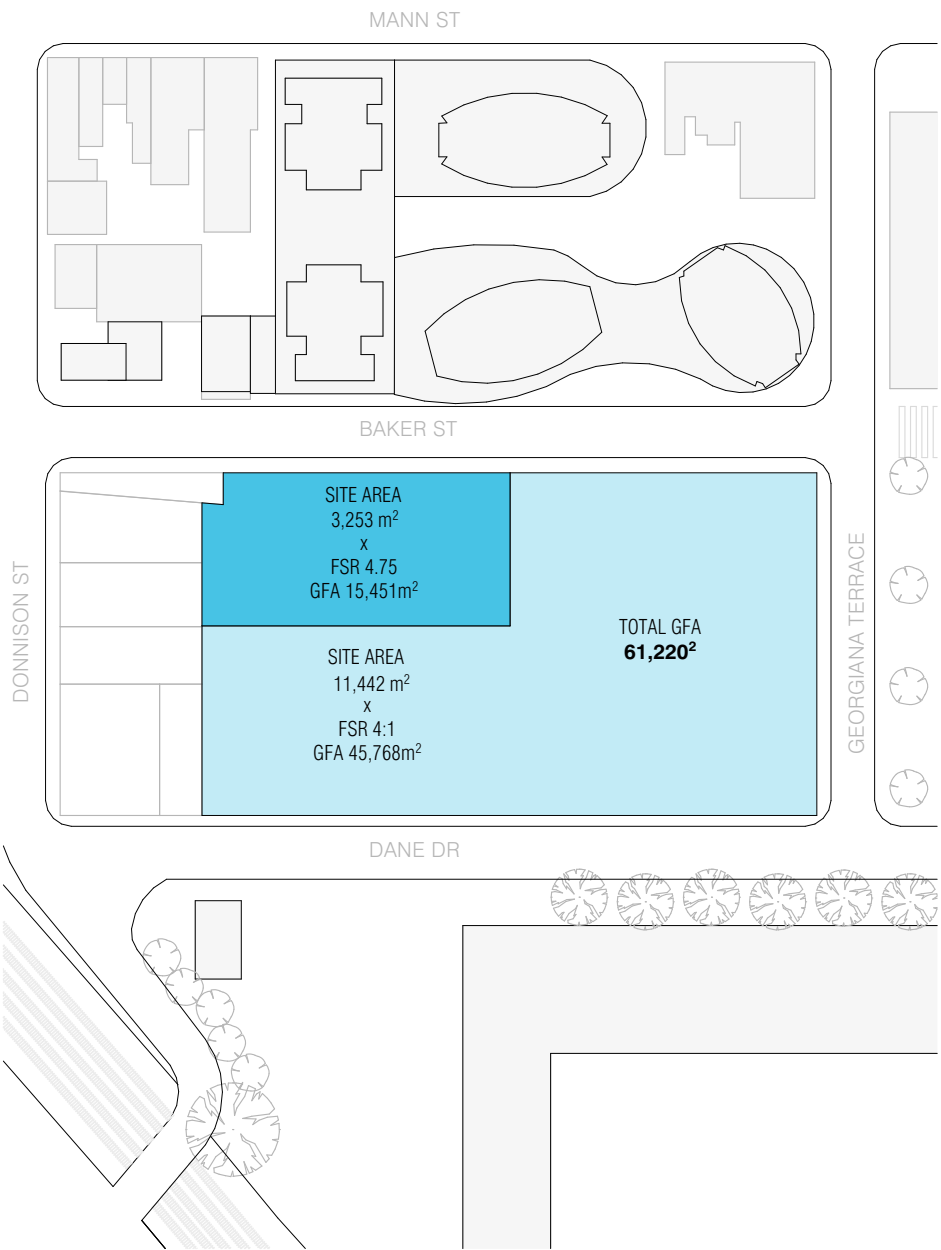
AREA OF PROPOSED DEVELOPMENT

LOT OWNED BY OTHERS

LOT OWNED BY OTHERS WITH APPROVED DA

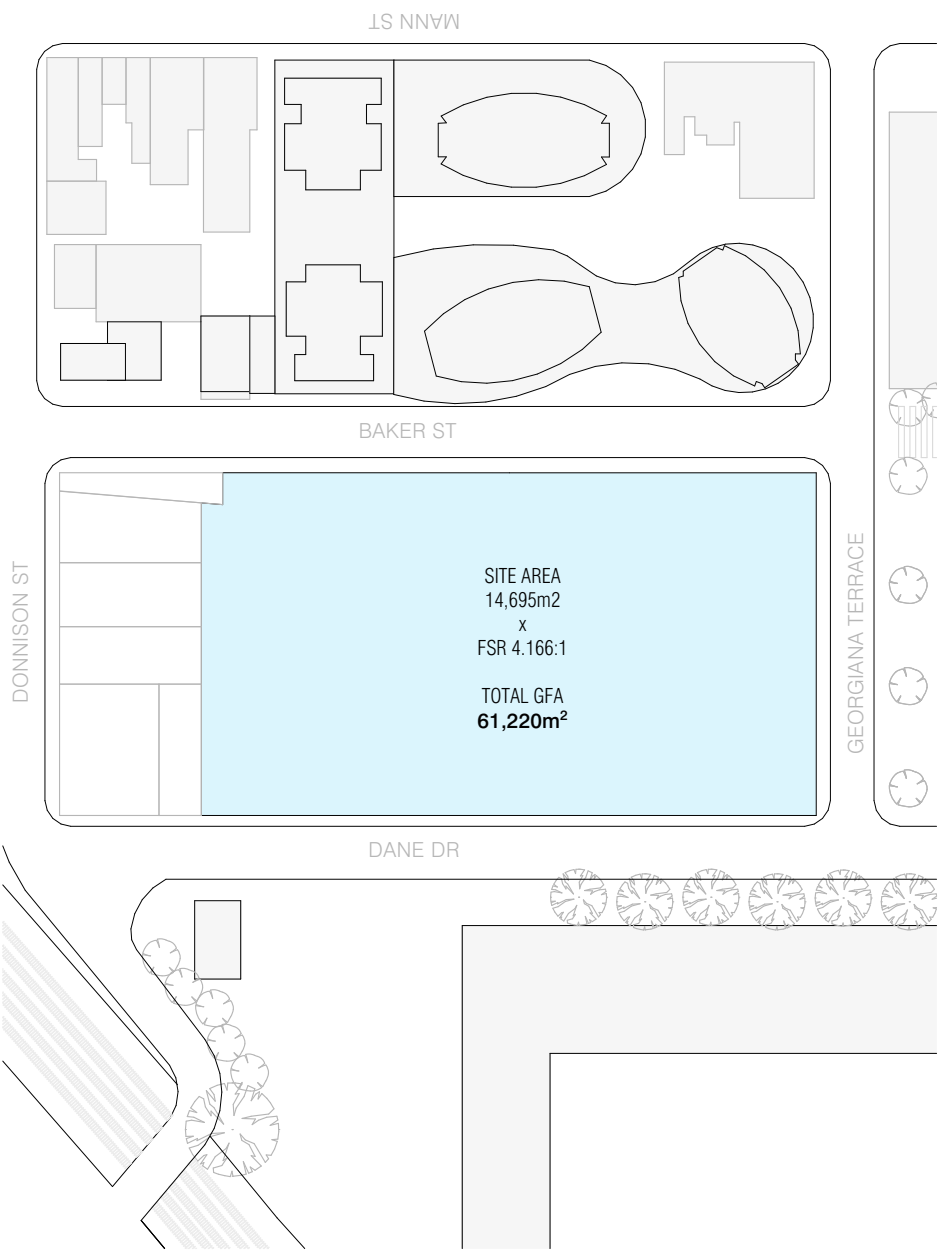
FLOOR SPACE RATIO

The floor space ratio under the SEPP Gosford City Centre 2018 aligns with the controls of the GLEP2013.
It is proposed that the floor space ratio is taken as an average across the whole site.



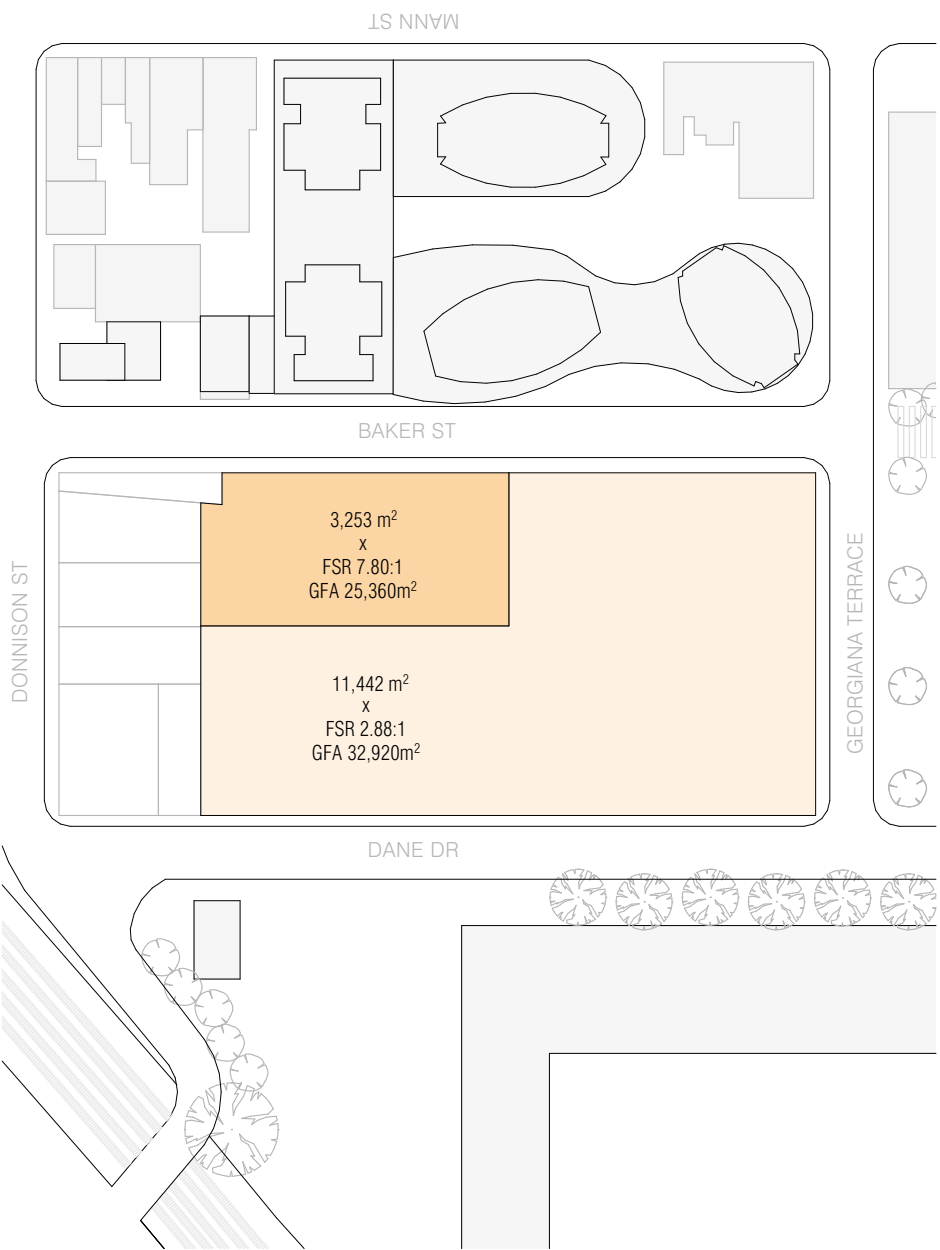
SEPP 2018 FSR CONTROL

- FSR 4:1
- FSR 4:75



PROPOSED FSR AS AN AVERAGE ACROSS THE SITE

- FSR 4:166



PROPOSED SCHEME AS PER SEPP 2018 FSR

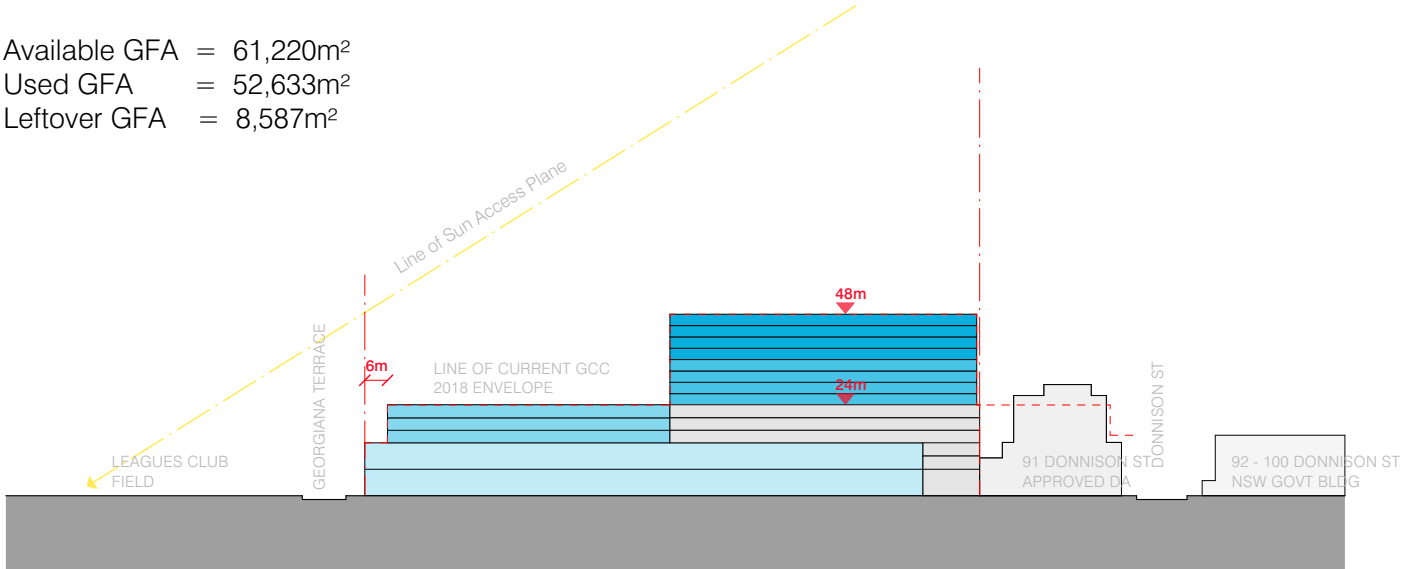
- FSR 7.80:1
- FSR 2.88:1

COMPLIANT SCHEME DIAGRAMS

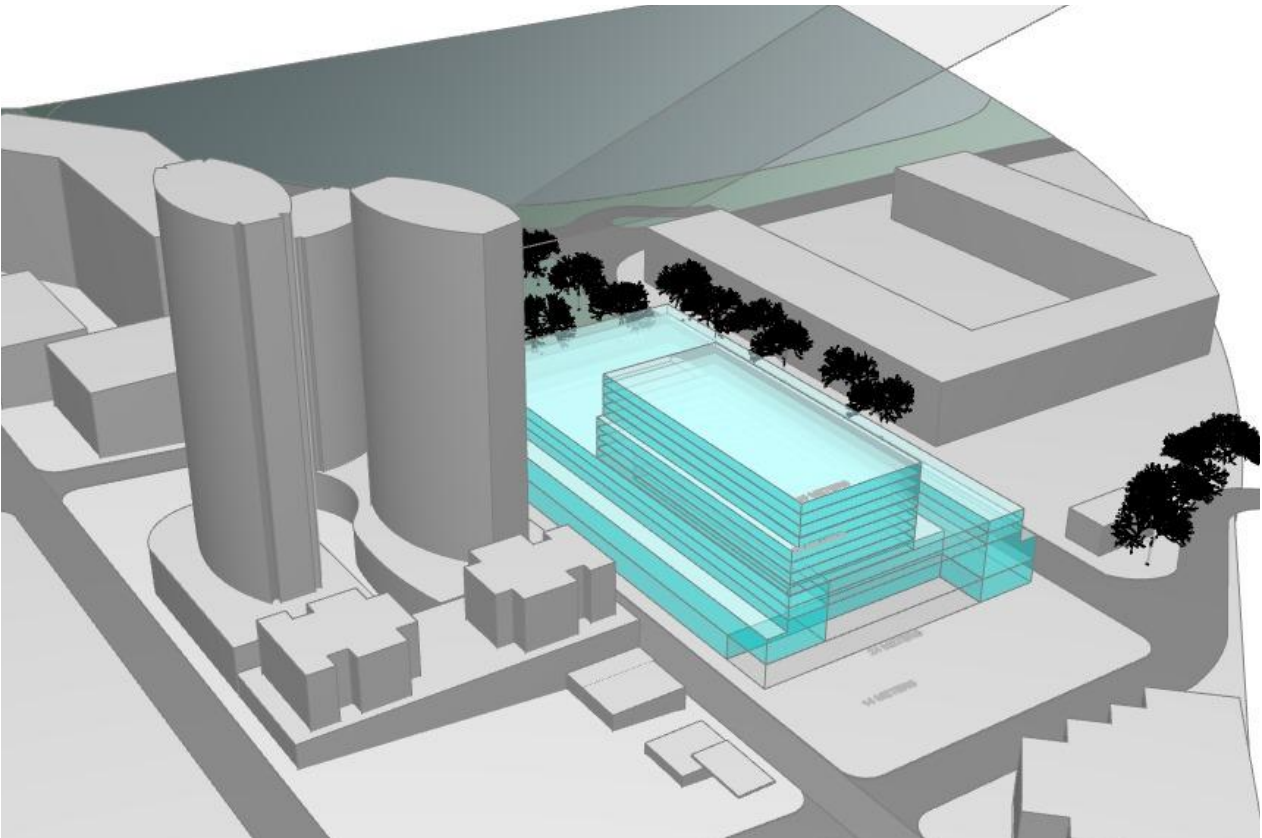
The compliant scheme shows the development of the site in response to current controls of height and setbacks. It is important to note that this scheme does not use the available floorspace when providing adequate car parking.

There is also a disconnect between the height and setbacks relevant to the site and the DCP's bulk and scale section, which stipulates floorplate sizes of 750m² for the Mixed Use Zone. This would further see a significant amount of un-used floor area.

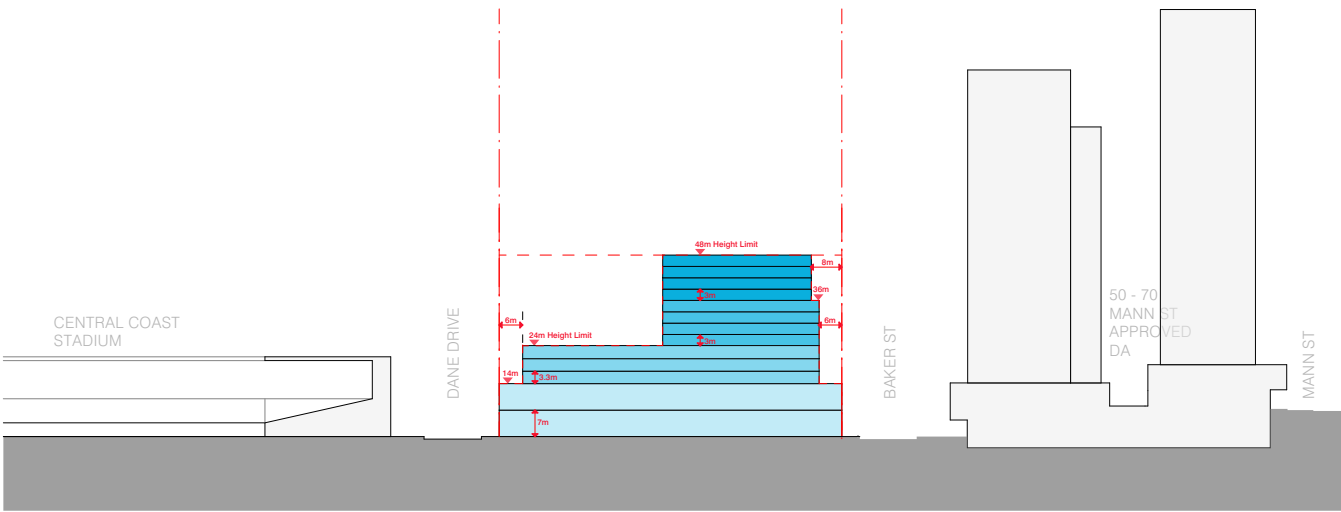
Available GFA = 61,220m²
Used GFA = 52,633m²
Leftover GFA = 8,587m²



Section BB

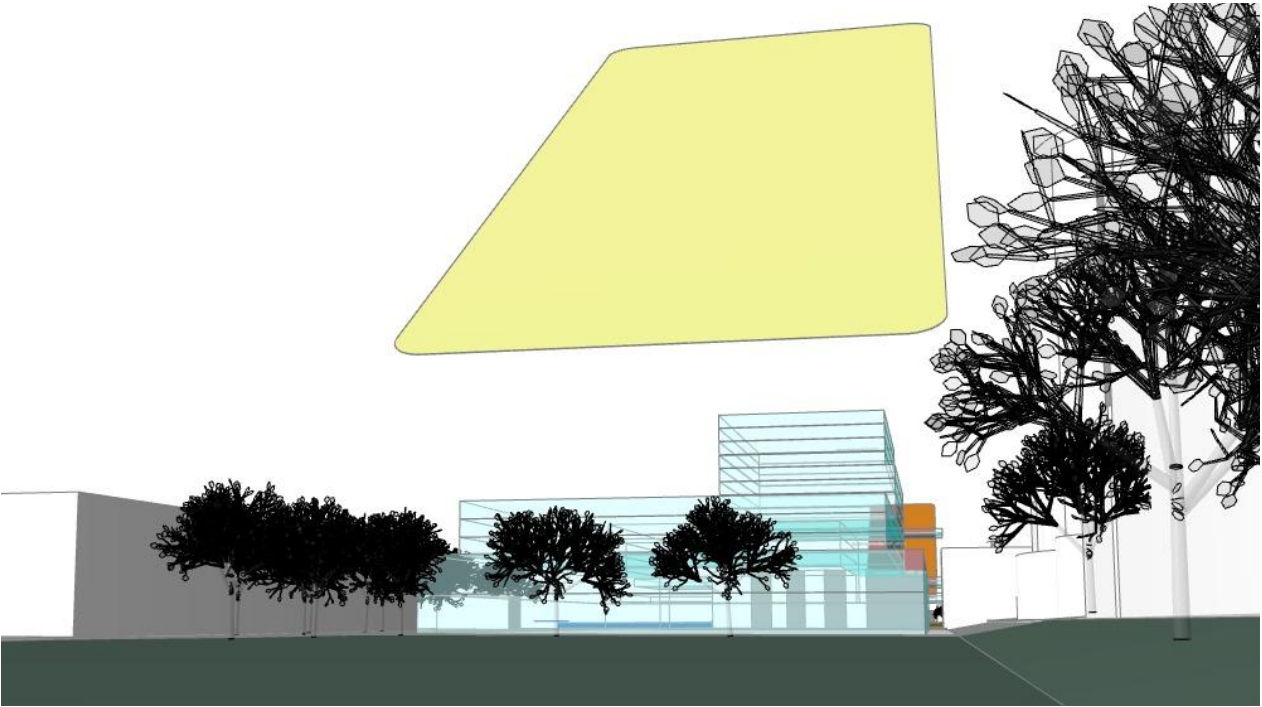


NE Perspective



Section AA

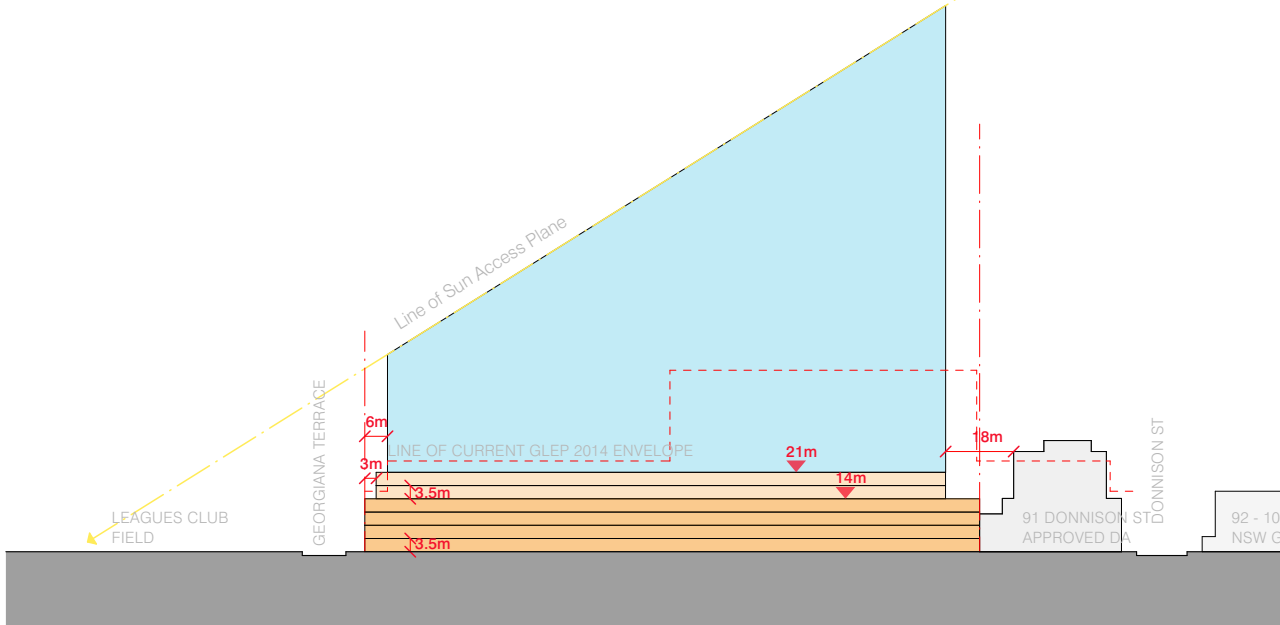
GCC DCP 2018 HEIGHT & SETBACK SECTION



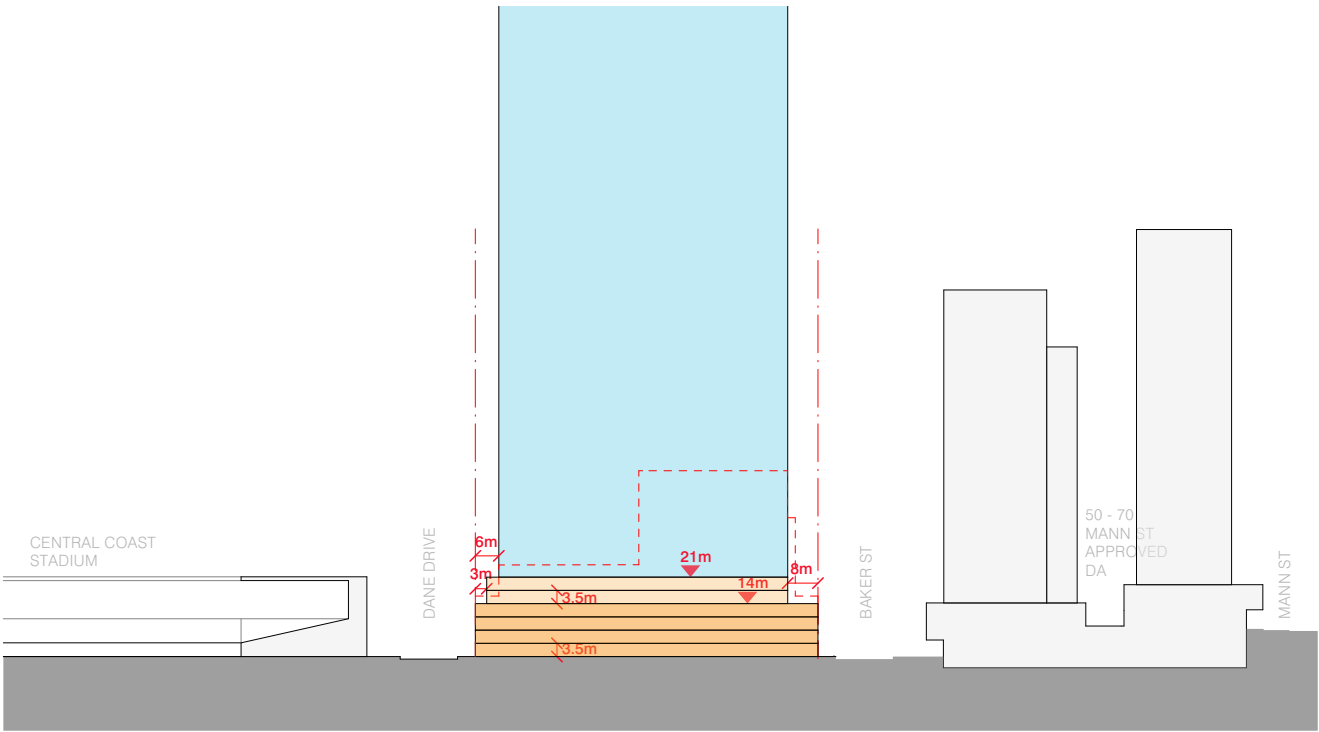
Leagues Club Field Perspective

HEIGHT AND SETBACK DIAGRAMS

Under the new SEPP Gosford City Centre 2018, DCP 2018 and Gosford UDF the previous height requirements and setback requirements of the GLEP 2013 and GDCP 2014 can be varied through a masterplanning process once design excellence and public benefit have been achieved. The raking sun access plane is defined by the requirement to maintain 70% sunlight access to the Leagues Club Field for 4 hours between 9am and 3pm on June 21.

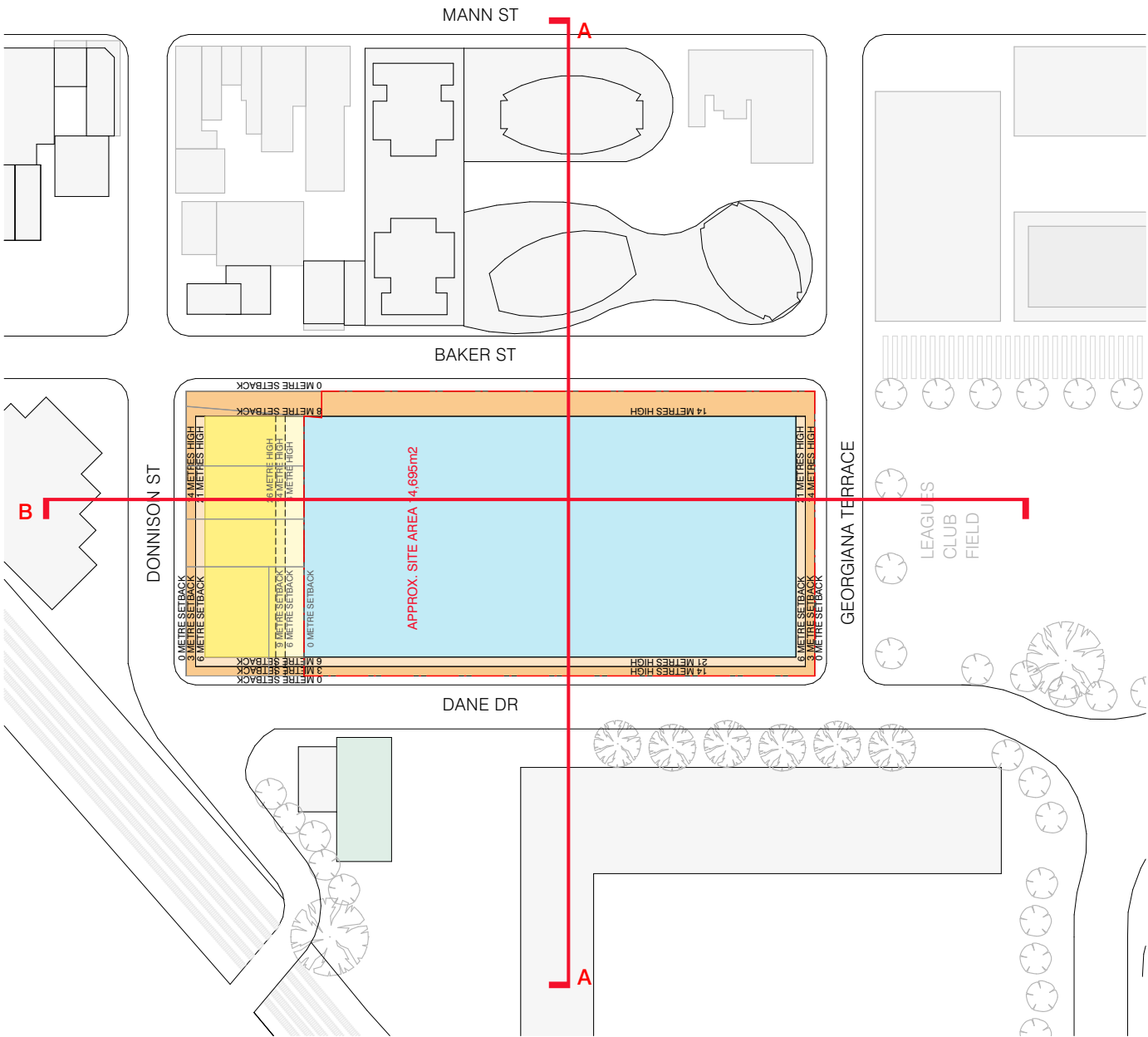


Section BB



Section AA

CURRENT GDCP 2018 HEIGHT & SETBACK SECTION



CURRENT SEPP AND GDCP 2018 HEIGHT & SETBACK PLAN

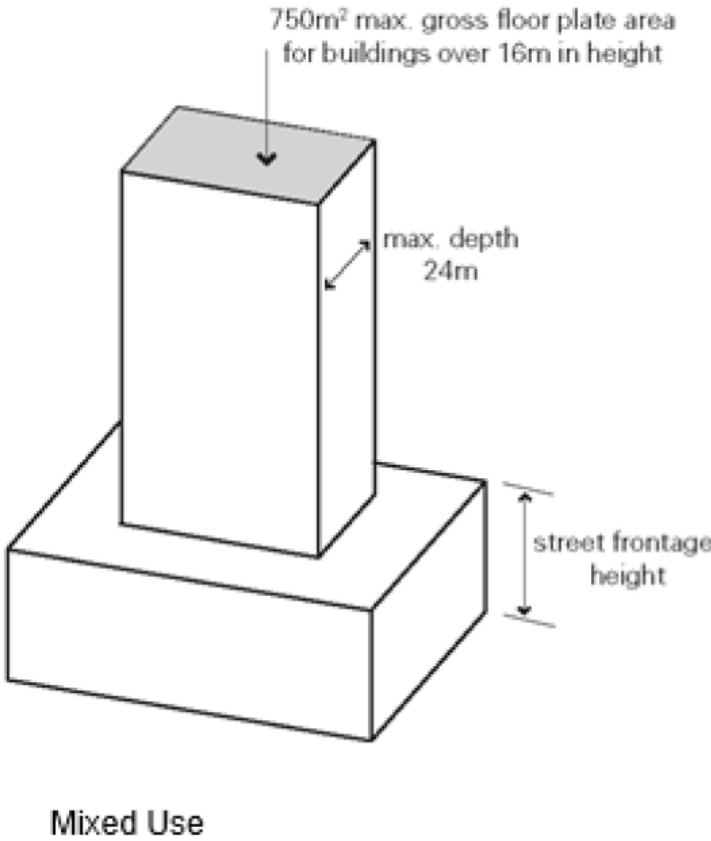
- | | | | | | |
|--|----------------------|--|--|--|----------|
| | PODIUM SETBACK | | NEIGHBOURING UPPER PODIUM SETBACK | | BOUNDARY |
| | UPPER PODIUM SETBACK | | NEIGHBOURING BUILDING UPPER PODIUM SETBACK | | |
| | TOWER ENVELOPE | | NEIGHBOURING BUILDING TOWER ENVELOPE | | |

HEIGHT AND SETBACK DIAGRAMS

Looking specifically at potential tower size the Gosford DCP provides a maximum gross floor area (GFA) size for a tower floorplate. This relates directly to mixed use sites and buildings over 16m in height.

The DCP requires tower floorplates to be a maximum size of 750m² GFA, which equates to a tower envelope size of approximately 1,000m². A secondary control is also in place which requires the building to have a maximum depth of 24m.

These controls lead to two tall and slender tower forms and allow for permability of views between the towers. Their location atop of the podium is also driven by SEPP 65 Apartment Design Guide which has minimum building separations when looking at habitable and non-habitable spaces.



CURRENT GDCP 2018 TOWER SIZE CONTROLS

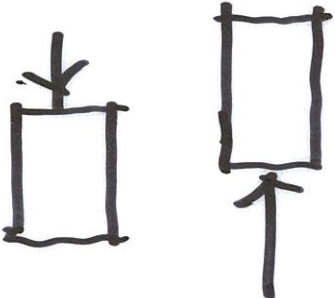
GFA 750m²



SEPP



ARTICULATION



TOWER FLOORPLATE STRATEGY

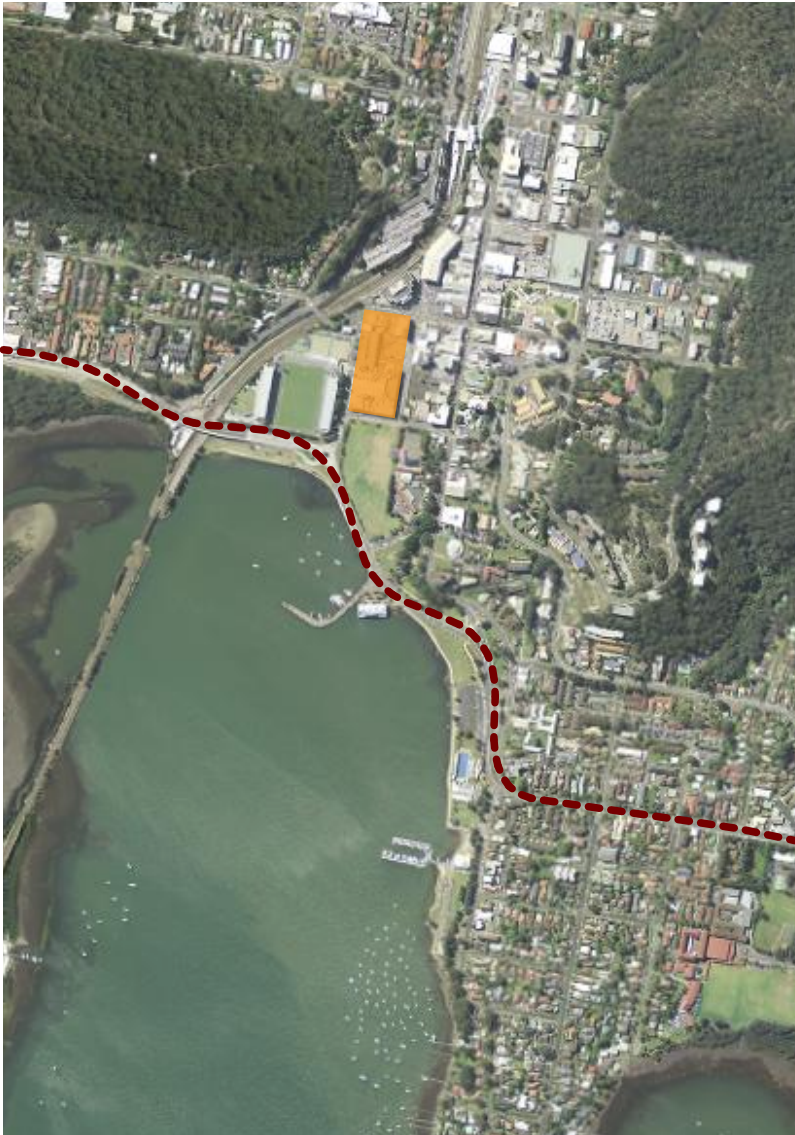
REGIONAL CONTEXT



REGIONAL CONTEXT - APPROACH

The site is within proximity of key regional transport routes including the Central Coast Highway, the main traffic route by-passing Gosford centre and as Brisbane Waters, the significant waterway of the Central Coast.

The site can be viewed from multiple regional vantage points as demonstrated in the following key images.



Regional Context



1.
Preserve and strengthen the connection with the distinct landscape setting which frames the city.

Observations:

The city centre forms a north south spine, framed by the ridgelines. There is a strong visual connection to President's Hill, Rumbalara Reserve, Memorial and Rotary Park and existing tree canopies along the ridges. This creates a unique identity, with the defining image of Gosford as a city framed by the surrounding landscape.

Principles:

Protect and strengthen the connections to the landscape ridges, by protecting and enhancing the parks and reserves, including President's Hill, Rumbalara, Memorial Park, Rotary Park and Leagues Club Field and Gosford City Park as well as existing trees.

Maintain key sight lines (refer to Principles 6 and 7).

Focus development and height in the North South spine and around the city centre to create an attractive skyline in the landscape.

UDF Principles



Existing view looking east from Gosford approach on Central Coast Highway



Existing view looking north with ridgelines of Rumbalara Reserve to the east and Waterview Park to the west



Existing view looking east from Gosford approach on Central Coast Highway

REGIONAL CONTEXT - CURRENT AND FUTURE

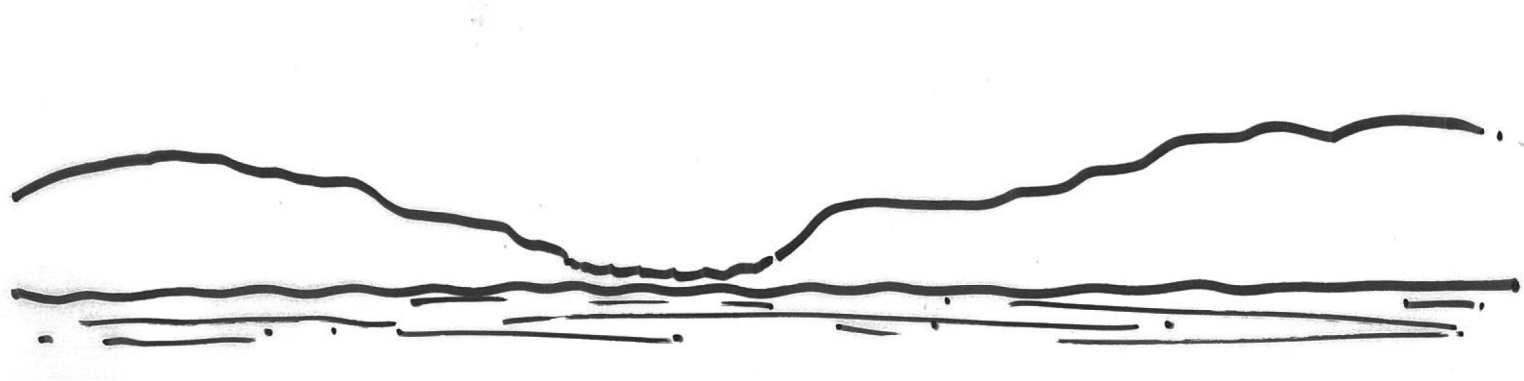
Gosford is framed by the ridgelines of Rumbalara Reserve to the east and President's Hill to the west. These ridgelines are visible from all approaches to Gosford as well as having a presence when in the city.

Rumbalara Reserve sits at 150m above Brisbane Water (0m) and President's Hill at 110m, and are thus significant landforms in the regional context. The contours have been modelled in 3D to get an accurate representation of the context surrounding the site.

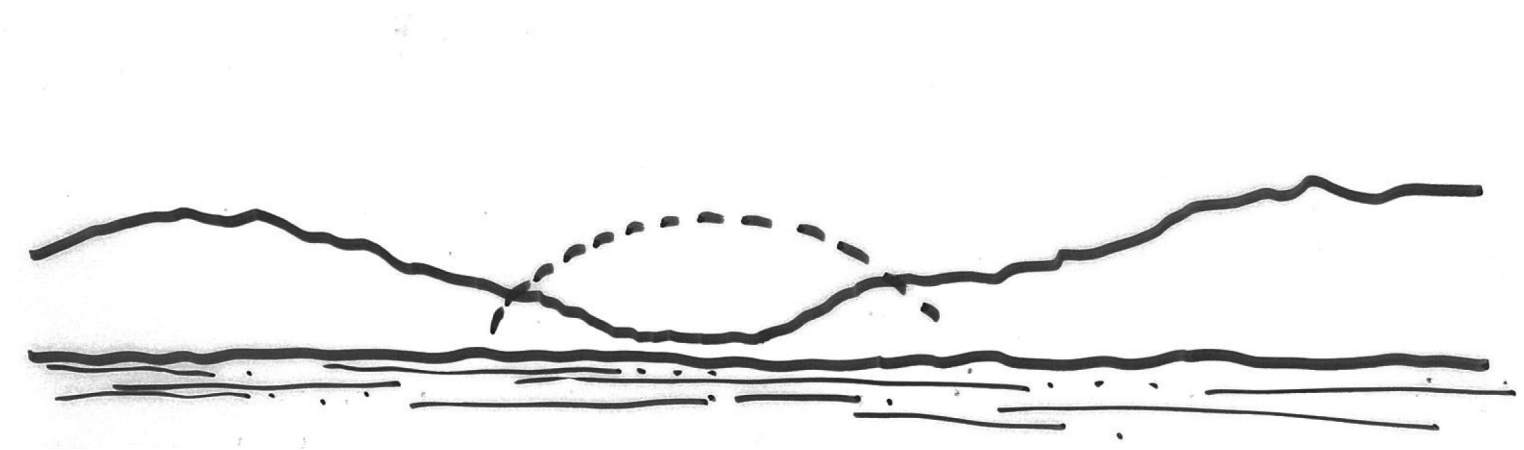
The anticipated built form responds to the natural topography of the ridgelines that frame Gosford and form the basis of the urban strategy for the two tower forms. These heights are further refined, particularly as analysis of solar access to the park is confirmed.



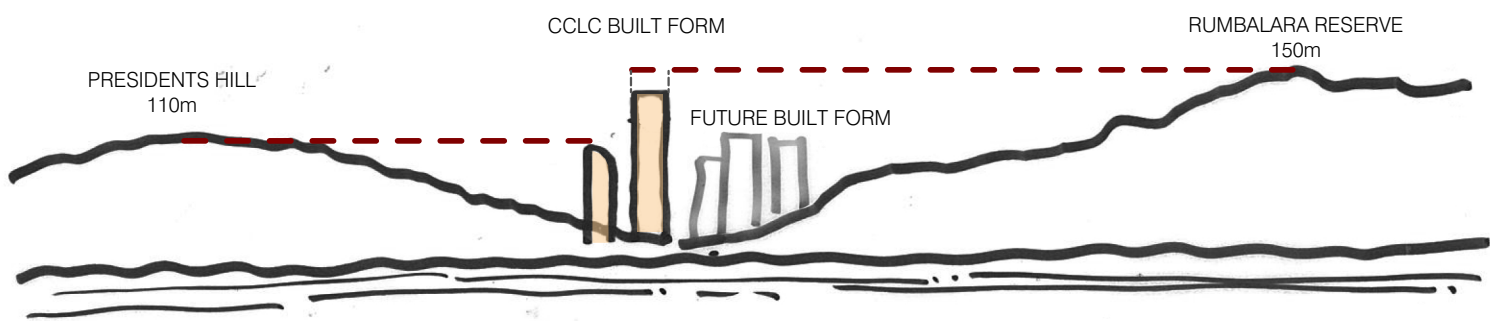
Aerial view looking north east highlighting the ridges that surround the city



The existing profile of the natural topography



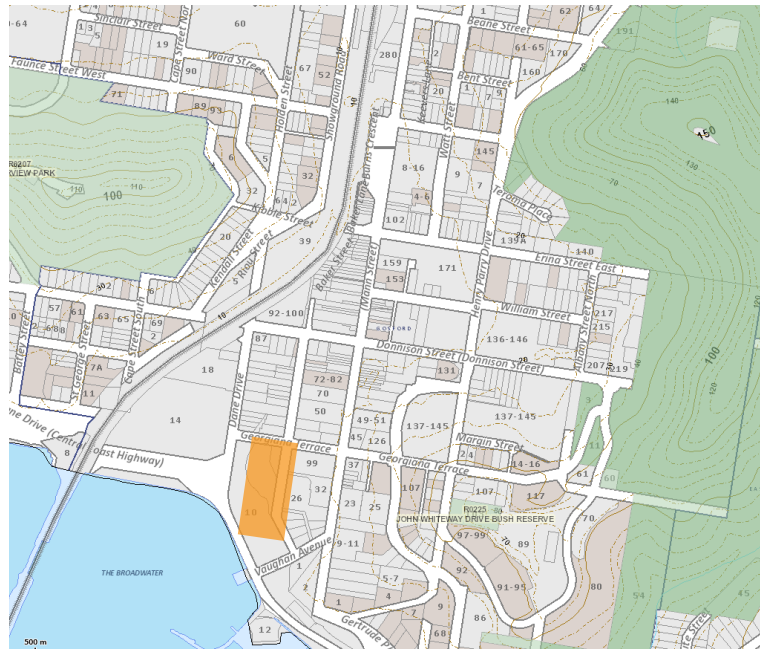
Profile of the centre



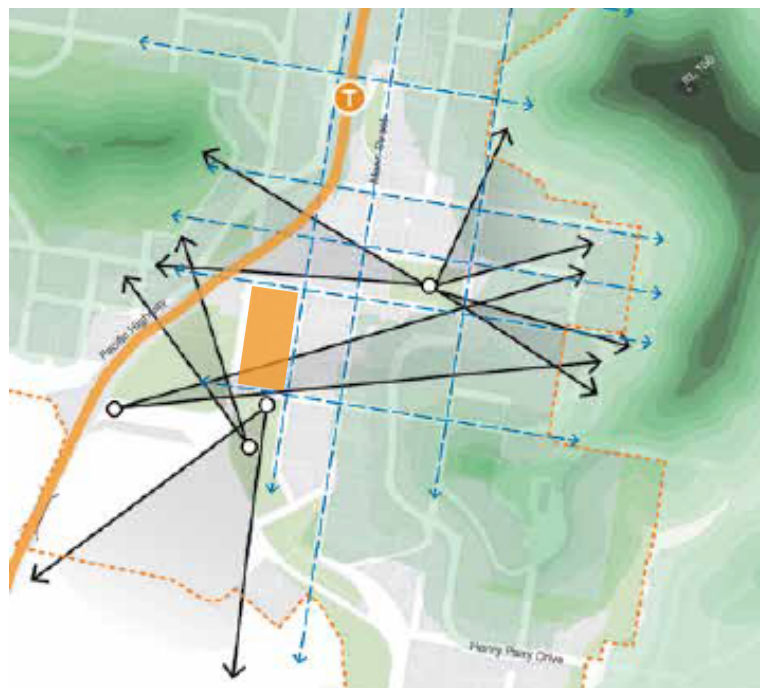
The potential built form responds to the both Presidents Hill (west) and Rumbalara Reserve (east) and looks to draw on their respective heights to inform the tower limits

REGIONAL CONTEXT - RIDGELINES

The preservation of views between the city and these ridgelines is a key consideration of the Gosford UDF and DCP. These sightlines form a visual connection of the surrounding landscape features of Gosford.



Contour Map (GEM)



View Protection (Draft DCP)

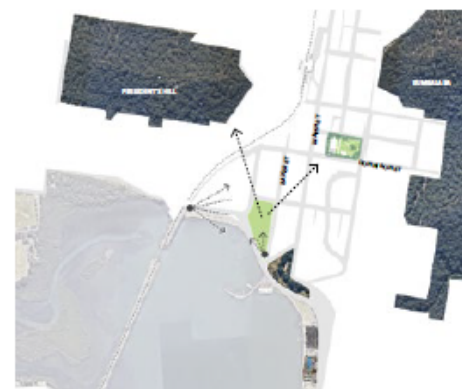
6. Maintain views of the city and hills

Principles:

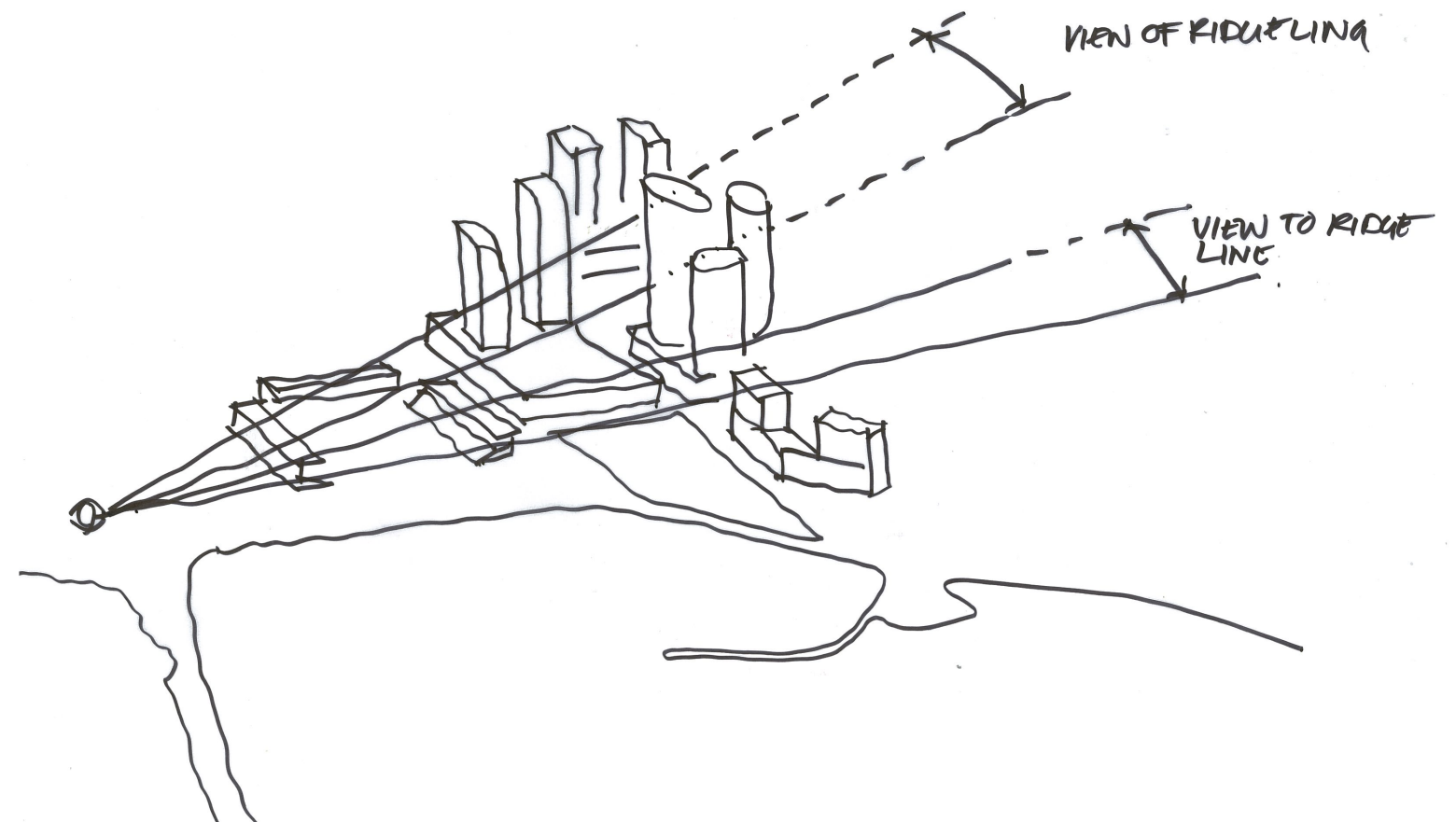
Maintain the visual connection to the ridgelines of the landscape around the city to protect the defining image of Gosford.

Ensure significant developments are assessed regarding the impact to views.

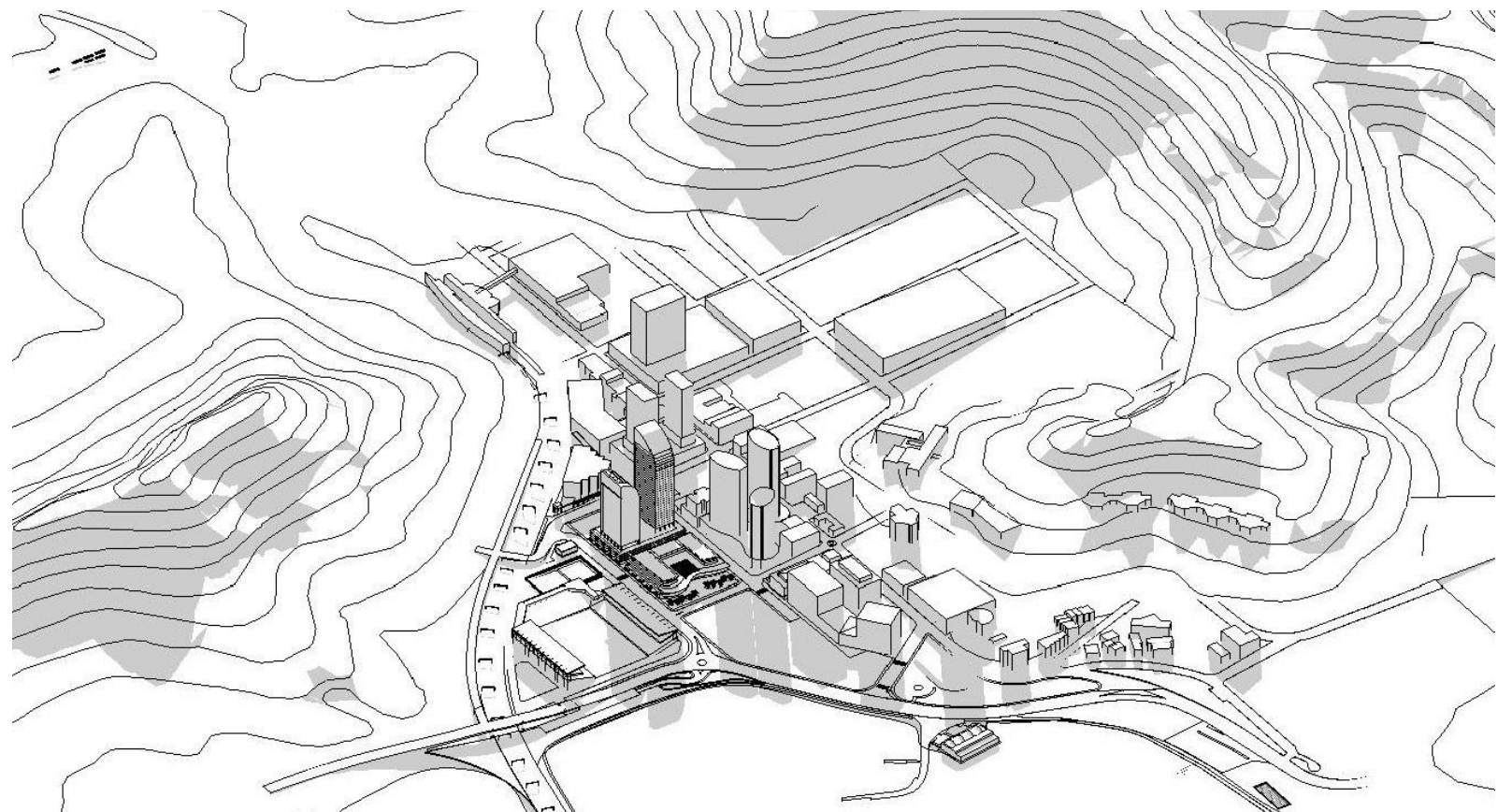
If Froggy's development does not go ahead as currently approved look at retention of view corridor to Rumbalara.



UDF Principles



Towers are located and shaped to retain views through to the ridgeline at Rumbalara Reserve



South west axonometric with contours accurately modelled in 3D

REGIONAL CONTEXT - RIDGELINES

The approach to Gosford from the west on the Central Coast Highway rail overpass presents the view to the eastern ridgeline of Rumbalara Reserve.

From analysis of the sun access plane to the Leagues Club field, the eastern tower is refined and lowers the height of the eastern tower to RL 135m

In all sections, the dotted line represents the ridgelines and green hatched area above represents the treeline, approximately 30m higher in elevation.



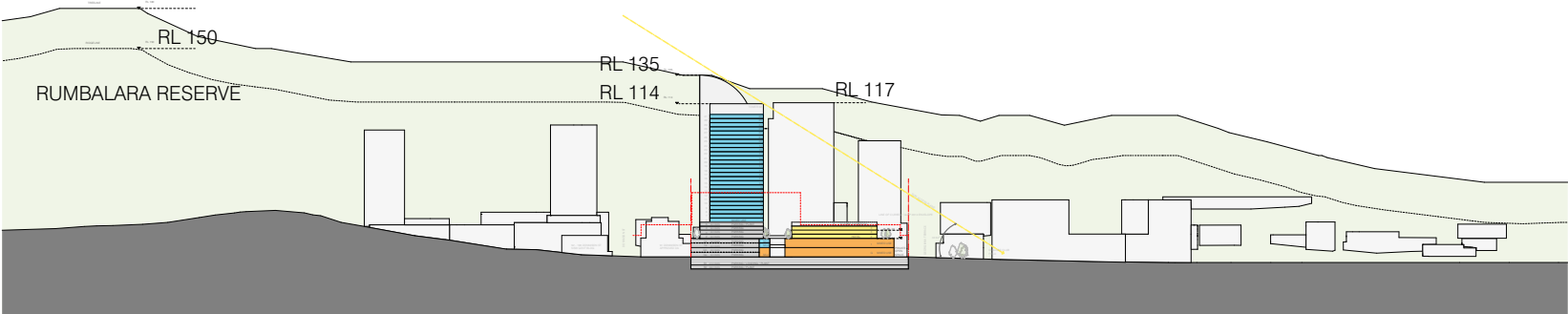
Existing view looking east to ridgeline of Rumbalara Reserve



Key plan indicating view direction



Proposed view looking east to ridgeline of Rumbalara Reserve



Proposed eastern contextual section

REGIONAL CONTEXT - RIDGELINES

The view to Gosford from the south presents the view to both the eastern ridgeline of Rumbalara Reserve and the western ridgeline at President's Hill.



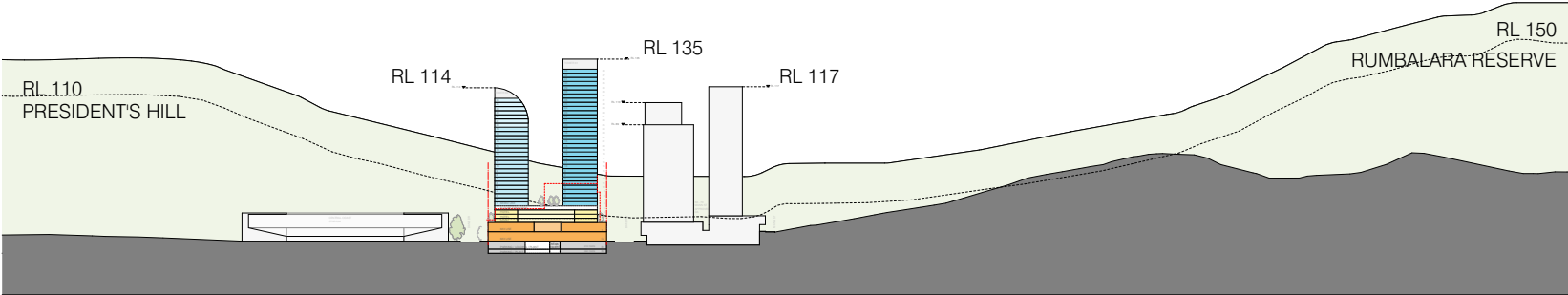
Key plan indicating view direction



Existing view north with ridgelines of Rumbalara Reserve to the east and President's Hill to the west



Proposed view north with ridgelines of Rumbalara Reserve to the east and President's Hill to the west



Proposed southern contextual section

REGIONAL CONTEXT - RIDGELINES

The approach to Gosford from the south east on the Central Coast Highway along Brisbane Waters predominantly presents the view to the western ridgeline of President's Hill.



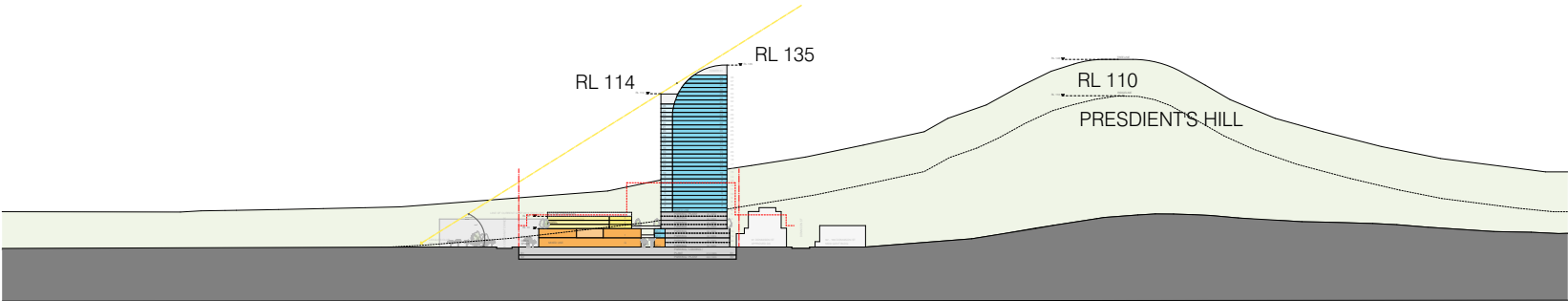
Existing view looking north west with ridgeline to President's Hill



Key plan indicating view direction



Proposed view looking north west with ridgeline to President's Hill



Proposed western contextual section

TOWER LOCATION

Two slender towers are proposed within the GFA allowable under the GLEP FSR provisions of the site.

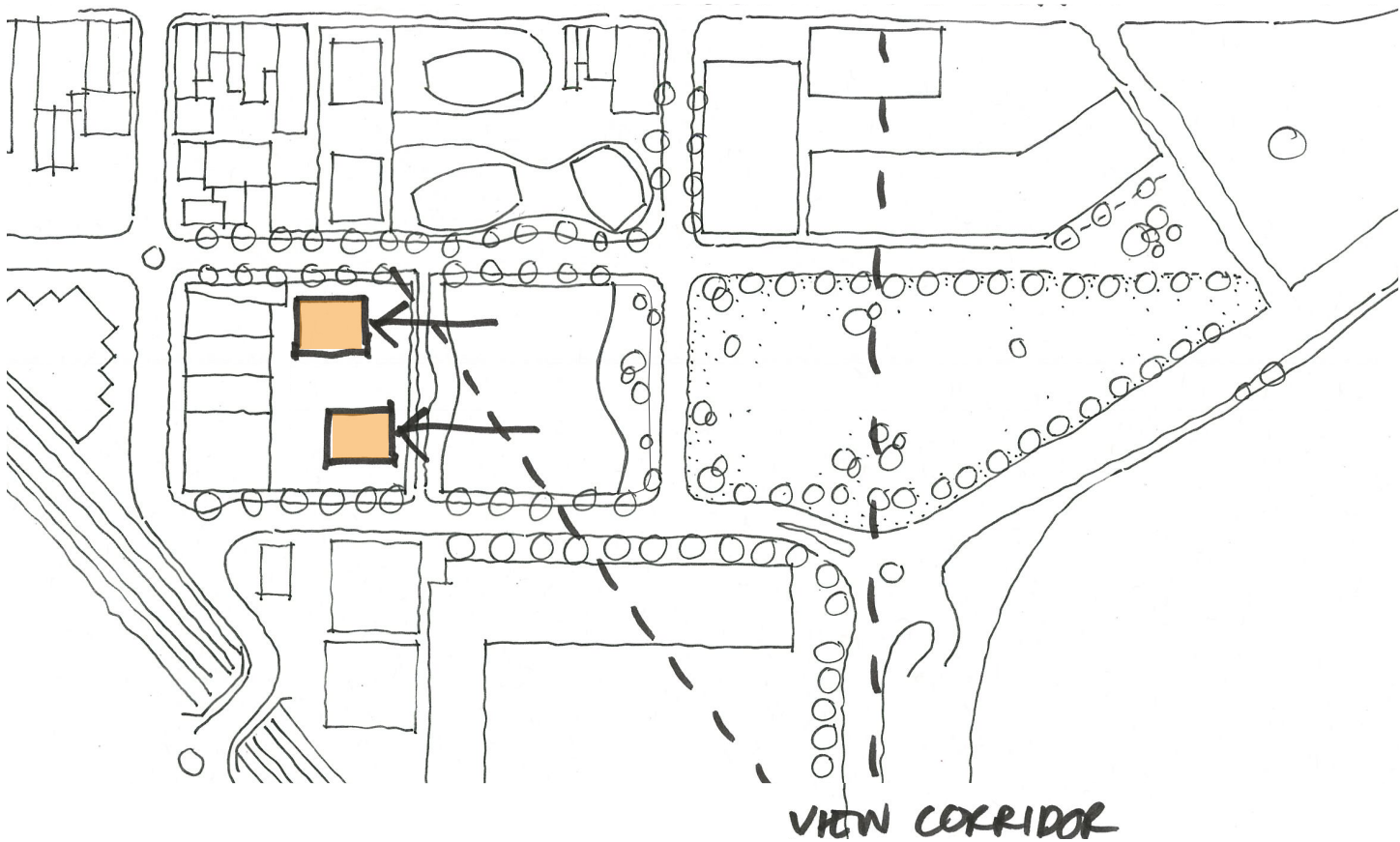
The stepped towers are positioned towards the northern end of the site and with the maximum achievable distance between them. This not only complies within provisions of the DCP but allows maximum sunlight access to the Leagues Club Field.

This positioning further retains key views from the regional approach to Gosford on the Central Coast Highway to these new towers, but more importantly retains views to the ridgeline of Rumbalara Reserve, noting the ridgeline sits at approx. RL150m whilst the height of the towers is approx. RL135m. This approach of pushing the towers to the northern portion of the site is further reinforced by the UDF.

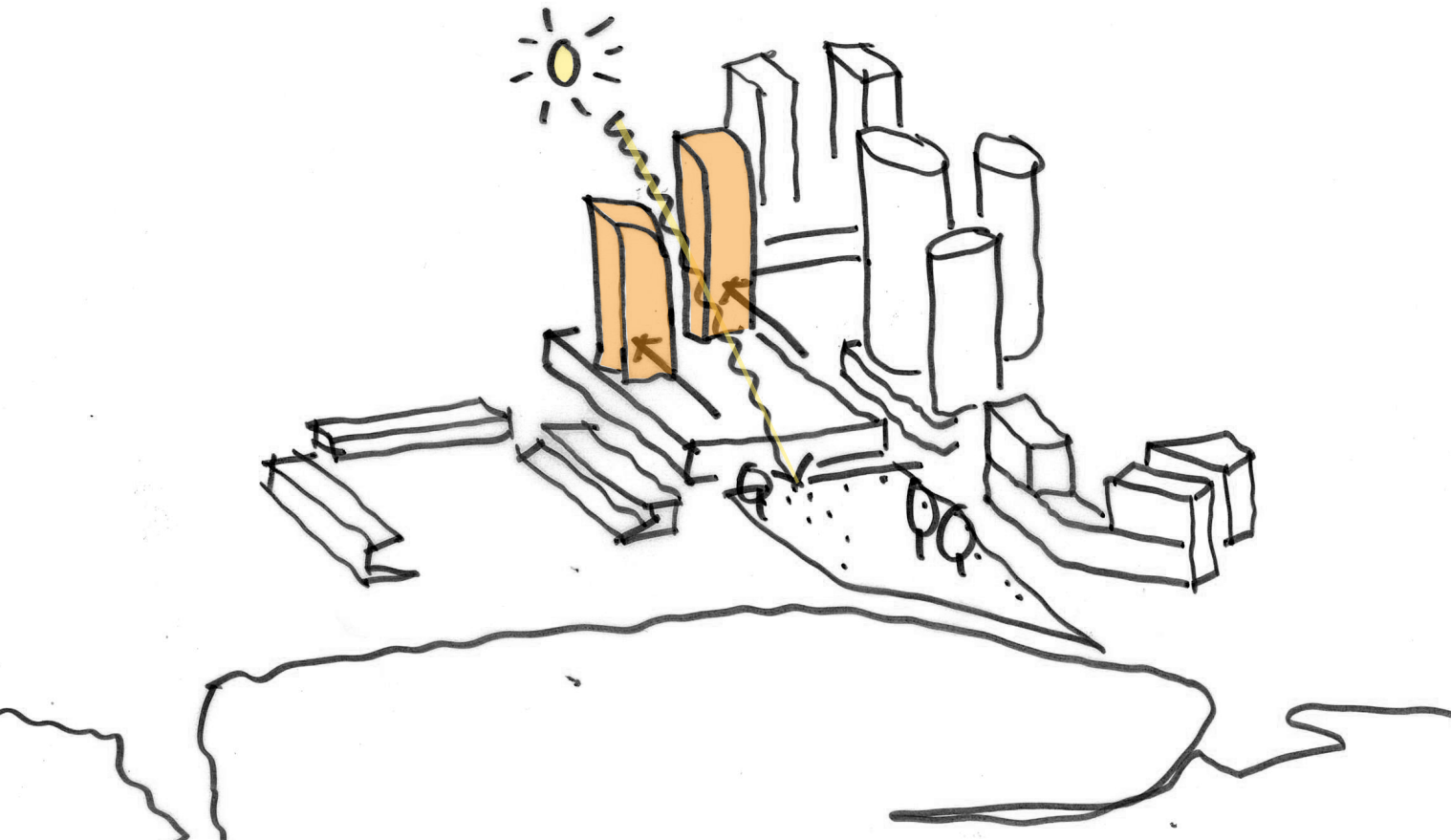
These towers are also located along the spine of height that is developing in Gosford. The height of the two towers also differ to comply with the DCP principles for built form.



Stepped tower placement towards north of site



Towers pushed to north of site and stepped to retain view corridor to ridgeline

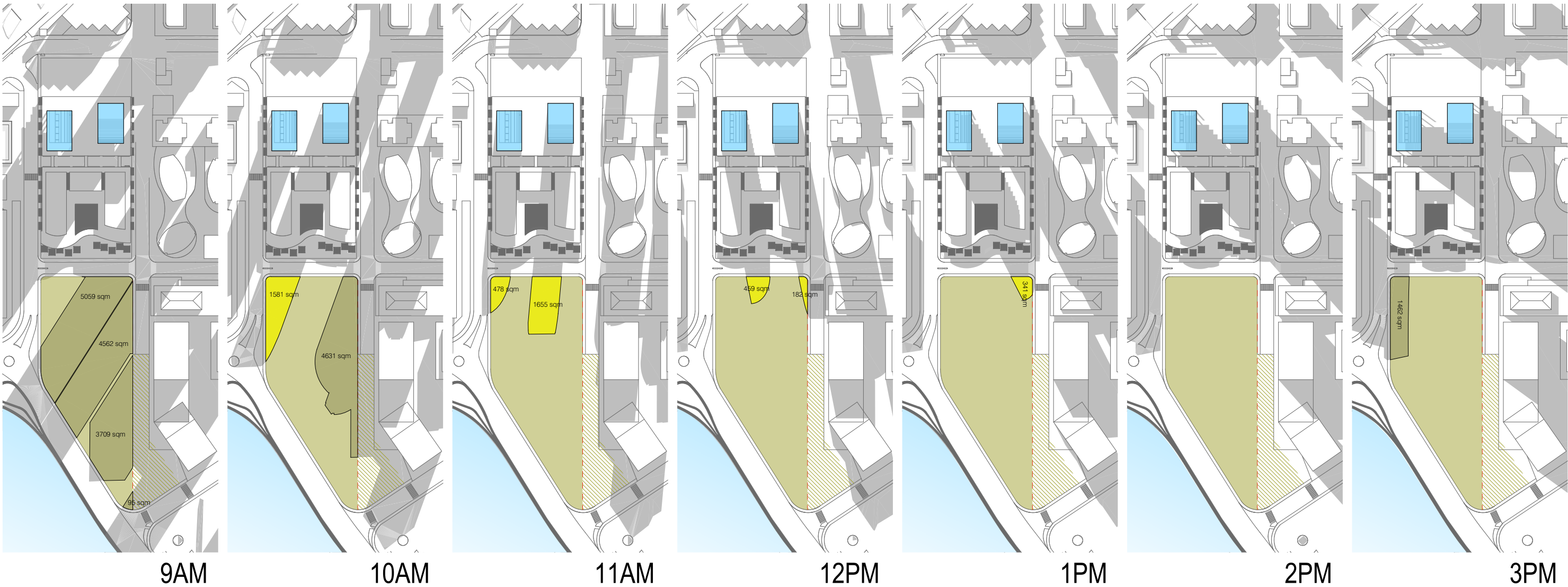


Towers pushed north to maximise solar access to park, and spaced beyond the minimum 24m to maximise sunlight access between them.

SOLAR DIAGRAMS

The solar access controls to the Leagues Club Field / Gosford City Park as per the DCP and UDF require 70% non shaded park area for a minimum of 4 hours between 9am and 3pm on the 21st June Winter Solstice, the shortest day of the year.

The proposed position of the towers achieves and improves on the minimum sun to the Leagues Club Field / Gosford City Park as illustrated below.



A: % OF PROPOSED SHADOW CAST ON PARK						
= 0%						
A: % OF PROPOSED SHADOW CAST ON PARK						
1581 sqm / 16100 sqm = 9.8%						
A: % OF PROPOSED SHADOW CAST ON PARK						
2133 sqm / 16100 sqm = 13.2%						
A: % OF PROPOSED SHADOW CAST ON PARK						
641 sqm / 16100 sqm = 4.0%						
A: % OF PROPOSED SHADOW CAST ON PARK						
341 sqm / 16100 sqm = 2.1%						
A: % OF PROPOSED SHADOW CAST ON PARK						
= 0%						
A: % OF PROPOSED SHADOW CAST ON PARK						
= 0%						
B: % OF EXISTING SHADOW CAST ON PARK						
13425 sqm / 16100 sqm = 83.4 %						
B: % OF EXISTING SHADOW CAST ON PARK						
4631 sqm / 16100 sqm = 28.8 %						
B: % OF EXISTING SHADOW CAST ON PARK						
= 0 %						
B: % OF EXISTING SHADOW CAST ON PARK						
= 0 %						
B: % OF EXISTING SHADOW CAST ON PARK						
= 0 %						
B: % OF EXISTING SHADOW CAST ON PARK						
= 0 %						
B: % OF EXISTING SHADOW CAST ON PARK						
1462 sqm / 16100 sqm = 9.1%						
TOTAL % PARK OVERSHADOWED: 83.4 %						
TOTAL % PARK OVERSHADOWED: 38.6 %						
TOTAL % PARK OVERSHADOWED: 13.2 %						
TOTAL % PARK OVERSHADOWED: 4.0 %						
TOTAL % PARK OVERSHADOWED: 2.1 %						
TOTAL % PARK OVERSHADOWED: 0 %						
TOTAL % PARK OVERSHADOWED: 9.1 %						

TOWER LOCATION

The anticipated built form responds to the natural topography of the ridgelines that frame Gosford.



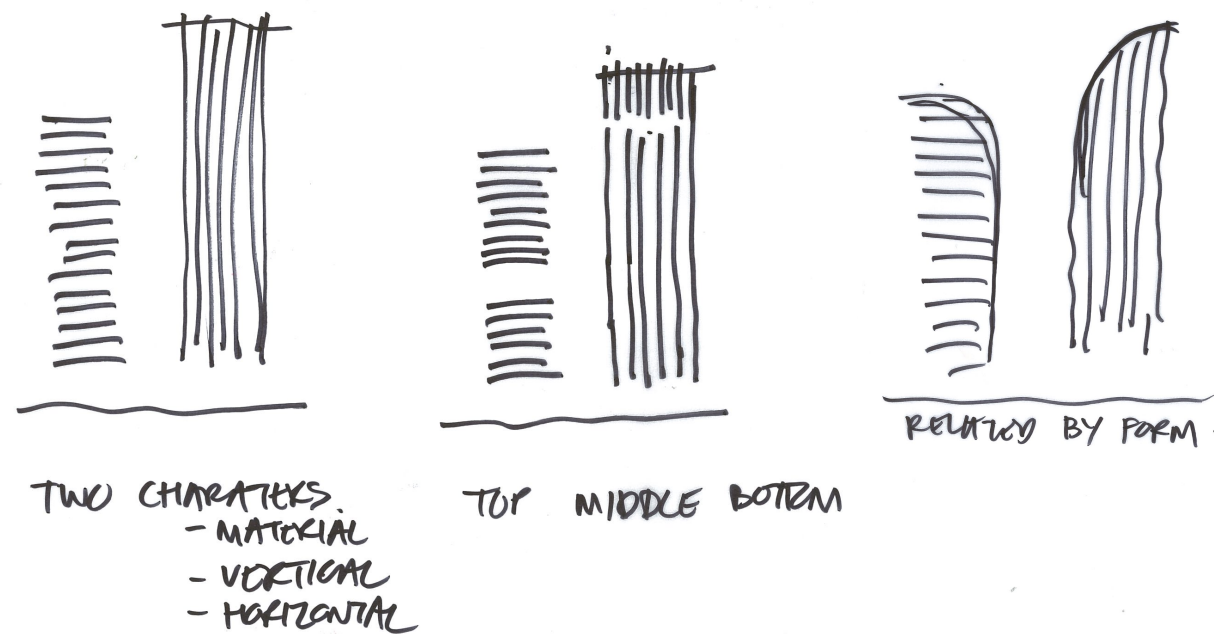
Aerial view looking north east highlighting the ridges that surround the city

TOWER FORM

Creating two towers which differ in character is essential in providing diversity in the built environment. As well as through varied height, this can further be achieved through tower form and facade materiality.

The floorplates of the towers are equal in size, however have been shaped to allow sunlight access to the public domain of the southern plaza as well as providing greater opportunities for views from the apartments. This in turn creates the basis for the tower form which is further articulated through roof features.

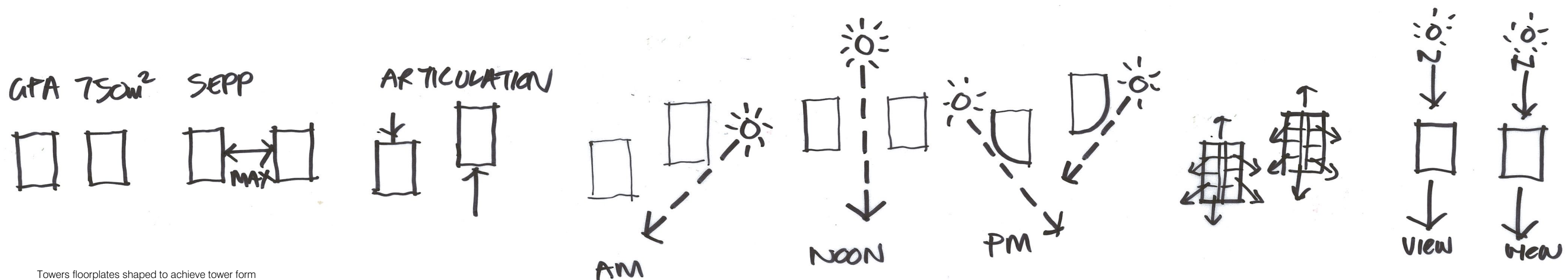
The towers orientate themselves to welcome people to Gosford whilst also acting as a point of reference due to their orientation and sculptural forms.



Tower characters defined by facade articulation and form



Relationship between towers articulated by their form

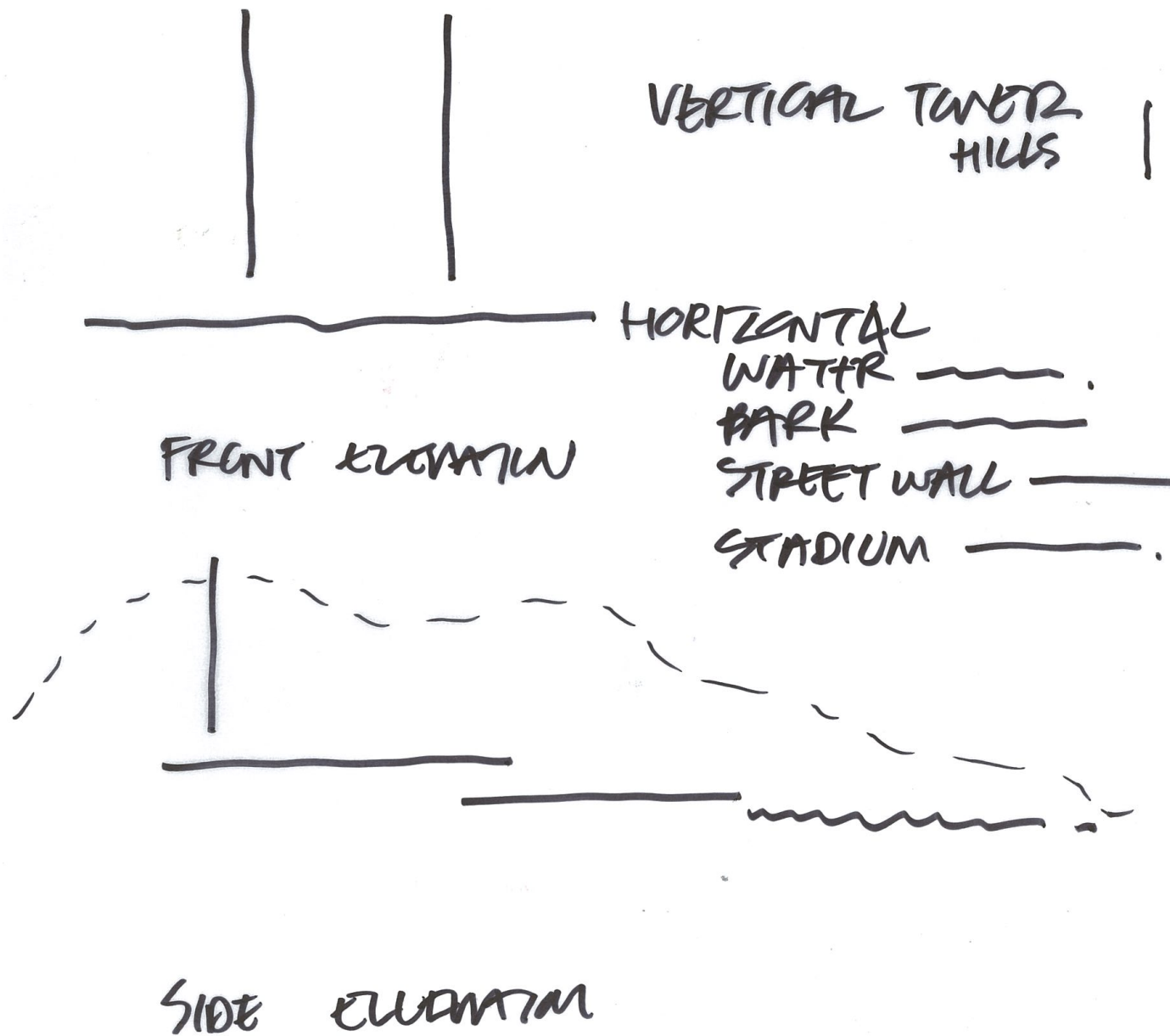


Towers floorplates shaped to achieve tower form

ARCHITECTURAL CONCEPT

The architectural concept is defined by the relationship between the predominant horizontal elements of the site including the water, park, street wall and stadium, punctured by the vertical tower elements which represent the hills and trees of the surrounding ridgeline.

The materiality is intended to reflect the coastal location, using a range of natural materials. It is envisaged that the proposal uses a number of local materials such as, sandstone and timber, that compliment the sites location on the waters edge.



Architectural concept



Frontal elevation demonstrating architectural concept



Materiality precedent

LOCAL CONTEXT



LOCAL CONTEXT - URBAN CONNECTIONS

The urban response to the site has been shaped by the need for connections and pedestrian permeability through this large civic block site to enhance the civic nature of City South.

A through site link has been created connecting Baker Street to Dane Drive which aligns with the objectives of the UDF Structure Plan. Private Open Space has been created along Georgiana Terrace contributing to the mixed use precinct.

All edges of the ground plane will be activated to create a dynamic urban environment.

3. Connect the Civic Heart to City South by improving walkability.

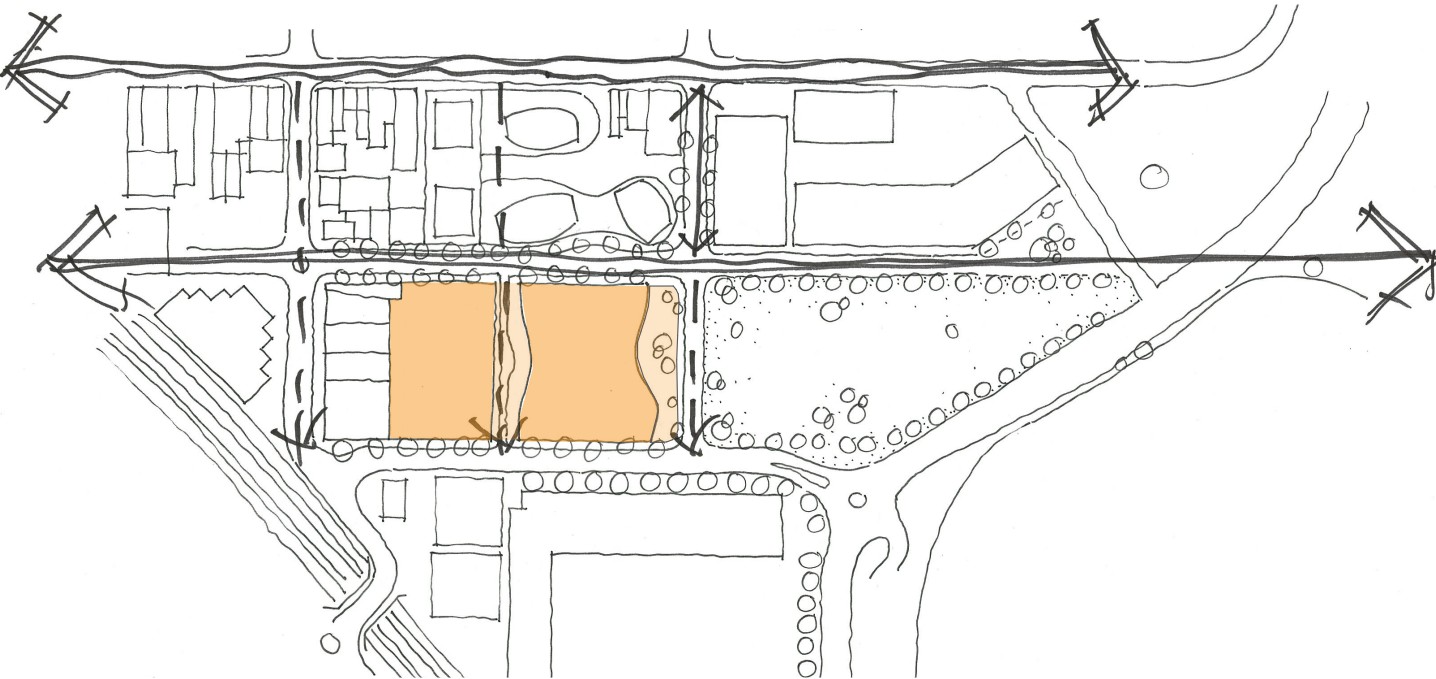
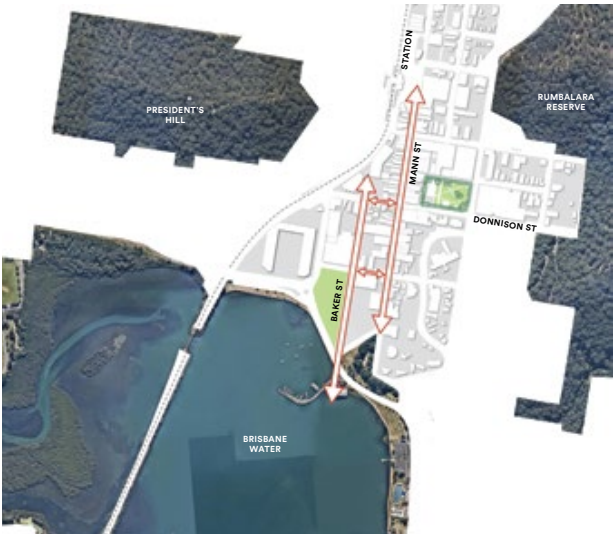
Observations:

The civic heart of the city is poorly connected with City South, its regional attractors and the wider landscape.

Principles:

Continue the established city grid from the Civic Heart and Mann Street through City South by extending Baker Street as a vibrant shared zone and pedestrian boulevard.

Improve the walkability of streets from the city centre to the south, including Mann Street, Baker Street, Donnison Street and Georgiana Terrace. Developments should present active frontages to key streets and create a safe and attractive pedestrian environment.



Connecting the civic heart to the water



View south looking down Baker Street

LOCAL CONTEXT - CITY SOUTH FUTURE FRAMEWORK

The site is located in a prominent position of Gosford City South and hence is a Key Site as defined by the DCP and UDF. The UDF presents a 'Structure Plan' for City South.

The site is adjacent to the Central Coast Stadium, Gosford City Park, and the Gosford 'Civic Heart' precinct.

The site has key street frontages along the Donnison Street to the North which is a major transport route, Dane Drive to the East which is pedestrianised for key events at the stadium and Baker Street which is a main link back to the city centre. The site has a predominant orientation along the Georgiana Terrace street frontage to the South which has strong visual connections across Gosford City Park and towards Brisbane Water.

The UDF proposes a through site link, which includes a mid block service lane as a pedestrian and vehicular shared zone. The UDF further proposes parking on the Leagues Club site. This is interpreted as parking for those attending the new precinct on the Leagues Club site.

3.4 City South

Objectives

- 1 Maintain strong visual connections and views to President's Hill and Rumbalara Reserve
- 2 Continue the established city grid from the Civic Heart and Mann Street through City South
- 3 Provide improved connections to the waterfront
- 4 Promote a diversity of uses and attractors, to accommodate a range of uses at all times of the day and week
- 5 Maintain views from the stadium and Leagues Club Field to the water



3.6 Design principles for City South: context scale



1. Preserve and strengthen the connection with the distinct landscape setting which frames the city.

Observations:

The city centre forms a north south spine, framed by the ridgelines. There is a strong visual connection to President's Hill, Rumbalara Reserve, Memorial and Rotary Park and existing tree canopies along the ridges. This creates a unique identity, with the defining image of Gosford as a city framed by the surrounding landscape.

Principles:

Protect and strengthen the connections to the landscape ridges, by protecting and enhancing the parks and reserves, including President's Hill, Rumbalara, Memorial Park, Rotary Park and Leagues Club Field and Gosford City Park as well as existing trees.

Maintain key sight lines (refer to Principles 6 and 7).

Focus development and height in the North South spine and around the city centre to create an attractive skyline in the landscape.



UDF City South 'Structure Plan'

LOCAL CONTEXT - GEORGIANA TERRACE

Private open space for the new precinct is provided along Georgiana Terrace, drawing the unique natural qualities of the local area into the site.

Careful consideration has been given to the bulk and scale of both the podium and tower forms to allow sunlight access to the Leagues Club Field. The Draft DCP and UDF stipulate 70% non-shaded park area for a minimum of 4 hours between 9am and 3pm on the winter solstice.



View south east showing connection of private open space to field



Natural qualities of field drawn into private open space by planting



Local Context precedent - Darling Quarter



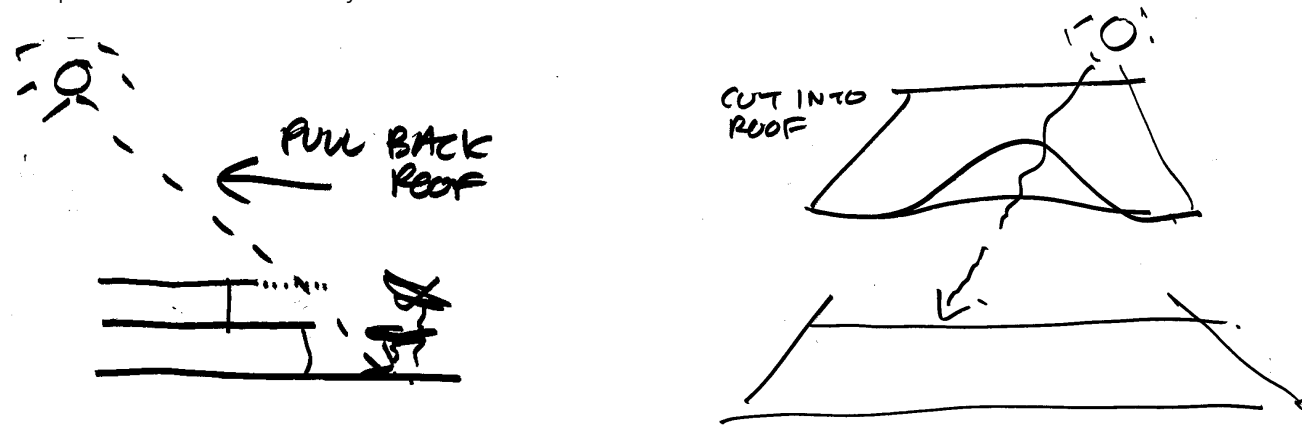
Local Context precedent - Harbord Diggers

PRIVATE OPEN SPACE

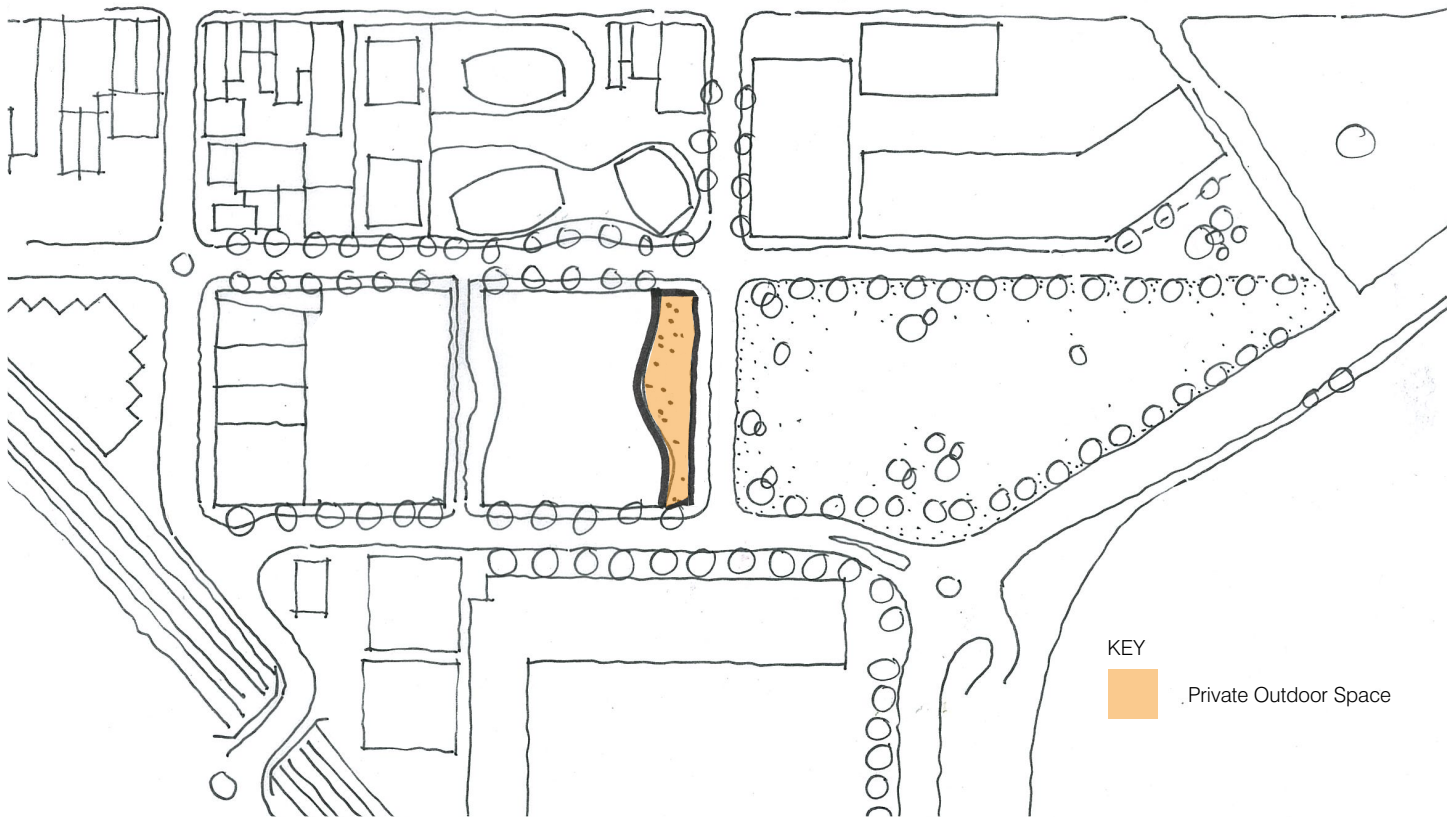
Private open space to the south of the precinct along Georgiana Terrace will provide a greater amenity to the mixed-use precinct. As per the UDF recommendations, this private open space provides a highly activated edge to Georgiana Terrace and the Leagues Club Field. Through further analysis of program, this space would be broken into multiple tenancies as to attract a wide demographic and to articulate this broad open space.

The location of the private open space allows for views across the park to the water, while the design will be developed with a landscaped edge drawing the unique natural qualities of the local area into the site.

It is anticipated that the form of the podium facing the podium will be shaped to allow sunlight into this space and increase use year-round.



Sculpting the podium and roof form to allow as much sunlight into the private open space as possible



Creating a new plaza overlooking the park and water, plus widening the public domain



Plaza precedent - Harbord Diggers

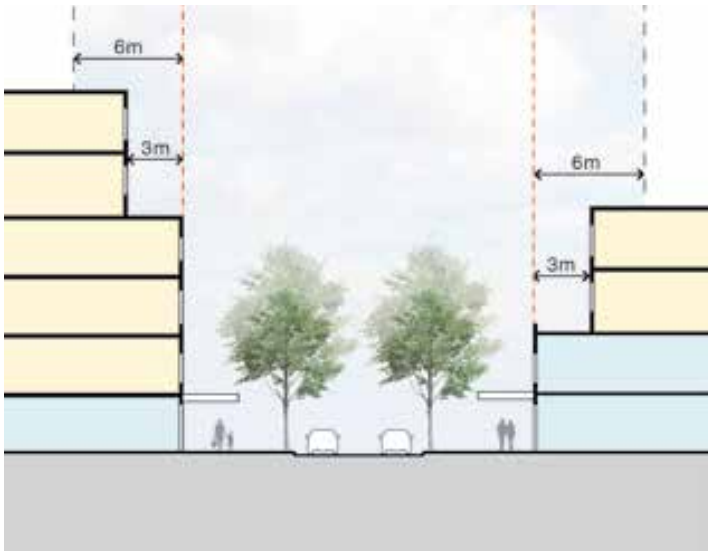


Plaza precedent - Harbord Diggers

STREET WALL

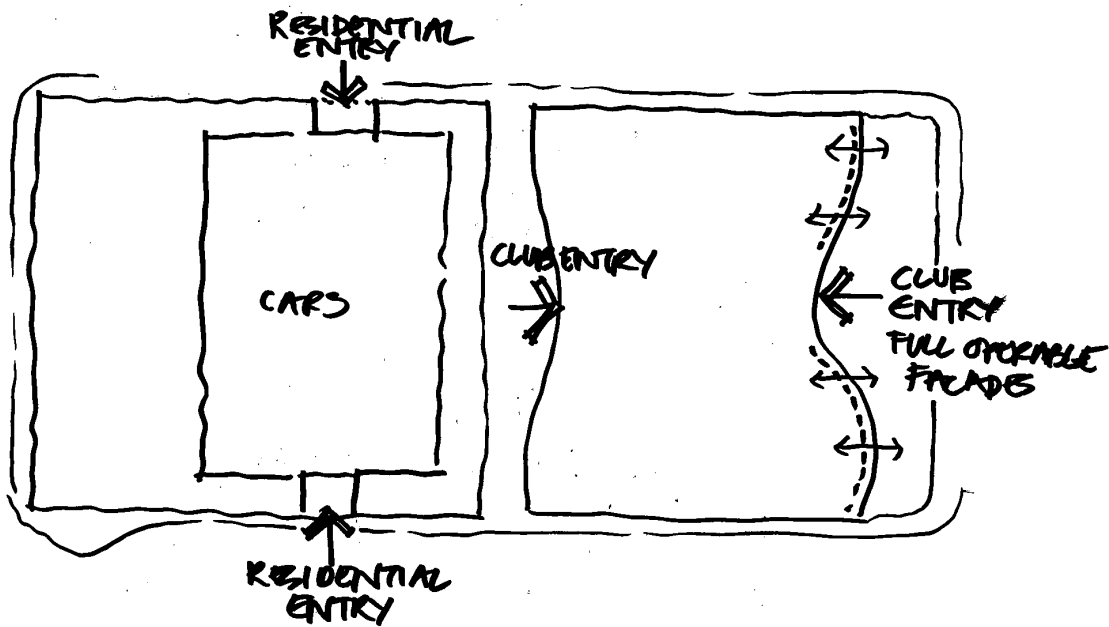
Maintaining the street wall is integral to developing a comfortable streetscape and scale along both Baker Street and Dane Drive. The proposed two storey street wall podium relates to the DA approved podium across Baker Street, while the further two levels above the podium are setback and align with the scale of the stadium on Dane Drive. The stepping back of the form allows for reduced bulk and scale to the development, especially when viewed from the public domain, whilst also reducing overshadowing to key public spaces.

The articulation of the facade which is intended to bring a scale and rhythm to the street has the potential to be further developed.



Typical Street Section - 0m street setback locations

DCP Street Wall Diagram



Site Plan - Street Entries



Street Wall - Barangaroo

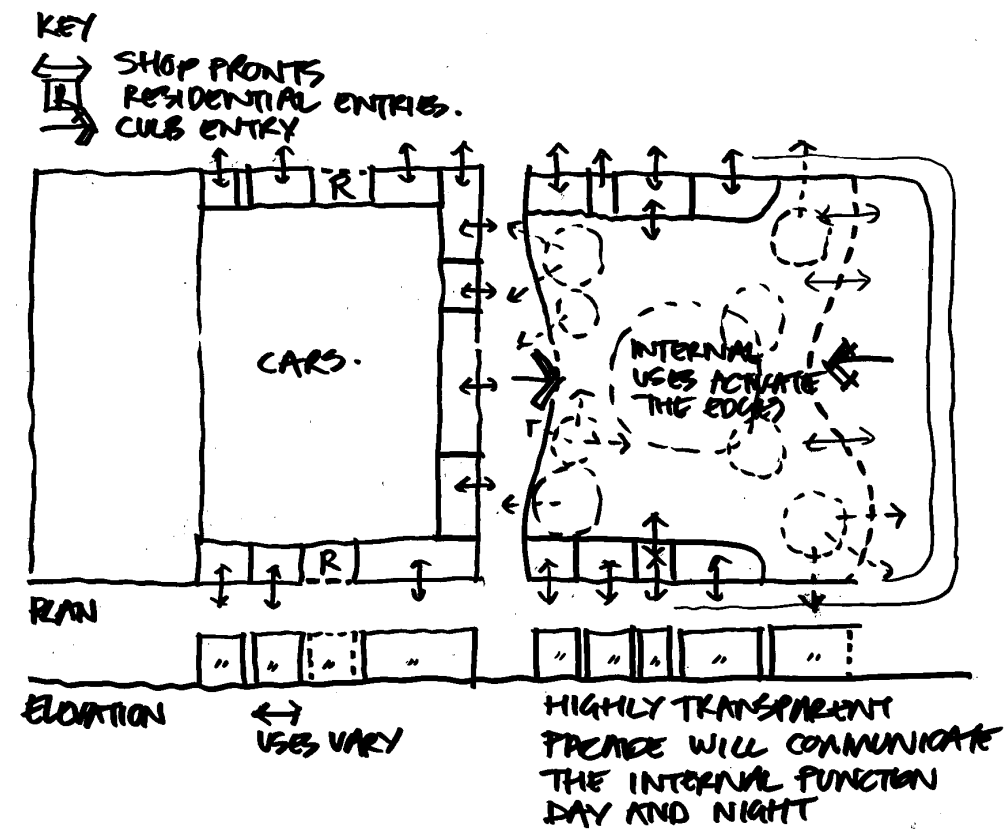


Street Residential Entries - Merrylands Court

STREET ACTIVATION

Activation is proposed on all edges of the ground plane, including the through site link, streets and private open space. This activation is achieved through the mixed use character of the proposal, while also encouraged by the pedestrianised through site link and street lined retail program. This responds to both the UDF and DCP principles which identify the benefit of active streets, in particularly along Baker St. This responds to both the UDF and DCP principles which identify the benefit of active streets.

As per the UDF guidelines a variety of uses is proposed for the mixed-use precinct.



Site Plan - Street Activation



Street Activation - Barangaroo



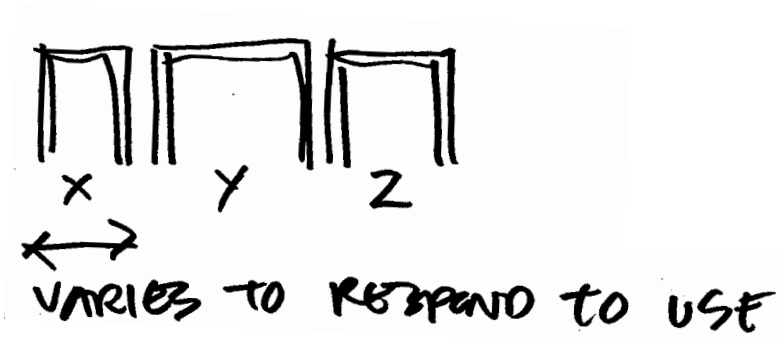
Street Activation - Gateway Circular Quay

DIVERSITY OF STREET EDGE

Baker Street and Dane Drive facades have a facade strategy with is able to adapt to the many different uses of the Leagues Club and various shop typologies that will be present on the site.

The facade will respond to the use behind the facade and provide for a number of different proportions along both streetscapes which can shorten or elongate, dependent on the size of shopfront. This will also highlight the negative space between the facade elements and provide visual variation between the portal frames, further highlighting the different uses of the city south site.

Although the size and proportion of the facade will change, the consistency in materials and street wall height will delineate the building and be able to be read as one.



Facade Strategy to develop on a block pattern and street rhythm



Dane Drive Streetscape



Shopfront Precedents

TRANSPARENCY

Activation of the street edge also occurs through materiality which provides a significant change to this club typology by the use of clear glazing to shopfronts and areas of the Central Coast Leagues Club.

This facade provides a clear view of what program occurs within the confines of the building which in turn promotes activation from pedestrians on the street edge. It is imperative that the street is activated for a range of hours during both day and night and that openings increase operability of the city south area.



Clear Glazing to shopfronts to activate street edge



Transparency - Backlit Club and Retail shopfronts



Clear glazing fronting the Leagues Club Field



Transparency - Harbord Diggers

BAKER STREET

Baker Street extends the city grid connecting the City South precinct to the Civic Heart.

It is proposed that the street wall of the Leagues Club site will be maintained but activated at ground level to draw people down Baker Street towards the Leagues Club Field and Waterfront. Further, the corner of the podium will be widened to encourage better views and flow. Sunlight access to this street will be considered which in turn creates an inviting environment for pedestrians.

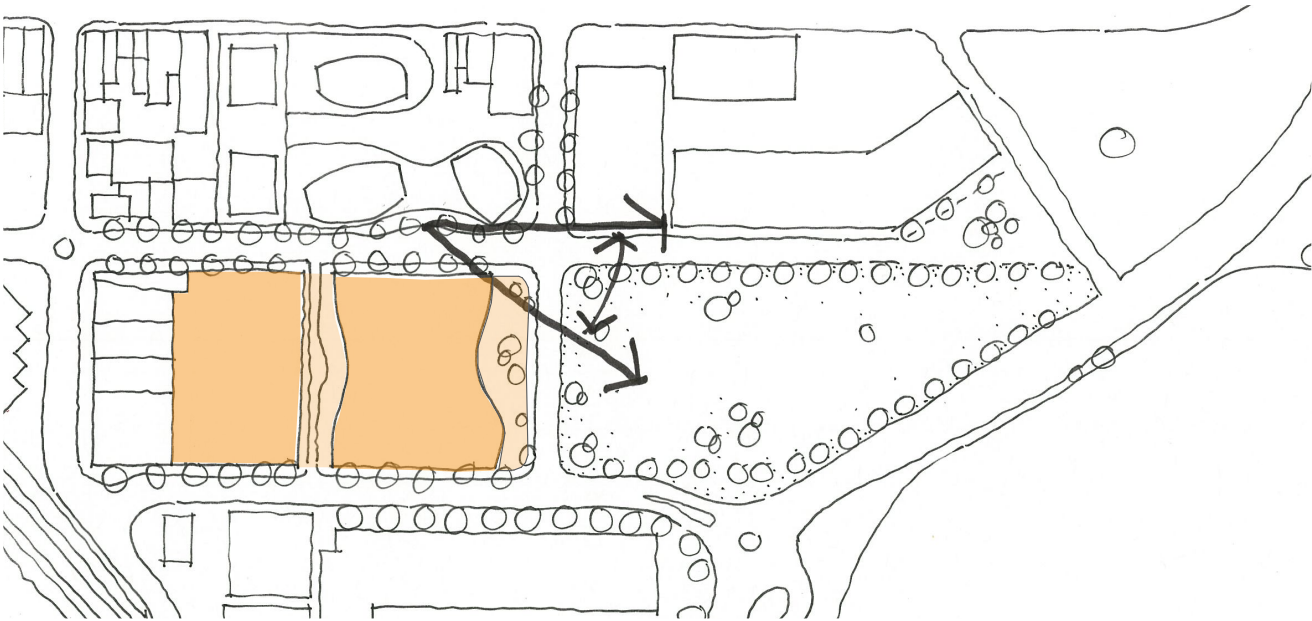
Adjacent to the Leagues Club Field it is understood that the southern Baker Street will become a shared zone leading to a new public square close to the Waterfront.



Precedent Shopfronts



View looking south down Baker Street



Widening corner for better flows and views down Baker Street to Leagues Club Field



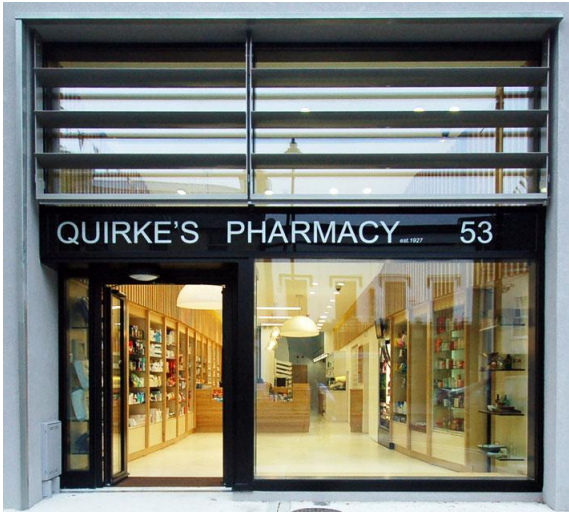
View south widening corner of Baker Street for better flows and views to field and waterfront

DANE DRIVE

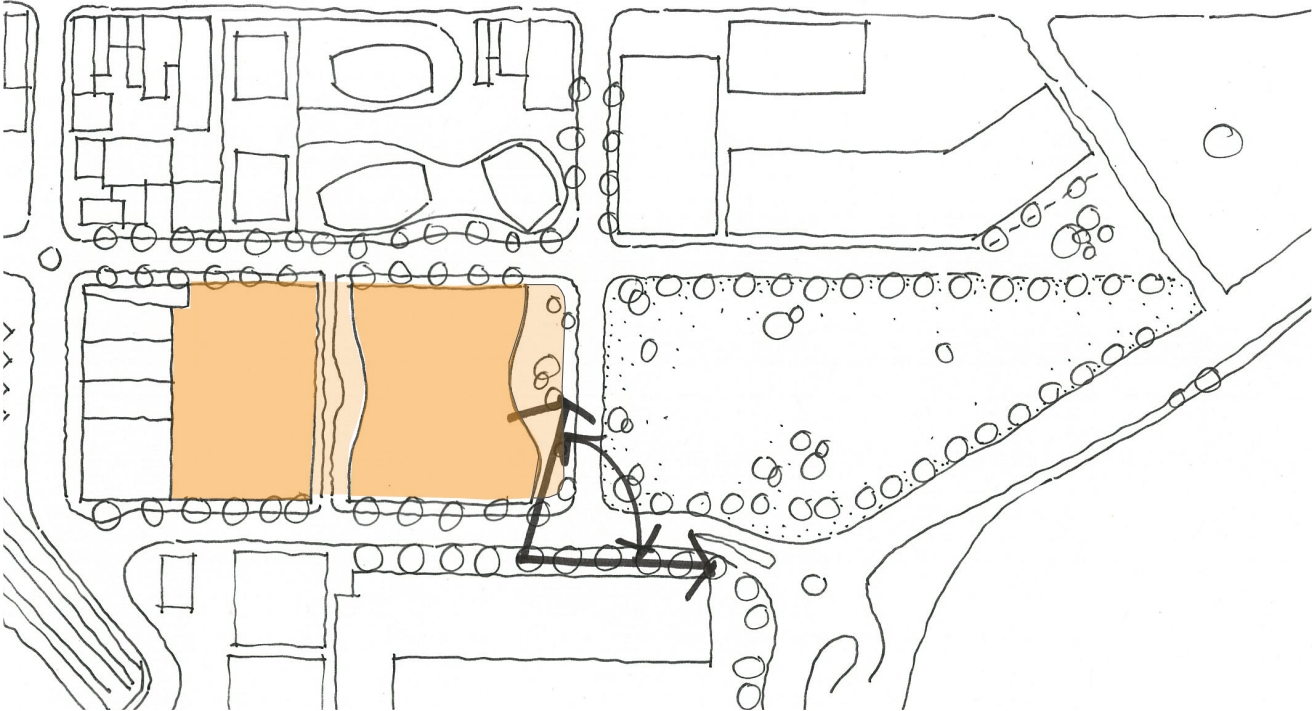
Dane Drive is the prominent street address and access for Central Coast Stadium, with multiple points of entry to the stadium along the street.

During games and other events, it is proposed that the southern end of Dane Drive between the stadium and the Leagues Club be pedestrianized and closed to traffic, allowing the flow and movement of people in and out of the stadium. This achieves better connection and access to the new through site link leading to Baker Street, the new southern private open space as well as the Leagues Club Field.

The form of the new precinct presents a widened corner for better connection to the stadium in terms of flows of people and increasing views.



Precedent Shopfronts



Widening corner for better flows, views and connection to the stadium



View south widening corner of Dane Drive Street for better pedestrian activation between stadium and precinct



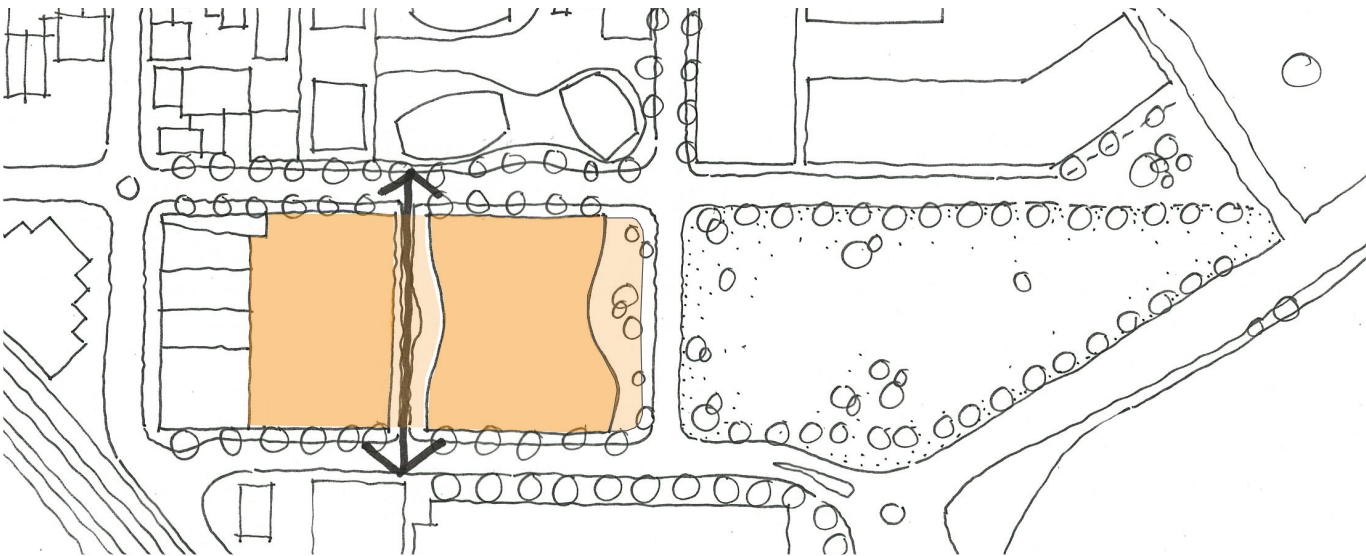
View south looking down Dane Drive

THROUGH SITE LINK

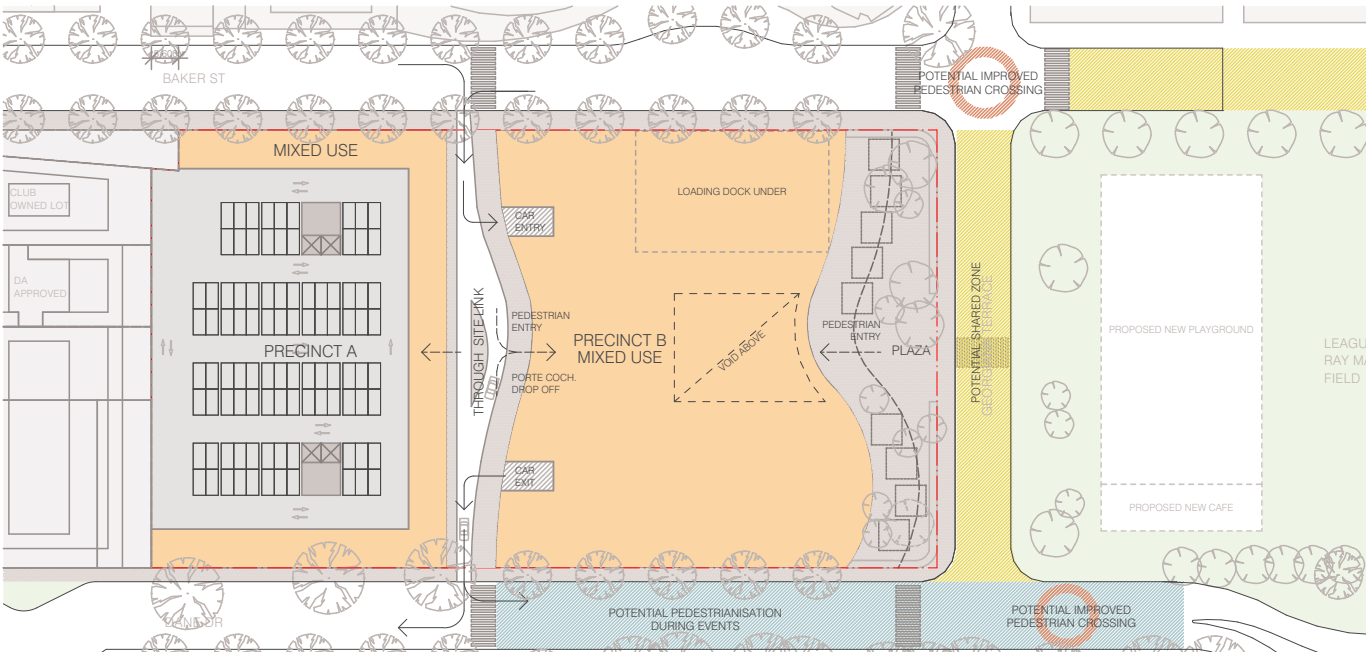
The east-west through site link is strategically located midway along the large civic block site, connecting Baker Street to Dane Drive, while also aligning with the main entry of Central Coast Stadium. This location is also adopted in the Gosford Urban Design Framework, having been rationalized down from two links to one in the final guidelines released in October 2018.

This link has been developed as a shared zone for pedestrians and one-way traffic and provides the main street address, point of entry and Porte Cochere drop off to the mixed use precincts. The entry to the loading dock is also located of this link.

The link is designed with activation along both sides and is intended to be an addition to the street grid character of Gosford with the continuation of the street wall into the site. CPTED principles will be taken into consideration for this space, notably as a design response the laneway has a minimum width of 9m and expands to 18m at the club Porte Cochere.



Through site link for pedestrian and car access



Plan demonstrating anticipated drop off, porte cochere and carpark entry/exit



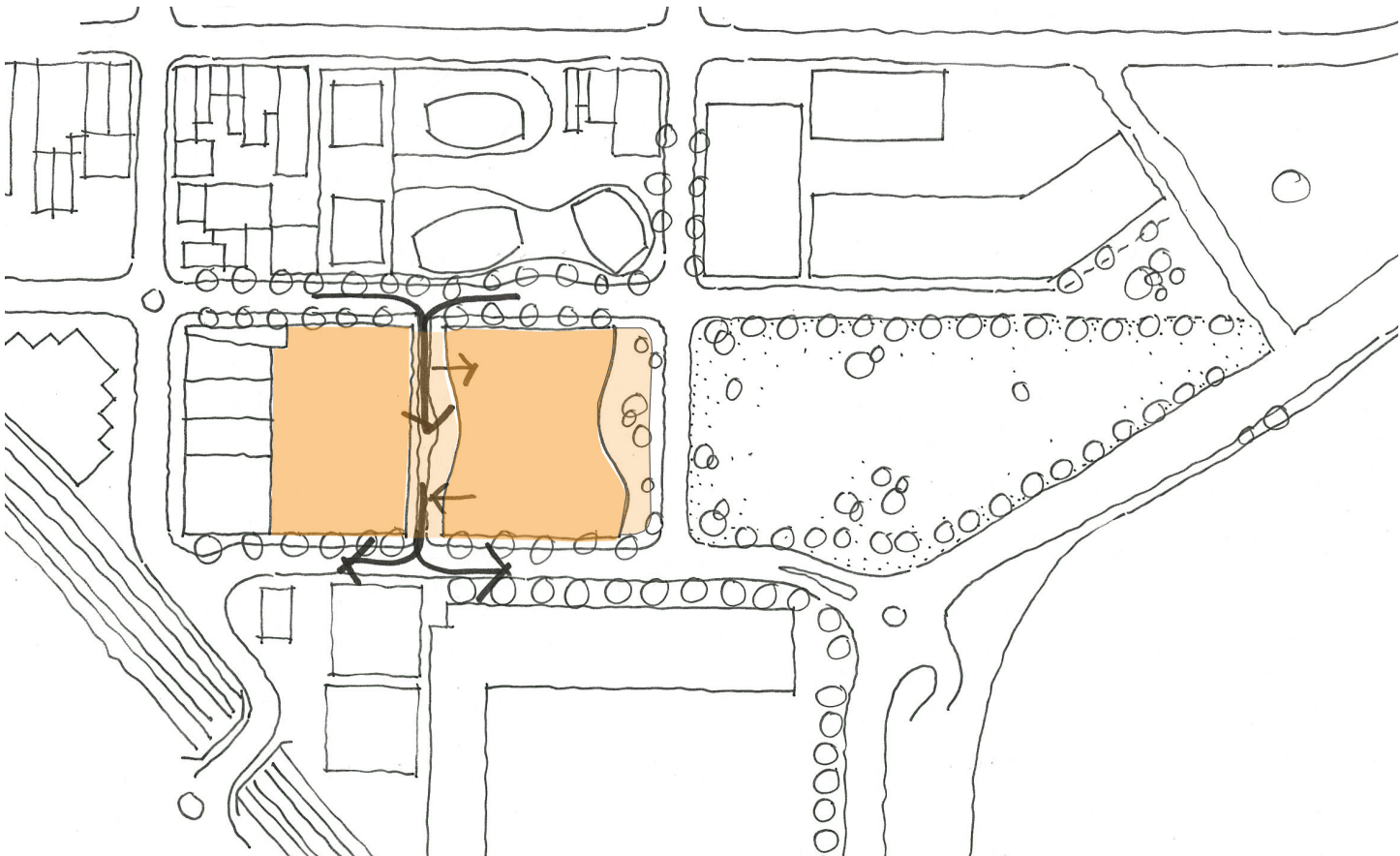
Through site link precedents

TRAFFIC AND PARKING

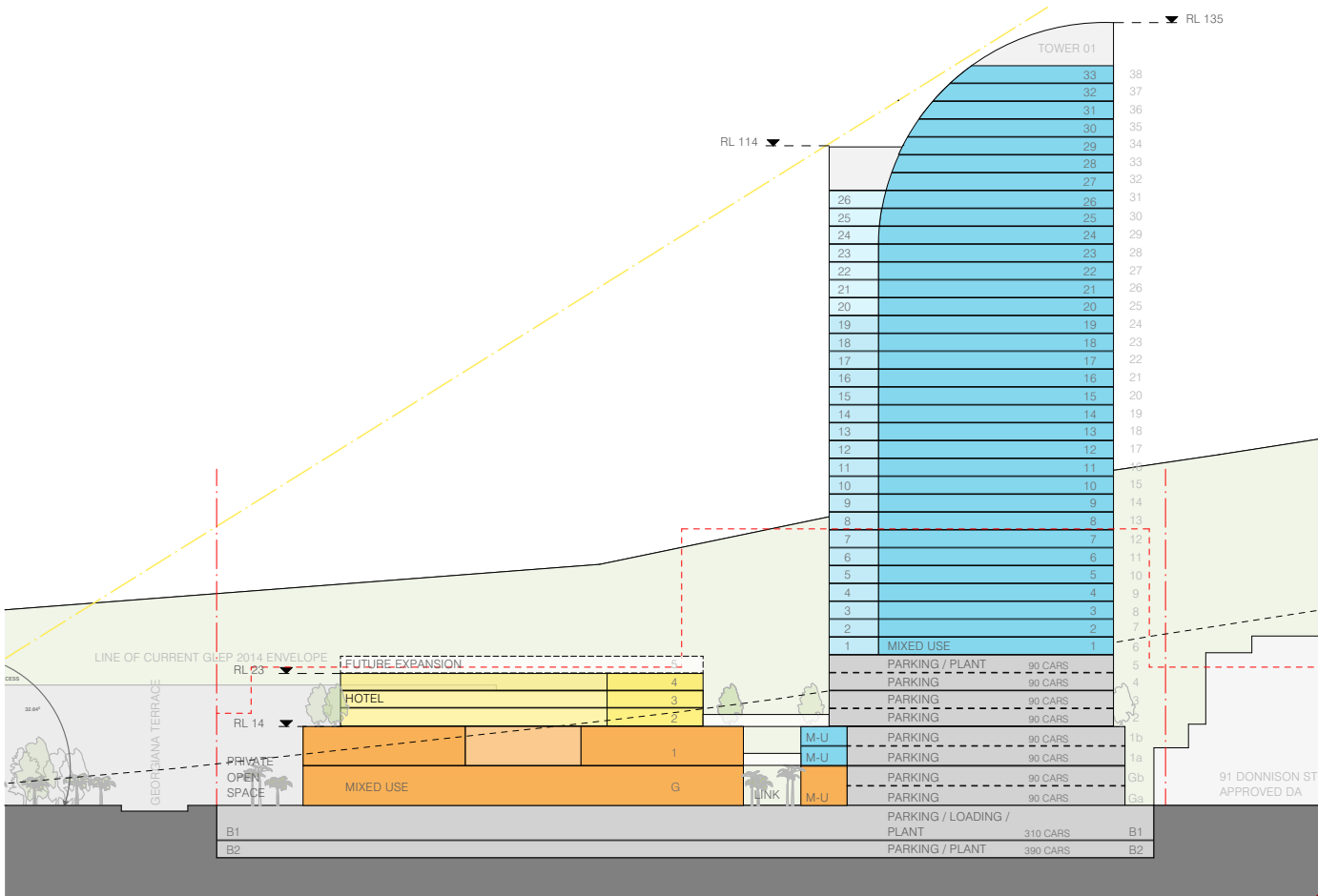
The east-west through site link has been developed as a shared zone for pedestrians and one-way traffic entering from Baker Street and exiting onto Dane Drive. The link provides car access to the basement parking as well as a Porte Cochere drop off arrangement. As per the UDF guidelines, no new driveway entries have been located along Baker Street.

The first basement level provides a loading dock strategically located to service both precincts. This and the further three levels of basement provide the required car, motorcycle and bike parking stipulated in the DCP.

Additional parking is located in the podium of Precinct A, to the north of the through-site link. All podium parking is sleeved by activation on the ground floor and a variety of uses on the upper levels, such that it does not attract GFA.



Through site link provides car entry and a porte cochere for drop off



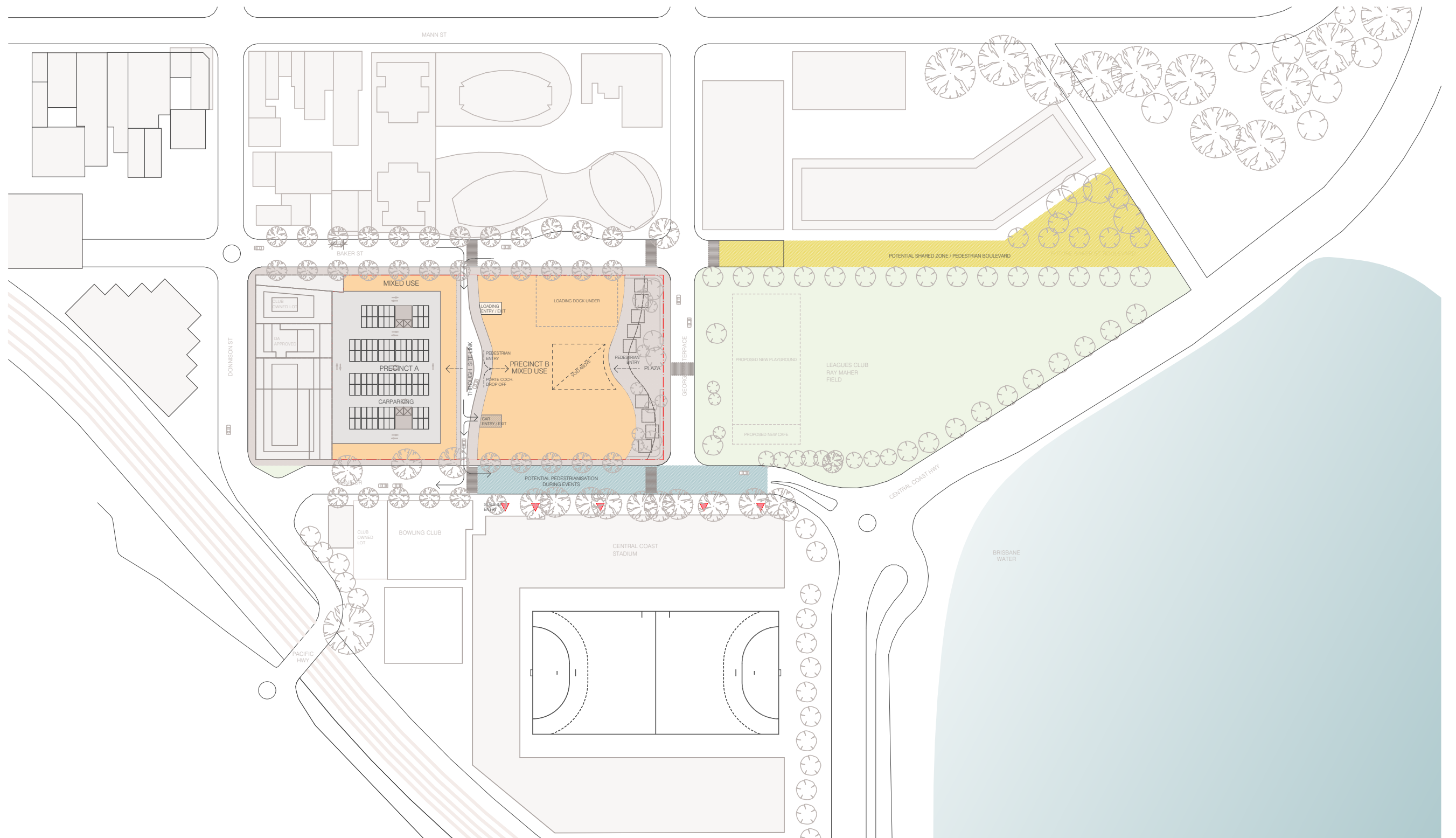
Section demonstrating basement and podium parking

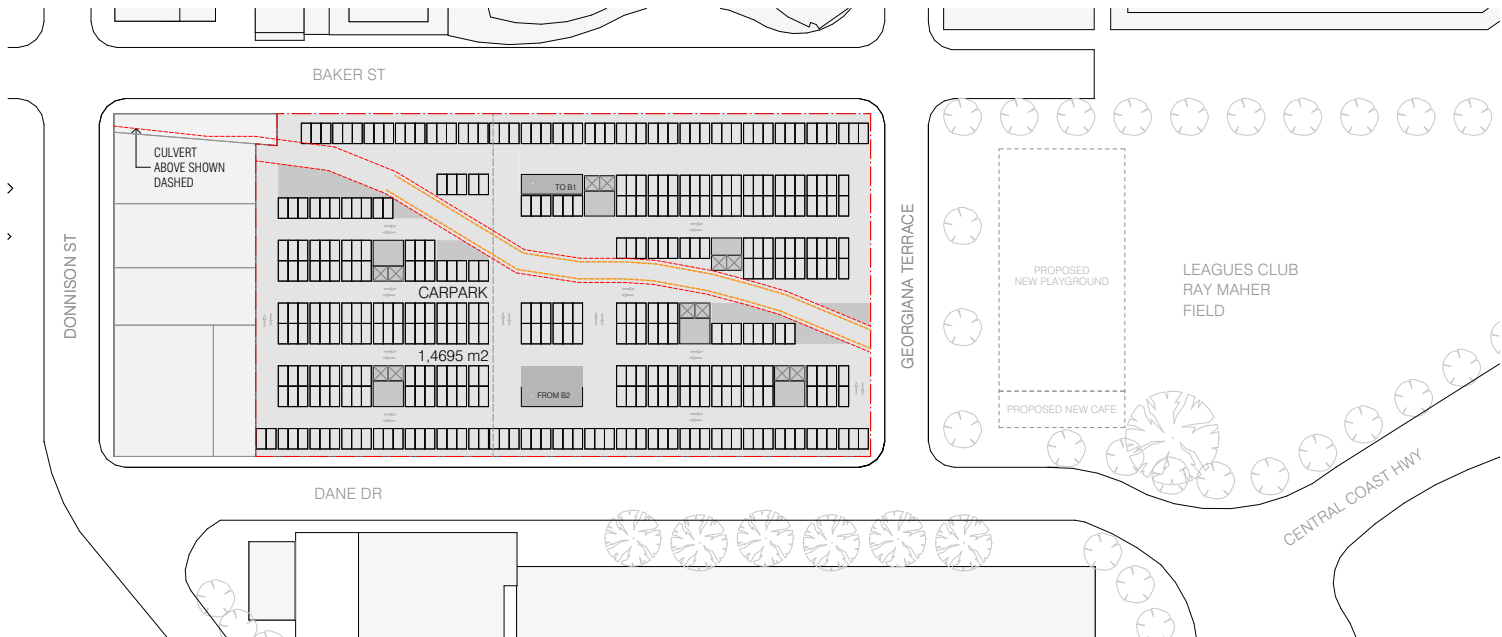
ARCHITECTURAL DRAWINGS



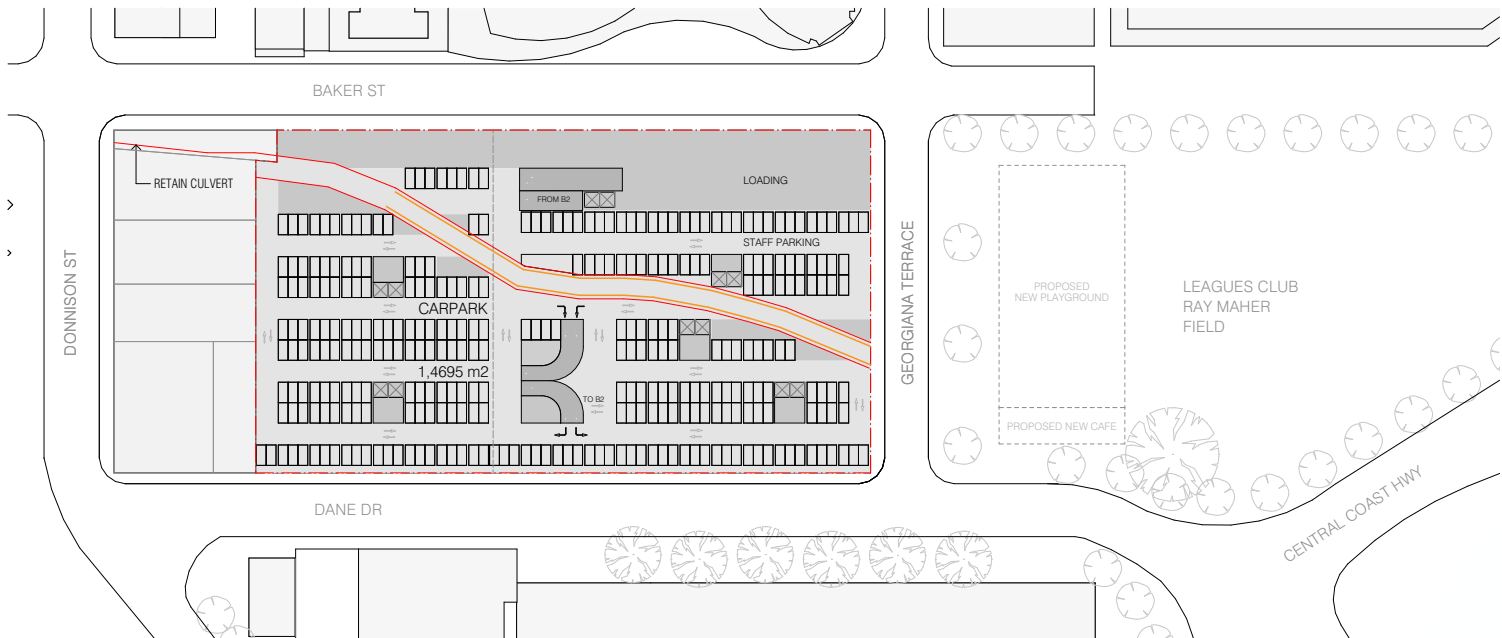


Aerial map of Gosford, NTS

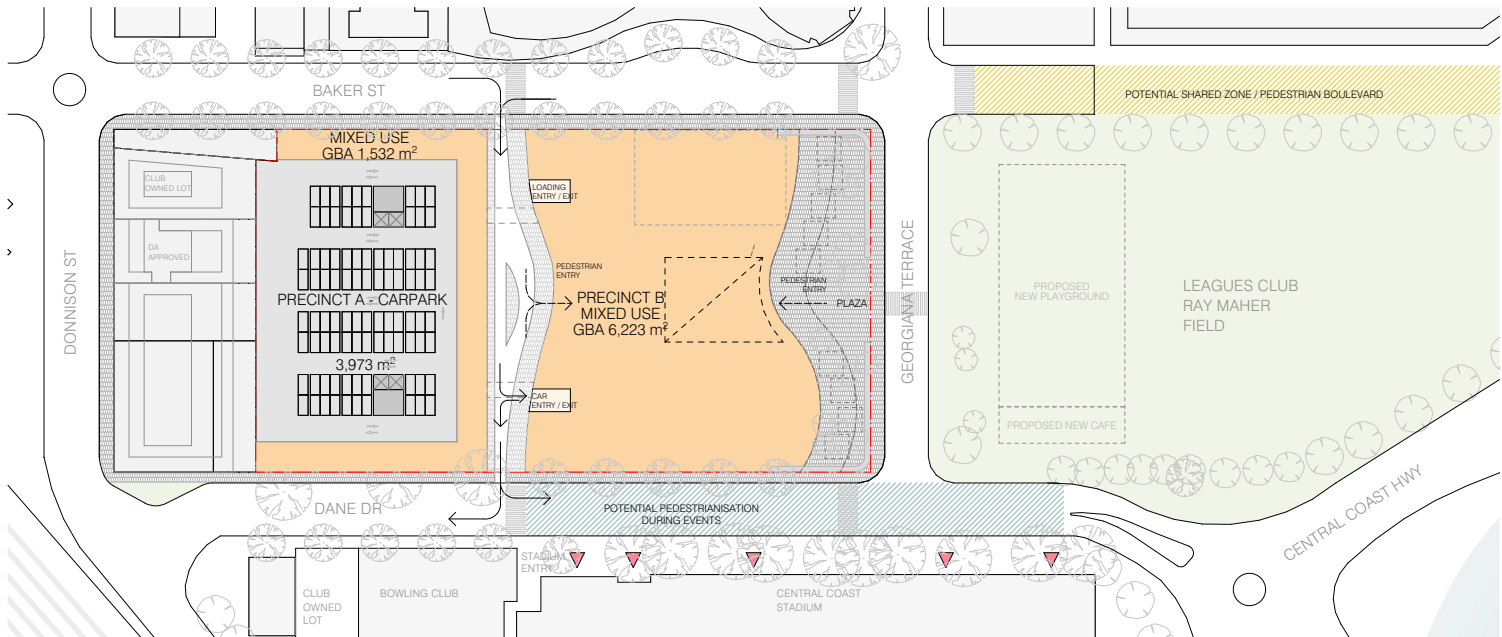




BASEMENT PLAN - B2
1:2000

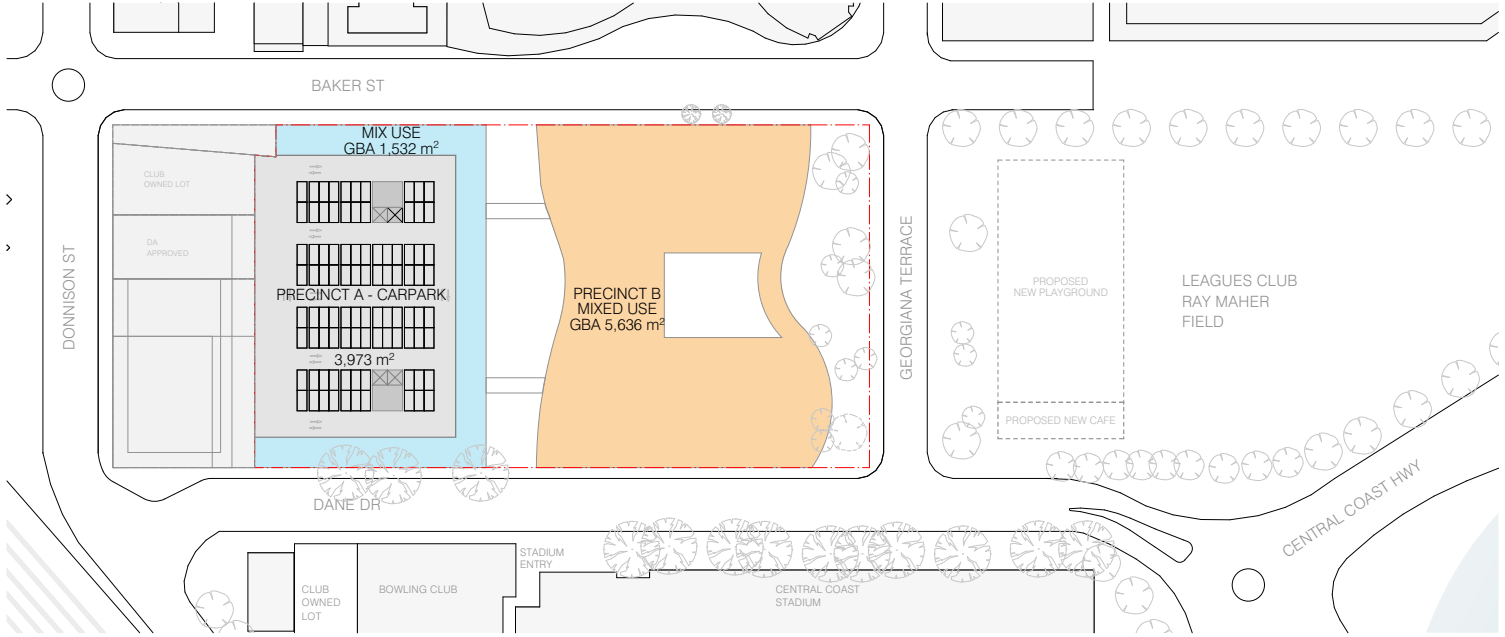


BASEMENT PLAN - B1
1:2000

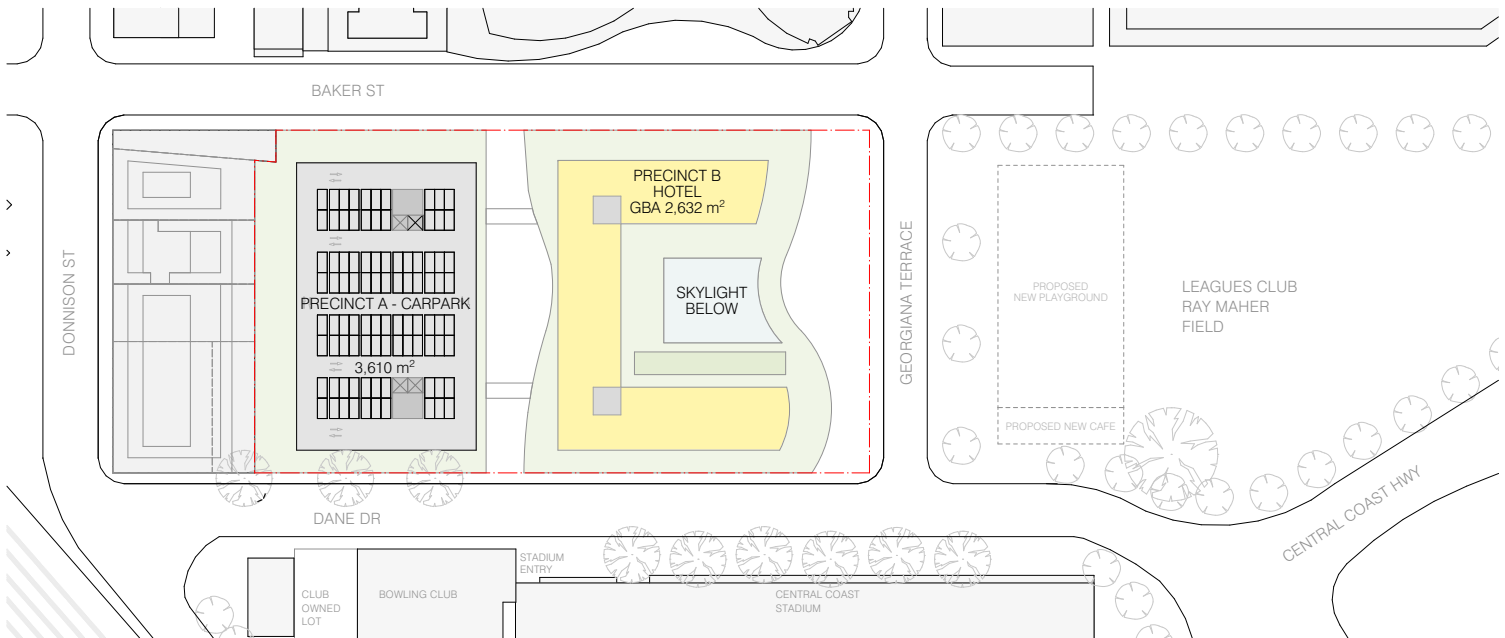


GROUND LEVEL PLAN
1:2000

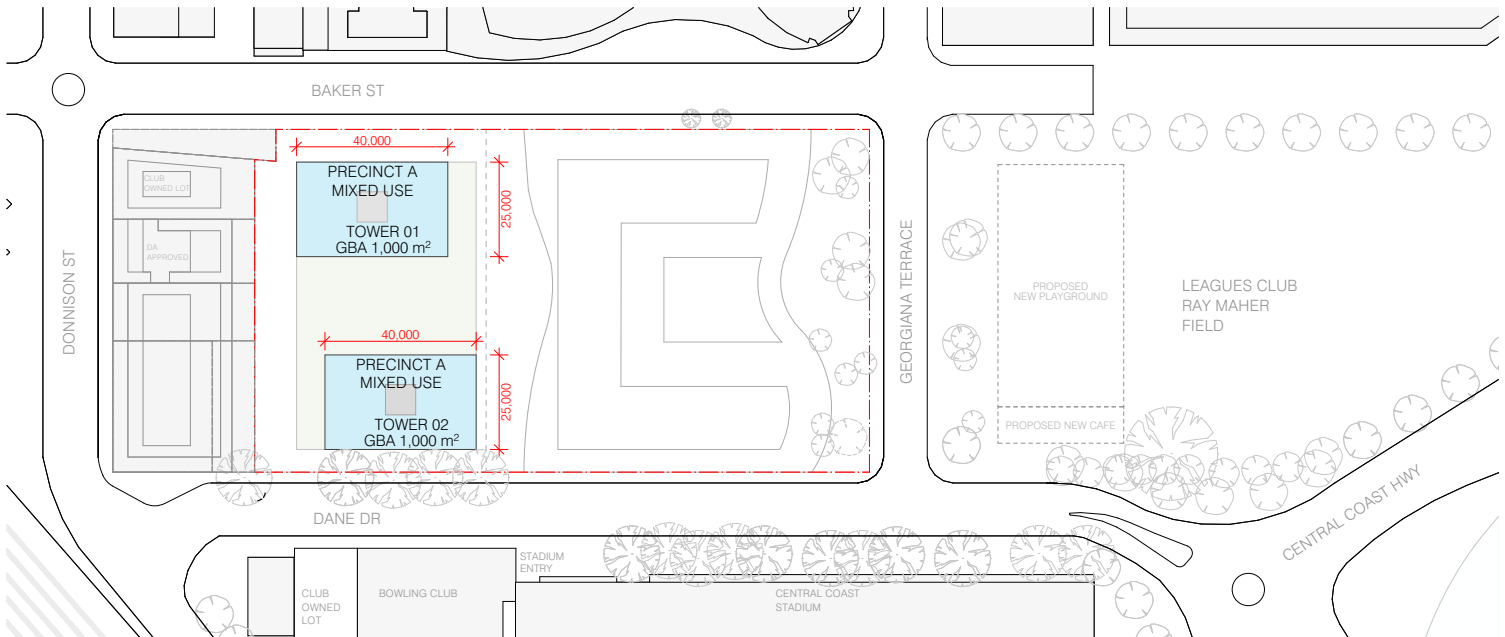
CENTRAL COAST LEAGUES CLUB - OPTION B
FEASIBILITY STUDY PACKAGE



LEVEL TWO PLAN
1:2000



LEVEL FOUR PLAN
1:2000



TYPICAL TOWER LEVEL
1:2000

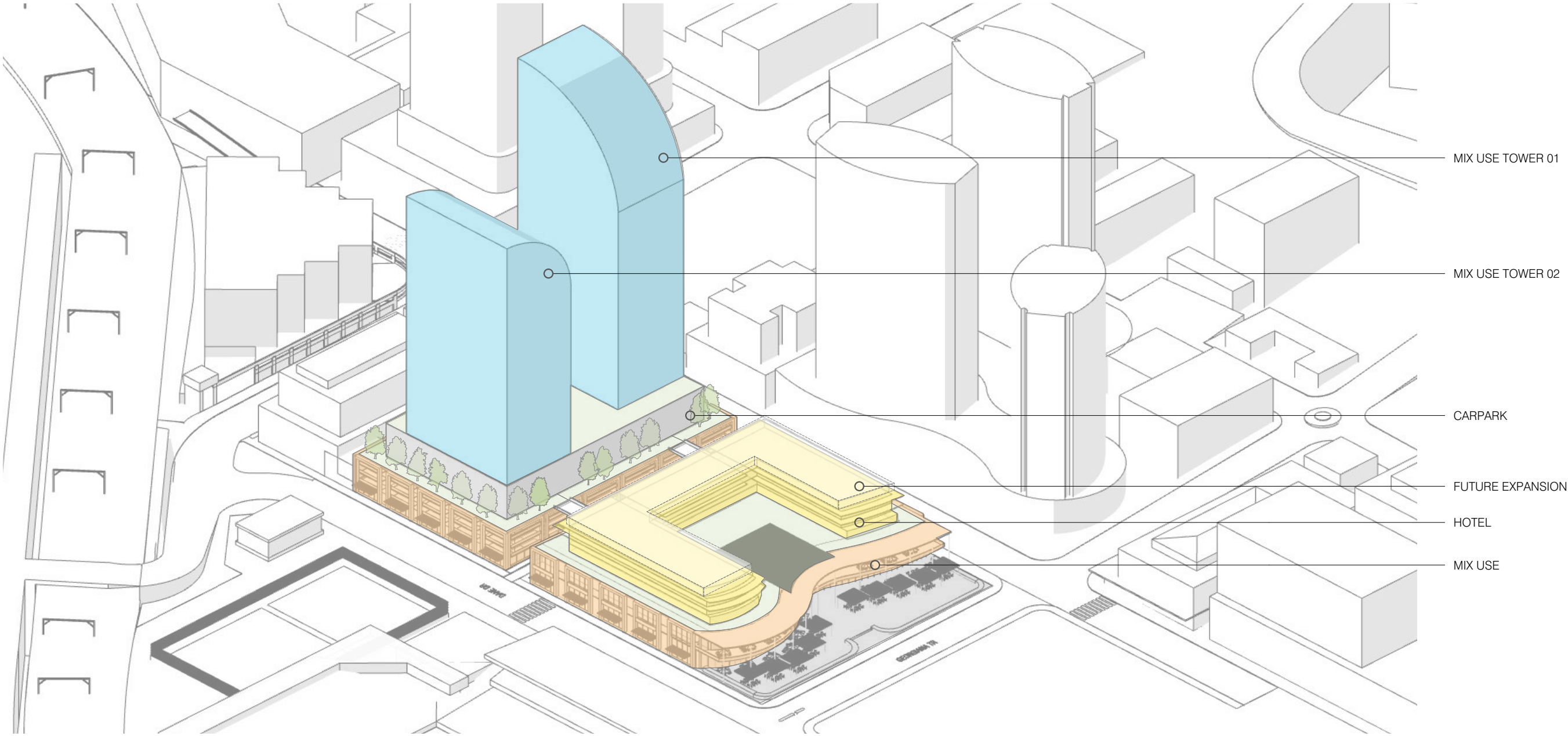


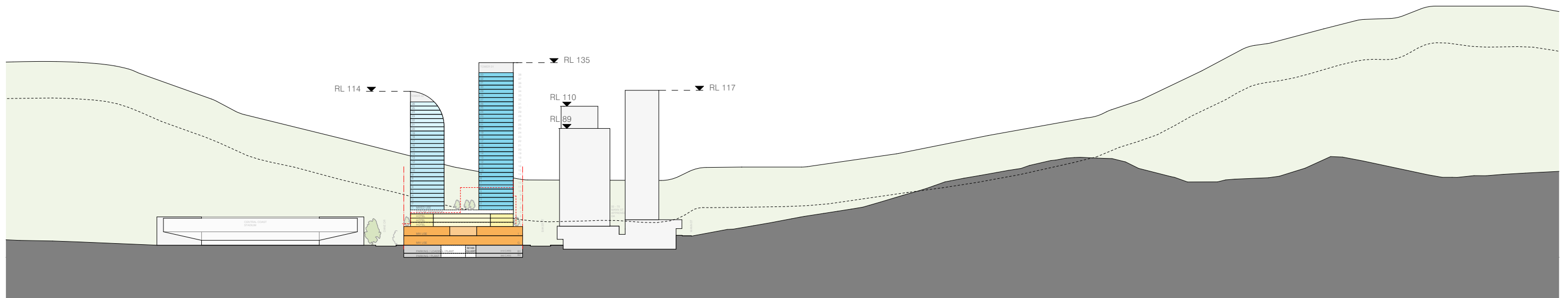
PROPOSED FLOOR PLANS

1:2000@A3

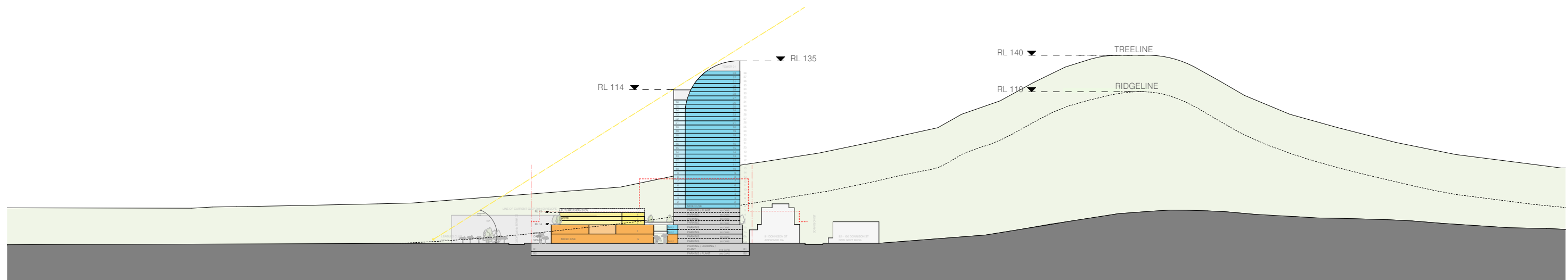
14/08/2019

PROPOSED AXO DIAGRAM



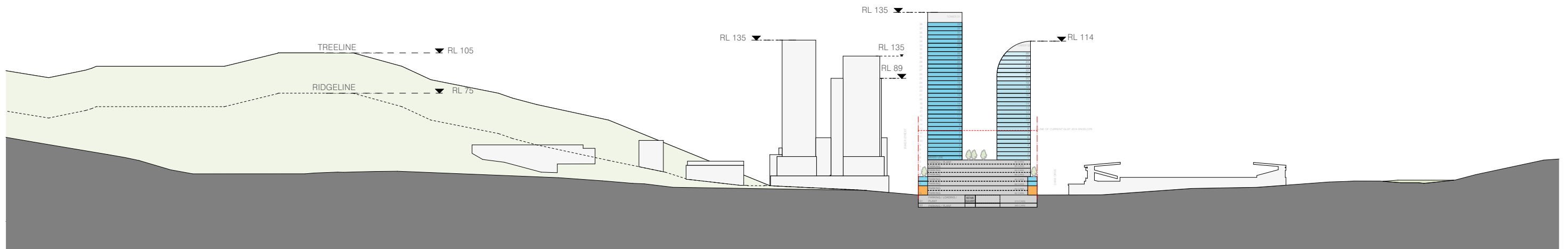


Southern Section
1:3000

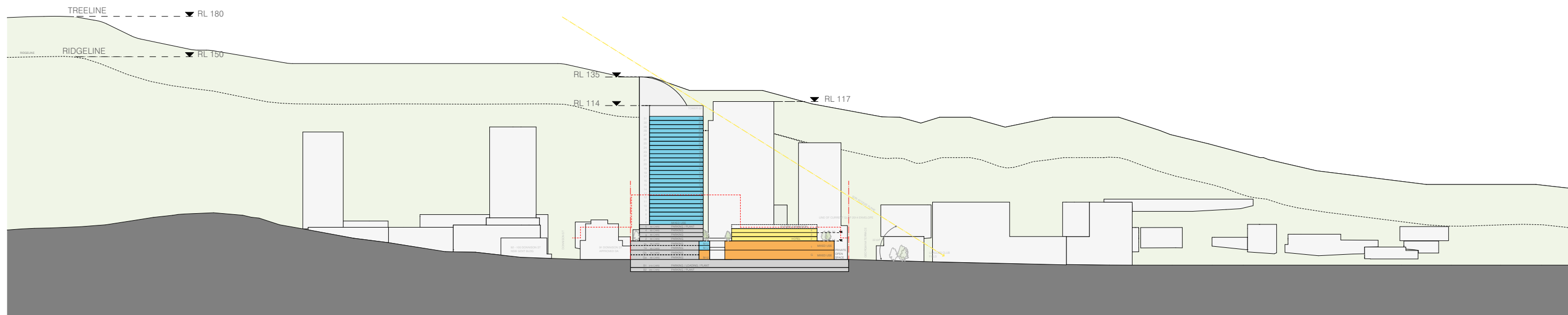


Western Section
1:3000

In all sections, the dotted line represents the ridgelines and green hatched area above represents the treeline, approximately 30m higher in elevation.

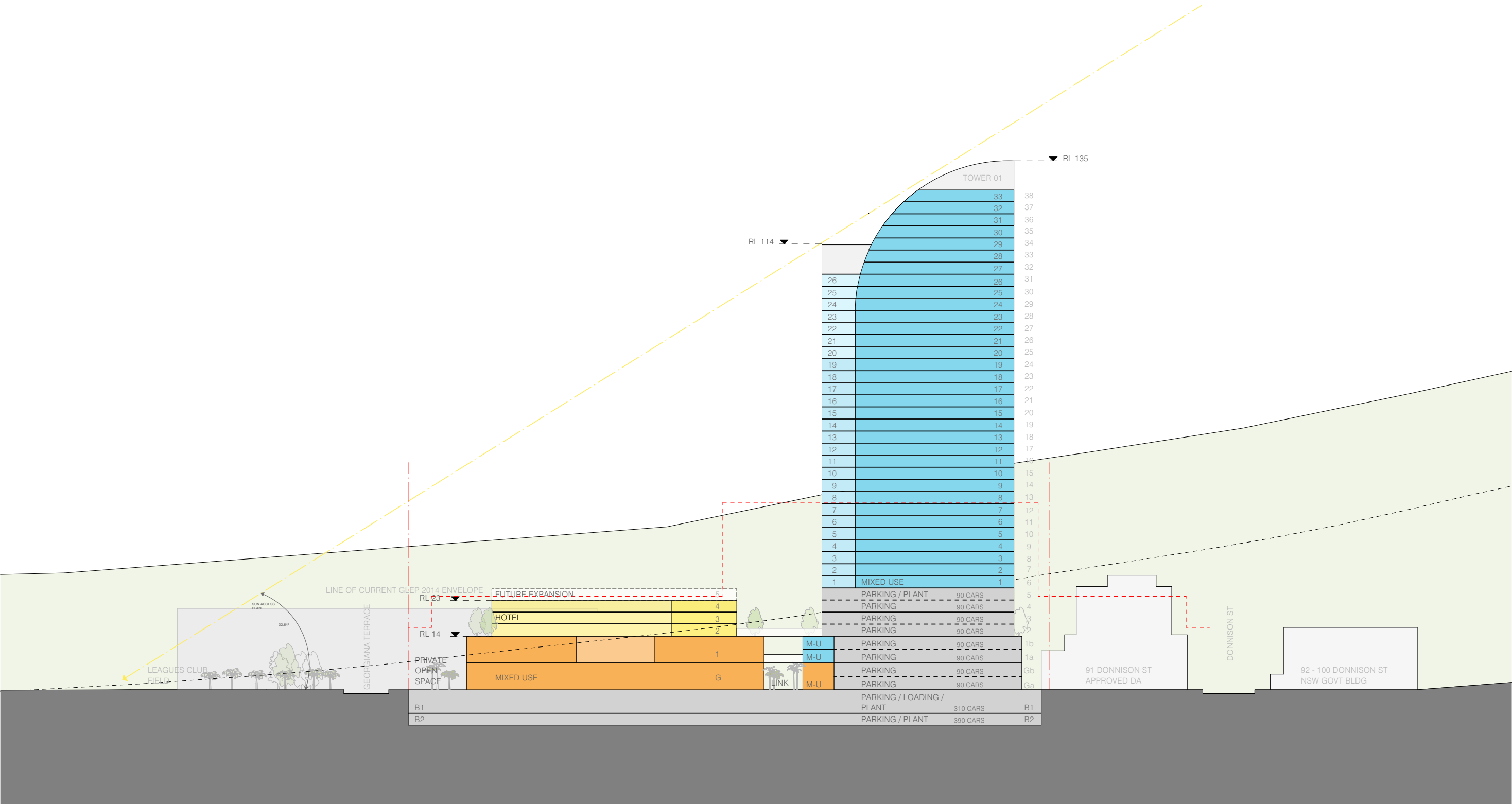


Northern Section
1:3000

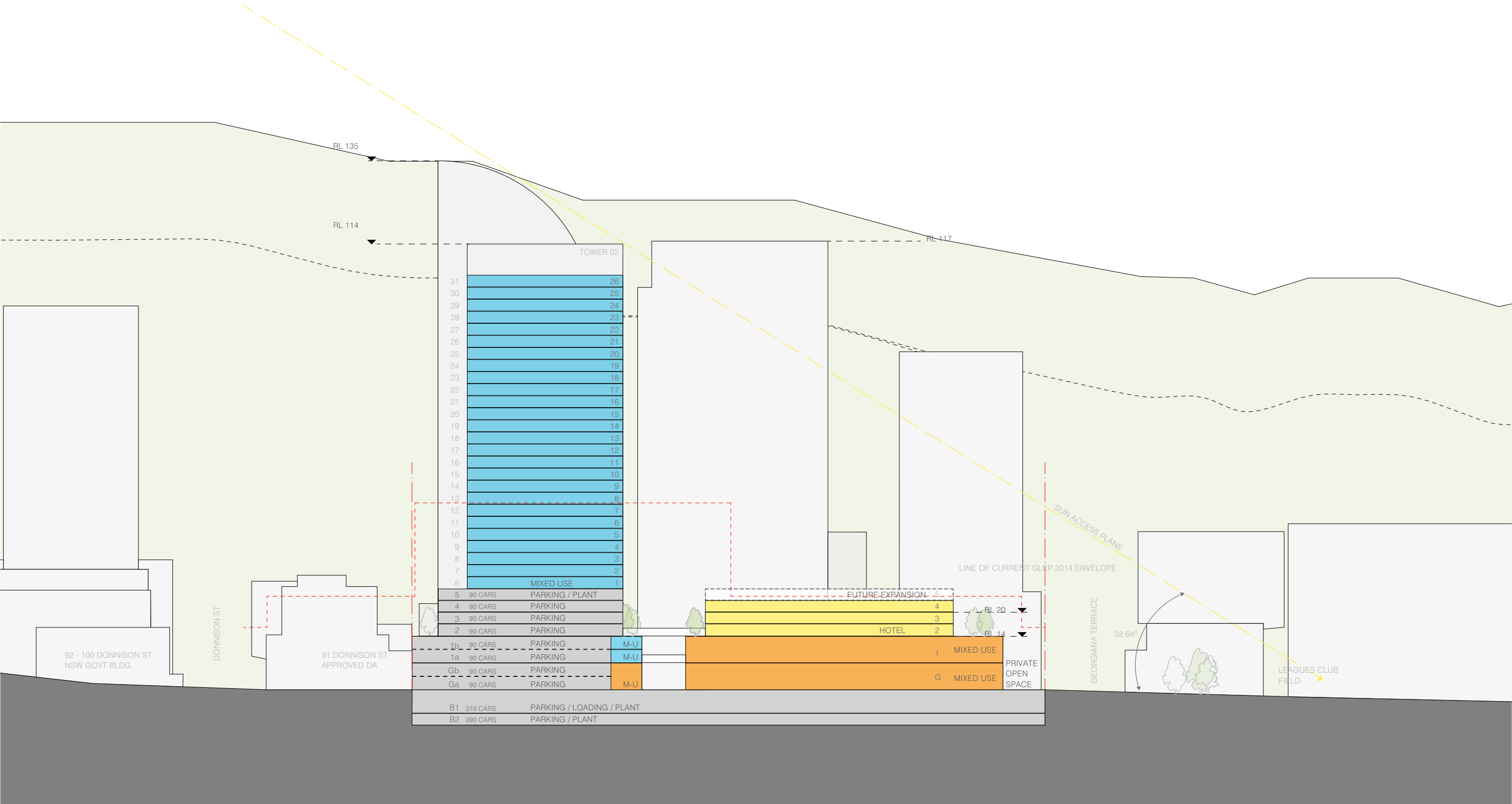


Eastern Section
1:3000

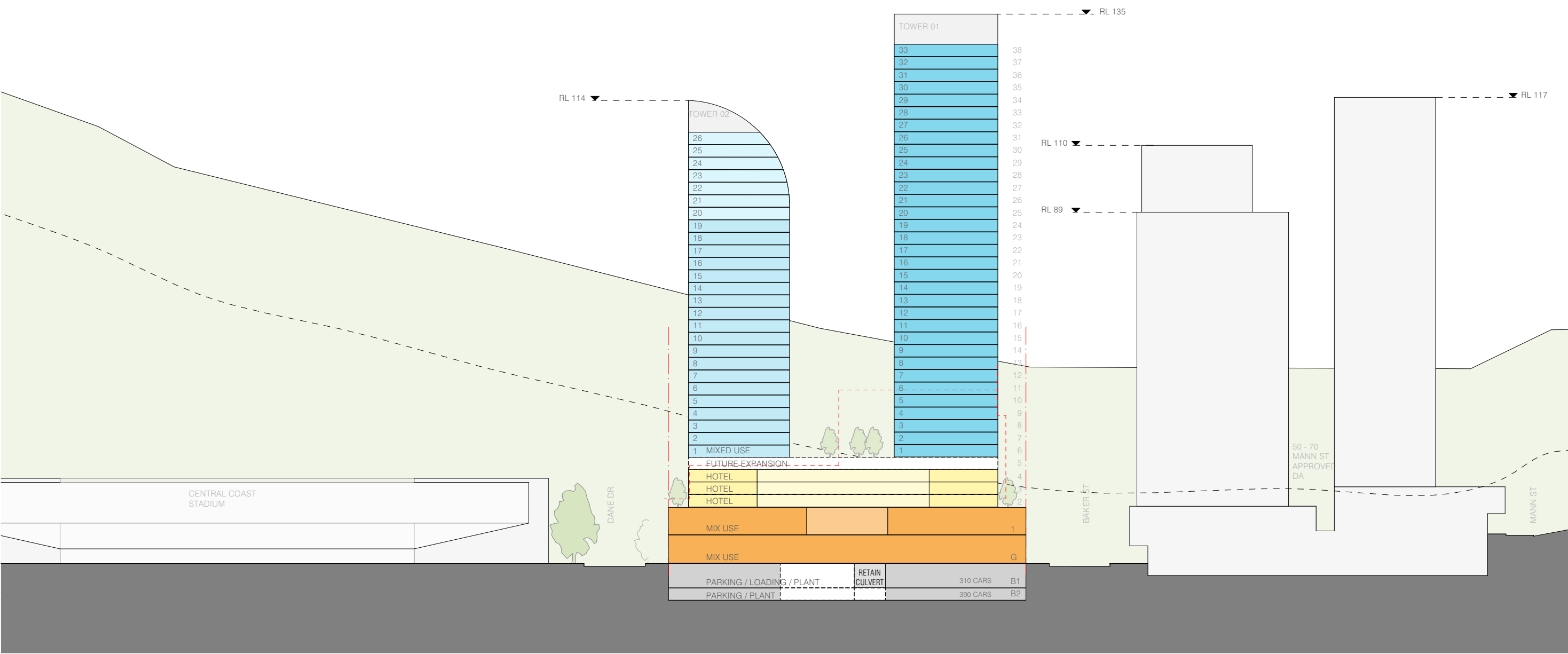
In all sections, the dotted line represents the ridgelines and green hatched area above represents the treeline, approximately 30m higher in elevation.



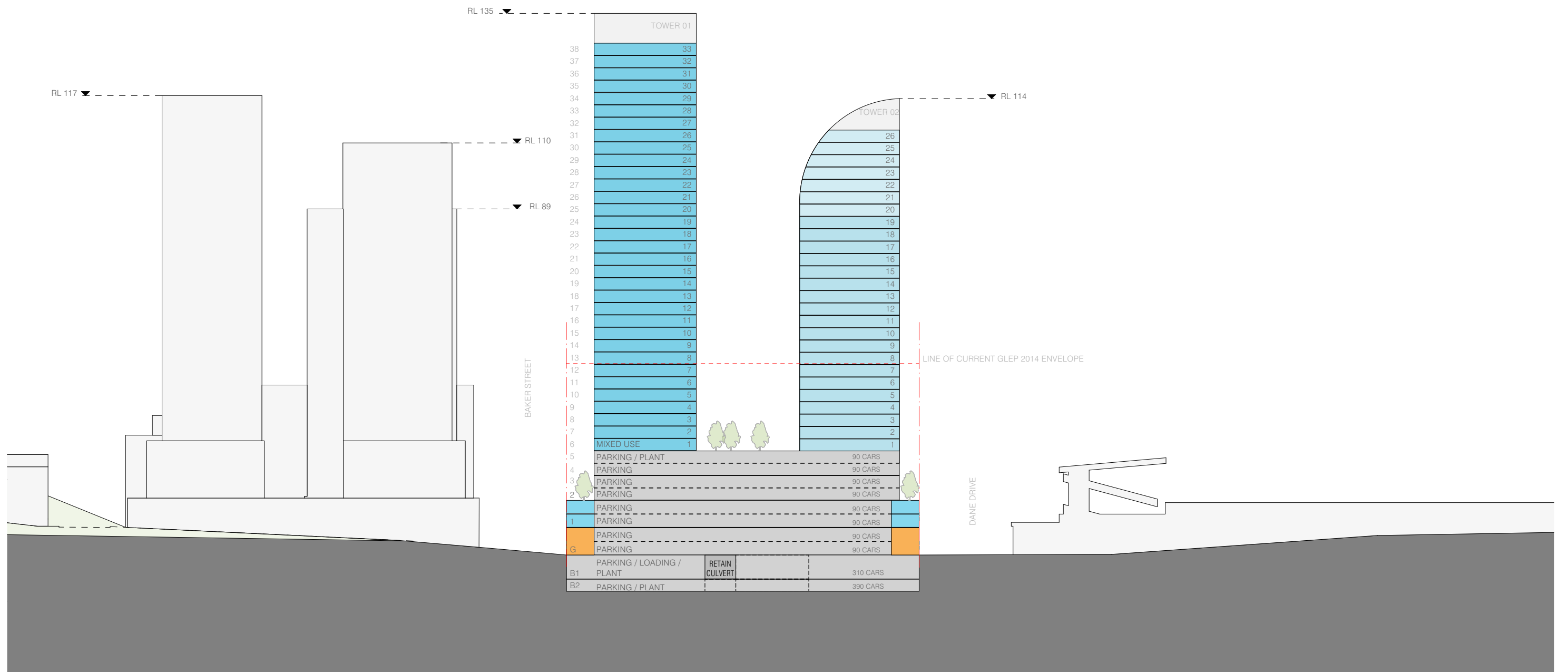
PROPOSED NORTH - SOUTH SECTION A
1:1000



PROPOSED NORTH - SOUTH SECTION B
1:1000

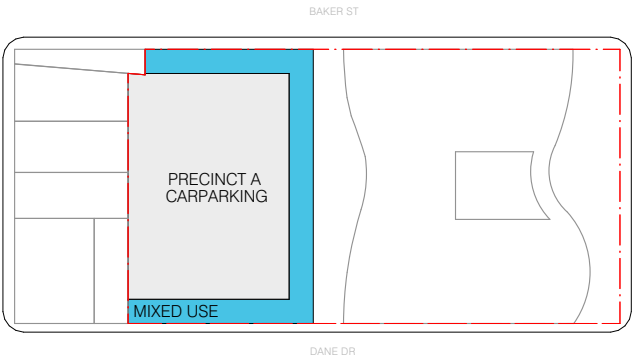


East West Section C
1:1000



PROPOSED EAST - WEST SECTION D
1:1000

PROPOSED GFA CALCULATIONS



LEVEL ONE B

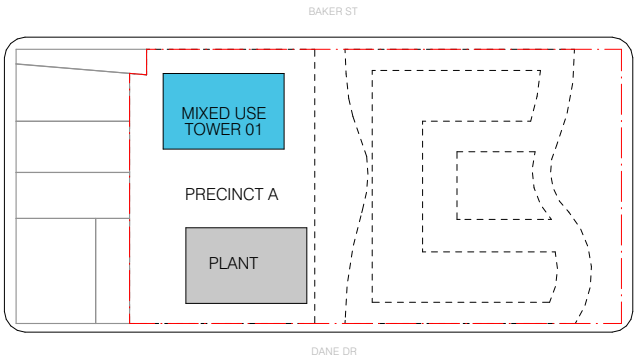
PRECINCT A - MIXED USE

75% EFFICIENCY
1115m2 GFA

PRECINCT A - CARPARK

180 CARPARKS (INCLUDING INTERMEDIATE PARKING)

LANDSCAPE

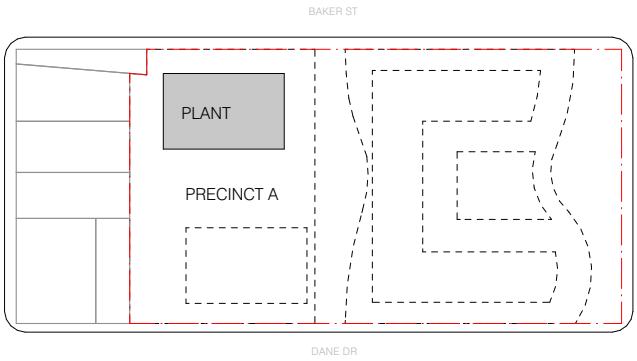


TYPICAL LEVEL 32 - 38

PRECINCT A - MIXED USE

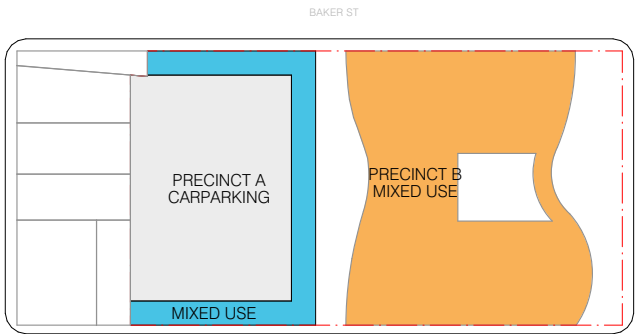
75% EFFICIENCY
750m2 GFA PER LEVEL

PRECINCT A - PLANT



LEVEL 39

PRECINCT A - PLANT



LEVEL ONE A

PRECINCT B - MIXED USE

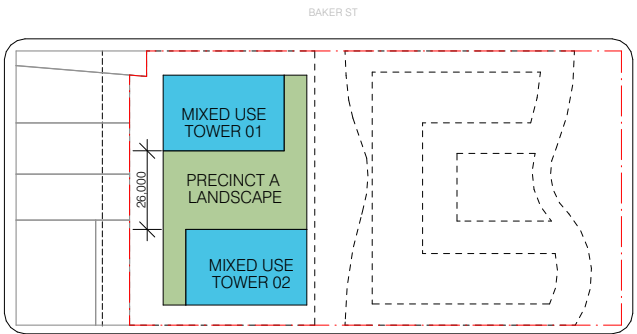
60% EFFICIENCY
3560m2 GFA

PRECINCT A - MIXED USE

75% EFFICIENCY
1115m2 GFA

PRECINCT A - CARPARK

180 CARPARKS (INCLUDING INTERMEDIATE PARKING)



TYPICAL LEVEL 6 - 31

PRECINCT A - MIXED USE

75% EFFICIENCY
1500m2 GFA PER LEVEL

LANDSCAPE

RESIDENTIAL TOWER 01

75% EFFICIENCY
31* LEVELS x 750m2 GFA PER LEVEL = 23,250m2 GFA

4 x 1 BEDROOM APARTMENTS PER LEVEL
4 x 2 BEDROOM APARTMENTS PER LEVEL
1 x 3 BEDROOM APARTMENTS PER LEVEL

33* PROPOSED LEVELS = 279 APARTMENTS

*33 LEVELS IN TOWER 01. SMALLER FLOOR PLATE ON TOP OF TOWER. 31 TYPICAL FLOOR PLATE IS USED IN GFA CALCULATION.

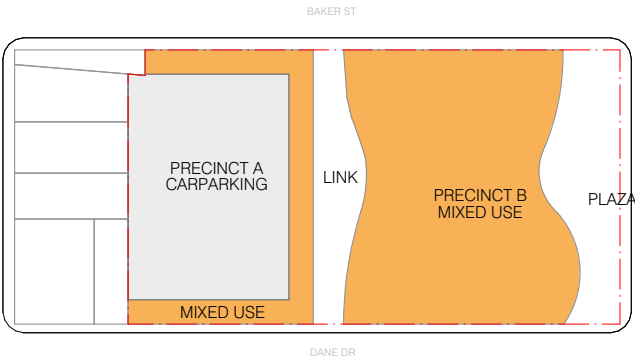
RESIDENTIAL TOWER 02

75% EFFICIENCY
24** LEVELS x 750m2 GFA PER LEVEL = 18,000m2 GFA

4 x 1 BEDROOM APARTMENTS PER LEVEL
4 x 2 BEDROOM APARTMENTS PER LEVEL
1 x 3 BEDROOM APARTMENTS PER LEVEL

26** PROPOSED LEVELS = 216 APARTMENTS

**26 LEVELS IN TOWER 02. SMALLER FLOOR PLATE ON TOP OF TOWER. 24 TYPICAL FLOOR PLATE IS USED IN GFA CALCULATION.



GROUND FLOOR

PRECINCT B - MIXED USE

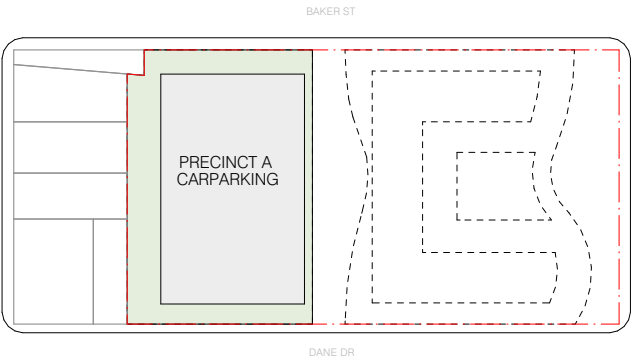
60% EFFICIENCY
3735m2 GFA

PRECINCT A - MIXED USE

85% EFFICIENCY
1300m2 GFA

PRECINCT A - CARPARK

180 CARPARKS (INCLUDING INTERMEDIATE PARKING)



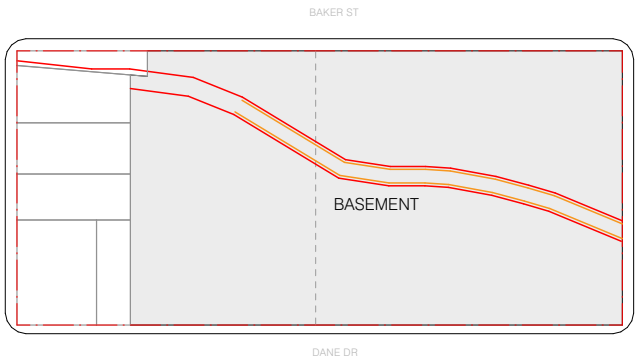
LEVELS 5

PRECINCT A - CARPARK

90 CARPARKS

AREA CALCULATIONS

SITE AREA	14,695m ² approx.
FSR CONTROL	4.166:1
GFA ALLOWABLE	61,220m ²
GFA PROPOSED	58,280m ²
ADDITIONAL GFA	-2,940m ²

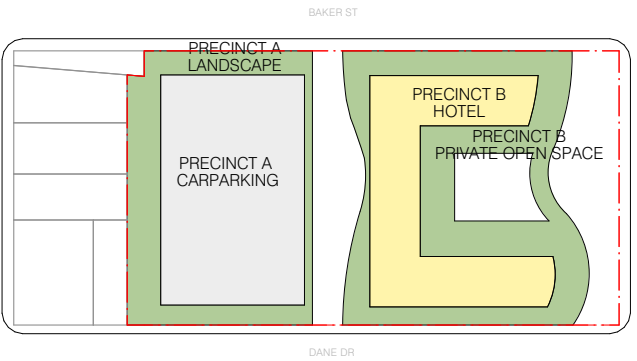


TYPICAL BASEMENT
-1 TO -2

CARPARK

-1: LOADING DOCK PLUS 310 CARPARKS
-2: 390 CARPARKS PER LEVEL

TOTAL 700 CARPARKS



LEVELS 2 - 4

PRECINCT B - MIXED USE

80% EFFICIENCY
2105m2 GFA
200 KEYS (TOTAL)

PRECINCT A - CARPARK

90 CARPARKS

LANDSCAPE

TPOLOGY	No	CARPARKS	GFA
MIXED USE - PODIUM	1	118 CARPARKS	3,600m ²
MIXED USE- TOWER 01	288 APARTMENTS	319 CARPARKS	23,250m ²
MIXED USE- TOWER 02	225 APARTMENTS	247 CARPARKS	18,000m ²
HOTEL	200 KEYS	220 CARPARKS	6,315m ²
MIXED USE	1	696* CARPARKS	7,115m ²
OASIS	6,865 m ²		
TOTAL		1600 CARPARKS	58,280m ²

PERSPECTIVE VIEWS

