



ENGAGEMENT OUTCOMES REPORT CENTRAL COAST QUARTER 26 MANN STREET GOSFORD

Picture 1 – Artists impression of Central Coast Quarter viewed from park
4 SEPTEMBER 2019
P0007719
REPORT
PREPARED FOR SH GOSFORD RESIDENTIAL PTY LTD



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1. INTRODUCTION

Urbis Pty Ltd (Urbis) was engaged by SH Gosford Residential Pty Ltd (SH Gosford) to prepare and implement a stakeholder engagement and communications strategy to support a concept approval for the development of the Central Coast Quarter precinct in Gosford, New South Wales. The project is considered State Significant under the NSW planning system and therefore a State Significant Development Application (SSDA) is required.

The development site is located at 26 Mann Street within the Central Coast Local Government Area (LGA).

Central Coast Quarter precinct is a major staged development project in the heart of Gosford's CBD.

The proposal will aid the revitalisation of the city centre by creating a new community hub of commercial, residential and recreational facilities. This will help to better integrate residents and visitors with work, transport and lifestyle options in Gosford. The proposal has been reviewed by the City of Gosford Design Advisory Panel, who has submitted advice and recommendations currently under consideration by SH Gosford.

This engagement and communication outcomes report documents the engagement and communications process, feedback received and considerations in response to feedback undertaken for the SH Gosford during August and September 2019.

1.1. OVERVIEW OF PROPOSAL

Central Coast Quarter precinct is a major staged development project in the heart of Gosford's CBD. The proposal will aid the revitalisation of the city centre by creating a new community hub of commercial, residential and recreational facilities. This will help to better integrate residents and visitors with work, transport and lifestyle options in Gosford.

This critical Gosford thoroughfare links the waterfront, stadium precinct, public parks, train station and CBD. The site formerly housed Gosford Primary School.

Stage one of Central Coast Quarter was completed in December 2018. This consisted of a six-storey office building with car parking.

The next stage of Central Coast Quarter precinct comprises a large mixed-use development, which will include three enveloped buildings and integrated towers. These buildings will house:

- Residential apartments (160 in Northern Tower, 135 in Southern Tower)
- Hotel accommodation (182 rooms in Eastern Tower)
- Commercial uses
- Retail uses
- Food and beverage premises
- Parking.

1.2. RESPONSE TO SEARS

The engagement and communication outcomes report is required by the Secretary's Environmental Assessment Requirements (SEARs) for SSD-10114. This table identifies the relevant SEARs requirement/s and corresponding reference/s within this report.

Table 1 – SEARs and Relevant Reference

SEARS Item	Report Reference
During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups, special interest groups including local Aboriginal land and registered Aboriginal stakeholders and affected landowners. In particular, you must consult with: • Central Coast Council • Hunter & Central Coast Development Corporation • NSW Office of Environment and Heritage • Transport for NSW • NSW Roads and Maritime Services • Environment Protection Authority • Ausgrid • NSW Department of Planning, Industry and Environment (Crown Land, NRAR, Office of Water) • Surrounding residents, businesses and local community groups. The EIS must describe the consultation process and the issues raised and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.	The SEARS items have been addressed within the following report components: Section 3 – Engagement process Section 4 – Stakeholder engagement Section 5 – Feedback summary Section 6 – Detailed feedback report

2. STAKEHOLDER ANALYSIS

Stakeholders are individuals, groups of individuals or organisations that could influence or affect a project. Urbis Engagement will collaborate with SH Gosford in managing the various stakeholder groups for Central Coast Quarter.

2.1. LEVEL OF ENGAGEMENT

Urbis Engagement works in line with the International Association of Public Participation's (IAP2) Public Participation spectrum and utilises the participation principles of:

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions	To obtain public feedback on analysis alternatives and/or decisions	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
PROMISE	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

Source: IAP2 Spectrum of Public Participation

The following table outlines the key stakeholders who will form a part of the consultation process. The stakeholder identification matrix is based on the principles in accordance with the International Association of Public Participation's (IAP2) Public Participation spectrum as outlined above.

Table 2 – Stakeholder Matrix

Stakeholder	Stakeholder group	Inform	Consult	Involve	Collaborate
KEY STAKEHOLDERS					
Central Coast Mayor and Councillors:	Government				
Mayor Jane Smith (Independent)					
Deputy Mayor Chris Holstein (Independent)		✓	✓		
Clr Doug Vincent (Labor)					
Clr Jillian Hogan (Labor)					

Stakeholder	Stakeholder group	Inform	Consult	Involve	Collaborate
KEY STAKEHOLDERS					
• Clr Jeff Sundstrom (Labor) • Clr Richard Mehrtens (Labor) • Clr Lisa Matthews (Labor) • Clr Kyle MacGregor (Labor) • Clr Rebecca Gale Collins (Liberal) • Clr Troy Marquart (Liberal) • Clr Jilly Pilon (Liberal) • Clr Chris Burke (Liberal) • Clr Bruce McLachlan (Independent) • Clr Louise Greenaway (Independent) • Clr Greg Best (Independent)					
State Member for Gosford: • Ms Liesl Tesch (Labor)	• Government	✓	✓		
Federal Member for Robertson: • Ms Lucy Wicks	• Government	✓			

Stakeholder	Stakeholder group	Inform	Consult	Involve	Collaborate
KEY STAKEHOLDERS					
(Liberal)					
Central Coast Leagues Club	Business	✓			
Central Coast Stadium (through Central Coast Council)	Business	✓			
Gosford Sailing Club	Community	✓			
Concerned Residents of Gosford	Community	✓			
Gosford Waterfront Community Alliance	Community	✓			
TAFE NSW (Gosford)	Community	✓			
Gosford Police Station	Government	✓			
Anglican Parish of Gosford	Community	✓			
Darkinjung Aboriginal Land Council	Indigenous	✓	✓		
Businesses on Mann Street, Georgiana Terrace and Baker Street	Business	✓	✓		
Body corporate representatives for identified residences	Residential	✓	✓		
ATO Building Management and tenants	- Business - Government	✓	✓		
State Member for Terrigal: Mr Adam Crouch (Liberal)	Government	✓			
State Member for The Entrance: Mr David	Government	✓			

Stakeholder	Stakeholder group	Inform	Consult	Involve	Collaborate
KEY STAKEHOLDERS					
Mehan (Labor)					
NSW Senator: Ms Deborah O'Neill (Labor)	Government	✓			
MLC for Hunter and Central Coast: Mr Taylor Martin (Liberal)	Government	✓			
Media outlets including: - ABC Central Coast - Central Coast Express Advocate - Central Coast Community News - Star FM - Sea FM 2GO - Coast 96.3	Media	✓			
Hunter & Central Coast Development Corporation	Government	✓			
Central Coast Council: Catchment and Coast Committee – Brisbane Water and Gosford Lagoons	Community	✓			
Central Coast Council: Tourism Advisory Committee	Community	✓			

Stakeholder	Stakeholder group	Inform	Consult	Involve	Collaborate
KEY STAKEHOLDERS					
Gosford/Erina & Coastal Chamber of Commerce	Business	✓			
Central Coast NSW Business Chamber	Business	✓			
Central Coast Council: Employment and Economic Development Committee	Community	✓			
Central Coast Council: Gosford CBD and Waterfront Advisory Committee	Community	✓			
Regional Development Australia Central Coast	Government	✓			

Table 3 – Key stakeholder focus

Stakeholder group	Priority key messages
Business	Increased economic activity and wealth creation.
Community	- Additional recreational and community facilities such as lifestyle attractions, food and beverage options and places for gathering. - Enhanced amenity for residents and visitors. - Increased economic activity and wealth creation.
Government	- Strong alignment with Central Coast Regional Plan 2036. - Increased economic activity and wealth creation.
Media	- World Class design. - Enhanced amenity for residents and visitors. - Increased economic activity and wealth creation.
Indigenous	Design is reflective of the local community's unique cultural and physical attributes.

3. ENGAGEMENT PROCESS

As part of the engagement and communication process, the following consultation was undertaken within the Gosford LGA:

- Face to face briefings with key stakeholders
- Communication postcards with information and call to action request
- Fact sheets with information and call to action request
- Direct invitations to attend a business information session
- Direct invitations to attend a residential information session
- Follow up focus group information session
- Dedicated consultation website with ideas wall and survey
- Dedicated 1800 number and email feedback channels
- Street walk with businesses in the Gosford area.

3.1. PURPOSE OF ENGAGEMENT

The stakeholder and community engagement process for Central Coast Quarter aimed to:

- Provide accurate information about the Concept Plan for planning approval
- Deliver an independent, transparent and accountable consultation process and provide a range of ways for people to engage and give feedback
- Create pathways for stakeholder interaction and feedback that are open and transparent
- Document key feedback to inform ongoing design and planning
- Collate feedback to inform the Concept Development Application.

3.2. HISTORY OF PREVIOUS ENGAGEMENT

In 2010 the State Labor Government announced it would sell the site to fund education infrastructure and services. It was eventually sold by the NSW Government in 2015. This sale was highly controversial and was met with strong opposition from Labor members at the Local, State and Federal levels and the general public. There was concern at the time that no part of the site would remain in public hands.

The first stage of Central Coast Quarter precinct was completed in December 2018. This consisted of a six-storey office building with car parking. The next stage of Central Coast Quarter precinct is a mixed-use development consisting of residential apartments, hotel accommodation, commercial premises, food and beverage, and retail uses. The proposed precinct will consist of three tower buildings around the perimeter of the site and quality public space and streets for people.

SH Gosford has been undertaking consistent and open consultation with the local Central Coast community since the site purchase in 2017. During 2017 and 2018, stakeholder and community consultation has included:

- Surveys with over 450 responses
- Media promotion of the project and call to action
- Briefings with key stakeholders and immediate near neighbours
- Community focus groups with approximately 20 participants

This consultation resulted in an in depth understanding of local wants and needs for the Gosford area, with design components such as easy to use walkways, links with waterfront and inclusion of increased retail space directly influencing the concept plan.

3.2.1. Fact sheet

A fact sheet was prepared to outline key features of Central Coast Quarter and invite members of the community to contribute their ideas and thoughts. A copy of the fact sheet can be found in Appendix A.

This fact sheet was provided to all identified stakeholders in Section 2.1 of this report, general community members, letterboxes within the Gosford area, businesses in Gosford, attendees of the information sessions and in public places such as the Gosford Imperial Centre and local arcades.

A detailed summary of feedback received from this fact sheet distribution has been outlined in Section 7 of this report.

3.2.2. Street walk

Urbis Engagement conducted a street walk of neighbouring businesses on Mann Street, Pacific Hwy, Baker Street and Baker Lane on Thursday 22 August 2019 to provide information about Central Coast Quarter, inform residents of the opportunities to provide feedback and answer any questions about the proposal.

Approximately 110 businesses were included in the street walk and provided feedback or were provided with information to provide feedback at a later time. In addition, a direct invitation to attend a dedicated information session was provided to all business owners to allow for more information to be provided on the project.

Overall, business owners who were door knocked were positive or neutral about the proposal. The level of understanding of the project from business owners was moderate, and there was significant interest in learning more about the proposal and benefits for their businesses. Many comments were received regarding the need for revitalisation in the Gosford area.

The street walk catchment can be found in Appendix B.

A detailed summary of feedback has been outlined in Section 7 of this report.

3.2.3. Near neighbour letterbox drop

Urbis Engagement visited identified near neighbours and border properties to deliver a communications postcard straight to their letterbox explaining the proposal and how to utilise the dedicated feedback channels. This was an opportunity to provide information and collect feedback from those who may be most impacted by the proposal. Additionally, an invitation to attend an information session was provided to allow for more information to be provided on the project.

A communication postcard was distributed to the mailboxes of approximately 260 households across Georgiana Terrace, Broadview Ave, John Whiteway Road, Baker Street, Mann Street and Georgiana Quay in Gosford on Thursday 22 August 2019 by Urbis Engagement.

The copy of the communications postcard can be found in Appendix C and a copy of the distribution map can be found in Appendix D.

A detailed summary of feedback has been outlined in Section 7 of this report.

3.2.4. Website

As part of the consultation process, and to ensure access to specialised information regarding the proposal was readily available, a dedicated project information website was developed and published.

Following a two-tiered engagement and communication approach, www.centralcoastquarter.com.au provides the first point of contact giving overall information and updates for Central Coast Quarter precinct project. A second layer was implemented, with a consultation website exclusively developed to provide information about the proposed development application, the planning process and contact information. Importantly, this second layer allows for direct feedback to be received via a survey and ideas wall.

After promotion of the feedback forums and encouragement in all face to face activities for the community to have their say, two responses were received on the ideas wall. No responses to the survey were received.

A screenshot of the consultation website can be found in Appendix E.

3.2.5. Media

In this project Urbis Engagement did not complete any media components, however the website and feedback components were advertised within the local media.

3.2.6. Stakeholder briefings

A face to face briefing request was sent to key stakeholders offering the opportunity to meet with members of the project team and learn more about the proposal. The feedback obtained in these briefings was very positive with interest in job creation, economic development and community input opportunities.

The following steps were undertaken to provide a face to face briefing with identified key stakeholders:

Stakeholder	Steps for face to face briefing
Central Coast Mayor and Councillors	• Direct invitations sent via email • Follow up phone calls made • No response was received from this stakeholder.
Federal Member for Robertson	• Direct invitations sent via email • Follow up phone calls made • Stakeholder indicated timing was an issue and to keep updated.
State Member for Gosford	• Direct invitation via email • Follow up phone call made • Face to face briefing held 27 August 2019.
State Member for Terrigal	• Direct invitation via email • Face to face briefing held 20 August 2019.
MLC for Hunter and Central Coast	• Direct invitation via email • Follow up phone call made • Stakeholder indicated timing was an issue and to keep updated.
NSW Senator Deborah O'Neill	• Direct invitations sent via email • Follow up phone calls made • No response was received from this stakeholder.
Gosford and Erina Business Chamber	• Direct invitation via email • Follow up phone call made • Face to face briefing scheduled for 12 September 2019.

A detailed summary of feedback has been outlined in Section 7 of this report.

3.2.7. Information feedback session – focus group updates

After a direct invitation to local businesses was provided to previous focus group participants, a one-hour information session was held on 27 August 2019 at Central Coast Leagues Club.

Five people attended this session and the feedback collected has been collated into Section 7 of this report.

At the information session, feedback was received via:

- Direct discussions with members of the project team and Urbis Engagement who were briefed to note key issues and questions raised during discussions, and these were collated and reviewed at the end of the Information sessions. All feedback was scribed by an Urbis staff member at the sessions.
- Feedback forms – were provided however all feedback was received verbally

A copy of the feedback form is provided in Appendix F.

Information boards outlining key project facts were displayed at the information sessions and are provided in Appendix G.

3.2.8. Information feedback session – business

After a direct invitation to local businesses was provided during the business street walk, a one-hour information session was held on 27 August 2019 at Central Coast Leagues Club.

Three people attended this session and the feedback collected has been collated into Section 7 of this report.

At the information session, feedback was received via:

- Direct discussions with members of the project team and Urbis Engagement who were briefed to note key issues and questions raised during discussions, and these were collated and reviewed at the end of the Information sessions. All feedback was scribed by an Urbis staff member at the sessions.
- Feedback forms – were provided however all feedback was received verbally

Information boards outlining key project facts were displayed at the information sessions and are provided in Appendix H.

3.2.9. Information feedback session – residents and near neighbours

After a direct invitation to near neighbours and potentially impacted residents was provided during the letterbox drop box, a one-hour information session was held on the evening of 27 August 2019 at Central Coast Leagues Club.

Four people attended this session and the feedback collected has been collated into Section 7 of this report.

At the information session, feedback was received via:

- Direct discussions with members of the project team and Urbis Engagement who were briefed to note key issues and questions raised during discussions, and these were collated and reviewed at the end of the Information sessions. All feedback was scribed by an Urbis staff member at the sessions.
- Feedback forms – one was received.

Information boards outlining key project facts were displayed at the information sessions and are provided in Appendix I.

3.2.10. Immediate stakeholder relationships

The SH Gosford team is responsible for maintaining immediate stakeholder relationships with the following stakeholders:

- Hunter and Central Coast Development Corporation
- Australian Tax Office building management and tenants
- Department of Finance, Service and Innovation

3.2.11. Engagement with state agencies and service providers

The Urbis planning team is responsible for engagement and communication with the following stakeholders:

- NSW Office of Environment and Heritage
- Transport for NSW
- NSW Roads and Maritime Services
- Environment Protection Authority
- Ausgrid
- NSW Department of Planning, Industry and Environment (Crown Land, NRAR, Office of Water).

3.2.12. Engagement email and phone line

Members of the public were invited to contact Urbis Engagement through a dedicated 1800 phone number and/or an email address for the duration of the engagement period. Two people emailed to provide feedback or seek further information during the period of August and September 2019.

A summary of feedback has been outlined in Section 7 of this report.

4. ENGAGEMENT FEEDBACK SUMMARY

4.1. KEY THEMES

Overall observations

- Genuine, positive responses to the proposal with an excitement around revitalisation of the Gosford CBD.
- Queries regarding the timeframes for planning and construction commencement.
- Concerns for adequate parking allocation for the size of Central Coast Quarter.

Economic impact

- Bringing tourism and business into the Gosford CBD will help boost the economic stature of the Central Coast.
- Job creation was deemed a positive impact of this proposal.

Traffic and parking management

- Traffic management and parking were topics of interest for all stakeholders.

Amenity

- Activation of the main street of Gosford is a positive step for revitalising the local area.
- There is potential for view loss and should be managed where possible.

At the start of the engagement and communication process it was anticipated that there would be more negative feedback from stakeholders, including those who may suffer from potential view loss. However, this has not been experienced at this time.

Between the 395 stakeholders directly approached through communication post cards, business walks, focus groups and face to face briefings, 24 pieces of direct feedback was received. This equates to 6% of interest in the project by those directly approached, with significantly positive connotations.

This does not include the amount of passive knowledge gained through the engagement and communication process, which has included media articles with calls to action published in local newspapers and promoted on local radio stations, which is unable to be measured as there has been minimal feedback received by the open communication channels.

Quotes from stakeholders and the community:

"Mann Street is currently miserable. I look forward to seeing it have some life."

"This is something that is good for Gosford."

"Gosford really needs a hotel. There is currently nowhere to stay."

"I just want somewhere safe to take my children in Gosford. You currently don't go anywhere in Gosford with children."

"I understand this development may mean I lose my view, but it will be worth it for progress."

"If you want families to stay in Gosford you need something for kids to do for a few hours."

"Just get on with it and get it started."

5. DETAILED FEEDBACK AND RESPONSES

Key themes which emerged during the process undertaken by Urbis Engagement are outlined in Table 5 below.

Table 4 – Summary of key issues

Themes	Feedback	Response
Overall observations	- Overall feedback for Central Coast Quarter was positive in nature. Many people who engaged with the process feel Gosford is in need of revitalisation. They feel that this project will contribute to renewal. - Queries were received regarding the time frame for project commencement. - Queries were received regarding the planning process and decision-making authority. - Comments were made regarding the need for parking allocations and easy access for all community members.	- Central Coast Quarter seeks to play a key role in reinvigorating the Gosford CBD. It has the potential to benefit the local community and wider Central Coast region through a boost in local business and employment. - Parking allocations for the precinct are above the required RMS parking requirements of 396 spaces. Anticipated parking allocation for the precinct will be approximately 452 spaces*. - Accessibility will be a major priority in the design phase of the project. The feedback received from early consultation will form the basis of the masterplan for the site. This includes incorporating lift access and wheelchair access ramps. - Depending on the planning approvals, SH Gosford has indicated that construction of the precinct is expected to begin as soon as possible. - SH Gosford is committed to ongoing, transparent community with key stakeholders and the local community. This includes during the planning approvals and construction phase, with ongoing opportunities for feedback and information gathering available for the community and key stakeholders.
Economic impact	- Business owners that were engaged noted that an increase of people in Gosford would improve business for everyone and this project will achieve this. - Comments received were positive in nature and reinforced the need of bringing people into the area to stimulate existing and new businesses. - Questions were asked regarding	- The intention of SH Gosford is that the retail offer will be predominantly local and independent operator based, with a lease preference towards food and beverage not currently available on the Central Coast. - Further information regarding leasing of retail space will be made available in the future. - On completion, Central Coast

Themes	Feedback	Response
	the timeframe for this development with the overall feedback focused on “the sooner the better.”	Quarter is expected to directly support 246 jobs and directly contribute \$19.9 million in economic growth to New South Wales each year*. Central Coast Quarter is expected to drive visitation to Gosford during the day and throughout the evening due to the inclusion of retail, food and beverage and entertainment options.
Traffic and Parking Management	- Comments were received regarding the need to ensure there is adequate parking for the precinct. - Enquiries were received regarding vehicle in and out points for Central Coast Quarter and how this will be managed.	- Parking allocations for the precinct are above the required RMS parking requirements of 396 spaces. Anticipated parking allocation for the precinct will be approximately 452 spaces*. - Central Coast Quarter is being designed to prioritise pedestrian use, with walking and cycling options. - The proposal manages vehicular access to ensure active street frontages are provided across the site, including at key interfaces such as the Leagues Club Field and waterfront area. - Primary vehicle access to Central Coast Quarter will be available via Vaughan Street. Parking options are being investigated with reports and analysis being undertaken as part of the planning process.
Amenity	- Comments were received that placemaking initiatives should be included to improve the amenity and activate the main street over different days and times. - Comments were received regarding safety concerns and how this can be managed at the precinct site. - Questions were received regarding the new Leagues Club Park and how the precinct will blend with this development. - Concerns were received regarding potential view loss for existing residents.	- SH Gosford has been working closely with the Hunter and Central Coast Regional Development Corporation and other NSW Government agencies to ensure Central Coast Quarter precinct and Leagues Club Park are cohesively designed. - Planning and design for Central Coast Quarter has considered the recently released Leagues Club Park designs to ensure flow opportunities between the park and precinct are identified and implemented. - SH Gosford is aware of the community's concerns about safety in the city centre. SH Gosford aims to create a precinct with safety at the forefront of design and planning with designs aimed to increase passive surveillance, visual corridors and CCTV.

Themes	Feedback	Response
		- Central Coast Quarter aims to contribute to the local public domain and encourage people to spend time in the Central Coast region. - After extensive community consultation during 2017 and 2018, the concept design was changed to include taller, slimmer towers to increase public amenity and solar access across the site and minimise potential view loss. - The slender and taller building design allows for a view line to be maintained to Rumbalara Reserve from the Gosford waterfront.
Food and beverage	- Feedback was positive regarding the provision of new food and beverage facilities for Gosford. Requests were received for eateries with water views and alfresco dining. - Comments were received regarding the need for food and beverage options with different price points.	- SH Gosford acknowledged the comments from the community and advised feedback will be considered during the future masterplan design process. - The community were advised that SH Gosford do not have the ability to incorporate a retail pricing as these are private businesses. However, this will be a consideration in the future retail offering in the site.
Recreational facilities	Feedback was positive regarding the inclusion of diverse entertainment options within the precinct.	- Central Coast Quarter is being designed to improve recreational facilities through improved amenity and place making initiatives such as pedestrian friendly public places and entertainment areas. - Central Coast Quarter aims to embrace its unique coastal location with architectural finishes, extensive landscaping and natural ventilation, with the prospect of offering a relaxed atmosphere.
Residential	- Questions were received regarding the number of residential apartments and if parking will be sufficient. - Queries were received regarding the process for early tenancy options and affordable housing provisions.	- Parking allocations for the precinct are above the required RMS parking requirements of 396 spaces. Anticipated parking allocation for the precinct will be approximately 452 spaces*. - The residential apartments numbers have been balanced to create a mixed precinct site. Anticipated residential apartment numbers are approximately 295 units. - SH Gosford will provide more information on tenancy and affordable housing during the next consultation process, once the

Themes	Feedback	Response
		detailed masterplan is finalised.
Hotel	• Queries were received regarding the inclusion of conference facilities, restaurants with public access and enough parking. • Queries were received regarding the height and scale of the building and if a lower density option was considered. • Queries were received regarding who the hotel provider would be.	• SH Gosford has undergone an extensive expression of interest process and are in the final stages of negotiations with a successful applicant for the hotel operator at Central Coast Quarter. SH Gosford will make this information public knowledge in due course. • Through consultation with the Government Architect and the Design Review Panel, buildings have been redesigned to be slender and taller, reducing the building footprint. • Slender and taller buildings have been designed to ensure minimal view line impacts for the precinct's neighbours and allows for a view line to be maintained to Rumbalara Reserve from the Gosford waterfront. • The project has been designed to be delivered in a staged approach across approximately five years. It is expected that this staged approach will help ensure the project is economically viable and successful.
Office and retail	• Queries were received regarding the amount of retail and office space available for lease as this is important to the area to bring jobs and people to the precinct.	• Central Coast Quarter will provide the opportunity for more locals to work closer to home through the creation of approximately 246 jobs in the commercial, retail, food and beverage sectors*. • SH Gosford has undertaken extensive consultation to reach this point in the planning process including the increase in retail and office space to 3451sqm from 2,000sqm after feedback*.

* correct at time of submission, this may change in future analysis components.

DISCLAIMER

This report is dated 4 September 2019 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of SH Gosford Residential Pty Ltd (**Instructing Party**) for the purpose of Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A FACT SHEET



LIVE THE UPSIDE



Located at the southern end of Mann Street, Gosford the Central Coast Quarter precinct will reinvigorate Gosford CBD into a vibrant hub attracting businesses, jobs, services, recreation and art into the Gosford region.

Central Coast Quarter will form an important connection between the waterfront, stadium precinct, local parks, public transport and the Gosford CBD. With initial community feedback incorporated into this concept masterplan, Central Coast Quarter will offer a combination of hotel accommodation, commercial, retail, food and beverage options and residential apartments in an integrated precinct.

The Central Coast Quarter masterplan has been designed to create a fully mixed-use precinct that will offer a variety of new amenities for visitors and locals.

For more information about Central Coast Quarter or to provide your feedback on the concept masterplan for the site, please visit centralcoastquarter.com.au

MORE JOBS, CLOSER TO HOME

Central Coast Quarter will provide significant opportunity for more locals to work closer to home. With the creation of additional hotel accommodation, commercial, retail and food and beverage options, the new facilities will provide new local work opportunities.

Since consultation began in late 2017, St Hilliers has and will continue to gain community insights into the creation of a multi-use precinct for the Central Coast to enjoy.



Central Coast Quarter will offer a combination of hotel accommodation, commercial, retail, food and beverage options and residential apartments.

THE MASTERPLAN

Since consultation commenced in late 2017, the masterplan has now evolved to better reflect the new State Environment Planning Policy (Gosford City Centre) 2018. St Hilliers has been working with a number of stakeholders to ensure the plan for the site also complements the other projects planned for nearby areas.

The concept masterplan evolved as a result of a design excellence process and in conjunction with the City of Gosford Design Advisory Panel to include smaller building footprints, increasing public amenity and solar access to Leagues Club Field.

IMPROVED RECREATION & COMMUNITY FACILITIES

Central Coast Quarter will improve recreational facilities for those seeking to maximise the coastal lifestyle and celebrate local creativity through improved amenities and place making initiatives.

Embracing the unique location with a quality precinct, extensive landscaping and public thoroughfares, Central Coast Quarter will offer a relaxed atmosphere designed to be reflective of the local community.

Central Coast Quarter will generate new and exciting opportunities for tourism and everyday recreation in Gosford with cafés, bars and events providing a slice of the city but with a coastal twist.

FIND OUT MORE

St Hilliers is committed to keeping the community informed. Further engagement and communications will be undertaken throughout the planning approvals process and construction phases.

St Hilliers has commissioned Urbis to collect your feedback. You can contact the team on 1800 244 863 or email engagement@urbis.com.au for more information.



Traffic and Access

Central Coast Quarter is well connected via roads, pedestrian and cycling routes to the surrounding community, with easy access to public transport options. Pedestrians will be prioritised with walking and cycling options designed to create a "people place".

Primary vehicle access to Central Coast Quarter will be available via Vaughn Street. Parking options are being investigated with reports and analysis being undertaken as part of the planning process.

St Hilliers

St Hilliers is one of Australia's leading property and construction companies with a diverse portfolio of projects throughout Australia. Aside from projects in Sydney, St Hilliers has just recently completed the Department of Finance, Service and Innovation building located on Mann Street Gosford.

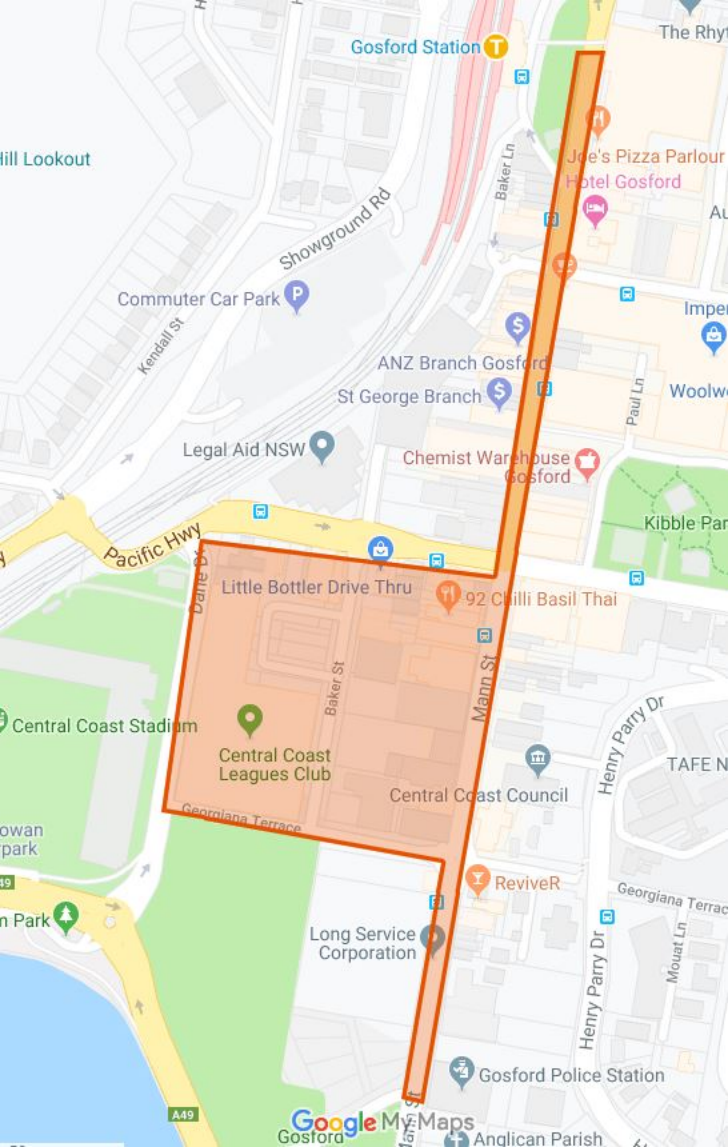
Planning Pathway

St Hilliers is currently developing a State Significant Development Application concept masterplan to be lodged with NSW Department of Planning, Industry and Environment. The proposal has been reviewed by the City of Gosford Design Advisory Panel.

A Concept Development Application will be lodged with NSW Department of Planning, Industry and Environment in September 2019 to allow for a staged delivery approach, ensuring the best outcome for the site.

centralcoastquarter.com.au

APPENDIX B STREET WALK CATCHMENT



APPENDIX C COMMUNICATION POSTCARD

LIVE THE UPSIDE

Located at the southern end of Mann Street, Gosford the Central Coast Quarter precinct will reinvigorate Gosford CBD into a vibrant hub attracting businesses, jobs, services, recreation and art into the Gosford region.

**Central Coast
Quarter**





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Planning Pathway

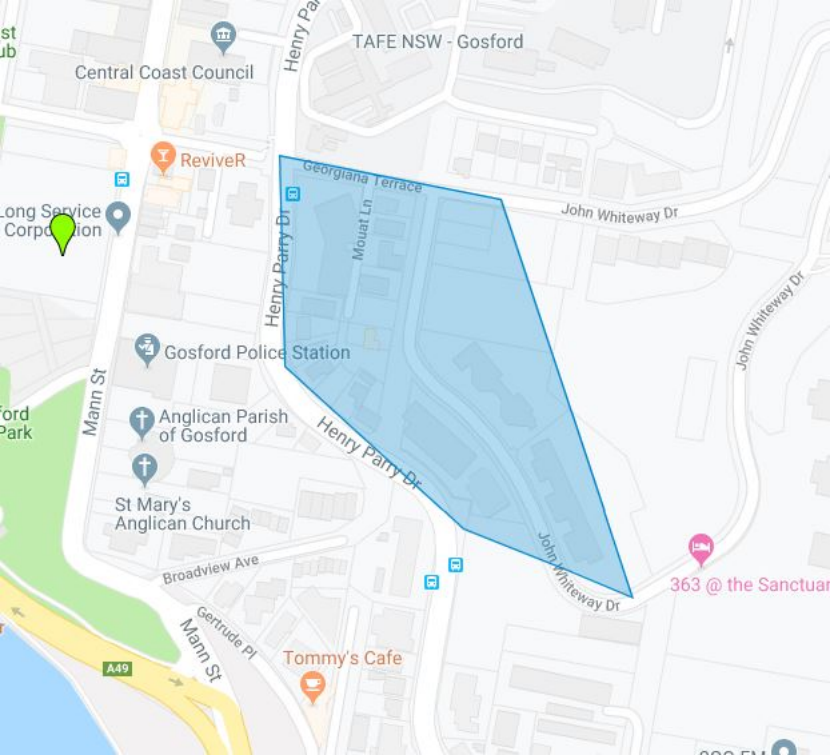
A Concept Development Application (DA) will be lodged with NSW Department of Planning, Industry and Environment in September 2019 to allow for a staged delivery approach for Central Coast Quarter.

Community Consultation

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APPENDIX D DISTRIBUTION MAP



TAFE NSW - Gosford

Central Coast Council

ReviverR

Long Service Corporation

Gosford Police Station

Anglican Parish of Gosford

St Mary's Anglican Church

Henry Parry Dr

Tommy's Cafe

363 @ the Sanctuary

APPENDIX E CONSULTATION WEBSITE



Central Coast Quarter

Located at the southern end of Mann Street, Gosford, Central Coast Quarter will create a vibrant hub attracting businesses, jobs, services, recreation and art into the Gosford region.

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Tell us your thoughts

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[Add Your Idea](#)

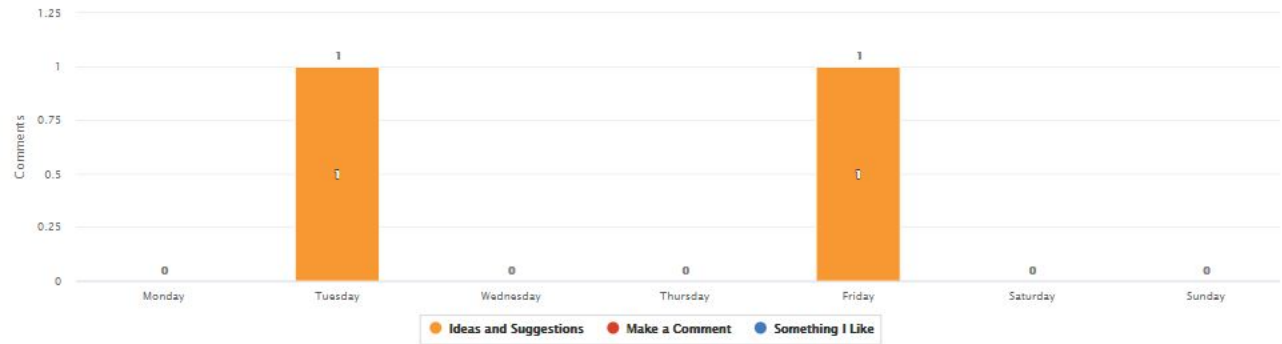


Tell us your thoughts

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[Take The Survey](#)

Categories Over Time



CATEGORY	IDEAS AND SUGGESTIONS	MAKE A COMMENT	SOMETHING I LIKE
Monday	0	0	0
Tuesday	1	0	0
Wednesday	0	0	0
Thursday	0	0	0
Friday	1	0	0
Saturday	0	0	0
Sunday	0	0	0



178

Total Visits

37

Unique Users

1:21

Avg Time (min)

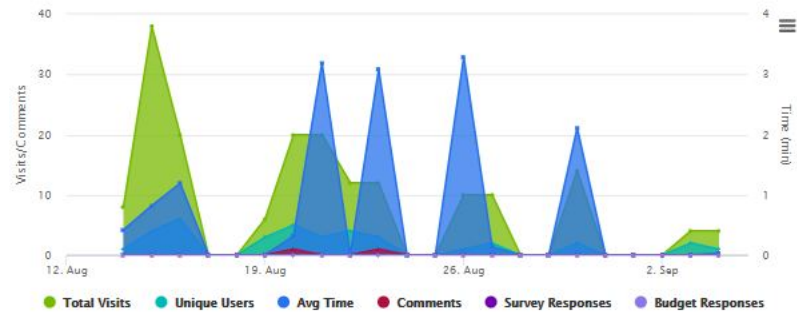
2

Unique Stakeholders

2

Comments

Stakeholder Engagement by Day



Comment Types



● Ideas and Suggestions

APPENDIX F FEEDBACK FORMS

CENTRAL COAST QUARTER

TELL US YOUR THOUGHTS

Located at the southern end of Mann Street, Gosford, the Central Coast Quarter precinct will reinvigorate Gosford CBD into a vibrant hub attracting businesses, jobs, services, recreation and art into the Gosford region.

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With initial community feedback incorporated into this concept masterplan, Central Coast Quarter will offer a combination of hotel accommodation, commercial, retail, food and beverage options and residential apartments in an integrated precinct.

To create a space for all community to use, we would like to understand more about what you would like to see at Central Coast Quarter.

Question	Answer
Do you live and/or work in Gosford?*	☐ Yes - I live in Gosford ☐ No - I live in the wider Central Coast region ☐ No - I don't live on the Central Coast ☐ Yes - I work in Gosford
What is your age?	☐ Under 18 ☐ 18-25 ☐ 26-35 ☐ 36-45 ☐ 46-55 ☐ 56-65 ☐ 66-75 ☐ 76-85 ☐ 85+ ☐ Rather not say
In order, what do you think will be an important feature of Central Coast Quarter precinct? (please number boxes 1-7)	☐ New residential options ☐ New retail options ☐ New office spaces ☐ New hotel ☐ New food and beverage facilities ☐ New spaces to meet and gather ☐ Other: Please list: _____

CENTRAL COAST QUARTER TELL US YOUR THOUGHTS

What other features would you like to see at Central Coast Quarter?	☐ Pathways and easy pedestrian access ☐ Cycleways ☐ Connections to Mann Street ☐ Connections to Gosford CBD ☐ Connection to the Gosford waterfront ☐ Connections to public transport ☐ Green spaces ☐ Community spaces ☐ Indigenous artwork and showcases ☐ Entertainment space ☐ Water features ☐ Other. Please list _____
Do you have any other thoughts about what you would like to see featured at Central Coast Quarter?	
Name: (optional)	
Email: (optional)	



If you have any questions, please contact Urbis Engagement on 1800 244 863 or engagement@urbis.com.au

APPENDIX G INFORMATION BOARDS – FOCUS GROUP

27 Aug 2019 at 12:35:25 pm
Georgiana Terrace
Gosford NSW 2250

Australia
Leagues Club Field

MY IDEA IS...
Office
Space.

MY IDEA IS...
sure
hotel
is built
first

MY IDEA IS...
Conference
Facilities
are Important

MY IDEA IS...
Who can I
approach for
early tenancy
enquiry?

MY IDEA IS...
Affordable
housing
options

MY IDEA IS...
roof top
bar +
restaurant

MY IDEA IS...
Safe
places for
kids to
be

MY IDEA IS...
Safe
places to
take
family

MY IDEA IS...
Entertainment
options

MY IDEA IS...
Food +
beverage
options

MY IDEA IS...
ensure
alignment w/
new Leagues
Club Park

MY IDEA IS...
ensure
enough
parking
for the site

MY IDEA IS...
people on
site ~~more~~
everyday's
right.

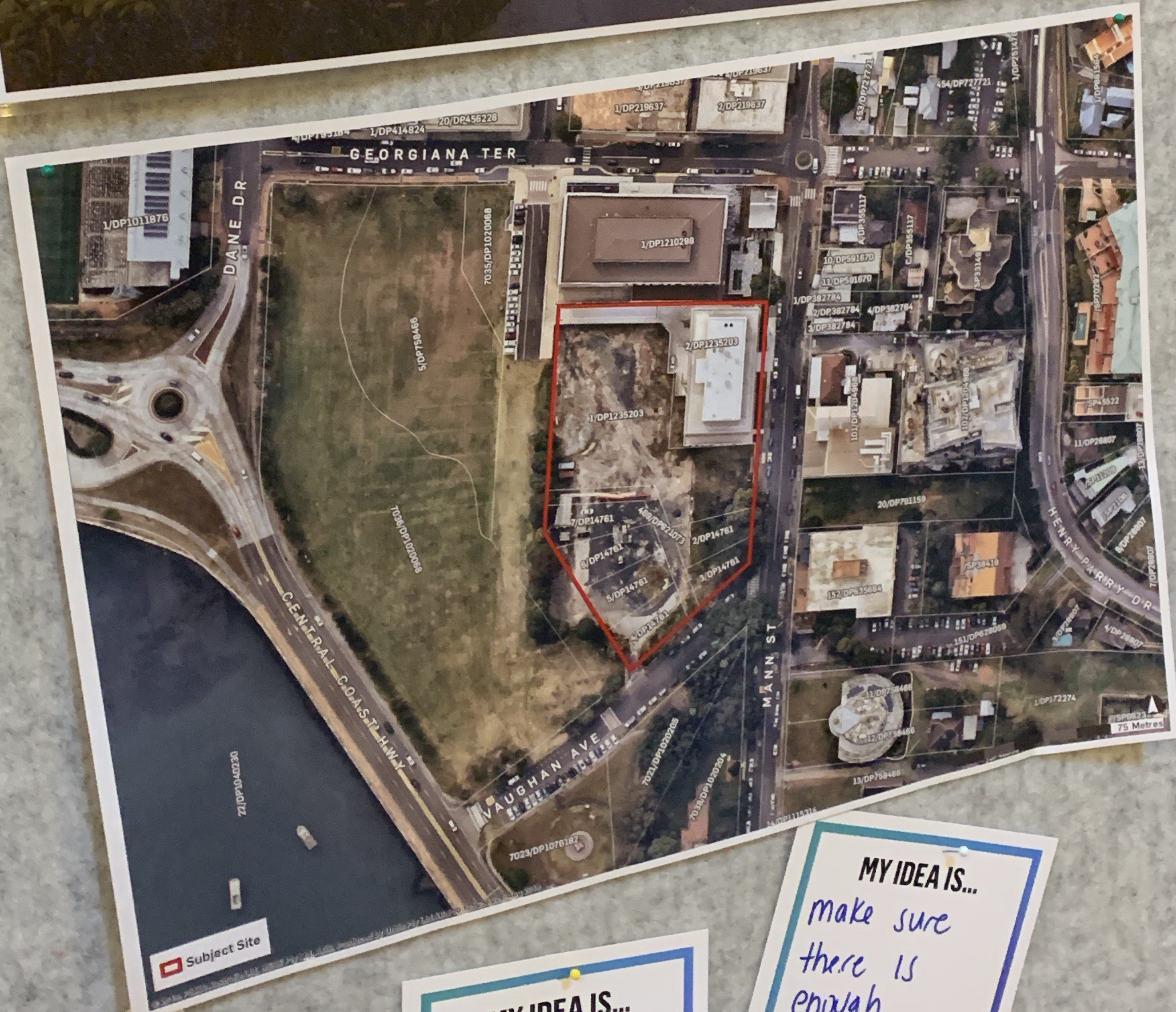


APPENDIX H

INFORMATION BOARD - BUSINESS

27 Aug 2019 at 4:44:31 pm

Georgiana Terrace
Gosford NSW 2250
Australia
Leagues Club Field



MY IDEA IS...
keep view space
for existing
residents

MY IDEA IS...
get Gosford
livened

MY IDEA IS...
make sure
there is
enough
car parking

APPENDIX I INFORMATION BOARDS - RESIDENTS

27 Aug 2019 at 6:14:42 pm

Georgiana Terrace
Gosford NSW 2250

Australia
Leagues Club Field

MY IDEA IS...

tunnel
between
roundabout +
swimming
pool

MY IDEA IS...

make sure
that there
is enough
parking

MY IDEA IS...

great idea
looking forward
to seeing
it happen.



