



Jarre Pty Ltd

Social and Economic Impact Assessment

Concept SSD for a Mixed Use Development

Gosford Gateway

24 July 2020

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Reference for relevant Secretary's Environmental Assessment Requirements

Key Issue & Requirement	Relevant Report Section
13. Social and Economic Impacts <ul style="list-style-type: none"> The EIS must include an assessment of the social and economic impacts of the development, including consideration of any increase in demand for community infrastructure and services. Consider the cumulative impacts of the development in the context of other significant (current and future) developments within Gosford. 	<p>Sections 7 & 8</p> <p>Sections 4, 7 & 8.</p>

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1 Introduction

1.1 Overview

This report has been prepared by Barker Ryan Stewart on behalf of Jarre Pty Ltd.

The report considers potential social and economic impacts associated with the proposed mixed use redevelopment of the Gosford Gateway site.

The site is located within the Gosford CBD and is therefore subject to State Environmental Planning Policy (Gosford City Centre) 2018.

The Concept DA proposes a number of complementary functions on site including a hotel, commercial premises, retail areas, an educational and entertainment component, student accommodation, retirement independent living units and a health services precinct. A public plaza is also proposed to be integrated within three mixed use towers. Basement parking will accommodate approximately 1200 vehicles with the final number to be determined at detailed DA stage.

1.2 Background

This social and economic analysis has been prepared to support a Concept State Significant Development Application for the mixed use redevelopment of the Gosford Gateway site. This report will identify expected social and economic changes to the surrounding Gosford locality as a result of the proposed development.

In accordance with clause 8.4 of State Environmental Planning Policy (Gosford City Centre) 2018 the concept plans have been reviewed by the Department of Planning Industry & Environment (DPIE) City of Gosford Design Advisory Panel (DAP) to encourage design excellence. In addition, the design has been refined to comprise the integration of important education, seniors living and medical uses.

1.3 Methodology

This social and economic analysis has been prepared considering the site and location of the Gosford City Centre, demographic and local population profiles and the proposed uses. Analyses of Council and State Government policies and strategies, potential social and economic impacts and mitigation measures to limit or manage those potential impacts has also been undertaken within this project.

The analysis has also taken into account findings from consultation with the community, relevant stakeholders and government agencies throughout the SEAR'S and SSD consultation period. Consultation methods have included letterbox drop of consultation flyers, targeted social media campaigns through Facebook, email consultation with relevant stakeholders including distribution of consultation material by Gosford Erina Business Chamber to 730 recipients and an information session on 27/2/2020 at the Gosford Gateway site.

This methodology is consistent with general requirements of social and economic analysis preparation.

2 Site Analysis

2.1 Site Description

The mixed use site is located within the Gosford CBD adjacent to Gosford Train Station and Burns Park. The site is zoned B4 Mixed Use under the State Environmental Planning Policy (Gosford City Centre) 2018.

Site allotments and existing uses are provided in Table 1 below. Combined site area totals 10,118m² with street access from Mann Street, Faunce Street and Watt Street.

Figure 1 identifies the site and surrounding development and an extract from the land use zoning map provided in Figure 2.

Table 1: Lot Descriptions

Address	Existing Use	Legal Description	Area
8-16 Watt Street	Four Storey Shopping Centre	Lot 112 DP 1022614	7,946m ²
243 Mann Street	Ground Level Car Parking	Lot 4 DP 1191104	555m ²
249 Mann Street	Ground Level Car Parking	Lot 3 DP 1191104	690m ²
135 Faunce Street	Single Storey detached dwelling	Lot 3 DP 1191104	589m ²
137 Faunce Street	Two Storey detached dwelling	Lot 1 DP 1191104	338m ²
Total			10,118m²



Figure 1: Aerial view of the site

2.2 Locality

Gosford operates as the primary administrative and commercial hub of the Central Coast. The surrounding locality generally supports mixed use development comprising retail and commercial premises with a mix of shop top housing and short term accommodation. The Gosford CBD also accommodates a range of local and state government administrative buildings including Central Coast Council, Department of Planning, Industry and Environment, SafeWork NSW and the newly constructed ATO building.

Predominant land uses surrounding the site include the following:

- To the north: Faunce Street and commuter car park, further to commercial and shop top residential development accessed from Faunce/ Mann Streets;
- To the east: Government/ commercial development comprising Centrelink and Medicare;
- To the south: Commercial development orientated to Mann Street and further to Hotel Gosford and the Imperial Centre; and
- To the west: Burns Park and Gosford Station.



Figure 2: Aerial view of Gosford locality

2.3 Existing Site Tenancies

The Gosford Gateway Centre currently accommodates a diverse range of commercial tenants. Individual tenancies on the site currently include those listed in Table 2.

A number of tenancies are associated with NSW public health services as outlined below. It is noted that the proposal has been designed where possible to accommodate existing tenancies largely as existing and changes to the Gateway Centre footprint are primarily associated with modifications to parking to accommodate Stage 1 and Stage 2 development.

It is noted that individual leasing agreements for internal tenants will largely dictate the level of future impact associated with the development. It is unlikely that some short term tenants would still be leasing

commercial space in the building when detailed design is undertaken. Accordingly, it was deemed unnecessary to undertake specific consultation with these tenants at the concept phase of SSD.

Table 2: Existing Tenancies

Gosford Gateway Tenants	Comment
Private Commercial Tenancies: Kwik Kopy Skin Cancer Clinic Pawn Broker Joe's Pizza Optus Control Room Australian Hearing Zinad News Agency and Gift Shop O.R.S Group Artwork Australia Famished Gourmet Foods	Individual leasing agreements will determine level of future impact and further consultation will be undertaken at detailed DA stage.
Family and Community Services - Ageing Disability and Home Care	Consultation has been undertaken with NSW Health. Refer to the Consultation Outcomes Report submitted under separate cover for further information.
Family and Community Services	Consultation has been undertaken with NSW Health. Refer to the Consultation Outcomes Report submitted under separate cover for further information.
Central Coast Area Local Health District Premises	Consultation has been undertaken with NSW Health. Refer to the Consultation Outcomes Report submitted under separate cover for further information.
Family and Community Services - Community Services	Consultation has been undertaken with NSW Health. Refer to the Consultation Outcomes Report submitted under separate cover for further information.
External Tenant	Comment
Rhythm Hut	Individual leasing agreements will determine level of future impact and further consultation will be undertaken at detailed DA stage. Consultation material has been provided to the Rhythm Hut. Refer to the Consultation Outcomes Report for further information.

3 Proposed Development

3.1 Description of Development

The proposed State Significant Development Application (SSD DA) seeks concept development approval for the redevelopment of the Gosford Gateway Centre.

The concept development proposes three mixed use towers and a public plaza. The development will be constructed in stages. The concept development application will be subject to subsequent Development Applications with development approvals required for each stage.

Full details of the proposal are included in the Environmental Impact Statement prepared by Barker Ryan Stewart.

3.2 Development Alternatives

The site is zoned B3 Commercial Core under State Environmental Planning Policy (Gosford City Centre) 2018. An extract of the B3 land use matrix is provided below.

Permitted without consent

Nil

Permitted with consent

Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Shop top housing; Any other development not specified in item 2 or 4

Prohibited

Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industrial retail outlets; Industries; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Service stations; Sewage treatment plants; Storage premises; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wholesale supplies

The B3 zone primarily supports commercial development and it is considered that the proposal will generate significant community benefit through tailored mix of commercial and shop top residential uses. Provided the consent authority is satisfied with the building design, the proposed development is considered to represent an appropriate redevelopment within the Gosford City Centre that will facilitate shop top student and independent housing and hotel premises within an integrated commercial precinct.

Development alternatives could have included:

- Larger scale shop top housing with higher density accommodation above;
- Retail and commercial precinct without accommodation; or
- Any mix of the permissible uses in the zone.

4 Demographic and Social Overview

The following demographic and social overview has been undertaken on the suburb of Gosford. Note although Gosford is generally defined as the CBD for the southern Central Coast region, the suburb exhibits a relatively small population base of permanent residents.

4.1 Population

According to the Census information for 2016, Gosford exhibited a population of 3,499 people, comprising 1,855 males and 1,649 females.

The graph below in Figure 3 shows a breakdown in age service groups. The median age of the Gosford suburb was 35 years which is slightly younger than average and children aged 0-14 made up 11.4% of the population. Persons aged 65 years and over made up 14% of the population.

Age	Gosford	%	New South Wales	%	Australia	%
Median age	35	--	38	--	38	--
0-4 years	193	5.5	465,135	6.2	1,464,779	6.3
5-9 years	121	3.5	478,184	6.4	1,502,646	6.4
10-14 years	84	2.4	443,009	5.9	1,397,183	6.0
15-19 years	111	3.2	448,425	6.0	1,421,595	6.1
20-24 years	313	8.9	489,673	6.5	1,566,793	6.7
25-29 years	481	13.7	527,161	7.0	1,664,602	7.1
30-34 years	400	11.4	540,360	7.2	1,703,847	7.3
35-39 years	289	8.2	499,724	6.7	1,561,679	6.7
40-44 years	216	6.2	503,169	6.7	1,583,257	6.8
45-49 years	213	6.1	492,440	6.6	1,581,455	6.8
50-54 years	222	6.3	485,546	6.5	1,523,551	6.5
55-59 years	189	5.4	469,726	6.3	1,454,332	6.2
60-64 years	183	5.2	420,044	5.6	1,299,397	5.6
65-69 years	180	5.1	384,470	5.1	1,188,999	5.1
70-74 years	135	3.9	292,556	3.9	887,716	3.8
75-79 years	77	2.2	217,308	2.9	652,657	2.8
80-84 years	55	1.6	155,806	2.1	460,549	2.0
85 years and over	43	1.2	167,506	2.2	486,842	2.1

Figure 3: Extract from Census Data 2016 - Age Breakdown

The largest age group is 25-29 years which accounts for a significantly larger portion of the overall resident population than NSW and Australian average. Typically, this indicates that the highest proportion of Gosford residents are at a job ready or university age with the 20-24 age bracket also exhibiting a greater population percentage than average. The second largest age group is the 30-34 year old bracket with statistics also exhibiting a much larger proportion of residents when compare with NSW and Australian statistics.

Figure 3 indicates there is a distinctive lack of babies, preschoolers and primary school aged children in Gosford compared with NSW and Australia. The service age groups reflect the level of demand for services for different stages of life. Therefore, the 20-39 year age group shows a potential higher level of demand for commercial based services and facilities, such as those proposed within the SSD application; retail, office space, function centre facilities, education premises and student housing.

4.2 Population Growth

Statistics indicate that Gosford's population increased from 169,082 to 175,466 in the period from 2012 to 2018 as shown in Figure 4. Note the completion of larger scale residential developments and urban renewal within the Gosford CBD is likely to impact this population growth over the next five to ten years.

Gosford City				
Year (ending June 30)	Number	Change in number	Change in percent	
2012	169,082	—	—	
2013	169,798	+716	+0.42	
2014	170,567	+769	+0.45	
2015	171,490	+923	+0.54	
2016	173,417	+1,927	+1.12	
2017	174,428	+1,011	+0.58	
2018	175,465	+1,037	+0.59	

Figure 4: Extract from ABS Regional Population Growth

4.3 Education

Figure 5 identifies the level of education for residents of the Gosford suburb.

A significant percentage of Gosford residents have attained a university or tertiary education qualification at 22%. 10.1% of Gosford residents have attended a technical or further education institution qualification.

The statistics indicate that a significantly higher percentage of Gosford's population have attained a university degree or have attended a technical institution when compared to NSW and Australia. This also indicates a level of demand for local education programs to support the residents of Gosford.

Education	Gosford	%	New South Wales	%	Australia	%
Preschool	37	3.8	132,047	5.7	347,621	4.8
Primary - Government	111	11.4	417,465	18.0	1,314,787	18.2
Primary - Catholic	16	1.6	122,099	5.3	380,604	5.3
Primary - other non Government	3	0.3	67,611	2.9	231,490	3.2
Secondary - Government	73	7.5	269,249	11.6	827,505	11.5
Secondary - Catholic	3	0.3	117,689	5.1	338,384	4.7
Secondary - other non Government	6	0.6	79,915	3.4	280,618	3.9
Technical or further education institution	98	10.1	144,103	6.2	424,869	5.9
University or tertiary institution	214	22.0	376,133	16.2	1,160,626	16.1
Other	39	4.0	63,673	2.7	198,383	2.8
Not stated	371	38.2	535,266	23.0	1,707,023	23.7

Figure 5: Extract from Census Data 2016 - Education Level

4.4 Household Composition

Household composition for Gosford is provided in Figure 6 with significantly larger numbers of single or lone person households identified in the suburb when compared with NSW and Australian statistics. 41.9% of the suburb comprises single households whilst only 50.1% of the suburb comprises family households.

These figures indicate that Gosford may support younger persons without children or older persons who are downsizing into smaller dwellings close to services and amenities.

Household composition	Gosford	%	New South Wales	%	Australia	%
Family households	821	50.1	1,874,524	72.0	5,907,625	71.3
Single (or lone) person households	687	41.9	620,778	23.8	2,023,542	24.4
Group households	130	7.9	109,004	4.2	354,917	4.3

Figure 6: Extract from Census Data 2016 - Household Composition

4.5 Employment

Gosford exhibits a higher percentage of full time workers aged 15 and above at 61.5% when compared with NSW and Australia. Part time workers in Gosford make up slightly less of the population in relation to NSW and Australia as shown in Figure 7.

In Gosford 9.8% of residents are unemployed which is significantly higher than state and national average. This indicates a direct need for employment generation within the suburb.

Employment People who reported being in the labour force, aged 15 years and over	Gosford	%	New South Wales	%	Australia	%
Worked full-time	1,189	61.5	2,134,521	59.2	6,623,065	57.7
Worked part-time	481	24.9	1,071,151	29.7	3,491,503	30.4
Away from work	75	3.9	174,654	4.8	569,276	5.0
Unemployed	189	9.8	225,546	6.3	787,452	6.9

Figure 7: Extract from Census Data 2016 - Employment

4.6 Occupation

Figure 8 indicates that Gosford exhibits a higher percentage of professionals, clerical and administrative workers, sales workers and labourers than NSW and national average. This typically reflects the status of the suburb as the administrative CBD of the region where land zoning facilitates larger scale commercial development within the Gosford City Centre and surrounding areas.

Occupation Employed people aged 15 years and over	Gosford	%	New South Wales	%	Australia	%
Professionals	496	28.3	798,126	23.6	2,370,966	22.2
Clerical and Administrative Workers	247	14.1	467,977	13.8	1,449,681	13.6
Technicians and Trades Workers	201	11.5	429,239	12.7	1,447,414	13.5
Community and Personal Service Workers	189	10.8	350,261	10.4	1,157,003	10.8
Managers	179	10.2	456,084	13.5	1,390,047	13.0
Sales Workers	177	10.1	311,414	9.2	1,000,955	9.4
Labourers	167	9.5	297,887	8.8	1,011,520	9.5
Machinery Operators and Drivers	68	3.9	206,839	6.1	670,106	6.3

Figure 8: Extract from Census Data 2016 - Occupation

4.7 SEIFA Index of Disadvantage

Gosford (East Ward) SEIFA Index of Disadvantage measures the relative level of socio-economic disadvantage based on a range of Census characteristics. It is a good place to start to get a general view of the relative level of disadvantage in one area compared to others and is used to advocate for an area based on its level of disadvantage.

The index is derived from attributes that reflect disadvantage such as low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations. When targeting services to disadvantaged communities, it is important to also look at these underlying characteristics as they can differ markedly between areas with similar SEIFA scores and shed light on the type of disadvantage being experienced.

A higher score on the index means a lower level of disadvantage. A lower score on the index means a higher level of disadvantage.

In 2016, the Gosford East Ward scored 1,043.9 on the SEIFA Index of Disadvantage. This score is relatively high (indicating low levels of disadvantage) in relation to suburbs within the Central Coast LGA. The best ranked was Holgate-Matcham-Erina Heights with a score of 1,118.9 and worst was Wyong with 859.7

(Source: SEIFA – Socio-Economic Indexes for Local Government Areas and Small Areas)

4.8 Income and Labour Force

Based on weekly household income details provided in the 2016 census, the locality of Gosford had a higher median weekly person income than NSW and Australia at \$719, but a lower family income of \$1,495 when compared with the state and national average. Median household income for Gosford was also lower than average.

Refer to Figure 9 for Median Weekly Income data.

Median weekly incomes People aged 15 years and over	Gosford	%	New South Wales	%	Australia	%
Personal	719	--	664	--	662	--
Family	1,495	--	1,780	--	1,734	--
Household	1,203	--	1,486	--	1,438	--

Figure 9: Extract from Census Data 2016 - Median Weekly Incomes

4.9 Transport

The table below in Figure 10 shows the method of transport to work for Gosford. Considerably more people utilize train transport to work in Gosford than NSW and national average. Less people use private vehicle transport and significantly more people walked to work when compared to NSW and Australia.

In summary, more people in Gosford used public transport and less travelled to work as a driver or a passenger. The location of the site adjacent the train station further supports these statistics and the proposal has the opportunity to generate additional opportunities for in-bound workers to access the site.

Travel to work, top responses Employed people aged 15 years and over	Gosford	%	New South Wales	%	Australia	%
Car, as driver	863	50.0	1,953,399	57.8	6,574,571	61.5
Train	270	15.7	252,786	7.5	488,012	4.6
Walked only	159	9.2	130,957	3.9	370,427	3.5
Car, as passenger	73	4.2	144,820	4.3	489,922	4.6
Bus	50	2.9	133,903	4.0	323,201	3.0
People who travelled to work by public transport	400	22.9	540,215	16.0	1,225,668	11.5
People who travelled to work by car as driver or passenger	997	57.0	2,182,854	64.6	7,305,271	68.4

Figure 10: Extract from Census Data 2016 - Travel to Work

4.10 Health Services Facilities

The site is well located to the redeveloped Gosford Hospital medial precinct which also accommodates Central Coast Area Local Health District and training facilities. Gosford Hospital currently operates 484 beds following a \$348 million upgrade and expansion in 2018.

As shown in Figure 10, the Gateway Centre is located within 250m of Gosford Hospital and in close proximity to a range of private health facilities. The redevelopment of the hospital has been undertaken

to align with population growth determined in the Central Coast Regional Plan 2036 and it is therefore unlikely that the subject proposal will generate additional need for health services above and beyond what has been recently provided in the Gosford suburb.

Gosford Private Hospital is located approximately 2.2km to the north east of the site offering private health facilities including orthopaedics, neurosurgery, maternity services, cancer and oncology unit and rehabilitation services.

The existing Gateway Centre, which is largely to be retained in the proposal, currently accommodates a diverse range of public health service facilities. Refer to discussion of exiting site tenancies in 2.3 for further information.

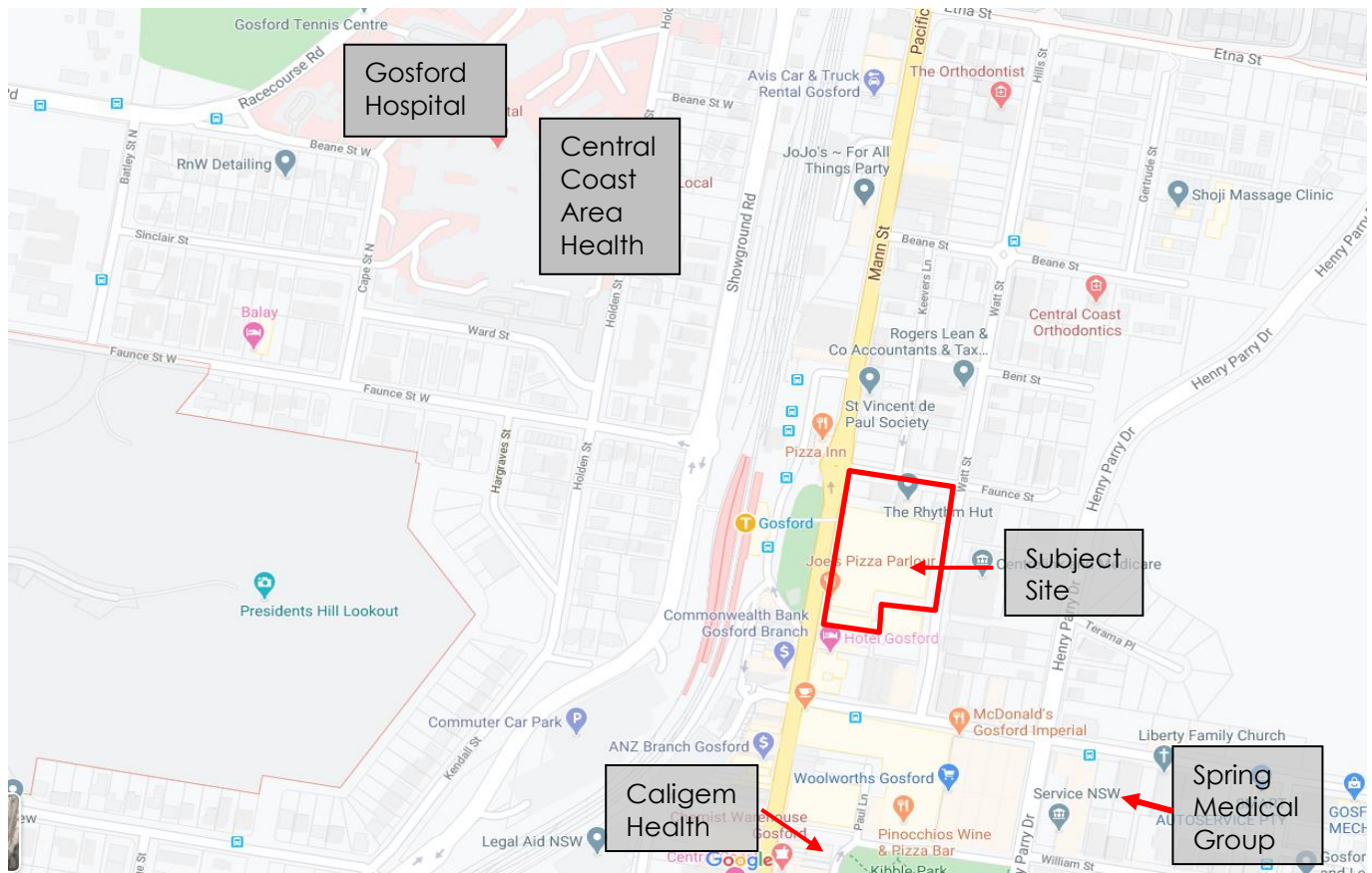


Figure 11: Extract from Google Maps showing site proximity to Gosford Hospital

4.11 Community/ Cultural Facilities

The following community/ cultural facilities are located within 1km of the site:

- Gosford Library; and
- Lions Community Hall.

The following community/ cultural facilities are located within 5km of the site:

- Laycock Street Theatre;
- Gosford/ Edogawa Commemorative Garden; and
- Central Coast Conservatorium.

The proposal responds to the lack of genuine CBD community facilities by incorporating number of community/ cultural or community accessible facilities including a conference centre and education

facilities. Accordingly, the proposal will reduce demand for existing, underdeveloped facilities and provide significant space for Gosford and the Central Coast LGA to accommodate future population growth.

5 Strategies and Policies

5.1 State Environmental Planning Policy (Gosford City Centre) 2018

The site is located within the Gosford City Centre with all new development to be in accordance with recently adopted state planning controls designed to facilitate the revitalization of the Gosford CBD.

In conjunction with the SEPP controls and local development contributions, the Gosford City Centre Special Infrastructure Contribution (SIC) is applied to all developments with a cost of \$1 million or over. Charged at 2% of the cost of development.

Note local development contributions of 1% of development cost will also be required to offset financial costs associated with local infrastructure upgrades.

5.2 Central Coast Regional Plan 2036

The Central Coast Regional Plan was adopted in November 2015. The plan outlines the visions, goals and actions that are geared to growing the regional economy, accelerating housing supply, and protecting and enhancing the natural environment.

The subject site is located within Precinct 4 - Railway Precinct as shown in Figure 11.

Discussion of Direction 1 - Grow Gosford City Centre actions are provided in Table 3 below. The proposal is entirely consistent with the direction and commercial redevelopment of the Gateway site.

Table 3: Central Coast Regional Plan - Direction 1 Matrix

Direction 1 - Grow Gosford City Centre as the region's capital	
Action	Comment
1.1 Grow Gosford City Centre as the region's capital and focus of professional, civic and health services for the region's population	Consistent - Proposal will provide significant professional and health services to support the population. Opportunity for civic inclusion in the detailed DA is also available following more extensive consultation and commitment from Council.
1.2 Undertake and integrate precinct planning for the Waterfront, Arts and Entertainment, City Core, Railway and Hospital precincts – to grow jobs and coordinate the delivery of improved transport infrastructure.	Consistent - proposal will boost employment opportunities and provide jobs during and after construction.
1.3 Attract and facilitate greater commercial development in Gosford City Centre by improving the public domain and providing opportunities for development through local planning controls.	Consistent - proposal may attract commercial business from outside of Gosford through provision of high quality facilities including a conference centre/ auditorium, hotel and commercial tenancies suitable for large scale relocation of company workforce.
1.4 Promote Gosford City Centre as an attractive place to live, work and play through local planning controls that support vibrant and safe cultural, entertainment and visitor activities.	Consistent - the development of new commercial, residential and retail facilities adjacent to the Gosford Station will represent a significant upgrade to the currently underutilised site. The precinct will support ground level activation of Mann Street to enhance surveillance, safety and foot traffic.
1.5 Enhance the growth potential of the health precinct around the Gosford Hospital and allied	Consistent - Existing public health services will be retained within the Gateway building and student

health facilities in Gosford City Centre to drive the growth of services and specialisation in the region.	housing will be developed to accommodate education precinct users and medical employees.
1.6 Integrate the railway station with other activities and seek opportunities to improve east-west connectivity across the railway line.	Consistent - the proposal will activate Mann Street directly adjacent to Burns Park and Gosford Station. Connectivity to the western side of Mann Street will be facilitated through new pedestrian crossing.
1.7 Identify opportunities for the consolidation and relocation of government services and agencies to Gosford City Centre.	Consistent - significant commercial GFA is proposed to enable relocation of corporate entities to the precinct. This could reasonably include government services and agencies, in addition to the existing tenancies in place, through provision of high quality space in immediate proximity to Gosford Station and bus stops.
1.8 Ensure that development in Gosford City Centre responds to its natural setting and complements the public domain.	Consistent - the design has been refined through consultation with the City of Gosford Design Advisory Panel to mitigate any unacceptable impact to the public domain. Activation of Mann and Watt Streets are important benefits that will rejuvenate the public domain within and surrounding the Gateway site.



Figure 12: Extract from Central Coast Regional Plan 2036 - Gosford City Centre

6 Stakeholder Consultation

A Consultation Outcomes Report has been prepared for the proposal and submitted under separate cover. The report outlines significant consultation measures undertaken with relevant stakeholders to inform and facilitate feedback which has been used to shape the proposal.

6.1 Stakeholders

A broad list of stakeholders guided the initial consultation process and included commercial landowners / developers, adjoining and nearby residential landowners, local politicians, relevant interest or community groups and government agencies and departments.

These stakeholders were then individually advised and/or targeted for at least one form of the consultation undertaken. Consultation methods included:

- Targeted email strategy undertaken with relevant stakeholders contacted to provide feedback on the proposed development. A total of fifty nine (59) stakeholders were contacted within this process;
- Barker Ryan Stewart website information;
- Social media campaign with targeted Facebook ads;
- Letterbox drop with information flyer;
- External email list (Gosford Erina Business Chamber reaching 730 recipients);
- Information drop-in session;
- Meetings with government agencies (where requested); and
- Feedback forms.

More detailed consultation was undertaken with the following government agencies:

- Central Coast Council;
- NSW Health;
- Ausgrid;
- Department of Planning, Industry and Environment (various branches);
- Transport for NSW;
- NSW Environmental Protection Agency;
- NRAR; and
- Crown Lands.

Following this agency consultation, NSW Health (Central Coast Area Health District) requested a meeting to discuss the proposal and potential impacts to existing health service facilities. Discussion of meeting minutes and the proposal response to NSW Health raised issues is provided in the Consultation Outcomes Report provided under separate cover.

6.2 Consultation Summary

Not all the issues raised in the consultation relate to the social impacts of the development but relate to planning controls, such as mix of uses and parking. The issues raised that relate to social impacts are summarised below, both positively and negatively:

- Traffic / impact of approximately 1200 additional cars within the CBD;
- Potential increased demand on health services;
- Noise and vibration impact during construction;
- Disabled access to services and existing facilities; and
- Business and employment growth.

7 Social Impact Assessment

7.1 Location and Land Use

The site is zoned for mixed use development and the proposed development meets the B3 objectives of the State Environmental Planning Policy (Gosford City Centre) 2018. The proposed concept development will provide activation and revitalisation to the town centre, particularly the area surrounding Gosford Station which is an important gateway site to those travelling from Sydney and Newcastle.

The walking distance proximity to shops, services, public transport and open space will ensure that future residents will have access to jobs, education, health, recreational and entertainment facilities.

Potential adverse impacts on neighbouring properties include overshadowing, privacy impacts and the changes introduced by a new and relatively large precinct. The EIS has addressed these issues noting that impacts have been reduced through building design and orientation which have been reviewed and supported by the Design Advisory Panel prior to SSD submission.

The proposal also includes works to integrate landscaped through site pedestrian linkages from Watt Street to Mann Street. This upgrade will enhance the city centre and provide a community focal point adjacent to the Gosford Station.

The proposal will therefore have beneficial effects on the public domain through improvements to pedestrian permeability, open space upgrades and increased natural surveillance.

The majority of the surrounding properties are commercial in nature and potential for adverse impacts are limited. The residential properties near the site are located predominantly to the north and south and will not be significantly impacted by overshadowing or privacy impacts.

7.2 Demographic and Population Change

Given the development is primarily commercial in nature, the proposal is unlikely to generate any significant increase to the number of residents permanently living in the area. The student housing population is likely to be a transient cohort that occupies tenancies for a specific period during the year. The intended nature of the independent living units has not been determined at concept stage and could accommodate short term affordable housing for vulnerable population groups.

The proposed commercial precinct may generate indirect demand for additional housing in the future as employees working in the new premises may explore opportunities to live closer to their place of employment. This could also include employees residing in Sydney relocating to Gosford for work.

It is evident that Gosford's residential market is potentially oversaturated as a result of apartment completions and approved apartment developments. Any increased demand is likely to be accommodated within approved development or developments under construction and the staged proposal will provide additional time for the residential market to align with new business and employee demand for housing.

The redevelopment of the site will generate significant employment increases in the area and workers may be able to live closer to their place of work. The Central Coast has high levels of out commuting with up to 44,200 people travelling to regions outside the Central Coast for work. It is estimated that the provision of high quality and accessible commercial facilities is likely to reduce this statistic with business abroad acknowledging the Gosford CBD as a viable and accessible administrative hub. The changes will also enable the creation of a more balanced, cohesive and healthy community where employment and services are within walking distance of services, public transport and open space.

7.3 Crime and Safety

Crime Prevention through Environmental Design (CPTED) provides a clear approach to crime prevention and focus on the 'planning, design and structure of cities and neighbourhoods'. A CPTED report has been prepared for this proposal (included with the EIS) which includes recommendations to minimise the potential risk of crime through appropriate design elements.

The CPTED report included the following recommendations:

Surveillance

- *Lighting: Entrances, through site pedestrian link, car parks and perimeters should be well lit at night;*
- *Natural Surveillance: Promote natural surveillance via glazing overlooking through site link, driveway entries and podium level open space;*
- *Landscaping: Maintain sight lines wherever possible via effective landscaping techniques using CPTED principles;*
- *Concealment: Reduce the opportunity for hiding in bushes and landscaping in secluded areas via low planting or taller trees and canopies; and*
- *Formal Surveillance: Potential contracting of a formal surveillance team to perform regular security assessments of the premises.*

Access Control

- *Designated Key Card Access: Key/ swipe card access should enforce restricted access to the lifts, commercial premises and car parking;*
- *Landscaping: Large trees should not be planted immediately adjacent to balconies to prevent the vegetation being used as a "ladder";*
- *Signage: Provide signage identifying restricted and monitored areas, including the car park; and*
- *Security: Ensure use of high quality locking systems, reinforced glass and signage and stickers.*

Territorial Reinforcement

- *Landscaping: Engage a landscape contractor to maintain perimeter and communal areas.*
- *Car Park: Clearly delineate spaces through signage, boom gates, physical separation and other security measures;*
- *Alarm: Consideration should be given to the installation of an alarm and dedicated CCTV system; and*
- *Signage: Provide signage to any visitors to the site which outline access control measures, emergency evacuation measures and procedures.*

Space Management

- *Implementation of an on-going maintenance plan for waste, vandalism, toilets, community facilities, landscaping, fencing and lighting.*

Crime statistics are analysed in the CPTED Report with hotspot mapping provided to determine incidence of certain relevant crimes. There are relevant hot spots within Gosford CBD, due primarily to higher foot traffic and the commercial/ retail nature of the suburb, however this proposal will assist by increasing natural surveillance of the area and increasing community interaction which can in turn generate a perceived sense of safety in numbers.

7.4 Accessibility

The development will be required to be designed in accordance with the relevant Building Code of Australia (BCA) standards for accessibility. This will include lift access, appropriate ramps, handrails and tactile surfaces. An Access Report will be required to accompany detailed design at specific DA stage.

The commercial and restaurant spaces will include appropriate accessibility measures to ensure equitable access for all, including mothers with prams, people with disabilities and the elderly.

The integration of the proposed development with Burns Park and the Mann Street, Watt Street and Faunce Street streetscape will significantly improve public access and pedestrian movement corridors. The public plaza and through site pedestrian link will provide a high level of public amenity for the area and create a significant community focus. The development will provide for surveillance of the streetscape and promote and enhance its accessibility and recreational use. The site is currently an under-utilised asset with limited opportunity for community interaction or use.

7.5 Transport and Parking

Sufficient car parking, motorcycle and bicycle parking has been provided on the site for the student housing and independent living uses, tourist and commercial / retail spaces. The site is also within walking distance of bus stops and approximately 50m from Gosford Station as shown in Figure 13.

A Traffic and Parking Impact Assessment (TIA) has been prepared for the development to be submitted with the EIS under separate cover. The TIA confirms the proposal will have no detrimental impact on the traffic and parking network in the Gosford City Centre as follows:

Parking for the development has been assessed against the Council DCP, SEPP and Apartments Design Guide requirements, taking into account the proposed revitalisation of the Gosford City Centre, opportunities for contained trips and modal share as well as shared use of the parking. Allowing for this the parking provision is considered appropriate for the development.

The traffic demands associated with the proposed development have been assessed against the TfNSW guide and modelled using Sidra Network intersection simulation allowing for the mode split proposed for the subject site. Allowing for these additional trips to be disbursed over a number of access points and in turn across multiple routes, together with the current road network operations and spare capacity, the additional traffic movements associated with the proposed development will have an acceptable impact upon the local road network.

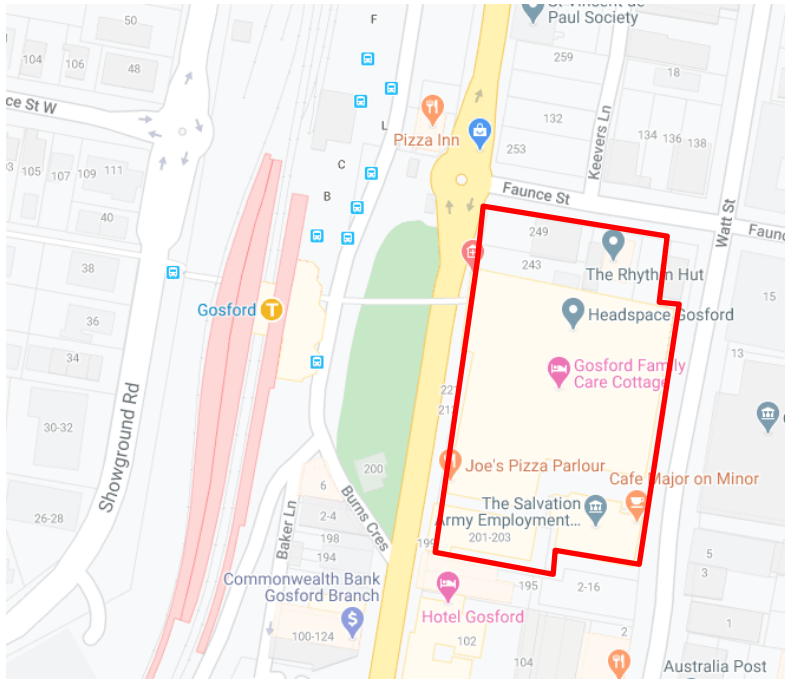


Figure 13: Extract from Google Maps showing nearby public transport services

7.6 Amenity of Local Area

Gosford is a well-established suburb that has a distinct character and amenity, including access to transport, community facilities, open space and services. Over time the character of Gosford has had to adapt to change, from both internal and external sources. Some of the catalysts to change include:

- Relocation of State Government services;
- Opening of regional shopping centre in Erina;
- Ageing population;
- Ageing housing stock;
- Deteriorating public facilities;
- Vandalism and malicious damage to property;
- Increase in crime and anti-social behaviour;
- Business closures; and
- Limited funds for maintenance.

This development is proposed within one of Gosford's key sites and includes the following elements to improve the amenity and character of the Gosford CBD:

- High quality architectural design that has been subject to review by the Design Advisory Panel;
- Improvements to open space and site permeability;
- Improved natural surveillance from commercial development (day and night);
- Increased worker population to service shops and employment both within the site and within the Gosford CBD;
- Improve existing community areas that have been deteriorating; and
- Provision of a public plaza with significant amenity benefit.

Minor adverse amenity impacts may be associated with overshadowing attributed to higher rise development of the site. As higher density uses have been accepted within the Gosford CBD, taller buildings are being designed to reduce the building footprint and increase ground level open space elements. As discussed further in 5.3 above and the EIS, potential overshadowing impacts are acceptable given the desired character of the CBD and surrounding higher density infill development.

No other adverse amenity impacts are expected as a result of the proposed development

7.7 Open Space

Given the development will primarily support commercial tenancies and not large scale residential apartment increases, any additional open space needs are likely to be accommodated within the Leagues Club Field currently being redeveloped by the Hunter and Central Coast Development Corporation.

A public plaza will be provided on the site including a common outdoor entertaining area and landscaped pavilions integrated within a through site pedestrian link. In addition, Burns Park is located across Mann Street and provides additional public open space easily accessible.

Playing fields, additional pocket parks and areas of passive open space are available nearby within walking distance and through easy public transport connections.

7.8 Community Facilities and Services

Although minor demographic changes may be generated from workers exploring opportunities to relocate closer to their place of work in the future, these changes will not be consistent with traditional increases in demand associated with high density residential development. The commercial nature of the development and provision of important community services within the proposal will mitigate any future demand for community facilities and services in the area.

It is expected that as the locality transitions to include more high density residential and commercial development and encourages a mix of uses, there will be opportunity for additional community facilities and services to be established in response to the demand. These would be addressed at detailed DA stage following further discussions with Council and community providers.

7.9 Existing Health Services Facilities in the Gateway Centre

The Gateway Centre currently accommodates a range of public health services as discussed in section 2.3. The social impacts associated with the proposal are difficult to quantify in the preliminary concept stages of development however the sensitive nature of existing services within the building is acknowledged and further discussed below.

Any social impacts to existing tenants and public health services are likely to be generated within the preliminary works phase of construction where excavation and partial demolition of the car park will be undertaken.

7.10 Minority Groups

The proposal will not adversely impact on minority groups. An appropriate mix of land uses are proposed to cater for different population groups and to provide a range of accessible services. Existing tenants within the Gateway Centre will be retained and amenity protected throughout the construction process

Further the proposal is required to comply with accessibility requirements, including the provision of accessible car spaces, ramps, and lifts in accordance with the Building Code of Australia. An Access Report will be prepared to accompany each DA stage.

7.11 Health and Wellbeing

Through the State Significant Development process, the proposal is required to show significant net community benefits. The proposal includes significant improvements through provision of an open space public plaza and accessibility to pedestrian areas.

This location of the development will also encourage walking and cycling to work and in turn could generate flow on benefits to better health and activity levels. Further the site is well located in relation to services and facilities and is within walking distance schools, medical services and supermarkets.

Additional benefits that will contribute to health and well-being include:

- Improved safety and natural surveillance;
- Additional employment during and after construction;
- Architectural design elements providing visual appeal; and
- Commercial premises with podium level open space elements to ensure health and wellbeing is maintained in the workplace.

8 Economic Impact Assessment

Economic impacts associated with a development are generally segregated into construction and operational jobs as discussed below. Broader economic benefits are also identified to determine the community based economic growth to be generated by the SSD proposal.

8.1.1 Project Investment

Project investment estimates for the Gateway proposal have been prepared by WT Partnership and included in the EIS. The \$335 million Capital Investment Value of the project will result in significant economic output (in addition to multiplier benefits) to the regional economy. This injection of capital will be undertaken in a staged approach to further enhance the economic benefits of the project.

8.1.2 Generation of Construction Jobs

The QS Report indicates the proposal is likely to generate approximately 527 jobs during construction.

In addition, when the multiplier effect is applied to the proposal it is further estimated that for each direct construction job generated, opportunity for 2.57 indirect jobs will also be generated. This would result in a combined employment generation of approximately 1300 jobs during the construction period. Indirect roles are typically generated in servicing and manufacturing sectors that can be met within the Central Coast LGA workforce.

It can be expected that local trade professionals will be utilised in the construction phase of the development creating a significant positive outcome in the short to medium term in Gosford and the Central Coast region.

8.1.3 Generation of Operational Jobs

It is expected that the proposal would also generate a range of operational jobs where increased servicing needs of the development will require a new set or expanded set of local businesses to fill the void. The cleaning, maintenance and other services required by tenancies will provide a sustained, long term employment to a significant section of the Gosford and Central Coast community.

8.1.4 Broader Economic Benefits

Further opportunities will be created in the retail / service sector with more people likely to spend money at cafes, restaurants and entertainment venues within Gosford. The education precinct and hotel in particular will drive retail spending in the CBD and surrounding suburbs. The proposal also includes significant commercial and entertainment GFA that will increase employment and indirect spending.

The retail mix, although characterizing a small percentage of the proposed GFA, will serve an important role as the ground level activation element serving the through site pedestrian link and public plaza. Retail premises will be designed at detailed DA stage to complement existing development in the Gosford CBD. Additional spending would be expected from workers, surrounding residents within niche precinct retail offerings.

The proposal could therefore have a significant positive impact on the amount of local business investment and employment in the area. It is highly likely that the Gateway commercial precinct would place Gosford 'on the map' and increase business interest in the region from Sydney, Newcastle and interstate. The absence of a traditional night time economy in Gosford can also be addressed through evening activation of retail tenancies, public plaza and through site linkages. It is considered that the

development has the opportunity to become the focal point of evening retailing in Gosford with adjacent access to public transport, hotel accommodation and plaza events.

The proposal will provide a relatively new product to the Gosford market which is unlike any existing development in the CBD. Potential oversaturation of the residential development market over the last decade has occurred following height and density allowances from the former Council. The proposal addresses this through preparation of a commercially driven masterplan aiming to capitalise on the suburb's current commercial, retail and educational deficiencies. It is therefore considered likely that the precinct will enhance property values as employers identify Gosford as a viable relocation alternative for commercial business operations.

8.1.5 Review of Economic Impacts

The proposal incorporates the provision of niche residential accommodation that doesn't typically align with the Gosford residential market. It is unlikely that student accommodation would be strata subdivided therefore it is assumed that the intent of this element is to provide accommodation to support education premises on site and nearby Gosford Hospital medical precinct. No dedicated student housing currently exists within the Gosford suburb therefore the proposal will generate no detrimental impacts on viability of external services. To the contrary, the provision of student housing will generate positive economic impacts for population groups requiring affordable housing in close proximity to the education campus and surrounding services.

The concept proposal includes integration of Independent living units within Stage 2 with final design and intended resident profile to be determined at detailed DA stage. The Independent Living use accounts for only 4,380m² out of a total GFA of 84,165m². Given the use is likely to support a niche residential market requiring specific services that are not generally available within the Gosford CBD, the proposal is unlikely to generate adverse economic impact to independent living providers in Gosford or surrounding suburbs.

The proposed hotel facility is commercial in nature and will likely accommodate corporate attendees utilizing site facilities for business. A review of nearby hotels indicates one (1) development of similar nature, the Ibis Hotel, located approximately 2km from the site in West Gosford. Most other Gosford hotel/motel accommodation providers are generally located on main arterial roads and not within the CBD vicinity. These hotel/motel facilities are either small shop top hotels i.e. Gosford Hotel or motel style accommodation with 10 - 20 rooms that cater for a different market to the defined client base identified within the proposal.

A review of existing trade centres in Gosford and surrounding suburbs has been undertaken to determine the potential economic impact of the proposal on the existing commercial and retail framework. Gosford supports a mix of retail and commercial offerings, all typically ageing and underutilised due to declining tenancy levels. It is considered that proposed retail space totaling 6,200m² will have no detrimental impact on surrounding retail tenancies given the spaces will be largely supported by the anticipated employee numbers associated with precinct commercial tenancies. Although specific tenancies and design elements will be determined at detailed DA stage, it is evident the compact retail offering is not intended to monopolize the CBD market and to the contrary, the uses will be integrated into the precinct to activate ground level pedestrian links and support future service needs.

Although the commercial space proposed forms a significant percentage of precinct GFA, the proposal is a direct response to the lack of suitable and larger scale commercial tenancies available within the Gosford CBD. The Central Coast Regional Plan 2036 identifies promotion of opportunities for government relocation to Gosford as an important step toward revitalisation of Gosford and the design will aim to capitalise on business relocation to drive economic growth in the region.

Consultation with local real estate agents has been undertaken to review potential impact to existing commercial space. Noting that proposed office space will be categorized as 'A Grade', consultation identified the following:

- Office space can be graded into A, B, C grades with existing and currently available A grade office space limited to approximately 1000m² - 1500m² GFA within three existing buildings;
- There are no developments recently approved or proposed that cater directly to the commercial market. The Archibald will incorporate units and hotel uses with minimal commercial space, the St Hillier's project adjacent the Finance Building will primarily support hotel, residential and retail. The Lederer Group development will accommodate 600 residential apartments and 17 Mann Street will only accommodate 500m² retail and commercial space.
- Approved or proposed developments in Gosford are primarily 'residential focused' with commercial or retail offerings typically integrated at ground level to satisfy zoning and Council/ State government requirements.

It is considered that the proposed commercial GFA is therefore unlikely to adversely impact demand and value of existing tenancies in the Gosford CBD.

9 Mitigation of Impacts

Table 4 below outlines the potential social and economic impacts, the potential level of impact and if required, the measures proposed to mitigate any possible negative effects.

Table 4: Mitigation of Potential Social Impacts

Social Impact	Comments	Level	Measures
Location and Land use	The site is located in close proximity of essential services, recreational opportunities and public transport.	Medium Positive	N/A
	The site is centrally located to medical facilities in the area.	Low Positive	N/A
	Potential for overshadowing and privacy impacts.	Low Negative	The site is located within the CBD and surrounding commercial development and has been designed and oriented to minimise any adverse overshadowing and privacy impacts. Refer to the EIS for further information relating to privacy and overshadowing.
	Public domain improvements for the precinct open space areas.	High Positive	
Demographic and population change	The development may indirectly increase the number of residents in the immediate locality.	Medium Positive	N/A
Economic Impacts	It can be expected that local trade professionals will be utilised in the construction phase of the development, creating a positive outcome in the short to medium term.	Low Positive	N/A
	It can also be expected that the increased servicing needs of the development will require local businesses to fill the void. The cleaning, maintenance and	Medium Positive	N/A

Social Impact	Comments	Level	Measures
	other services required by the future residents will generate long term employment.		
	The proposed development could result in additional crisis/ affordable short term housing for vulnerable sections of the population.	Medium Positive	N/A
Crime and Safety	Increased pedestrian/vehicle movement and natural surveillance will promote passive surveillance of the area and potentially reduce the likelihood of criminal or anti-social behaviour.	Medium Positive	N/A
Local Housing Market - Affordable Housing	Result in potential affordable housing to both younger and older sections of the population.	Medium Positive	N/A
	New housing opportunities in the form of high density living not currently available.	Medium Positive	N/A
Accessibility	Proposal has been designed to meet accessibility standards.	High Positive	N/A
	No accessible pathway to be provided directly to Gosford Station.	Medium Negative	Suitable wheelchair access will be available via existing pavement at Mann Street to Gosford Station. The proposed pedestrian crossing will ensure suitable negotiation of Mann Street is provided.
Traffic and Transport	Perceived increase in traffic associated with the proposal.	Low Negative	The Traffic Impact Assessment confirmed the proposal will generate no unacceptable impact on city wide traffic. An Active Travel Plan has been prepared to reduce the reliance on private vehicle transport.
	Provision of sufficient car parking on the site to accommodate all proposed uses.	High Positive	N/A
Amenity of local area	Proposed development includes significant improvements for the amenity and character of the local area including landscaped public plaza and through site pedestrian link.	High Positive	N/A
Community Facilities and Services	The proposal incorporates a number of uses that could be utilised by community organisations including an auditorium, function centre and education precinct.	Medium Positive	N/A
Minority groups	Appropriate mix of uses and development types are proposed in accordance with	Medium Positive	N/A

Social Impact	Comments	Level	Measures
	adaptable and accessible development standards.		
Health and Wellbeing	The proposal encourages walkability, improves pedestrian permeability, surveillance and safety and overall amenity of the site.	Medium Positive	N/A
	Podium level open space elements to encourage social interaction and wellbeing in the workplace	Medium Positive	

10 Conclusion

This Social and Economic Impact Assessment has been prepared to assess the potential impact that may be generated from the development of the mixed use development of the Gosford Gateway Centre.

The report identified that whilst the development will generate few minor negative impacts, the impacts have been mitigated through design and additional community benefits.

It can be concluded that the proposal will:

- Increase supply of high quality commercial tenancies that can generate foundational growth in Gosford from larger corporations anchored from outside the region;
- Significantly improve community amenity by redeveloping an underutilised site with a vibrant mixed use precinct that will complement the desired character of the CBD;
- Provide an accessible gateway development for Gosford adjacent to the Gosford Station;
- Result in an iconic precinct design that is a strong statement for the redevelopment of the Gosford City Centre; and
- Generate economic benefits by creating employment opportunities during the construction, cleaning / maintenance, and ongoing operation phases.

Overall it is considered that the proposal will generate positive social and economic impacts and is supportable from a socioeconomic perspective.