



# SOCIO-ECONOMIC ASSESSMENT

GOSFORD ALIVE CONCEPT DA

JUNE 2019  
PREPARED FOR LEDERER GROUP



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Project Code	P00011475
Report Number	RP1

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# EXECUTIVE SUMMARY

Urbis Pty Ltd. (Urbis) was engaged by Lederer Group (the applicant) to prepare a Socio-Economic Assessment (SEA) in relation to a State Significant Development Application (SSDA) for the former Kibbles Shopping Centre Site at 136 to 148 Donnison Street, Gosford. The proposal is for a Stage 1 Concept DA for a master plan with five mixed use towers including residential and commercial uses.

This report has been prepared in accordance with the Secretary Environmental Assessment Requirements (SEARs) for the site, issued on 1 February 2019 and the correspondence from Central Coast Council attached with the SEARs.

## SUMMARY OF SOCIAL IMPACTS

A social impact assessment was undertaken to understand the demand for social infrastructure and open space generated by the proposed incoming resident and worker population. Key findings of the assessment are outlined below:

- **Childcare facilities:** Demand for approximately 18 additional childcare places based on the incoming resident and worker population. There are currently six childcare facilities located within a 2km radius of the site and desktop studies identify that majority of these are at full or nearing capacity
- **Community centre:** There is only one community centre and no contemporary multipurpose centre the Gosford CBD or within 2km of the site. The existing community centre is outdated and only has capacity for 80 people. therefore, there is currently a gap in the current supply of a contemporary multipurpose space in Gosford
- **Performing arts/cultural:** No additional demand for a performing arts or cultural facility
- **Library:** Demand for an additional 100 sq.m library floor space which is expected to be absorbed by the future plans for the new 'Gosford Regional Library'
- **Education:** No additional demand for a public primary school or high school
- **Health:** No additional demand for health facilities
- **Open space:** It is expected that the incoming resident and worker population will generate additional pressure on Kibble Park and Rumbalara Reserve. However, this pressure is expected to be alleviated based on planned upgrades and improvements to Kibble Park and the public and private open space proposed throughout the development.

The proposed development includes 2,375 sq.m retail/ commercial gross leasable area, so there would be scope for some of these uses to be accommodated within the building, subject to suitable commercial arrangements.

## SUMMARY OF ECONOMIC IMPACTS

The proposed development will result in the following economic benefits for the Gosford CBD and for the broader Central Coast LGA:

- **Total Employment** of around 211 jobs, including 144 direct jobs on-site and 67 indirect supply chain jobs per annum
- **Construction Investment** of \$38.9 million per year could generate up to 354 full-time, part-time and casual jobs over the development timeframe, including up to 138 direct jobs and 216 indirect jobs at the peak year of construction activity
- **Additional retail expenditure** of up to \$26.2. million in 2031 (in \$2019)
- **Strengthening the role of the Gosford CBD** by creating opportunities for live work synergies within the CBD and activating the surrounding area as a place to visit

- **Contribution to housing choice and affordability** within the Gosford CBD and broader Central Coast LGA
- **Investment stimulus** in the Gosford CBD and broader Central Coast LGA.

## RECOMMENDATIONS

Based on the benchmarking assessment of social infrastructure and open space the following management measures are recommended to support a positive social outcome:

- Consultation with Council to consider a multi-purpose community space in future planning for the site or a possible planning agreement
- Consider provision of a childcare facility on site to meet the demand generated by the incoming resident and worker population and alleviate pressure on existing childcare facilities. This will be subject to operator interest.
- Ongoing consultation with Council regarding the future plans for Kibble Park and Gosford Regional Library.

The proposed development is supportable from an economic and social infrastructure perspective.

# 1. INTRODUCTION

Urbis Pty Ltd. (Urbis) was engaged by Lederer Group (the applicant) to prepare a Socio-Economic Assessment (SEA) in relation to a State Significant Development Application (SSDA) for the former Kibblex Shopping Centre Site at 136 to 148 Donnison Street, Gosford.

The SSDA is for a Stage 1 Concept DA of a mixed-use development with 5 towers including residential and commercial uses.

## 1.1. LEGISLATIVE REQUIREMENT

Under Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A) Act), the likely impacts of a development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality are required to be considered and addressed as part of the planning process.

This report has been prepared in accordance with the Secretary Environmental Assessment Requirements (SEARs) for the site, issued on 1 February 2019, which require an assessment of social and economic impacts as follows:

*“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”.*

## 1.2. METHODOLOGY

The following key steps and tasks were undertaken as part of this SIC:

Background review	<ul style="list-style-type: none"><li>• Review of development plans</li></ul>
Baseline data review	<ul style="list-style-type: none"><li>• Analysis of population projections from the Department of Planning to understand the community profile of the incoming population.</li><li>• Audit of existing community infrastructure and services near the site.</li><li>• Benchmarking assessment to identify the future demand for social infrastructure.</li></ul>
Summary of economic benefits	<ul style="list-style-type: none"><li>• Review and articulation of the economic benefits associated with the proposed development.</li></ul>
Assessment and reporting	<ul style="list-style-type: none"><li>• High-level assessment of the impact on community infrastructure and services and the economic benefits of the proposal.</li></ul>

## 2. THE PROPOSAL

The proposed Stage 1 Concept DA is for a master plan with five mixed use towers including residential and commercial uses. Based on the indicative envelopes, the concept DA includes the following:

- 780 apartments with a mix of one, two- and three-bedroom apartments:
  - 156 x 1 bedroom + study
  - 234 x 2 bedroom + one bathroom
  - 312 x 2 bedroom + 2 bathroom
  - 78 x 3 bedroom + study
- 2,375 sq.m of commercial space within the podium level
- Through-site link providing pedestrian access from Donnison Street to William Street
- A network of open space in the form of:
  - Open landscaped plaza fronting Henry Parry Drive with water features, informal play, seating and shade protection
  - Internal green 'road' between William and Donnison Street with a central water feature, elevated boardwalk and landscaping features
  - Landscaped pathway link from the landscaped plaza to the green 'road' with overhanging rainforest vegetation.
- Basement with circa 1,000 car parking spaces.

Figure 1 – Illustrative Stage 1 Masterplan



Source: Buchan Group, 2019



### 3. SITE CONTEXT

The overall site area is approximately 14,125 sq.m and is an L-shaped portion of land that has large frontages to William Street, Henry Parry Drive, Donnison Street and a small frontage to Albany Street.

The site is located in the 'civic heart' of Gosford CBD and is surrounded by commercial and retail uses, educational establishments including Tafe NSW, Gosford Primary School and Henry Kendall Primary School, health establishments including Gosford Hospital, open space and recreational facilities including Kibble Park, Rumbalara Reserve, Gosford City Park, Central Coast Stadium and Gosford Golf Club.

The site is approximately 900 metres walking distance from Gosford Train Station and Gosford Station bus interchange which includes Busways operated bus routes to surrounding suburbs and other centres including Tuggerah, Erina Fair, Terrigal and Woy Woy.

The Gosford CBD revitalisation is a priority of the Central Coast Regional Plan 2036 to facilitate the growth of the regional centre to attract new residents, businesses, tourists and cultural activity. The vision for Gosford CBD is to be the vibrant and thriving capital of the Central Coast. The revitalisation program is being lead by the Government Architect NSW (GANSW) to guide and extensive community and stakeholder consultation has occurred in 2017 to 2018 to further inform the plans for Gosford CBD.

Figure 2 – Regional context



Source: Buchan Group, 2019



## 4. SOCIAL IMPACT ASSESSMENT

To meet the SEARS requirements, provides a high-level assessment of the increase in demand for community infrastructure and services.

### 4.1. ANALYSIS OF CURRENT PROVISION

An audit of existing social infrastructure services and facilities within 2km of the site has been undertaken to understand the current supply, including quantity and quality of existing social infrastructure.

The following sections present an audit of existing social infrastructure services and facilities provided within a 400m (walkable catchment) and 2km radius of the site. More detail is provided in **Appendix A**.

Table 1 – Social infrastructure categories considered

Category	Types of social infrastructure
Childcare facility	Childcare or early learning centres
Community facility	Community centres, theatres, hall, bowling clubs or libraries
Health facilities	Medical centres, community health centres or hospitals
Education	Primary schools, high schools and tertiary education centres
Open space	Land zoned RE1 and RE2



Figure 3 – Audit map of social infrastructure



Source: Urbis GIS, 2019



#### **4.1.1. Childcare facility**

There is one childcare facility located within 400m of the site and five located within 2km.

Gosford Cubbyhouse Long Day Care Centre (6) is a 42-place licensed child care centre that caters for children from 6 weeks old to 6 years. A desktop study indicates there are limited places at the facility.

Gosford Preschool (10) is a community-based pre-school partially funded by the Department of Education & Communities. The pre-school is licensed for 40 children per day, with priority for children eligible for school the following year. The pre-school is full for 2019, only taking names for the waitlist for 2020 without guarantee for a place and currently taking enrolments for 2021.

The other community based childcare facility is the Yarran Early Intervention Centre (11) which is an early intervention service for young children with developmental disabilities. The facility is a not for profit and registered provider of the NDIS.

Desktop studies indicate that the three privately run childcare centres within the 2km radius have some vacancies, however this is limited capacity especially in the 3-5 age group.

#### **4.1.2. Community facilities**

Gosford Library (1) is located within 400m of the site. Research identifies that Gosford and the broader area have outgrown the current library space. In early 2018 two concept designs were prepared for the 'Gosford Regional Library' to significantly expand on the current services including larger connections, quiet study areas, increased programs and events, improved access to technology, meeting spaces and an 'Innovation Hub' for creative communities and small businesses. As part of the Gosford CBD revitalisation plans, GANSW vision is to re-purpose the library as a public building and to create a civic plaza that is connected to Mann Street to enable flexible spaces for day and night events.

Within a 2km radius of the site there are four community facilities including Lions Community Hall (2), 1<sup>st</sup> East Gosford Scout Hall (3), East Gosford Guide Hall (4) and Laycock Street Theatre (5).

Lions Community hall is the only facility available for public hire as Scout Halls are generally not available for general public use.

#### **4.1.3. Health facilities**

There are no health facilities located within 400m of the site and five located within 2km.

Gosford Hospital (12) is a large public metropolitan hospital with 200-500 beds and an emergency department. In 2018 Gosford Hospital opened its new 11-storey tower which includes a nuclear medicine service to improve diagnoses for a range of conditions and speed up scans for emergency patients.

Gosford Private Hospital (13) is also located within a 2km radius of the site and provides a range of specialty services including orthopaedics, neurosurgery, a heart centre, maternity, endoscopy centre and rehabilitation services.

Gosford Family Care Cottage (14) is located just outside the 400m radius of the site and is a NSW Health facility that provides support to families with children 0 to 5 years who need additional support and advice regarding a range of health issues.

#### **4.1.4. Education**

There are three education facilities within 400m of the site and eight located within 2km.

Central Coast Conservatorium of Music (25), ET Australia Secondary College (16) and Gosford TAFE (24) are located within 400m of the site.

Henry Kendall High School (15), Gosford Public School (21), Gosford East Public School (22) and Gosford High School (18) are public primary and secondary schools located within a 2km radius of the site. Our Lady of the Rosary Catholic Primary School (20), St Joseph's Catholic College (17), St Patrick's Catholic Primary School (23) and St Edward's Christian Brothers' College (19) are catholic primary and secondary schools located within 2km of the site.

In April 2014, Gosford Public School relocated to a shared site with Henry Kendall High School to benefit both schools. This included the delivery of new classrooms, dedicated play areas, a new library, hall and canteen and upgrades to existing classrooms and science labs and a new games court.

### 4.1.5. Open space

There is 8.3 hectares of public open space (RE1) within a 400m radius from the site and 267.8 hectares within 2km.

The RE1 land located within 400m of the site consists of Kibble Park and parts of the Rumbalara Reserve including natural areas, rainforest and trails. Rumbalara Reserve extends further to the east and includes an extensive 11km return walk, picnic areas and bushland. Other significant RE1 land located within 2km of the site includes Garnet Adcock Memorial Park, Gosford Golf Club and Hylton Moore Oval and President's Hill Lookout.

There is also 30.6 hectares of private open space (RE2) within 2km of the site consisting of a small portion of the Gosford Golf Club and the Entertainment Grounds race course.

## 4.2. FUTURE COMMUNITY PROFILE

This section provides an analysis of the future community profile of the Gosford-West Gosford Small Area (Gosford – West Gosford) based on Profile Id. population forecasts and the expected development yield and occupancy rates. More detail is provided in **Appendix B**.

### 4.2.1. Population projections

This section provides an analysis of the future community profile of the Gosford-West Gosford Small Area (Gosford – West Gosford) based on Profile Id. population forecasts. More detail is provided in **Appendix B**.

Key characteristics of Gosford – West Gosford's projected population are:

- In 2016 the population of Gosford – West Gosford was 4,970. This is projected to grow by 121.9% to 11,028 total persons in 2036 with growth projected across all five-year age groups
- Almost one quarter (23.0%) of the 2036 is project to be aged 20 – 29 years, representing the largest 10-year age group
- In 2016 there were 2,614 total households in Gosford – West Gosford. All household types are expected to grow with a total growth rate of 117.0% from 2016 to 5,673 projected households in 2036
- Couples without dependents is projected to experience the strongest growth rate of 127.0% from 2016 and 2036
- In 2016 there were 2,822 dwellings in Gosford – West Gosford. This is expected to grow by 121.6% to 6,253 dwellings in 2036. The period between 2016 to 2026 is expected to experience the strongest growth in new dwellings.

### 4.2.2. Incoming development

This benchmark assessment considers the expected social infrastructure generated by the incoming development population. The incoming population has been based on the following assumptions:

- A total population of 4,970 within the Gosford – West Gosford suburb (based on 2016 census data)
- An estimated dwelling yield of 780 apartments
- An incoming resident population of 1,482 people based on an average of 1.9 people per household (ABS Census 2016 – Gosford suburb)
- An incoming worker population of approximately 144 based on **Section 5.2** of this report
- A resident population predominately of young couples without dependents or young families based on the Gosford population projections and proposed dwelling mix.

## 4.3. BENCHMARKING ASSESSMENT

The aim of this assessment is to identify demand generated by the incoming resident and worker population and any potential shortfall and assess what facilities may be required to meet the needs of the incoming development population and the worker population (for child care and open space only).

The benchmarks used are intended as a guide and are useful as a comparison tool. They give an indication of the amount of social infrastructure that would ideally be provided if opportunity exists but should also be supported by analysis of quality and local preferences.

### Childcare facilities

There is one childcare facility located within 400m of the site and five located within 2km of the site.

Benchmark	Demand
1 place: 5 children (0-4 years)	<p>The future 0-4 age group has been calculated as the 5.4% of the total incoming development and worker population, based on the 2036 projected population for this age group, totalling 88 incoming children.</p> <p>The incoming population will generate the demand for approximately 18 additional child care places. Desktop research of existing child care facilities within a 2km radius indicate that most are at capacity or have limited capacity. Therefore, the assessment identifies demand for additional childcare services in the local area. In and of itself, demand for just 18 spaces would not be sufficient to trigger operator interest in developing a new childcare centre.</p>

### Community centres

There is one community centre (Lions Community Hall) located within 2km of the site. The hall is a Council run facility available for hire with capacity for 80 people.

There is no multipurpose centre located within a 2km of the site.

Benchmark	Demand
1 neighbourhood centre: 3,500-6,000 people	<p>The incoming resident population of 1,482 will not trigger the demand for an additional neighbourhood centre or multipurpose centre based on the benchmark. However, it is noted that the current community centre, Lions Community Hall, is an outdated facility that only has capacity for 80 people.</p> <p>Therefore, there is currently a gap in the current supply of a contemporary multipurpose space in Gosford.</p>
1 multipurpose centre: 20,000 people	

### Performing arts/cultural centre

Laycock Street Community Theatre is located within 2km of the site which serves as a regional facility for the wider Central Coast LGA.

Benchmark	Demand
Performing Arts/Cultural Centre: 1:30,000 people	Based on this assessment the incoming resident population will not generate demand for a performing arts/cultural centre.

### Library

Gosford Library is located within 400m of the site within Kibble Park. As discussed in **Section 4.1.2** of this report there are future plans to upgrade Gosford Library to a regional library facility to significantly increase the service offering for the wider community.



Benchmark	Demand
Library (branch level): 1:33,000 people	The incoming resident population does not trigger the NSW Growth Centres benchmark for a branch level library but it will generate the need for approximately 100m <sup>2</sup> additional library floor space.
The NSW State Library benchmark for a minimum size library is 190m <sup>2</sup> for communities of less than 2,750.	Gosford Library is currently at capacity at 820 sq.m and there are future plans for a regional library of 4,000 sq.m. This additional floorspace will provide improved and increased services, discussed in more detail in <b>Section 4.1.2</b> . The expansion of the library to a new 'Gosford Regional Library' will meet the additional floorspace generated by the incoming resident population.

## Education

There are two public primary schools and two public high schools within 2km of the site.

Benchmark	Demand
1 public primary school: 1,500 new dwellings (approx.)	The incoming population will not generate the demand for a public primary school or public high school based on the benchmarks.
1 public high school: 4,500 dwellings (approx.)	As discussed in <b>Section 4.1.2</b> Gosford Public School relocated to a shared site with Henry Kendall High School and included the delivery of new classrooms, dedicated play areas, a new library, hall, canteen and upgrades to existing classrooms and science labs and a new games court.

## Health

There is one community health centres and two hospitals located within 2km of the site. A desktop study of Gosford Hospital and Gosford Private Hospital indicates that there are 613 total beds.

Benchmark	Demand
1 community health centre:20,000 people	The incoming resident population will not generate the demand for a new community health centre.
Hospital 2 beds: 1,000 people	The incoming resident population will generate demand for 1-2 additional hospital beds. Gosford Hospital is located in close proximity to the site and has recently undergone significant upgrades and improved service delivery, including a new 11-storey tower with number of health services. Based on the proximity to the existing community health facility, Gosford Family Care Cottage, Gosford Hospital and Gosford Private Hospital the health facility needs of the incoming resident population will be met.

## Open space

The following assessment is based on benchmarks from the Government Architects *Draft Open Space for Recreation Guide*.

The site is within walking distance (400m) to a total of 8.3 ha of public open space. Majority of this is bushland associated with extensive walking tracks and active recreation opportunities as part of the Rumbalara Reserve.

Kibble Park is located adjacent the proposal and comprises approximately 1.3 ha of public open space. Kibble Park underwent major upgrade in 2013 and includes two playgrounds, walking paths and seating.

Under the Gosford City Centre Special Infrastructure Contribution (SIC) funding is allocated for the upgrade of Kibble Park to create a vibrant civic heart of the CBD.

Benchmark	Demand
Local open space (2-5 ha) 400m from dwellings	<p>The proposal is located within 400 metres of local open space (Kibble Park and Rumbalara Reserve). It is expected that the incoming resident and worker population will generate some additional pressure on Kibble Park and Rumbalara Reserve.</p> <p>The proposal includes a network of open space provided for the incoming resident and worker population and public open space which will alleviate some of this pressure on the local open space network.</p>

## 4.4. OVERALL IMPACT

The benchmarking assessment has identified that the proposed incoming resident and worker population will generate some additional demand for social infrastructure. The overall impact of the proposal is summarised below:

- **Childcare facilities:** Demand for approximately 18 additional childcare places based on the incoming resident and worker population. There are currently six childcare facilities located within a 2km radius of the site and desktop studies identify that majority of these are at full or nearing capacity
- **Community centre:** There is only one community centre and no contemporary multipurpose centre the Gosford CBD or within 2km of the site. The existing community centre is outdated and only has capacity for 80 people. therefore, there is currently a gap in the current supply of a contemporary multipurpose space in Gosford
- **Performing arts/cultural:** No additional demand for a performing arts or cultural facility
- **Library:** Demand for an additional 100 sq.m library floor space which is expected to be absorbed by the future plans for the new 'Gosford Regional Library'
- **Education:** No additional demand for a public primary school or high school
- **Health:** No additional demand for health facilities
- **Open space:** It is expected that the incoming resident and worker population will generate additional pressure on Kibble Park and Rumbalara Reserve. However, this pressure is expected to be alleviated based on planned upgrades and improvements to Kibble Park and the public and private open space proposed throughout the development.

## 4.5. RECOMMENDATIONS

Based on the assessment in this report, the following management measures are recommended to support a positive social outcome:

- Consultation with Council to consider a multi-purpose community space in future planning for the site or a possible planning agreement
- Consider provision of a childcare facility on site to meet the demand generated by the incoming resident and worker population as well as other anticipated background growth. This will be subject to operator interest.
- Ongoing consultation with Council regarding the future plans for Kibble Park and Gosford Regional Library.

## 5. ECONOMIC IMPACT ASSESSMENT

This section considers the employment contribution of the proposed development, both in terms of construction and operational jobs. It also considers the potential for increased resident spend, resulting from new residents within the development. The broader economic benefits of the proposed development are also summarised.

We have used REMPLAN modelling to assess the economic contribution in terms of employment and Gross Value Added (GVA). GVA is a measure of the economic value that is defined by each industry sector in a defined region (in this instance New South Wales). **Appendix C** outlines the REMPLAN methodology.

The employment benefits occur in two distinct phases:

- The **construction phase** - a number of jobs are created as a result of the construction of the retail, commercial and residential components within the proposed development
- The **operational phase** – retail / commercial businesses within the development will provide on-going full-time, part-time and casual employment.

### 5.1. CONSTRUCTION JOBS AND GROSS VALUE ADDED

The construction costs for the proposed development has been provided by MBM and Lederer Group and is estimated at around \$389 million.

The indicative construction timeframe is estimated to be over a 10-year period. Urbis has assumed construction will commence in 2022.

The economic benefits of the construction phase of the proposed development is summarised below:

- Up to **354 total jobs** could be supported per annum over the construction period. This comprises up to 138 direct jobs per annum and 354 indirect jobs per annum
- The indirect employment multiplier is 2.57 i.e. every direct job from future on-site uses is expected to generate an additional 2.57 jobs within indirect servicing industry sectors within the local region and broader state economy

It is anticipated that the construction of the proposed development could contribute approximately **\$193.3 million total GVA** (in net present value terms) to the local region and broader state economy. This consists of \$75.1 million direct GVA and \$118.2 million indirect GVA.

#### Construction Phase Benefits

Proposed Development			Table 5.1
<b>Construction Cost p.a.</b>	<b>(\$M)</b>	<b>\$38.9</b>	
<b>Employment<sup>1</sup></b>			
Direct Employment	(no.)	138	<i>Indirect Multiplier</i>
Indirect Employment	(no.)	216	<i>2.57</i>
<b>Total Employment</b>	<b>(no.)</b>	<b>354</b>	
<b>Gross Value Added (GVA)<sup>2</sup></b>			
Direct GVA	(\$M)	\$75.1	<i>Indirect Multiplier</i>
Indirect GVA	(\$M)	\$118.2	<i>2.57</i>
<b>Total GVA</b>	<b>(\$M)</b>	<b>\$193.3</b>	

1. Reflects construction employment generated in the peak construction year

2. Expressed as a net present value of future GVA

Source: REMPLAN; Urbis

## 5.2. OPERATIONAL JOBS AND GROSS VALUE ADDED

A total of 2,375 sq.m retail/ commercial gross leasable area is proposed as part of the development. We have assumed an indicative tenancy mix including a small supermarket, specialty retail and office space.

Table 5.2 sets out an assessment of the number of jobs that this notional mix of uses could provide. Our experience is based on assessing land use and employment density across a range of projects in Sydney and elsewhere in Australia. It also draws on the findings of the Perth Land Use and Employment Survey 2015/17, the 2016 City of Melbourne Census of Land Use and Employment (CLUE) and the City of Sydney 2018 Floorspace and Employment Survey.

The table demonstrates that around 140 operational jobs could be delivered on-site. This number could shift slightly depending on the final tenancy mix. For example, the replacement of a small format supermarket with more specialty retail would increase the number of jobs by 7.

### Operational Phase Employment

Proposed Development		Table 5.2	
Floorspace type	Net Additional GLA (sq.m)	Benchmark Employment Density (GLA sq.m per job)	Ongoing Jobs (no.)
Supermarket	400	24.5	16
Specialty Retail	740	16.5	45
Office Suites	1,235	15.0	82
<b>Total</b>	<b>2,375</b>		<b>144</b>

Source: Lederer Group; Urbis

Direct (ongoing) jobs are entered into REMPLAN to produce an estimate for indirect jobs and direct and indirect GVA. This is shown in Table 5.3.

### Operational Phase Benefits

Proposed Development		Table 5.3	
	Direct Effect	Indirect Effect	Total
Total Jobs (no.)	144	67	211
Avg Annual GVA (\$M) <sup>1</sup>	\$8.2	\$5.7	\$13.9

1. GVA is expressed as the average annual net present value of total economic benefits realised over a 20-year operating period

Source: REMPLAN; Urbis

Economic benefits from the ongoing operation phase can be summarised as:

- Up to **211 total jobs per annum** (full-time, part-time and casual) could be supported from the operation of the proposed development. This includes **144 direct jobs** on the site during the operational period and **67 indirect jobs**. Most direct jobs will be accommodated within the commercial space on site

Up to **\$277.5 million total GVA** (in net present value terms) could be generated by the daily operation and management of retail and commercial uses within the proposed development over a 20-year operating period. This equates to an **average annual contribution to GVA of \$13.9 million per annum** over the same period.

## 5.3. INCREASED RETAIL SPEND FROM RESIDENTS

Based on an indicative scheme of 780 dwellings, the development will generate around **\$26.2 million** in retail expenditure per annum in 2031 in the local economy (shown in Table 5.4, in constant \$2019 dollars). A large share of this spend will be directed towards nearby businesses, resulting in improved sales.

The additional retail spending market assumes the following:

- The development will accommodate 1,482 residents based on 780 dwellings and an average household size of 1.9

- The average spend per capita of \$17,694 based on the current spending profile of Gosford and surrounding suburbs. This represents a spend per capita estimate that is 4.7% higher than the Greater Sydney average.

### Available Annual Resident Spending by Product Category, 2031

Based on 1,482 on-site residents (\$2019)

Table 5.4

No. of residents	Food Retail	Food Catering	Apparel	Home-ware	Bulky Goods	Leisure/General	Retail Services
Spend per capita (\$)	7,048	3,054	1,762	1,504	1,753	1,894	679
Total (\$millions)	\$10.4	\$4.5	\$2.6	\$2.2	\$2.6	\$2.8	\$1.0

1. Spend per annum. Per capita spend data incorporates Urbis real growth forecasts

2. Source: ABS; MarketInfo 2012; Urbis

## 5.4. BROADER ECONOMIC BENEFITS

In addition to the benefits of job creation and economic contribution during the construction and ongoing phases, the proposed development is set to deliver a range of positive outcomes including:

### Strengthening the role of the Gosford CBD

The proposed development will create opportunities for live work synergies, by housing future residents in an area well connected to employment.

The new development will provide new housing within walking distance of Gosford CBD, which is expected to create 6,000 new jobs from 2016 to 2031 (*Central Coast Regional Plan 2036*)

By providing housing closer to jobs, the proposed development will improve job containment within the Central Coast LGA and increase local demand for services during the day, evening and weekends.

The development will also contribute to the urban renewal of the western precinct of Gosford CBD. Ground floor activation will enhance street level vibrancy. An increase in CBD residents will enhance passive surveillance and help to stimulate the evening economy.

### Improved Housing Choice and Affordability

The proposed development will help achieve housing objectives outlined within the *Central Coast Regional Plan 2036*, which sets a target of 6,000 new dwellings for the Gosford CBD by 2031.

The provision of new apartments will provide increased diversity of housing within the CBD. In parallel with other residential and mixed use proposals in the Gosford CBD, this development can strengthen and diversify the role of Gosford CBD as a place for people to live.

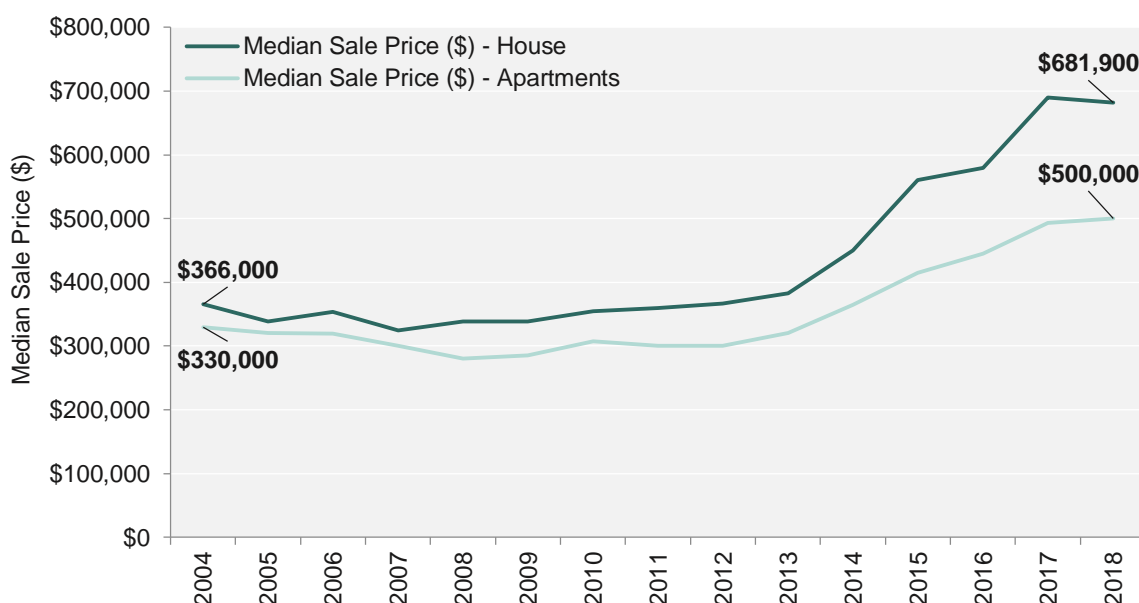
The proposed development will provide relatively cheaper housing through the high provision of apartments. Data from APM PriceFinder shows that on average, apartments have been sold at around a **25% discount to houses** in Gosford and surrounding suburbs over the past 5 years from 2014 to 2018. The development would appeal to young families and first home buyers looking to enter the market at an affordable price point.



## House and Unit Sale Prices

Gosford and surrounding suburbs, 2004-2018

Chart 5.1



Note: data includes sales from Gosford, East Gosford and North Gosford suburbs

Source: APM PriceFinder; Urbis

## Investment Stimulus

The proposed development involves a substantial property investment which will create the following spill over effects:

- A strong positive commitment for the Gosford CBD
- Enhanced residential amenity (new facilities and infrastructure)
- Added opportunities for people to live and work within the LGA, thereby increasing labour market labour containment
- Stimulate and attract further investment to the immediate area
- Assist in raising the profile of Gosford CBD as a place to live, work and invest.

## 5.5. SUMMARY AND IMPLICATIONS

The proposed development will result in the following economic benefits for the Gosford CBD and for the broader Central Coast LGA:

- **Total Employment** of around 211 jobs, including 144 direct jobs on-site and 67 indirect supply chain jobs per annum
- **Construction Investment** of \$38.9 million per year could generate up to 354 full-time, part-time and casual jobs over the development timeframe, including up to 138 direct jobs and 216 indirect jobs at the peak year of construction activity
- **Additional retail expenditure** of up to \$26.2. million in 2031 (in \$2019)
- **Strengthening the role of the Gosford CBD** by creating opportunities for live work synergies within the CBD and activating the surrounding area as a place to visit
- **Contribution to housing choice and affordability** within the Gosford CBD and broader Central Coast LGA
- **Investment stimulus** in the Gosford CBD and broader Central Coast LGA.

## 6. CONCLUSION

This Socio - Economic Assessment has been undertaken to satisfy the SEARs requirement in relation to the proposed Stage 1 Concept DA the former Kibblex Shopping Centre Site at 136 to 148 Donnison Street, Gosford.

This assessment has found that the proposed incoming and worker population will generate some additional demand for social infrastructure including 18 additional childcare places and an additional 100m<sup>2</sup> library floor space which is expected to be absorbed by the future plans for the new 'Gosford Regional Library'. The assessment has also identified that there is a gap in the current supply of a contemporary multipurpose space in Gosford.

The proposal will result in economic benefits for Gosford CBD and the broader Central Coast including employment opportunities, construction investment and additional retail expenditure. The proposal will also contribute to strengthening the role of Gosford CBD and provide additional provision of housing choice and affordability.

The proposed development is supportable from an economic and social infrastructure perspective.

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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      SOCIAL INFRASTRUCTURE AUDIT**

Number	Facility Name	Category
1	GOSFORD LIBRARY	Community Centres
2	LIONS COMMUNITY HALL	Community Centres
3	1ST EAST GOSFORD SCOUT HALL	Community Centres
4	EAST GOSFORD GUIDE HALL	Community Centres
5	LAYCOCK STREET THEATRE	Community Centres
6	GOSFORD CUBBYHOUSE LONG DAY CARE CENTRE	Childcare
7	WYOMING EARLY LEARNING CENTRE AND PRESCHOOL	Childcare
8	WEST GOSFORD EARLY EDUCATION CENTRE	Childcare
9	THE KINDICLUB PRESCHOOL	Childcare
10	GOSFORD PRESCHOOL	Childcare
11	YARRAN EARLY INTERVENTION CENTRE	Childcare
12	GOSFORD HOSPITAL	Health Facilities
13	GOSFORD PRIVATE HOSPITAL	Health Facilities
14	GOSFORD FAMILY CARE COTTAGE	Health Facilities
15	HENRY KENDALL HIGH SCHOOL	Education
16	ET AUSTRALIA SECONDARY COLLEGE	Education
17	ST JOSEPH'S CATHOLIC COLLEGE	Education
18	GOSFORD HIGH SCHOOL	Education
19	ST EDWARD'S CHRISTIAN BROTHERS' COLLEGE	Education
20	OUR LADY OF THE ROSARY CATHOLIC PRIMARY SCHOOL	Education
21	GOSFORD PUBLIC SCHOOL	Education
22	GOSFORD EAST PUBLIC SCHOOL	Education
23	ST PATRICK'S CATHOLIC PRIMARY SCHOOL	Education
24	GOSFORD TAFE COLLEGE	Education
25	CENTRAL COAST CONSERVATORIUM OF MUSIC	Education



# **APPENDIX B      POPULATION PROJECTIONS**

<b>Gosford – West Gosford</b>	<b>Year</b>						
	<b>2016</b>	<b>2021</b>	<b>2026</b>	<b>2031</b>	<b>2036</b>	<b>% of 2036 population</b>	<b>change 2016 - 2036</b>
Aged 0 to 4	248	344	412	510	598	5.4	+350
Aged 5 to 9	150	177	237	284	343	3.1	+193
Aged 10 to 14	96	136	163	209	244	2.2	+149
Aged 15 to 19	139	279	354	419	487	4.4	+348
Aged 20 to 24	471	671	878	1,061	1,211	11.0	+740
Aged 25 to 29	643	734	932	1,147	1,322	12.0	+679
Aged 30 to 34	530	541	642	793	932	8.4	+402
Aged 35 to 39	412	418	467	558	659	6.0	+247
Aged 40 to 44	275	406	460	537	620	5.6	+346
Aged 45 to 49	303	379	509	598	689	6.2	+386
Aged 50 to 54	305	423	523	668	773	7.0	+468
Aged 55 to 59	260	343	450	555	686	6.2	+427
Aged 60 to 64	224	308	393	501	601	5.4	+377
Aged 65 to 69	242	248	323	411	510	4.6	+268
Aged 70 to 74	182	215	231	298	372	3.4	+190
Aged 75 to 79	112	165	191	219	284	2.6	+172
Aged 80 to 84	123	115	167	201	237	2.1	+114
Aged 85 +	257	283	320	392	460	4.2	+203
Total persons	4,970	6,187	7,653	9,361	11,028	-	-
Change		1,217	1,466	1,708	1,667	-	+6,058
Growth rate (%)		24.4%	23.6%	22.3%	17.8%	-	121.9%

Household type	Year					
	2016	2021	2026	2031	2036	%change 2016 - 2036
Couple families with dependents	304	378	462	564	664	118.4%
Couples without dependents	679	834	1,042	1,291	1,541	127.0%
Group households	183	233	292	358	414	126.2%
Lone person households	1,127	1,282	1,583	1,940	2,296	103.7%
One parent family	273	348	439	538	637	133.3%
Other families	48	67	83	102	121	152.1%
Total households	2,614	3,142	3,901	4,793	5,673	117.0%
Average five year household growth	-	20.2%	24.2%	22.9%	18.4%	-

Dwellings	Year					
	2016	2021	2026	2031	2036	change 2016 - 2036
Dwellings	2,822	3,406	4,253	5,253	6,253	3,431
Growth rate (%)	-	20.7%	24.9%	23.5%%	19.0%	131.1%

## **APPENDIX C      REPLAN METHODOLOGY**

Analysis presented in this report uses REMPLAN economic modelling to assess current and potential economic impacts. REMPLAN is an Input-Output model that captures inter-industry relationships within an economy. It can assess the area-specific direct and flow-on implications across industry sectors in terms of employment, wages and salaries, output and value-added, allowing for analysis of impact at the local level, and for the state more generally.

Key points regarding the workings or terminology of the model are as follows:

- REMPLAN uses either the value of investment or employment generation as the primary input. For this analysis, the value of total upfront investment has been used as the key input to assess the benefits of the construction phase, whereas future employment within the new retail floorspace is the input to assessing the on-going economic benefits of the operation phase
- Outputs from the model include employment generated through the project and economic Gross Value Added (GVA) at both the local and the state level
- Employment generated includes all full-time and part-time jobs created over the life of the construction phase; or in terms of the on-going operations, total on-going jobs generated
- Gross Value Added or GVA is a measure of the value of goods and services produced in an area, industry or sector of an economy during a certain period of time. In this case, GVA represents the total economic contribution of the project.
- Both the direct and indirect benefits are modelled for employment and value added:
  - *Direct* refers to the effect felt within the industry as a result of the investment. For example, the construction phase will directly result in the creation of construction jobs
  - *Indirect* effects are those felt within industries that supply goods to the industries directly affected by the investment.
- Economic benefits are modelled for the construction and the on-going operation phases. For both phases:
  - the employment numbers are presented on **annualised basis**
  - Value added numbers are expressed as a **net present value** of total economic benefits realised over a 20-year operating period.
- It should be noted that the results presented below are estimates only based on the existing state of economic activity in the area. Due to the static nature of input-output modelling, they have the potential to overstate the actual effects. Nonetheless, the analysis still reflects the fact that employment growth and economic value added will be positive for the region
- Urbis consider that in the absence of this investment it is unlikely that a similar project would be undertaken within the same period, and therefore the investment can be considered *additional*.





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