



Department of Planning and Environment

Mr Chris McGillick  
Ethos Urban  
173 SUSSEX STREET  
SYDNEY NSW 2000

3 February 2022

Dear Mr McGillick,

**Residential Development at 89 John Whiteway Drive, Gosford (SSD-10321-Mod-1)  
Response to Submissions Report and Request for Information**

I refer to the above State significant development (SSD) modification application at 89 John Whiteway Drive, Gosford. The Department publicly exhibited the Modified DA from 14 January 2022 until 28 January 2022.

The Department received one (1) public submission, comprising one (1) objection, and advice from the Department's Biodiversity and Conservation Division. The submissions are available on the Department's website <https://www.planningportal.nsw.gov.au/major-projects/project/43626>.

The Department requests that you provide a Response to Submissions report (RtS) in accordance with clause 82 of *Environmental Planning and Assessment Regulation 2000*.

Please note the Department is yet to receive advice from the Department's Water Group, NSW Health, NSW Rural Fire Service and Central Coast Council. These will be provided for your response once received. The Department may raise further issues or request additional information in response to these submissions.

Having carefully reviewed the proposal, as well as the issues raised in submissions, the Department requires that further information also be provided to address the issues raised in **Attachment A**. The Department requests that you provide a consolidated response to all submissions and the issues raised in **Attachment A** by 28 February 2022.

Please lodge your response by progressing the application on the major projects planning portal <https://majorprojects.planningportal.nsw.gov.au/>.

If you have any questions, please contact Chris Eldred on (02) 8289 6855 at [Christopher.Eldred@planning.nsw.gov.au](mailto:Christopher.Eldred@planning.nsw.gov.au).

Yours sincerely,

A handwritten signature in blue ink, appearing to read "K T" followed by a long horizontal stroke.

Keiran Thomas  
Director Regional Assessments  
Regional Assessments

**as delegate for the Planning Secretary**

## ATTACHMENT A – RESPONSE TO SUBMISSIONS AND REQUEST FOR INFORMATION

### 1. Neighbourhood Shop Car Parking

The Neighbourhood Shop has a proposed floor area of 99.7m<sup>2</sup> with 3 parking spaces provided. Under Gosford City Centre Development Control Plan 2018, parking for a 'shop' is to be provided at one space per 30m<sup>2</sup>. The Department requests that parking be amended to ensure that the required 4 spaces are provided.

The parking spaces designated for the Neighbourhood Shop are located within the broader carpark, behind both the security gate and garage door. The Department considers that this location is impractical and the spaces are unlikely to be utilised by customers given they would be unable to access this area. It is recommended that the designated parking spaces be relocated to a more practical location to ensure they can be utilised by both staff and customers.

### 2. Biodiversity Development Assessment Report (BDAR)

Biodiversity Conservation Division (BCD) have requested that a revised BDAR or a BDAR waiver be provided in line with the requirements of the *Biodiversity Conservation Act 2016*.

At this stage in the assessment, the Department considers that the proposed modification will not increase the impact on biodiversity values, and in accordance with clause 7.17(2)(c) of the *Biodiversity Conservation Act 2016*, a BDAR or BDAR waiver is not required. Notwithstanding, BCD's comments are to be addressed in the RtS report.