



## **Request for Secretary's Environmental Assessment Requirements**

### **Proposed Mixed Use Development – Residential Flat Building, Hotel and Commercial Uses**

1A Racecourse Road, West Gosford  
Lot 120 DP846754

Prepared by Willowtree Planning on behalf of  
Luux Properties

**June 2021**

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### APPENDICES

Appendix	Document	Prepared by
1	Preliminary Architectural Plans	SJB
2	Development Schedule	SJB
3	Preliminary Cost Report	Napier & Blakeley
4	EPBC Act Protected Matters Report	Department of Agriculture Water and the Environment
5	Visualisations	SJB

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### **PART A PRELIMINARY**

#### **1.1 INTRODUCTION**

This Scoping Report has been prepared by Willowtree Planning Pty Ltd (Willowtree Planning) on behalf of Luux Properties and is submitted to the NSW Department of Planning, Industry and Environment (DPIE) in support of a formal request for Secretary's Environmental Assessment Requirements (SEARs).

The formal request for SEARs is made in relation to proposed mixed use development involving residential flat buildings, hotel accommodation and commercial uses.

The Site is located within the Central Coast Local Government Area (LGA) and is zoned B6 Enterprise Corridor under the provisions of *State Environmental Planning Policy (Gosford City Centre) 2009* (SEPP GCC). Development for the purpose of residential flat buildings, hotel accommodation and commercial premises is permissible with consent within the B6 Enterprise Corridor zone pursuant to SEPP GCC.

The proposed development constitutes State Significant Development (SSD) pursuant to Schedule 2 Clause 15 of the *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP) as the Site is located within the Gosford City Centre and the Capital Investment Value (CIV) is greater than \$75 million.

This Scoping Report provides a brief overview of the proposed development and the relevant planning framework that applies to enable the issuance of the SEARs, which will guide the preparation of a formal Environmental Impact Statement (EIS) for future development of the land.

The proposed development would promote the enhanced development of the Gosford City Centre, ultimately providing for employment opportunities and provide for residential uses as part of a mixed use development to support the economic strength of the Gosford City Centre and the State.

Therefore, it is requested that DPIE issues formal SEARs to support the preparation of the EIS for the proposed SSD, incorporating construction and operational use of the proposed mixed use development.

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### PART B SITE ANALYSIS

#### 2.1 SITE LOCATION & EXISTING CHARACTERISTICS

The Subject Site is identified as 1A Racecourse Road, West Gosford, being legally described as Lot 120 DP846754.

The Subject Site exhibits a total area of approximately 1.044 hectares (ha) and affords a primary frontage of approximately 256m to Racecourse Road to the west. The Site adjoins existing industrial development to the east and exhibits a frontage of 20m to Donnison Street West to the east. Vehicular access to the Site is currently facilitated via Racecourse Road, which connects Mann Street to the east and Central Coast Highway to the south. In its existing state, the Site comprises two industrial buildings and a firewood sales yard.

The adjoining land to the south comprises a carparking lot at 10 Young Street and a car dealership at 1 Racecourse Road ('dealership site'). It is noted that a Development Application for proposed mixed use development comprising hotel, residential accommodation and commercial uses at 10 Young Street has recently been submitted to DPIE for assessment.

To the south-east of the Site and directly east of the dealership site lies 61 Central Coast Highway which is currently vacant. Approval was sought for a drive through, take-away and dine in restaurant which was refused by Council on 7 July 2016 and later approved by the Land and Environment Court (LEC).

Land further east of the Site along Central Coast Highway provides a variety of commercial uses such as a gym, bottle shop, service station and take away food and drink premises. To the west of the Site, expansive views are provided across Racecourse Road to Gosford Racecourse. To the south and south-east of the Site views to Brisbane Water are available.

#### 2.2 LOCAL AND REGIONAL CONTEXT

The Subject Site is located in the Gosford City Centre, which forms part of the wider Central Coast LGA.

The Site is located within the enterprise corridor of Gosford City Centre which is characterised by industrial warehouses and commercial facilities such as carpet stores and computer repair service centres and partially vacant lots fronting Racecourse Road. Other commercial uses such as car dealerships, fast food outlets and service stations are located in close proximity of the Site and provide frontage to Central Coast Highway.

Gosford Racecourse is located immediately adjacent the Site to the west and Gosford hospital is located approximately 1km north-east of the Site. The proposed Northside Private Hospital is located less than 600m north of the Site. Numerous assets such as Presidents Hill, Gosford Golf Course and the Gosford Tennis Centre are also located approximately 700m north of the Site. Views to Brisbane Water to the east and south are provided within a 300-600m range of the Site.

The Site is situated approximately 1.3km west of the commercial core of Gosford, 13km south west of Central Coast and 52km north of Sydney CBD. The Site is reasonably accessible via public transport comprising bus services along Racecourse Road, Donnison Street West and Central Coast Highway. The Site is located approximately 1.31km from the Gosford train station. The Site also affords road linkages to road infrastructure including Racecourse Road, Central Coast Highway, Pacific Highway and Mann Street. All of which provide enhanced connectivity to the Subject Site and immediate vicinity, as well as the wider locality.

The Site location and context are illustrated in **Figures 1, 2 and 3** below.

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Figure 1 Cadastral Map (SIX Maps 2020)

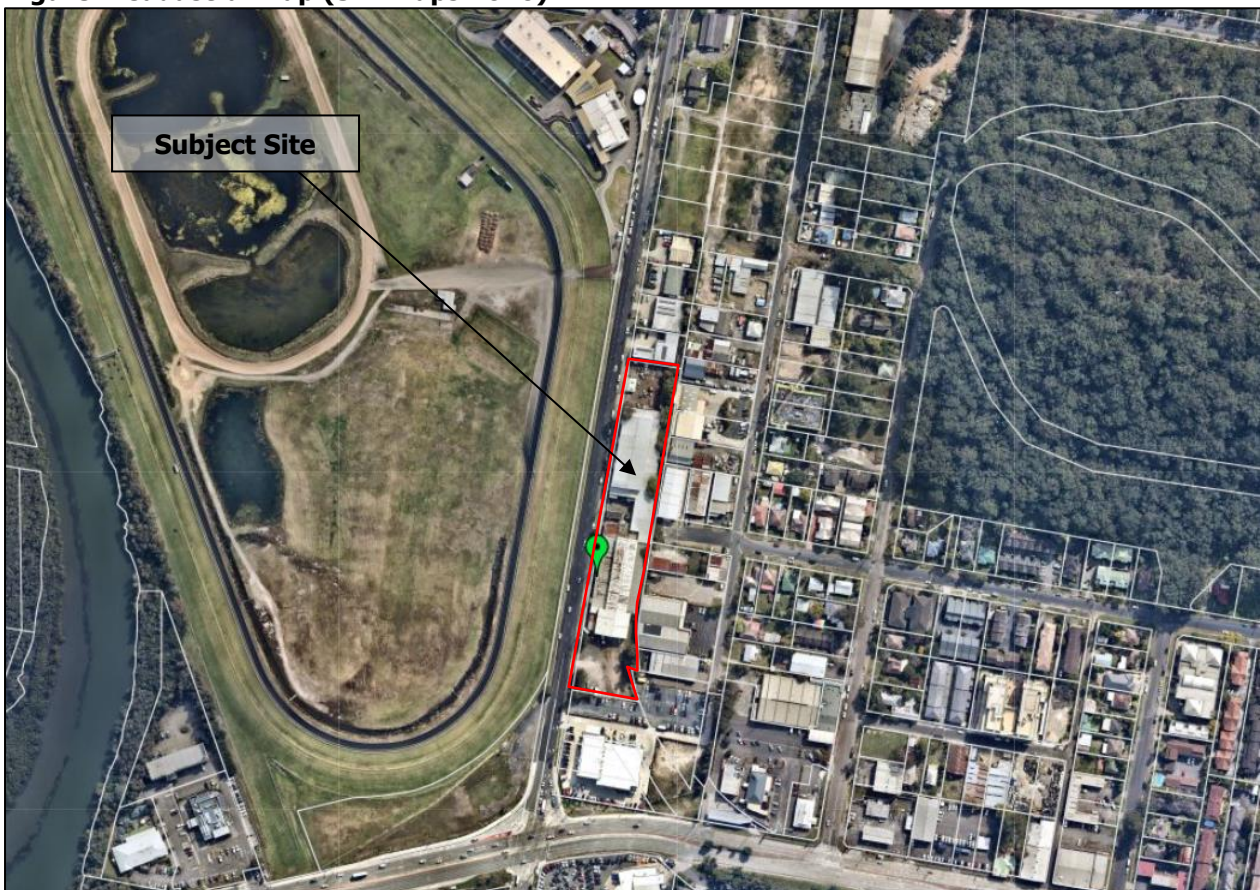


Figure 2 Aerial View (Nearmap 2020)

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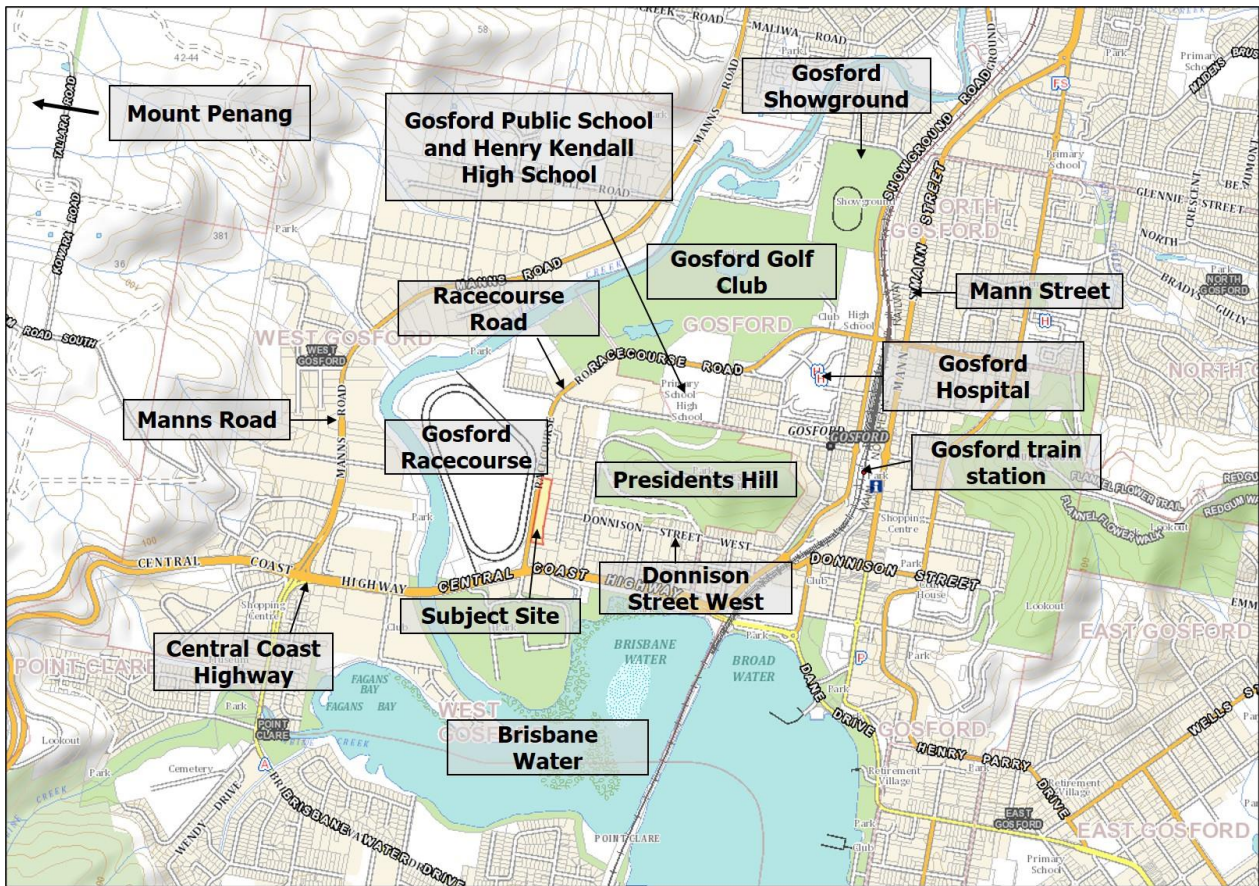


Figure 3 Site Context Map (SIX Maps 2020)

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### **PART C PROJECT SUMMARY**

#### **3.1 AIMS AND OBJECTIVES OF THE PROPOSED DEVELOPMENT**

The subject proposal seeks Development Consent for the proposed mixed use development comprising residential flat buildings, hotel accommodation and commercial uses. The following objectives have been identified as forming the basis of the proposed development, as well as being consistent with the aims set out within SEPP GCC, including:

- Provide residential accommodation as part of a mixed use development which includes commercial uses, hotel accommodation and residential flat buildings;
- Provide for the emerging housing needs by facilitating a diverse mix of residential units;
- Facilitate hotel development with commercial uses which provide a range of employment uses;
- Promote tourism opportunities for the Gosford City Centre and capitalise on the proximate location of the Site to the Gosford Racecourse, Brisbane Water and Presidents Hill;
- Provide for residential accommodation in proximity to employment hubs, hospitals, medical facilities and schools;
- Facilitate an enhanced public domain experience by delivering a public park as a public open space;
- Capitalise on the Site's location within the enterprise corridor in the Gosford City Centre and its proximity to the surrounding hospitals and schools;
- Revitalise the enterprise corridor by facilitating a medium to high density mixed use development;
- Design the Site to achieve viable economic return; and
- Ensure the development is compatible with the surrounding development and the local context.

The Site and proposed design are considered to meet the objectives of the Project, as it facilitates the provision of residential accommodation in the form of residential flat buildings with a diverse mix of residential units. The proposal will also provide for hotel development and commercial uses which facilitate a range of employment uses and support the economic growth of the Gosford City Centre. By facilitating hotel development, the proposal will also promote tourism opportunities for Gosford, particularly capitalising on the proximity to the surrounding key tourist destinations including Gosford Racecourse and Brisbane Water.

#### **3.2 DESCRIPTION OF THE PROPOSED DEVELOPMENT**

The proposal seeks consent for a mixed use development comprising residential flat buildings, hotel accommodation and commercial uses with a total of 527 parking spaces. Specifically, the proposal will constitute a Concept Development Application and staged development pursuant to Section 4.22 of the EP&A Act and entails the following components in two stages:

##### Concept approval and Stage 1:

- Concept approval for mixed use development comprising proposed hotel accommodation, residential flat buildings, commercial use and public park
- Detailed built form proposal for Stage 1 comprising:
  - Demolition of existing buildings and associated structures;
  - Earthworks;
  - Construction and use of two hotel buildings with commercial use in the northern portion of the Site;
  - Provision of a public park;
  - Extension of Donnison Street West;
  - Construction of carparking facilities with 239 parking spaces; and
  - Site landscaping.

##### Stage 2 (subject to separate development consent):

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- Construction and use of two residential flat buildings with commercial use in the southern portion of the Site;
- Construction of carparking facilities with 288 parking spaces between Basement levels 1 to 4; and
- Site landscaping.

The development particulars of the proposed development are summarised in **Table 1** below.

Table 1 Proposed Development Particulars		
Location	Stage 1	Stage 2
Basement Levels 1 - 4	-	<ul style="list-style-type: none"> <li>▪ 288 Parking spaces</li> </ul>
Ground Level	<ul style="list-style-type: none"> <li>▪ Hotel lobby and porte cochere</li> <li>▪ Back of house</li> <li>▪ Commercial use</li> <li>▪ Public park</li> <li>▪ 51 parking spaces for staff and VIP hotel parking</li> <li>▪ Donnison Street West extension</li> </ul>	<ul style="list-style-type: none"> <li>▪ Commercial use</li> <li>▪ Storage and services</li> <li>▪ Plant</li> <li>▪ Loading area</li> </ul>
Level 1	<ul style="list-style-type: none"> <li>▪ 58 parking spaces and plant</li> <li>▪ Spa and associated amenities</li> </ul>	<ul style="list-style-type: none"> <li>▪ Communal amenity</li> <li>▪ Pool</li> <li>▪ Residential units</li> </ul>
Level 2	<ul style="list-style-type: none"> <li>▪ 65 parking spaces and plant</li> <li>▪ Double height conference room</li> </ul>	<ul style="list-style-type: none"> <li>▪ Residential units</li> </ul>
Level 3	<ul style="list-style-type: none"> <li>▪ 65 parking spaces and plant</li> </ul>	<ul style="list-style-type: none"> <li>▪ Residential units</li> </ul>
Level 4	<ul style="list-style-type: none"> <li>▪ Café lounge and kitchen</li> <li>▪ Pool and pool bar</li> <li>▪ Back of house and amenities</li> <li>▪ External gardens</li> </ul>	<ul style="list-style-type: none"> <li>▪ Residential units</li> </ul>
Level 5	<ul style="list-style-type: none"> <li>▪ Hotel units</li> <li>▪ External gardens</li> </ul>	<ul style="list-style-type: none"> <li>▪ Residential units</li> </ul>
Level 6-10	<ul style="list-style-type: none"> <li>▪ Hotel units</li> </ul>	<ul style="list-style-type: none"> <li>▪ Residential units</li> </ul>
Level 11-17	<ul style="list-style-type: none"> <li>▪ Hotel units</li> </ul>	-
Level 11-16	-	<ul style="list-style-type: none"> <li>▪ Residential units</li> </ul>

Further details of the preliminary design are provided in the Preliminary Architectural Plans and Development Schedule at **Appendices 1** and **2**.

**Figures 4-7** illustrate the visualisations of the proposed development. The visualisations are also provided in **Appendix 5**.

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**Figure 4 Proposal Visualisation (SJB 2021)**



**Figure 5 Proposal Visualisation 2 (SJB 2021)**

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**Figure 6 Existing Site Development (SJB 2021)**



**Figure 7 Proposed Development Visualisation (SJB 2021)**

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### 3.3 OPERATIONAL DETAILS

Operational details of the proposed mixed use development (for the ultimate development scenario) are summarised in **Table 2** below.

Table 2 Proposed Operational Details	
Operational Particular	Details
Use	Residential flat building, hotel accommodation and commercial uses
Number of units	<ul style="list-style-type: none"><li>Residential units: 200</li><li>Hotel units: 196</li></ul>
Number of jobs (operational)	130
Number of jobs (construction)	536

### 3.4 STAGING OF DEVELOPMENT

The approval strategy sought, seeks to obtain Staged Development Consent to undertake the development over two stages pursuant to Section 4.22 of EP&A Act. In addition, the construction works will be completed over multiple construction stages.

### 3.5 CAPITAL INVESTMENT VALUE

While costs have not yet been finalised, the CIV of this Project is expected to be approximately \$115 million. The costs will be finalised once the final design is confirmed.

As this exceeds the \$75 million threshold under Schedule 2, Clause 25 of the SRD SEPP, the Proposed Development constitutes SSD.

A Preliminary Cost Report is attached to verify the CIV (refer to **Appendix 3**).

### 3.6 CONSULTATION

Consultation is currently being undertaken with the following agency stakeholders:

- City of Gosford Design Advisory Panel (CoGDAP);
- Central Coast Council;
- NSW DPI Water;
- Aboriginal Land Council;
- NSW Roads and Maritime Services;
- Transport for NSW;
- Endeavour Energy; and
- Surrounding landowners.

Extensive consultations have been held with CoGDAP in a number of Design Reference Group Workshops between 2019 and 2020 to obtain design advice and engage with CoGDAP along the design review process. The preliminary design in the Preliminary Architectural Plans (**Appendix 1**) has been developed in accordance with the design advice provided by CoGDAP.

Consultation with relevant stakeholders will be undertaken whilst preparing a detailed Environmental Impact Statement in keeping with the Department's Major Project Community Consultation Guidelines.

In addition, consultation with the community will be undertaken in accordance with the Department's consultation requirements.

Luux Properties is committed to being a great neighbour and is excited about making a positive contribution to the social, environmental and economic aims of the local community and Central Coast through this project.

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This means sharing information about the project with adjacent landowners and occupiers, the local community and stakeholder groups; seeking community views; and responding to matters raised by the community.

In line with this approach, details of early community engagement undertaken to date and plans for upcoming community engagement throughout the planning process are presented below.

### **Early Community Engagement**

Luux Properties has engaged with various local stakeholders about the project since 2019, including:

- The Entertainment Group.
- City of Gosford Design Advisory Panel.
- Central Coast Council – Economic Development and Property Unit.
- Northside Private Hospital, West Gosford .
- Representatives of surrounding developments.
- Local community:
  - As part of its commitment to the local community, Luux Properties signed a three-year sponsorship agreement for the Gosford Gold Cup from 2020 – 2022. The project was first publicly announced to the local community along with the sponsorship agreement in February 2020.
  - The Luux Properties website with information about the project and social media pages (Instagram, Facebook, LinkedIn and Twitter) have been live since 2019.

### **Upcoming Community Engagement**

Upcoming community engagement will expand on the relationships developed to date. It will involve continuing engagement with stakeholders already briefed on the project, and initiating good working relationships with new stakeholders.

Stakeholders will include people and groups potentially impacted by the proposal, having an interest in the proposal, and having an interest in the future of Gosford and the Central Coast.

The purpose of communications and community engagement will be to provide information about the project and ensure opportunities to provide input into the planning and assessment process are available and promoted.

Activities will involve the following stakeholders and groups:

- The Entertainment Group.
- Hospitals – Northside Private Hospital, Gosford Hospital.
- Schools – Gosford Public School, Henry Kendall High School.
- Central Coast Council.
- City of Gosford Design Advisory Panel, which comprises the NSW Government Architect and Deputy Government Architect, representatives from the NSW Department of Planning, Industry

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and Environment and Central Coast Council, and an independent design expert.

- State and federal Members of Parliament.
- Aboriginal Land Council.
- Community groups.
- Business groups such as the Gosford Erina Business Chamber.
- Local businesses and residents.
- Government departments such as NSW Department of Primary Industries – Water and Transport for NSW.
- Service providers such as Endeavour Energy.

Activities to invite and encourage stakeholder involvement will include:

- Personal engagement, such as through door knocking, with neighbours adjacent to the site.
- A series of community drop-in sessions to gather feedback to inform the development of the Environmental Impact Statement (EIS) and during public exhibition of the EIS. (These will be held on different days and at different times to increase accessibility.)
- Letter box distribution to the neighbourhood.
- Advertising and media engagement with local newspapers and radio stations.
- Stakeholder letters.
- Face to face meetings with stakeholders as required.
- Information on the Luux Properties website.

In line with best practice communication and community engagement, supporting activities will include:

- Establishment of a database to record contacts with stakeholders.
- A process to effectively manage stakeholder and community feedback about the project.

Stakeholder and community feedback will be analysed and provided to the project team for consideration during the refinement of the proposal throughout the planning process.

The approach will include any additional communication and community engagement activities as required by the Secretary's Environmental Assessment Requirements for the project.

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### PART D JUSTIFICATION

#### 4.1 PROJECT NEED

The proposed development is essential in ensuring that the attributing characteristics of the Subject Site are utilised accordingly throughout the proposal, by facilitating mixed use development comprising residential flat buildings, hotel accommodation and commercial uses.

In particular, the proposed residential accommodation comprises high density residential development. In response to the emerging housing needs in the Gosford area, the proposed residential accommodation will be facilitated in the form of residential flat buildings which capitalise on the proximate location of the Site to the surrounding regional road network and health infrastructure (including hospitals and medical facilities). The proposed residential flat buildings are considered to provide for the housing needs of the community by adding to the variety of housing types and densities currently available in the Gosford City Centre, which result in long term benefits for the community in the Gosford City Centre.

Furthermore, the proposed hotel development will contribute to the provision of hotel accommodation in the Gosford City Centre and promote tourism opportunities for Gosford, by capitalising on the location of the Site in proximity to the nearby scenic and tourist attractions including the Gosford Racecourse, Presidents Hill, Brisbane Water and Mount Penang. The proposed development would thereby stimulate the economic growth of the Gosford City Centre.

The proposed residential and hotel accommodation will be provided with commercial/retail uses which serve the needs of the occupants, workers and visitors of the proposed development. The proposed development would also provide long term social and economic benefits by facilitating mixed use development that incorporates high quality urban design, ultimately enhancing the public amenity and improving the public domain of the area.

The proposed development, for the purposes of residential accommodation and hotel accommodation is considered consistent with the strategic direction of the *Central Coast Regional Plan 2036*. Specifically, the proposed development aligns with the following goals of the *Central Coast Regional Plan 2036*:

- Goal 1 – A prosperous Central Coast with more jobs close to home; and
- Goal 4 – A variety of housing choice to suit needs and lifestyles.

The proposal will facilitate a mixture of employment uses and provide residential accommodation on the enterprise corridor in close proximity to the employment hubs in the Gosford City Centre, including the surrounding the hospitals, schools and the commercial core of the city centre, thereby providing job opportunities close to home for the community. The proposed residential flat buildings with a diverse unit mix will also contribute to the variety of housing choices in the Gosford City Centre which respond to the emerging needs for well-designed and conveniently located residential development.

#### 4.2 CONSIDERATION OF ALTERNATIVES

The purpose of the proposed development is to contribute towards the intended mixed use character and nature of the B6 Enterprise Corridor zone; and provide residential accommodation and hotels, which facilitates the provision of well-articulated residential flat buildings as well as upscale and high quality hotel accommodation for the Gosford City Centre. The proposed development is justified on the basis that it would:

- Contribute to the provision of residential accommodation in close proximity to employment hubs, hospitals, medical facilities and schools;
- Facilitate hotel development which would promote tourism opportunities for the Gosford City Centre;
- Create local jobs at the time of construction, and generate operational employment opportunities;
- Make use of an underperforming and underdeveloped Site;

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- Allow for the proposed development as a permissible use under its B6 Enterprise Corridor zoning category, pursuant to SEPP GCC;
- Ensure the Site is compatible with the desired future local context and character;
- Have no unacceptable economic, environmental or social impacts; and
- Allow for the implementation of suitable mitigation measures, where required.

Overall, the scale of the proposed development is considered suitable, and the built form proposed would completely enhance and renew an underdeveloped and underutilised land portion completely, into a modernised, state-of-the-art mixed use development comprising residential flat buildings, hotel accommodation and commercial uses, which will be highly consistent with surrounding business and mixed use-related uses in close proximity to the Site and the wider Gosford City Centre. The design and layout of the built form proposed seeks to maintain consistent with the zone objectives under SEPP GCC and enhance the underlying business and mixed use character intended for the identified land portion, which is zoned for such permissible land uses. Furthermore, this would be achieved by the resultant built form that would reinforce the nature of the land use and is conducive to the surrounding environment.

In determining the most appropriate outcomes for the Site, several options were considered, and subsequently dismissed, in arriving to the current proposal with regard to the proposed development. The options included:

### ***(a) 'Do Nothing' Scenario***

This option was dismissed as the objectives of the Project would not be met, including the objective of providing residential accommodation and hotel development which facilitate employment-generating development. If the proposed development was not to proceed, the Site would continue to remain underutilised, or be developed for another industrial-related development.

### ***(b) Development on an Alternative Site***

Due consideration was given to carrying out development on alternate sites. The analysis undertaken indicated that the proposed site offered superior outcomes for the intended development. It was preferred to other alternative sites in terms of community and public benefit to the State and the wider region, as it allowed for new services, infrastructure and road to be built and delivered ahead of schedule whilst conforming with the strategic planning framework of the State and the Gosford City Centre as outlined in **Part E** of this Scoping Report, at no cost to Council and the Government. Proposed development at the Site would result in the following positive attributes:

- The proposed development is located within the B6 Enterprise Corridor zone pursuant to the provisions of SEPP GCC, which seeks to provide a range of employment uses through facilitating mixed use development;
- The proposed development would accommodate the emerging demand for residential accommodation of the increasing population in proximity to employment hubs;
- The proposed development would capitalise on the location of the Site in proximity to the Gosford Racecourse, Brisbane Water and Presidents Hill to promote tourism opportunities for the Gosford City Centre;
- The Site is suitably located with respect to sensitive land activities, including residential development, hospitals and schools;
- All potential environmental impacts concerning the proposed development are able to be suitably mitigated within the Site;
- The proximity to the regional road network provides accessibility and linkages to the broader Central Coast LGA and regional areas of NSW, which facilitates enhanced economic benefits;
- The proposed development demonstrates the capability for continued employment-generating opportunities, during both the construction and operational phases;
- The proposed development has not been identified as containing any items of Heritage significance, including Aboriginal Cultural Heritage and State or Local Heritage items, that require further consideration; and,

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- The proposed development could be developed with high quality visual amenity and enhanced public realm achieved given its excellent siting and context.

### ***(c) Different Site Configuration***

A series of site configurations were tested along with extensive consultation with the of the City of Gosford Design Advisory Panel (CoGDAP) – Design Reference Group before arriving at the final design. The current configuration was chosen as the proposed configuration would:

- Respond to the natural topography of the Site;
- Facilitate activation of the street frontage along Racecourse Road and the proposed extension of Donnison Street West;
- Preserve the view corridors to and from the surrounding the key vistas including Presidents Hill, Brisbane Water, Gosford Racecourse and Mount Penang;
- Facilitate mixed use development that is compatible with the surrounding environment;
- Result in a positive contribution to the streetscape of Racecourse Road and the provision of public space in the West Gosford locality; and
- Facilitate public domain upgrades and extension of Donnison Street West that will be dedicated for public use at no cost to Government.

A different site configuration would have resulted in an outcome, which would not necessarily avoid an improved social and economic basis, and practicality stemming from the proposed development. It would also not capitalise on the Site's existing attributes of an underperforming portion of land.

The proposed development was therefore justified on the basis that, it is compatible with the surrounding development and the West Gosford locality, whilst imposing positive social and economic benefits on the wider Gosford City Centre. Appropriate management and mitigation measures would be implemented for any potential environmental impacts during the construction and operation stages of the development.

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## PART E LEGISLATIVE AND POLICY FRAMEWORK

The following current and draft Commonwealth, State, Regional and Local planning controls and policies have been considered in the preparation of this Report:

### Commonwealth Planning Context

- *Environment Protection and Biodiversity Conservation Act 1999*

### State Planning Context

- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning & Assessment Regulation 2000*
- *Protection of the Environment Operations Act 1997*
- *Biodiversity Conservation Act 2016 and Regulation 2017*
- *State Environmental Planning Policy (State and Regional Development) 2011*
- *State Environmental Planning Policy (Infrastructure) 2007*
- *State Environmental Planning Policy No 55 – Remediation of Land*
- *State Environmental Planning Policy (Gosford City Centre) 2018*

### Local Planning Context

- *Gosford Local Environmental Plan 2014*
- *Gosford City Centre Development Control Plan*

## 5.1 ENVIRONMENTAL PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is the Australian Government's central piece of environmental legislation. It provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places, defined in the EPBC Act as Matters of National Environmental Significance.

Under the EPBC Act, a person must not, without an approval under the Act, take an action that has or would have, or is likely to have, a significant impact on a Matter of National Environmental Significance. These matters are listed as:

- The world heritage values of a declared World Heritage property;
- The ecological character of a declared Ramsar Wetland;
- A threatened species or endangered community listed under the Act;
- A migratory species listed under the Act; and,
- The environment in a Commonwealth Marine Area or on Commonwealth land

The EPBC Act Protected Matters Report (**Appendix 4**) generated for the subject site lists two Threatened Ecological Communities (TECs), 68 threatened species, and 45 migratory species that may occur within or close to the subject site (applying a 1 km buffer to the subject site).

## 5.2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The EP&A Act is the overarching governing statute for all development in NSW and pursuant to Section 4.36(2) provides that:

*A State environmental planning policy may declare any development, or any class or description of development, to be State significant development.*

The proposed development has been identified as State Significant Development under the SRD SEPP as outlined in **Section 5.6**.

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Pursuant to Section 4.12(8), *a development application for State significant development or designated development is to be accompanied by an environmental impact statement prepared by or on behalf of the applicant in the form prescribed by the regulations.* Accordingly, this application meets the requirements of the EIS.

Additionally, Section 4.22 of the EP&A Act outlines the provisions for concept development applications and staged development, as follows:

- (1) *For the purposes of this Act, a concept development application is a development application that sets out concept proposals for the development of a site, and for which detailed proposals for the site or for separate parts of the site are to be the subject of a subsequent development application or applications.*
- (2) *In the case of a staged development, the application may set out detailed proposals for the first stage of development.*
- (3) *A development application is not to be treated as a concept development application unless the applicant requests it to be treated as a concept development application.*
- (4) *If consent is granted on the determination of a concept development application, the consent does not authorise the carrying out of development on any part of the site concerned unless:*
  - (a) *consent is subsequently granted to carry out development on that part of the site following a further development application in respect of that part of the site, or*
  - (b) *the concept development application also provided the requisite details of the development on that part of the site and consent is granted for that first stage of development without the need for further consent.*

*The terms of a consent granted on the determination of a concept development application are to reflect the operation of this subsection.*

- (5) *The consent authority, when considering under section 4.15 the likely impact of the development the subject of a concept development application, need only consider the likely impact of the concept proposals (and any first stage of development included in the application) and does not need to consider the likely impact of the carrying out of development that may be the subject of subsequent development applications.*

**Note.** *The proposals for detailed development of the site will require further consideration under section 4.15 when a subsequent development application is lodged (subject to subsection (2)).*

Pursuant to Section 4.22, consent is sought for staged development, inclusive of a concurrent Concept Proposal for the entire Site and Stage 1 DA with the Detailed Built Form Development Application for the proposed hotel accommodation in the northern block, as well as a subsequent Stage 2 DA for the built form of the proposed residential flat buildings in the southern block, subject to separate development consent.

Accordingly, this application precedes the required EIS.

### 5.3 ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000

The *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) prescribes requirements for Environmental Impact Statements in Schedule 2.

Pursuant to Schedule 2 Clause 3, prior to an EIS being prepared, a written application must be made to obtain the SEARs. This application forms the required request for SEARs.

Accordingly, this application precedes the required EIS.

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Section 4(1) of the EP&A Regulation states that:

*Development described in Part 1 of Schedule 3 is declared to be designated development for the purposes of the Act unless it is declared not to be designated development by a provision of Part 2 or 3 of that Schedule.*

The proposed development does not constitute designated development.

### 5.4 PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1979

Schedule 1 of the *Protection of the Environment Operations Act 1979* (POEO Act) contains a core list of activities that require a licence before they may be undertaken or carried out. The definition of an 'activity' for the purposes of the POEO Act is:

*"an industrial, agricultural or commercial activity or an activity of any other nature whatever (including the keeping of a substance or an animal)."*

The proposed development would not involve any activity that would require the issue of an Environmental Protection Licence.

### 5.5 BIODIVERSITY CONSERVATION ACT 2016 AND REGULATION 2017

The *Biodiversity Conservation Act 2016* (BC Act) and *Biodiversity Conservation Regulation 2017* seek to *maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development.*

Part 7 of the BC Act sets out requirements for biodiversity assessments and approvals under the EP&A Act.

Pursuant to Section 7.2(1) of the BC Act, *development or an activity is likely to significantly affect threatened species if:*

- (a) it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or*
- (b) the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or*
- (c) it is carried out in a declared area of outstanding biodiversity value.*

Pursuant to Section 7.9 of the BC Act, an SSD *is to be accompanied by a biodiversity development assessment report unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values.*

Upon review of the Biodiversity Values map, the Site is not identified to contain any biodiversity values. Preliminary studies have been undertaken to assess the overall ecological context of the Subject Site and a Biodiversity Development Assessment Report (BDAR) waiver is sought. A Letter outlining the request for a BDAR waiver will be provided as part of the future EIS.

### 5.6 STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

Proposed developments located on the identified sites that are listed in Schedule 2 of the SRD SEPP are identified as being SSD. Schedule 2 Clause 15 of the SRD SEPP includes provisions for developments in the Gosford City Centre to be undertaken as SSD.

Clause 15 of Schedule 2 states:

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### 15 Development in Gosford City Centre

*Development that has a capital investment value of more than \$75 million on land identified on the Land Application Map (within the meaning of State Environmental Planning Policy (Gosford City Centre) 2018).*

The proposed development located within the Gosford City Centre has an estimated CIV of greater than \$75 million, thus the proposed development constitutes SSD.

## 5.7 STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

*State Environmental Planning Policy (Infrastructure) 2007 (ISEPP)* provides for certain proposals, known as Traffic Generating Development, to be referred to TfNSW for concurrence.

Referral may be required for the erection of new premises, or the enlargement or extension of existing premises, where their size or capacity satisfy certain thresholds. Schedule 3 lists the types of development that are defined as Traffic Generating Development.

The proposed development is subject to the following thresholds outlined in **Table 3**.

Table 3 Traffic Generating Development Referral Threshold		
Purpose of development	Size or capacity—site with access to a road (generally)	Size or capacity—site with access to classified road or to road that connects to classified road (if access within 90m of connection, measured along alignment of connecting road)
Residential accommodation	300 or more dwellings	75 or more dwellings
Food and drink premises (other than take away food and drink premises with drive-through facilities)	Car parking for 200 or more motor vehicles	300m <sup>2</sup> in gross floor area
Shops	2,000m <sup>2</sup> in gross floor area	500m <sup>2</sup> in gross floor area
Car parks (whether or not ancillary to other development)	200 or more car parking spaces	50 or more car parking spaces

Given that the proposal comprises 527 parking spaces, referral to TfNSW will be required.

## 5.8 STATE ENVIRONMENTAL PLANNING POLICY NO 55 – REMEDIATION OF LAND

*State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55)* provides a state-wide planning approach for the remediation of land and aims to promote the remediation of contaminated land to reduce the risk of harm.

Clause 7(1) of SEPP 55 requires the consent authority to consider whether land is contaminated prior to consent of a development.

The Subject Site is not identified on the List of NSW Contaminated Sites Notified to the EPA or record of notices as a contaminated site. Nevertheless, given the extent of excavation required, a Detailed Site Investigation would be undertaken.

The future EIS would be supported by a Detailed Site Investigation and any recommendations and controls provided would be implemented as deemed necessary.

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### 5.9 STATE ENVIRONMENTAL PLANNING POLICY (GOSFORD CITY CENTRE) 2018

SEPP GCC is the primary environmental planning instrument applicable to the Site. The relevant provisions summarised below and in **Table 4**.

#### Zoning and Permissibility

The Site is zoned B6 Enterprise Corridor under the provisions of SEPP GCC (**Figure 8**).

The objectives of the B6 Enterprise Corridor zone are as follows:

- *To promote businesses along main roads and to encourage a mix of compatible uses.*
- *To provide a range of employment uses (including business, office, retail and light industrial uses).*
- *To maintain the economic strength of centres by limiting retailing activity.*
- *To provide for residential uses, but only as part of a mixed use development.*

Within the B6 zone the following are permissible without consent:

*Nil.*

Within the B6 zone the following are permissible with consent:

*Business premises; Community facilities; Garden centres; Hardware and building supplies; **Hotel or motel accommodation**; Landscaping material supplies; Light industries; Multi dwelling housing; Passenger transport facilities; Plant nurseries; Recreation facilities (indoor); **Residential flat buildings**; **Roads**; **Shop top housing**; Warehouse or distribution centres; **Any other development not specified in item 2 or 4***

Within the B6 zone the following are 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; Centre-based child care facilities; 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; Function centres; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations (sex services); Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Rural supplies; Service stations; Sewage treatment plants; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems*

A 'hotel or motel accommodation' is defined as:

*a building or place (whether or not licensed premises under the Liquor Act 2007) that provides temporary or short-term accommodation on a commercial basis and that—*

*(a) comprises rooms or self-contained suites, and*

*(b) may provide meals to guests or the general public and facilities for the parking of guests' vehicles,*

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*but does not include backpackers' accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation.*

A 'residential flat building' is defined as:

*a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.*

A 'road' is defined as:

*a public road or a private road within the meaning of the Roads Act 1993, and includes a classified road.*

A 'shop top housing' is defined as:

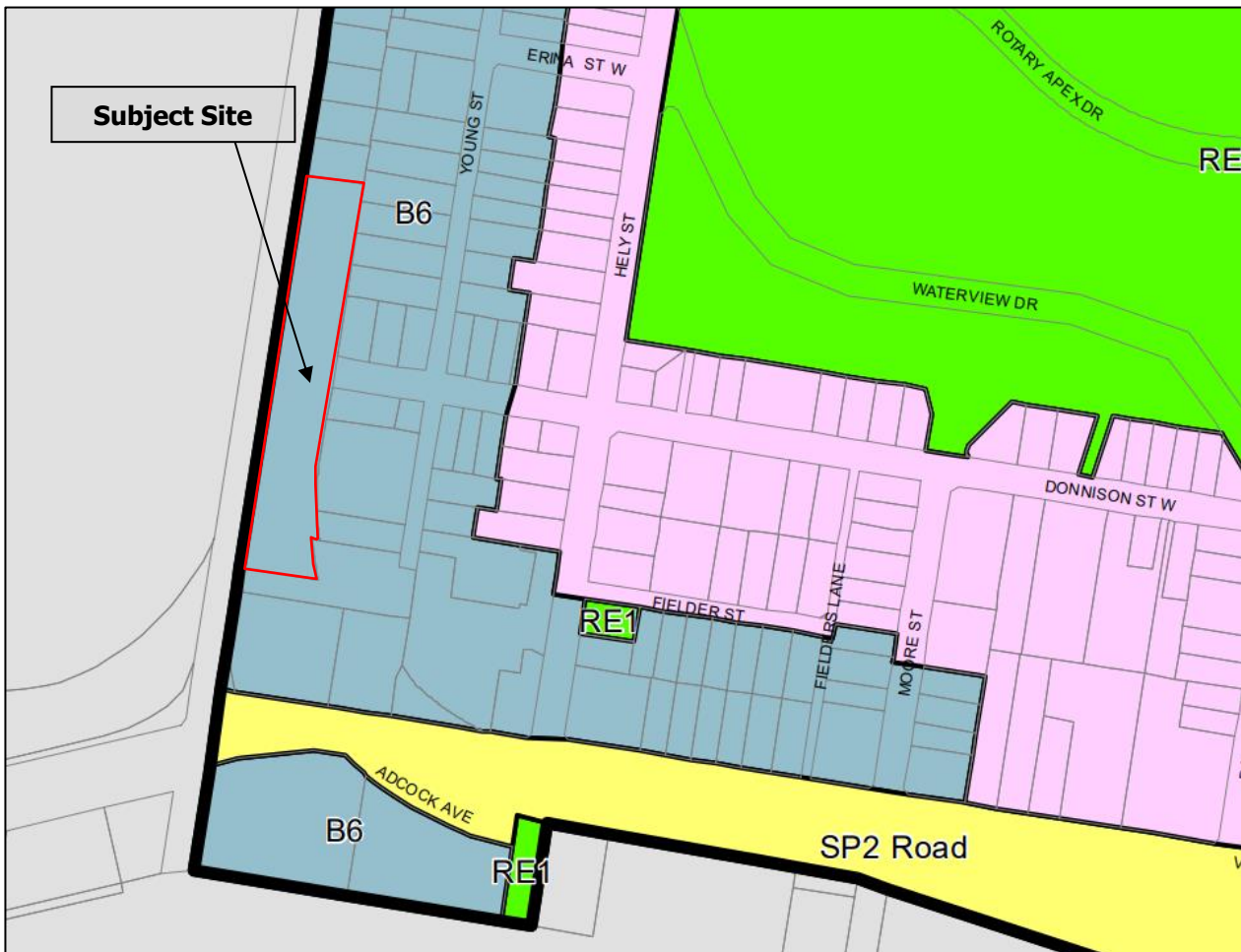
*one or more dwellings located above ground floor retail premises or business premises.*

The proposed mixed use development comprising hotel, residential flat building and extension of Donnison Street West are permissible with consent within the B6 zone. In addition, the proposal comprises commercial and retail uses, which are identified as 'commercial premises'. Given that 'commercial premises' are not identified as a prohibited use, the proposed commercial/retail uses are permissible with consent as an innominate use.

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**Figure 8 Zoning Map (NSW Legislation 2020)**

**Table 4** outlines the development’s consistency and compliance with the relevant development standards and controls under SEPP GCC.

Table 4 SEPP GCC Development Standards	
Clause	Comment
Clause 4.1 – Minimum lot size	The Site is not subject to a minimum lot size requirement.
Clause 4.3 – Height of buildings	Pursuant to Clause 4.3, the Site is subject to a maximum building height limit of 12m.  The proposed residential flat buildings and hotel accommodation range from seven to 18 storeys and exhibit a height of 27.12m to 60.2m. The proposed development will result in a total height exceedance of 48.2m. Notwithstanding, a variation to building height is sought under Clause 8.4 and is further discussed below.
Clause 4.4 – Floor space ratio	Pursuant to Clause 4.4, the Site is subject to a maximum floor space ratio (FSR) of 1.5:1.  The Proposal will provide a total GFA of 30,181m <sup>2</sup> across the Site, which will exhibit a proposed FSR of 2.9:1. Notwithstanding, a variation to FSR is sought under Clause 8.4 and is further discussed below.
Clause 4.6 – Exceptions to development standards	The proposed development involves a variation to the height of building and FSR development standards under SEPP GCC.

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	<p>However, it is noted that variation to the building height and FSR controls may be sought under Clause 8.4. Therefore, a Clause 4.6 variation is not required.</p>
Clause 5.10 – Heritage	<p>The Site is not identified as a heritage item nor is it located in a heritage conservation area (HCA). The Site is also not located in the vicinity of any heritage items or HCAs.</p>
Clause 7.1 – Acid sulfate soils	<p>The Site is affected by Class 2 and Class 5 acid sulfate soils (<b>Figure 9</b>). Class 2 acid sulfate soils are identified in the southern portion of the Site while Class 5 acid sulfate soils traverse the northern portion of the Site.</p> <p>Given that the proposal will comprise earthworks, an acid sulfate soils management plan will be required for the proposed development.</p>
Clause 7.2 – Flood planning	<p>As illustrated in <b>Figures 10</b> and <b>11</b>, the majority of the Site is identified as a flood planning area and the southern portion of the Site is affected by 1% flood extents.</p> <p>The proposed development is designed to ensure the development is compatible with the Site's flood hazard.</p>
Clause 7.3 – Floodplain risk management	<p>The proposed development is to be undertaken in accordance with Clause 7.3.</p>
Clause 8.1 – Minimum building street frontage in Zone B6	<p>Pursuant to Subclause (2), development consent must not be granted to the erection of a building within the B6 zone unless the building will have a street frontage of at least 24m.</p> <p>The proposed buildings will have a street frontage of greater than 24m to Racecourse Road.</p>
Clause 8.3 – Design excellence	<p>Clause 8.3 outlines that development consent must not be granted for development unless that development exhibits design excellence.</p> <p>The proposal exhibits design excellence that contributes to the natural, cultural, visual and built character values of Gosford City Centre.</p> <p>In addition, extensive consultations have been undertaken with CoGDAP, which ensure that the proposed development will present a well-resolved built form and act as a quality contribution to the character and streetscapes of the Gosford City Centre.</p>
Clause 8.4 Exceptions to height and floor space in Zones B3, B4 and B6	<p>Pursuant to Subclause (4), exceptions to height and floor space may be granted to development on land zoned B6 Enterprise Corridor that has an area greater than 5,600m<sup>2</sup>. This process must be overseen by a design and review panel who would review the development.</p> <p>The proposal has a site area of approximately 1ha and has been reviewed by a design review panel. The proposed development is considered to demonstrate design excellence and will be designed to meet the relevant building sustainability and environmental performance standards. As illustrated in the Preliminary Architectural Plans, commercial uses will be provided for both the residential flat buildings and the hotel accommodation on ground level. The provision of commercial uses has been optimised to provide commercial uses that meet the day to day needs of the residents and promote businesses in proximity to Central Coast Highway as a main road.</p> <p>The proposal seeks variation to the building height limit and FSR control prescribed by Clause 4.3 and Clause 4.4.</p>

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As demonstrated in the Preliminary Architectural Plans, the proposed building height for the main buildings have been designed to facilitate a high quality urban form with due consideration to the surrounding development and the character of the West Gosford locality. The proposed building heights will retain a high level of solar access for Gosford Racecourse and will not adversely impact on the solar access of any public open space. The proposed height also will not impact on the exposure to sky of the surrounding buildings and public areas.

The proposed buildings have been appropriately located to retain the view corridors to Gosford Racecourse and the key vistas of Presidents Hill and Brisbane Water. The proposal has also been designed to facilitate a transition in height by situating the taller buildings in the northern portion and shorter buildings in the southern portion to minimise the potential overshadowing to the adjoining properties to the south.

The proposal is considered to be of appropriate density and bulk in relation to the area of the Site and is deemed consistent with the desired future character of the Site being the enterprise corridor and maintaining the prominence of Presidents Hill and views to Brisbane Water. The proposed FSR is considered to provide an appropriate correlation between the size of the site and the extent of the proposed mixed use development.

The mixed use development as proposed is not anticipated to result in any adverse environmental impacts on the use of the adjoining properties and the public domain. Rather, by incorporating high standards of architectural treatment, the proposal will enhance the visual interest of the area and facilitate the provision a welcoming and well-designed public space at the site.

The proposal with a mix of compatible uses is considered to facilitate the appropriate transformation the area from predominantly industrial uses to a greater mix of residential and commercial uses, whilst respecting the existing character of the West Gosford locality.

The proposal will also present a high quality urban built form which will facilitate a landmark mixed use development adjacent to the Central Coast Highway and will be sited to facilitate an east-west view corridor to the Gosford Racecourse and Presidents Hill.

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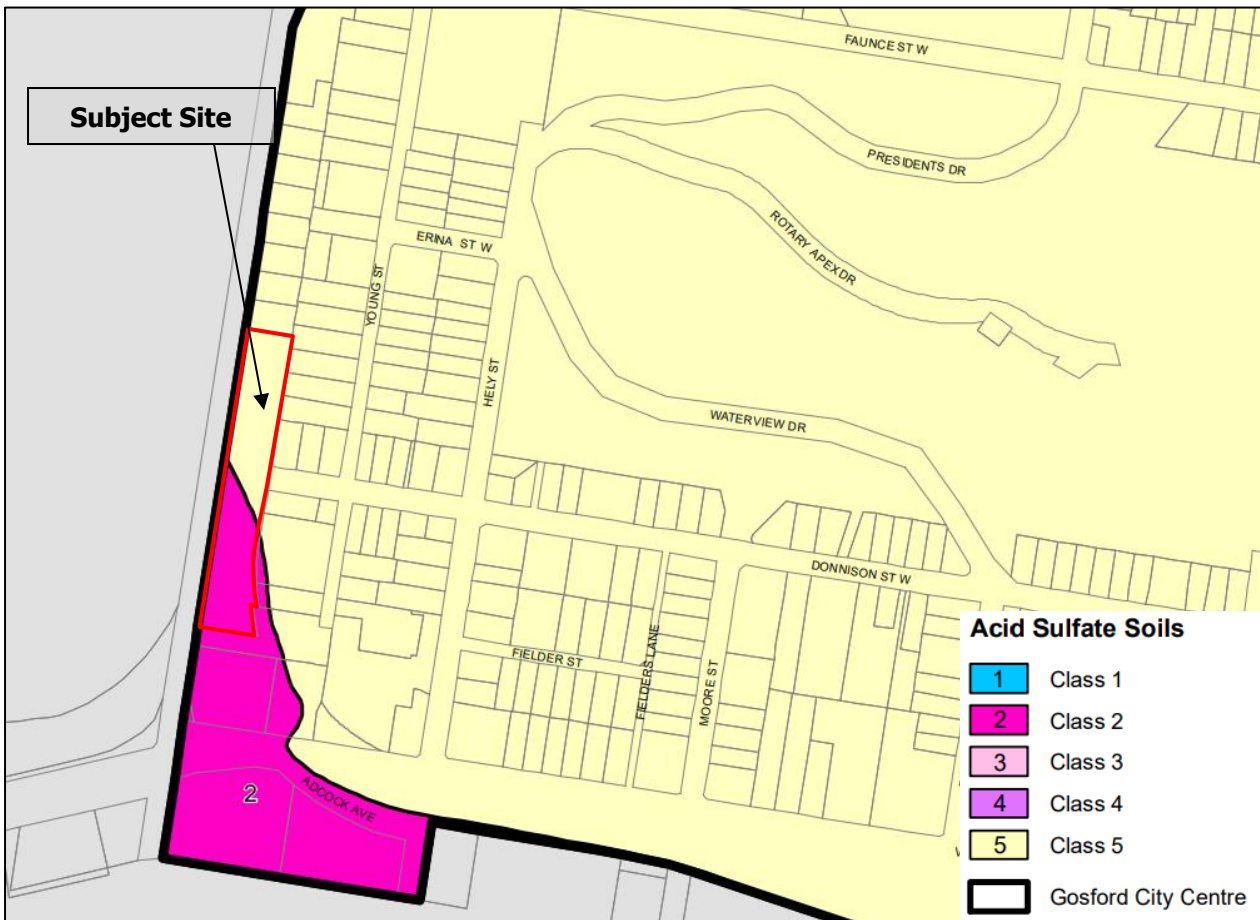


Figure 9 Acid Sulfate Soils Map (NSW Legislation 2020)

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Figure 10 Flood Extents 1 in 100 Year Map (Central Coast Council 2020)

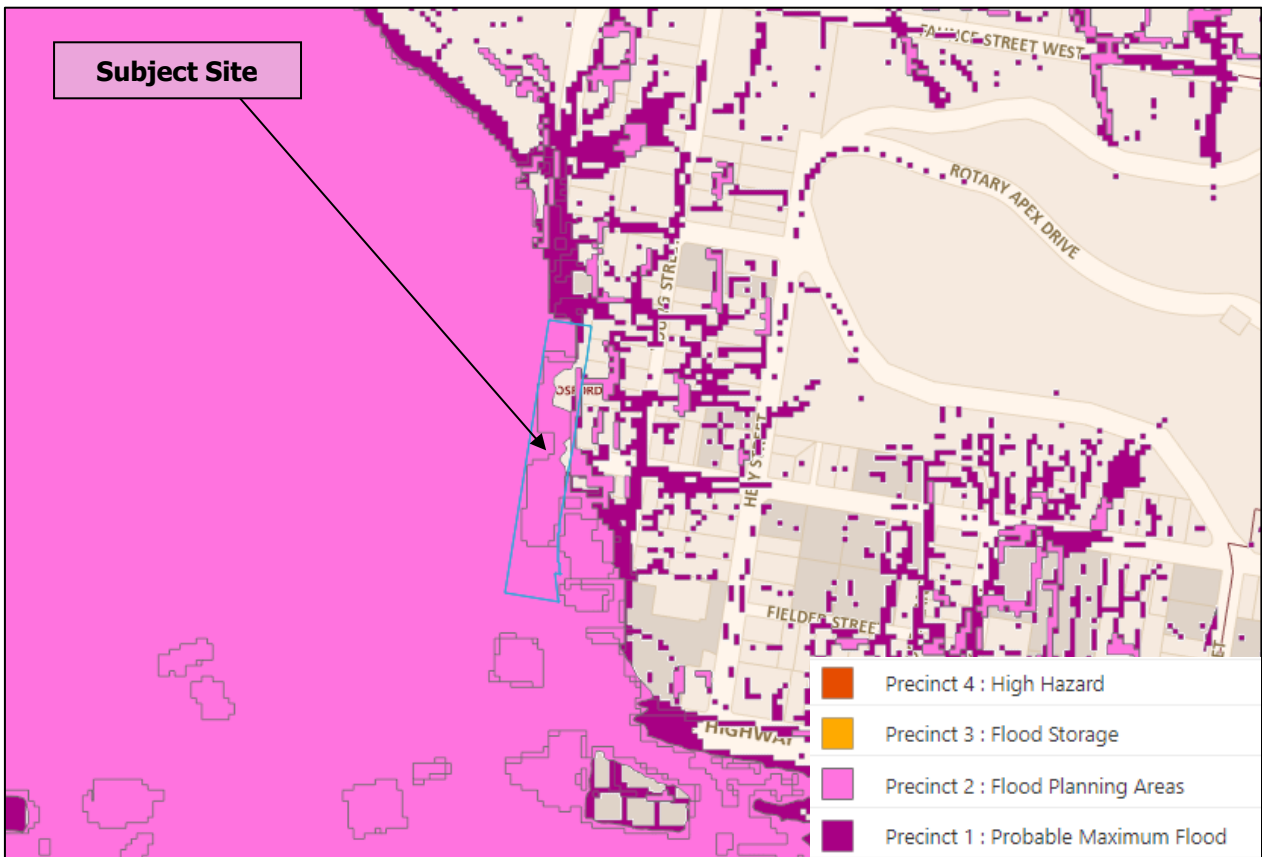


Figure 11 Flood Precincts Map (Central Coast Council 2020)

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### **5.10 GOSFORD LOCAL ENVIRONMENTAL PLAN 2014**

*Gosford Local Environmental Plan 2014* (GLEP2014) is not applicable to the land as the provisions of SEPP GCC apply.

### **5.11 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS**

No draft EPIs apply to the Subject Site.

### **5.12 GOSFORD CITY CENTRE DEVELOPMENT CONTROL PLAN 2018**

Clause 11 of the SRD SEPP provides that:

*Development control plans (whether made before or after the commencement of this Policy) do not apply to:*

*(a) State significant development*

Therefore, the Gosford City Centre Development Control Plan 2018 does not apply to the proposed development.

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### PART F ENVIRONMENTAL ASSESSMENT

A screening analysis of the environmental issues applicable to the proposal are summarised below. This risk-based analysis has been used to identify the key environmental issues for further assessment and assist the preparation of the SEARs with respect to the proposed development.

The analysis is based on preliminary environmental assessment of the Site only. The EIS for the proposal will fully address these items and other key environmental issues relevant to the proposal.

Table 5 Environmental Risk Assessment	
Issue	Analysis
Soil and water	<ul style="list-style-type: none"><li>▪ During construction, an Erosion and Sediment Control Plan would be implemented to protect downstream system and receiving waters from sediment-laden runoff.</li><li>▪ Rainwater would be harvested for non-potable reuse on the Site.</li><li>▪ Earthworks would be designed to minimise the extent of cut and fill and allow the balance of soil to be re-used on-site. Top soil would be stockpiled for re-use within landscaped areas where possible.</li><li>▪ The proposed excavation and earthworks would be designed to minimise the disruption or any detrimental effect on the existing drainage patterns and soil stability in the locality.</li><li>▪ The Site is identified to contain Class 2 and Class 5 Acid Sulphate Soils. Detailed Site Investigations will be included with any future EIS.</li></ul>
Contamination	<ul style="list-style-type: none"><li>▪ The Subject Site is not identified on the List of NSW Contaminated Sites Notified to the EPA or record of notices as a contaminated site.</li><li>▪ The EIS would be supported by further Detailed Site Investigation and any recommendations and controls provided would be implemented as deemed necessary.</li></ul>
Biodiversity	<ul style="list-style-type: none"><li>▪ The Site is predominantly covered in hardstand and buildings. Minor vegetation clearing may be required; however, the nature of such clearing would require further ecological assessment, which would be further detailed throughout the EIS pursuant to this SEARs request.</li><li>▪ The land is not identified as biodiversity certified land, nor is it subject of a biobanking agreement.</li><li>▪ The landscape design for the Site would be informed by detailed ecological assessment.</li><li>▪ Preliminary studies have been undertaken to assess the overall ecological context of the Subject Site and a BDAR Waiver is being sought. A BDAR Waiver will be provided as part of the final EIS.</li><li>▪ The preliminary studies concluded that the development will not have a significant impact on biodiversity values. Nor is the site identified on the Biodiversity Values Map. As such, it is considered that a BDAR is not required.</li></ul>
Noise	<ul style="list-style-type: none"><li>▪ The SSD Application would consider both construction and operational acoustic impacts (noise and vibration) having regard to the NSW Environment Protection Authority (EPA) Industrial Noise Criteria, including</li></ul>

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	<p>the Noise Policy for Industry (NPI) document, the Interim Construction Noise Guideline, as well as the relevant controls in the Gosford City Centre Development Control Plan 2018.</p> <ul style="list-style-type: none"> <li>▪ Potential noise impacts generated during the construction phase of the proposed development would be localised through construction traffic and construction equipment, for which a Construction Noise and Vibration Management Plan (CNVMP) would be implemented to address any potential noise and vibration impacts anticipated during the construction phase.</li> <li>▪ Operational noise would be attributed to proposed plant and equipment including back-up generators distributed throughout the Site. It is noted that a complete Noise Impact Assessment would be undertaken by a suitably qualified Acoustic Engineer to confirm the proposed development does not exceed the relevant acoustic emissions criteria. Where potential impacts are identified suitable acoustic attenuation and mitigation measures would be recommended and implemented where required.</li> <li>▪ The Site is not located in the immediate proximity of any sensitive land uses, being suitably separated from the nearest residential development. Noise associated with construction are unavoidable but will comply with the relevant standards.</li> <li>▪ The Site is not situated within proximity of any significant noise-generating activities that would adversely affect the operation of the proposed hospital or would require any specific design alterations.</li> <li>▪ The acoustic impacts generated through the construction and future operation of the proposed development would be assessed as part of the future EIS, having regard for the relevant noise criteria.</li> </ul>
Air quality	<ul style="list-style-type: none"> <li>▪ Given the nature of the proposed development, being for residential accommodation, hotel accommodation and commercial uses, it is not anticipated that there will be any unacceptable air quality impacts.</li> <li>▪ During construction, air quality will be managed through appropriate dust mitigation measures.</li> </ul>
Ecologically sustainable development	<ul style="list-style-type: none"> <li>▪ The development will be designed in accordance with the principles of Ecologically Sustainable Development (ESD), incorporating active and passive design elements to reduce energy and water consumption and reduce greenhouse gases.</li> </ul>
Waste	<ul style="list-style-type: none"> <li>▪ Waste generated during construction will be managed through a Waste Management Plan that makes provision for waste minimisation, storage, separation, transportation and disposal.</li> <li>▪ Ongoing waste generation associated with the operation of the residential flat buildings and hotel accommodation will be managed through a Plan of Management.</li> </ul>
Traffic and transport	<ul style="list-style-type: none"> <li>▪ Vehicular access to the Site will be facilitated via Racecourse Road, connecting the Site to Central Coast Highway and the proposed Donnison Street West extension.</li> <li>▪ The proposed respective car park for the residential and hotel accommodation has been designed with capacity to accommodate all car parking on the site with no off-site overflow.</li> </ul>

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	<ul style="list-style-type: none"> <li>▪ To reduce car use and the traffic generation associated with the proposed development, the use of car-sharing and public transport will be promoted amongst staff.</li> <li>▪ All areas for vehicle access, manoeuvring and parking will be designed to comply with relevant Australian Standards. All Site ingress/egress and internal circulation will be in a forward direction.</li> <li>▪ A Traffic Impact Statement will be prepared as part of the future EIS to address all matters related to traffic, transport and parking. Swept paths will be included within the Traffic Impact Statement to demonstrate that the provides suitable arrangements for vehicle manoeuvring.</li> </ul>
Aboriginal Cultural Heritage and Non-Aboriginal Heritage	<ul style="list-style-type: none"> <li>▪ The Site is not identified as, or in proximity of, a heritage item or a heritage conservation area.</li> <li>▪ An Aboriginal Cultural Heritage Due Diligence Assessment will be prepared to accompany the future EIS.</li> <li>▪ Appropriate mitigation and management measures will be undertaken where Aboriginal heritage items or artefacts are identified at the Site.</li> </ul>
Site layout, design and visual amenity	<ul style="list-style-type: none"> <li>▪ The proposed buildings range from seven to 18 storeys and would be exhibit a height from 27.12m to 60.2m. The maximum building height permissible under the SEPP GCC is 12m, however, Clause 8.4 allows for variations in building height on certain lots in the B6 Enterprise Corridor zone. An Urban Design Visual Analysis will be provided as part of the future EIS.</li> <li>▪ The proposed development exhibits an FSR of 2.9:1. The maximum FSR permissible under the SEPP GCC in the B6 zone is 1.5:1, however, Clause 8.4 allows for an increase in building height on certain lots in the B6 Enterprise Corridor zone. An Urban Design Visual Analysis will be provided as part of the future EIS.</li> <li>▪ The Site layout and design respond to the Site's constraints and would aim to protect and enhance constrained areas where possible.</li> <li>▪ Landscaping will aim to soften the appearance of the built form, enhance the vegetated character of the Site and provide for 'green' views towards the Site.</li> <li>▪ The built form would be designed to incorporate architectural elements that articulate the facades and provide sufficient level of visual amenity within the public domain.</li> </ul>
Hazards	<ul style="list-style-type: none"> <li>▪ The Site is identified to be affected by 1% flood extents and is identified as a flood planning area. Further investigation will be undertaken to identify the extent of flooding on Site and provide details for mitigation.</li> <li>▪ Controls and mitigation measures would be implemented to account for such land, as well as further assessment being undertaken throughout the pursuant EIS.</li> </ul>
Other Infrastructure & Services	<ul style="list-style-type: none"> <li>▪ All essential infrastructure services would be augmented accordingly for proposed development, including water, sewer, electricity and communications.</li> </ul>
Socio Economic	<ul style="list-style-type: none"> <li>▪ The proposed development would positively impact on the social and economic conditions of Central Coast LGA. Construction jobs are expected</li> </ul>

**Request for Secretary’s Environmental Assessment Requirements**

Proposed Mixed Use Development – Residential Flat Buildings, Hotel Accommodation and Commercial Uses

1A Racecourse Road, West Gosford (Lot 120 DP846754)

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	<p>to be in the order of 536 and while operational approximately 130 permanent jobs will be available.</p> <ul style="list-style-type: none"><li>▪ A total investment value for the development will be approximately \$115 million.</li></ul>
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## **Request for Secretary's Environmental Assessment Requirements**

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### **PART G CONCLUSION**

The proposed development would equate to a CIV of more than \$75 million, thus the proposed development constitutes SSD pursuant to Schedule 2 Clause 15 of the SRD SEPP.

The Site is situated within the Gosford City Centre and is complimented by surrounding developments of similar contextual importance; therefore, the Site is considered highly suitable for the proposed development, given the residential, hotel and commercial uses proposed.

The proposed development is considered to align with the strategic objectives of SEPP GCC and continue to support employment-generating opportunities within the wider Sydney Metropolitan Region. Furthermore, the proposal will contribute to the provision of residential accommodation and hotel accommodation. In this respect, the proposed development would provide for economic growth and prosperity for the Gosford City Centre.

Additionally, as noted throughout this Report, the proposed development would be carried out in an environmentally and ecologically sustainable manner and would further implement suitable mitigation measures to ensure that the amenity and function of surrounding land uses would not be compromised.

It is requested that NSW DPIE issue formal SEARs for the preparation of an EIS for the proposed development as SSD.