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URBIS

CENTRAL COAST QUARTER - NORTHERN TOWER DA

Request for SEARs

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Report Number	Final

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1. INTRODUCTION

This report accompanies a request for Secretary's Environmental Assessment Requirement (SEARs) to guide the development of the Northern Residential Tower at Central Coast Quarter (26-30 Mann Street, Gosford). This report is prepared on behalf of SH Gosford Residential Pty Ltd (the Proponent).

This request for SEARs is made for a detailed development application (DA) for a mixed-use tower, comprising residential and retail uses.

The proposal is classified as SSD, as it is development on land identified in Gosford City Centre that has a capital investment value of more than \$10 million.

Prior to the lodgement of this request there has been considerable engagement with a range of stakeholders including senior officers at Central Coast Council, the NSW Government Architects Office, and the NSW Department of Planning and Environment (DPE).

The proposal will provide a range of substantial local and regional benefits, including:

- The project will catalyse the urban renewal of a key site in Gosford City Centre. The site has been sitting vacant since the decommissioning of the Former Gosford Public School more than five years ago. This DA will transform a currently dormant parcel of land, providing a positive redevelopment outcome.
- The tower will deliver high-quality residential dwellings in a convenient, accessible and naturally beautiful location. Future residents will be afforded the opportunity to live in a high-amenity location, with all the benefits of modern apartment living. The proposal provides a variety of apartment types to suit the needs and lifestyles of existing and future residents of Gosford.
- The proposal includes the creation and embellishment of a new public, open-air through site link which will improve pedestrian accessibility to Gosford waterfront and the City Centre.
- The proposal is of high-quality design and will positively contribute to the streetscape, reinvigorating a currently underutilised area of Gosford City Centre. The building has been designed to be consistent with the surrounding built environment and the vision for a vibrant, high-density development in Gosford CBD.
- The Applicant has proactively sought extensive engagement (five preliminary meetings) with the CoGDAP. The proposal has responded positively to the feedback obtained and has been further refined prior to the lodgement of this Concept SSDA. The 31/03/2021 session, the CoGDAP advised the scheme has the ability to demonstrate design excellence and is suitable for DA submission.
- The provision of retail tenancies will provide an active interface with the recently refurbished Leagues Club Field. The design team invested significantly in ensuring a smooth transition from private to public domain in this location (retail transitioning to park).
- The proposal will boost local employment during both the construction and operational phases. More specifically, the proposal is expected to yield the following economic benefits:
 - Construction Phase:
 - Generation of approx. \$50 million of direct expenditure to the local region and state over the development period commencing January 2022.
 - 105 direct and 159 indirect jobs over one year, totalling 264.
 - \$16 million direct and \$25.1 million indirect value added, totalling \$41.1 million.
 - Operational Phase:
 - \$4.9 million in additional retail spending within the Gosford City Centre, supporting the growth of local businesses.
- The value of the project will also provide the opportunity for significant contributions (through SIC, s7.11 contributions, VPA) towards local infrastructure both on and off-site.
- The proposal is highly consistent with all strategic planning aims and objectives for the waterfront, Gosford City Centre and the Central Coast region.

The purpose of this report is to provide information to support the request for SEARs. To assist in identifying the SEARs for the preparation of an Environmental Impact Statement (EIS) for the proposal. This request should be read in conjunction with the following documentation:

- Quantity Surveyor Statement prepared by RLB (Appendix A); and
- Concept plans prepared by DKO (Appendix B).

2. SITE DESCRIPTION

2.1. SITE DESCRIPTION

The following provides details of the site:

- The site is known as 26-30 Mann Street, Gosford and is located within the Central Coast LGA.
- The site is legally described as Lot 111 DP 1265226, Lot 469 DP 821073 and Lots 2-7 DP 14761.
- The Stage 1 site is 4,255sqm in size and irregular in shape. Note: site establishment works will occur across the masterplan site and will not be limited to the Stage 1 site boundary.
- The site is proximate to Gosford Railway Station (approx. 600m south) and Central Coast Stadium (approx. 180m east).

An aerial photograph of the site is provided at Figure 1.

Figure 1 – Aerial Photograph



Source: Urbis

2.2. EXISTING DEVELOPMENT

The site is currently vacant and surrounded by hoardings. It has been used for construction storage, car parking and site office associated with the redevelopment of nearby sites. The principal frontages and access to the site are from Mann Street and Vaughan Avenue. Secondary access is provided via a 7.85m wide access easement adjacent to the northern boundary of the site, which also provides vehicular access to neighbouring 32 Mann Street.

Due to levelling associated with previous development, the western half of the site is generally flat. However, the eastern and southern parts of the site are sloped, rising up to Mann Street, which is approximately 8m higher than the levelled western component of the site.

Existing mature trees are located along the eastern, southern and western boundaries of the site. A large Port Jackson Fig tree is located at the south eastern corner of the site adjacent to the Mann Street and Vaughan Avenue intersection. There are no State or local heritage items located on the site.

Figure 2 – Site Photographs



Picture 1 – Looking north from Baker Street



Picture 2 – Baker Street interface (looking north)



Picture 3 – Baker Street interface (looking south)



Picture 4 – Looking north from existing site entrance



Picture 5 – Interface with 32 Mann Street



Picture 6 – Looking south at site from Mann Street

Source: Urbis

2.3. LOCALITY CONTEXT

The site is located within a diverse urban context at the southern end of the Gosford City Centre and the buildings and spaces surrounding the site vary in use, form, age height and architectural design. The surrounding development includes:

- **North:** north of the site is a six-storey modern commercial building at 32 Mann Street, including service access road / easement connected to Baker Street. Further north is 99 Georgiana Terrace, which comprises the five storey Australian Tax Office building (ATO Building) on the corner of Georgiana Terrace and Baker Street and the Former School of Arts building (local heritage item) on the corner of Georgiana Terrace and Mann Street.
- **East:** east of the site is a variety of two and three storey commercial buildings fronting Mann Street and including the Gosford South Post Office (local heritage item). Further east, is a 15-storey residential tower at 21-37 Mann Street (currently in the final stages of construction) and older established apartment buildings and houses.
- **South:** south of the site is the Gosford City Park, which includes the Gosford War Memorial (local heritage item) and substantial mature trees and grassed open space areas. Further south is the Brisbane Water foreshore, including the Gosford Wharf, Breakwater and Sailing Club.
- **West:** west of the site is the northern extension of Gosford City Park, commonly referred to as the Leagues Club Field. Beyond this is the Central Coast Highway, Brisbane Water foreshore and Central Coast Stadium.

The surrounding road network consists of a variety of local and State roads. The Central Coast Highway is a State arterial road, which is a divided two-way road (four lanes). Mann Street, Vaughan Avenue and Georgiana Terrace are all two-way local collector roads. Baker Street is a new road, which was constructed to provide access to the ATO Building and 32 Mann Street.

Figure 3 – Context Map



Source: Urbis

Baker Street (south of Georgiana Terrace) was previously constructed to provide access to the ATO Building and the commercial building at 32 Mann Street. This section of Baker Street has recently been converted to one-way and has now been extended through to Vaughan Avenue as part of the Leagues Club Field upgrade. Baker Street is now a one-way (southbound) shared zone, with a 10/kph speed limit.

The site is within walking distance of existing public transport connections including:

- Mann Street bus stop, approximately 50m to the north of the site.
- Gosford Train Station (to Newcastle and Sydney), approximately 600m to the north of the site.

Figure 4 – View of Gosford CBD from Brisbane Water



Source: GA NSW

3. PROJECT BACKGROUND

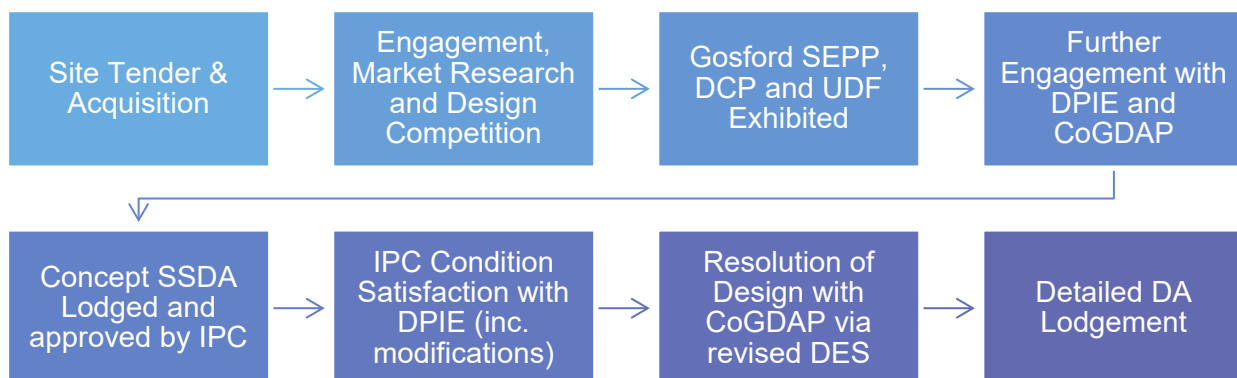
3.1. BACKGROUND

SH Gosford Residential Pty Ltd purchased the site from Government Property NSW in early 2017 through a competitive tender process. SH Gosford Residential Pty Ltd were selected as the most appropriate tenderer due to their proven track record in developing and delivering high-quality mixed-use precincts throughout NSW, including on surplus Government land (e.g. Thornton, Penrith).

In accordance with their contract with Government Property NSW, SH Gosford Residential Pty Ltd have since delivered an A-Grade commercial office at 32 Mann Street, which is tenanted to Government leaseholders.

With regard to the southern portion of the site, SH Gosford Residential Pty Ltd undertook significant initial work, including undertaking a voluntary architectural design excellence process to select an appropriate architectural firm, whose design vision aligned with their aspirations for a high-quality and iconic response to the site.

The following provides an overview of the project background which shows the proposal has been developed with extensive consultation with key stakeholders and has been subject of ongoing designed refinement.



3.2. CONCEPT APPROVAL (SSD 10114)

After the gazettal of the SEPP (Gosford City Centre), the Applicant undertook further consultation with DPIE and the State Government appointed design review panel. The consultation (together with the introduction of new planning controls under the SEPP) led to a series of design amendments which focussed on the following key principles:

- Maintaining visibility to the natural topography of the area.
- Retention of the prominent *Ficus rubiginosa* at the corner of Mann Street and Vaughan Avenue.
- Ensuring a connection is maintained with the adjoining Leagues Club Field (in concert with future redevelopment plans).
- Providing a visual connection and open-air pedestrian link between Mann Street and Baker Street, which includes active ground floor retail uses.
- Delivering superior public realm outcomes (workshopped with the Design Review Panel), that are achieved through the provision of additional retail, commercial and hotel GFA (enabled by the SEPP controls).
- Designing slender tower footprints, which enables greater building separation, preserves views to the water and reduces shadow impacts to open space.
- Providing of diversity in built form product creating a distinct skyline.

Ultimately, following seven design review meetings over a 12-month period, the scheme was determined to exhibit 'design excellence'. This included the preparation of a Design Excellence Strategy as well as Design Guidelines to guide the future stages of the development.

On 24 August 2020, the IPC granted development consent for a Concept State Significant Development Application at the site (DPIE Reference: SSD 10114).

The scope of this approval included:

- A building envelope including a podium and three towers, comprising:
 - Maximum tower heights including:
 - Northern Tower up to RL 71.3m and RL 81.4m.
 - Southern Tower up to RL 52.6m, RL 58.8m and RL 65.1m.
 - Eastern Tower up to RL 71.3m.
 - Maximum of 34,861sqm GFA for residential, hotel and commercial / retail uses.
 - Site-wide concept landscape plan including through site links.
 - Design guidelines and design excellence strategy.

In issuing the development consent, the IPC made the following concluding remarks in their Statement of Reasons (SoR):

“The Commission has also carefully considered the Material before it and determines that the Application should be approved subject to a condition requiring a reduction in the amount of permissible GFA in the Northern and Southern part of the building envelope. The reasons to reduce the available area for a building within the envelope ... are in order to:

- *Reduce the visual impact of the development from key views to Rumbalara Reserve.*
- *Reduce the bulk of building envelope and reduce the visual impact of the proposal for users of the newly upgraded major open space area, the Leagues Club Field.*
- *Reduce overshadowing of Leagues Club Field between 9 am and 10 am.*
- *Further mitigate the overshadowing of Poppy Park and Memorial Park, consistent with the objective of the control in the DCP.*
- *Increase the width of the through-site-links, by a reduction in the envelope of the podiums.*
- *Reduce overshadowing to the through-site links.*
- *Reduce the loss of views to Brisbane Water from surrounding residential apartment buildings.*
- *Reduce the visual bulk of the future buildings thus improving the visual impact on nearby heritage items.”*

The Applicant has prepared revised Concept drawings responding to Condition B1 of the Concept SSDA, which have been endorsed by DPIE on 9 April 2021. Through the amendments to the drawings, the Applicant has been able to respond positively to the IPCs suggestions, including providing significant additional solar to the publicly accessible through site link and reducing the bulk form of the development. This DA is made in compliance with the revised (endorsed) Concept drawings and the terms of the consent.

It is also noteworthy that the IPC imposed the following note as part of Condition C1, regarding future design competitions:

Note: Prior to the lodgement of any future development application(s), the Applicant should conduct a design competition for each development application unless the DAP agrees it is not required.

This condition triggered a series of meetings with the DPIE and the CoGDAP to discuss the terms of a revised Design Excellence Strategy (DES) that responded to this condition. A revised DES was endorsed on 4 December 2020, which allowed an Alternative Design Excellence pathway for this DA and Design Competitions for future stages of the development.

The DES also specified that the through site link would be delivered after the OC of the Northern Residential Tower (this DA), but before Stage 2 of the development.

3.3. PRE-LODGEEMENT ENGAGEMENT

Since obtaining Concept SSDA approval from the IPC in August 2020, the Applicant has continued open dialogue with the NSW Department of Planning, Central Coast Council and the City of Gosford Design Review Panel.

The following table provides a summary of the meetings that have occurred with public authorities during the preparation of this DA.

Table 1 – Summary of Stakeholder Consultation

Stakeholder	Comment
Central Coast Council Meeting 1: 24/03/2021 Meeting 2: 07/04/2021	<p>The Applicant met with Council Planning staff twice during the preparation of the DA.</p> <p>The first meeting primarily related to a high-level discussion of potential public benefit offers and the interrelationship between the development site and the recently refurbished Leagues Club Field/Baker Street (which is under Council ownership).</p> <p>The second meeting involved a call to Council officer Robert Eyre. Draft plans and information were provided ahead of the meeting. During the meeting, Robert Eyre provided specific comments regarding the building design, waste room configuration, staging and site servicing. This feedback has been incorporated into the DA package.</p> <p>It is also noteworthy that Council officer Jared Phillips has been a member of the City of Gosford Design Advisory Panel (engagement described further below). This has ensured that Council has been party to the resolution of the design concept and has provided input (where required) on the direction of the scheme.</p> <p>GTA Traffic Consultants have also been in contact with Council regarding the status of the Gosford City Centre Transport Plan. It was confirmed in email correspondence from Scott Stapleton on 24 March 2021 that the Plan is on hold indefinitely.</p>
NSW DPIE Initial Meeting: 15/09/2020 Pre-DA: 08/04/2021 Various informal meetings with Regional Branch	<p>After gaining Concept SSDA consent, the Applicant has proactively engaged with NSW DPIE on various matters. Part of this engagement has been with the Assessment team in preparing revised Concept Proposal Drawings in response to Concept SSDA condition B1. This matter has now been completed, with endorsement provided for the revised drawings on 09/04/2021.</p> <p>Aside from the formal engagement with the DPIE Assessments team, the Applicant has also been in constant dialogue with the Regional branch to facilitate various actions, including the preparation of a revised Design Excellence Strategy (as required by the Concept SSDA conditions, described below).</p>
City of Gosford Design Advisory Panel Initial Meeting: 29/10/2020 DRG 1: 16/12/2020 DRG 2: 02/02/2021 DRG 3: 24/02/2021 DAP: 30/03/2021	<p>As noted above, the Concept SSDA consent (Condition C1) required the Applicant to <i>“conduct a design competition for each development application unless the DAP agrees it is not required”</i>. This condition was imposed by the IPC (i.e. was not pre-empted by the Design Excellence Strategy that was prepared in March 2020), and required further engagement with the CoGDAP to ascertain whether a design competition would be a prerequisite for this DA.</p> <p>Following initial engagement and written correspondence between the Applicant and CoGDAP, a revised Design Excellence Strategy (DES) was endorsed by the CoGDAP on 4 December 2020, which allowed an Alternative Design Excellence Pathway for this Stage of the project.</p>

Stakeholder	Comment
	<p>Following endorsement of the revised DES, the design team set about further engagement (three sessions) with the Design Reference Group (DRG) to obtain feedback on the scheme, with the intention of presenting to the CoGDAP for endorsement to lodge the DA.</p> <p>At the 30 March 2021 session, the CoGDAP Chair Paulo Macchia confirmed that the design had been progressed (in response to DES feedback) to a standard suitable for SSDA lodgement, subject to the resolution of:</p> <ul style="list-style-type: none"> • The widening of the through site link (by approximately 2m), from what was shown on the Concept SSDA drawings; and • The resolution of the public domain interface, having regard to Central coast Councils Streetscape Design Guidelines. <p>These matters have since been resolved and incorporated into the revised Concept Proposal Drawings and DA package. It is anticipated that the CoGDAP will provide further written comments on the DA package as part of the assessment process.</p>
TfNSW (former RMS)	<p>Consultation was undertaken with TfNSW during the Concept SSDA phase. A follow up email was issued on 12 November 2020 to advise that the Applicant is progressing with the first stage of 'detailed' development, while also seeking an update on the Gosford City Centre Transport Plan (and associated traffic modelling).</p> <p>At the time of writing, no response has been elicited from TfNSW, who will be invited to comment on the application during the public exhibition phase.</p>

4. DESCRIPTION OF PROPOSAL

The proposal comprises the first 'detailed' stage of the redevelopment of the site as outlined below:

- Demolition of the existing retaining wall on site.
- Removal of three trees located at the site interface with Baker Street.
- Excavation to a depth of approximately 1.3m to accommodate the proposed ground floor structure.
- Earthworks to level the site in readiness for the proposed building.
- Construction of a 25-storey (26 level) mixed-use building, comprising:
 - 621sqm of retail GFA.
 - 136 apartments, equating to 13,263sqm of residential GFA.
 - Four parking levels for 181 cars, with vehicular access from Baker Street.
 - Storage areas and services.
 - Communal open space.
- Publicly accessible through site link, including stairs, walkways, public lift, public art and landscaping.

Key numeric aspects of the proposal are summarised below. The proposal is described in further detail within the following sections of this report.

Table 2 – Numeric Overview of Proposal

Descriptor	Proposed
Land Use	Shop top housing
Height of Building	RL 81.4m (maximum).
Gross Floor Area	Retail: 621sqm + Residential: 13,263sqm = Total: 13,884sqm
Dwelling mix	136 apartments are proposed in the following mix: <ul style="list-style-type: none"> ▪ 14 x 1-bedroom apartments ▪ 107 x 2-bedroom apartments ▪ 14 x 3-bedroom apartments ▪ 1 x 4-bedroom apartment
Communal Open Space	1,630 sqm
Parking	<ul style="list-style-type: none"> ▪ 181 car parking spaces ▪ 16 motorbike spaces ▪ 63 bicycle spaces

The estimated cost of the development is \$56,719,004 (inc. GST). A Quantity Surveyor's certificate is attached at Appendix A. A set of architectural drawings is attached at Appendix B. Photomontages of the development are provided below.

Figure 5 – Photomontages



Picture 7 – View from Gosford Leagues Club Field



Picture 8 – View of Podium from Leagues Club Field

Source: DKO

5. STRATEGIC PLANNING FRAMEWORK

5.1. CENTRAL COAST REGION PLAN 2036

The Central Coast Regional Plan 2036 sets the vision for the Central Coast region to create a 'healthy natural environment, flourishing economy and well-connected communities'. To achieve this vision, the Government has set four goals:

- Goal 1 – A prosperous Central Coast with more jobs close to home.
- Goal 2 – Protect the natural environment and manage the use of agricultural and resource lands.
- Goal 3 – Well-connected communities and attractive lifestyles.
- Goal 4 – A variety of housing choice to suit needs and lifestyles.

The proposal satisfies these priorities in the following ways:

- It proposes places that are inclusive, well-designed and enhance amenity and attractiveness of the area. In particular, the proposal includes a through-site link and active commercial street frontages capable of accommodating a variety of retail, dining and entertainment uses.
- Provides housing supply and choice within the Gosford City Centre, which is an area supported by a concentration of infrastructure, facilities and services to accommodate residential and employment growth. The provision of high-quality residential dwellings in a convenient, accessible and naturally beautiful location affords future residents the opportunity to live in a high-amenity location. The proposal provides a variety of housing to suit the needs and lifestyles of existing and future residents of Gosford.

Figure 6 – Gosford City Centre



Source: Central Coast Region Plan 2036

5.2. GOSFORD URBAN DESIGN FRAMEWORK 2018

The Gosford Urban Design Framework (UDF) was released in October 2018 and sets a vision for the renewal of the Gosford City Centre. The UDF seeks to provide place-based approaches to strengthening Gosford's role as the regional capital of the Central Coast.

The UDF builds on previous work, plans and strategies undertaken for Gosford City Centre by the NSW Government and the former Gosford City Council (now Central Coast Council), including the 2008 Our City, Our Destiny Masterplan and the 2007 Revitalising Gosford City Centre Plan.

The UDF outlines the following four 'opportunities' for the City South region of Gosford:

- *For Gosford to be more than an 'event city'. There is the opportunity to enliven City South for more times of the day, and for more locals, regional visitors and tourists.*
- *To strengthen the image or identity of the city's landscape setting, particularly as the city is approached from the south by car and train.*
- *To capitalise on the investment in new jobs and homes in City South, helping to bring together the social and economic opportunities in this area.*
- *To create public connections to a unique and evolving water's edge that supports the identity of the regional capital.*

The proposal aligns with these objectives because it:

- Supports an active interface with the Leagues Club Field, providing an attractive place for people to congregate both day and night, and caters for pre and post events at nearby entertainment venues.
- Maintains a sympathetic relationship to its landscape setting, through deliberate design interventions to preserve views to the escarpment from key public vantage points and provide a gesture and visual connectivity to the natural topography through slender tower forms.
- Enables new residential and commercial uses that will provide a boost to the local economy through jobs growth and a larger captive population to service those local economies.
- Delivers an accessible, open-air pedestrian connection from Mann Street to the Leagues Club and the water – providing both a physical and visual connection to the water's edge. The proposal similarly represents a bold design outcome, representative of Gosford's future aspirations.

Overall, the proposal is considered to maintain strong strategic alignment with the Gosford UDF, noting that it has been independently reviewed by the CoGDAP who were (in part) involved in the creation of the UDF.

6. STATUTORY PLANNING FRAMEWORK

6.1. SEPP (GOSFORD CITY CENTRE) 2018

SEPP (Gosford City Centre) 2018 (the SEPP) is the primary environmental planning instrument applying to the site and the proposed development. The site is zoned B4 Mixed Use in accordance with the SEPP. The proposed development is defined as 'shop top housing' in accordance with the SEPP. The proposed land use is permitted with development consent in the B4 zone.

The aims of the Gosford City Centre SEPP are copied below. The proposal is considered to meet and achieve all relevant objectives, as highlighted in bold.

- (a) *to promote the economic and social **revitalisation of Gosford City Centre**.*
- (b) *to strengthen the regional position of Gosford City Centre as a multi-functional and innovative centre for commerce, education, health care, culture and the arts, while creating a highly liveable urban space with design excellence in all elements of its built and natural environments.*
- (c) *to protect and enhance the vitality, **identity and diversity** of Gosford City Centre.*
- (d) *to promote **employment, residential, recreational and tourism opportunities** in Gosford City Centre.*
- (e) *to encourage responsible management, development and conservation of natural and man-made resources and to ensure that Gosford City Centre achieves sustainable social, economic and environmental outcomes.*
- (f) *to protect and enhance the environmentally sensitive areas and natural and cultural heritage of Gosford City Centre for the benefit of present and future generations.*
- (g) *to help create a mixed use place, with activity during the **day and throughout the evening**, so that Gosford City Centre is safe, attractive and efficient for, and inclusive of, its local population and visitors alike.*
- (h) *to **preserve and enhance solar access** to key public open spaces.*
- (i) *to provide direct, **convenient and safe pedestrian links** between Gosford City Centre and the Gosford waterfront.*
- (j) *to ensure that development **exhibits design excellence** to deliver the highest standard of architectural and urban design in Gosford City Centre.*

The following table assesses the compliance of the proposed development with other relevant clauses in the SEPP.

Table 3 – SEPP (Gosford City Centre) Compliance Table

Provision	Proposal	Compliance
Zoning B4 Mixed Use	The proposed land use (shop top housing) is permitted with consent in the B4 zone.	Complies
Clause 4.3 Building height 48 RL (m)	The maximum building height is compliant with the approved envelope under the Concept SSDA (which allowed stepped heights up to RL 81.4m and RL 71.3m). In accordance with the requirements of the SEPP, this building height has been arrived at via a program of consultation with the CoGDAP, a detailed assessment of environmental impacts,	Complies with Concept SSDA approval

Provision	Proposal	Compliance
<p>Clause 4.4 Floor Space Ratio</p> <p>3.5:1</p>	<p>together with the other matters for consideration under clause 8.4.</p> <p>The total approved FSR across the entire site (under SSD 10114) is 3.92:1, which allows for 34,861sqm of GFA.</p> <p>Specifically, this approved GFA is broken down per land use as follows:</p> <ul style="list-style-type: none"> • Max. 22,414sqm of residential GFA. • Max. 9,660sqm of hotel GFA; and • Minimum 2,787sqm of commercial / retail GFA. <p>The proposed GFA breakdown for this first (of three) stages of development are as follows:</p> <ul style="list-style-type: none"> • 13,263sqm of residential GFA. • 621sqm of retail GFA. <p>This GFA allocation is compliant with the SSD 10114 consent.</p> <p>As with the height of buildings control, the proposed FSR has been devised via a program of consultation with the CoGDAP, a detailed assessment of environmental impacts, together with the other matters for consideration under clause 8.4 of the SEPP.</p>	<p>Complies with Concept SSDA approval</p>
<p>Clause 5.10 Heritage Conservation</p> <p>Consent authority may require a heritage assessment on land that is within the vicinity of a heritage item(s).</p> <p>Consent Authority must consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object.</p>	<p>In accordance with the FEARs, the following heritage reporting will be submitted with the DA:</p> <ul style="list-style-type: none"> • Heritage Impact Statement. • Aboriginal Archaeological Assessment. <p>The results of these assessments will be incorporated into the DA scheme, with mitigation measures adopted where required.</p>	<p>Complies</p>
<p>Clause 7.1 Acid sulfate soils</p> <p>Development cannot disturb, expose or drain acid sulfate soils and/or cause environmental damage.</p>	<p>The site is located on Acid Sulfate Soil Class 2. As part of SSD 10114, Coffey undertook a preliminary acid sulfate soils assessment which found there is a relatively low likelihood of widespread presence of acid sulfate soils. Notwithstanding, Coffey recommend the implementation of an Acid Sulfate Soil Management Plan at 'detailed' DA stage. This will be included with the SSDA.</p>	<p>Complies</p>

Provision	Proposal	Compliance
Clause 7.2 Flood Planning Development must be compatible with the flood hazard of the land	A Stormwater Management Report will be prepared to address the isolated flooding impacts at the site. The grading proposed by the DA will eliminate the risk of overland flooding. The Stormwater Management Report will also provide parameters regarding FFLs of ground floor retail tenancies and carpark entries to mitigate flood issues.	Complies
Clause 8.3 Design Excellence All development must exhibit design excellence.	The EIS will include a full assessment against these provisions. The proposal is considered to exhibit design excellence in accordance with the SEPP control.	Complies
Clause 8.4 Exceptions to Height and Floor Space Development consent may be granted to development that exceeds the maximum height or floor space ratio if: <ul style="list-style-type: none"> the site area of the development is at least 5,600 square metres, and 	The Concept SSDA site has an area of 8,884sqm, triggering this control.	Complies
<ul style="list-style-type: none"> a design review panel reviews the development, and 	As noted elsewhere, the proposal has undergone rigorous design review by a panel of State Government appointed experts.	Complies
<ul style="list-style-type: none"> if required by the design review panel, an architectural design competition is held in relation to the development, and 	The CoGDAP endorsed an Alternative Design Excellence Strategy for this project on 4 December 2020, which did not mandate an architectural design competition occurring for this DA.	Complies
<ul style="list-style-type: none"> the consent authority takes into account the findings of the design review panel and, if held, the results of the architectural design competition, and 	DPIE have been party to the various design review panel sessions undertaken for this project. At the 31/03/2021 session, the CoGDAP were comfortable the scheme exhibited sufficient merit to proceed to SSDA lodgement.	Complies
<ul style="list-style-type: none"> the consent authority is satisfied with the amount of floor space that will be provided for the purposes of commercial premises, and 	In approving SSD 10114, DPIE (and the IPC) were satisfied that the amount of commercial floor space being provided (throughout the development) was suitable. As discussed above, this DA is made in compliance with these parameters.	Complies
<ul style="list-style-type: none"> the consent authority is satisfied that the building meets or exceeds minimum building 	The ESD Report will describe a strategy towards superior sustainability and environmental	Complies

Provision	Proposal	Compliance
sustainability and environmental performance standards.	<p>performance outcomes that meets minimum requirements and standards, including:</p> <ul style="list-style-type: none"> 4-star Green Star Design and As Built rating. 4-star NABERS Energy and Water rating. BASIX certification (exceeding minimum energy and water targets). 	
<p>Clause 8.5 Car parking in Zones B3 and B4</p> <p>Development consent must not be granted on B4 zoned land unless</p> <ul style="list-style-type: none"> at least 1 car parking space is provided for every 75 square metres of the gross floor area of the building that is to be used for commercial activities, and at least 1 car parking space is provided for every 40 square metres of the gross floor area of the building that is to be used for the purpose of retail premises 	<p>The proposal includes 621sqm of retail premises.</p> <p>Per the SEPP, this attracts a parking rate of 1 space per 40sqm of GFA.</p> <p>Overall, this requires 16 parking spaces to be dedicated for retail purposes.</p> <p>The basement car park accommodates this requirement and accordingly the DA complies with this clause.</p>	Complies
<p>Clause 8.6 Active Street Frontages</p> <p>Development consent must not be granted to the erection of a building, or the change of use of a building, on land identified as “Active street frontage” on the Active Street Frontages Map unless the consent authority is satisfied that the building will have an active street frontage after its erection or change of use.</p>	<p>The building has been designed to provide active interfaces at all applicable frontages.</p> <p>Baker Street has been considered in concert with the future development plans for the Leagues Club Field and the proposal is considered to integrate harmoniously with the desired future character of the space.</p>	Complies
<p>Clause 8.10 Solar access to key public open spaces</p> <p>The development must not result in any more than 30 per cent of Leagues Club Field receiving less than 4 hours of sunlight between 9 am and 3 pm at the winter solstice.</p>	<p>Solar diagrams provided by DKO at the Concept SSDA stage demonstrate that the proposal complies with this control. The built form proposed under this DA is within the approved envelope, and therefore maintains compliance.</p>	Complies
<p>Clause 8.11 Key vistas and view corridors</p> <p>The objective of this clause is to protect and enhance key vistas and</p>	<p>Key views and vistas will be assessed in accordance with the FEARs, as part of a Visual and View Loss Assessment.</p>	Complies

Provision	Proposal	Compliance
view corridors in Gosford City Centre.		

Based on the above, it is considered that the proposal complies with the relevant provisions within the SEPP.

6.2. OTHER RELEVANT PLANNING LEGISLATION

In addition to the statutory and strategic instruments and policies outlined of relevance to the proposal, the following will also require consideration:

- Biodiversity Conservation Act 2016.
- SEPP (Gosford City Centre) 2018.
- SEPP (Infrastructure) 2007.
- SEPP (Building Sustainability Index: BASIX) 2004.
- SEPP No 55 – Remediation of Land.
- SEPP No 65 – Design Quality of Residential Flat Development.
- SEPP (Vegetation in Non-Rural Areas) 2017.
- SEPP (Coastal Management) 2018.

7. ASSESSMENT REQUIREMENTS

It is envisaged that the “Future Environmental Assessment Requirements” (FEARS) outlined in Concept SSD approval 10114 will form the basis of the assessment requirements for this DA. These requirements can generally be categorised under the following headings:

- Built Form.
- Public Domain and Landscaping.
- Design Excellence.
- Visual and View Sharing Impacts.
- Environmental and Residential Amenity.
- Biodiversity and Arboriculture
- Crime Prevention Through Environmental Design.
- Social and Economic Impact.
- Heritage.
- Aboriginal Archaeology.
- Ecologically Sustainable Development.
- Transport, Traffic and Parking.
- Waste Minimisation and Management.
- Flooding, Stormwater and Water Quality.
- Contamination.
- Airspace Protection.

8. CONCLUSION

This report accompanies a request for SEARs to guide the development of the Northern Residential Tower at Central Coast Quarter (26-30 Mann Street, Gosford). This request for SEARs is made for a detailed DA for a mixed-use development involving residential and retail uses. The proposal is classified as SSD as it is development on land identified in Gosford City Centre that has a capital investment value of more than \$10 million.

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