



SCOPING REPORT

70 JOHN WHITEWAY DRIVE, GOSFORD NSW 2250



‘HDA SSDA’ REZONING & RESIDENTIAL FLAT BUILDING’

For submission to the NSW Department of Planning, Housing & Infrastructure (DPHI)

On behalf of Mr Taskin Satici

PREPARED BY PRINCIPLE PLANNING + URBAN DESIGN

info@principleplanning.com.au

ACN: 685876386

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	Name	Date	Version
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1. EXECUTIVE SUMMARY

This Scoping Report has been prepared by Principle Planning + Urban Design (PPUD) on behalf of Mr Taskin Satici (the proponent) in support of a concurrent rezoning and residential flat building with affordable housing at 70 John Whiteway Drive, Gosford.

The detailed design is in the process of being finalised. Nevertheless, the proposal is likely to include:

- Construction of a new residential apartment building with an envelope between RL60.85m and RL101.7m in height (i.e. 4-13 storeys).
- Approximately 139 dwellings in 1 bed, 2 bed and 3 bedroom format.
- Provision of approximately 10% of the entire proposed gross floor area for affordable housing purposes for 15 years and maintained by a community housing provider.
- Basement parking.
- Onsite landscaping.
- Communal open space.
- Tree and vegetation removal.
- Civil services such as drainage and the like.

The application would also include a concurrent rezoning. The rezoning will retain the existing R1 – General Residential land use zone as prescribed by *State Environmental Planning Policy (Precincts – Regional) 2021* (SEPP Precincts – Regional). However, it will seek to amend the floor space ratio (FSR) as prescribed by the SEPP Precincts – Regional from 1.5:1 to approximately 2.5:1. It is proposed to amend the height control on a portion of the site from part RL 77m to part RL 102m (approximately).

The overall intent of the proposal is to provide housing for permanent, conventional households, housing for students, housing for sports-related visitors, as well as housing for key workers associated with the nearby Gosford Hospital or similar. Housing would be provided for permanent ‘conventional households’ given there is a documented shortage of general market housing, as well as housing for workers associated with the nearby Gosford Hospital. ‘Affordable housing’ as defined in *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) will also be provided. The mix of housing would address various sectors of the housing market. This would address shortages across the housing market, as well as lower the financial risk for the proponent.

This report seeks the Secretary’s Environmental Assessment Requirement (SEARs) for the preparation of an Environmental Impact Statement (EIS) that will accompany a State Significant Development Application (SSDA). The proposal and site are ‘declared projects’ by the NSW Minister of Planning and Public Spaces, following the submission of an Expression of Interest (EOI) to the Housing Development Authority (HDA) – EOI 272558. This proposal should be regarded as an SSDA with a concurrent Planning Proposal as the existing FSR and height development standards would be exceeded by more than 20%.

2. THE SITE AND SURROUNDS

The site is known as 70 John Whiteway Drive, Gosford. It is formally recognised as:

- Lot 100 in DP 1066540.

The site is less than 800m from a mixed use zone, satisfying the criteria for it to be 'well located'.

The site is approximately 1.2km walking distance south east of Gosford Railway Station. It is approximately 2.9km from Gosford Hospital and is within the Gosford City Centre as prescribed by SEPP (Precincts – Regional). Several bus stops are located along Donnison Street and Albany Street, approximately 150m from the site's western boundary.

In terms of other notable amenities, Polytec Stadium is located approximately 1.3km walking distance west of the site, with Gosford TAFE College being approximately 700m walking distance north west of the site.

The site is irregular in shape with a depth of between 20-35m with a frontage to John Whiteway Drive of approximately 135m. Its area is approximately 4,776m². The site is vacant and largely vegetated. Access is via John Whiteway Drive.

An aerial view of the site is shown in **Figure 1** below and notable nearby amenities in **Figure 2**.



Figure 1: Aerial view of subject site (Source: SIX Maps/PPUD)

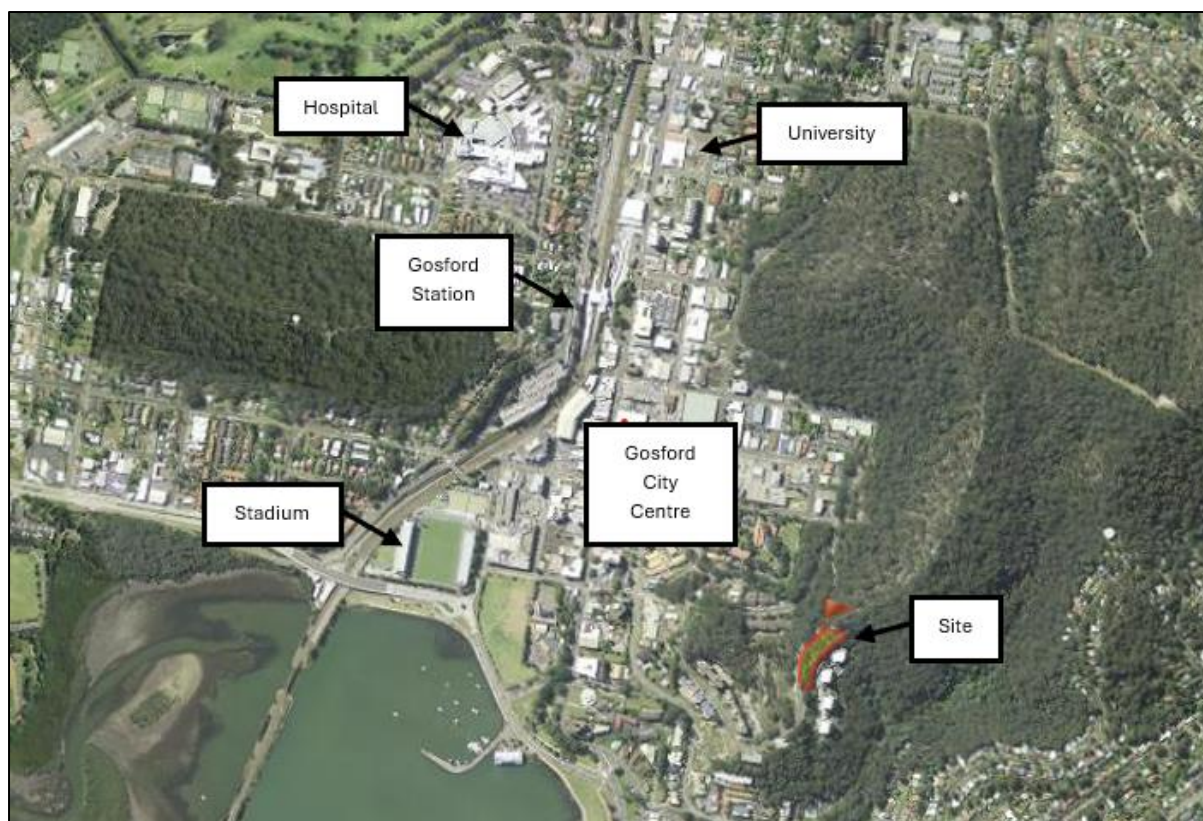


Figure 2: Locality aerial view with subject site outlined yellow (Source: SixMaps/PPUD)

3. PREVIOUSLY APPROVED DEVELOPMENT

The site has approval for 4-5 storey residential flat building comprising 66 units (DA No. 47044/2015) granted on 07/09/2017. It was subsequently modified by Section 4.55(2) application to provide for 72 units with a height of 80.450m, which exceeds the height limit on the site by 3.45m (DA No. 47044/2015A approved on 12/12/2018). The development comprises one, two and three bedroom units, basement car parking, communal open space and landscaping.

4. PROPOSAL DESCRIPTION

Overall Project Objective

The key objectives of the proposal are to:

- Optimise the use of a site with such a large area.
- Improve access to the site's high level of amenity.
- Increase the overall supply of housing for conventional households, students, key workers as well as affordable housing.

Design Description

The detailed design is in the process of being finalised. Nevertheless, the proposal is likely to include:

- Construction of a new envelope between 60.85mRL - 101.7mRL in height (i.e. 4-13 storeys).
- Approximately 139 dwellings in 1 bed, 2 bed and 3 bedroom format. Such dwellings will also include affordable housing.
- Basement parking.
- Onsite landscaping.
- Communal open space.
- Tree and vegetation removal.
- Civil services such as drainage and the like.

The design of the building is of a stepped nature to maximise solar amenity, maximise views for residents of the development to surrounding features, as well as to minimise overshadowing.

An indicative site layout and indicative built form are provided on the following pages.

Statutory Planning Amendments

The proposal is entirely permissible within the existing R1 General Residential zone. The application would also include a concurrent rezoning to amend the height and FSR. The rezoning will retain the existing R1 – General Residential land use zones as prescribed by the SEPP (Precincts – Regional) given residential flat buildings are permitted in such a zone. However, it will seek to amend the floor space ratio (FSR) from 1.5:1 to 2.5:1 and the height standard from part 77mRL to part 102mRL (approximately).



Figure 3: Indicative site layout (Source: CKDS)

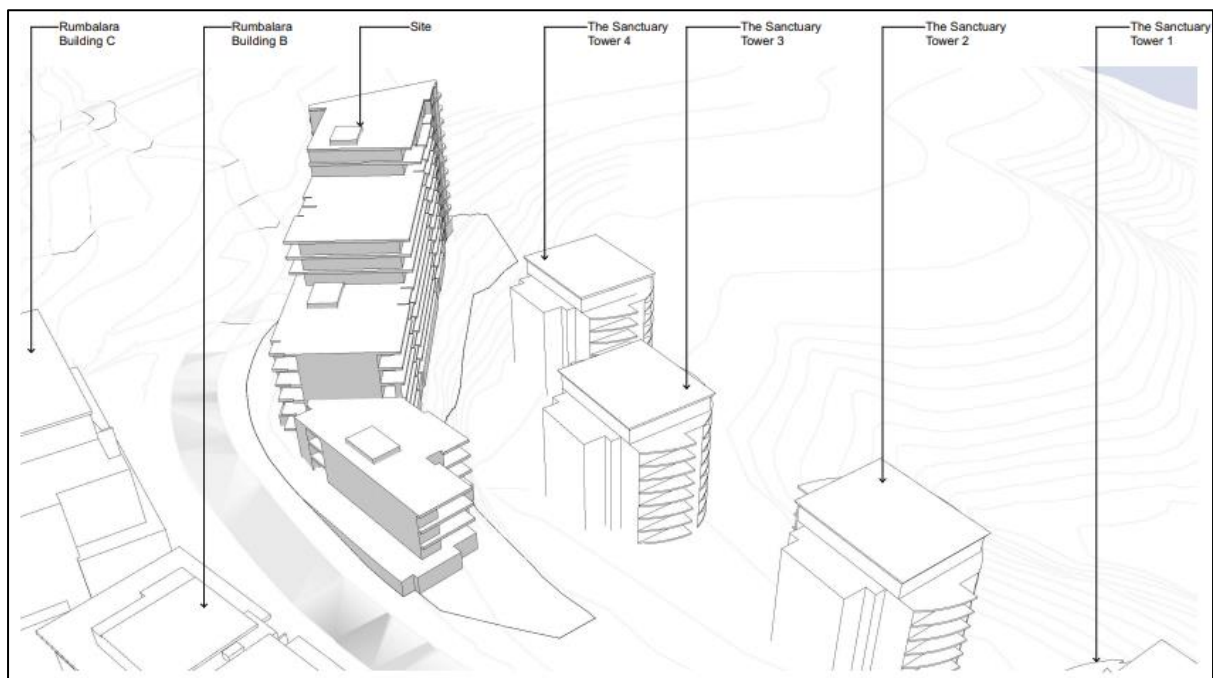


Figure 4: Indicative built form (Source: CKDS)

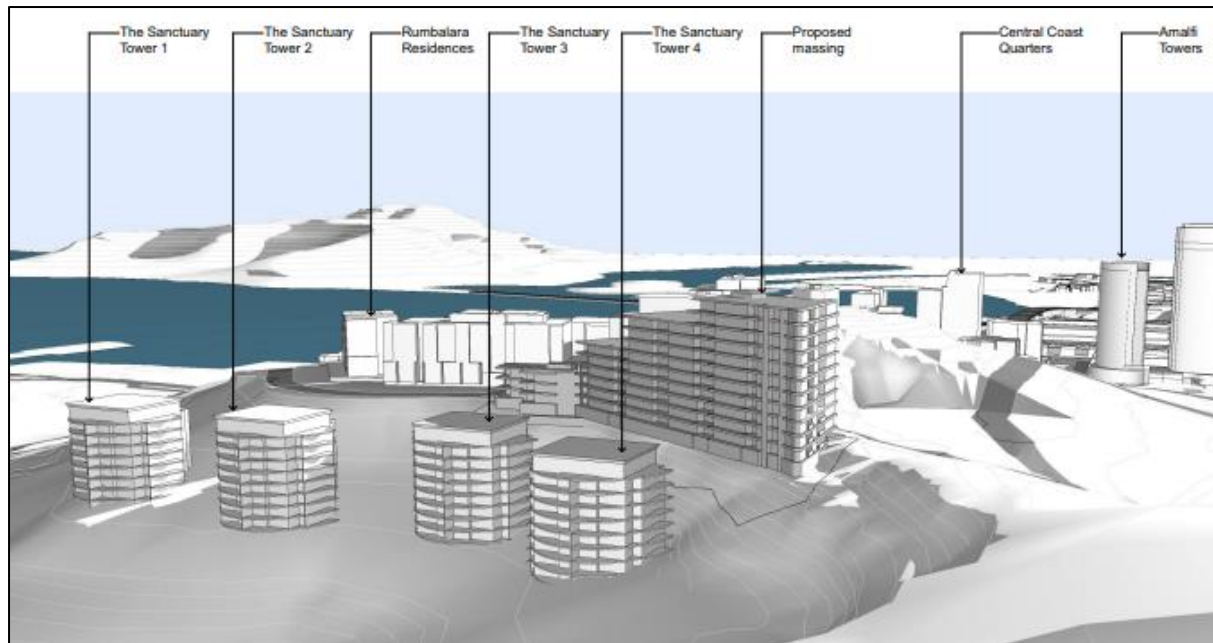


Figure 5: Indicative built form (Source: CKDS)

5. STATUTORY PLANNING CONTEXT

The subject site is currently within land use zone R1 – General Residential according to the SEPP (Precincts – Regional). The objectives of the zone are:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure that development is compatible with the desired future character of the zone.*
- *To promote best practice in the design of multi dwelling housing and other similar types of development.*
- *To ensure that non-residential uses do not adversely affect residential amenity or place demands on services beyond the level reasonably required for multi dwelling housing or other similar types of development.*

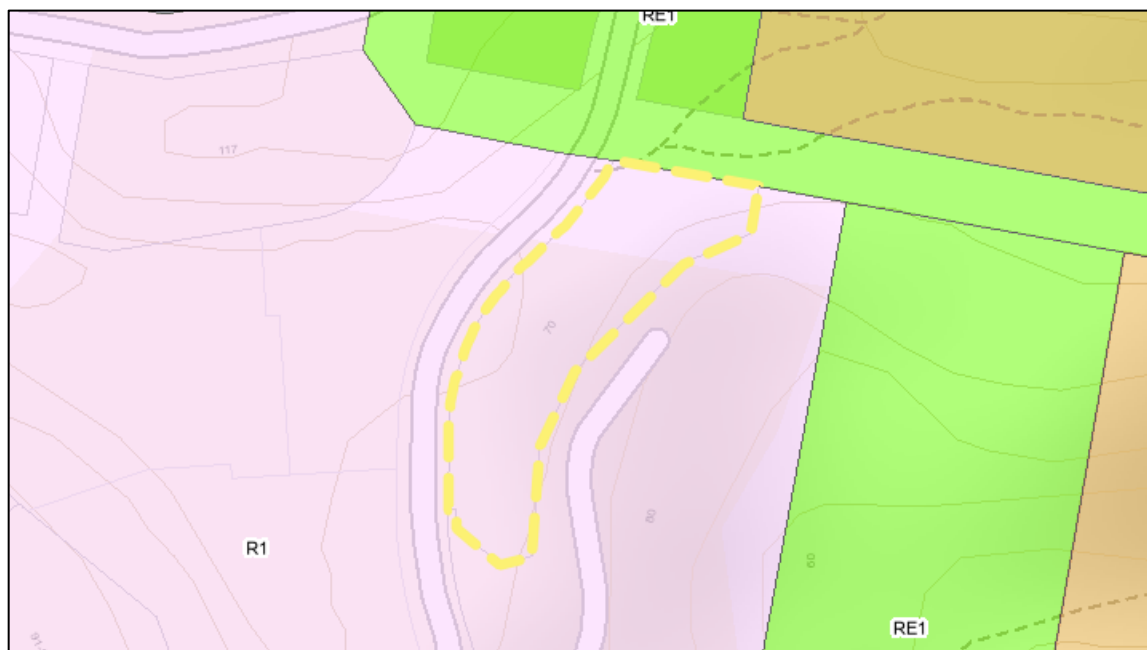


Figure 6: Extract of land use map, with subject site outlined yellow (Source: Espatial viewer/PPUD)

The proposal will be entirely for residential purposes. The housing component will include 1 bedroom, 2 bedroom and 3 bedroom dwellings. Dwellings will be provided for students, key workers as well as conventional permanent households and as affordable housing dwellings. The envelopes for such dwellings are anticipated in a variety of heights and densities, ranging from 4-13 storeys.

Given the above, the proposal is permissible and considered to be consistent with the existing zone objectives. In this case, an amendment to the existing land use zone would not be sought as part of any SSDA.

As is demonstrated in the following map extracts, a HOB standard of part 77m and part 0m applies to the site. The FSR standard is 1.5:1. These controls are prescribed by SEPP (Precincts – Regional).

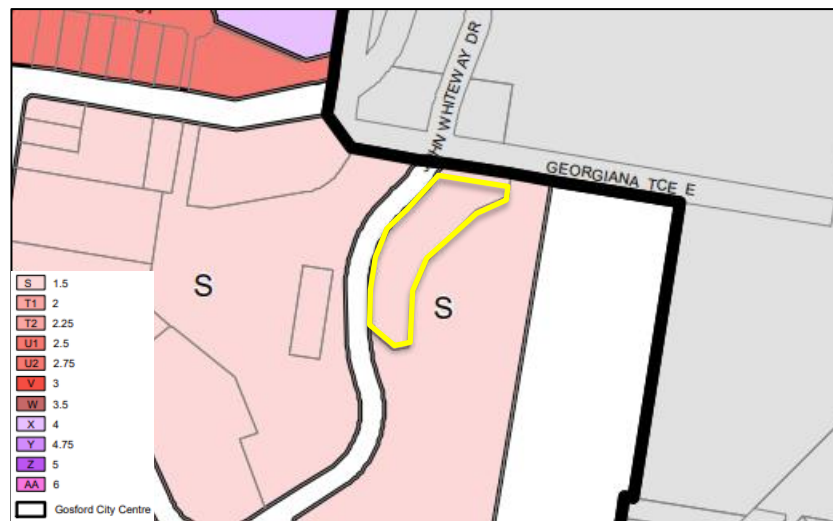


Figure 7: Extract of FSR map, with subject site outlined yellow (Source: Espatial viewer/PPUD)

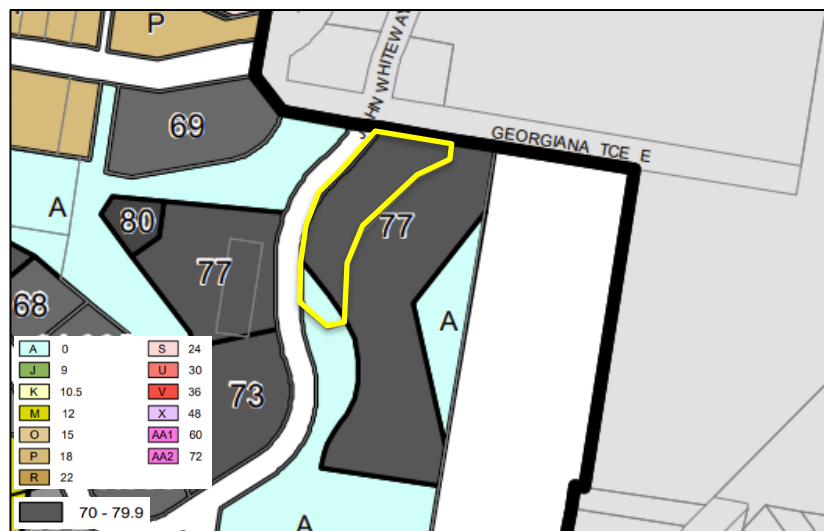


Figure 8: Extract of HOB map, with subject site outlined yellow (Source: Espatial viewer/PPUD)

The proposal is likely to be within building envelopes ranging between 60.85m RL-101.7m RL, or 4-13 storeys. The variation in height is for the purpose of creating varied and interesting built form, to improve solar access to surrounding residents, to capture views from the development and maintain existing view corridors for surrounding residents.

Based on the above, it is proposed to amend the FSR standard applicable to the site to 2.5:1 and the height to part 102mRL.

It is also worth noting that the subject site does not contain any heritage items. However, it is in proximity to a heritage item under SEPP (Precincts – Regional) as shown in Figure 7 below. The item is item #323, a Quarry, as listed in Schedule 9 of SEPP (Precincts – Regional) and *Central Coast Local Environmental Plan 2022* (CLEP 2022). This heritage item is known as Rumbalara Reserve Quarry, a locally significant heritage item.

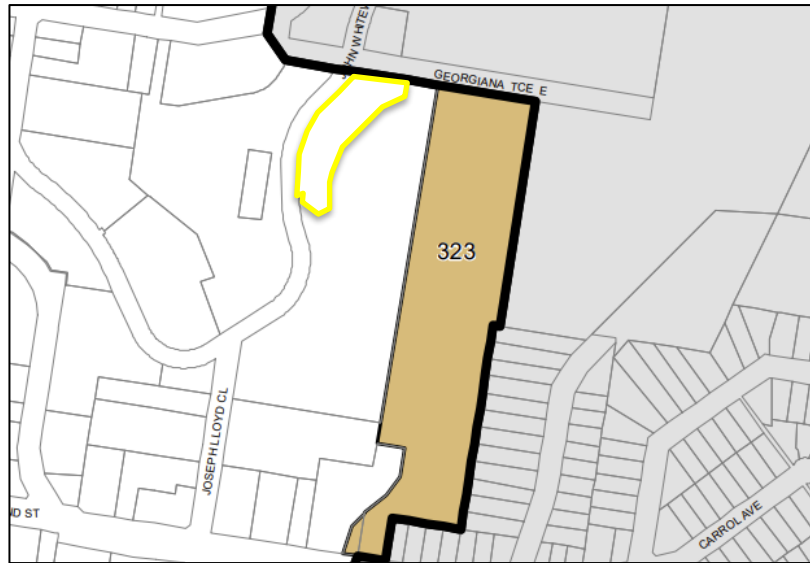


Figure 9: Extract of Heritage map, with subject site outlined yellow (Source: Espatial viewer/PPUD)

The site is nominated as being affected by acid sulfate soils.

The site is also located in the Gosford City Centre under SEPP (Precincts – Regional).

The site is affected by bushfire constraints, being a mix of Vegetation Category 1 and Vegetation Buffer land. An existing consent and CC relates to the site, and construction has commenced. Therefore, bushfire risk has already been assessed and can continue to be managed as part of any future SSDA. Importantly, access to and from the site is provided from various routes to minimise risk.

6. CONCLUSION

The proposal seeks to develop approximately 139 dwellings on the subject site for the purposes of permanent conventional households, key workers in conjunction with the nearby Gosford Hospital, as well as housing for the various sporting events and educational establishments in the locality. It is proposed to offer 10% of the entire proposed gross floor area for affordable housing purposes for 15 years, and maintained by a community housing provider.

The proposal would seek to rely on the existing R1 – General Residential land use one, according to the SEPP (Precincts – Regional) given RFBs are permitted in the zone. However, to deliver approximately 139 dwellings, any EIS would seek a concurrent rezoning with an FSR of 2.5:1 and a height of part 102mRL (approximately).

Overall, the site is large and with very few constraints. The site itself and those adjoining offer very high amenity. It is close to the Gosford Town Centre, has access to district and water views, is close to several active and passive recreation options, as well as close to the Gosford Railway Station. In this regard, it is considered that the site is suitable for higher density development.

The height of the development has been carefully considered to respond to the surrounding resident's amenity in terms of view lines and solar impact. It offers a stepped design to minimise these impacts and offers a superior outcome compared with a lower height incorporating a level (non-stepped) design.

The site is also in relatively close proximity to key drivers for housing, as referenced above. The Gosford locality, as with much of NSW, is experiencing a housing crisis. In this regard, the site is well suited for additional housing, and it would also support much needed economic growth.