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# **CENTRAL COAST LEAGUES CLUB**

SSD-10374

Revised Scoping Report

Prepared for  
**CENTRAL COAST LEAGUES CLUB**  
16 March 2023

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# 1. INTRODUCTION

This Revised Scoping Report has been prepared on behalf of the Central Coast Leagues Club (**the Club**) and supports the proposed concept masterplan for a mixed-use development at 1 Dane Drive and 91 and 91A Donnison Street, Gosford (**the site**). It seeks amended Secretary's Environmental Assessment Requirements (**SEARs**) for the preparation of an Environmental Impact Statement (**EIS**) that will accompany a State Significant Development Application (**SSDA**).

SEARs for the Project were initially issued by the Department of Planning and Environment (**DPE**) on 29 October 2019. These SEARs were subsequently modified by DPE on 9 April 2021 to reflect advice from the Biodiversity Conservation Division, Heritage NSW and Natural Resources Access Regulator (**NRAR**), which were not required at the time of the original SEARs in 2019.

Subsequent to this, the *Environmental Planning and Assessment Regulation 2021* (**the Regulations**) were amended on 1 July 2021 under the DPE's Rapid Assessment Framework. The amendments, and specifically the introduction of section 177 of the Regulations and the associated sunset clauses, introduced an expiry date for SEARs issued between 1 July 2019 - 30 June 2021. All SEARs issued during this time will expire on 1 July 2023.

Accordingly, this application requests amended project specific SEARs to guide the preparation of the EIS.

Since the current SEARs were issued in April 2021, a detailed review of the commercial viability and proposed staging of the development was undertaken by the Club. This identified the following critical issues with the previous scheme:

1. The towers were too large which created a market absorption problem. The analysis undertaken by the Club suggested that 100 units is optimal to achieve commercial viability.
2. The Club performs a key role in the community and continuity of operations throughout the development is essential.
3. Ground conditions and the water table are a significant challenge and a culvert runs through the middle of the site underground.

These issues together with the acquisition of 91 and 91a Donnison Street, Gosford by the Club, has informed the revised masterplan scheme that has been prepared by Allen Jack + Cottier (**AJC**) Architects in consultation with TLC Landscape Design.

## 1.1. APPLICANT DETAILS

The applicant details for the proposed development are listed in the following table.

Table 1 Applicant Details

Descriptor	Proponent Details
Full Name(s)	Central Coast Leagues Club
Postal Address	1 Dane Drive, Gosford NSW 2250
ABN	83 001 036 068
Nominated Contact	Michael Dowling, Club Chairman
Contact Details	(02) 4325 9888

## 1.2. SITE DETAILS

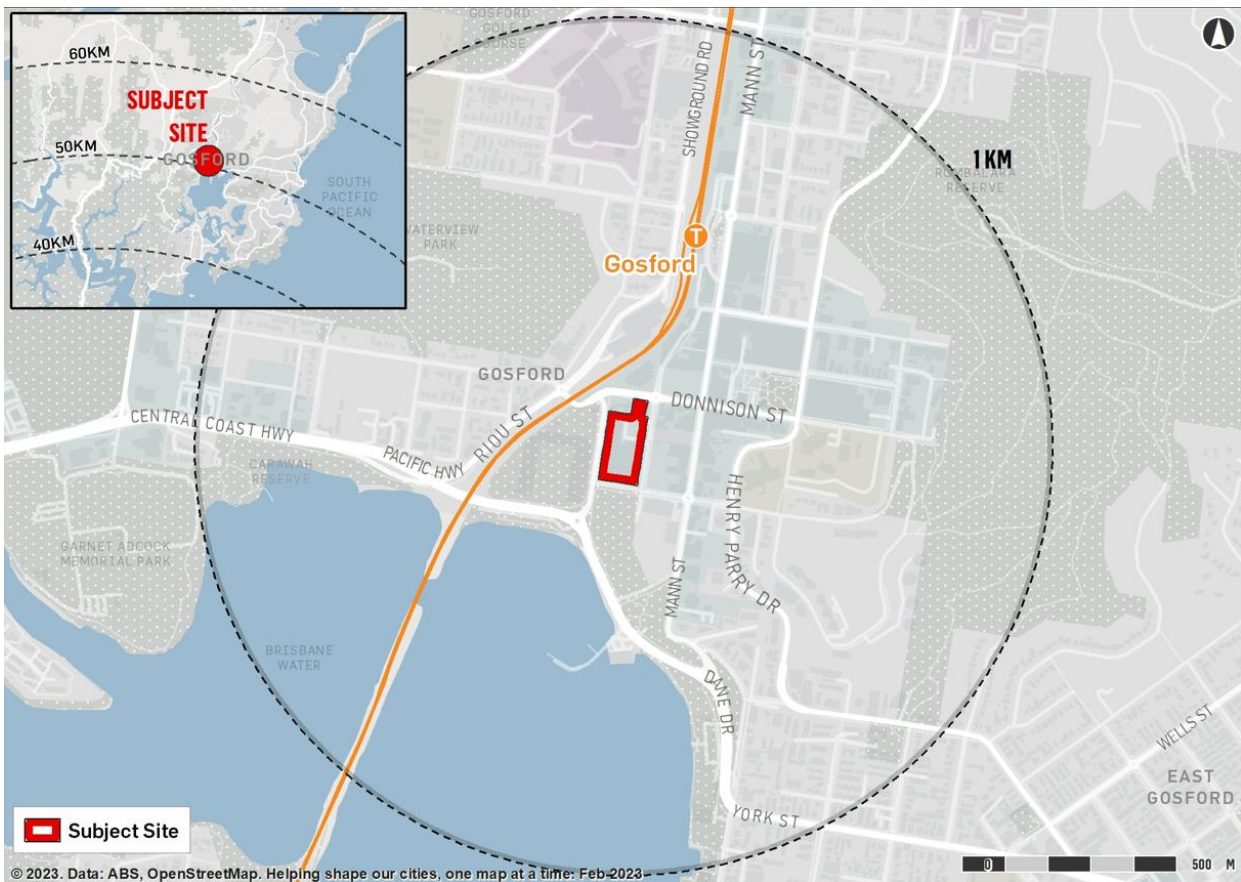
The site information relevant to the project is provided in the following table. A detailed description of the key features of the site and locality is provided in **Section 2.2** of this report.

Table 2 Site Details

Descriptor	Site Details
Street Address	1 Dane Drive, Gosford NSW 2250  <b>New land parcels: 91 and 91A Donnison Street, Gosford NSW 2250</b>
Legal Description	Lot C, DP 162895; Lot 1, DP 163642; Lot 1, DP 206469; Lot 2, DP 206470; Lot A, DP 365707; Lots A-C, DP 400849; Lot 1 DP 414824; Lots 19 and 20, DP 456228; Lots 1 and 2, DP 511498; Lots 5 and 6, DP 551659; Lot 18, DP 662773; Lots 1 and 2, DP 795183; Lots 1-4, DP 795184.  <b>New land parcels: Lot 1, DP 1066640, Lot B in DP370978</b>
Site Area	16,283.9sqm
Site Ownership	The site is owned by the Central Coast Leagues Club. Owners consent for the submission of this Scoping Report is provided at <b>Appendix G</b> .

A map of the site in its regional setting is provided as **Map 1**.

Map 1 Regional Context



Source: Urbis

## 1.3. PROJECT BACKGROUND

### 1.3.1. Key Changes to Previous Scheme

The Central Coast Leagues Club redevelopment continues to provide for the staged transformation and urban renewal of a key site in the Gosford City Centre. The concept masterplan will deliver a mixed-use development involving a new Club premises, hotel, residential and retail/commercial uses.

As mentioned previously, SEARs were issued for the Project on 29 October 2019 (and modified on 9 April 2021) based on the concept plans prepared by Fender Katsalidis Architects.

The key changes made to the previous scheme are summarised below:

1. **Donnison Precinct** – The parcels of land at 91 and 91a Donnison Street have been included in the site area following the recent acquisition by the Club. The masterplan envisages a north-south through-site link and an eight storey residential building (RL53.7) with retail uses at ground level within this area of the site.
2. **Residential building form** – More slender residential building forms to improve amenities to residents including a 45m wide landscape courtyard between buildings. Five residential buildings instead of two to allow for staging. Stepping in residential buildings to create a varied expression and opportunity for roof terraces.
3. **Height Changes** – Built form has been redistributed across the site, with additional height to the residential buildings in the Dane Precinct (RL 128.8) and Georgiana Precinct (RL 70.5) whilst complying with the solar requirements in Gosford City Centre Development Control Plan 2018 (**GCC DCP**). The residential buildings in the Baker precinct have been reduced (previously RL 135.0 and now RL 122.4).
4. **Relocation of parking** – The basement car parking has largely been deleted with the majority of the parking above the water table.
5. **North-South through site link** – The culvert easement has been resolved through a new north-south through site link, which will provide better connection and permeability throughout development.
6. **Northern laneway** – Vehicular entry has largely been consolidated and relocated from central through site link to northern laneway.
7. **Staging** – The masterplan has been strategically planned to allow for staging to create a commercially viable development.

### 1.3.2. City of Gosford Design Reference Group

The previous scheme prepared by Fender Katsalidis was presented to the City of Gosford Design Reference Group (**DRG**) on 30 July 2019 and 27 August 2019. The previous scheme was supported to proceed with SSSA lodgement subject to recommendations including:

- Reducing the height of the western tower to allow the two towers to be more easily distinguished.
- Providing greater variation in the design of the towers.
- Activation and a mix of uses along Georgiana Terrace and architectural diversity and activation to all frontages.

Following consultation with DPE, the revised masterplan was presented at DRG workshops on 25 May 2022, 21 September 2022 and 7 December 2022. A copy of the latest DRG workshop feedback from 7 December 2022 is provided at **Appendix A**. The Panel confirmed general support for the following:

- The analysis of staging scenarios to deliver a temporary club to enable the development of the Georgiana Precinct to proceed early and with full delivery of the associated public domain in Stage 1.
- Staging to enable the logical reconstruction of the culvert,
- The refinement to building facades, and the amendments to scale and density through vertical articulation which provides a distinct character to the skyline whilst also affording improved solar and overshadowing outcomes.

- The commitment to provide a mix of housing through 10% build to rent options and the continued investigations of Liveable Housing Silver level above 10% as a possible future inclusion.
- The inclusion of public benefits delivery during construction stages which include Baker Street footpaths, street planting the whole of the Georgiana Precinct public domain to the three street frontages, the Stadium Link, the Park link and the Transit hub link at the completion of Stage 1.

At the last workshop in December 2022, the Panel recommended that the proposal proceed to a full City of Gosford Design Advisory Panel. This is scheduled to occur in March 2023. Consistent with the current SEARs for the site (dated 9 April 2021), it is expected that the revised SEARs will include the following requirement:

*Demonstrate how the Panel advice has been considered and incorporated into the proposal and address the proposal's consistency with the advice.*

## 2. STRATEGIC CONTEXT

This section describes the way in which the proposal addresses the strategic planning policies relevant to the site. It identifies the key strategic issues relevant to the assessment and evaluation of the project which will be explored in further detail within the future EIS.

### 2.1. STRATEGIC PLANNING FRAMEWORK

It is expected that the key strategic issues outlined in the following planning policies will be addressed within the future EIS consistent with the current SEARs:

- *Future Transport Strategy*
- *State Infrastructure Strategy 2018-2038*
- *Central Coast Regional Plan 2041*
- *Gosford Urban Design Framework 2018*
- *Central Coast Local Strategic Planning Strategy*
- *Gosford City Centre Transport Management and Accessibility Plan*
- *Central Coast Council's Draft Somersby to Erina Strategy (Southern Growth Corridor)*

### 2.2. KEY FEATURES OF SITE AND SURROUNDS

The site is located at 1 Dane Drive and 91 & 91A Donnison Street, Gosford at the southern periphery of the Gosford CBD, within the Central Coast Local Government Area (**LGA**). The site has road frontages to Donnison Street to the north, Baker Street to the east, Georgina Terrace to the south and Dane Drive to the west. The site is located approximately 700m to the south of Gosford Railway Station.

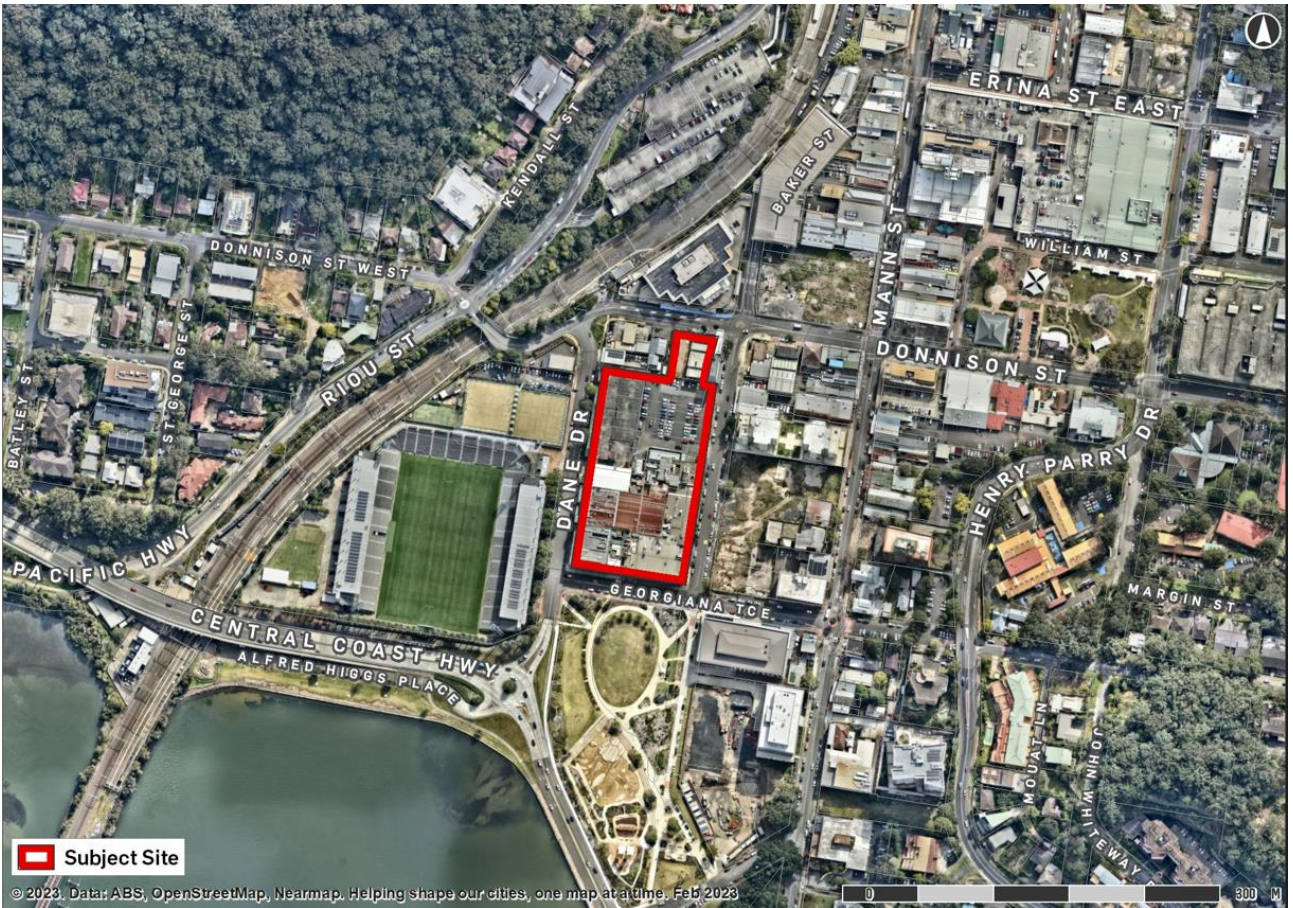
The site is currently occupied by the existing Central Coast Leagues Club and also includes a multi-storey carpark, at-grade car parking, vacant land, shops and commercial buildings. The vacant site at 91 Donnison Street has an approved DA for a 7 storey apartment building.

The Central Coast Leagues Club has been an integral part of the Gosford community since 1954. The Club currently provides a range of services and facilities to approximately 44,600 members, including a fully equipped gym, entertainment and high-quality restaurants. The Club has been liaising with the community with a view to modernising, growing and diversifying its offerings and operations in order to properly service the needs of its members and the community.

The location of the site is illustrated in

**Map 2.** Photographs of the current site condition are provided in **Figure 1.**

Map 2 Local Context



Source: Urbis

Figure 1 Site Photographs



Picture 1 Southern façade as viewed from Georgiana Terrace



Picture 2 Main pedestrian entrance on Dane Drive

Source: Urbis

The key features of the site which have the potential to impact or be impacted by the proposed development are summarised in the table below.

Table 3 Key Features of Site and Locality

Descriptor	Site Details
Site Access	Vehicle access to the site is on Dane Drive with pedestrian access along Dane Drive, Georgiana Terrace and Baker Street
Acid Sulfate Soils	The site is classified as Class 2 ASS, which will require an ASS Management Plan to be prepared for excavation below the natural ground surface or works which will lower the water table. An ASS Management Plan will accompany the EIS.
Stormwater	Council's stormwater culvert traverses the site in a north-south direction underground. The future redevelopment of the site and in particular excavation will need to have appropriate regard to the location of the culvert in consultation with Council.
Bushfire Prone Land	The site is not identified as bushfire prone land.
Flora and Fauna	The site is already a developed site with minimal street trees along the Baker Street frontage.
Heritage	The site is not identified as a heritage item and is not located in a heritage conservation area.
Local Context	<p>The surrounding locality is described below:</p> <ul style="list-style-type: none"> <li>▪ To the north of the site along Donnison Street are low scale retail premises and various underdeveloped lots.</li> <li>▪ To the east of the site along Baker Street are a mix of small-scale shop buildings, a large multi-storey apartment building and a large vacant lot which has an approved DA for a development of three residential towers, known as 50-70 Mann St.</li> <li>▪ To the south-east of the site is the new ATO building which is a mid-scale governmental building.</li> <li>▪ To the south of the site across Georgiana Terrace is the Leagues Club Field and Gosford City Park</li> <li>▪ To the west of the site on Dane Drive is the Central Coast Stadium.</li> </ul>

## 2.3. CUMULATIVE IMPACTS WITH FUTURE PROJECTS

The potential cumulative impacts of the project will be addressed in the EIS in accordance with the DPE *Assessing Cumulative Impacts* guidelines.

# 3. THE PROJECT

## 3.1. OVERVIEW

The key components of the amended development are listed in the following table. The Revised Concept Envelopes are provided at **Appendix B**.

Table 4 Project Details

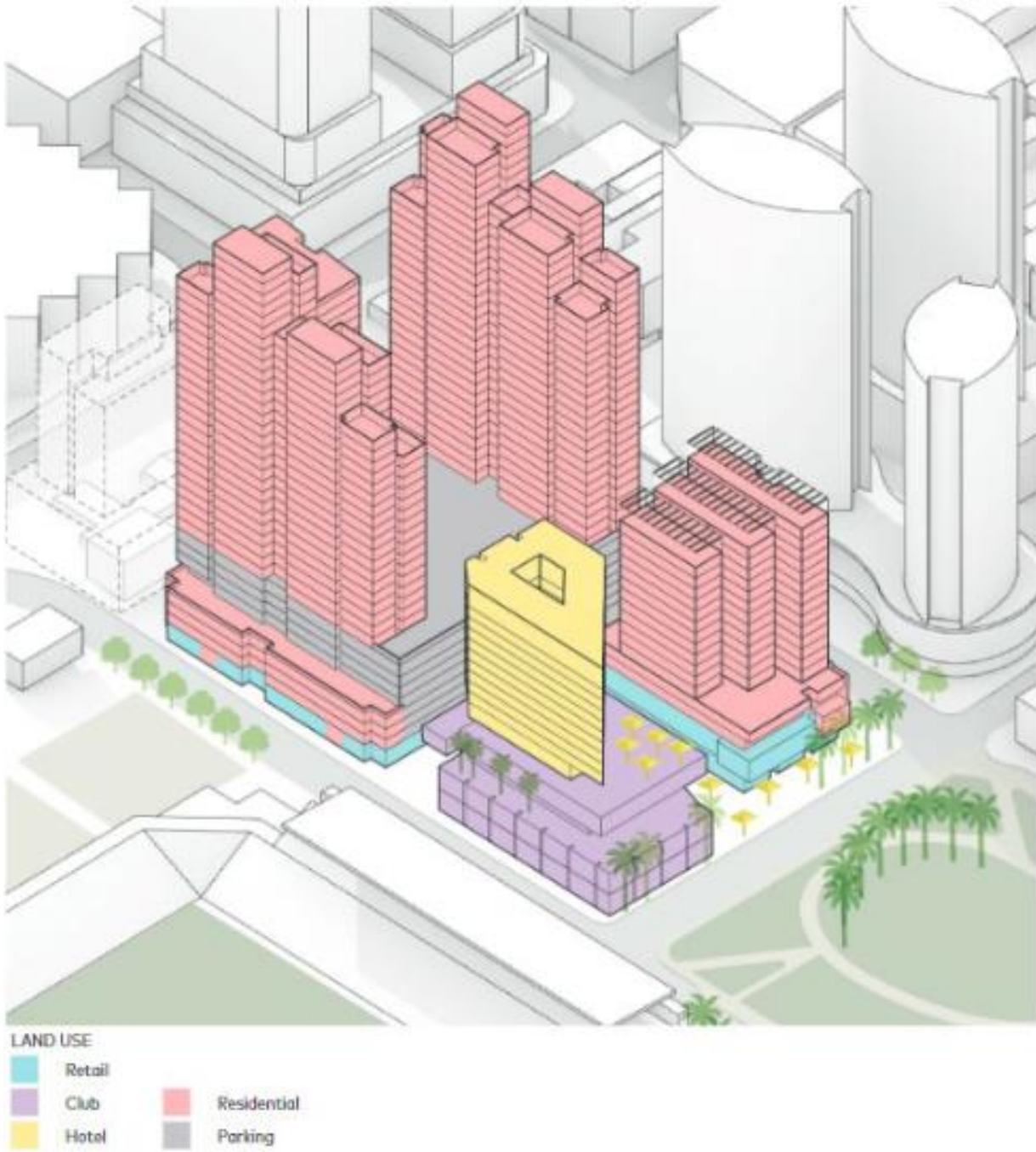
Descriptor	Project Details
Project Area and Site Coverage	The site has a total area of 16,283.9sqm. The entire site area will be disturbed as a result of the Project.
Project Description	<p>The applicant requests the proposed SSD application to be treated as a concept DA made pursuant to section 4.22(1) of the EP&amp;A Act.</p> <p>The project comprises the demolition of the existing buildings, remediation of the site and construction of a mixed-use development including the following key components:</p> <ol style="list-style-type: none"> <li>1. The proposed built form including building envelope, to provide for: <ul style="list-style-type: none"> <li>▪ Five tower forms above podium up to a maximum height of RL 128.80</li> <li>▪ Central transit hub and new north-south through-site link that provides connection and permeability throughout development</li> <li>▪ Two east-west through-site links that will be activated with retail/food and drinks premises</li> <li>▪ Car parking in a single basement level and above podium level</li> <li>▪ An open plaza adjacent to Georgina Terrace fronting Leagues Club Field</li> </ul> </li> <li>2. Indicative land use mix, which will be confirmed in subsequent details development applications is likely to include: <ul style="list-style-type: none"> <li>▪ Hospitality / Central Coast Leagues Club</li> <li>▪ Mixed use (Retail / Commercial)</li> <li>▪ Residential</li> <li>▪ Hotel including 120 keys</li> <li>▪ Associated car parking</li> </ul> </li> </ol>
Maximum Building Height	Building heights ranging up to a maximum of RL128.8
Gross Floor Area	Approximately 76,534 sqm apportioned across the site
Car parking	1,320 spaces
Expected Capital	The estimated CIV for the construction of the proposed development of Central Coast Leagues Club, Gosford being a mixed-use development including hotel, hospitality,

Descriptor	Project Details
Investment Value (CIV)	<p>residential, carparking and retail/commercial to be \$564,050,778. An updated CIV estimate accompanies this Revised Scoping Report at <b>Appendix E</b>.</p> <p>The CIV estimate has been prepared by MBM, a registered Quantity and has been undertaken in accordance with the Planning Circular PS21-020.</p>
Staging/Phasing	<p>The development will be staged as outlined in the Staging Plans that accompany this report.</p> <p>The staging strategy has been designed to maintain Club operations (including parking) throughout the entire development, and to release dwelling units aligned with the market demand rate in Gosford.</p> <p>The staging strategy will be indicatively in accordance with the following:</p> <ul style="list-style-type: none"> <li>▪ Stage 1 (Q1 2025) – Culvert diversion works, demolition of existing culvert and construction of relocated culvert (northern portion of site), partial demolition of existing club and car park.</li> <li>▪ Stage 2 (Q4 2025) – Construction of temporary club building, partial construction of transit hub including loading dock, services core and adjacent retail tenancies. The existing club will be retained during construction.</li> <li>▪ Stage 3 (2028) – Construction of new club and hotel, construction of relocated culvert (southern portion of site), construction of Georgiana residential building and provision of public domain on the southern site frontage.</li> <li>▪ Stage 4 (2029-2030) – Construction of permanent car park from level 1 – level 8, temporary vehicle exit to Donnison Street and construction of western end of east-west laneway.</li> <li>▪ Stage 5 (2031) – Demolition of existing parking structure, construction of eastern end of east-west laneway.</li> <li>▪ Stage 6 (2032) – Relocation of vehicle entry / exit position, construction of public domain adjacent to Dane Drive, construction of Dane Drive south building and Dane Drive north building to level 1 only, and construction of car parking on Dane Drive from level 1 – level 7.</li> <li>▪ Stage 7 (2033) – Construction of Dane Drive public domain, completion of Dane Drive north building with car parking.</li> <li>▪ Stage 8 (2033) – Completion of podium landscaping and construction of Baker Street south building</li> <li>▪ Stage 9 (2033) – Construction of Baker Street north building, completion of public domain along Baker Street.</li> <li>▪ Stage 10 – Construction of Donnison Street building.</li> </ul> <p>The expected timeframe and number of stages will be further developed and provided to DPE as part of the EIS.</p> <p>Notably, the staging has been structured to prioritise the delivery of key public benefits such as the culvert diversion and relocation works, the public plaza adjacent to the</p>

Descriptor	Project Details
	<p>Leagues Club Field, and internal site laneways early within the program. The staging also ensures the ongoing operation of the Central Coast Leagues Club throughout the construction program, including its car parking. In relation to the residential towers, the staging seeks to release dwelling units at a pace consistent with market demand, to ensure the activation of the site.</p>
Design Excellence	<p>The EIS will be accompanied by a Design Excellence Strategy to establish the framework within which the Central Coast Leagues Club will achieve design excellence for the mixed-use development.</p> <p>The Design Excellence Strategy will be prepared in accordance with the Director General’s Design Excellence Guidelines (2011) and clause 5.45 of the <i>State Environmental Planning Policy (Precincts-Regional) 2021</i>. The Design Excellence Strategy will outline the precinct objectives and proposed process for the buildings.</p> <p>The strategy to achieve design excellence will involve a combination of alternative design excellence processes and potential design excellence competitions.</p>
Design Guidelines	<p>The Central Coast Leagues Club seeks to introduce a series of design guidelines to guide the future detailed design and development of the site. The guidelines (also known as ‘design principles’) are identified in the Revised Concept Envelopes prepared by AJC Architects at <b>Appendix B</b> and discussed further in the Urban Design Report prepared by AJC Architects at <b>Appendix C</b>.</p> <p>The guidelines address the following:</p> <ul style="list-style-type: none"> <li>▪ Slender towers including floor plate controls, building length and tower articulation,</li> <li>▪ Street wall heights, and</li> <li>▪ Podium and upper podium setbacks.</li> </ul> <p>The design guidelines will be refined and proposed as part of the EIS.</p>

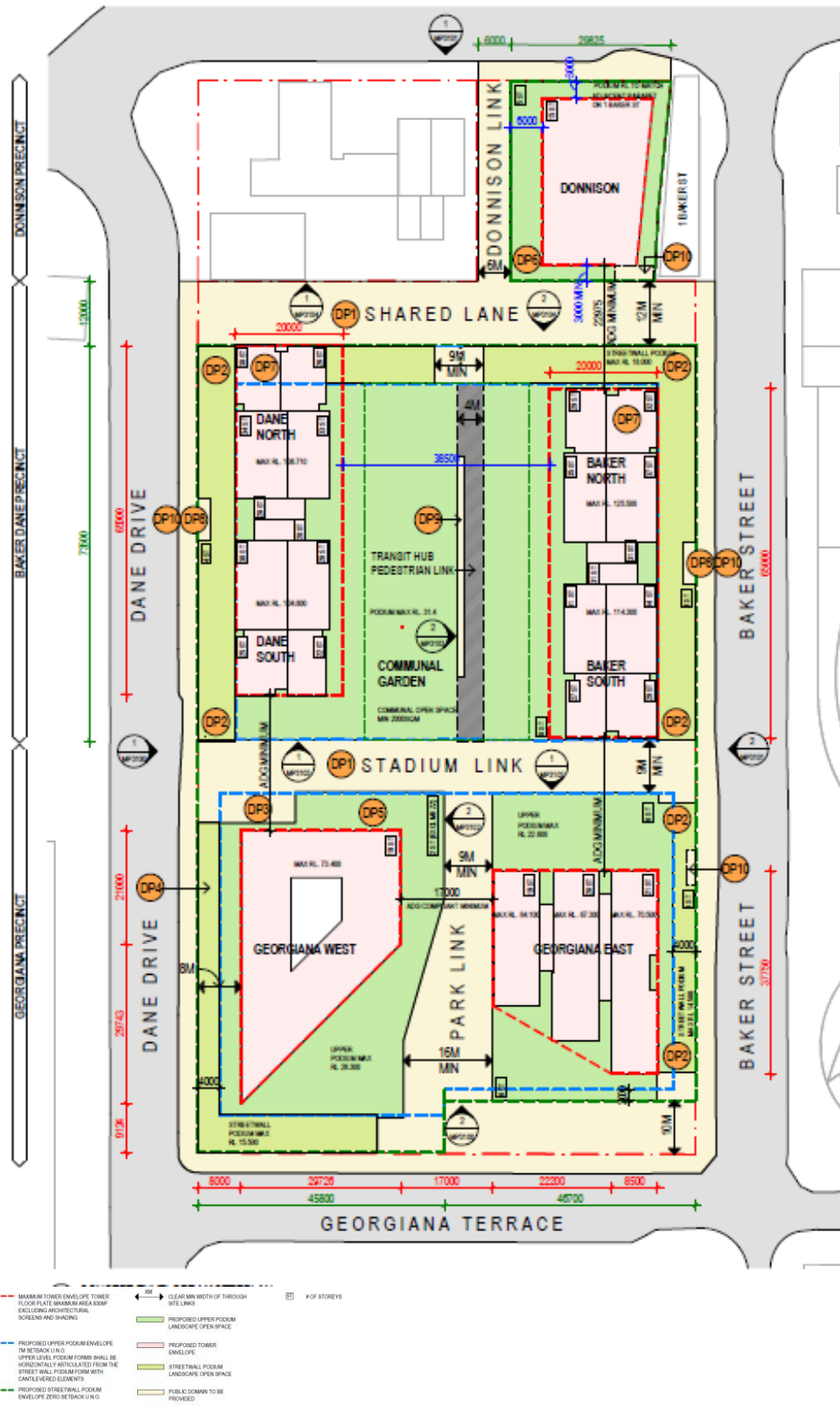
The proposed site plan and a Section Plan of the proposal along Dane Drive and Baker Street are provided in **Figure 2** and **Figure 3** respectively.

Figure 2 Proposed Land Use Map



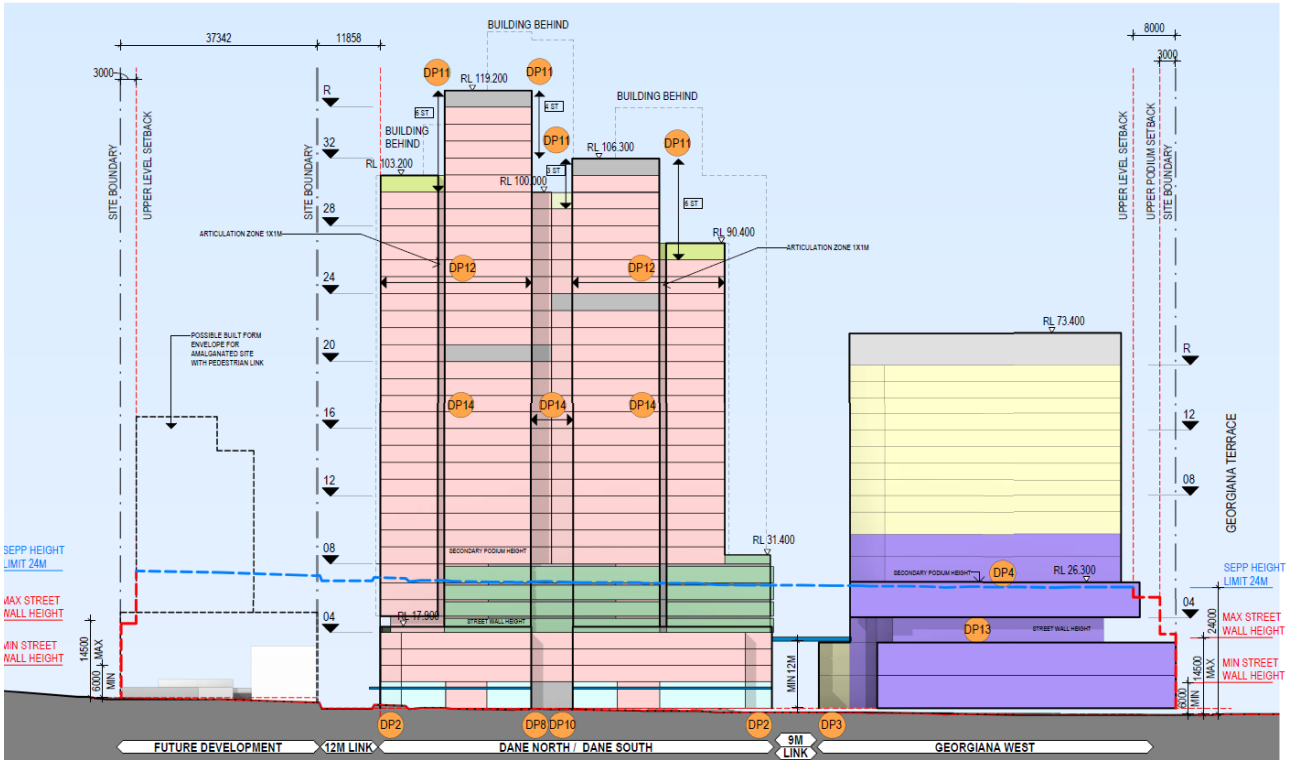
Source: AJ+C

Figure 3 Proposed Envelope Plan



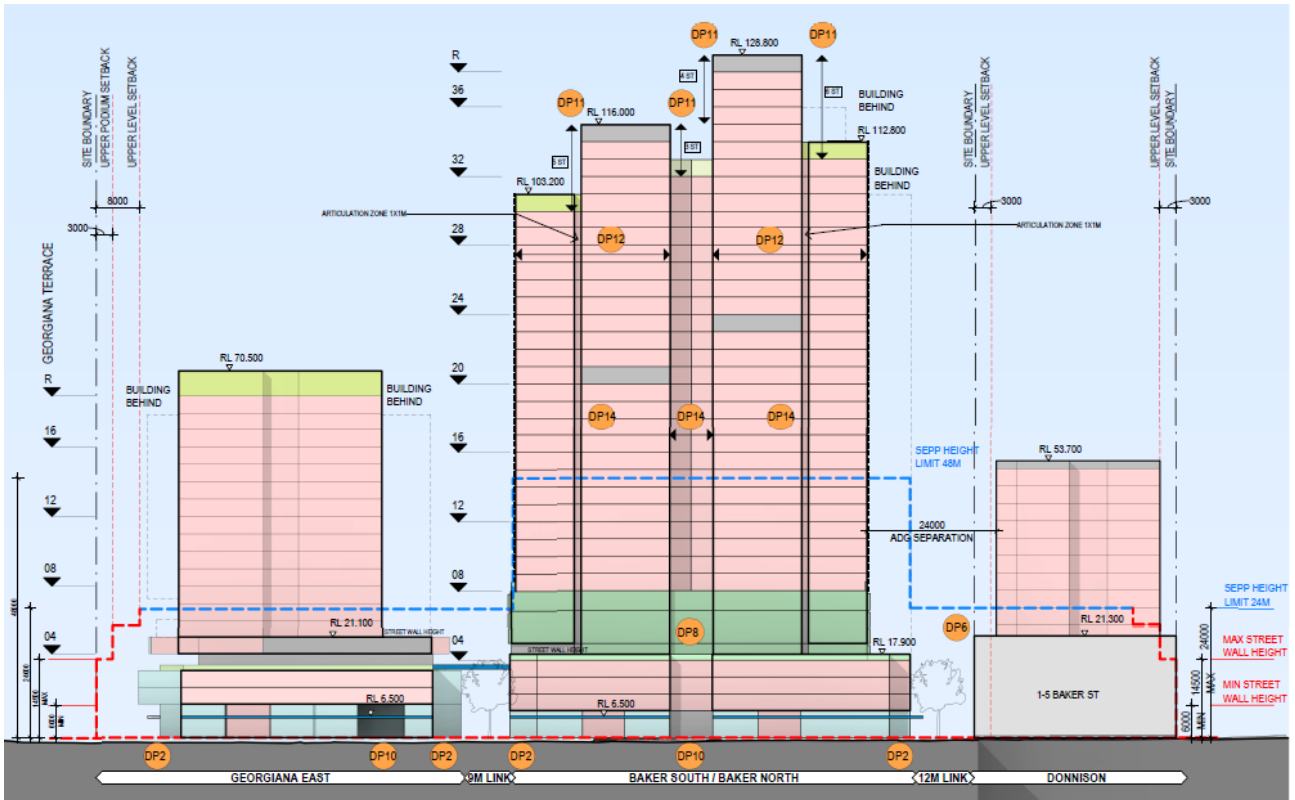
Source: AJ+C

Figure 4 Proposed Section Plans



Picture 3 Section along Dane Drive

Source: AJC



Picture 4 Section along Baker Street

Source: AJC

## 3.2. FEASIBLE ALTERNATIVES

In developing the proposed approach, a number of alternatives have been considered by the Club to ensure the proposal maximises the economic, social and environmental benefits for the public. In summary, three key options were considered to address the project objectives and site constraints and opportunities:

- Scenario 1 – ‘do nothing’
- Scenario 2 – develop under alternative siting arrangements
- Scenario 3 – proposed scheme

A complete analysis of these alternatives will be provided in the EIS documentation.

In summary, the ‘Do Nothing’ option – to not develop the site – is not appropriate or a feasible option given the established need for the project. The project is essential to the staged transformation and urban renewal of the Gosford City Centre, given the prominence of the site location and visibility from key sightlines. A ‘Do Nothing’ scenario would mean that the considerable social and economic benefits, strategic merit and completion of the Western Gateway sub-precinct would not be realised, including the delivery of the new Club premises, hotel, residential and retail / commercial uses.

The project is vital to stimulate the ongoing urban renewal of the Gosford City Centre.

As discussed, the Club has considered the redevelopment of the site under alternative siting options. The alternative siting was explored in a scheme prepared by Fender Katsalidis and submitted to support the original request for SEARs in 2019. The reasons for the unsuitability of this alternative siting arrangements is outlined in **Section 1.3.1**.

Whilst the Club and AJC have prepared a revised scheme (as outlined in the Revised Concept Plans at **Appendix B**), it is noted that this scheme has also been the subject of design refinement through extensive consultation with the City of Gosford Design Advisory Panel (**CoGDAP**) and the Design Reference Group (**DRG**). The evolution of the design is further detailed in the Urban Design Report at **Appendix C**.

The proposal has emerged as the preferred option for the site because it represents the best outcome in respect of urban design, environmental, economic and social considerations. The proposal respects the principles and will deliver the vision identified in the Gosford Urban Design Framework and accompanying documents, whilst balancing the various site-specific considerations including reinstatement of the culvert, retention of solar access and view sharing (as appropriate) and achieving a vibrant ground plane.

## 4. STATUTORY CONTEXT

This section of the report provides an overview of the key statutory requirements relevant to the site and the project, including:

- *Environmental Planning and Assessment Act 1979 (EP&A Act)*
- *Environmental Planning Assessment Regulation 2021 (the Regulations)*
- *State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)*
- *State Environmental Planning Policy (Resilience and Hazards) 2021 (R&H SEPP)*
- *State Environmental Planning Policy (Precincts – Regional) 2021 (Regional SEPP)*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Buildings*
- *State Environmental Planning Policy (Housing) 2021*
- *Gosford City Centre Development Control Plan 2018 (GCC DCP)*

The following table summarises the relevant requirements in accordance with DPE’s *Guidelines for Preparing a Scoping Report*. Each of these matters will be addressed in further detail within the future EIS.

Table 5 Statutory Requirements

<b>Statutory Relevance</b>	<b>Action</b>
<i>Power to grant approval</i>	Under Schedule 2, Item 15 of the Planning Systems SEPP, development identified within the Gosford City Centre area with a CIV of more than \$75 million is identified as State Significant Development ( <b>SSD</b> ) pursuant to section 4.36(2) of the EP&A Act. As the proposed development of 1 Dane Drive, Gosford will have a CIV of greater than \$75 million, the proposal is classified as SSD.
Permissibility	The site is zoned B4 Mixed Use in accordance with the Regional SEPP.  Registered clubs, Residential flat buildings, Hotel and motel accommodation and Commercial premises are permitted with consent in the B4 Zone.
Other approvals	Not applicable
<b>Pre-conditions to exercising the power to grant approval</b>	
<i>State Environmental Planning Policy (Resilience and Hazards) 2021 Chapter 2 – Coastal management</i>	Development consent must not be granted on land within the ‘coastal environment area’ unless the consent authority is satisfied that the proposed development will not have an adverse impact on:  <i>(a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,</i>  <i>(b) coastal environmental values and natural coastal processes,</i>  <i>(c) the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,</i>

Statutory Relevance	Action	
	<p>(d) <i>marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,</i></p> <p>(e) <i>existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,</i></p> <p>(f) <i>Aboriginal cultural heritage, practices and places,</i></p> <p>(g) <i>the use of the surf zone.</i></p> <p>Development consent must not be granted to development on land within the 'coastal use area' unless the consent authority is satisfied that the proposed development will not have an adverse impact on:</p> <p>(i) <i>existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,</i></p> <p>(ii) <i>overshadowing, wind funnelling and the loss of views from public places to foreshores,</i></p> <p>(iii) <i>the visual amenity and scenic qualities of the coast, including coastal headlands,</i></p> <p>(iv) <i>Aboriginal cultural heritage, practices and places,</i></p> <p>(v) <i>cultural and built environment heritage.</i></p>	
<p><i>State Environmental Planning Policy (Resilience and Hazards) 2021</i></p> <p><i>Chapter 4 – Remediation of Land</i></p>	<p>A consent authority must be satisfied that the land is suitable in its contaminated state - or will be suitable, after remediation - for the purpose for which the development is proposed to be carried out.</p> <p>In accordance with R&amp;H SEPP, the EIS will assess the suitability of the site for the development. Douglas Partners have prepared a Preliminary Site Investigation to inform this assessment, as discussed in <b>Section 6.1.7.1</b>.</p>	
<b>Mandatory Considerations</b>		
<i>Considerations under the EP&amp;A Act and Regulations</i>		
Section 1.3	Relevant objects of the EP&A Act	To be addressed in the EIS
Section 4.15	<ul style="list-style-type: none"> <li>▪ Relevant environmental planning instruments</li> <li>▪ Relevant draft environmental planning instruments</li> <li>▪ Relevant planning agreement or draft planning agreement</li> <li>▪ Development control plans</li> <li>▪ The likely impacts of that development, including</li> </ul>	To be addressed in the EIS

Statutory Relevance	Action	
	<p>environmental impacts on both the natural and built environments, and social and economic impacts in the locality.</p> <ul style="list-style-type: none"> <li>▪ The suitability of the site for the development</li> <li>▪ The public interest</li> </ul>	
<i>Mandatory relevant considerations under EPIs</i>		
<p><i>State Environmental Planning Policy (Precincts – Regional) 2021</i></p>	<ul style="list-style-type: none"> <li>▪ Objectives and land uses for B4 Zone</li> <li>▪ Part 5.5 – Principal development standards</li> <li>▪ Part 5.6 – Miscellaneous provisions</li> <li>▪ Part 5.7 – Additional local provisions</li> <li>▪ Part 5.8 – Gosford City Centre</li> </ul>	<p>To be addressed in the EIS</p> <p>In accordance with Clause 5.46 of the Regional SEPP, the proposal will seek a variation to the height and floor space ratio (<b>FSR</b>) controls that apply to the site.</p>
<p><i>Biodiversity Conservation Act 2016 (BC Act) – section 7.14</i></p>	<p>The likely impact of the proposed development on biodiversity values as assessed in the Biodiversity Development Assessment Report (<b>BDAR</b>). The Minister for Planning may (but is not required to) further consider under that <i>Biodiversity Conservation Act 2016</i> the likely impact of the proposed development on biodiversity values.</p>	<p>A formal BDAR Waiver Request prepared by a suitably qualified person will be submitted following issue of the SEARs.</p>
<i>Development Control Plans</i>		
<p><i>Gosford City Centre Development Control Plan 2018</i></p>	<p>Clause 2.10 of the Planning Systems SEPP states that development control plans (whether made before or after the commencement of this Policy) do not apply to SSD. As such, there is no requirement for assessment of the proposal against the GCC DCP for this SSDA.</p>	<p>For completeness and in accordance with the current SEARs for the Project, the EIS will have regard to any provisions of GCC DCP.</p>

## 5. COMMUNITY ENGAGEMENT

The following sections of the report describe the engagement activities that have already been carried out for the project, including preliminary community views, and the engagement to be carried out during the preparation of the EIS.

### 5.1. EARLY ENGAGEMENT

Early engagement has been undertaken in relation to the revised concept masterplan as follows:

Table 6 Early engagement with key stakeholders

Agency	Meeting
City of Gosford Design Reference Group	30 July 2019, 27 August 2019 (previous scheme) 25 May 2022, 21 September 2022 and 7 December 2022 (revised masterplan)
City of Gosford Design Advisory Panel	29 March 2023

### 5.2. ENGAGEMENT TO BE CARRIED OUT

Engagement will take place with key stakeholders and agencies during the preparation of the EIS. The Project Team will continue to liaise with key services and agencies throughout the course of the EIS preparation. Consistent with the SEARs issued on 9 April 2021, the following stakeholders will be consulted for the Project:

- Central Coast Council
- Central Coast Local Health District
- Hunter & Central Coast Development Corporation
- Heritage NSW
- Transport for NSW
- Ausgrid
- NSW Rail Corp
- Sydney Trains
- Lands, Water and Primary Industries Group (within DPE)
- Environment, Energy, Science Group (within DPE)
- Registered Aboriginal Parties (**RAPs**), including Local Aboriginal Land Council
- Surrounding residents, businesses and local community groups

The proposed engagement will include the following:

- Direct consultation with agencies in the preparation of detailed specialist studies and the EIS.
- A fact sheet will be sent to neighbouring businesses and stakeholders identified that outlines the proposal, the benefits, the planning process and the consultation process. The letter will provide information on how to give feedback and how that feedback will be used.
- An Engagement and Communication Outcomes Report will accompany the EIS.
- The EIS and supporting documentation will be placed on public exhibition once DPE has reviewed the EIS to confirm that it has satisfactorily responded to each of the issues identified in the SEARs. The key

stakeholders will be provided with an additional opportunity to review the Project, including the final development plans and the detailed specialist studies and assessment reports accompanying the final EIS.

## 6. PROPOSED ASSESSMENT OF IMPACTS

This section identifies the matters that require further assessment in the EIS and the approach that will be taken to assess each matter.

A Scoping Summary table is provided at **Appendix F**.

### 6.1. MATTERS REQUIRING FURTHER ASSESSMENT IN THE EIS

#### 6.1.1. Built Form and Urban Design

The Revised Concept Plans prepared by AJC (refer **Appendix B**) provide a preliminary indication of the proposed building footprints and envelopes that form this SSDA.

The envelopes inform a structure plan across the site that splits the large contiguous site with open laneways and internal through-site links to create five smaller blocks. This will enhance the permeability of the site and create a pedestrian-focused, activated ground plane with a defined podium and towers above, whilst establishing a new built form element on southern western edge of the Gosford City Centre.

The EIS, the final Architectural Package and Urban Design Report will outline the proposed development in detail, including analysis of the height, bulk and scale of the envelopes with respect to the surrounding context. This will include a comprehensive response in relation to:

- The interface with existing development and adjoining development under construction and the public domain;
- Consideration of the building layout, separation, tower and podium heights, massing and setbacks;
- Design excellence and the design quality of the proposal, including site layout, siting and design, vistas and connectivity, street activation, pedestrian spaces, building massing, articulation, materials and finishes;
- Relationship of maximum building height to other development in the Gosford City Centre and provide a transition of tower heights towards the edges of the site and provide variation in the design; and
- Visual impact when viewed from the public domain and key vantage points around the site.

This will be further supported by the design guidelines prepared by AJC which will guide future development on the site.

The EIS will demonstrate how the key provisions of the *Gosford Urban Design Framework* (GANSW, 2018), the *Gosford Development Control Plan 2018* (DPE) and Chapter 5 of the Regions SEPP has informed the proposal.

Notably, the proposal will not result in more than 30% of Leagues Club Field receiving less than four hours of sunlight between 9 am and 3 pm at the winter solstice, in accordance with section 5.52 of the Regions SEPP. The final extent of the overshadowing impact will be refined during design development however the proposal will maintain compliance with the solar access provisions. This consideration will be assessed utilising a standard level of assessment within the EIS, noting that the proposed massing and tower separation has specifically been designed to comply with this provision and in order to minimise the impacts of the development.

The justification for the built form and urban design of the Revised Concept Envelopes will be informed by and respond to the advice provided by key stakeholders, specifically including the matters raised by the City of Gosford's Design Advisory Panel (refer overview of consultation in **Section 5**).

The nature of the impact is both direct and cumulative and as such consideration will be assessed utilising a detailed level of assessment within the EIS. This matter will also be addressed and included within specific community engagement conducted for the proposal.

## 6.1.2. Design Quality

The EIS will address design quality and demonstrate how the development will contribute to the natural, cultural, visual and built character of the Gosford City Centre.

In accordance with section 5.45 of the Regions SEPP, the proponent will consider the exhibition of design excellence in both the building envelopes proposed in the Concept SSDA and the subsequent architectural design within the parameters of these envelopes (to be completed within future detailed SSDAs). The EIS will assess the relevant considerations under section 5.45 (4) of the Regions SEPP to demonstrate that the built form and massing is an appropriate height and scale to the surrounding urban context.

For future applications, a Design Excellence Strategy will be submitted to outline the precinct objectives and proposed process for the buildings, involving a combination of alternative design excellence processes and potential design excellence competitions.

## 6.1.3. Public Domain and Landscaping

The proposed development will include a public domain concept, both around the site as well as connections into, and out of, Gosford City Centre. The EIS will provide an assessment of building interface with Gosford as well as the impact of the proposal upon pedestrian connectivity and sight lines to and from the proposal and the Gosford CBD and Leagues Field precinct. All aspects of the public domain including pathways, cycle connections, landscape concept, public art, lighting will be addressed to concept level of detail. Activation of all frontages, the through site link and the Georgina Terrace frontage will be addressed. Crime Prevention Through Environmental Design (CPTED) principles will also be addressed.

An Arboricultural Impact Assessment for the proposed removal of trees from the street frontage will accompany the EIS.

## 6.1.4. Amenity

### 6.1.4.1. Wind Assessment

Given the scale of development and objective to provide a comfortable street environment within the through site links, wind will be a key consideration as part of the EIS. The nature of the impact is both direct and cumulative and as such consideration will be assessed utilising a detailed level of assessment within the EIS. It is not anticipated that specific community engagement will be required for this matter prior to the lodgement of the SSDA, however the proponent will consult with key stakeholders where required during the preparation of the EIS.

The Pedestrian Wind Environment Assessment submitted as part of the EIS documentation will provide a comparative assessment of the wind conditions of the surrounding environment when including the proposed massing. The assessment will consider the existing prevailing winds from the south and northeast quadrants, with less frequent strong winds coming from the east.

The findings of this assessment will also inform the final massing of the Revised Concept Envelopes, to mitigate the impacts of wind flow through podium height, building separation and pedestrian laneways.

The assessment will also assess the cumulative impacts of the proposal alongside approved building envelopes and development under construction in the surrounding area.

### 6.1.4.2. Views and Visual Impact

As a result of the proposed revitalisation of the Gosford City Centre and the recent approvals in the surrounding locality, the views and character of Gosford are intended to change. Change in the character of the locality is also expected within the relevant strategic plans which anticipates significant increases in built form in the locality in accordance with the Gosford Urban Design Framework and the Gosford City Centre Master Plan 2010.

Accordingly, the proposed SSDA will be accompanied by a Visual Impact Assessment which will assess the visual impact of the proposal, specifically in reference to significant views from the public domain to the ridgeline, Presidents Hill and Rumbalara Reserve as identified in the GCC DCP. The Visual Impact Assessment will assess the cumulative impacts of the proposal alongside approved building envelopes and development under construction in the surrounding area.

The nature of the impact is both direct and cumulative and as such consideration will be assessed utilising a detailed level of assessment within the EIS. Given the scale of the development, it is anticipated there will be community interest in the changing visual character and as such this matter will be included as part of the community engagement strategy. The proponent will consult with key stakeholders and community where required during the preparation of the EIS.

#### **6.1.4.3. Noise and Vibration**

The proposal seeks to deliver a mixed-use precinct incorporating hospitality uses (a registered club), residential, commercial / retail, hotel and associated car parking. The assessment will address at a high level the acoustic measures to reduce amenity impacts on the most sensitive land use, being the residential use, however noting that detailed consideration of this will be contained within the Detailed SSDA for the relevant stages.

The assessment will also consider noise intrusion from surrounding sources, including noise generated from Donnison Street to the north, railway line to the north-west and occasional game-day noise source to the west.

This will be further discussed within a Noise and Vibration Assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) or other relevant industry guidelines and submitted as part of the EIS.

The nature of the impact is direct, and as such this consideration will be assessed utilising a detailed level of assessment within the EIS. It is not anticipated that specific community engagement will be required for this matter prior to the lodgement of the SSDA, however the proponent will consult with key stakeholders where required during the preparation of the EIS.

#### **6.1.4.4. Air Quality**

An Air Quality Assessment will be provided within the EIS and will consider potential impacts on local and regional air quality, including details of any proposed mitigation measures that will prevent (or reduce) the generation and emission of dust particles during construction.

The nature of the impact is both direct and cumulative and as such consideration will be assessed utilising a detailed level of assessment within the EIS.

### **6.1.5. Transport and Access**

A Traffic and Parking Assessment will be prepared by a specialist traffic consultant and accompany the EIS. The report will consider site access arrangements and the design and operation of the proposed car park. The report will also assess the following:

- Pedestrian links and proposed internal road access, and compliance with the relevant Australian Standards and Council requirements;
- Accessibility to public transport and adequacy of existing services;
- Existing and proposed car parking demand;
- Existing and proposed impacts of car parking and vehicle movement on the surrounding street network and capacity to safely and efficiently cater for the additional vehicular traffic generated; and
- Loading and servicing arrangements

This assessment will include a cumulative traffic impact assessment of other proposals in the area.

Given the proximity of the site to Gosford Hospital, the proposal will need to ensure Gosford Hospital's Strategic Helicopter Landing Site (and associated flight paths) are not adversely impacted by the proposal.

The EIS will also be supported by a preliminary Construction Traffic Management Plan for the proposal and outline how construction traffic, public transport, bicycle and pedestrian impacts, and parking impacts would be appropriately managed and mitigated. Noting the long-term staging of the future delivery of the development, this Plan will be revised as necessary for future Detailed SSDAs.

Given the scale of the development, it is anticipated there will be community interest in the traffic implications of the development and as such this matter will be included as part of the community engagement strategy.

The proponent will consult with key agency stakeholders including Transport for NSW, Sydney Trains and NSW Rail Corp where required during the preparation of the EIS.

## **6.1.6. Land**

### **6.1.6.1. Stability, Soil Chemistry and Topography**

A Geotechnical Assessment will be submitted with the EIS, which will outline the existing ground and groundwater conditions on the site and recommended construction and structural methods for the proposed development.

Douglas Partners have prepared a preliminary Geotechnical Investigation Report and a Groundwater Investigation and Dewatering Management Plan to assess the subsurface conditions including groundwater on the site. The findings indicate the water table ranges between 0.1m AHD – 1.35m AHD. As such, the EIS will contain a detailed assessment of the impacts on groundwater and groundwater flow. It is noted the scheme has been revised to remove basement car parking and provide all parking above ground (refer **Section 1.3.1**) to mitigate impacts on groundwater processes.

## **6.1.7. Hazards and Risks**

### **6.1.7.1. Land and Soil Contamination**

A Preliminary Site Investigation (**PSI**) has been prepared by Douglas Partners and will be submitted with the EIS.

A site historical review suggests that the site may have originally been developed for farming land and then potentially filled and subdivided into eight individual lots approximately 100 years ago. The site has since accommodated a mix of residential, commercial and industrial uses, with the conversion of the waterway into a concrete lined culvert in approximately 1954. The site has since been progressively acquired and redeveloped by the Central Coast Leagues Club.

Intrusive investigations undertaken by Douglas Partners identified that soil, soil gas/vapour and/or groundwater concentrations are present at the site, however that the site can be made suitable subject to completion of additional investigations relating to contaminated fill material, groundwater and subsurface gas. The EIS will contain a more detailed assessment of these investigations to demonstrate that the site can be made suitable in accordance with the R&H SEPP.

Additionally, the PSI confirmed the presence of acid sulphates on the site (Class 3).

Given the site's history and the extensive investigations undertaken by Douglas Partners, it is well acknowledged that geotechnical and contamination matters will need to be addressed to ensure suitable use of the site and to appropriately address statutory contamination requirements (Resilience and Hazards SEPP) and mitigation measures for the works.

Where required, a Remediation Action Plan (**RAP**), a site-specific Acid Sulphate Soils Management Plan and other supplementary plans will be prepared and submitted with the EIS, and implemented in accordance with future detailed SSDAs. This consideration will be assessed utilising a complex level of assessment within the EIS, given the site scale and technical nature of the required investigations.

### **6.1.7.2. Flooding**

In accordance with Central Coast Council's Online Mapping, the southern portion of the site is located within the 1 in 100 Year (1% AEP) flood extent. The entire site is also mapped within Precinct 2: Flood Planning Area.

A Flood Risk Assessment Report will be submitted as part of the EIS to analyse potential flood risk at the site, including an assessment of any flood risk on site (detailing the most recent flood studies for the project area) and consideration of any relevant provisions of the *NSW Floodplain Development Manual (2005)*, including the potential effects of climate change, sea level rise and an increase in rainfall intensity.

This assessment will be considered both for impacts on the development and arising from the development.

### **6.1.7.3. Coastal Hazards**

In accordance with the Chapter 2 of the R&H SEPP, the site is categorised as 'Coastal Environment Area' and 'Coastal Use Area'. In accordance with the R&H SEPP:

- The Coastal Environment Area includes all coastal waters mapped as state waters from the boundary of a LGA and areas 100m landward. Development in the coastal environment area aims to protect and improve biophysical, hydrological (surface and groundwater) and ecological environments, coastal environmental values, natural coastal processes, marine environments, public open spaces, foreshore access, and aboriginal cultural heritage.
- The Coastal Use Area includes land adjacent to coastal waters. Any development in the coastal use area is to be in the public interest and is to maintain public access and respect the scenic nature of the coast.

The EIS will describe the potential effects of coastal processes and hazards, including sea level rise and climate change on, and arising from, the proposed development. The EIS will also include an assessment against the relevant provisions at Chapter 2 of the R&H SEPP.

This assessment will be completed in accordance with the definitions and considerations of the *Coastal Management Act 2016*.

#### **6.1.7.4. Waste Management**

A concept waste management plan will be prepared as part of the EIS. The plan will indicate the collection points and method of removal from the site, include the various waste streams from the different uses proposed. The report will include details of the waste storage and collection arrangements for the proposed uses and will be prepared in consideration of the relevant government policies including *Central Coast Council's Waste Control Guidelines*.

### **6.1.8. Water**

#### **6.1.8.1. Stormwater and Drainage**

Stormwater impacts associated with the application will be assessed by a qualified consultant and the assessment will be provided with the submission of the EIS. A preliminary Stormwater Management Plan and Sediment & Erosion Control Plan will accompany the EIS submission and will provide details regarding proposed onsite stormwater management, as well as any water sensitive urban design measures incorporated into the development.

Stormwater will be a key assessment consideration as part of the EIS due to the stormwater culvert that traverses the site. The EIS will clearly outline the proposed measures incorporated into the Revised Concept Envelopes and the staging plans to demonstrate satisfactory delivery of the culvert as one of the key public benefits of the proposal.

The nature of the impact is both direct and cumulative and as such consideration will be assessed utilising a detailed level of assessment within the EIS, noting the complexities of maintain the operation of the culvert whilst concurrent construction works occur. In this respect, specific consultation on this matter with Central Coast Council will be undertaken.

#### **6.1.8.2. Water Quality**

The site is located approximately 140m north of the Gosford Waterfront and Brisbane Waters. Potential changes to the hydrology of the site will be addressed in the soil and water assessment, including downstream impacts for both surface and groundwater, on-site detention and any impacts on natural processes and functions.

The Stormwater Management Plan will be prepared in accordance with *Managing Urban Stormwater: Soils and Construction Volume 1* (Landcom 2004) and *Volume 2* (A. Installation of Services; B. Waste Landfills; C. Unsealed Roads; D. Main Roads; E. Mines and Quarries) (DECC 2008).

### **6.1.9. Heritage**

#### **6.1.9.1. Historic Heritage**

The site is not classified as a heritage item, nor is it located within a heritage conservation area. However, the site has various heritage items in proximity.

A Heritage Impact Statement will be prepared assessing the potential impact of the proposed development on surrounding heritage items. The proposal will be informed by heritage and other specialist advice and stakeholder consultation including any input from Heritage NSW (as required).

### 6.1.9.2. Aboriginal Heritage

In accordance with the standard requirement of SSDs, an Aboriginal Cultural Heritage Assessment Report (**ACHAR**) will be prepared.

The nature of the impact is both direct and cumulative and as such consideration will be assessed utilising a detailed level of assessment within the EIS. This matter will also be addressed and included within specific community engagement conducted for the proposal, during the preparation of the EIS. Specifically, this will include consultation with the Registered Aboriginal Parties prior to the submission of the SSDA to inform the development of any opportunities for heritage interpretation. The initial consultation as part of the process has already commenced with the RAPs.

### 6.1.10. Ecologically Sustainable Development

An Ecologically Sustainable Development (**ESD**) report will accompany the EIS and will detail the ESD initiatives that have been incorporated within the Project. This assessment will identify potential measures to be implemented into the building design and construction to minimise the environmental footprint of the development, including opportunities to avoid or minimise the demand for water and electricity.

The ESD measures include a range of measures that have been informed the massing and scale of the development reflected in the Revised Concept Envelopes, and a number of detailed measures to inform future Detailed SSDAs.

ESD initiatives being considered include:

- A shared parking system which would minimise the need for parking requirements and promote car-sharing. This option has multiple benefits on liveability (such as improving walkability, reducing car entrances, enhancing active frontages, improving streetscape), economic gains (improving feasibility, reducing strata fees and living expenses), and environmental advantages (reducing emissions, improving air quality, reducing energy and fuel consumptions).
- Introduction of suitable local trees and plants that can be utilised in different levels of the Project, horizontally and vertically. Increased canopy can provide new habitat for existing species, increase biodiversity, offer natural filter pollutants, and improve the micro-climate and thermal comfort by reducing temperatures.
- The design follows a Water Sensitive Urban Design (**WSUD**) approach and proposes to utilise recycled water for irrigation of trees and green walls. Additionally, there is an opportunity to consolidate waste management.
- The proposal incorporates a number of systems to reduce operational energy consumption and carbon emissions. These systems include solar panels on the roof of the Georgiana East tower, electrified development, LED lighting, thermal design of a 7 Star NATHERS rating, and 4 Star rating A/C.

Noting that this Concept SSDA will inform future development over a long-term period (10-15 years), it is noted there are a number of uncertainties associated with the detailed design and emission use of buildings. This uncertainty will be resolved through future Detailed SSDAs.

This consideration will be assessed utilising a standard level of assessment within the EIS. It is not anticipated that specific community engagement will be required for this matter.

### 6.1.11. Social and Economic

The redevelopment of the site will generate significant public interest in terms of social and economic impacts given its prominence on the foreshore. A Social and Economic Impact Assessment will be prepared to assess social and economic impacts of the development, including consideration of an increase in demand for community infrastructure and services based on the incoming resident and worker population.

In accordance with the Regional SEPP and to support the increased height and FSR (beyond the specified controls), the Social and Economic Impact Assessment will include justification for the amount of floor space provided for the purposes of commercial premises.

The EIS will also address the broader social and economic impacts, including direct and multiplier effects to the local economy and more extensively the regional economy. It is expected that the proposal will provide a range of positive impacts both during its construction and operation, including job create and the public benefits outlined in **Section 3.1**.

## 6.2. MATTERS REQUIRING NO FURTHER ASSESSMENT

Table 8 below summarises the relevant matters that require no further assessment in the EIS.

Table 7 No additional assessment requirements

Issue	Justification
Biodiversity	<p>The entire site has largely been developed with buildings or hardstand and limited vegetation is located along the Baker Street frontage. Given the lack of any biodiversity values at the site and the highly urbanised nature of the surrounding area, a BDAR waiver application is considered appropriate for this assessment and will be submitted following issue of the SEARs.</p> <p>Accordingly, it is proposed that this consideration will not be assessed within the EIS documentation and a waiver will be provided in accordance with clause 7.9(2) of the <i>Biodiversity Conservation Act 2016</i>:</p> <p><i>Clause 7.9 - Biodiversity assessment for State significant development or infrastructure</i></p> <p><i>(2) Any such application 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.</i></p> <p>A formal BDAR Waiver Request is currently being prepared by a suitably qualified person and will be submitted following issue of the SEARs.</p>
Bushfire	<p>The site is not identified as bushfire prone land and as such it is not anticipated this will require further assessment in the EIS.</p>
Air – gas	<p>The proposed future operation does not emit any gases that warrant assessment such as greenhouse gas.</p>
Amenity – odour	<p>The proposed future operation will not cause any anticipated odorous issues, and thereby does not warrant further assessment.</p>
Hazards and risks	<p>The existing and proposed operations are not classified as hazardous or offensive development or a biosecurity risk.</p>
Operation	<p>The operation of the development will be assessed as part of future Detailed SSDAs and is not considered appropriate for this Concept SSDA.</p>

# DISCLAIMER

This report is dated 16 March 2023 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Central Coast Leagues Club (**Instructing Party**) for the purpose of Scoping Proposal (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

**APPENDIX A**

**CITY OF GOSFORD DESIGN REFERENCE  
GROUP FEEDBACK – DECEMBER 2022**

# APPENDIX B

# REVISED CONCEPT PLANS



# APPENDIX D

# STAGING DIAGRAMS

# APPENDIX E

# REVISED CIV ESTIMATE

# APPENDIX F

# SCOPING SUMMARY TABLE

# APPENDIX G

# OWNERS CONSENT

