

# Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*

Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

<b>Application Number</b>	SSD-23588910
<b>Project Name</b>	Central Coast Quarter - Northern Tower
<b>Location</b>	26-30 Mann Street, Gosford
<b>Applicant</b>	St Hilliers Property Pty Limited
<b>Date of Issue</b>	29 July 2021
<b>General Requirements</b>	<p>The Environmental Impact Statement (EIS) must be prepared in accordance with, and meet the minimum requirements of clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the Regulation).</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"><li>• adequate baseline data;</li><li>• consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed);</li><li>• measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment; and</li><li>• a health impact assessment, using the Health Impact Assessment Guidelines (eHealth, 2017) or Health Impact Assessment: A practical Guide (University of NSW and NSW Health, 2007), of local and regional impacts associated with the development, including those health risks associated with relevant key issues.</li></ul> <p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"><li>• a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived.</li></ul>

	<p>The report shall be prepared on company letterhead and indicate applicable GST component of the CIV;</p> <ul style="list-style-type: none"> <li>• an estimate of jobs that will be created during the construction and operational phases of the proposed development; and</li> <li>• certification that the information provided is accurate at the date of preparation.</li> </ul>
<b>Key issues</b>	<p>The EIS must address the following specific matters:</p> <ol style="list-style-type: none"> <li><b>1. Statutory and Strategic Context</b> <ul style="list-style-type: none"> <li>• Demonstrate the proposal's compliance and consistency with State Significant Development (SSD) Concept Approval <b>SSD-10114</b>, including satisfaction of all relevant <i>Part B – Modification to the Concept Proposal</i> and <i>Part C – Future Environmental Assessment Requirements</i> conditions;</li> <li>• Address all relevant Environmental Planning Instruments, plans, policies and guidelines, including (but not limited to those) outlined at <b>Attachment A</b>;</li> <li>• Provide details of the proposed use for each component of the development, and the relationship between the different uses within the building;</li> <li>• Detail the nature and extent of any prohibitions that apply to the development;</li> <li>• Identify compliance with the development standards applying to the site and provide a detailed justification for any non-compliances; and</li> <li>• Address the adequacy of floor space provided for commercial purposes and provide relevant justification.</li> </ul> </li> <li><b>2. Design Excellence</b> <ul style="list-style-type: none"> <li>• Prepare a Design Excellence Statement to demonstrate how the proposal exhibits design excellence and contributes to the natural, cultural, visual and built character values of Gosford City Centre;</li> <li>• In considering whether the development exhibits design excellence, demonstrate compliance with Clause 8.3 of <i>State Environmental Planning Policy (SEPP) (Gosford City Centre) 2018</i>;</li> <li>• The proposal has been reviewed by the City of Gosford Design Advisory Panel – Design Reference Group (DRG) and all issues raised by the DRG must be considered and addressed; and</li> <li>• The proposal should be presented to the City of Gosford Design Advisory Panel prior to lodgement, and the EIS and must demonstrate how the Panel advice has been considered and incorporated into the proposal and address consistency with the advice.</li> </ul> </li> <li><b>3. Built Form and Urban Design</b> <ul style="list-style-type: none"> <li>• Demonstrate how the proposal is informed by the Gosford Urban Design Framework (GANSW, 2018) and the Gosford Development Control Plan 2018 (DPE);</li> <li>• Address how the proposal is consistent with the approved building envelope and Building Design Future Environmental Assessment requirements required by SSD Concept Approval <b>SSD-10114</b>;</li> <li>• Address the design quality of the proposed development, including consideration of building articulation (including approved articulation zones), street activation and interface with the public domain;</li> </ul> </li> </ol>

- Address section 6.7 (Key Site 6 principles) contained within Chapter 6 of Gosford Development Control Plan 2018 (DPE);
  - Demonstrate how above ground parking and services (including waste management, loading zones and mechanical plant) would be fully integrated into the design of the development. This includes how on-site car parking is provided wholly underground, or otherwise is not visible from, or minimises visual impacts to, the street.
- 4. Public Domain and Landscaping**
- Outline the scope of public domain improvements, pedestrian linkages, street activation, and landscaping to be provided as a part of the proposed development.
  - Demonstrate how the proposal considers and integrates with the recently completed Leagues Club Field adjacent to the site;
  - Address all landscaping and public domain requirements of as per the Future Environmental Assessment Requirements of SSD Concept Approval **SSD-10114**;
  - Demonstrate how the proposal:
    - maximises permeability throughout the development and to adjoining sites;
    - maximises street activation within the town centre;
    - provides sufficient open space for future residents;
    - provides access for people with disabilities; and
    - minimises potential vehicle, bicycle and pedestrian conflicts.
- 5. Visual Impacts**
- Prepare a Visual and View Loss Assessment as required by the Future Environmental Assessment Requirements of SSD Concept Approval **SSD-10114**;
  - Address all visual and view requirements of SSD Concept Approval **SSD-10114**; and
  - Photomontages or perspectives should be provided showing the project.
- 6. Environmental and Residential Amenity**
- Assess the environmental and residential amenity impacts associated with the proposal, including solar access, acoustic impacts, visual privacy, view loss, overshadowing, lighting impacts and wind impacts as required by the Future Environmental Assessment Requirements SSD Concept **Approval SSD-10114**. A high level of environmental amenity must be demonstrated;
  - Demonstrate that the proposed building envelopes are consistent with SEPP 65 and the Apartment Design Guide (ADG) and ensure the proposal achieves a high level of environmental and residential amenity; and
  - Demonstrate that the proposal has considered and adopted best practice Crime Prevention Through Environmental Design (CPTED) principles.
- 7. Ecologically Sustainable Development (ESD)**
- Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000) will be incorporated in the design, construction and ongoing operation phases of the development.
  - Demonstrate how future buildings would meet or exceed minimum building sustainability and environmental performance standards as required by the Future Environmental Assessment Requirements SSD Concept Approval

**SSD-10114;**

Demonstrate how the proposal meets the Water Sensitive Urban Design principles and incorporates Water Sensitive Urban Design practices as required by the Future Environmental Assessment Requirements SSD Concept Approval **SSD-10114**; and

Demonstrate that the proposal has considered and addressed impact on urban heat, including but not limited to: site coverage and shade, site irrigation, passive cooling, alternative energy supply, choice of building exterior materials e.g. cool roofs, cool facades and mitigation of heat expelled from heating, ventilation and cooling systems.

**8. Traffic, Transport and Accessibility (Construction and Operational)**

- The EIS must be accompanied by a Traffic, Transport and Accessibility Impact Assessment prepared in accordance with relevant guidelines (see Attachment A). The assessment must address all traffic, transport (including construction pedestrian and traffic management), car and bicycle parking requirements as per the Future Environmental Assessment Requirements SSD Concept Approval **SSD-10114**;
- Traffic, Transport and Accessibility Impact Assessments must be prepared in consultation with Transport for NSW (TfNSW) and Central Coast Council with comments addressed prior to lodgement, which is to include (but not be limited to) the following:
  - An analysis of the existing traffic network, including the road hierarchy, current daily and peak hour vehicle, public transport, pedestrian and bicycle movements and existing performance levels of nearby intersections;
  - The anticipated additional vehicular traffic generated from both the construction and operational stages of the project.
  - The predicted transport mode share split for the development.
  - The distribution on the road network of the trips generated by the proposed development.
  - It is requested that the predicted traffic flows are shown diagrammatically to a level of detail sufficient for easy interpretation.
  - Consideration of the traffic impacts on existing and proposed intersections, in particular, Central Coast Highway and Dane Drive, Central Coast Highway and Vaughan Avenue, Central Coast Highway and Mann Street, Henry Parry Drive and Donnison Street, and the capacity of the local and classified road network to safely and efficiently cater for the additional vehicular traffic generated by the proposed development during both the construction and operational stages. The traffic impact shall also include the cumulative traffic impact of other proposed developments in the area.
  - Identify the necessary road network infrastructure upgrades that are required to maintain existing levels of service on both the local and classified road network for the development. In this regard, preliminary concept drawings shall be submitted with the EIS for any identified road infrastructure upgrades. However, it should be noted that any identified road infrastructure upgrades will need to be to the satisfaction of Transport for NSW and Council.
  - Traffic analysis of any major / relevant intersections impacted, using SIDRA or similar traffic model, including:
    - Current traffic counts and 10 year traffic growth projections

- With and without development scenarios
- 95th percentile back of queue lengths
- Delays and level of service on all legs for the relevant intersections
- Electronic data for Transport for NSW review.
- Details of car parking provision, having regard to relevant parking rates, specifications and standards;
- A vehicular servicing and management plan providing details of proposed vehicular access for off-street, loading, deliveries and servicing arrangements (including garbage collection), and any proposed infrastructure improvements or measures to reduce potential conflicts with pedestrians and cyclists. Swept path analysis for nominated service vehicles must also be provided;
- Proposals to improve walking and cycling, such as connections into existing walking and cycling networks, high quality end-of-trip facilities and adequate bicycle parking for visitors, employees and residents (provided in accordance with the relevant rates, specifications and standards);
- Measures to promote sustainable travel choices for employees, residents or visitors, such as minimising car parking provision, encouraging car share and public transport, cycling and walking, implementing a green travel plan and providing end of trip facilities;
- Any other impacts on the regional and state road network including consideration of pedestrian, cyclist and public transport facilities and provision for service vehicles;
- A draft Construction Traffic Management Plan providing details of predicted construction traffic movements, routes and access arrangements, and outline how construction traffic impacts on existing traffic, public transport, pedestrian and cycle networks would be appropriately managed and mitigated and how cumulative construction traffic impacts with other surrounding development would be managed and mitigated.
- As per the TfNSW response to SSD 10114 dated 28 April 2020: "Potential traffic and transport infrastructure improvements, including examination of left turn deceleration lane into Vaughan Avenue, and additional approach lane on Dane Drive shall be further investigated as part of future Traffic Impact Assessments."

#### **9. Aviation Impacts**

- Provide an Aviation Impact Assessment (AIS) as required by the Future Environmental Assessment Requirements SSD Concept Approval **SSD-10114**.

#### **10. Flooding, Stormwater, Hydrology and Coastal Erosion**

- Address the following flooding, stormwater and hydrology matters as per the Future Environmental Assessment Requirements SSD Concept Approval **SSD-10114** and requirements of the Biodiversity and Conservation Division (BCD) of the Environment, Energy and Science (EES) branch of the Department, including:
  - Assess and map the potential flooding impacts associated with the development and consider the relevant provisions of the NSW Floodplain Development Manual (2005), including the potential impacts of climate change, sea level rise and increase in rainfall intensity;

- Prepare a stormwater management report demonstrating how stormwater would be appropriately managed in accordance with Council's requirements;
- Describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 1 in 10 year, 1 in 100 year flood levels and the probable maximum flood, or an equivalent extreme event;
- Model the effect of the proposed development (including fill) on the flood behaviour under the following scenarios:
  - Current flood behaviour for a range of design events as identified in 11 above. This includes the 1 in 200 and 1 in 500 year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change.
- Modelling in the EIS must consider and document:
  - The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood.
  - Impacts of the development on flood behaviour resulting in detrimental changes in potential flood affection of other developments or land. This may include redirection of flow, flow velocities, flood levels, hazards and hydraulic categories.
  - Relevant provisions of the NSW Floodplain Development Manual 2005
- Assess the impacts on the proposed development on flood behaviour, including:
  - Any detrimental increases in the potential flood affectation of other properties, assets and infrastructure.
  - Consistency with Council floodplain risk management plans.
  - Compatibility with the flood hazard of the land.
  - Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land.
  - Any adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site
  - Any direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses
  - Any impacts the development may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the SES and Council.
  - Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the SES and Council.
  - Emergency management, evacuation and access, and contingency measures for the development considering the full range of flood risk (based upon the probable maximum flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of Council and the SES.
  - Any impacts the development may have on the social and economic costs to the community as consequence of flooding.
- Assess water quality and hydrology impacts of the development, including:
  - Water balance including quantity, quality and source.

- Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas.
- Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems.
- Impacts to natural processes and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (e.g. river benches).
- Changes to environmental water availability, both regulated/licensed and unregulated/rules based sources of such water.
- Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options.
- Identification of proposed monitoring of hydrological attributes;
- The assessment must specifically demonstrate that the development will not adversely impact water quality in Brisbane Water in the vicinity of the inlet to Gosford Tidal Terrace during construction or operation; and
- The EIS must describe the potential effects of coastal processes and hazards (within the meaning of the Coastal Management Act 2016), including sea level rise and climate change:
  - On the proposed development
  - Arising from the proposed development.
- The [EIS/EA] must consider have regard to any certified Coastal Management Program (or Coastal Zone Management Plan) and be consistent with the management objectives described in the Coastal Management Act 2016 and development controls for coastal management areas mapped under the State Environmental Planning Policy (Coastal Management) 2018.

#### **11. Heritage**

- Assess any impacts on State and local heritage items, including conservation areas, natural heritage areas, relics, gardens, landscapes, views and trees and recommend mitigation and management measures where required in the form of a detail heritage impact statement as per the Future Environmental Assessment Requirements SSD Concept Approval **SSD-10114**.

#### **12. Aboriginal Cultural Heritage**

- Prepare an Aboriginal Archaeological Assessment (AAA) as per the Future Environmental Assessment Requirements SSD Concept Approval **SSD-10114**.

#### **13. Social & Economic Impacts**

- The EIS must include a Social and Economic Impact Assessment that considers the social and economic impacts of the development as per the Future Environmental Assessment Requirements SSD Concept Approval **SSD-10114**. This should include consideration of any increase in demand for community infrastructure and services including impacts on health services – hospital and community health services.

**14. Public Benefit and Contributions:**

- Outline the contributions and proposed public benefits to be delivered as a part of the proposal including details of any Voluntary Planning Agreement.

**15. Noise and Vibration**

- Prepare a noise and vibration assessment as per the Future Environmental Assessment Requirements SSD Concept Approval **SSD-10114**; and
- The assessment must address both construction and operational noise and vibration impacts.

**16. Contamination**

- Provide a Stage 2 Detailed Site Contamination report as per the Future Environmental Assessment Requirements SSD Concept Approval **SSD-10114**.

**17. Biodiversity**

- Assess any biodiversity impacts associated with the proposal in accordance with the requirements of the *Biodiversity Conservation Act 2016*, including the preparation of a development specific Biodiversity Development Assessment Report (BDAR), except where a BDAR waiver has been issued;
- Where a BDAR is not required, because a BDAR waiver has been issued provide:
  - a copy of the BDAR waiver and demonstrate that the proposed development is consistent with that covered in BDAR waiver;
  - an assessment of flora and fauna impacts where significant vegetation or flora and fauna values would be affected by the proposed development;
- Assess biodiversity impacts, including the removal of existing vegetation on the site and the requirement to address ecosystem credits in accordance with the Biodiversity Development Assessment Report prepared by Niche Environment and Heritage and dated 29 August 2019; and
- Ensure the existing Ficus (Port Jackson Fig) on the corner of Vaughan Avenue and Mann Street is preserved.

**18. Soil and Water**

- The EIS shall include a:
  - Geotechnical assessment.
  - Acid Sulfate Soils Assessment and Management Plan
  - Groundwater Assessment.
- The EIS must map the following features relevant to soil and water including:
  - Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map).
  - Rivers, streams, wetlands, estuaries (as described in s4.2 of the Biodiversity Assessment Method).
  - Wetlands as described in s4.2 of the Biodiversity Assessment Method.
  - Groundwater.
  - Groundwater dependent ecosystems.
  - Proposed intake and discharge locations.
- The EIS must describe background conditions for any water resource likely



	<p>to be affected by the development;</p> <ul style="list-style-type: none"> <li>• The EIS must assess the impacts of the development on water quality, including: <ul style="list-style-type: none"> <li>○ The nature and degree of impact on receiving waters for both surface and groundwater, demonstrating how the development protects the Water Quality Objectives where they are currently being achieved, and contributes towards achievement of the Water Quality Objectives over time where they are currently not being achieved. This should include an assessment of the mitigating effects of proposed stormwater and wastewater management during and after construction; and</li> <li>○ Identification of proposed monitoring of water quality.</li> </ul> </li> </ul> <p><b>19. Construction Management</b></p> <ul style="list-style-type: none"> <li>• Prepare a preliminary Construction Management Plan for the proposed works and outline how construction impacts would be appropriately managed and mitigated;</li> <li>• Demonstrate how public health and safety will be maintained during construction and operation, including any public health and safety measures that will be implemented; and</li> <li>• The preliminary construction management plan must also address potential impacts (and appropriate mitigation measures), arising from excavation and dewatering requirements on the adjacent Tidal Terrace water park; and</li> <li>• The preliminary construction management plan is to address all construction matters identified in the Future Environmental Assessment Requirements SSD Concept Approval <b>SSD-10114</b>.</li> </ul> <p><b>20. Easements, Restrictions, Staging and Construction</b></p> <ul style="list-style-type: none"> <li>• Provide details of any easements, restrictions or positive covenants on site</li> <li>• Provide details regarding any proposed staged construction of the proposed development.</li> <li>• Provide details of any temporary (or continued) use or temporary activation of the land during staged construction.</li> <li>• Demonstrate how the staged construction will not adversely impact the local road network or pedestrian connections.</li> </ul> <p><b>21. Air Quality &amp; Pollution</b></p> <ul style="list-style-type: none"> <li>• Assess the construction and operation air quality impacts and ensure they meet the requirements of Council and/or the Environment Protection Authority;</li> <li>• The assessment must detail the proposed management and mitigation measures that would be implemented, and clearly demonstrate that no risk to public health will result during construction and operation; and</li> <li>• Demonstrate whether any activities associated with the proposed development would be a scheduled activity as listed in Schedule 1 of the <i>Protection of the Environment Operations Act 1997</i> (the POEO Act), or other legislative requirements administered by the EPA.</li> </ul> <p><b>22. Waste</b></p> <ul style="list-style-type: none"> <li>• Prepare an Operational Waste Management Plan to address storage, collection and management of waste and recycling with the development.</li> </ul>
<b>Plans and</b>	The EIS must include all relevant plans, architectural drawings, diagrams and

<b>Documents</b>	<p>relevant documentation required under Schedule 1 of the Regulation. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> <li>• High quality files of maps and figures of the subject site and proposal</li> <li>• Survey plan</li> <li>• Overall site plan</li> <li>• Elevations, floor plans and sections of the proposal)</li> <li>• Artist perspectives and photomontages</li> <li>• Civil Designs</li> <li>• Design verification statement</li> <li>• Compliance tables for all relevant planning controls</li> <li>• Structural Report</li> <li>• Public Art Strategy (developed in consultation with Central Coast Council)</li> <li>• Aviation Impact Assessment</li> <li>• Reflectivity Report</li> <li>• Access Report</li> <li>• Overshadowing Impact Assessment</li> <li>• Utility Services Infrastructure Assessment (USIA)</li> <li>• Crime Prevention Through Environmental Design (CPTED) report</li> <li>• Cross ventilation diagrams</li> <li>• Environmentally Sustainable Development Report</li> <li>• A table identifying the proposed land uses including a floor-by-floor breakdown of GFA, total GFA and site coverage</li> <li>• Water Cycle Management Plan</li> <li>• Arborist report</li> <li>• Pre-submission consultation statement</li> <li>• Quantity surveyor report</li> </ul>
<b>Consultation</b>	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p>

	<ul style="list-style-type: none"> <li>• Central Coast Council</li> <li>• City of Gosford Design Advisory Panel</li> <li>• Department of Planning, Industry and Environment – Natural Resource Access Regulator (NRAR)</li> <li>• Heritage NSW (Aboriginal Cultural Heritage)</li> <li>• Ausgrid</li> <li>• Surrounding residents, businesses and local community groups</li> </ul> <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
<b>Expiry Date</b>	<p>If you do not lodge a Development Application and EIS for the development within 2 years of the issue date of these SEARs, your SEARs will expire. If an extension to these SEARs will be required, please consult with the Planning Secretary four (4) months prior to the expiry date.</p>
<b>References</b>	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.</p>

## ATTACHMENT A

### Environmental Planning Instruments, Plans, Policies and Guidelines

The following guidelines may assist in the preparation of the environmental impact statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:

<http://www.planning.nsw.gov.au>

<http://www.shop.nsw.gov.au/index.jsp>

<http://www.australia.gov.au/publications>

<http://www.epa.nsw.gov.au/>

<http://www.environment.nsw.gov.au/>

<http://www.dpi.nsw.gov.au/>

Environmental Planning Instruments, Plans, Policies and Guidelines	
<b>Statutory policies and plans</b>	<ul style="list-style-type: none"><li>• <i>Environmental Planning &amp; Assessment Act 1979</i></li><li>• <i>Biodiversity Conservation Act 2016</i></li><li>• <i>State Environmental Planning Policy (State &amp; Regional Development) 2011</i></li><li>• <i>State Environmental Planning Policy (Gosford City Centre) 2018</i></li><li>• <i>State Environmental Planning Policy (Infrastructure) 2007</i></li><li>• <i>State Environmental Planning Policy (Building Sustainability Index BASIX) 2004</i></li><li>• <i>State Environmental Planning Policy 65 – Design Quality of Residential Flat Development &amp; Accompanying Apartment Design Guide</i></li><li>• <i>State Environmental Planning Policy No.55 – Remediation of Land</i></li><li>• <i>State Environmental Planning Policy No 64 – Advertising and Signage</i></li><li>• <i>State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017</i></li><li>• <i>State Environmental Planning Policy (Coastal Management) 2018</i></li><li>• <i>Draft State Environmental Planning Policy (Environment)</i></li><li>• Central Coast Council's 7.12 (former S94A) Contributions Plan Centre (Civic Improvement Plan) for Gosford City Centre</li><li>• Gosford City Centre Special Infrastructure Contribution (Ministerial Direction, Ministerial Determination and Order).</li></ul>

<b>Strategic plans</b>	<ul style="list-style-type: none"> <li>• Future Transport Strategy 2056 and supporting plans</li> <li>• State Infrastructure Strategy 2018-2038</li> <li>• Central Coast Local Strategic Planning Statement (LSPS) 2020</li> <li>• Central Coast Regional Plan 2036</li> <li>• NSW Government Architect's Gosford Urban Design Framework 2018</li> <li>• Gosford City Centre Development Control Plan 2018</li> <li>• Gosford City Centre Transport Management and Accessibility Plan</li> </ul>
<b>Guidelines and policies</b>	<ul style="list-style-type: none"> <li>• NSW Premiers Priorities;</li> <li>• City of Gosford Design Advisory Panel (CoGDAP) Guide for Proponents and Stakeholders (DPE, 2018)</li> <li>• Gosford City Centre Streetscape Design Guidelines (Oculus for Gosford City Council, 2011);</li> <li>• Central Coast Council's 3D Model Submission Requirements;</li> <li>• Central Coast Council's Civil Works Specification;</li> <li>• Central Coast Council's Gosford City Centre Developer Services Plan (DSP);</li> <li>• Central Coast Council's Gosford City Centre Water Servicing Strategy (Aug 2017);</li> <li>• Central Coast Council's Gosford City Centre Sewer Servicing Strategy (Mar 2017);</li> <li>• Central Coast Council's Gosford CBD Overland Flood Study EIS Guidelines – Roads and Related Facilities (DoPI);</li> <li>• NSW Planning guidelines for walking and cycling (DIPNR &amp; RTA, 2004);</li> <li>• Guide to Traffic Generating Developments (RMS, 2002), including Section 2 Traffic Impact Studies;</li> <li>• Austroads Guide to Traffic Management Part 11: Parking Management Techniques (AGTM11-20, 28 April 2020)</li> <li>• Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development (Austroads, 2016);</li> <li>• Standards Australian AS2890 Parking Facilities Set;</li> <li>• Cycling Aspects of Austroads Guides (2017);</li> <li>• Austroads Bicycle Parking Facilities: Updating the Austroads Guide to Traffic Management (AP-R528-16, 13 October 2016);</li> <li>• Austroads Bicycle Parking Facilities: Guidelines for Design and Installation</li> </ul>

(AP-R527-16, 13 October 2016);

- Australian Standard 2890.3 Parking facilities, Part 3: Bicycle parking (AS 2890.3);
- Draft Environmental Impact Assessment Guidance Series (DPE, 2017);
- Health Impact Assessment Guidelines (enHealth, 2017);
- Health Impact Assessment: A practical Guide (University of NSW and NSW Health, 2007);
- NSW Government draft Social Impact Assessment Guideline – State Significant Projects (October 2020);
- Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP);
- Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011);
- Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010;
- Statement of Heritage Impact Guide (OEH);
- Design in context: Guidelines for infill development in the Historic Environment (NSW Heritage Office, 2005);
- Managing Urban Stormwater – Soils & Construction Volume 1 (Landcom, 2004);
- NSW Aquifer Interference Policy (2012);
- Guidelines for Controlled Activities on Waterfront Land (2018);
- Central Coast Council's Water Cycle Management Guidelines;
- Central Coast Council's Waste Control Guidelines;
- Interim Construction Noise Guideline (DECC, 2009);
- Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA, 2005);
- Better Placed: An integrated design policy for the built environment of New South Wales (GANSW, 2017);
- Healthy Built Environment Checklist (NSW Health, 2020);
- Heart Foundation Australia - Healthy Active by Design Guide; and
- Safer by Design - Crime Prevention through Environmental Design (CPTED), NSW Police Force.

**ATTACHMENT B**

**Government Authority Responses to Request for Key Issues**

**For Information Only**