

Community Engagement Outcomes Report

State Significant Development Application

**Proposed Mixed-Use Development
43-45 Beane Street & 2 Keevers Lane,
Gosford**

**Prepared for:
43 Beane Street Pty Ltd**

MARCH 2026

Sarah George Consulting
Social Planning Consultants

Table of Contents

<i>Executive Summary</i>	i
1.0 BACKGROUND.....	1
2.0 PROPOSED DEVELOPMENT.....	2
3.0 ENGAGEMENT OBJECTIVES AND METHODS.....	5
3.1 Consultation and Engagement Objectives	5
3.2 Engagement Guidelines for State Significant Projects	5
3.3 Consultation and Engagement Snapshot.....	6
4.0 CONSULTATION OUTCOMES	11
4.1 Letterbox Drop.....	11
4.2 Newspaper Notice	12
4.3 Community Information Webinar	12
5.0 FEEDBACK AND OTHER MATTERS RAISED	14
5.1 Summary of Direct feedback.....	14
5.2 Statutory bodies and other Community groups	16
6.0 OUTCOMES & NEXT STEPS	23

APPENDICES

Appendix A – Community Notice & Written Responses

Appendix B –Pre-Development Advice

Appendix C - Community information presentation

Executive Summary

Sarah George Consulting has been engaged by 43 Beane Street Pty Ltd to undertake community engagement activities to accompany a State Significant Development Application (SSD – 83538214) to the NSW Department of Planning, Housing and Infrastructure (the Department) for a proposed mixed-use development at 43-45 Beane Street & 2 Keevers Lane, Gosford.

This report has been prepared to address the following requirement as outlined in the Planning Secretary's Assessment Requirements (SEARs):

4 Engagement	Supporting documentation
- Demonstrate that engagement and consultation activities have been undertaken in accordance with the <i>Undertaking Engagement Guidelines for State Significant Projects</i> and identify how issues raised, and feedback received, have been considered in the design of the project. - If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation must be consulted.	This Community Engagement Outcomes Report

As required by the Department, a comprehensive engagement process with the community and key stakeholders was undertaken, commencing in May 2025, which included a letterbox drop to properties in the vicinity of the subject site, letters sent to key stakeholders, and community information webinar held on 11 June 2025.

Engagement activities focused on the following groups:

- The surrounding community including residents and businesses
- Central Coast Council
- NSW Police
- Department of Communities & Justice – Housing
- NSW Health
- State Design Review Panel
- Transport for NSW

The majority of interest and feedback was from immediate neighbours.

The most commonly raised concerns related to the proposed height, privacy, traffic congestion, construction related noise impacts.

1.0 BACKGROUND

Sarah George Consulting has been engaged by 43 Beane Street Pty Ltd (the Applicant) to prepare a Community Engagement Outcomes Report to accompany a State Significant Development Application (SSD – 83538214) to be submitted to the NSW Department of Planning, Housing and Infrastructure (the Department) for a proposed mixed-use development at 43-45 Beane Street & 2 Keevers Lane, Gosford, comprising 131 residential units including affordable housing, over two buildings, basement car parking, ground floor retail and commercial and communal open spaces.

This report has been prepared to address the following requirement as outlined in the Planning Secretary's Assessment Requirements (SEARs):

4 Engagement	Supporting documentation
- Demonstrate that engagement and consultation activities have been undertaken in accordance with the <i>Undertaking Engagement Guidelines for State Significant Projects</i> and identify how issues raised, and feedback received, have been considered in the design of the project. - If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation must be consulted.	This Community Engagement Outcomes Report. The engagement objectives, scope and methods align with the DPHI Guideline. Issues raised have been considered by the proponent and the proposed development has been refined to reflect the views of stakeholders where appropriate.

Sarah George Consulting undertook community engagement and consultation on behalf of the Applicant to gather community feedback and input on the subject application.

This report outlines the community engagement strategies used, includes feedback provided by the community via email, phone or during the community information webinar. Information provided to the community, the notice inviting comment, written feedback received, and a summary of verbal feedback provided, is included in Appendix A to this report. Also included in Appendix B is the presentation used at the community information webinar.

2.0 SITE & PROJECT DESCRIPTION

2.1 Subject site

The subject site is located within the Gosford Town Centre and is known as Lots 8, 9 and 14 in DP18726 with a street address of 43-45 Beane Street, Gosford. The subject site is irregular in shape and has frontages to both Beane Street and Keevers Lane, with an area of 2,070.3m². The site is currently vacant.

Figure 1: Subject site



Development surrounding the site is predominantly residential including a residential flat building and single storey dwelling to the west, and residential flat buildings to the east and south.

Land to the north is currently under construction and will form part of the University of Newcastle.

The site is well located in terms of access to public transport with Gosford Train Station and bus interchange located approximately 300m walking distance from the site.

2.2 Proposed development

The subject application seeks consent for:

- Site excavation for 3 levels of basement car parking.
- Ground floor retail and commercial spaces.
- 130 residential units in a part 6, and part 26 storey building, including affordable housing and a mix of one-, two-, and three-bedroom dwellings
- Communal open spaces including landscaped space, a swimming pool and spa on level 1, and landscaped open space on level 5
- Car parking for 140 vehicles (131 resident, and 9 commercial)

Plans of the proposed development, prepared by project architects, Tony Owen Partners accompany the application, and an indicative perspective of the proposal is included at Figure 2 below:

Figure 2: Proposed development



2.2 Application history

The subject site has been the subject of a number of previous applications, including

- DA46238/2014, approved on 6 August 2015 for construction of a mixed use development comprising 98 residential units, ground floor commercial and basement car parking
- DA/46238/2014/A approved on 4 May 2018 for staging the DA.
- PDA/93/2024 which proposed a mixed use development comprising boarding house (student housing and commercial premises)

3.0 ENGAGEMENT OBJECTIVES AND METHODS

3.1 Consultation and Engagement Objectives

The engagement activities undertaken satisfy the requirement under the SEARs:

Table 1: SEARS Requirement:

SEARS	
4 Engagement Demonstrate that engagement and consultation activities have been undertaken in accordance with the <i>Undertaking Engagement Guidelines for State Significant Projects</i> and identify how issues raised, and feedback received, have been considered in the design of the project. If the development would have required an approval or authorisation under another Act but for the application of s4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation must be consulted.	This Community Engagement Outcomes Report

The purpose of the consultation and engagement activities undertaken was to consult with the local community to:

- Provide an opportunity, early in the planning process, for interested stakeholders and the community to hear more about the plans and ask questions.
- Undertake engagement with key interest groups.
- Showcase the plans of the proposed development for the site.
- Provide opportunities for the proposal to be amended, where reasonable, based on community feedback.

3.2 Engagement Guidelines for State Significant Projects

The aim of the engagement process was to gain an accurate understanding of issues specific to the community, to identify strategies to respond, where possible, to areas of impact, to ensure the community and other stakeholders had accurate information about what is proposed and that there were clear avenues of communication between the community and the project team.

The engagement strategy considered the requirements of the Department of Planning and Environments' *Undertaking Engagement Guidelines for State Significant Projects (March 2024)*, through:

- identification of people or groups who are interested in or likely to be affected by the project
- use appropriate engagement techniques
- ensure the community are provided with safe, respectful and inclusive opportunities to express their views
- involve the community, councils and government agencies early in the development of the proposal, to enable their views to be considered in project planning and design
- be innovative in their engagement approach and tailor engagement activities to suit the:
 - context
 - scale and nature of the project and its impacts
 - level of interest in the project
- provide clear and concise information about what is proposed and the likely impacts for the relevant people or group they are engaging with
- clearly outline how and when the community can be involved in the project
- make it easy for the community to access information and provide feedback
- seek to understand issues of concern for all affected people and groups and respond appropriately to those concerns
- provide feedback about how community and stakeholder views were used to shape the project or considered in making decisions
- be able to demonstrate how the demography of the area affected has been considered and how and what engagement activities have been undertaken.

3.3 Consultation and Engagement Snapshot

A range of community engagement tools are required to be utilised. The engagement tools utilised are included in the following:

Tool/Technique	Description
Letterbox drop to neighbouring premises	A notice including key information about the project and including an invitation seek out additional information and to register for a community information webinar was distributed to properties in close proximity to the subject site on 1 May 2025.

	In total, 300 notices were distributed. The notice included contact details of where to seek further information. Those notified were requested to contact the report author if they wished to register for the community information webinar. A map illustrating the extent of the consultation area is included in Chapter 4.1.
Public Notice in local newspaper 	To provide an opportunity for the broader Gosford and Central Coast community to be informed about the proposal and provided with the opportunity to seek out additional information, a public notice was placed in the <i>Coast Community News</i> newspaper (edition 485) on the 8 May 2025.
Letters/emails to Community Groups and Government Bodies 	Letters and emails were sent to a range of local community groups and government departments, including: • NSW Police – Brisbane Waters Police Command • Department of Communities and Justice- Housing • NSW Health • Darkinjung Local Aboriginal Land Council
Community Information Webinar 	A community information webinar was held via Microsoft TEAMS on 11 June 2025 11.00am–11.50am. The aim of the webinar was to provide participants with information about the proposal and provide an opportunity for comments and questions to be asked.
Meeting with Central Coast Council 	A pre-DA meeting to discuss the proposal was held with Central Coast Council on 20 February 2025. Council provided preliminary advice and included a list of reports that would need to accompany any future application. A copy of the Record of Pre-Development advice is included at Appendix B.

Meetings with City of Gosford Design Advisory Panel 	Meeting with the City of Gosford Design Review Panel to discuss the draft plans and proposal, on the 28 May 2025 (Minutes dated 12 June 2025). The following matters were noted by the CogDAP in May 2025: • Provision of a considered response to Connecting with Country. • Demonstrate improved urban outcomes with alternative options for GFA distribution and built form, and for optimising the ground plane, public domain, streetscape, connectivity and pedestrian environment. • Provide a comprehensive view analysis from key vantage points in the locality to understand potential impacts and substantiate the built form proposal including: ○ Key view corridors ○ Heights of adjacent buildings from recent or current proposals ○ Future character of the built form ○ Geographical elements • Demonstrate unencumbered deep soil quality and quantity at locations where mature tree canopy optimises amenity and good urban outcomes. • Demonstrate wind conditions are appropriate for comfort and safety at the ground plane, streetscape, lane, street corner and upper-level outdoor communal spaces. • Revisit Beane Street basement entry to test if a single entry is achievable to minimise streetscape impacts and improve capacity for street trees. • Better develop the character of Keevers Lane in response to its amenity, pedestrian environment and context including existing and future impacts from other sites and built form. • Provide analysis including key drawings with full context and future character of the adjoining sites. • Consider amenity sharing between both sites (either side of the lane) for setbacks, footpaths and trees. • Ensure universal access and CPTED for pedestrians re: ○ Arrival and building/retail entries ○ Movement across the site ○ Vehicle drop off ○ Localised topography at the street corner and other height transitions • Test quality and amenity of any under-croft spaces proposed for retail frontages.
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	• Improve lobbies and entries to be clear and legible; free of columns to improve sightlines and circulation. • Improve the relationship between living spaces and balconies. • Provision of setbacks to enable thriving mature tree growth. • Ensure planting has sufficient soil depth. • Ensure breezeway circulation achieves generous unimpeded wall area for cross ventilation. A full copy of the advice letter from the CoGDAP is included at Appendix A.
Consultation with other key stakeholders 	Other key stakeholders engaged through the Environmental Impact Statement preparation included: • Transport for NSW as part of the preparation of the Traffic Impact Assessment
Connecting with Country 	In addition to contact with the Darkinjung Local Aboriginal Land Council, a Connecting with Country (CWC) Report, prepared by Access Archaeology accompanies the application. The CWC report was informed by engagement with six registered groups or individuals, four of which attended a site inspection and consultation forum. Suggestions on how Aboriginal design and meaning could be implemented within the built form, included: • Local artist input to inform the incorporation of local materials in the façade/lobbies (e.g. stone or timber) • Use of lighting to represent the 6 seasons/constellations visible during the six seasons. • No rainbow serpent in local mythology, however snakes and eels are important. • Rooftop space on lower level lends itself to the concept of a meeting place/yarning circle. • Incorporation of a contemplative fire pit with direct sightlines to President's Hill. • Include local natural materials that represent meeting places – e.g. sandstone seating. • Planting should include native foods, medicines and/or useful plants. • Inclusion of explanations of plants and their uses. • Incorporation of motifs of the six clan groups in the art installations/paving patterns on Keevers Lane.

	• Inclusion of art on front facing ground floor glass. • Inclusion of a representation of a local carving motif on the northern tower rooftop space.
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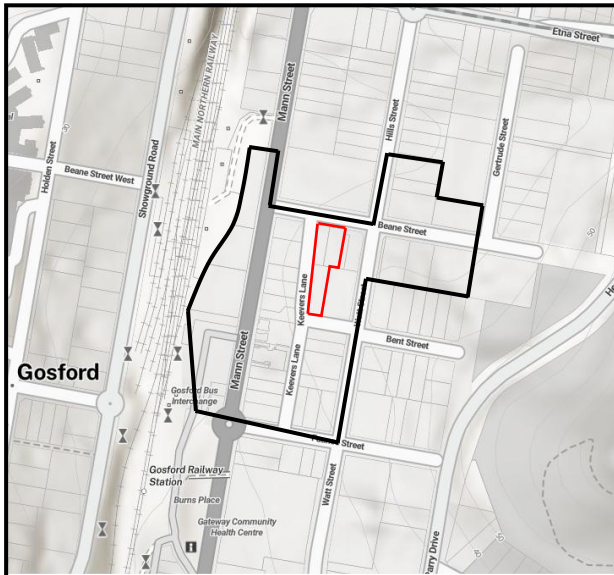
4.0 CONSULTATION OUTCOMES

The detail of each of the consultation strategies outlined above, is included in the following:

4.1 Letterbox Drop

To inform those who live and work in proximity to the subject site of the proposal, a notice was delivered to letterboxes on 1 May 2025. In total, 300 notices were distributed. The notice included an overview of the proposal, details on who to contact for more information, and inviting recipients to register for a Community Information Webinar. The extent of the letter box drop is illustrated on Figure 3.

Figure 3 – Notification area



In response to the letterbox drop, a total of 16 emails and phone calls were received seeking additional information and registering for the Community Information Webinar.

Those seeking additional information were emailed draft plans of the proposal.

Those who registered for the webinar were advised that details of the Community Information Webinar would be sent once confirmed.

4.2 Newspaper Notice

To provide an opportunity for the broader Central Coast community to be made aware of the proposal, and to seek out additional information, A public notice appeared in the May 8th Edition of the Central Coast Community News.

PUBLIC NOTICE

43 Beane Street Pty Ltd is pleased to announce plans for a mixed-use development at 43-45 Beane Street & 2 Keevers Lane, Gosford.

The proposed development seeks consent for the development of the site as a mixed-use development with basement car parking, ground floor retail/commercial uses, and residential dwellings over two building with approximately 131 units, including dedicated affordable rental units, communal open spaces and site landscaping.

In the lead up to the lodgement of plans for this State Significant Development, we invite you to comment on the proposed development. If you would like additional information, or to comment on the proposal please email sgeorgeconsulting@gmail.com by 15 May 2025.

It is unclear if any community members sought out additional information or registered for the webinar in response to the public notice.

4.3 Community Information Webinar

To provide updated information about the proposal and to provide community members the opportunity to ask questions and provide further comment on the proposal, a Community Information Webinar was held on 11 June 2025.

In total, 15 participants registered to attend the webinar, and 9 participants joined the webinar.

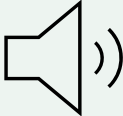
The webinar was facilitated by the report author, Tony Owen – project Architect, and Daniel McNamara – project Town Planner.

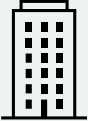
A copy of the webinar presentation is included at Appendix C to this report. In addition to the presentation, additional architectural plans, sections and images were shared with participants to provide an overview of the proposal.

5.0 FEEDBACK AND OTHER MATTERS RAISED

5.1 Summary of Direct feedback

There were a number of matters raised by the community:

Issue raised	Comments from the community	Response from applicant
 Noise Impacts	Impact of construction noise on those who work shift work	- Noise impacts associated with construction are temporary in nature and limited to construction period. - The local community will be kept notified of activity on the site including activities that may generate the most noise (e.g. excavation). - Adjoining neighbours to be provided with the contact details for the site manager.
 Traffic issues	- Increased traffic congestion as a result of proposal. - Increased traffic delays at intersection with Mann Street.	- A comprehensive <i>Traffic Impact Assessment</i> has been prepared by Genesis Traffic to accompany the application. - The Traffic Impact Assessment includes, in part, consideration of the potential impact of the proposal on traffic on local roads and notes: <i>“..the addition of up to 40 vtp/h in each direction during road network peaks equates to an average traffic load of 1 movement every 1-2 minutes. In the context of the local road network’s operating circumstance, additional traffic generation of this magnitude is considered minor.”</i> - The Traffic Impact Assessment further notes <i>“..the assessment deems the proposal acceptable in</i>

Issue raised	Comments from the community	Response from applicant
		<i>terms of traffic generation and will not cause undue strain on the existing local road network."</i>
 Height & Overshadowing	- Concerns from adjoining property owners about privacy impacts to property (inside and balconies). - Height out of character for the area.	- Design of the proposal is generally in keeping with the previously approved DA on the site and the extent of shadow cast largely the same as the previously approved DA. - Height permissible with height and FSR as permitted with the uplift under the Housing SEPP. - Units have been designed in accordance with the Australian Design Guidelines in terms of building separation and access to sunlight and air. - Privacy impacts minimised through the design of the proposal which minimises windows on the northern side of the site and where windows are included, these are high windows to let in light.

5.2 Statutory bodies and other Community groups

Who	Matters Raised	Design Response
Brisbane Waters Police District	No response received	N/A
Department of Communities and Justice – Housing	No response received	N/A
NSW Department of Health	No response received	N/A
Darkinjung Local Aboriginal Land Council	No response received	N/A
Central Coast Council – meeting with project team on 20 February 2025	The following summary of advice was included in the Record of Pre-Development Advice provided by Council after that meeting: <i>The proposed development is to comply with the relevant provisions of the SEPP (Resilience and Hazards) 2021, SEPP (Sustainable Buildings) 2022, SEPP (Housing) 2021, SEPP (Precincts – Regional) 2021 and the Gosford City Centre Development Control Plan 2018 that are relevant to this proposal.</i> <i>A traffic and parking impact assessment report which addresses car parking is required which demonstrates that suitable</i>	<i>Traffic Impact Assessment</i> prepared by Genesis Traffic accompanies the EIS.

Who	Matters Raised	Design Response
	<i>car parking is provided on site or justification as to how the development will meet the parking requirements on the site.</i> <i>An acoustic report is required that demonstrates that the proposal will not result in adverse noise impacts to adjoining residential and commercial uses. The acoustic report must include consideration of noise from balconies, childcare centre, common open spaces, traffic movements and mechanical plant and equipment.</i> <i>A geotechnical engineering report prepared by a Registered Geotechnical Engineer is to be submitted with the DA to include investigation of the site and recommendations for design of excavations, retaining walls, foundations, drainage etc.</i> <i>A Social Impact Assessment (SIA) will be required as part of the DA process to address the positive and negative</i>	An Acoustical Report prepared by Koikas Acoustics Pty Ltd accompanies the EIS. A Geotechnical Report prepared by EI Australia accompanies the EIS. Social Impact has been addressed in the EIS.

Who	Matters Raised	Design Response
	<i>impacts of this development.</i> <i>The advice provided by Council's Development Engineer, Environmental Health Officer, Water and Sewer Officer, Waste Officer, Traffic Engineer and Urban Design Officer should be taken into consideration as part of your application.</i>	Noted.
City of Gosford Design Advisory Group	- Provision of a considered response to Connecting with Country. - Demonstrate improved urban outcomes with alternative options for GFA distribution and built form, and for optimising the ground plane, public domain, streetscape, connectivity and pedestrian environment. - Provide a comprehensive view analysis from key vantage points in the locality to understand potential impacts and substantiate the built form proposal including: - Key view corridors	- A Connecting with Country report has been prepared by Artefact Archaeology as detailed below. 3 alternate options prepared for ground floor distribution as illustrated on plans accompanying application. - Comprehensive view analysis prepared including 3D modelling.

Who	Matters Raised	Design Response
	○ Heights of adjacent buildings from recent or current proposals ○ Future character of the built form ○ Geographical elements • Demonstrate unencumbered deep soil quality and quantity at locations where mature tree canopy optimises amenity and good urban outcomes. • Demonstrate wind conditions are appropriate for comfort and safety at the ground plane, streetscape, lane, street corner and upper-level outdoor communal spaces. • Revisit Beane Street basement entry to test if a single entry is achievable to minimise streetscape impacts and improve capacity for street trees. • Better develop the character of Keevers Lane in response to its amenity, pedestrian environment and context including existing and future impacts from other sites and built form.	• Additional deep soil provided detailed in Landscape Report. • Windtech Wind Study prepared to accompany application. • Achieved. • Modelling undertaken as suggested and perspectives, plans and sections revised.

Who	Matters Raised	Design Response
	• Provide analysis including key drawings with full context and future character of the adjoining sites. • Consider amenity sharing between both sites (either side of the lane) for setbacks, footpaths and trees. • Consult with Council re Keevers Lane Road reserve. • Ensure universal access and CPTED for pedestrians re: ○ Arrival and building/retail entries ○ Movement across the site ○ Vehicle drop off ○ Localised topography at the street corner and other height transitions • Test quality and amenity of any under-croft spaces proposed for retail frontages. • Improve lobbies and entries to be clear and legible; free of columns to improve sightlines and circulation.	• Modelling undertaken as suggested and perspectives, plans and sections revised. • Amended laneway plan provided with application. • Ongoing. • Noted. • Addressed in drawing A150. • Additional retail depth reduces undercroft. • Refer to plans (A204).

Who	Matters Raised	Design Response
	• Improve the relationship between living spaces and balconies. • Provision of setbacks to enable thriving mature tree growth. • Ensure planting has sufficient soil depth. • Ensure breezeway circulation achieves generous unimpeded wall area for cross ventilation.	• See Landscaping Report. • See Landscape Report. • Breezeway full height 5.5m provides suitable area for ventilation.
Connecting with Country/Walk on Country	A Connecting with Country (CWC) Report prepared by Access Archaeology accompanies the application. Which includes suggestions on the choice and use of materials, artworks, plants and motifs within the proposal and in communal open spaces to promote connection with country and local important places.	The design of the proposed development has evolved to ensure implementation of recommendations included in the CwC report in the design, including: • Plant choice and landscape design. • Incorporation of local materials in the façade/lobbies (e.g. stone, timber) • Use of lighting to represent the 6 seasons/constellations visible during the 6 seasons • Incorporation of local language (e.g. naming the building, a name for each floor (named after flora or fauna), theme and art in public areas of each floor to go with the name • Art on the front facing ground floor glass (e.g. engraving/etching, and in lobbies. • Representation of a local carving motif on northern building rooftop

Who	Matters Raised	Design Response
		• Use of patterns in the ground cover

The full *Record of Pre-Development Advice* from Central Coast Council and the Letter of Advice from the City of Gosford Design Review Panel and any other email correspondence received as part of the community engagement process is included in Appendix B.

6.0 OUTCOMES & NEXT STEPS

This Community Engagement Outcomes Report provides a detailed overview of the community engagement strategies undertaken prior to the lodgement of the SSD application for the proposed mixed-use development at 43-45 Beane Street and 2 Keevers Lane, Gosford.

In accordance with the SEARs requirements for engagement, the Applicant implemented a strategy to inform and engage with local residents, landowners, businesses and agencies about the proposal. This has ensured the community has clear information about what is proposed and has provided the opportunity to gather feedback prior to the lodgement of the application.

The concerns raised by the community largely related to traffic impacts, height, privacy and overlooking, and construction related impacts.

As a result of feedback from the community engagement activities, the following changes/additions to the proposal were made:

- Changes recommended by CoGDAP relating to deep soil, street activation, CPTED and pedestrian safety, resident amenity, ventilation, future streetscape.
- Changes to the design and inclusions as detailed in the Connecting with Country Report.

Consultation and engagement will continue through future stages of the project.

The SSD application will be submitted as part of the SSDA package and the SSDA package will be placed on Public Exhibition by the Department of Planning, Housing and Infrastructure providing an additional opportunity for interested stakeholders to provide further feedback through the formal submissions process. Any matters raised during that process will be addressed by the Applicant through the 'response to submissions' process.

The construction phase would include a range of further engagement with the community including notification of the commencement of works and consultation on works with the potential to impact nearby receivers. The proponent and their contactors will continue to engage and work with all relevant agencies and authorities to ensure all regulatory requirements are met and conditions of consent complied with.

APPENDIX A

COMMUNITY NOTICE & WRITTEN RESPONSES

Who	What	When
Adjoining properties/local community	300 notices distributed to neighbouring properties.	1/05/25
Central Coast Council	PreDA meeting held with Council	February 2025
NSW Police Attention Crime Prevention Officer Level 1, 9-11 Mann Street Gosford NSW 2250	By mail 02/05/25	
Department of Communities and Justice (Housing) Locked Bag 5000 PARRAMATTA NSW 2124	By mail 2/05/25	
Local Aboriginal Land Council Darkinjung Local Aboriginal Land Council darkinjung@dlalc.org.au	By email.	8/05/25
Central Coast News – local and broader community	Public notice	Appeared in 8/05/25 edition
Transport for NSW	Provided pre-DA advice	

	Who and when	Comments	Webinar registration	Webinar details sent
1	3/05/25 –by email	Request for additional information and webinar registration. Additional information emailed 09/05/25	Yes	29/05/25
2	3/05/25 – by email	Register for webinar	Yes	29/05/29
3	4/05/25 –by email	Register for webinar	Yes	29/05/29
4	5/05/25 – by email	Register for webinar	Yes	29/05/25
5	05/05/25 – resident of 26 Watts Street	Questions about the proposal. Difference to original DA Discussion on Planning Process.		
6	06/05/24 –by email	Querying the lack of formality, seeking additional information Plans emailed 09/05/25		
7	06/05/25 –by email	Register for webinar	Yes	29/05/25
8	06/05/25 – by email	Would like additional information – sent 09/05/25 Register for webinar	Yes	29/05/25
9	8/05/25 by phone	• Object to proposal • Concerns regarding privacy impacts – too close to 26 Watts • Sunlight access • Views • Property value impacts • Too many units too close together – safety concerns re fire • Noise impacts for shift workers during construction. • Site too small for number of units • density – could find a better site for the proposal.		
10	8/05/25 - by email	• Requesting additional info – emailed on 9/05/25 • Emailed comments 9/05/25: • Proposal too high for the area and building will stick out. • Number of units will add to traffic congestion around Mann & Etna street intersection • Increased demand for already in demand on-street car parking. • Impacts on Keevers Lane for existing residents and garbage/waste access.		

		• Don't feel the proposal is an improvement on the site.		
11	14/05/25 – by email	• Request to register for webinar	Yes	29/05/25
12	17/05/25 – by email	• Impacts on property at 26 Watt Street. • Privacy impacts • Height	Yes	29/05/25
13	16/05/25 – by email	• Strong objection • Lack of compatibility with General residential zone. • Impacts on traffic and infrastructure including parking, public transport • Neighbourhood character – scale out of character • Amenity and privacy impacts • Concerns that notice was not personally addressed.	Yes	29/05/25
14	19/05/25- by phone Annika	• Queries around consultation time frames/webinar • Noted that strata for 26 Watt st was having a meeting this evening and invited to attend	Yes	29/05/25
15	22/05/25 –on behalf of Strata 24-26 Watt Street	• Ok with vehicle access • Concerns re the height of the proposal far exceeding the 2015 proposal and impact on sun in winter • Increase in height of smaller building from 3 to 5 storeys and impacts on outdoor recreation area on level 3 and impact on apartments on the western side of 26 Watt Street. • Formal objection will be lodged.	Yes	Email sent 29/05/25 – to requested 5 strata members
16	12/06/25 - Ph call & email from Strata Company	• Requesting recording of webinar		

Sarah George Consulting
Social Planning Consultants

1 May, 2025

To Whom It May Concern,

**Proposed new Mixed-Use Development, 43-45 Beane Street & 2 Keevers Lane,
Gosford**

We are writing to provide information relating to the proposed mixed use development of 43-45 Beane Street & 2 Keevers Lane, Gosford and invite you to contact us for more information and to attend a community webinar to learn more about the project.

Subject site:



A State Significant Development Application is currently being prepared for the site and anticipated to be lodged with the Department of Planning, Housing and Infrastructure (the Department) for this year.

The proposal seeks consent for the development of the site as a mixed use development with the following characteristics:

- Site excavation for 3 levels of basement car parking.
- Ground floor retail and commercial spaces.
- 131 residential units including over two buildings, one of 26 levels, and including affordable housing.
- Communal open spaces including landscaped space, a swimming pool and spa on level 1, and landscaped open space on level 5.

We are writing to advise you of the proposal and to seek any comment or feedback you may have on the development that you would like included in and considered in the Community Engagement Report that is being prepared to accompany the application.

If you wish to comment on the proposed development, would like to register for the webinar, or would like additional information, please respond within 21 days of the date of this letter in writing to PO Box 319, Marrickville NSW, 1475; via email (sgeorgeconsulting@gmail.com) or by phone (0418 439 813 - between 9.00am and 5.00pm Monday - Friday).

Regards,

Sarah George
Social Planning Consultant

APPENDIX B

MINUTES OF PRE-DEVELOPMENT ADVICE

RECORD OF PRE-DEVELOPMENT ADVICE



APPLICANT DETAILS

Name	Daniel McNamara		
Company	DMPS		
Phone	02 9970 7214	Email	daniel@dmps.com.au

MEETING DETAILS - PDA/9/2025

Date	Thursday 20 February 2025	Time	1:30-2:30pm
Venue	Microsoft Teams	Fees	\$2,795 - Paid

PROPERTY DETAILS

Description of proposed development	Mixed use development comprising a part 7 storey and part 26 storey development containing 3 levels of basement car parking, ground floor commercial premises, a childcare centre and 138 residential apartments for the intent of affordable housing. This is a follow up meeting to PDA/93/2024
Estimated development cost	\$70,000,000
Address	43-45 Beane Street, GOSFORD NSW 2250

ATTENDEES

Council Representatives

Name	Position	Phone Number
Ross Edwards	Town Planner	(02) 4306 7900
Jason Baumer	Observer	
Johnston Zhang	W&S comments	
Cody Vincent	Environmental Health	

RECORD OF PRE-DEVELOPMENT ADVICE



Brian Pike	Tree comments	
Steve McDonald	Traffic	
Anthony Favetta	Senior Development Assessment Engineer	
Col Downey	Waste	
Mark Wasson	Urban Design	

Applicant Representatives

Name	Position / Company	Phone Number
Daniel McNamara	DMPS Town Planner	02 9970 7214
Adam Dai	Representing the owner	
Tony Owen	Tony Owen Partners	02 9698 2900

RECORD OF ADVICE

SUBJECT SITE

- Subject site is legally described as Lots 8,9 and 14 DP18726 at Nos. 43 and 45 Beane Street and No. 2 Keevers Lane, GOSFORD.
- The site is located within the Gosford City Centre.
- The overall site area is 2070.3m² and is currently vacant land (refer to Figure 1).
- The site is not identified as impacted by Flooding, Bushfire or Landslip
- The site is located opposite Active Street Frontages (refer to Figure 2).
- The site is opposite a Local Heritage item (listing No. 320 Steps of former private hospital) located at 297 Mann Street, GOSFORD (refer to Figure 3).
- The site is zoned B4 Mixed Use pursuant to *Chapter 5 Gosford City Centre of the State Environmental Planning Policy (Precincts – Regional) 2021* (refer to Figure 4).

RECORD OF PRE-DEVELOPMENT ADVICE



Figure 1: Aerial view of subject site



Figure 2: Active Street Frontages



Figure 3: Heritage Item

RECORD OF PRE-DEVELOPMENT ADVICE



Figure 4: B4 Mixed Use Zone

PROPOSAL

The proposal is for a part 7 storey and part 26 storey development that comprises 3 levels of basement car parking, ground floor commercial premises and a child care centre (concept only developed to date) and 138 residential apartments for the intent of affordable housing.

The application is to be made pursuant to the provisions of Chapter 2 of State Environmental Planning Policy (Housing) 2021.

A maximum FSR of approximately 6.175:1 is permitted, and a maximum building height of approximately 79 metres is proposed.

This proposal is a follow up meeting to PDA/93/2024 which proposed a mixed use development comprising a boarding house (student housing) and commercial premises.

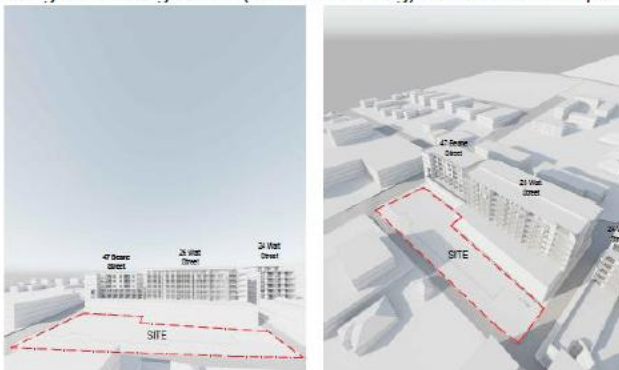


Figure 5: Site Plan

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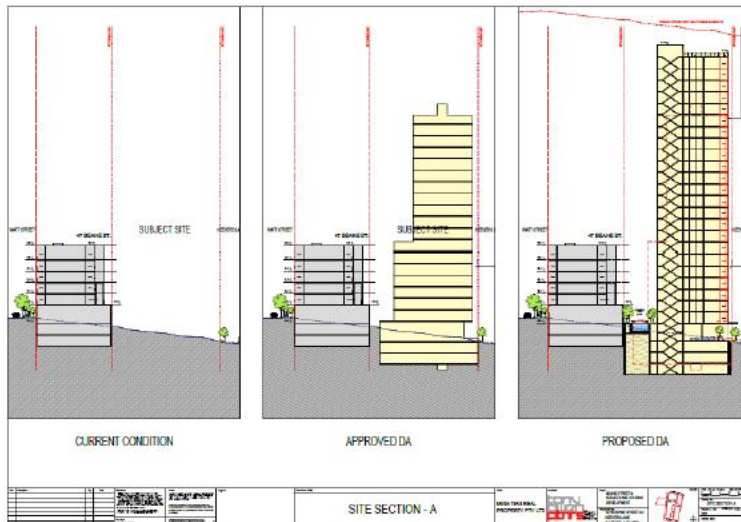


Figure 6: Elevations site section A



Figure 7: Elevations site section B

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Figure 8: Ground floor plan



Figure 9: Level 1 floor plan

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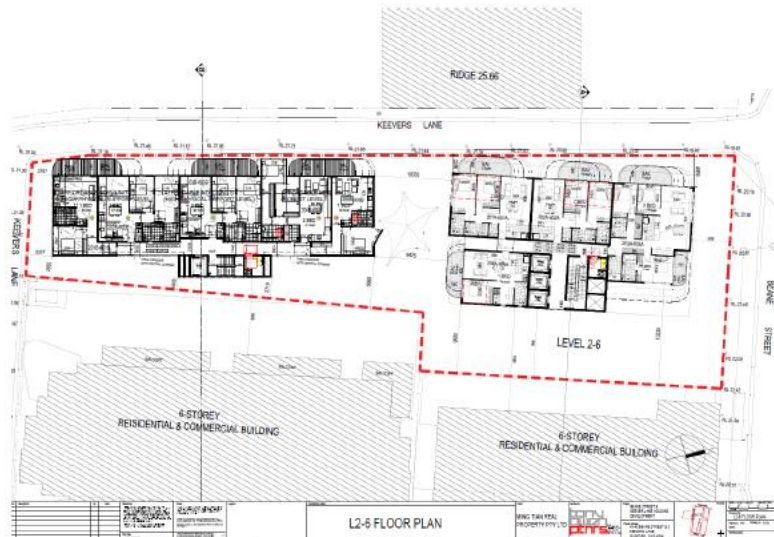


Figure 10: Level 2-6 floor plan



Figure 11: Level 7 floor plan

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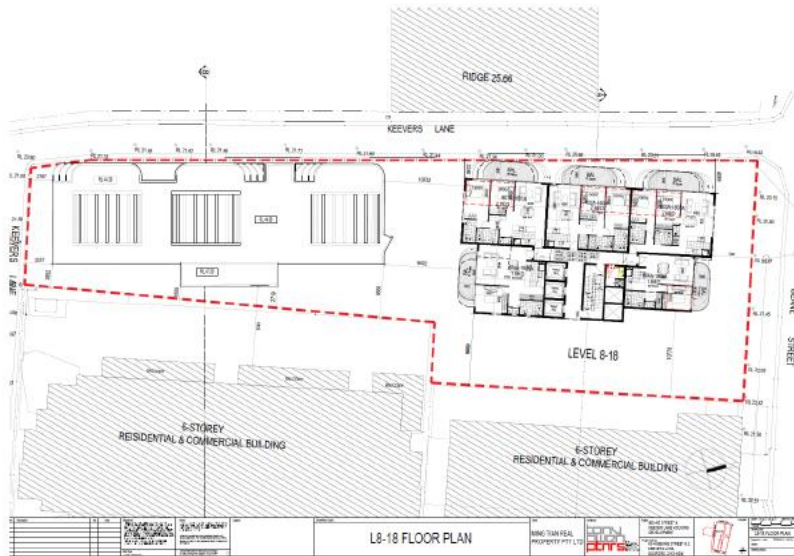


Figure 12: Level 8-18 floor plan

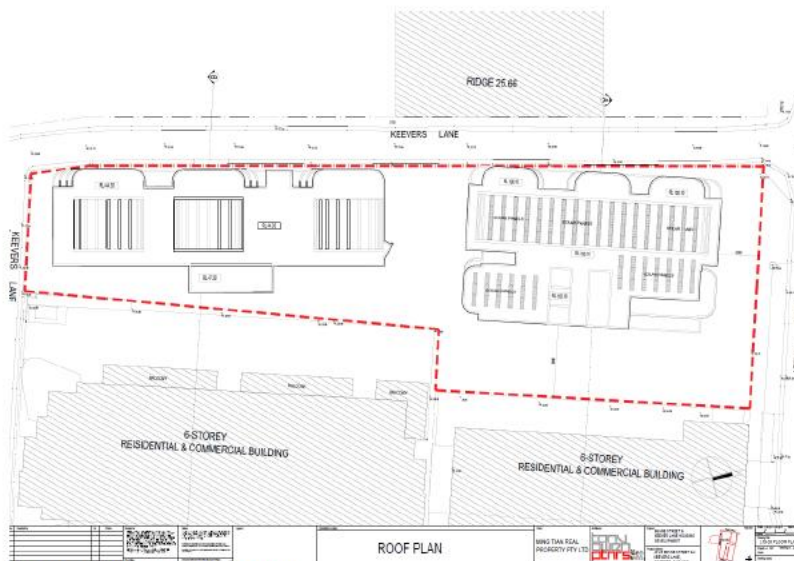


Figure 13: Level 9-24 floor plan

RECORD OF PRE-DEVELOPMENT ADVICE



Figure 14: Perspectives

MEETING AGENDA

The following matters were raised by the applicant which have been covered in this advice:

- Building height.
- Key Vistas.
- Street Wall height (Beane Street) and building setbacks.
- Site access, traffic impacts and waste collection.

Council's feedback on the above matters has been provided within the report.

BACKGROUND

- DA/46238/2014 was approved on 6 August 2015 for construction of ninety-eight (98) residential units and 138 square metres of commercial floor area, three (3) basement car parking levels and Demolition of the existing dwelling by the Hunter and Central Coast

RECORD OF PRE-DEVELOPMENT ADVICE



Regional Planning Panel. Council's assessment reports noted the development comprised an FSR of 3.97:1 and building height of **64.6 metres**.

- DA/46238/2014/A was approved on 4 May 2018 for Staging the Development Consent while maintaining all the Council requirements as per DA/46238/2014.
- PDA/93/2024 which proposed a mixed use development comprising boarding house (student housing) and commercial premises.

The following advice is in relation to the revised concept however the advice provided within previous PDA/93/2024 is still relevant regarding the referral officers previous comments.

PLANNING

s. 4.15 (1)(a)(i) of the *Environmental Planning and Assessment Act 1979*: Provisions of Relevant Instruments/ Plans/ Policies

[National Parks and Wildlife Act 1974](#)

The National Parks and Wildlife Act 1974 (NPW Act) provides that a person who exercises due diligence in determining that their actions will not harm Aboriginal objects has a defence against prosecution for the strict liability offence if they later unknowingly harm an object without an Aboriginal Heritage Impact Permit (AHIP).

In this regard, the application must be supported at lodgement by a [AHIMS search](#) and if required, a Due Diligence Aboriginal Impact Assessment. For your information, Items and places listed under the NPW Act are listed on the AHIMS website and available to the public with a free login. The assessment process involves a free [AHIMS search](#) within 200m of the proposed disturbance site, and in the instance an item or place is located within 200m of the high risk areas, or in the coastal zones identified in *State Environmental Planning Policy (Resilience and Hazards) 2021*, an additional assessment is required in the form of Due Diligence Assessment which is often requested to be conducted by an Archaeologist which will then dictate if further consideration is required.

[State Environmental Planning Policy \(Resilience and Hazards\) 2021 \(Resilience and Hazards SEPP\)](#)

Accessed here: [State Environmental Planning Policy \(Resilience and Hazards\) 2021 \(Resilience and Hazards SEPP\)](#)

- Chapter 4 – Remediation of Land

Clause 4.6 (b) requires that consent not be granted until Council has considered whether the land is contaminated. If the land is contaminated, the Council needs to be satisfied that the

RECORD OF PRE-DEVELOPMENT ADVICE



land is suitable in its contaminated state (or will be suitable, after remediation) for the purposes for which the development is proposed to be carried out.

Details of the potential contamination of the subject site needs to be provided as part of the development application.

State Environmental Planning Policy (Sustainable Buildings) 2022

Accessed here: [State Environmental Planning Policy \(Sustainable Buildings\) 2022](#)

Any development application lodged with Council will need to be accompanied with a BASIX Certificate in accordance with the requirements of this SEPP. Please note, any BASIX certificate accompanying a development must have been issued no earlier than 3 months before the date on which the application is made.

State Environmental Planning Policy (Transport and Infrastructure) 2021

Accessed here: [State Environmental Planning Policy \(Transport and Infrastructure\) 2021 \(Transport and Infrastructure SEPP\)](#)

- Clause 1.121 – Traffic Generating Development

The proposed development comprises **less than** '300 dwellings' (234 rooms proposed within the boarding house) of residential accommodation and therefore **is not** considered to be integrated development under [Schedule 3 Traffic generating development referred to Transport for NSW](#).

- Chapter 3 – Educational establishments and child care centres

The proposed childcare centre is required to address the controls under Part 3.3 of this SEPP. Compliance with the SEPP is to be demonstrated within the Statement of Environmental Effects.

Clause 3.22 requires the concurrence of the Secretary of Education should the development not comply with Regulation 107 and 108 of the NSW Education and Care Services National Regulations.

Clause 3.23 requires that Council must take into consideration any applicable provisions of the Child Care Planning Guideline, in relation to the proposed development. Details of compliance with this guideline should be provided within the Statement of Environmental Effects.

RECORD OF PRE-DEVELOPMENT ADVICE



The Child Care Planning Guideline takes precedence over a Development Control Plan (DCP), with some exceptions where the two overlap in relation to a childcare facility. A copy of the guideline can be accessed via the following link: [Child Care Planning Guideline](#).

Clause 3.26 prevents the consent authority from requiring more onerous standards for various matters including location, areas of indoor and outdoor space, site area and site dimensions and colour of building materials or shade structures.

Clause 3.27- Centre-based child care facility—development control plans of the SEPP indicates:

(1) A provision of a development control plan that specifies a requirement, standard or control in relation to any of the following matters (including by reference to ages, age ratios, groupings, numbers or the like, of children) does not apply to development for the purpose of a centre-based child care facility:

- (a) operational or management plans or arrangements (including hours of operation),*
- (b) demonstrated need or demand for child care services,*
- (c) proximity of facility to other early education and care facilities,*
- (d) any matter relating to development for the purpose of a centre-based child care facility contained in—*

- (i) the design principles set out in Part 2 of the Child Care Planning Guideline, or*
- (ii) the matters for consideration set out in Part 3 or the regulatory requirements set out in Part 4 of that Guideline (other than those concerning building height, side and rear setbacks or car parking rates).*

(2) This section applies regardless of when the development control plan was made.

The proposed development is to demonstrate consistency with the above Sections of the SEPP.

State Environmental Planning Policy (Industry and Employment) 2021 (Industry and Employment SEPP)

Accessed here: [State Environmental Planning Policy \(Industry and Employment\) 2021 \(Industry and Employment SEPP\)](#)

- Chapter 3 Advertising and Signage

Any signage proposed as part of the development is required to address the provisions outlined within this policy within the Environmental Impact Statement (EIS). Details of any proposed signage is required to be provided on the submitted architectural plans.

RECORD OF PRE-DEVELOPMENT ADVICE



State Environmental Planning Policy (Precincts – Regional) 2021

Accessed here: [State Environmental Planning Policy \(Precincts—Regional\) 2021](#)

Chapter 5 of this SEPP refers to the Gosford City Centre.

Part 5.1 Preliminary

- Section 5.5 Consent Authority

For development that has a capital investment value of not less than \$10 million but not more than \$75 million, the consent authority will be the Minister for Planning. As the proposed development is indicated to have a capital investment of \$70 million, the Development Application will be determined by the Minister for Planning.

If the development has a capital investment value of not less than \$40 million and the Council objects to the development, the determining body will be the Independent Planning Commission.

Part 5.2 Permitted or prohibited development

- Section 5.13 Zone objectives and Land Use Table

The EIS is required to address the objectives of the zone.

The subject site is zoned B4 Mixed Use under SEPP (Precincts – Regional) 2021 where Mixed Use Development comprising Commercial Premises and residential apartments for the intent of affordable housing are permitted with consent and as any other development not specified in item 2 or 4. '

Part 5.5 Principal development standards

- Section 5.25 Height of Buildings

The applicable height control of 48 metres as contained within Clause 5.25 (2) of SEPP (Precincts – Regional) 2021 are not relevant in this situation. Bonus provisions per Clause 5.46 Exceptions to height and floor space in Zones B3, B4 and B6 of the SEPP which permits a height that exceeds the maximum height shown for the land on the *Height of Buildings Map*, by an amount to be determined by the consent authority. The applicant has identified that they are utilising the provisions of Section 16 of SEPP Housing 2021 to obtain a bonus height provision as the development involves affordable housing.

RECORD OF PRE-DEVELOPMENT ADVICE



- Section 5.26 Floor space ratio

The applicable FSR is 4.75:1 under Clause 5.26(2) of SEPP (Precincts – Regional) 2021. Calculation of the proposed FSR must take into consideration all existing floor space on the site. The applicant proposes to utilise the provisions of Section 16 of SEPP Housing 2021 to obtain additional floor space on site due to that the development is for the intent of providing affordable housing.

- Section 5.28 Exceptions to development standards

Section 5.28 does not apply if Section 5.46 is invoked.

Part 5.6 Miscellaneous provisions

- Section 5.36 Heritage conservation

The site is identified as being located opposite Local Heritage item (listing No. 320 Steps of former private hospital) located at 297 Mann Street, GOSFORD (refer to Figure 3). This section is to be addressed in the EIS.

Part 5.7 Additional local provisions—generally

- Section 5.39 Acid sulfate soils

The area of the proposed works is mapped as potentially containing class 5 acid sulfate soils, therefore, the provisions of Clause 7.1 of CCLEP 2022 are to be addressed. Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land requires the preparation of an acid sulphate soils management plan (ASSMP).

The ASSMP is to accompany the development application in order to demonstrate how the acid sulfate soils on site will be managed.

- Section 5.40 Flood Planning

The site is not identified as impacted by Flooding.

- Section 5.41 Floodplain Risk Management

The site is not identified as impacted by Flooding.

RECORD OF PRE-DEVELOPMENT ADVICE



Part 5.8 Gosford City Centre

- Section 5.45 Design Excellence

The proposal must demonstrate how compliance is achieved with the provisions of Section 5.45 (4) which may be by a design verification statement by a qualified and registered architect. Please refer to comments provided by Council's Urban Design Officer for further information.

- Section 5.46 Exceptions to height and floor space in Zones B3, B4 and B6

Exceptions to height limits can be applied under Section 5.46. Development consent may be granted to development on land to which this clause applies that results in a building with a height that exceeds the maximum height shown for the land on the Height of Buildings Map, by an amount to be determined by the consent authority, if:

- a) *the site area of the development is at least 2,800 square metres but less than 5,600 square metres, or the building will have a street frontage of at least 36 metres, and*
- b) *a design review panel reviews the development, and*
- c) *the consent authority takes into account the findings of the design review panel, and*
- d) *the consent authority is satisfied with the amount of floor space that will be provided for the purposes of commercial premises, and*
- e) *the consent authority is satisfied that the building meets or exceeds minimum building sustainability and environmental performance standards.*

The subject site has a frontage greater than 36m and this section may be invoked in any redevelopment of the site.

- Section 5.47 Car parking in Zones B3 and B4

Development consent must not be granted for development on land zoned B4 Mixed Use that involves the erection of a new building or an alteration or addition to an existing building that increases the gross floor area of the building unless—

- a) *at least 1 car parking space is provided for every 75 square metres of the gross floor area of the building that is to be used for commercial activities.*
- b) *At least 1 car space is provided for every 40 square metres of the gross floor area of the building that is to be used for the purposes of retail premises.*

RECORD OF PRE-DEVELOPMENT ADVICE



The area proposed for commercial use are to be clearly indicated on the plans submitted. A Traffic and Parking Impact Assessment which addresses car parking is required which demonstrates that suitable car parking is provided on site.

- Section 5.48 Active Street Frontages

The site is located opposite Active Street Frontages (refer to Figure 2). The SEE is to address this Clause.

- Section 5.53 Key Vistas and View Corridors

The objective of this clause is to protect and enhance key vistas and view corridors in Gosford City Centre. Provide an assessment in your EIS as to how views and vistas are achieved by the proposed units and also how views and vistas are affected on neighbouring and adjacent properties. It is suggested that recent case law regarding view sharing is investigated in order to demonstrate that the proposal provides an acceptable level of view sharing.

Please refer to the comments provided by Council's Urban Design Officer.

State Environmental Planning Policy (Housing) 2021

Accessed here: [State Environmental Planning Policy \(Housing\) 2021](#)

- Chapter 2 – Affordable Housing

The proposal seeks to rely on the provisions of SEPP (Housing) 2021 for additional floor space and height as the development includes affordable housing. Chapter 2 Division 1 of the Housing SEPP provides the requirements for affordable housing. An assessment of the proposal against these requirements must be addressed in the required Environmental Impact Statement (EIS).

The applicant has indicated that the development will be reliant upon the provisions of Section 16 of SEPP Housing 2021.

Compliance with the provisions of Chapter 2 Division 1 of SEPP (Housing) 2021 must be complied with and addressed within the EIS.

- Chapter 4 – Design of Residential apartment development

Section 144 Land to which chapter applies

RECORD OF PRE-DEVELOPMENT ADVICE



Per Section 1.44(2)(c) this chapter applies as the mixed use development with residential apartments for the intent of affordable housing is identified as a type of residential development per SEPP Precincts-Regional 2021.

Section 145 Referral to design review panel for development applications

With regards to Section 145(3)(b), this clause does not apply as there is no design review panel constituted for the Central Coast Council local government area.

Section 147 Determination of development application and modifications

Development consent must not be granted to residential apartment development, and a development consent for residential apartment development must not be modified, unless the consent authority has considered the following—

- (a) the quality of the design of the development, evaluated in accordance with the design principles for residential apartment development set out in [Schedule 9](#),*
- (b) the Apartment Design Guide,*
- (c) any advice received from a design review panel within 14 days after the consent authority referred the development application or modification application to the panel.*
- (2) The 14-day period referred to in subsection (1)(c) does not increase or otherwise affect the period in which a development application or modification application must be determined by the consent authority.*
- (3) To avoid doubt, subsection (1)(b) does not require a consent authority to require compliance with design criteria specified in the Apartment Design Guide.*

Section 148 Non-discretionary development standards for residential development -the Act, s 4.15

The object of this section is to identify development standards for particular matters relating to residential apartment development that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.

Note—

See the Act, Section 4.15(3), which does not prevent development consent being granted if a non-discretionary development standard is not complied with.

The following are non-discretionary development standards—

- (a) the car parking for the building must be equal to, or greater than, the recommended minimum amount of car parking specified in Part 3J of the Apartment Design Guide,*

RECORD OF PRE-DEVELOPMENT ADVICE



(b) the internal area for each apartment must be equal to, or greater than, the recommended minimum internal area for the apartment type specified in Part 4D of the Apartment Design Guide,

(c) the ceiling heights for the building must be equal to, or greater than, the recommended minimum ceiling heights specified in Part 4C of the Apartment Design Guide.

The proposed development is to be consistent with the parking requirements per Section 19 of the Housing SEPP discussed above. Parking is to be addressed in a Traffic and Parking Impact Assessment submitted with the DA which is also to include considerations for parking per Part 3J of the [Apartment Design Guide](#).

The applicant is to demonstrate compliance with the are non-discretionary development standards per Section 148 Non- discretionary development standards for residential development.

Clause 149 Apartment Design Guide prevails over development control plans

A requirement, standard or control for residential apartment development that is specified in the *Gosford City Centre Development Control Plan 2018* and relates to the following matters has **no effect** if the Apartment Design Guide also specifies a requirement, standard or control in relation to the same matter—

- (a) visual privacy,
 - (b) solar and daylight access,
 - (c) common circulation and spaces,
 - (d) apartment size and layout,
 - (e) ceiling heights,
 - (f) private open space and balconies,
 - (g) natural ventilation,
 - (h) storage.
- (2) This section applies regardless of when the development control plan was made.

Please refer to the comments provided by Council's Urban Design Officer.

Environmental Planning and Assessment Regulation 2021

Accessed here: [Environmental Planning and Assessment Regulation 2021](#)

The proposed development is captured under [Chapter 4 Design of residential apartment development](#) per the *State Environmental Planning Policy (Housing) 2021* and therefore, a Design Verification Statement is required to demonstrate consistency with the design quality principles which is required to meet the requirements of Clause 29 (2) of the *Environmental Planning and Assessment Regulation 2021* which requires a statement by the qualified designer, which must

RECORD OF PRE-DEVELOPMENT ADVICE



'verify that the qualified designer designed, or directed the design of, the development' and 'explain how the development addresses – (i) the design principles for residential apartment development, and (ii) the objectives in Parts 3 and 4 of the Apartment Design Guide'. Please also ensure that the architectural plans accompanying the development application are referenced in the required Design Verification Statement.

The [Apartment Design Guide](#): Tools for improving the design of residential apartment development (the ADG) provides objectives, design criteria and design guidance on how residential development proposals can meet the Design Quality Principles through good design and planning practice. Any future application must be reviewed having regard to the requirements of the ADG. Refer to Urban Design comment within this advice for further details in this regard.

s. 4.15(1)(a)(ii) of the *Environmental Planning and Assessment Act 1979*: Draft Environmental Planning Instruments

No draft Environmental Planning Instruments apply to this application.

s. 4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*: Provisions of any development control plan

Gosford City Centre Development Control Plan 2018

Accessed here: [Gosford City Centre Development Control Plan 2018](#)

The Statement of Environmental Effects (SEE) must demonstrate compliance with the following development controls as relevant. Justification for any non-compliances will be required, demonstrating the proposal will still achieve objectives of the relevant clause(s) and the development will be assessed on a merit basis.

The proposed development will be notified per Appendix B of the *Gosford City Centre Development Control Plan 2018*.

- Part 3: Places and Character

- 3.2 City North

The proposal is consistent with the character of the area in the following points:

- *City North includes a range of important regional services, including education and health facilities, as well as significant open space and recreational assets.*

RECORD OF PRE-DEVELOPMENT ADVICE



- *Future development should leverage off the existing health and education assets, delivering a diverse range of health and employment uses that will strengthen the role of Gosford as a regional city.*
- *Future development should deliver a range of housing types including affordable housing, and support a diverse range of households, including families, students and workers, within walking distance of the city centre.*

The applicant is to demonstrate how the proposal is consistent with the below point:

- *Future development should be supported by new pedestrian connections, improved walkability and an attractive public domain.*

The proposed development will be notified as per APPENDIX A – NOTIFICATION TABLE of Part 1.2.

- Part 4: Public spaces

4.1 Pedestrian network

The site is identified as "Investigate potential for new open space (Area A)". The applicant is to address how the proposal is consistent with this control.

4.2 Public open space

The site is located within the City North area, adjacent to the Railway line. The applicant is to investigate the potential for a 5m setback to accommodate improved pedestrian connection and street tree planting.

4.3 Solar access to key public spaces

Per Section 149 of the *State Environmental Planning Policy (Housing) 2021*, the Apartment Design Guide prevails over the *Gosford City Centre Development Control Plan 2018* with regards to Solar access.

The applicant is to demonstrate compliance with Section 149 of the *State Environmental Planning Policy (Housing) 2021*.

4.4 Views and vistas

The subject site is not located within the scope of *Key views*. The site is located within *Street vistas*.

RECORD OF PRE-DEVELOPMENT ADVICE



The proposed development is to demonstrate how views towards the surrounding bushland and/or water views are to be maintained by the existing properties impacted by the proposed development.

The proposed development adjoins *street vistas* and is to comply with street wall and tower setback controls to maximise preservation of long distance street vistas.

Compliance with this control is to be demonstrated in the DA through a view analysis.

The applicant is to demonstrate that the proposed built form has been designed to minimise its impact on adjoining properties access to these views.

4.5 Footpath crossings and pedestrian overpasses and underpasses

Vehicle access is preferred from lanes and minor streets which for this site includes Keevers Lane. It is understood that access for waste collection to the site is not practical off Keevers Lane. The applicant is to justify the proposed vehicle access to parking and services vehicles off Beane Street. Please refer to the comments provided by Council's Waste Officer and Development Engineer.

It is indicated on the plans that the opening for vehicular access to the basement carparking is 5.8m. This is greater than the DCP controls of 5.4m maximum width. The applicant is to justify the variation to the control.

The proposed development is reliant upon the provisions of SEPP Housing2021 and SEPP (Precincts-Regional) 2021 therefore the controls of the Gosford City Development Control Plan 2018 which are not covered under the provisions of SEPP housing and SEPP (Precincts-Regional) 2021 must be considered as part of any application such as waste management, water cycle management etc.

Other Matters

Crime and Safety Report

A report is required to ensure the proposal has been designed following consideration of the *Crime Prevention through Environmental Design* (CPTED) strategies relating to surveillance, access control, territorial reinforcement, and space management.

CPTED is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. It reduces opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients (law, offender, victim or target,

RECORD OF PRE-DEVELOPMENT ADVICE



opportunity) from intersecting in time and space. Further information can be found on the NSW Police website.

CPTED refers to the principles specified under the *Crime Prevention and the Assessment of Development Applications* published by Department of Urban Affairs and Planning Guidelines for consideration under section 4.15 of the *Environmental Planning and Assessment Act 1979* as amended. Under this section, all councils are required to consider and implement CPTED principles when assessing Development Applications.

Social Impact Assessment

A Social Impact Assessment (SIA) is required when a development has any positive or negative impact to a particular group of people or the community as a whole. The SIA is intended to address the requirements of Section 4.15(1)(b) of the *Environmental Planning and Assessment Act 1979*. The SIA should identify and assess possible social and economic impacts of the proposal in the area and be prepared by a suitably qualified person.

Typically, an SIA should include an assessment of the local area including demographics and crime data, and consultation with the affected neighbourhood and interested stakeholders. It should outline all possible and perceived social impacts and how these will be mitigated. Additionally, please see comments in the social planning section of this advice.

Grant Funding:

Grant funding is a way to help build thriving communities.

The Central Coast Council [Grant Finder Portal](#) provides a comprehensive list of all grant and funding opportunities available for Central Coast businesses, community groups, not-for-profits and individuals.

For more details in this matter please call on 4325 8861 or email grants@centralcoast.nsw.gov.au.

Estimated Development Costs

Pursuant to section 6 of the *Environmental Planning and Assessment Regulation 2021*, EDC is defined as:

'the estimated cost of carrying out the development, including the following -:

- (a) the design and erection of a building and associated infrastructure,*
- (b) the carrying out of a work,*

RECORD OF PRE-DEVELOPMENT ADVICE



(c) the demolition of a building or work,
(d) fixed or mobile plant and equipment.

Section 6(2) will provide that EDC does **not** include:

- (a) amounts payable, or the cost of land dedicated or other benefit provided, under a condition imposed under the Act, Division 7.1 or 7.2 or a planning agreement,
- (b) costs relating to a part of the development that is the subject of a separate development consent or approval,
- (c) and costs, including costs of marketing and selling land,
- (d) costs of the ongoing maintenance or use of the development,
- (e) GST.

The EDC Reg will also insert a new section 251 which will apply where a fee specified in Schedule 4 to the EPA Reg relating to an application is based on the EDC of proposed development. Section 251(2) will require a consent authority to 'use the estimated development cost specified in the application, unless, in the consent authority's opinion, the specified estimated development cost is not genuine or accurate.'

The NSW Department of Planning & Environment (DPE) has recommended that councils require applications with an EDC that is greater than \$3 million be accompanied by a detailed quantity surveyor report which has been prepared by a quantity surveyor certified by the Australian Institute of Quantity Surveyors (AIQS), or a quantity surveyor chartered by the Royal Institute of Chartered Surveyors (RICS). However, for applications with an EDC of less than \$3 million, the DPE has recommended that councils require a cost estimate report. The purpose of this distinction is to allow councils to use a single cost report to determine fees, planning pathway or anything else that refers to EDC.

Government Information (Public Access)

Under the [Government Information \(Public Access\) Act 2009 \(NSW\) \(GIPA Act\)](#), you are entitled to see a lot of information that Council holds in records such as Development Application approvals and approved Plans. You can informally apply for this information from Council. Information will be informally released if there is no overriding public interest against release of the information. For example, you may be entitled to information about yourself, but not someone else. The [Informal Information Access Request Form](#) includes guidelines to help you with lodging your request. There is no fee for the request, however charges may apply for if you require a printed copy from Council. If the floor, elevation or section plans are requested and you are not the property owner, you may be requested by Council to provide written consent from the property owner.

RECORD OF PRE-DEVELOPMENT ADVICE



You also need to be aware of copyright restrictions as this can impact Council's ability to provide access to certain information. In certain circumstances, Council requires consent from a document or plan copyright owner before we can provide you with a copy of the requested documents. This is because of copyright restrictions imposed on Council under the Copyright Act 1968 (Cth). The form, [Consent to Council – Copyright Form](#), includes information on how to locate the copyright owner. Please have the copyright owner complete the form and provide it with your request. Complete the informal access to information form if you are unable to provide copyright owners consent.

ENGINEERING

Access and Parking

- The footway in Beane Steet is to be fully formed at 2% from the top of kerb to the boundary across the full frontage of the site in both Beane Street and Keevers Lane (both frontages). The footway is to grade to the kerb. Transitions required to the neighbouring property frontage.
- Details including levels and sections are to be provided to verify that that the proposed pedestrian accesses within the development will satisfactorily transition into the new levels at the boundary associated with the required footway formation works in both Beane Street and Keevers Lane.
- Existing vehicular access crossings to be removed and the footway restored.
- Existing kerb laybacks and damaged kerb to be removed and the replaced with new kerb and gutter.
- Removal of any existing vehicle access crossing and the footway restored with turf / footpath to also be indicated on the plans.
- Footpath to be provided across the full frontages of the site in Beane Street & Keevers Lane.
- Tie-in works for footway works.
- Drainage plans to indicate how & where the from the site will connect to the kerb. (There is no street drainage in the vicinity of the site.)
- A heavy-duty commercial type vehicle access crossing & layback is to be provided for access to the vehicular ramp to the basement car park level in Beane Street. The vehicular access crossing is to be a minimum of 6.1m at the boundary and splayed out (widened) to

RECORD OF PRE-DEVELOPMENT ADVICE



the kerb line to accommodate the vehicular swept turning paths of vehicles (AS/NZS 2890.1:2004 B99 & B85) concurrently entering and exiting the development.

- A heavy-duty commercial type vehicle access crossing & layback is to be provided for access to the waste servicing area in Beane Street. The vehicular access crossing is to be splayed out (widened) to the kerb line to accommodate the vehicular swept turning paths of service vehicle entering and exiting the development.
- Heavy-duty commercial type vehicle access crossings and laybacks are to be provided for the entry and exit to the drop off area in Keevers Lane. The vehicular access crossings are to be splayed out (widened) to the kerb line to accommodate the vehicular swept turning paths of vehicles entering and exiting the development.
- The design of the vehicular accesses and surrounding areas within the site are to incorporate the 2.5m X 2m sight distance splay to pedestrians as per Section 3.2.4 & Fig 3.3 of AS/NZS 2890.1:2004.
- The development is to comply with AS2890, particularly in relation to access, parking, and manoeuvrability. Matters to also be addressed/amended from the conceptual pre-DA plans include but are not limited to:
 - Vehicular ramps are to comply with AS/NZS 2890.1:2004 and allow for two-way concurrent movements (B85 & B99 with vehicle clearances) including at the intersection of the ramps and circulating roadways and/parking aisles. Minimum 6.1m wide wall to wall (i.e. 5.5m + 0.3m clearances either side).
 - Amendments to the building design to accommodate the required sight distance to pedestrian splays for all vehicular accesses, in particular the exit for the vehicle ramp from the basement, and both sides of the internal access for the waste services vehicle.
 - Car parking and aisle design to enable vehicles to enter and exit the site via each car parking space in a forward direction through a total maximum of 3 manoeuvres.
- Minimum vertical clearance heights for accessible car parking spaces and associated paths of travel to be verified as compliant with AS 2890.6:2022.
- Accessible/disabled parking requirements to be in accordance with AS 2890.6:2022.
- Access and car parking spaces to be dimensioned on the architectural plans to verify compliance with AS2890.

RECORD OF PRE-DEVELOPMENT ADVICE



- Address access for servicing requirements e.g., waste & delivery. Waste vehicles and service vehicles must be able to enter and exit the development in a forward direction. The design is to ensure that a minimum 4.5m overhead clearance is provided for a waste services vehicle and this clearance is not to be obstructed by any ducting, services, etc. The access and manoeuvrability is to be designed for the AS2890.2:2018 12.5m HRV. Vehicular swept turning paths including unobstructed clearances around the vehicle compliant with AS2890 are to also be submitted with the application. The suitability of the turntable for the waste vehicle is to be separately commented by Council's Waste Services Officer. Waste servicing from Beane Street will require a left in / left out movement with no encroachment over the centreline of the road.
- Provide longitudinal access profiles along both sides of each of the vehicular accesses from the centreline of the road to: the basement car park level; the waste servicing area including the turntable; and within the drop off area.
- Concerns are raised in relation to the access for the waste services area in particular with the required footway formation. Transitions from the sloping footway grade at the boundary (to be equivalent to the longitudinal grade of the kerb in Beane Street) to a flat area for the turntable within the waste services loading area are to occur within the site. The footway is not to be distorted to assist transitions. The design is to be amended to resolve this concern. Details to be clearly indicated with the DA.
- Ensure safe pedestrian egresses at the southern end of the site onto Keevers Lane due to the limited sight distance to vehicles for a pedestrian exiting the development at this point as there is no footway on this frontage and pedestrians could exit into the (blind path) of a vehicle in Keevers Lane.
- Keevers Lane has a limited footway. If it is intended that Keevers Lane is activated in a way that promotes pedestrian movements within the laneway then the development must provide suitable safe pedestrian access within the site boundary to Keevers Lane to ensure pedestrians do not walk along the laneway. Any elevated onsite detention tank within the site near the intersection of Beane Street & Keevers Lane to ensure levels facilitate safe pedestrian movements.

Traffic

- A Traffic & Parking Impact Assessment prepared by a suitably qualified traffic engineer is to be submitted to address as a minimum:
 - The impact of the proposed development on the surrounding road network.

RECORD OF PRE-DEVELOPMENT ADVICE



- Compliance with vehicular access and parking in accordance with AS/NZS 2890.1:2004, AS 2890.2:2018, and AS 2890.6:2022. (Matters to also be addressed are to include ramp widths and grades, parking aisle and parking space requirements.
- Vehicular swept turning paths including the required clearances around the vehicle that demonstrate that the proposed access and car parking arrangements enable the vehicle to enter and exit the site in a forward direction in 3 manoeuvres maximum, via each car parking space (Council DCP requirement).
- Compliance with the required numerical provision of car parking spaces.
- Servicing arrangements (to be based on the AS2890.2:2018 12.5m HRV).
- Minimum clearance heights above the entry ramp as per AS/NZS2890.1:2004; Minimum overhead vertical clearance heights for accessible car parking spaces and associated paths of travel to be verified as compliant with AS 2890.6:2022.
- Access and car parking spaces to be dimensioned on the architectural plans to verify compliance with AS2890.
- The Traffic Impact Assessment is to include a certification from the traffic engineer that the design complies with AS2890.

Drainage

- A Water Cycle Management Plan (WCMP) prepared by a suitably qualified engineer is to be submitted and is to include but not limited to the following:
 - On Site Detention. On-site detention (OSD) is to be provided with this development to limit post development flows back to the lesser of 25 litres / sec or the predevelopment flows, for all recurrence intervals up to and including the 1%AEP event. The maximum of 25 litres/sec is in accordance with Council's Civil works Specification and on the basis that there is no longitudinal street drainage in Keevers Lane. A runoff routing method is to be used in the analysis. It is noted that there is a spilt drainage sub-catchment within the site with part draining to the north-west corner of the site (Beane Street / Keevers Lane intersection) and part to the south-west corner of the site Keevers Lane / Keevers Lane intersection). Any increase in sub-catchment areas that discharge to the north-west or south-west corners of the site will need to be further reduced to the pre-development flows for that particular drainage sub-catchment.
 - Water quality. Water quality measures are to be designed to satisfy the pollution reduction criteria specified in the DCP.

RECORD OF PRE-DEVELOPMENT ADVICE



- Water retention: Retention of rainwater for reuse within the development. The required retention volume is to be in accordance with the DCP. (Infiltration of retention volumes is not acceptable for this site with due regard for the soil types in this area.)
- Flooding. (Note: Council's records do not indicate that this site as being affected by flooding or flood planning controls.)
- Overland flows. Address overland flows that might enter the development site from areas uphill/upslope of the site. Overland flow from uphill of the site cannot be obstructed to discharge in a concentrated form into the properties surrounding the site.
- Preliminary engineering plans detailing the proposed stormwater measures detailed in the design associated with the WCMP.
- Preliminary operation and maintenance plans for the stormwater measures detailed in the design associated with the WCMP.
- There is a rectangular hollow section (RHS) located on an angle across and within the footway of the site in Beane Street that appears to be discharging stormwater from the neighbouring development at No 47 Beane Street to the kerb within the site frontage. Proposed vehicular access and footway works in Beane Street are to ensure that the discharge characteristics of this RHS outlet and the OSD system within No 47 it is draining are not compromised.

Other matters

- A geotechnical engineering report prepared by a Registered Geotechnical Engineer is to be submitted with the DA to include investigation of the site and recommendations for design of excavations, retaining walls, foundations, drainage, etc.
- No road anchors within the road reserve permitted to permanently support excavations / walls.

TREES

Council recognises the important environmental and aesthetic qualities provided by trees and other vegetation, including street trees. Council endeavours to retain trees wherever possible and requires replacement trees where appropriate. All applications for vegetation removal are considered against the relevant legislative provisions, by Council staff.

For the proposed development of this site, please ensure all trees within the property and on adjoining properties (within 5m of works) are shown on plan and clearly indicated for removal or retention. An Arborist Report may not be essential.

RECORD OF PRE-DEVELOPMENT ADVICE



A detailed Landscape Plan will be required to be submitted with the DA as per the site specific DCP. It must be completed by a suitably qualified Landscape Architect/Designer. Landscaping maintenance and replacement criteria (minimum 3 years) is required to be specified to ensure the establishment/survival of landscaping, replacement planting (where necessary) and weed removal.

Councils will expect street tree planting to be shown on the Landscape plan and has recently adopted the Central Coast Street Design Manual and accompanying set of Standard Drawings and Technical Specifications to guide public domain works and streetscape design. The manual identifies additional DA requirements at various stages of the development process.

TRAFFIC

The applicant will be required to submit a Traffic and Parking Impact assessment (TIA) to address any potential impacts on the adjoining local road network.

The TIA will also be required to address any pedestrian safety issues between the site and the campus. In this regard some form of pedestrian safety treatment may be required on Beane Street.

URBAN DESIGN

There is an approval for a residential flat building on the site. There is no objection to the proposal in principle, but it must address the following issues.

- The design proposes an additional 18.9m or 30% above the approved height of 63.3m for the northern building and an additional 11.3m or 76% above the approved height for the southern building.

The non-complying height on the southern building in particular also has major view loss and solar access issues for the adjoining building to the east. Detrimental impacts on adjoining sites resulting from non-compliance are not supported.

It is understood this is a narrow site, but this is a site constraint, not a justification for non-compliance with controls. Any increase in height and FSR could only be considered if the design is significantly amended to address Council's concerns and comply with the aims and objectives of the Gosford City Centre Development Control Plan (DCP).

- Keevers Lane is approximately 6 metre wide and the western side of the lane has a 30 metre height control. It is also the carpark and waste collection access for existing and future developments on this side of the lane. The perspective does not accurately illustrate these constraints.

RECORD OF PRE-DEVELOPMENT ADVICE



- The public domain on Keevers Lane is does not exhibit design excellence and is unacceptable. Public space is located beneath the buildings that extends to the kerb line and will receive little solar access. The street trees shown are in pots and located below the level 1 balconies. The building line should be reduced to ensure adequate solar access to the footpath.
- There is no deep soil on the site. The proposal must provide true deep soil zones for significant street trees on all street fronts. This will require a reduction in parking spaces, but the proposal provides 20 more than required so this can be achieved. The same issue arises with trees within the child care open space.
- Street trees must have adequate space to reach maturity. The proposed location beneath the level 1 balconies will force them to grow into the road reserve where they will be damaged by trucks. The level 1 balconies must provide large breaks and upper level balconies arranged to provide clear overhead space for trees up to 15 metres mature height.
- The childcare open space will be in almost permanent shade. Communal open space and units overlooking the childcare open space is unacceptable and also has acoustic impacts on residential amenity.
- The green space on the southern corner is below level 1 and in permanent shade. It is highly unlikely anything will survive here. It should be allocated to something useful rather than token greenery.
- Location of OSD tanks above the footpath level will have a detrimental on the already limited public domain and is not supported.
- The majority of units will be oriented to the west resulting in maximise afternoon heat gain in summer. The proposal must provide some form of appropriate shading operable by the occupants. Fixed shading limits outlook and solar gain in winter and is not supported.

WASTE MANAGEMENT

Accessed here: [DA Guidelines Resource and Waste Management Planning](#)

Resource and Waste Management Planning must be considered in three stages, each of which requires a distinct Resource and Waste Management Plan (RWMP). Each stage is likely to generate different materials that require a considered approach to ensure they are managed in line with Council's required outcomes. The three distinct RWMPs are known as:

- Site Preparation (SP-RWMP) – including demolition.

RECORD OF PRE-DEVELOPMENT ADVICE



- Construction (C-RWMP).
- Occupancy (O-RWMP).

All DA applicants are expected to lodge the completed RWMP form as part of their DA submission, regardless of whether a suitably qualified waste consultant has produced an external Waste Management Plan. The intent of the standardised RWMP form is to streamline information for Council and encourage applicants and consultants to think deeper about how each material flow is managed.

Council requires that applicant use the correct forms within the Guidelines to ensure continuity and consistency in applying the intentions of the guidelines across a diverse range of development applications and associated activities. The forms provided support to applicants and ensure that all applications address the Council requirements in a uniform manner.

Central Coast Council RWMP form can be found here –

[CCC Waste DCP - RWMP form 2023.pdf \(nsw.gov.au\)](#)

Site Prep / Demolition (SP-RWMP) and Construction (C-RWMP):

- Key Information and Touchpoints to be addressed for the proposed development

Occupancy (O-RWMP): Residential

- Key Information and Touchpoints to be addressed for the Occupancy stage of the development.
- Quantity of materials likely to be generated by the residential component of the development to be captured in the O-RWMP, this is to include the three core waste streams (general, recycle and FOGO materials).
- Size, number of bins and service frequency to be included commensurate with the expected amount of waste likely to be generated.
- Chute discharge rooms need to ensure there is sufficient clearance under the chute to allow bins to be placed underneath.
- Access doorways to chute discharge rooms need to be sized according to the bins required to be used under the chutes. 1100L bins will require larger doorways.

RECORD OF PRE-DEVELOPMENT ADVICE



- Consolidation and access doorways also need to be suitable for the size of bins required.
- Bulk waste storage area to be shown on plans.
- Travel path / access for residents to access bulk waste storage and bin storage rooms, there should be internal access for residents to gain entry to the storage areas.
- Collection point to show HRV access via Swept path analysis.
- Information on who is responsible to move bins from each floor to the central consolidation area?
- Who is responsible for getting bins to the collection point?
- What is the contingency plan for the turntable if it fails?

Occupancy (O-RWMP): Commercial

- Quantity of waste likely to be generated by the commercial uses of the proposal, Council's Guidelines to be used to help determine the waste generation rates.
- Transfer path for waste from each commercial premises to the Commercial waste consolidation area to be indicated on the plans. The transfer path needs to be convenient and step free.
- Commercial tenants should not have access to the residential storage areas or discharge rooms.
- Consolidation area access doorways to consider the size of the required bins for the Commercial waste. Larger bins require larger unobstructed doorways.

WATER & SEWER

- Water and sewer are available to the land. The site is located within the Water and Sewer South Developer Services Plan (DSP) Area. The developer shall be required to obtain a Section 307 certificate for development of the land. Water and sewer developer (S307) contributions apply. The current rate per Equivalent Tenement (ET) is under review by IPART. Residential units are assessed on number of bedrooms and the commercial developments are assessed on the gross floor area. Council will calculate the contribution upon receipt of the 307 application. The existing ET of the development site will be credited towards

RECORD OF PRE-DEVELOPMENT ADVICE



proposed development. Water and Sewer S307 contributions are utilised to ensure suitable capacity is available within the system to accommodate development within the area.

- The development site is currently serviced by an existing 100mm CICL deadend water main in Beane Street. This existing brittle CICL water supply main is required to be upgraded to maximum 200mm diameter UPVC water main and to be connected to existing 200mm diameter trunk main in Mann Street. The applicant is advised to apply to council for the water pressure and flow rate of the water supply mains in Beane Street for the firefighting and water servicing requirements of the proposed development.
- The development site is currently serviced by two 150mm diameter sewer mains. Council prefers the development to utilise both sewer junctions to split the proposed sewage into the system to reduce the impact on the existing sewer mains. The existing 150mm VC sewer main in Beane street (RK Line) can be connected to the northern side development. The existing 150mm VC sewer main (RG Line) in Keevers Lane can be connected to the southern side development.
- Council's water and sewer mains are located within the road verge adjacent to the development site. The water and sewer mains will be required to be protected in accordance with Building in Proximity to Water and Sewer Pipelines Procedure.

CONTRIBUTIONS

The Gosford City Centre Special Infrastructure Contribution Determination came into effect on 12 October 2018 in accordance with the *Environmental Planning and Assessment (Special Infrastructure Contribution - Gosford City Centre) Determination 2018*. A Special Infrastructure Contribution (SIC) levy of two per cent on the cost of development is required for new development within the Gosford City Centre.

Section 7.12 A for the Gosford City Centre remains in place and the contribution levy is 1%.

Developments that exceed an estimated cost of \$1 million dollars are to be conditioned for both the SIC (2%) and the existing s7.12 contributions plan (1%).

The applicable contribution amounts will be imposed via a condition requiring the contribution to be paid prior to the issue of any Construction Certificate.

Please see link for access to full copy of [Section 7.11 and 7.12 Plans](#)

Housing and Productivity Contribution (HPC)

- The HPC applies to the whole of the Central Coast Local Government area and to the following types of development:

RECORD OF PRE-DEVELOPMENT ADVICE



Region	HPC class of development	Amount	HPC unit
Greater Sydney	Residential subdivision	\$12,000	new dwelling lot
	Medium or high-density residential development	\$10,000	new dwelling
	Commercial development	\$30	square metre of new GFA
	Industrial development	\$15	square metre of new GFA
Central Coast Illawarra-Shoalhaven Lower Hunter	Residential subdivision	\$8,000	new dwelling lot
	Medium or high-density residential development	\$6,000	new dwelling
	Manufactured home estate	\$6,000	new dwelling site
	Commercial development	\$30	square metre of new GFA
	Industrial development	\$15	square metre of new GFA

- The HPC came into effect on 1 October 2023 and will apply to development applications and complying development certificates across 43 council areas in the Greater Sydney, Illawarra-Shoalhaven, Lower Hunter and Central Coast regions. The [Ministerial Order](#) sets out how the contribution will operate.
- The HPC will be required to be paid prior to issue of a construction certificate/CDC/Subdivision Certificate, depending on the type of work consented to.

ENVIRONMENTAL HEALTH

Air Quality

The application must demonstrate consideration of 'Section 3.6 Noise and Air Pollution' of the *Childcare Planning Guideline* 2017 in the design of the building, particularly regarding the location and shielding of indoor and outdoor play areas, window and door openings and air intakes for mechanical ventilation (air conditioners) from air pollution sources.

Acoustic (Noise and Vibration)

An acoustic report is required that demonstrates that the use will not result in adverse noise impacts to adjoining residential and commercial uses. The acoustic report must include consideration of resident noise from balconies, common open spaces, traffic movements and mechanical plant and equipment. The acoustic report must also consider noise and vibration impacts on neighbouring residential and commercial uses during the earthworks and construction period.

RECORD OF PRE-DEVELOPMENT ADVICE



- Council requires an acoustic report to be prepared by a suitably qualified acoustic consultant that meets the technical eligibility criteria for membership with the Association of Australasian Acoustical Consultants. The report must be prepared in accordance with relevant guidelines, including the NSW EPAs *Noise Policy for Industry 2017*, *Childcare Planning Guideline 2017*, *SEPP Transport and Infrastructure 2021*, *Guideline for Child Care Centre Acoustic Assessment* and the *Interim Construction Noise Guideline*.

Bulk earthworks (cut and fill)

Cut and fill earthworks plans are required to be submitted with the development application.

Contamination/ SEPP (Resilience and Hazards) 2021

The development application must address clause 4.6 of SEPP (Resilience and Hazards) 2021. Councils' records indicate that a change of use is proposed, therefore a preliminary site investigation is required to be submitted with the development application.

- Provide a Preliminary Contaminated Site Investigation (PSI) and Sampling and Analysis Plan (SAP) prepared by a suitably qualified contaminated land consultant that is accredited by the Certified Environmental Practitioners Scheme- Site Contamination (CEnvP(SC)) and/or the Certified Professional Soil Scientist- Contaminated Site Assessment and Manager (CPSS CSAM). Such investigation must be undertaken in accordance with Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (1998) and NSW Environment Protection Authority's Contaminated Land Guidelines - Consultants Reporting on Contaminated Land 2020 and Contaminated Sites – Sampling Design Guidelines (2022) and the National Environment Protection (Assessment of Site Contamination) Measure (ASC NEPM, 1999 as amended 2013).

Food Premises

Provide details of the design of the fit out of the food premises. The design of the fit out of the food premises is to comply with the *Food Act 2003*, *Food Regulation 2010*, *Australia New Zealand Food Standards Code*, Australian Standard AS 4674-2004: *Design, Construction and Fit out of Food Premises* and Clause G1.2 of the National Construction Code Series, Building Code of Australia, Volume 1 and 2 as appropriate.

Provide details of any proposed mechanical ventilation systems. The design of the mechanical ventilation is to comply with the relevant requirements of Clause F4.12 of the National Construction Code Series, Building Code of Australia, Volume 1 and 2 as appropriate, Australian Standard AS 1668.1:2015 *The use of ventilation and air conditioning in buildings – Fire and smoke control in buildings* and Australian Standard 1668.2:2012 *The use of ventilation and air*

RECORD OF PRE-DEVELOPMENT ADVICE



conditioning in buildings – Mechanical ventilation in buildings (including exhaust air quantities and discharge location points).

Soils and Construction

The expected area of soil disturbance is approximately 1890m², therefore concept Erosion and Sediment Control Plans are required to be approved by Council prior to consent. Methods for collecting, treating, and dewatering collected stormwater during the bulk earthworks phase must be included in the plan.

Provide an Erosion and Sediment Control Plan in accordance with Section 2.2 of the 'Blue Book' (*Managing Urban Stormwater: Soils and Construction, Landcom, 2004*). Section 9.2 of the Blue Book provides guidance on preparing an Erosion and Sediment Control Plan for residential development. At a minimum, the following information must be included in the ESCP:

1. a site survey which identifies contours and approximate grades and the direction(s) of fall;
2. locality of site and allotment boundaries;
3. location of adjoining road(s) and all impervious surfaces;
4. existing vegetation and site drainage;
5. nature and extent of clearing, excavation and filling;
6. location and type of proposed erosion and sediment control measures;
7. location of site access and stabilisation of site access;
8. provision for the diversion of run off around disturbed areas;
9. location of material stockpiles;
10. proposed site rehabilitation and landscaping;
11. staging of construction works, and
12. maintenance program for erosion and sediment controls measures.

All design criteria and calculations used to size sediment and erosion control measures should be shown, and construction standard drawings are to be provided on each type of sediment and erosion control measure proposed.

RECORD OF PRE-DEVELOPMENT ADVICE



SUMMARY OF ADVICE

The following comments comprise a summary of the key issues identified within this advice, with identified recommendations, if appropriate:

- Per Clause 5.5 Consent Authority of the [State Environmental Planning Policy \(Precincts—Regional\) 2021](#) for development that has a capital investment value of not less than \$10 million but not more than \$75 million, the consent authority will be the Minister for Planning, or if the development has a capital investment value of not less than \$40 million and the Council objects to the development, the determining body will be the Independent Planning Commission.

As the proposed development is indicated to have a capital investment of \$70 million, the proposal will be processed as State significant development and will be assessed and determined by the Department of Planning, Housing and Infrastructure.

- The proposed development is to comply with the relevant provisions of the SEPP (Resilience and Hazards) 2021, SEPP (Sustainable Buildings) 2022, SEPP (Housing) 2021, SEPP (Precincts—Regional) 2021 and the *Gosford City Centre Development Control Plan 2018* that are relevant to this proposal.
- A traffic and parking impact assessment report which addresses car parking is required which demonstrates that suitable car parking is provided on site or justification as to how the development will meet with the parking requirements on the site.
- An acoustic report is required that demonstrates that the proposal will not result in adverse noise impacts to adjoining residential and commercial uses. The acoustic report must include consideration of noise from balconies, childcare centre, common open spaces, traffic movements and mechanical plant and equipment.
- A geotechnical engineering report prepared by a Registered Geotechnical Engineer is to be submitted with the DA to include investigation of the site and recommendations for design of excavations, retaining walls, foundations, drainage, etc.
- A Social Impact Assessment (SIA) will be required as part of the DA to address the positive and negative impacts of this development.
- The advice provided by Council's, Development Engineer, Environmental Health officer, Water and Sewer Officer, Waste Officer, Traffic Engineer and Urban Design Officer should be taken into consideration as part of your application.

RECORD OF PRE-DEVELOPMENT ADVICE



Should you wish to discuss any of the above, please contact **Ross Edwards Principal Development Planner**, on email ross.edwards@centralcoast.nsw.gov.au

DA LODGEMENT REQUIREMENTS

Recommended/ Required Documentation

The following documentation is to be submitted with any Development Application:

The following documentation is to be submitted with any Development Application:

- Architectural plans, including site plan, floor plans, elevations, sections and long sections. Provide dimensions, loading areas, and waste storage areas on the floor plans.
- View loss/sharing diagrams.
- Shadow diagrams.
- Survey Plan.
- Environmental Impact Statement.
- Quantity Surveyors Report.
- Traffic and Parking Impact Assessment.
- Water Cycle Management Plan.
- Geotechnical Report.
- BASIX Certificate.
- Preliminary Civil Engineering Plans.
- Erosion and Sedimentation Control Plan.
- Preliminary Contaminated Site Investigation (PSI)
- Landscape Plan.
- Acoustic Report.
- Acid sulfate soils management plan (ASSMP).

RECORD OF PRE-DEVELOPMENT ADVICE



- Crime Prevention through Environmental Design (CEPTED) Report.
- Design Verification Statement.
- Operational Management Plan (including hours of operation, lighting, noise control, waste management, servicing, carparking and any other relevant information).
- Waste Management Plan using Council's [template](#).
- Swept Turning Path Overlays for all intended vehicles (waste collection and vehicles in parking building).
- Social Impact Assessment.
- Due Diligence Aboriginal Impact Assessment ([AHIMS Search](#)).

The *Environmental Planning and Assessment Regulation 2021* (Regulation) requires certain applications for development to be in an approved form. The approved form is defined in Schedule 7 of that Regulation as a form approved by the Planning Secretary and published on the NSW Planning Portal. This [document](#) lists the mandatory documents and drawings that are part of the approved form.

[Planning circular – PS 22-004](#) also advises councils, applicants and practitioners of updated requirements for development applications, complying development certificate applications and State significant development applications made under the *Environmental Planning and Assessment Act 1979*.

Development Application Forms

When submitting your development application via the NSW Planning Portal, you will be required to submit supporting documents with your application. Some of these will be forms provided by Council for you to fill in, including:

- Part B – [Application Detail and Owner\(s\) Consent Form](#)

ePlanning Tools

The Planning Enquiry tool within Central Coast Council's ePlanning Portal allows you to view the following information related to your property: land zone; bushfire status; flooding status; maximum building height; maximum floor space ratio; and minimum subdivision lot size. In addition, this tool can provide the Gosford LEP and DCP planning controls relevant to your proposed development: [Online maps | Central Coast Council \(nsw.gov.au\)](#)

RECORD OF PRE-DEVELOPMENT ADVICE



NSW Department of Planning and Environment "Your Guide to the DA Process"

This website, [Your guide to the DA process | Planning \(nsw.gov.au\)](https://www.planning.nsw.gov.au/your-guide-to-the-da-process) explains the development assessment and construction approval process to help you in preparing and lodging assessment ready development applications (DAs) as well as explaining the next steps to get them building.

Fee Quote

Our Customer Service Staff will be able to provide you a fee quote for Development Application Fees and Construction Certificate Fees on 02 4306 7900 or email at ask@centralcoast.nsw.gov.au

Disclaimer

The information provided verbally and/or within the text of any document by Central Coast Council is for the purpose of assisting you with understanding the planning controls relating to your land and/or proposed development and the application process that may be applicable. It is recommended that anyone contemplating the carrying out of development or the purchasing of land in the Central Coast Local Government Area (LGA) obtain their own planning advice from a suitably qualified professional such as a town planner or private solicitor specialising in land use and/or planning law. Please note that Council is not able to recommend the name or contact details of such professionals.

A handwritten signature in black ink, appearing to read "Ross Edwards".

Ross Edwards
Principal Development Planner
DEVELOPMENT ASSESSMENT

A handwritten signature in black ink, appearing to read "Antonia Stuart".

Antonia Stuart
Section Manager
DEVELOPMENT ASSESSMENT

Date: 25 March 2025

Department of Planning, Housing and Infrastructure

12 June 2025

Daniel McNamara
Director – dmeps
Via email: daniel@dmeps.com.au

Dear Mr McNamara

Mixed Use development including affordable housing at 43 –45 Beane Street & 2-Keevers Lane, Gosford - SSD-83538214

Thank you for presenting your proposal to the City of Gosford Design Advisory Panel (CoGDAP) at DAP Session 1 on 28th May 2025. Detailed advice and recommendations are appended to this letter (**Appendix 1**).

CoGDAP operates as the design review panel for development proposals under clause 8.4 of the *State Environmental Planning Policy - Gosford City Centre 2018* (the SEPP) and to encourage design excellence in the Gosford City Centre.

Increased housing diversity for Gosford with proximity to the train station, hospital and University of Newcastle campus is strongly supported. However, this review concludes that the proposal in its current form does not demonstrate good design outcomes or the potential to achieve design excellence.

There has been uncertainty regarding the proposed planning pathway for enabling the proposed additional height and FSR beyond the LEP. In relation to this SSD application, the Panel has considered the proposal against the current planning controls, not the previous and now lapsed DA approval.

To progress the proposal with CoGDAP, the following recommendations are provided:

1. Engage with the DPHI Regional Assessment Team to determine the appropriate planning pathway for the proposal, including how bonuses for height and FSR may be applied.
2. To proceed with the CoGDAP process and to meet the requirements of the SEPP (including design excellence where necessary), develop the design in response to advice of this letter and Appendix 1

Department of Planning, Housing and Infrastructure

To organise the next step in the CoGDAP process or if you have any queries regarding this letter and the appended design advice, please contact GANSW Design Advisor, Angus Bell (Angus.Bell@planning.nsw.gov.au).

Yours sincerely,

Paulo Macchia FRAIA
CoGDAP Chair
Director Design Governance,
Government Architect NSW

Attendees and distribution:

CoGDAP Panel Members	Paulo Macchia (Chair) – GANSW Diana Griffiths Esther Dickens Deanne Frankel – Central Coast Council (apology) Phillip Clegg – Central Coast Council
CoGDAP Secretariat	Angus Bell - GANSW
CoGDAP Administration	Victoria Hamilton - GANSW
Observers	Michael Doyle, Ryan Lennox, Tony Liu - DPHI
Project Team	Tony Owen - Tony Owen Pty Ltd Zhaleh Sharifi - Tony Owen Pty Ltd Greg Tesoriero - Creative Planning Solutions Daniel McNamara - dmcs Adam Dai - 43 Beane Street Pty Ltd (apology).

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Appendix 1 – DAP #1 Design Advice - 43 –45 Beane Street & 2-Keevers Lane, Gosford - SSD-83538214

The following tables provide advice and recommendations from the City of Gosford Design Advisory Panel (CoGDAP), DAP Session 1 held on 28 May 2025.

Design elements supported include:

Design Elements	CoGDAP Commentary
Location of building height	The concentration of height at the Beanne Street end of the site (subject to advice of this letter).
Buildings that respond to Keevers Lane	The intent for buildings to address and be set back from the lane, allowing for increased amenity and activation (subject to advice of this letter).
Activation of the ground plane	The intent to activate the street corner and lane with lobbies, retail and outdoor seating (subject to advice of this letter).
Street trees at Keevers Lane	The intent for street trees along the lane, enabling it as a key location for tree canopy cover (subject to advice of this letter).
Communal space	Intent for both affordable and market housing residents to have equitable access to all communal outdoor spaces.
Vehicle access	Basement access from Beane Street in lieu of the Keevers Lane as per the previous approval (subject to advice of this letter).

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Design elements requiring further development include:

Design Element	CoGDAP Advice
Connecting with Country	Provide a considered response to Connecting with Country. This may include: - identify and develop Country-led initiatives (where possible through engagement with local Knowledge Holders) - demonstrate how the engagement, design and delivery processes work together to achieve continuity and integrity of concept in realising the project. Factor-in any limitations or opportunities.
Urban structure and built form	Demonstrate improved urban outcomes. Provide options for alternative GFA distribution and built form, and for optimising the ground plane, public domain, streetscape, connectivity and pedestrian environment. Undertake the necessary urban analysis to support a preferred option. Considerations may include: - the future character of the laneway - pedestrian and vehicular access - clarity of site entries and arrival - other urban design considerations outlined below.
View analysis	Provide a comprehensive view analysis from key vantage points in the locality, to understand potential impacts and substantiate the built form proposal. Include the following: - key view corridors - heights of adjacent buildings from recent or current proposals - future character of the built form - geographical elements – e.g. topography, water and landforms.
Deep soil	Achieve ADG requirements for deep soil, including the necessary unimpeded widths and contiguous lengths. Demonstrate unencumbered deep soil quality and quantity at locations where mature tree canopy optimises amenity and good urban outcomes.
Wind	Demonstrate wind conditions are appropriate for comfort and safety for the proposed uses at the ground plane, streetscape, lane, street corner and upper-level outdoor communal spaces. Outline any proposed mitigation strategies. Do not rely on trees for mitigation.

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Design Element	CoGDAP Advice
Beane Street	To minimize streetscape impacts and improve capacity for street trees, revisit the basement entry to test if a single entry is achievable. If unachievable, provide detailed drawings to demonstrate the spatial limitations.
Keevers Lane	Better develop the character of the lane in response to its amenity, pedestrian environment and context, including existing and future in impacts from other sites and built form. Provide analysis including key drawings with full context and future character of the adjoining sites– e.g. key sections, overlays of vehicle, pedestrian movements and visualizations. Consider of amenity sharing between both sites (either side of the lane) for setbacks, footpaths and trees. Justify any departures from an amenity sharing scenario. Do not include the road reserve of Keevers Lane in the design (lane paving, kerb treatments) without consultation/input from Council.
Pedestrian environment	Ensure universal access and CPTED for pedestrians, relative to: • arrival and building/retail entries, • movement across the site • vehicle drop off. • localised topography at the street corner and other height transitions. Provide drawings and detailed sections to demonstrate universal access at key areas of the site and public domain.
Ground floor under-croft, entries and interface	If under-croft spaces are proposed for retail frontages, seating areas and lobbies, test their quality and amenity. Provide precedents and detailed studies to ensure the spaces have the following qualities: • good amenity relative to the depth and height, for dwelling and movement – e.g. winter sun, daylighting, wind, weather protection • are attractive, engaging and welcoming as a destination • exhibit good CPTED outcomes. Improve lobbies and entries to be: • clear and legible • free of columns to improve sightlines and circulation.

Department of Planning, Housing and Infrastructure



Design Element	CoGDAP Advice
Apartment layouts	Improve the relationships between living spaces and balconies.
Landscape strategies	Provide setbacks that enable thriving mature tree growth. Ensure planting on structure (e.g. Level 1) has sufficient soil depth.
Response to climate	Ensure breezeway circulation achieves generous unimpeded wall area for cross ventilation. Check breezeways meet regulatory definitions to include/exclude them from FSR totals as necessary.
Central Coast Council (Council)	Ensure engagement with Council is sufficiently comprehensive. Do not limit this to traffic and waste.
Community Housing Provider (CHP)	Prioritise engagement with the preferred CHP partner(s) to understand their requirements and optimal apartment mix.
Quality of presentation material	Ensure visualisations include current or future context and accurately portray architectural and landscape elements. Check the urban analysis drawings as various inaccuracies are present – e.g. site location on maps and the like.

-End-

APPENDIX C

COMMUNITY INFORMATION WEBINAR POWERPOINT

Community Information Webinar - 10 June 2025

43-45 Beane Street & 2 Keevers Lane,
Gosford

Acknowledgement of Country



Image Source: Sarah George - Mount Grenfell NSW

We would like to acknowledge the Traditional Custodians of the lands on which we work, play and gather. We acknowledge the Elders past, present and emerging and pay our respects to any Aboriginal and/or Torres Strait Islander peoples joining us today.

Purpose of Webinar

The purpose of this webinar is to:

- Provide information about the planning process for the site
- Share key information on the proposal
- Provide an opportunity to ask questions

Webinar etiquette:



Please respect other people's time and contributions



Please type in questions in the chat so we can keep an accurate record. Questions will be addressed in Q&A at the end.

Agenda:

- ▶ Introductions
- ▶ Planning pathway
- ▶ Proposal
- ▶ Q & A
- ▶ Timeline & next steps

Webinar presenters

- ▶ Project Architect - Tony Owen
- ▶ Town Planner - Daniel McNamara
- ▶ Facilitator - Sarah George - Community Engagement

Applicant - Ming Tian Real Property

- ▶ Sydney based property development and construction company with a number of completed and under-construction projects, including:
 - Rouse Hill
 - Kellyville
 - Crows Nest
 - North Rocks



Project History

- ▶ Subject site has been the subject of a number of previous Development Applications for use of the site as a mixed-use development with 98 residential units (DA46238/2014), over two buildings, one of 18 storeys and one of 4 storeys.
- ▶ An application in 2024 (PDA/93/2024) sought consent for a proposed mixed use development comprising boarding house accommodation (student housing and commercial premises).

Planning pathway

- ▶ State Significant Development Application (SSDA) - application is assessed by the Department of Planning, Housing and Infrastructure.
- ▶ State Government provides height and FSR bonuses over and above Council's LEP limits, where dedicated affordable housing is included, under State Environmental Planning Policy (Housing) 2021 (Housing SEPP)
- ▶ Council have been involved in the planning process to date and will continue to be involved as the project progresses. Input from Council to date has informed the evolving design and features of the proposal.

Affordable Housing

- ▶ Affordable rental housing is housing designed for people on low to moderate incomes, with rents set at a level that allows them to also afford other essential living costs such as food, clothing, transport, healthcare, and education.
- ▶ Affordable housing can include a range of housing types and sizes and is best located in areas close to shops, services and public transport.
- ▶ Affordable housing can provide housing in a location that is attractive to key workers such as teachers, healthcare workers, police etc so that they can live close to work.
- ▶ Affordable housing component will be managed by an accredited, registered external Community Housing Provider.

Proposed development

The proposal seeks consent for:

- Site excavation for three levels of basement car parking.
- Ground floor retail and commercial spaces
- 132 units over two buildings, one of 27 levels, and one of 5 levels.
- 21 units dedicated affordable housing.
- A significant volume of NDIS compliant units included.
- Communal open spaces including landscaped space, a swimming pool and spa and landscaped open space on level 5.



Design considerations

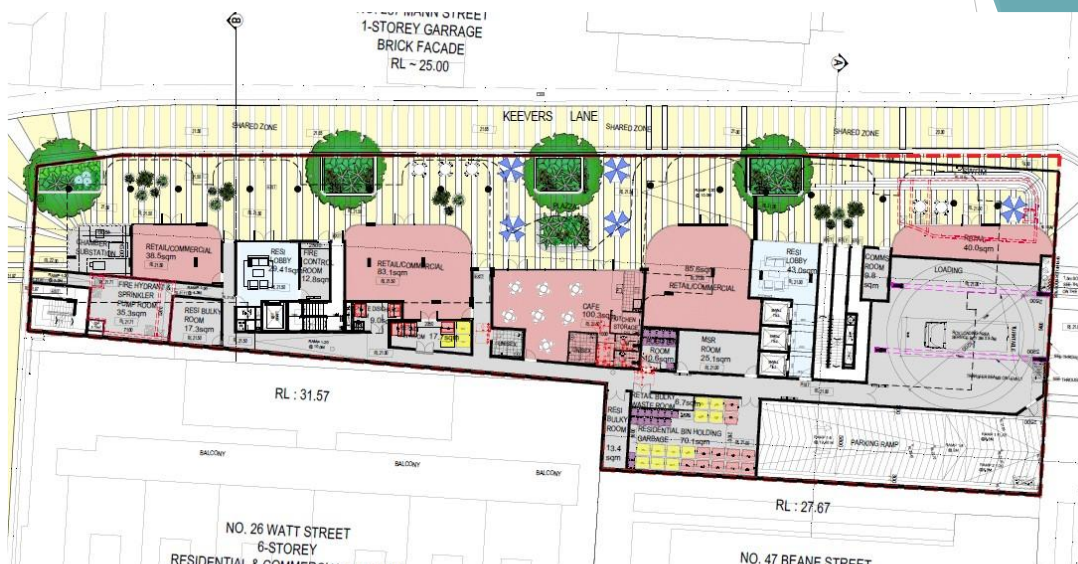
- ▶ Proposal has been designed in consideration to existing residential buildings on Watt Street and Beane Street in respect of solar amenity and views.
- ▶ The proposed development is in line with the desired future streetscape and urban design context of the Gosford City Centre.
- ▶ Proximity to public transport, shops, education and open space.
- ▶ Significant site landscaping proposed to contribute to the envisaged character of the precinct.

Keever's Lane frontage:

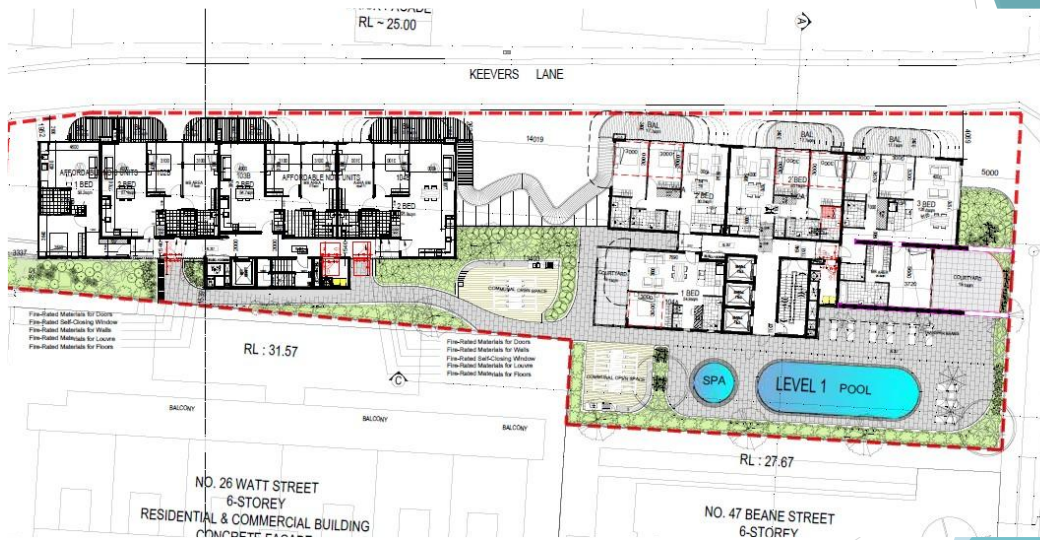
- The ground floor envisages Keever's Lane as a paved shared zone in the model of Fish Lane in Brisbane.
- This area would be activated by retail, cafes and outdoor dining to create an 'eat street'.
- A central dining plaza space is located between the buildings with a sculptural canopy.
- Creation of a space unique to Gosford and consistent with the precinct as an emerging centre associated with the university facilities and students.



Ground floor:



Level 1:



Level 5:

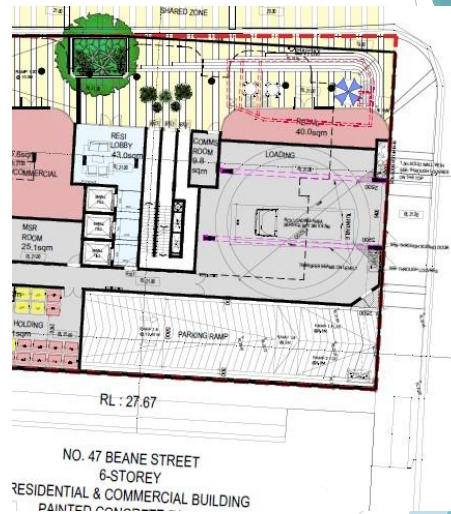




Traffic & Parking

Vehicular Access & Traffic

- **Considerations**
Vehicular access to the site is provided via a combined ingress/egress driveway off Beane Street
- Dedicated loading bay provided off Beane Street with turntable to provide front facing ingress/egress



Questions/Comments

Next steps

- ▶ Application will be lodged with the Department of Planning, Housing and Infrastructure within the coming months.
- ▶ Once accepted, the application will be exhibited and notified, with all supporting documentation available on the NSW Planning Portal.
- ▶ Submissions on the proposal can be made via the Portal.

Thank you!

Feel free to get in touch post-webinar:

Sarah George

sgeorgeconsulting@gmail.com

0418 439 813