

Ms Louise Starkey
Senior Planning Officer
Department of Planning, Industry and Environment
PO Box 1148
GOSFORD NSW 2250

Attention: louise.starkey@planning.nsw.gov.au

Dear Ms Starkey,

Re: State Significant Development Application – SSD 10321 – John Whiteway Dr, Gosford

Thank you for the opportunity to review the development application for John Whiteway Dr, Gosford. Please find below the response provided by the Central Coast Local Health District. The District's Health Planning, Health Promotion and Public Health Services and NSW Ambulance have collaborated to prepare this response.

Social Impact Assessment

The Socio-Economic Impact Statement provided for the proposed John White Drive, Gosford development is very brief, and hence limited in its coverage. There are a range of matters that have not been given due consideration. Further information is required. I refer the applicant to the Department of Planning, Industry and Investment website for tools and templates for the preparation of a Social Impact Assessment in the context of a Statewide Development Application.

Impact on Health Services

The John Whiteway Drive, Gosford development is a significant residential development in the Gosford area. The development proposed includes 260 dwellings across 5 dwellings ranging from 5 to 12 floors. This will result in an increase in the population residing within Gosford, and hence an increase in demand for local services and facilities including health services. The application needs to consider the impact of this increase in the population on health services (hospital and community based health services).

The proposed John Whiteway Drive development is one of many significant developments proposed for the Gosford area. Given this, the developer is encouraged to consider the cumulative impact of the proposed John Whiteway Drive development, along with other multiple developments in the Gosford area, on health services within the Gosford area.

Aviation Impact Assessment

The John Whiteway Drive development proposed is of a significant height (up to 12 storeys) and in an elevated position. The proposed development is located 1.3 kilometres from Gosford Hospital and therefore has the potential to impact helicopter flight paths to and from the hospital, including during the construction period. To address this an Aviation Impact Assessment is requested for this development.

Health Promotion issues

Attachment A outlines health promotion issues arising from the Environmental Impact Statement and appendix documentation of the proposed development, such as access, traffic access and parking.

Public health issues

For Public Health, issues of air quality, noise and vibration, water quality, site contamination, crime prevention, public open space, solar access and overshadowing, monitoring and enforcement and community feedback further clarification is required. Please refer to attachment B below for issues raised by Public Health requesting further clarification.

If further information is required, please contact Ms Kym Scanlon, Manager Health Planning, Mobile: 0411 259 932 or Email: Kym.Scanlon@health.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Fiona', followed by a long horizontal line extending to the right.

Fiona Wilkinson

District Director Quality, Strategy and Improvement

Date: 20 May 2020

Attachment A: CCLHD Health Promotion Service submission re Environmental Impact Statement (EIS) for State Significant Development Application (SSD-10321) under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act) relating to a residential development at 89 John Whiteway Drive, Gosford.

Thank you for the opportunity to provide comment on the Residential Development at 89 John Whiteway Drive, Gosford, comprising 4 Residential Flat Buildings including 260 units.

To help achieve NSW Health's number one direction of 'keeping people healthy' and Central Coast Local Health District's vision of 'healthy people - vibrant community', based on strong and emerging evidence, the Health Promotion Service advocates for built environments that protect and promote human health and wellbeing. A key part of this involves advocating for the planning, design, development and management of healthy built environments, which enable communities to lead physically active, socially connected and healthy lives.

Having reviewed the EIS and some of the appendix documents, we offer the following comments:

- EIS
 - 3.6 Landscaping and Public Domain
 - 3.6.1 Public Through Site Link and Viewing Platform – We commend the proponent's commitment to provide public pedestrian access through the site. To ensure this facility is truly accessible, we recommend adherence to best practice accessibility and Crime Prevention Through Environmental Design (CPTED) guidance is required as a condition of development consent. Refer also to comments regarding 5.7.3 Pedestrian Access.
 - 3.7 Access & Parking
 - 3.7.1 Vehicles: Resident Transport – We commend the proponent's vision that the future Body Corporate will develop and manage an 'app' that allows for the booking of transport events and other services. We also commend the intention to provide a shuttle bus service for future residents. To ensure these initiatives occur, we recommend that they are included in the Green Travel Plan (Appendix Z). Please refer also to comments regarding Appendix Z
 - 3.7.3 Bicycle Parking – We commend the proponent's commitment to provide 109 bicycle parking spaces (including 22 visitor spaces). Given the steep topography surrounding the development site, we suggest the need to consider provision for electric bicycles (e-bikes) including floor mounted bike racks, charging points etc. Given the close proximity to shops, we also suggest the need to consider provision for electric cargo bikes including wider access /egress.
 - 5.1 Relevant EPIs, Policies and Guidelines
 - Table 4 Summary of consistency with relevant Strategies, EPIs, Policies and Guidelines: Gosford City Centre Development Control Plan (DCP) 2018 – We challenge the proponent's notation "that where a development is State Significant Development, the local DCP does not apply, as per Clause 11 of the State and Regional SEPP." It is our understanding that the Gosford City Development Control Plan (DCP) 2018 applies to the proposed development. Please correct us if this is not the case.
 - Attachment A of the SEARs suggests a number of guidelines and policies to assist with preparation of the environmental impact statement, one of these being the *Healthy Urban Development Checklist* (NSW Health, 2009). We take this opportunity to inform DPIE, the proponent and all relevant stakeholders, about the recently published *Healthy Built*

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Environment Checklist - A guide for considering health in development policies, plans and proposals (NSW Ministry of Health, 2020). This replaces the *Healthy Urban Development Checklist*. We welcome and encourage use of this guideline for this development proposal and any future development policies, plans and proposals.

- 5.7 Traffic Access & Parking
 - 5.7.3 Pedestrian Access – We note the Disability Access Report (Appendix X) prepared by Lindsay Perry Access, which suggests the proposed development is “capable of compliance” with the relevant Australian Standards, pertaining to external pedestrian connections. We trust future pedestrian access will be compliant and welcome appropriate monitoring and enforcement of this.
 - 5.7.4 Cycling Access and Parking – please refer to comments regarding 3.7.3 Bicycle Parking.
 - 5.7.5 Green Travel Plan – please refer to comments regarding Appendix Z.
- 5.22 Public Benefit and Contributions
 - Through-site Link and Public Viewing Platform – please refer to comments regarding 3.6.1.
 - Monetary Contributions – We note the proposed development will be subject to Council’s contributions requirements under Section 7.12 Contributions Plan Centre (Civic Improvement Plan) for the Gosford City Centre and the Gosford City Centre Special Infrastructure Contribution (SIC) and that these levies will provide monetary contributions to fund public facilities, amenities and services to meet the needs of the growing workforce and residential population of Gosford. Please refer to comments regarding Appendix II.
- 5.24 Social and Economic – Please refer to comments regarding Appendix II
- Appendix Y – Traffic and Parking Impact Assessment Report
 - We note the Traffic and Parking Impact Assessment states that it has been prepared in accordance with the requirements of the Gosford DCP 2013 when according to the SEARs it should have been the Gosford City Centre DCP 2018. We suggest this may warrant review and revision of the Report.
- Appendix Z - Green Travel Plan
 - 4. Sustainable Travel Initiatives
 - 4.2 Transport Access Guide – We concur with the recommendation that as part of the implementation of the Green Travel Plan a Transport Access Guide should be developed for the proposed building’s residents.
 - 4.4 Car Pool System – We concur with the suggestion that the strata/body corporate/owners corporation of the residential units could promote a car pooling strategy for the residents.
 - 4.5 Car Share System – We concur with the recommendation that the strata/body corporate/owners corporation of the residential units should consider a car share system as a future initiative and identify on-site parking spaces that could be used in the future to park car share scheme vehicles.
 - 5. Implementing and monitoring the Travel Plan (p.15) – As stated within the Green Travel Plan, “Residential Travel Plans need to recognise the role and responsibilities of the strata/body corporate/owners corporation for developing, implementing and monitoring the Travel Plan.” Having a Green Travel Plan at this stage of development is to be commended. However, if the Plan is not implemented, the numerous benefits to residents and the broader community will not be realised. We seek confirmation regarding who will monitor and enforce implementation of the Green Travel Plan.
 - Appendix C Gosford Bike Strategy – Reference to the Gosford Bike Strategy (2014) within the Green Travel Plan needs to be corrected to the Central Coast

Council Bike Plan 2019-2029. We recommend the proposed development and Green Travel Plan need to be reconsidered in relation to the current Bike Plan.

- Appendix II – Social and Economic Impact Assessment
 - The SEARs for this development state on page 5:

13. Social & Economic Impacts

- *The EIS must include an assessment of the social and economic impacts of the development, including consideration of any increase in demand for community infrastructure and services.*

The statement prepared and submitted by Ethos Urban on behalf of the proponent does not include consideration of any increase in demand for community infrastructure and services. CCLHD requests assessment of the impact on (increased demand for) health facilities and services, community facilities, public open space etc.

Potential cumulative impacts of development – In light of this and other significant current and future development within Gosford City Centre, we take this opportunity to reinforce the need to consider the potential cumulative impacts of and on increased resident, worker and visitor populations, particularly on social and transport infrastructure. While every development is assessed independently, together over time all developments stand to contribute positively and negatively to urban form and function. We welcome dialogue on how this is, or could be, modelled to ensure the best possible outcomes.

Thanks in advance for consideration of our comments. We welcome the opportunity to be involved in future consultations associated with the development.

ATTACHMENT B: CCLHD Public Health Unit submission on State Significant Development Application (SSD-10321) EXH-2802, Residential Development 89 John Whiteway Drive Street, Gosford May 2020.

Air Quality: EIS Sections 5.5.18 and Appendix T

We note that the site will be extensively excavated to remove the existing sandy gravel and sandstone and that construction work will involve concrete sawing. These activities are in proximity to residences and have potential to emit dust and other particulate matter to the environment. Adverse health effects can occur with any increase in particulate pollution, so the proponent should take all necessary measures to ensure that works do not adversely affect local air quality, the community and site workers.

We are unable to locate any assessment of potential impacts on air quality in the application documents. There appears to be no indication of the potential risk to ambient air quality. We suggest that a thorough assessment of potential air quality impacts is required for both excavation and construction stages. The assessment should quantify likely emissions, address the need for monitoring of particulate matter (PM10) and present appropriate control measures. The preliminary Construction Management Plan notes that dust will be visually monitored and watered down if necessary. We suggest that visual monitoring for dust emissions is not sufficient on its own, given the volume of rock to be excavated. The use of potable water for dust suppression should be minimised and done only with the agreement of Central Coast Council. All necessary measures to prevent air quality impacts must be identified and committed to by the proponent. Conditions of approval should be applied to ensure that air quality impacts, particularly dust emissions do not extend beyond the site boundaries.

Noise and Vibration Impacts: EIS Section 5.12 and Appendix L.

The Noise and Vibration Impact Statement (NVIS), Tables 6.2 and 6.3 indicate that during excavation, the 'noise affected' noise management levels (NML) will be exceeded by a significant amount, up to 28dB(A), at all sensitive receivers under the worst case scenario. In some cases, the anticipated noise levels approach or are equal to, the 'highly noise affected' NML. The predicted noise levels during construction also exceed the 'noise affected' NML at all sensitive receivers. We suggest that this is not an appropriate result for the community and that effective noise mitigation measures are required to avoid this outcome.

The NVIS discusses options for noise mitigation. Community consultation, work scheduling and quiet work practices are encouraged, but must be supported by the selection of the quietest possible machinery and effective acoustic treatments. Given the anticipated exceedance of the NMLs, all reasonable and practical measures should be utilised to reduce noise impact on the community and these measures should be clearly identified and formally committed to by the proponent.

We note the references to British Standards in relation to Construction Vibration and cosmetic damage and human comfort. We seek assurance that these are the applicable standards. The detailed Construction Noise and Vibration Management Plan must be to the satisfaction of Central Coast Council. Mitigation measures should be supported by conditions of approval.

Water Quality and Water Sensitive Urban Design: EIS Section 5.8.2 and Appendix AA.

We note the intention to collect roof water for reuse (toilets, gardens and laundry cold water) and we support the principle of Water Sensitive Urban Design. The EIS (p 56) also discusses reuse of stormwater for the same purposes. To protect public health, all water reuse systems must be subject to a risk assessment to ensure that water quality is suitable for the proposed end uses and that management strategies are developed. The proponent must establish which regulatory provisions apply to the reuse system and obtain all necessary approvals.

A robust and ongoing communication strategy must be in place to ensure that all residents and visitors are made aware that the rainwater supplied to the gardens and laundries is not potable and not fit for drinking. A potable water supply backup must also be provided for toilet flushing and laundries. We request that conditions of approval be applied to this effect.

Site contamination: EIS Section 5.11 and Appendices H and I

We ask that the Remediation Action Plan be to the satisfaction of Central Coast Council. Approval conditions should be applied to ensure all site contamination is managed without risk to health or the environment.

Crime Prevention Through Environmental Design (CPTED): EIS Section 5.19 and Appendix DD.

The manner in which the recommendations of the CPTED Review will be achieved should be clearly described. We ask that conditions of approval be applied accordingly.

Solar access: Appendix B SEPP 65 Design Verification Statement / Appendix A Architectural Plans

Appendix B Section 4A-2 notes that only 54% of apartments will receive a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter. The architectural plans indicate some apartments will receive no direct sunlight between 9am and 3pm in mid-winter. We suggest this is not an optimal outcome in terms of liveability and energy efficiency, and ask that the design be revisited to improve on this position.

Overshadowing: Appendix A Architectural Plans

The shadow diagrams indicate substantial overshadowing of the neighbouring property at the winter solstice. We question whether this is reasonable and unavoidable and suggest that the design could be revisited to reduce overshadowing.

Public Open Space

The community should have access to quality open space both within and outside the development. We advocate for green spaces for their benefits to human health and wellbeing through contact with nature (flora and fauna). Green spaces also have intrinsic value, providing healthy habitats for city flora and fauna. We suggest that mature trees should be retained wherever possible. The planned nature trail linking the Gosford CBD and Rumbalara Reserve and gardens are commended and we seek assurance that approval conditions will support these design features.

Monitoring and Enforcement

Management of air quality and noise and vibration impacts on the local community will be dependent on effective implementation and monitoring of control measures, and enforcement of approval conditions. We seek assurance that this will occur.

Community Feedback

We encourage the proponent to consult with the surrounding community to ensure that the project does not impact on the community. The community will need to be consulted on the effectiveness of noise mitigation measures that rely on work being staggered and of short duration interspersed with breaks, and to ensure that dust impacts do not occur outside the site. The community must have a contact point for complaints if noise or air quality issues occur and the proponent must guarantee a prompt and genuine response to all complaints.

If further information is required, please contact Dr Peter Lewis, Director Public Health Unit, or Ms Kerry Spratt, Senior Environmental Health Officer, on telephone 4320 9730.