



Request for Secretary's Environmental Assessment Requirements

Gosford Gateway

December 2019

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- Appendix B – Design Advisory Panel Advice

1 Introduction

1.1 Overview

This request for Secretary's Environmental Assessment Requirements (SEAR's) has been prepared on behalf of Jarre Pty Ltd.

The request for SEAR's is for a proposed mixed use development referred to as 'Gosford Gateway' and primarily located at 8-16 Watt Street Gosford.

The proponent requests the proposed SSD application to be treated as a concept development application (DA) made pursuant to section 4.22(1) of the Act. This recognises that the proposed mix of uses, siting, envelope of buildings, density, and landscape/public domain provision will have been established, but that end-users will not yet have been confirmed. This approach provides an appropriate balance between the certainty of future development outcomes and staging of development on-site for key stakeholders, but also provides sufficient flexibility for future building design, which is important for the future end-users.

The built form will include three mixed use towers with retail podiums for street activation. A public plaza will be located in the centre of the site to provide pedestrian connectivity to the existing green space at Burns Place and Gosford station.

Proposed uses may include education, entertainment, retail, student and key worker accommodation, retirement, health care, hotel, commercial, adaptive reuse of existing commercial building and a central plaza for public use.

2 Site Analysis

2.1 Site and Locality Description

The site is located in the centre of Gosford opposite Gosford Station and Burns Park. It comprises most of the northern part of the block, bounded to the north by Faunce Street, Watt Street to the east and addresses Mann Street to the West – Gosford's main street. The location is shown in Figure 1, as part of the Site Analysis below.

The primary street address for the site is referred to as 8-16 Watt Street Gosford. However, the entire site comprises a number of adjoining sites as shown in Table 1.

Table 1: Site Details

Address	Existing Use	Legal Description	Area
8-16 Watt Street	Four Storey Shopping Centre	Lot 112 DP 1022614	7,946m ²
243 Mann Street	Ground Level Car Parking	Lot 4 DP 1191104	555m ²
249 Mann Street	Ground Level Car Parking	Lot 3 DP 1191104	690m ²
135 Faunce Street	Single Storey detached dwelling	Lot 3 DP 1191104	589m ²
137 Faunce Street	Two Storey detached dwelling	Lot 1 DP 1191104	338m ²
Total			10,118m²

The client does not currently have an option to purchase 139 Faunce Street, although it is in the process of exploring opportunities to expand the site to include this area.

The site is located in a mixed-use area, with a variety of land uses and buildings. The heritage listed Burns Park is located to the west of the site across the street and connects the site to the train station. South of the site there are a number of commercial and retail buildings. West of the site are several residential buildings. The site is located between Gosford's two tallest topological features, Presidents Hill and Rumbalara Reserve and has the potential to have views to both.

The site analysis below (Figure 1) which is also included in the Architectural drawings, provides a detailed analysis of the site and the opportunities and constraints that the site presents, including an appreciation of the site in the wider context of the Gosford City Centre.

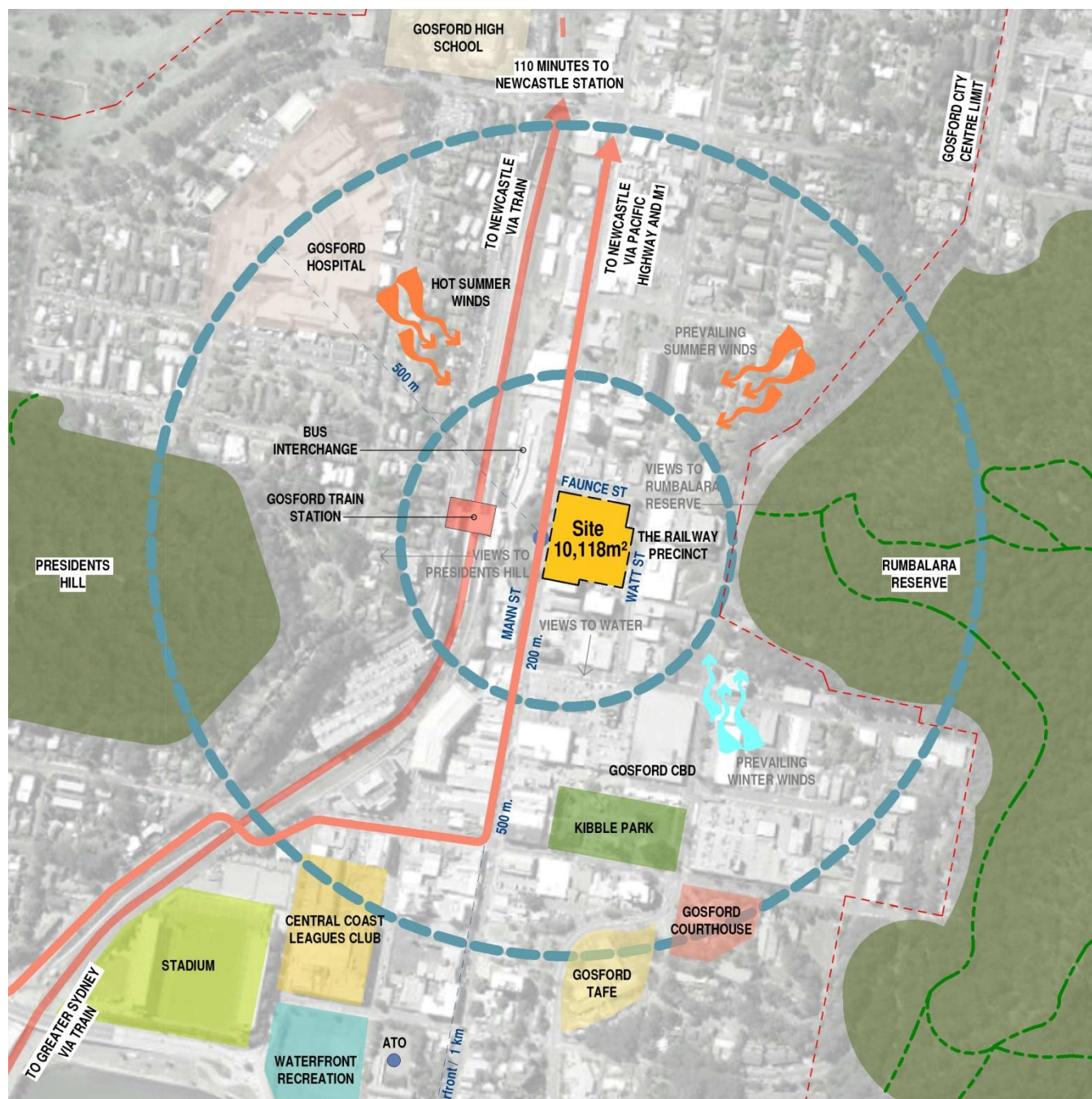


Figure 1: Site Analysis (source ADG Architects)

2.2 Photographs

The following photographs show the site and surrounding development.



Photograph 1: 8-16 Watt Street



Photograph 2: 243-249 Mann Street



Photograph 3: 135 Faunce Street



Photograph 4: 137 Faunce Street



Photograph 5: Burns Place Park



Photograph 6: Car Yards & Residential to the North



Photograph 7: Buildings to the East



Photograph 8: View of Rumbalara Reserve to the East

3 Description of Proposed Development

3.1 Background

In accordance with clause 8.4 of State Environmental Planning Policy (Gosford City Centre) 2018 the concept plans have been reviewed by the Department of Planning Industry & Environment (DPIE) City of Gosford Design Advisory Panel (DAP) to encourage design excellence.

The concept plans considered by the panel included the following key details:

- Site area: 10,118m²
- Proposed GFA: 80,944m²
- Proposed FSR: 8:1
- Proposed maximum height: RL 133.9m

Correspondence from DAP to ADG Architects, dated 19 November 2019 included the following panel advice and panel recommendations:

Panel advice:

A summary of the Panel advice provided at the 31 October 2019 meeting is provided below:

- 1. The Panel is satisfied that the massing and shadowing issues have been resolved and recommends they continue to try and meet this principle (i.e. ensuring that sites proposed for residential uses on the eastern side of Faunce Street will achieve at least 2 hours of sunlight during winter), as the design evolves.*
- 2. The Panel recommends the Proponent ensure car parks do not dominate street frontages and the plaza area.*

Panel recommendations:

The Panel has reviewed the proposal and recommends that:

- 1. The proposal proceeds to the development assessment (DA) pathway; and*
- 2. The proponent addresses the issues identified in this advice when preparing their DA.*

A copy of the correspondence from DAP is included as Appendix B to this report.

3.2 Proposed Development

The project brief is to accommodate a number of complementary functions on site including a hotel, commercial offices, retail areas, an educational and entertainment component, student accommodation, retirement independent living units and a health services precinct, producing a vibrant area that provides a clear public benefit in the provision of a generous, activated public plaza and links through the site.

The concept has a public plaza in the centre connecting to the existing green space at Burns Place and Gosford Station.

The existing Mann Street pedestrian overpass connecting the site to Burns Park and Gosford train station will be demolished and a new at-grade pedestrian crossing will be installed to activate the street level.

Three mixed use towers will be located on the site.

Tower 1 will be located at the northern end of the site at the corner of Mann and Faunce Streets and will comprise approximately 24 levels, including a podium of 3-4 levels. The maximum building height of Tower 1 will be RL 107.2m.

Tower 2 will occupy the south-eastern section of the site with frontage to Watt Street. Tower 2 will comprise approximately 33 levels, including a podium of 4 levels. The maximum building height of Tower 2 will be RL 133.9m.

Tower 3 will face Mann Street and will be located in the south-western section of the site. The existing retail building will be adaptively reused in this location to maintain a retail podium of 3 levels. Tower 3 will extend from the podium to a maximum height of approximately 15 levels. The maximum building height of Tower 3 will be RL 70.9m.

Subject to further design refinement the GFA for the entire development will be approximately 80,944m².

The mix of uses (approximate percentages) will be shown in the concept plans.

Basement car parking will be provided with access off Watt and Faunce Streets. The number of car parking spaces will be confirmed at the EIS stage following a detailed traffic and car parking assessment.

The concept site plan is shown in Figure 2 below.

Concept plans prepared by ADG Architects is included at Appendix A:

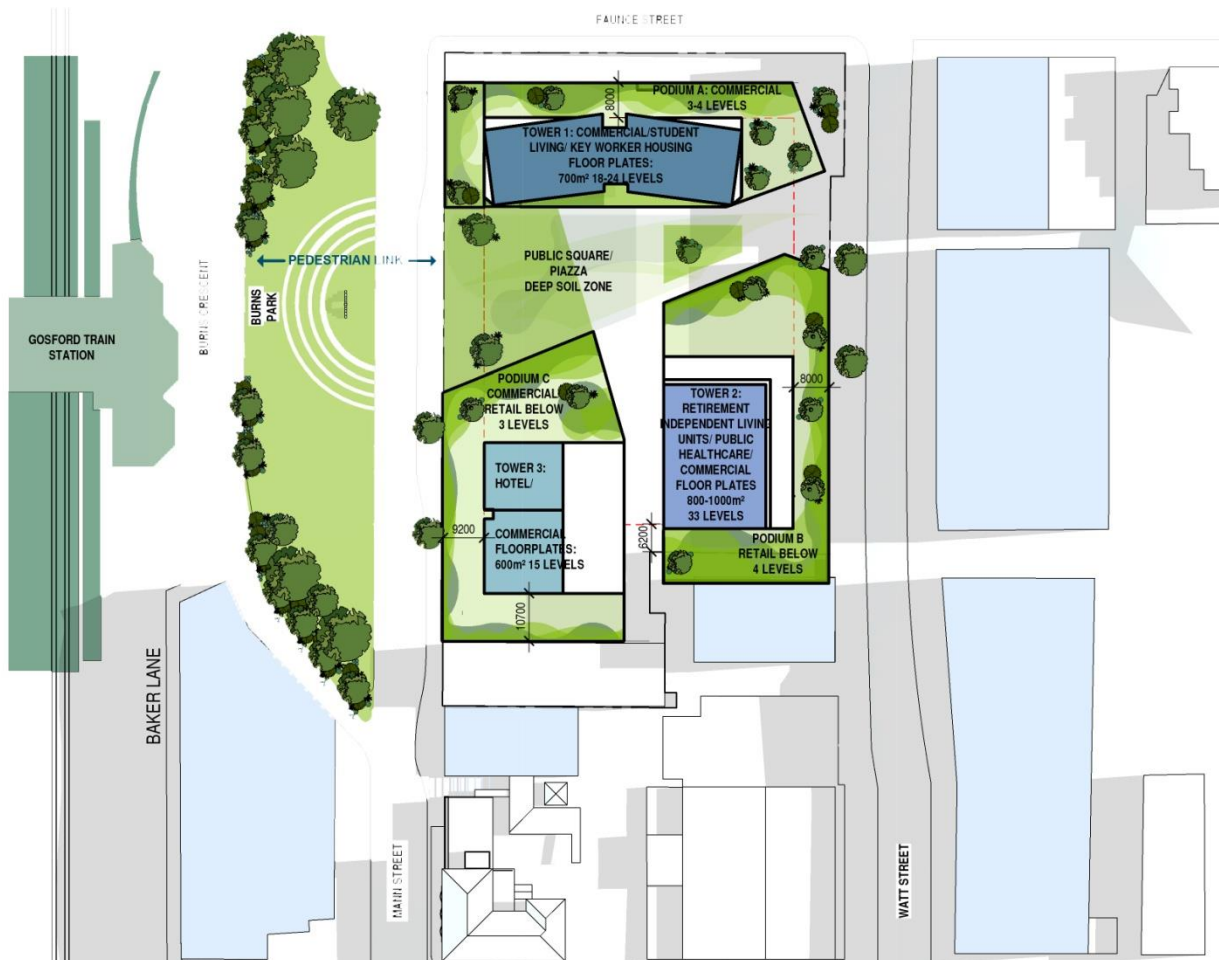


Figure 2: Concept Site Plan

4 Legislative Framework

4.1 Central Coast Regional Plan 2036

The subject land is included in the Central Coast Regional Plan 2036 as 'urban land', and Gosford is further identified in the Plan as a Regional City.

The Plan has identified the need for employment to be concentrated in areas with infrastructure that has the capacity to support future growth of approximately 25,000 extra jobs by 2036.

Similarly, the Plan requires approximately 41,500 new dwellings to be provided by 2036 primarily within existing urban areas.

The employment and housing targets are required to be delivered having regard to the following 4 goals:

1. *A prosperous Central Coast with more jobs close to home*
2. *Protect the natural environment and manage the use of agricultural and resource lands*
3. *Well-connected communities and attractive lifestyles*
4. *A variety of housing choice to suit needs and lifestyles*

Gosford Gateway is located in the heart of Gosford City Centre opposite the train station and bus interchange.

The provision of a high density mixed use precinct with a focus on job creation that is easily accessed by public transport is consistent with the goal of promoting a prosperous Central Coast with jobs close to home.

The creation of a public square to activate street frontage and improve visual and pedestrian links with Gosford Station is consistent with the goal of providing well-connected communities and attractive lifestyles.

The introduction of affordable housing and independent seniors living units is consistent with the goal of providing a variety of housing choice to suit changing needs and lifestyles.

4.2 State Environmental Planning Policy (State and Regional Development) 2011

In accordance with clause 8(1) SEPP SRD, development is declared to be State significant development for the purposes of the Act if:

- (a) *the development on the land concerned is, by the operation of an environmental planning instrument, not permissible without development consent under Part 4 of the Act, and*
- (b) *the development is specified in Schedule 1 or 2.*

The proposed development is classified as State significant development under schedule 2 of SEPP SRD as the proposal has a capital investment value of more than \$75 million on land identified on the Land Application Map (within the meaning of State Environmental Planning Policy (Gosford City Centre) 2018).

A Quantity Surveyors statement will be supplied confirming the estimated Capital Investment Value of the project exceeds \$75M.

4.3 State Environmental Planning Policy No. 55 – Remediation of Land

Clause 7 of State Environmental Planning Policy No. 55 – Remediation of Land requires the consent authority to consider whether land is contaminated during the development application process.

A preliminary site assessment will be required to determine any potential site contamination.

4.4 SEPP No. 65 – Design Quality of Residential Flat Development

SEPP 65 applies to multi-storey residential flat buildings. A preliminary assessment of the proposal against the SEPP 65 design criteria will be included in the EIS.

4.5 SEPP (Building Sustainability Index: Basix) 2004

An assessment of the proposed development in accordance with the requirements of the SEPP Basix to meet sustainability criteria is not required at the concept DA stage.

However, BASIX assessment will be required at the subsequent DA stages.

4.6 State Environmental Planning Policy - Gosford City Centre (SEPP Gosford)

Under the provisions of SEPP Gosford the site is zoned B3 Commercial Core.

The zone objectives are:

- *To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.*
- *To encourage appropriate employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To strengthen the role of Gosford City Centre as the regional business, retail and cultural centre of the Central Coast.*
- *To encourage a diverse and compatible range of activities, including commercial and retail development, cultural and entertainment facilities, tourism, leisure and recreation facilities and social, education and health services.*
- *To provide for residential uses if compatible with neighbouring uses and employment opportunities.*
- *To create opportunities to improve the public domain and pedestrian links throughout Gosford City Centre.*
- *To provide for the retention and creation of view corridors.*
- *To protect and enhance the scenic quality and character of Gosford City Centre.*

The proposal is consistent with the zone objectives as the development:

- Provides a wide range of retail, business, office, entertainment, community and other suitable land uses;
- Will provide an increase in development within close proximity to the Gosford public transport hubs, as well as the Gosford city centre, services and shopping areas;
- Strengthen the role of Gosford City Centre as the regional business, retail and cultural centre of the Central Coast; and
- Will improve the public domain and pedestrian links throughout Gosford City Centre.

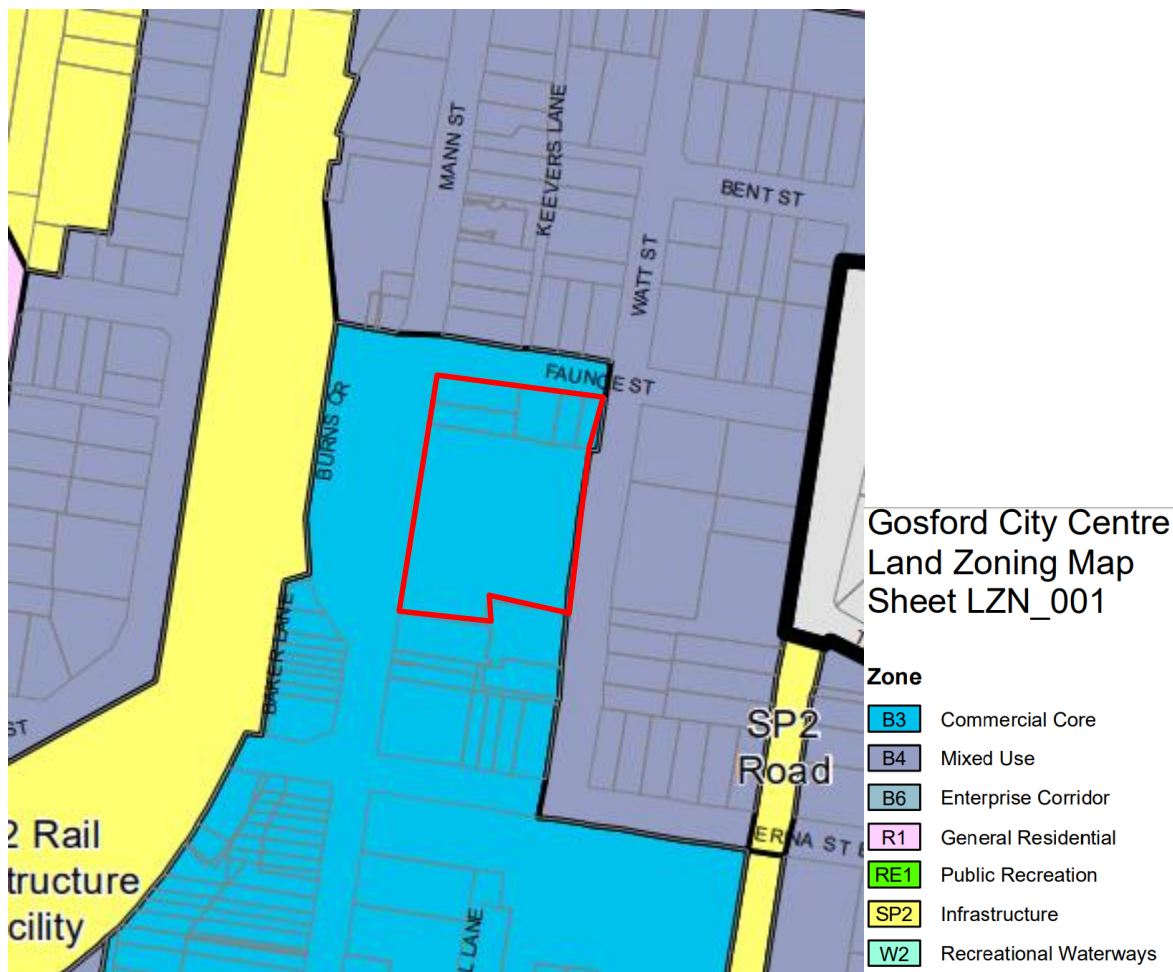


Figure 3: Extract from Zoning Map.

The mix of land uses proposed are permissible subject to development consent in the B3 zone.

Other Relevant SEPP Clauses

Clause 4.3 Height of Buildings

This clause and associated mapping outlines the maximum height of buildings for this site.

The proposed development has a maximum height of RL 133.9m.

The maximum building height applicable to this site is 36m.

Clause 8.4, refer to discussion below, will be relied on to exceed the mapped height limit.

Clause 4.4 Floor Space Ratio

This clause and associated mapping outlines the maximum floor space ratio (FSR) for this site.

The subject site has a mapped FSR of 5:1.

The proposed development will have an FSR of less than 8:1.

Clause 8.4, refer to discussion below, will be relied on to exceed the mapped FSR limit.

Clause 5.10 – Heritage conservation

The site isn't listed as a heritage item under SEPP Gosford. However, there are a number of heritage items in the locality.

A Heritage Impact Statement will be included in the EIS to address potential heritage impacts.

Clause 7.1 Acid Sulfate Soils

This clause and associated mapping details acid sulphates soils within the Gosford LGA.

The site is identified as having the potential for Class 5 acid sulfate soils.

An Acid Sulfate Soil Management Plan is therefore not required.

Clause 8.3 Design Excellence

The objective of this clause is to ensure that development exhibits design excellence that contributes to the natural, cultural, visual and built character values of Gosford City Centre.

A Design Excellence Statement prepared by the proponent will be submitted with the EIS.

Clause 8.4 Exceptions to height and floor space in Zones B3, B4 and B6

As outlined in section 3.1 ADG Architects have participated in the City of Gosford Design Advisory Panel workshops.

The Panel issued advice on 19 November 2019 confirming: a maximum building height of RL 133.9m and maximum FSR of 8:1.

The Panel recommended that the proposal proceeds to the DA pathway.

Clause 8.7 Non-residential ground and first floor of buildings in Zone B3

The proposal will comply with clause 8.7 by ensuring that the ground floor and first floor of the building will not be used for the purpose of residential accommodation.

Clause 8.10 Solar access to key public open spaces

Preliminary investigations have determined that the proposal will maintain adequate solar access to key public open spaces. Further details will be supplied as the design evolves.

Clause 8.11 Key vistas and view corridors

The proposed separation of the three towers with a large public plaza will provide vistas and view corridors, that are currently not available, towards Rumbalara Reserve and Presidents Hill, consistent with the objective of this clause.

4.7 Gosford City Centre Development Control Plan 2018

The design will have regard for relevant aspects of the Gosford City Centre DCP 2018, such as:

Part 3: Places & Character
Part 4: Public Spaces
Part 5: Built Form

Part 7: Access & Parking

Part 8: Environmental Management

Part 9: Residential Development Controls

Part 10: Controls for Special Areas

4.8 Biodiversity Conservation Act 2016

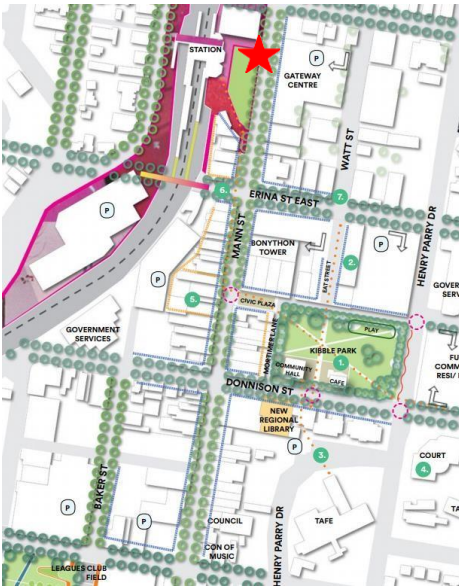
The site only contains a limited number of remnant trees and it is not considered likely that the proposed development will cause adverse ecological impacts.

Subject to an ecological assessment, it is likely that BDAR waiver will be sought prior to submitting the EIS.

4.9 Gosford Urban Design Framework

The NSW Gosford Urban Design Framework provided by the Government Architect has several principles and recommendations, the table below shows how the preferred option responds to them.

Table 2: Gosford Urban Design Framework Compliance

Principle or Recommendation	Response
<p>Civic Heart</p> <p>1. Kibble Park: the Civic Heart</p> <p>“to ensure solar access for 4 hours to 50% of the park between 9 am and 3 pm at the winter solstice”</p> <p>1.7 Structure Plan – Civil Heart. Requires active facades along Mann and Erina Streets, green infrastructure such as street trees throughout the city centre, improved pedestrian amenity and a fine grain of buildings along Mann Street.</p>	<p>- There is no overshadowing of Kibble Park as shown in the shadow diagrams submitted to the DAP.</p>  <p>- The proposed concept plan uses active edges along all street frontages, which will contribute to a vibrant city centre. The detailed design of the retail podium will include</p>

Principle or Recommendation	Response
<p>City North</p> <p>2.1 An area of opportunity for Gosford</p> <ul style="list-style-type: none"> - The hospital is an important investment. - City North can build on existing education needs. - The potential for a university presence should be explored. - The Station is a major transport interchange. - The precinct has the potential to support a diverse range of development and housing. <p>2.2 Make the most of the hospital investment to revitalise the city</p> <ul style="list-style-type: none"> - Connect the hospital with the city. - Varied built form and public space. - Attract the right mix of people, uses and housing types. - The city becomes an innovation district. <p>2.3 Health and education uses can form the basis for an innovation district</p> <ul style="list-style-type: none"> - Co-locate health and education facilities in an accessible area. - Create an innovation precinct. <p>2.4 Four Challenges/ 2.5 Four Opportunities</p> <ul style="list-style-type: none"> - The rail corridor forms a barrier. - The station lacks amenity. - The public hospital is an inward focused facility. - Poor public domain. <p>2.6 Design principles for City North</p> <ul style="list-style-type: none"> - Improve pedestrian connections across the rail corridor. - Improve pedestrian environment and tree canopy. - Provide a new public space. - Promote diversity of built form. - Celebrate glimpsed views. 	<p>and appropriate treatment along Mann Street to retain and provide a fine grain of buildings, creating a village atmosphere around this village square location.</p> <ul style="list-style-type: none"> - The concept plan includes a retirement/ Independent Living Units component to capitalise on the investment in the hospital. - An educational component is proposed for the development. - The pedestrian connection to the station will be enhanced by the new green square proposed and new traffic provisions as well as the upgrade of the existing Burns Place - The development has a range of functions including student accommodation and retirement Independent Living Units. - The public square provides generous public space and the towers provide a variety of built forms. - The variety of functions in the development provides a mix of different people and the housing types are also varied with student housing and retirement being provided. - The development co-locates commercial and educational facilities in an accessible area within the site - The mix of uses contribute to the desired creation of an innovation precinct. - The extension of green space into the site will improve street level connection to the station. - The public square and the new retail facilities will improve amenity and the public domain. - A ground floor connection will improve pedestrian access and removing the bridge will highlight the existing tree canopy as well as the additional trees that will be provided in the new public plaza. - A new public square has been provided.

Principle or Recommendation	Response
<p>2.8 Public domain investigations</p> <ul style="list-style-type: none"> - Improved connection from the train station to Burns Place Park <p>2.13 Logic</p> <ul style="list-style-type: none"> - The Gateway Centre is an important redevelopment site with key interfaces to Mann Street and the station. Redevelopment of the site should consider contributions to an improved Station exit and Burns Park, helping to link the Station to the main street and their site. The ground floor should be active and open, enticing people clearly from the station to the main street 	<ul style="list-style-type: none"> - The proposal has a variety of built forms. - Separation of built form into three towers will enable views of Rumbalara from Burns Place. Views of Presidents Hill will also be available for pedestrians within the site. Water views, as well as views of Rumbalara and Presidents Hill will be available from the towers. - The proposed plan will enhance this connection by providing a new public plaza that will be an attractive destination and encourage pedestrians to move from the station through the park, as well as providing an additional link through to Watt Street, which will help increase the desire line from the train station, though Burns Place to the site. - The podium levels of the plan, including the Ground Floor, will include a mix of active uses such as retail tenancies and also the activated public plaza, to ensure it is an inviting and open public space for the public.

5 Preliminary Impact Identification & Assessment

5.1 Land Contamination Issues

As outlined above, a preliminary contamination assessment will be prepared in accordance with SEPP 55. Further details of any required remediation and recommended mitigation and/or management measures will be provided with the EIS.

5.2 Geotechnical

Geotechnical investigations will be included with the EIS submission. Recommendations from the geotechnical investigations will be relied on to inform the development layout and any required mitigation measures.

5.3 Tree Removal and Ecology

As stated above, the majority of the site has been previously cleared. Where possible existing street trees may be retained.

Due to the limited amount of vegetation on the site, a BDAR waiver will be sought as part of the EIS process.

5.4 Built Form and Streetscape Integration

The proposed development will deliver a high-quality design that will enhance the existing streetscape.

As outlined in section 4.8, the proposal is consistent with the Gosford Urban Design framework.

The public plaza will open up the site for improved street activation and pedestrian connectivity through the site to Gosford Station and surrounding streets.

The tall towers separated by the public plaza will improve views from street level to Rumbalara Reserve and Presidents Hill.

The high quality built form will revitalise a key site within the Gosford City Centre.

5.5 Parking, Traffic and Access

Basement car parking will be provided to service the development, accessed off Watt and Faunce Streets. The number of car parking spaces provided will meet Code requirements.

A detailed traffic and parking impact assessment will accompany the EIS.

5.6 Solar Access and Overshadowing

The building layout has been designed to minimise the potential for overshadowing on nearby residential properties. Shadow diagrams will be provided with the EIS.

The substantial separation between buildings will optimise daylight access for the public plaza and will ensure a minimum of 2 hours sunlight is provided for surrounding residential development.

5.7 Infrastructure and Servicing

The subject site is able to be serviced by water, sewer, gas and telecommunication services as required. Further details will be included in the EIS.

5.8 Stormwater

Supporting information to be included with the EIS includes a Stormwater Management Report describing the approach to the stormwater management on the site, as well as the concept stormwater design plan and relevant calculations for the on-site stormwater detention and water quality facilities.

5.9 Heritage

As outlined above, the subject site is not listed as an item of environmental heritage but there are heritage listed items in vicinity of the site, refer Figure 4 below.

A Heritage Impact Statement will be included with the EIS.

An AHIMS search was completed and no known Aboriginal objects or Aboriginal places are recorded on or within 200m of the site.

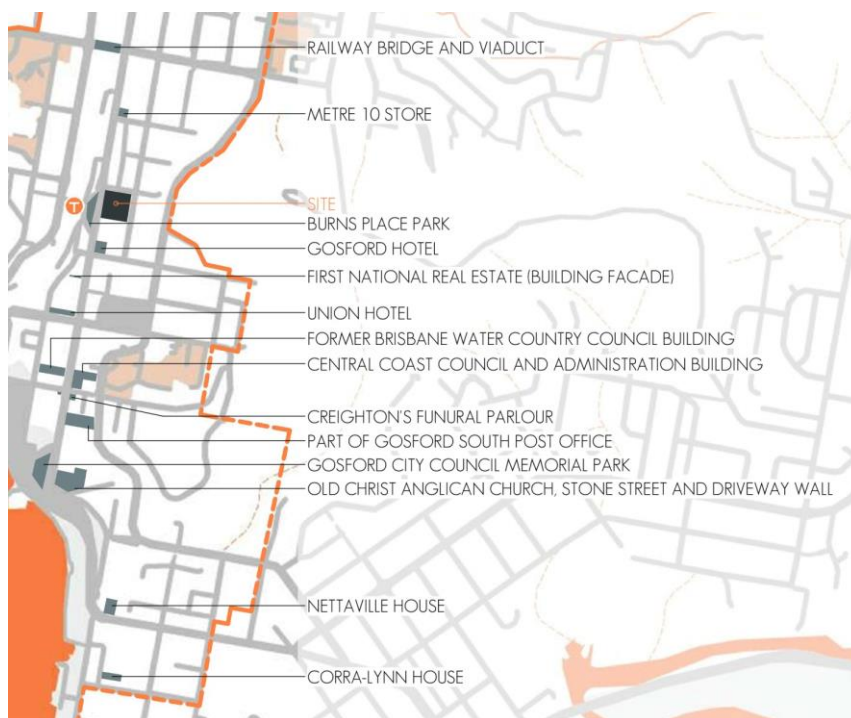


Figure 4: Heritage Items

5.10 Visual Impact

A detailed Visual Impact Statement (VIS) will be relied on to inform the architectural design and the findings of the VIS will be detailed in the EIS.

5.11 View Loss

View loss is not anticipated as future tower developments on surrounding sites will have views available to the waterfront, Rumbalara Reserve and Presidents Hill. However, further detailed consideration of view

loss impacts will be included in the EIS.

5.12 Acoustic Impact

An Acoustic Assessment will be included with the EIS taking into consideration potential noise generating sources during demolition, construction and the ongoing operation of the development.

Recommendations from the acoustic assessment will be incorporated into the site management and building design to mitigate adverse acoustic impacts on sensitive receptors.

5.13 Amenity

The amenity of the locality is characterised by high density residential apartments located within an urban setting that adjoins extensive bushland. As outlined, supporting specialist studies will be included with the EIS to consider potential impacts and recommend measures to maintain the amenity of surrounding developments.

5.14 Bushfire

The site is not identified as bush fire prone land and therefore will not need to be considered as part of the EIS.

5.15 Social & Economic Benefit

The development will generate substantive economic benefits for the Central Coast through initial job creation during the construction phase. The completed development will generate long term job opportunities through the range of uses proposed on the site.

The positive economic benefits associated with job creation will also contribute to social wellbeing.

Improvements to the streetscape, better pedestrian connectivity and the provision of a public plaza will also generate positive social benefits.

5.16 Crime Prevention through Environmental Design (CPTED)

The removal of the pedestrian overpass, street activation improvements and visual links through the site will improve security and safety in accordance with the four main principles of CPTED:

- Natural surveillance
- Natural access control
- Territorial reinforcement
- Maintenance

Accordingly, the concept plans will have regard for these CPTED principles and a CPTED report can be completed and included with the EIS, if required.

5.17 Consultation

Engagement and consultation with stakeholders is recognised as an integral part of the application process. Key stakeholders will be consulted in the preparation of the Environmental Impact Statement (EIS).

Stakeholders that may be consulted during the EIS process include:

- Central Coast Council
- Transport for NSW
- Roads and Maritime Service
- NSW Office of Environment and Heritage
- Nearby residents, business owners and community groups.

6 Conclusion

The proposal represents the rational, orderly and economic use of the land.

The design and layout of the development will result in the delivery of a modern mixed-use development with generous allocation of public space located close to the Gosford Station and in alignment with the vision and goals of the Central Coast Regional Plan 2036.

The built form, height and floor space ratio has been considered by the City of Gosford Design Advisory Panel and the Panel has recommended that the proposal proceeds to the development assessment pathway.

Appendix A - Concept Architectural Plans

Appendix B - Design Advisory Panel Advice