



Health Central Coast Local Health District

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Ms Louise Starkey
Director, Regional Assessments
Department of Planning, Industry and Environment
GPO Box 39
SYDNEY NSW 2001

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

Dear Ms Starkey

I write in response to your email of 20 December 2019, regarding the State Significant Development Application 10414, mixed use development at 8-16 Watt Street, Gosford (Gateway site).

Thank you for the opportunity to review the Secretary's Environmental Assessment Requirements (SEARS) and Concept Application for the Gateway site project. The Central Coast Local Health District's (the District) Health Planning, Health Promotion, Public Health Services and Clinical Services have collaborated to prepare this response.

The SEARS for the Gateway site project is at an early conceptual phase, with further detail to be outlined in later planning phases. The conceptual phase provides a broad outline of three towers of significant height (33, 24 and 15 storeys), surrounding a plaza area built in the region bordered by Mann, Faunce and Watt Streets, Gosford. It is noted that potential use of the towers is stated as student accommodation, retirement/independent living, public health, hotel, commercial/retail areas and spaces for car parking.

Issues for exploration in the ensuing planning processes, and associated documentation, for the Gateway site proposal include:

- attention to the height of the proposed towers, height restrictions and their impact on the Gosford Central Business District (CBD)
- intent for the composition of residential, commercial/retail within the three proposed towers
- high quality housing and living that is consistent with Gosford CBD standards and the Central Coast
- consideration for energy efficiency in design
- for the residential component, the number of apartments anticipated to be built, the anticipated number of people to be accommodated within these and the age/demographic of this group
- the associated service demand generated by tower residents and how these demands will be met. For example, the demand generated for hospital and community based services

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- for car parking, the anticipated number of car parking spaces to be made available and how these numbers will be distributed between the proposed residential and commercial/retail areas
- how the use of public transport will be encouraged within the design, noting that the development is in close proximity to rail and bus transport routes
- noise management, vibration and air quality during development phases. Should the project proceed, appropriate approval conditions will need to be applied to manage these risks
- how an 'older people's' precinct will be managed, including appropriate access for older people to public spaces and required services
- the potential for inclusion of affordable housing
- the potential for subsidised leasing to accommodate community/social services such as non-government agencies or community health services
- demonstrate how the proposal is informed by Crime Prevention Through Environmental Design principles and how these principles are adopted in the design
- the inclusion of the Healthy Urban Development Checklist in the list of guidelines and policies (Appendix A) is strongly supported and highly relevant to this proposal
- the inclusion of a public health service area in the new development will need to consider:
 - availability and placement of patient parking to ensure good access to services located within the site
 - access from the railway station across to services for patients and staff, particularly if the current overhead walkway is proposed to be demolished
 - availability and access to fleet parking for housed services
 - requirement for access to services from all surrounding areas – Mann, Faunce and Watt Streets particularly, so that patients do not have to walk around the entire perimeter to access services.

It is noted that the District's community based services for Child and Family and Mental Health are current tenants located within the Gateway Gosford complex.

Helicopter Flight Paths

As the development is of significant height, and the development is within a two kilometre radius of Gosford Hospital, assessment on the impact on helicopter flight paths to and from Gosford Hospital will be required. The contact for this is:

Chief Superintendent Cameron Edgar
Director Helicopter Operations

cameron.edgar@health.nsw.gov.au
Telephone: 0418 175 060

The District included in the Consultation List

It is noted and reinforced that the District is included in the list of consultation agencies for the further planning phases of the Gateway site development.

Cumulative Impact of Developments in the Gosford Area

It is noted that the potential cumulative impacts of commercial/residential developments should be considered in light of this project and other significant current and future developments within Gosford's centre and surrounds. While every development is assessed independently, together over time, all developments stand to contribute positively and negatively to urban form and function. The District welcomes dialogue on how this is or could be modelled to ensure the best possible outcomes.

Similarly, there will be a cumulative impact on the demand generated for health services from multiple developments within the Gosford area. This also needs to be considered in the context of health service capacity.

If you wish to obtain further information, please contact Ms Kym Scanlon, Manager, Health Planning on Tel: 4320 3143 email on kym.scanlon@health.nsw.gov.au or Dr Peter Lewis, Director, Public Health on Tel: 4320 9730.

Yours sincerely



Mrs Kate Lyons
Acting Chief Executive

Date: *16th January 2020*