

# Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*  
Schedule 2 of the Environmental Planning and Assessment Regulation 2000

<b>Application Number</b>	SSD-10414
<b>Project Name</b>	Watt Street, Gosford (Gosford Gateway)
<b>Development Description</b>	Concept application for a mixed use development at 8-16 Watt Street, Gosford
<b>Location</b>	8-16 Watt Street, Gosford (Lot 112 in DP 1022614, Lot 1, 2, 3 & 4 in DP 1191104) within Central Coast Council Local Government Area.
<b>Applicant</b>	Jarre Pty Ltd
<b>Date of Issue</b>	17/01/2020
<b>General Requirements</b>	<p>The environmental impact statement (EIS) must be prepared in accordance with, and meet the minimum requirements of clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the Regulation).</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> <li>- adequate baseline data</li> <li>- consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed);</li> <li>- measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment; and</li> <li>- a health impact assessment of local and regional impacts associated with the development, including those health risks associated with relevant key issues.</li> </ul> <p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> <li>- a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate applicable GST component of the CIV;</li> <li>- an estimate of jobs that will be created during the construction and operational phases of the proposed development; and</li> <li>- certification that the information provided is accurate at the date of preparation.</li> </ul>

<b>Key issues</b>	<p>The EIS must address the following specific matters:</p> <p><b>1. Statutory Provisions and Strategic Provisions</b></p> <ul style="list-style-type: none"> <li>· Address all relevant Environmental Planning Instruments, plans, policies and guidelines, including (but not limited to those) outlined at <b>Attachment A</b>.</li> <li>· Detail the nature and extent of any prohibitions that apply to the development.</li> <li>· Provide details of the proposed land use for each component of the development, and the relationship between the different land uses within the building.</li> <li>· Provide details outlining what portion of the building each land use will occupy and the total floor area.</li> <li>· Identify compliance with the development standards applying to the site and provide a detailed justification for any non-compliances / variations.</li> <li>· Address the adequacy of floor space provided for commercial purposes and provide relevant justification.</li> </ul> <p><b>2. Design Excellence</b></p> <ul style="list-style-type: none"> <li>· As the proposal has been reviewed by the City of Gosford Design Advisory Panel (the Panel), the EIS must include the Panel's advice from the 31 October 2019 meeting.</li> <li>· Demonstrate how the Panel advice has been considered and incorporated into the proposal and addresses consistency with the advice in a table.</li> <li>· Prepare a Design Excellence Statement to demonstrate how the proposal exhibits design excellence and contributes to the natural, cultural, visual and built character values of Gosford City Centre.</li> <li>· In considering whether the development exhibits design excellence, demonstrate compliance with Clause 8.3 of State Environmental Planning Policy (SEPP) (Gosford City Centre) 2018.</li> <li>· Within the Design Excellence Statement, demonstrate how the detailed design of buildings (subject to future development applications) will ensure design excellence / design integrity, such as through further consultation with the Panel, and include design principles to inform the detailed design.</li> </ul> <p><b>3. Built Form and Urban Design</b></p> <ul style="list-style-type: none"> <li>· Demonstrate how the proposal is informed by the Gosford Urban Design Framework (GANSW, 2018) and the Gosford Development Control Plan 2018 (DPE).</li> <li>· Address the height, bulk and scale of the proposed development, including consideration of the building layout, separation, tower and podium heights, tower diversity, massing, setbacks and the size of the proposed floor plates.</li> <li>· Include principles to inform the design quality of the proposed development, including consideration of building articulation, street activation and interface with the public domain.</li> <li>· Address section 6.6 (Key Site 2 principles) contained within Chapter 6 of Gosford Development Control Plan 2018 (DPE).</li> <li>· Provide clear justification for the proposed height of towers and how they respond to Panel advice and key urban design principles for Gosford.</li> <li>· Demonstrate how parking and services (including waste management, loading zones and mechanical plant) would be fully integrated into the design of the development. This includes how on-site car parking is provided wholly underground, or otherwise is not visible from, or minimises visual impacts to the street.</li> <li>· Demonstrate how the future development potential of adjoining properties would not be compromised by the proposal.</li> <li>· Detail the location, size and content of any proposed signage zones (if proposed)</li> </ul>
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and provide an assessment of the proposed signage zones against the requirements of SEPP 64 - Advertising and Signage (where required).

- Demonstrate how the height of the podium will not exceed 3 storeys along the Mann Street frontage and how the tower above complements the podium spaces created.
- Demonstrate how the building will provide an active street frontage on Mann Street and how the proposal considers the importance of the Faunce and Mann Street frontages.
- Demonstrate that the ground floor and first floor of the building will not be used for the purposes of residential accommodation.
- Concept plans must provide adequate detail and clearly show the proposed building envelopes, including any important dimensions such as tower and podium heights to Australian Height Datum (AHD), tower setbacks and separation, tower widths, width of through site link(s) and length of podiums.

#### **4. Public Domain/Landscaping**

- Outline the scope of public domain improvements, pedestrian linkages, street activation, and landscaping to be provided through the proposal.
- Investigate options to improve pedestrian through site links to adjacent sites and streets, including a southern pedestrian link to Erina Street East and improved linkages to Gosford railway station.
- Demonstrate how the proposed through site link(s) will provide safe and direct pedestrian access that is designed to be attractive, inviting and accessible to site users and the general public.
- Demonstrate how the proposal (including the Mann Street frontage) considers and compliments the adjacent (heritage listed) Burns Park, the Gosford railway station and bus interchange.
- Demonstrate that the proposal has been designed having regard to entry/exit areas of Gosford railway station and related pedestrian movements.
- Demonstrate how the proposal would:
  - o provide sufficient open space for future residents and users
  - o provide access for people with disabilities
  - o minimise potential vehicle, bicycle and pedestrian conflicts.

#### **5. Visual Impacts**

- Prepare a comprehensive Visual Impact Assessment and view analysis of the proposal to/from key vantage points (including: the Gosford Waterfront, Brisbane Water and Point Clare to Gosford railway crossing, the Gosford railway station, Mann Street, Burns Park, Watt Street, Erina Street East, Faunce Street, Beane Street West, Showground Road, Rumbalara Reserve, Presidents Hill, Leagues Club Field, Kibble Park) depicting images of the proposal in the background of those views.
- Photomontages or perspectives should be provided showing the project.
- Demonstrate how the proposal respects and maintains key view corridors (for example to the ridgelines of Presidents Hill and Rumbalara Reserve) and street vistas.

#### **6. Environmental and Residential Amenity**

- Assess the environmental and residential amenity impacts associated with the

proposal, including solar access, acoustic impacts, visual privacy, view loss, overshadowing, lighting impacts and wind impacts. A high level of environmental amenity must be demonstrated.

- Demonstrate how the proposal maintains solar access to key public open spaces (including Burns Park, the proposed public plaza and through site link) and the surrounding public domain (for example, Mann Street, Watt Street and Erina Street East).
- Demonstrate how the proposal protects solar access on site, to potential future residential development opportunities to the south of the proposal and to the eastern side of Watt Street.
- Include detailed shadow diagrams (A3) that show the expected shadows cast by the proposal (during summer and winter solstice and spring and autumn equinox) at hourly intervals between 9.00am and 3.00pm. The diagrams must demonstrate existing and approved built form impact, as well as the proposal's cumulative impact and net contribution.
- Demonstrate that the proposed building envelopes are capable of complying with SEPP 65 and the Apartment Design Guide (ADG) and ensure the proposal achieves a high level of environmental and residential amenity.

#### **7. Ecologically Sustainable Development (ESD)**

- Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000) will be incorporated in the design, construction and ongoing operation phases of the development.
- Demonstrate how future buildings would meet or exceed minimum building sustainability and environmental performance standards.
- Demonstrate how the proposal meets the Water Sensitive Urban Design principles and incorporates Water Sensitive Urban Design practices.

#### **8. Transport and Accessibility (Construction and Operation)**

The EIS must be accompanied by a Traffic Impact Assessment (TIA) prepared in accordance with relevant guidelines. The TIA must:

- Assess the traffic impacts of the development on the surrounding local and classified road network using SIDRA or similar traffic model and specify any road upgrade works (local and classified) required to maintain acceptable levels of service.
- The assessment is to include traffic and parking generated by existing and approved developments, as well as that by the proposal, and consider car sharing facilities to reduce overall parking demands in the area.
- Estimate the total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and bicycle trips.
- Assess the adequacy of public transport, pedestrian and bicycle provisions to meet the likely future demand of the proposed development.
- Demonstrate the proposed road layout, access points, and car parking can comply with the relevant Australian Standards and Council requirements.
- Demonstrate sufficient on-site car parking, loading/unloading, pedestrian and cycling facilities (including bicycle parking and end-of-trip facilities) would be provided for the development.
- Assess the impact of the proposal on car parking within the Gosford CBD during construction and operation of the proposed development.
- Describe the measures to be implemented to promote sustainable means of

travel, including public transport use, pedestrian and bicycle linkages.

- Prepare a preliminary Construction Traffic Management Plan for the proposal and outline how construction traffic, public transport, bicycle and pedestrian impacts, and parking impacts would be appropriately managed and mitigated.
- Detail the public transport options and pedestrian links for future residents of the proposed development.

#### **9. Flooding**

- Assess the potential flooding impacts associated with the development and consider the relevant provisions of the NSW Floodplain Development Manual (2005), including the potential impacts of climate change, sea level rise and increase in rainfall intensity.

#### **10. Stormwater and Drainage**

- Prepare a preliminary stormwater management report demonstrating how stormwater would be appropriately managed in accordance with Council's requirements.

#### **11. Water Quality**

- Assess water quality and hydrology impacts of the development, including any downstream impacts for both surface and groundwater and any impacts on natural processes and functions.

#### **12. Heritage**

- Assess any impacts on State and local heritage items, including conservation areas, natural heritage areas, relics, gardens, landscapes, views and trees and recommend mitigation and management measures where required.
- Prepare an aboriginal archaeology report in accordance with the relevant Office of Environment and Heritage (OEH) guidelines. Should any aboriginal heritage items be impacted by the proposed development, an Aboriginal Heritage Cultural Assessment must be submitted.

#### **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.
- Consider the cumulative impacts of the development in the context of other significant (current and future) developments within Gosford.

#### **14. Public Benefit and Contributions:**

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

#### **15. Noise and Vibration**

- Prepare a noise and vibration assessment in accordance with the relevant EPA guidelines. This assessment must detail construction and operational noise impacts on nearby sensitive receivers and outline the proposed management and

mitigation measures that would be implemented.

#### **16. Contamination**

- Prepare a contamination assessment for the site, by a qualified environmental consultant and demonstrate that the site is suitable for the proposed development, in accordance with the requirements of SEPP 55.

#### **17. Biodiversity**

- Assess any biodiversity impacts associated with the proposal in accordance with the requirements of the *Biodiversity Conservation Act 2016*, including the preparation of a Biodiversity Development Assessment Report, where required.

#### **18. Soil and Water**

- The EIS shall include a geotechnical assessment, Acid Sulfate Soils Assessment and groundwater assessment.

#### **19. Utilities**

- In consultation with relevant agencies prepare a services and utilities impact assessment which:
  - o assesses the capacity of existing services and utilities and identify any upgrades required to facilitate the development
  - o assesses the impacts of the proposal on existing utility infrastructure and service provider assets and describe how any potential impacts would be managed.

#### **20. Easements, restrictions, staging and consents**

- Provide details of any easements, restrictions or positive covenants on site
- Consult with Central Coast Local Health District to ensure Gosford Hospital's Strategic Helicopter Landing Site (and associated flight paths) are not adversely impacted by the proposal during construction or operation at any stage.
- Provide details regarding the staging of the proposed development and demonstrate how the visual and amenity impacts of staged construction will be mitigated.
- Provide details of any temporary (or continued) use or temporary activation of the land during staged construction.
- Demonstrate how the staged construction will not adversely impact the local road network, pedestrian connections and the continued public use of Mann Street.
- Demonstrate how the proposal considers opportunities to consolidate smaller lots and avoids the isolation of small lots (for example 139 Faunce Street).
- Detail the proposal's relationship to any existing buildings, including details regarding any proposed adaptive reuse, and any relationship with existing development consents (if any).

#### **21. Construction Management Plans**

- Prepare a preliminary Construction Management Plan for the proposed works

	<p>and outline how construction impacts would be appropriately managed and mitigated.</p> <ul style="list-style-type: none"> <li>· Demonstrate how public safety will be maintained during construction and operation, including any public safety measures that will be implemented.</li> </ul> <p><b>22. Air Quality &amp; Pollution</b></p> <ul style="list-style-type: none"> <li>· Assess the construction and operation air quality impacts and ensure they meet the requirements of Council and/or the Environment Protection Authority.</li> <li>· Clearly demonstrate whether any activities associated with the proposed development would be a scheduled activity as listed in Schedule 1 of the Protection of the Environment Operations Act 1997 (the POEO Act), or other legislative requirements administered by the EPA.</li> </ul>
<b>Consultation</b>	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, local community groups and affected landowners.</p> <p>In particular, you must consult with:</p> <ul style="list-style-type: none"> <li>· Central Coast Council</li> <li>· NSW Health (Central Coast Local Health District)</li> <li>· Transport for NSW (Transport, Rail Corp and Roads and Maritime Services)</li> <li>· Ausgrid</li> <li>· NSW Department of Planning, Industry and Environment (Biodiversity and Conservation Division, Crown Land, NRAR, Office of Water)</li> <li>· Surrounding residents, businesses and local community groups</li> </ul> <p>The EIS must describe the consultation process and the issues raised and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
<b>Further consultation after 2 years</b>	<p>If you do not lodge a Development Application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.</p>
<b>Documents and Plans</b>	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000.</p> <p>In addition to the documents and plans listed in the key issues above, the EIS must include the following:</p> <ul style="list-style-type: none"> <li>· Survey plan (A3)</li> <li>· Overall site plan (A3)</li> <li>· Concept elevations, floor plans and sections of the proposal (A3)</li> <li>· 3D digital model (refer Central Coast Council's requirements)</li> <li>· Visual Impact Assessment</li> <li>· Design verification statement</li> <li>· Design Excellence Statement</li> <li>· Compliance tables for all relevant development standards and planning controls</li> <li>· Detailed overshadowing diagrams (A3)</li> <li>· Cross ventilation diagrams (A3)</li> <li>· Ecologically Sustainable Development (ESD) / Energy Efficiency Report</li> </ul>

	<ul style="list-style-type: none"><li>· Concept landscape and public domain plans (A3)</li><li>· A table identifying the proposed land uses including a floor-by-floor breakdown of GFA, total GFA and site coverage</li><li>· Water Cycle Management Plan Strategy</li><li>· Arborist report (if required)</li><li>· Geotechnical assessment, Acid Sulfate Soils Assessment and groundwater assessment.</li><li>· Pre-submission consultation statement</li><li>· Quantity Surveyor Report</li></ul>
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## ATTACHMENT A

### Policies, Plans and Guidelines

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

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

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

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

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

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

Policies, Plans and Guidelines	
<b>Statutory policies and plans</b>	<ul style="list-style-type: none"> <li>· Environmental Planning &amp; Assessment Act 1979</li> <li>· Biodiversity Conservation Act 2016</li> <li>· State Environmental Planning Policy (State &amp; Regional Development) 2011</li> <li>· State Environmental Planning Policy (Gosford City Centre) 2018</li> <li>· State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</li> <li>· State Environmental Planning Policy (Affordable Rental Housing) 2009</li> <li>· State Environmental Planning Policy (Infrastructure) 2007</li> <li>· State Environmental Planning Policy (Building Sustainability Index BASIX) 2004</li> <li>· State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017</li> <li>· State Environmental Planning Policy (Coastal Management) 2018</li> <li>· State Environmental Planning Policy No.55 – Remediation of Land</li> <li>· State Environmental Planning Policy No 64 - Advertising and Signage</li> <li>· State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development &amp; Accompanying Apartment Design Guide</li> <li>· Draft State Environmental Planning Policy (Environment)</li> <li>· Central Coast Council's 7.12 (former S94A) Contributions Plan Centre (Civic Improvement Plan 2007) for Gosford City Centre</li> <li>· Gosford City Centre Special Infrastructure Contribution (Ministerial Direction, Ministerial Determination and Order).</li> </ul>
<b>Strategic plans</b>	<ul style="list-style-type: none"> <li>· Future Transport Strategy 2056 and supporting plans</li> <li>· State Infrastructure Strategy 2018-2038</li> <li>· Central Coast Regional Plan 2036</li> <li>· NSW Government Architect's Gosford Urban Design Framework 2018</li> <li>· Gosford City Centre Development Control Plan 2018</li> <li>· Gosford City Centre Transport Management and Accessibility Plan</li> </ul>
<b>Guidelines and policies</b>	<ul style="list-style-type: none"> <li>· City of Gosford Design Advisory Panel (CoGDAP) Guide for Proponents and Stakeholders (DPE, 2018)</li> <li>· Gosford City Centre Streetscape Design Guidelines (Oculus for Gosford City Council, 2011)</li> </ul>

- Central Coast Council's 3D Model Submission Requirements (rev2 dated 11 September 2019)
- Central Coast Council's Civil Works Specification
- Central Coast Council's Gosford City Centre Developer Services Plan (DSP)
- Central Coast Council's Gosford City Centre Water Servicing Strategy (Aug 2017)
- Central Coast Council's Gosford City Centre Sewer Servicing Strategy (Mar 2017)
- Central Coast Council's Gosford CBD Overland Flood Study
- Central Coast Council's Voluntary Planning Agreements Policy for Gosford City Centre (adopted July 2017)
- EIS Guidelines – Roads and Related Facilities (DoPI)
- NSW Planning guidelines for walking and cycling (DIPNR & RTA, 2004)
- Guide to Traffic Generating Developments (RMS, 2002), including Section 2 Traffic Impact Studies
- Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development (Austroads, 2016)
- Standards Australian AS2890 Parking Facilities Set
- Cycling Aspects of Austroads Guides (2017)
- Draft Environmental Impact Assessment Guidance Series (DPE, 2017)
- Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)
- Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (OEH 2011)
- Statement of Heritage Impact Guide (OEH)
- Design in context: Guidelines for infill development in the Historic Environment (NSW Heritage Office, 2005)
- Managing Urban Stormwater – Soils & Construction Volume 1 (Landcom, 2004)
- NSW Aquifer Interference Policy (2012)
- Guidelines for Controlled Activities on Waterfront Land (2018)
- Central Coast Council's Water Cycle Management Guidelines
- Central Coast Council's Waste Control Guidelines
- Interim Construction Noise Guideline (DECC, 2009)
- Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA, 2005)
- Better Placed: An integrated design policy for the built environment of New South Wales (GANSW, 2017)
- Healthy Urban Development Checklist (NSW Health, 2009)

**ATTACHMENT B**  
**Government Authority Responses to Request for Key Issues**  
**For Information Only**