

**Our ref: PR146596-1**

Unit 2A, 45 Fitzroy Street  
Carrington NSW 2294  
T +61 2 4940 4200

Date: 13 March 2020

ADG Architects  
Suite 3.04, Level 3  
107-109 Mann Street  
Gosford NSW 2250  
Attn: Johann Strey

Dear Johann,

**RE: Aboriginal archaeological desktop assessment – 8-16 Watt Street, Gosford**

## **1 Background**

RPS has been engaged by ADG Architects on behalf of Jarre Pty Ltd to prepare an Aboriginal cultural heritage desktop assessment for the proposed mixed-use development at 8-16 Watt Street, Gosford NSW (**Figure 1**). The Project Area is a State Significant Development (SSD-10414). The requirement for this assessment has been triggered as a requirement of the Planning Secretary's Environmental Assessment Requirements (SEARs) in section 12 of the Environmental Impact Statement (EIS) general requirement key issues (**Appendix A**).

**Table 1 SEARs Key Issues requirements**

<b>Heritage</b>	
Section 12 of the SEARs heritage requirements ( <b>Appendix B</b> )	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.

The purpose of this desktop assessment is to demonstrate that reasonable and practicable measures have been taken to avoid harm to Aboriginal objects and/or places.

## 2 Proposed activity

This desktop assessment has been produced for the proposed development at 8-16 Watt Street, Gosford NSW (Lot 112 DP1022614, Lot 1, 2, 3, 4 DP1191104) NSW 2430. (hereafter known as the Project Area). The Project Area is located in the Central Coast Council LGA and falls within the boundaries of the Darkinjung Local Aboriginal Land Council (LALC). (**Figure 1**).

The proposed State Significant Development Application (SSD DA) seeks concept development approval for the redevelopment of the Gosford Gateway Centre.

The concept development proposes three mixed use towers and a public plaza. The development will be constructed in stages.

The concept development application will be subject to subsequent Development Applications with development approvals required for each stage.

Full details of the proposal are included in the Environmental Impact Statement prepared by Barker Ryan Stewart (**Appendix B**).

# 1 ENVIRONMENTAL CONTEXT

An understanding of environmental context is important for the predictive modelling and interpretation of Aboriginal sites. The local environment provided natural resources for Aboriginal people, such as stone (for manufacturing stone tools), food and medicines, wood and bark (for implements such as shields, spears, canoes, bowls, shelters, amongst others), as well as landforms suitable for camping and other activities. The nature of Aboriginal occupation and resource procurement is inextricably linked to the local environment and, therefore, needs to be considered as part of the cultural heritage assessment process.

The decisions that people make regarding such things as where they live, the range of resources they use, and other aspects of daily life may be influenced by the environment in which they live. The preservation and visibility of sites is also affected by environmental factors such as vegetation cover, past land-use and disturbance. A review of the relevant environmental context is undertaken to assist in the identification of Aboriginal objects and/or places within and in proximity to the Project Area.

This section provides a summary description of the environmental context of the Project Area including topography, soils, geology, flora and fauna, hydrology and previous disturbance.

## 1.1 Geology and soils

The Project Area is located on the Narrabeen Group Terrigal formation Triassic sediments with low undulating hills and rises, slopes of <25%, with a local relief of 60 metres with elevations of 1-155 metres Australian Height Datum AHD. The highly disturbed terrain landform varies greatly as it has been extensively modified. Rocky outcrops are present mostly in the disturbed terrain as the rocky outcrops are rarely present in the Erina soil landscape. This landscape occurs at the foothills, gentle ridges and crests with moderately broad crests, ridges and narrow valleys (Murphy, 1993).

The Project Area is located within the Erina soil landscape and is subject to wind and water erosion, with varying depths (Murphy, 1993). This soil landscape has a reasonable intact A horizon and B horizon; however, due to the significant modifications, all aspects of the Project Area are situated on disturbed terrain due to the constructing of infrastructure. The soils are highly disturbed with no natural intact stratigraphy within this area.

## 1.2 Topography

The Project Area is located approximately 700 metres north of the Brisbane Water foreshore in Gosford, the resources contained within Brisbane Water would have provided an abundance of estuarine resources for Aboriginal people including a vast variety of fish, crustaceans, shellfish species and fur seals (Vinnicombe, 1980). Access to fresh water is a major determinant of where Aboriginal people would have been able to camp for any period of time. Few freshwater creeks or drainage lines are located near to the Project Area. The closest is likely the Bradleys Gully, an ephemeral creek line approximately 1.1 kilometre north east of the Project Area.

## 1.3 Flora and fauna

Past Aboriginal people are likely to have encountered the North Coast Wet Sclerophyll Forests, these forests grow in fertile rocky substrates in coastal ranges and foothills. The dominant eucalypt species grow to heights of 30-60 metres, tall shrubs and meophyllous trees with heights of up to 15 metres beneath the eucalypts forest and an understory of mesophyllous shrubs, ferns and herbs. Dominant species of eucalyptus such as tallowwood (*Eucalyptus microcorys*), white mahogany (*E. acmenioides*), Sydney blue gum (*E. saligna*), blackbutt (*E. pilularis*), brush box (*Lophostemon confertus*) and turpentine (*Syncarpia glomulifera*). Other species of Eucalypts grow dependant on the landform in sheltered gullies mountain blue gum (*E. deanei*) grows, while in the foothills and mid elevations white gum (I) is dominant and the lowlands are dominated by flooded gum (I) (Keith, 2006).

Typical animals which may have been harvested by Aboriginal people include kangaroos, wallabies, sugar gliders, possums, echidnas, a variety of lizards and snakes, birds, as well as rats and mice. The bones of such animals have been recovered from Aboriginal sites excavated in the Sydney region suggesting that they were sources of food (Attenbrow 2003), although the hides, bones and teeth of some of the larger mammals may have been used for Aboriginal clothing, ornamentation, or other implements.

## **1.4 Past land use**

The Project Area is located in a highly urbanised landscape which includes car parks, buildings and driveways. Ground disturbances associated with these prior disturbances include trenching for services and significant excavations for footing. Currently there is no undisturbed land within the Project Area and no visible natural surfaces.

## **1.5 Summary**

A review of the environmental context of the Project Area and surrounds indicates there would have contained a high diversity of native faunal and floral resources available. Raw material suitable for the manufacture of stone artefacts such as mudstone, siltstone and, exposed sandstone at ground surface for tool manufacture appears to be limited in the local area but was available in a regional context.

## 2 ABORIGINAL HERITAGE CONTEXT

The purpose of reviewing the relevant heritage information is to assist in identifying whether Aboriginal objects or places are present, or likely to be present within the Project Area. It also assists in defining areas of archaeological potential.

### 2.1 Aboriginal Heritage Information Management System

An extensive search of the AHIMS was undertaken on 10 March 2020 by RPS Senior Heritage Consultant, Ben Slack, for Lot 112, DP 1022614 with a one kilometre buffer (**Appendix A**). This extensive search identified four sites within the search parameters, none of which are located within the Project Area (refer to **Table 1**).

The closest AHIMS registered site is located approximately 500 metres to the west of the Project Area (**Figure 1**).

**Table 1 Summary of AHIMS Sites within the Searched Coordinates**

Basic site data		
Site ID	Site Type	Site Status
45-3-3282	PAD with shell	Valid
45-3-3340	PAD	Valid
45-3-3430	Artefact scatter/midden	Valid
45-3-3699	Artefact scatter	Valid



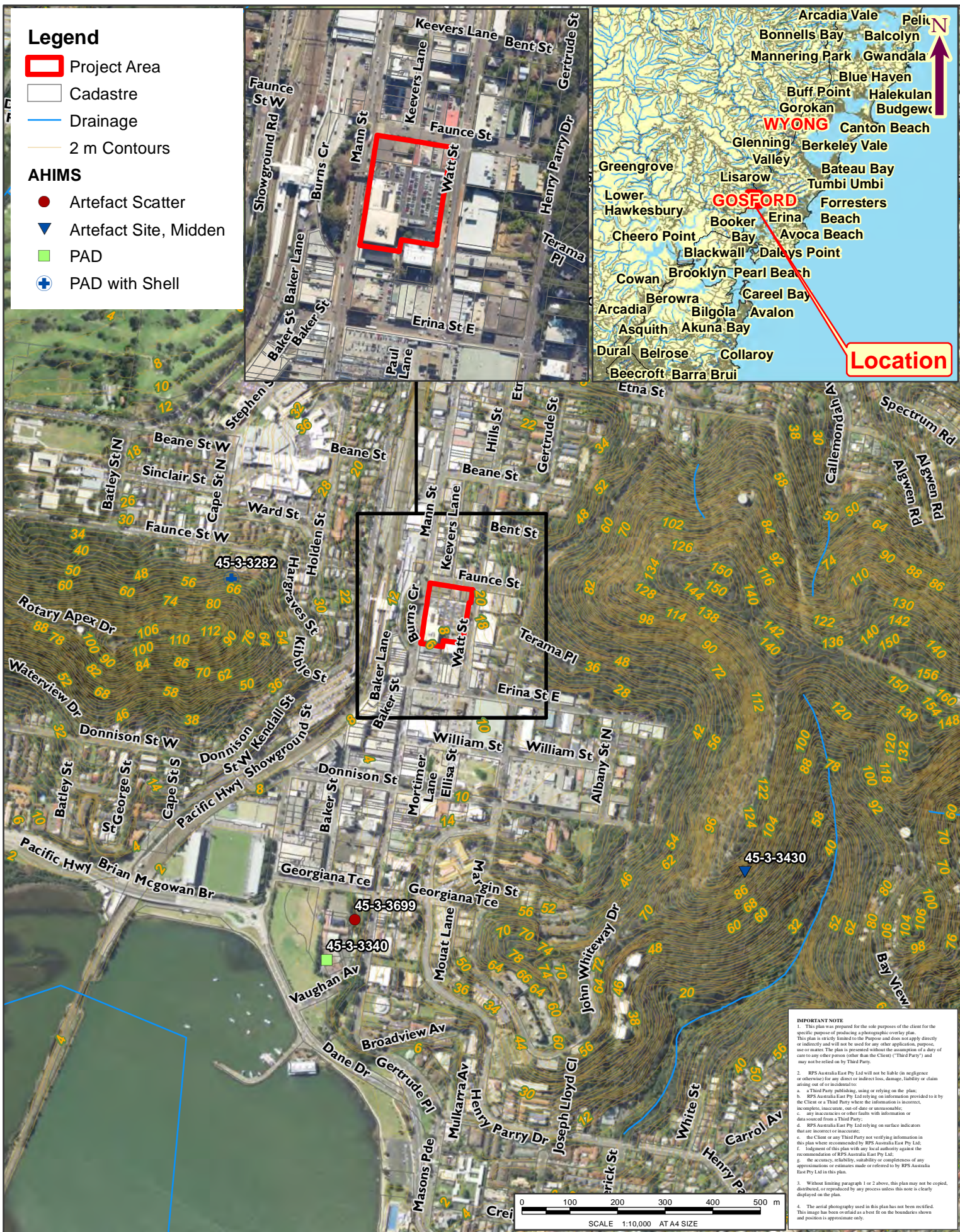


Figure 1: Project Area and AHIMS

LOCATION: GOSFORD NSW

Coordinate System: GDA 1994 MGA Zone 56  
Datum: GDA 1994

JOB NO.: PR 146596  
PURPOSE: HERITAGE

Data Sources:  
RPS, Client  
Land and Property 2017

Technician: james.hugo Date: 12/03/2020

CLIENT: ADG ARCHITECTS

RPS AUSTRALIA EAST PTY LTD (ABN 44 140 292 762)  
Unit 2A, 45 Fitzroy Street, Carrington, NSW, Australia, 2294 PO Box 120, Carrington, NSW, 2294  
T: 02 4940 4200 F: 02 4940 4299 www.rpsgroup.com.au





## 2.2 Archaeological Heritage Literature Review

A review of previous studies undertaken in the area, including archaeological surveys and excavations, is used to establish a better understanding of the archaeological potential of the Project Area.

### **Attenbrow, Val. (1982) *Archaeological Investigation of Deep Creek Shelter, Mangrove Creek Dam.***

In 1982, the New South Wales National Park and Wildlife Services on behalf of New South Wales Premier Department of Public Works commissioned Val Attenbrow to undertake archaeological investigation of the Deep Creek Shelter at Mangrove Creek Dam. The Deep Creek shelter site was not located until after the salvage excavation of thirty-three sites were complete. Faunal material was found within the shelter and it was determined that further archaeological investigation would need to be undertaken within the shelter (Attenbrow, 1982).

Mangrove Creek Dam is located north west of Gosford approximately 30 kilometres from the coast. The Shelter measures 12.4 metres in length, 5 metres in depth and a height of 2.9 metres. On the northern end a small shelter measuring 5.2 length, 1.8 metres depth and 2.4 metres. The shelter is located 4 metres above the creek line, there is potential for it to have been inundated during flooding. However, the stratigraphy does not show evidence of this. There is no art within the walls of the shelter. The excavation within the shelter recovered the following evidence of human occupation: one (1) bone artefact, stone artefacts, bone fragments, one (1) piece of ochre, charcoal and plant remains. The material recovered is a combination of; basalt, quartz, chert, silcrete, FGS, ochre, the bones were mostly macropodid and Hyridella sp. (fresh water mussel) shells (Attenbrow, 1982).

### **Archaeological & Heritage Management Solutions (AHMS) Pty Ltd. (2007) *Dane Drive and Masons Parade Intersection Upgrade: Archaeological Assessment***

In 2007, Kellogg, Brown & Root on behalf of the NSW Roads and Traffic Authority (RTA) commissioned AHMS to undertake an Indigenous and non-Indigenous archaeological heritage assessment. The study area for the assessment is located on Dane Drive and Masons Drive within Gosford on the foreshore of Brisbane Waters. Sections of both Dane Drive and Masons Drive were included in the study area. A 200 metre stretch located to the west of the Masons Drive and Dane Drive intersection, Dane Drive and 350 metre stretch to the north between Masons Drive and Gertrude Place and York street to the south. The site is located approximately 800 metres south of the current Project Area. Dane Drive green spaces on both the north west and north east side of Dane Drive and the Dane Drive and Masons place intersection were included in the study (Archaeological & Heritage Management Solutions, 2007).

The assessment was undertaken as part of the Review of Environmental Factors (REF), the works consisted of an archaeological survey, assessment and historical assessment to assess the potential impact to heritage during the proposed road upgrade. The study noted the original shoreline was much further back to the eastern side of Dane Drive and the original foreshore as a high potential for a potential archaeological deposit (PAD). The site is considered a PAD as it is within a sensitive landscape (within 200 metres of water) and the report suggested if impact was unavoidable further investigation would need to be undertaken (Archaeological & Heritage Management Solutions, 2007).

### **RPS (2020) *Aboriginal Cultural Heritage Assessment Report, Gosford Proposed Development – 89 John Whiteway Drive, Gosford***

RPS conducted an assessment report for the proposed state significant development at John Whiteway drive in Gosford in 2019-2020. The site is located approximately 750 metres to the south east of the current Project Area.

The survey was conducted with the registered Aboriginal parties for the area; the site was found to be highly disturbed and modified through historical quarrying, vegetation clearing and infrastructure. No Aboriginal objects were identified and considering the extensive disturbances to the site, no further investigation was warranted (RPS 2020).

## **2.1 Summary and analysis of background information**

The greater Central Coast has been impacted by European land use, which historically both commercially utilised and cleared the surrounding vegetation for land use. The AHIMS searched identified four previously registered Aboriginal sites; it should be noted however, that the immediate vicinity of the Project Area, and the Project Area itself, is extremely urbanised and therefore unlikely to contain Aboriginal sites or objects.

It is likely that the area was utilised by past Aboriginal populations due to the proximity of natural resources; yet considering the extensive modifications, urbanisation and modifications, it is highly unlikely that any Aboriginal sites or objects would remain.



### **3 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL**

Based on the environmental context, heritage context and archaeological heritage literature review, it is clear the Project Area is located in a region that would have been richly resourced, making it an attractive location for Aboriginal people to frequent, particularly for the purpose of resource procurement. It is likely that occupation activity would have been focused on key watercourses in the region, including Brisbane Waters which would have been utilised by Aboriginal people to stay for periods of time that would lead to the discard of sufficient artefactual material (stone artefacts).

Artefactual material may remain in the subsurface context or exposed in areas of ground disturbance/erosion outside of the Project Area. However, the Project Area itself is highly disturbed due to the construction of buildings, car parks, installation of services and infrastructure. The disturbance is such that the likelihood of finding any surface or subsurface artefacts is nil-low.

## 4 IMPACT ASSESSMENT

This section provides a description of the proposed development assessed for this project. The description includes a summary of the previous impacts, proposed impacts and the potential harm of Aboriginal objects and/or places within the Project Area.

### 4.1 Previous Impacts to the Project Area

The Project Area has been subject to substantial impacts through construction of car parks, buildings, driveways installation of services and infrastructure. The Project Area is highly disturbed due to high density urbanisation.

### 4.2 Proposed Impacts to the Project Area

The proposed activity involves the following:

- Demolition of the existing buildings, carparks, footpath etc.
- Construction of a multifunction space, including a hotel, commercial offices, retail areas, student accommodation, retirement units, public plaza and health services.
- Demolition of the existing Mann Street pedestrian overpass
- Construction of a new at-grade pedestrian crossing

The proposal is located within a previously impacted area and will be a re-development of an already developed location, as such the potential for further archaeological deposits within the Project Area is assessed as being low to nil. Sub-surface impacts will be limited to the proposed works construction areas and as such, further potential sub-surface material will not be impacted upon outside of construction areas.

Although four AHIMS sites have been registered in the vicinity of the Project Area, the likelihood that any surface or subsurface artefacts will be impacted during works is low-nil. The Project Area has been previously disturbed through the construction of buildings, footpath, carpark, installation of services and infrastructure and as such, no natural surfaces remain.

## 5 CONCLUSIONS AND RECOMMENDATIONS

This desktop assessment has been prepared to meet the requirements of the Planning Secretary's Environmental Assessment Requirements (SEARs) in section 12 of the Environmental Impact Statement (EIS) general requirement key issues. The following conclusions have been drawn from the available environmental, cultural and archaeological information for the Project Area.

Due to the previous significant disturbance to the Project Area through construction of buildings, footpath, carparks, installation of services and infrastructure, the potential for Aboriginal objects or sites within the Project Area has been assessed as low to nil. It is considered that no further archaeological investigations would be required.

### **Recommendation 1: Aboriginal cultural heritage induction**

All site workers and personnel involved in site impact works associated with the Project Area should be inducted and briefed the possible identification of Aboriginal objects during construction and their responsibilities according to the provisions of *National Parks and Wildlife Act 1974* and the *Heritage Act 1977*.

Aboriginal cultural heritage inductions led by Darkinjung LALC is recommended.

### **Recommendation 2: unexpected finds procedure, Aboriginal object/s**

If suspected Aboriginal objects are identified during construction the following procedures must be followed (**Appendix D**):

- 1) Immediately cease all activity at the location.
- 2) Ensure no further harm occurs, secure the area.
- 3) Notify Environment Protection Authority's Enviro Line on 131 555, Darkinjung LALC on +61 2 4351 2930 and an archaeologist (RPS +61 2 4940 4200).
- 4) No further action to be undertaken until DPIE provides written consent.

### **Recommendation 3: unexpected finds procedure, human remains**

All human remains in, on or under the land must not be harmed. If suspected human remains are located during any stage of the proposed works (**Appendix D**):

- 1) Immediately cease all activity at the site.
- 2) Ensure no further harm occurs, secure the area to avoid further harm to the remains.
- 3) Notify the NSW Police 000.
- 4) Notify the Environment Protection Authority's Enviro Line on 131 555.
- 5) No further action is to be undertaken until the NSW Police provide written notification.

Yours sincerely,  
for RPS Australia East Pty Ltd

A handwritten signature in black ink, appearing to read 'B. Slack', with a stylized flourish at the end.

**Ben Slack**  
Senior Heritage Consultant  
ben.slack@rpsgroup.com.au  
54225



## 6 REFERENCES

- Archaeological & Heritage Management Solutions, A. (2007). *Dane Drive & Masons Parade Intersection Upgrade: Archaeological Assessment*. Retrieved from Annandale, NSW:
- Attenbrow, V. (1982). The Archaeology of the Upper Mangrove Creek Catchment: Research in Progress. In S. Bowdler (Ed.), *Coastal Archaeology of Eastern Australia* (pp. 67-78). Canberra: Australian National University.
- BRS, B. R. S. T. P. S. (2019). *Request for Secretary's Environmental Assessment Requirements: Gosford Gateway*. Retrieved from Sydney, NSW:
- Keith, D. (2006). *Ocean Shores to Desert Dunes: The Native Vegetation of New South Wales and the ACT*. Sydney: Department of Environment and Conservation NSW.
- Murphy, C. L. (1993). *Soil Landscapes of the Gosford-Lake Macquarie 1:100,000 Sheet (Redhead, Wyong, Gosford, Spencer, Laguna)*: Department of Conservation and Land Management.
- RPS (2020). *Aboriginal Cultural Heritage Assessment Report, Gosford Proposed Development* – 89 John Whiteway Drive, Gosford
- Vinnicombe, P. (1980). *Predilection and Prediction: a study of Aboriginal sites in the Gosford – Wyong region*. Retrieved from

**Appendix A**  
**SEARs Table**

SEARs	
General Requirements	
Include an environmental risk assessment to identify the potential environmental impacts associated with the development.	BRS
Provide a report from a qualified quantity surveyor detailing the capital investment value (CIV), including the applicable GST component and estimate of jobs that will be created during the construction and operational phases of the development.	QS
Key Issues	
<b>1. Statutory Provisions and Strategic Provisions</b> <ul style="list-style-type: none"> <li>• Address all relevant Environmental Planning Instruments, plans, policies and</li> <li>• guidelines, including (but not limited to those) outlined at Attachment A.</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,</li> <li>• 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</li> <li>• and the total floor area.</li> <li>• Identify compliance with the development standards applying to the site and</li> <li>• provide a detailed justification for any non-compliances / variations.</li> <li>• Address the adequacy of floor space provided for commercial purposes and</li> <li>• provide relevant justification.</li> </ul>	BRS / ADG
<b>2. Design Excellence</b> <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>	ADG / BRS
<b>3. Built Form and Urban Design</b> <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> </ul>	ADG / BRS

- 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.
- Include principles to inform the design quality of the proposed development, including consideration of building articulation, street activation and interface with the public domain.
- Address section 6.6 (Key Site 2 principles) contained within Chapter 6 of Gosford Development Control Plan 2018 (DPE).
- Provide clear justification for the proposed height of towers and how they respond to Panel advice and key urban design principles for Gosford.
- 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.
- Demonstrate how the future development potential of adjoining properties would not be compromised by the proposal.
- Detail the location, size and content of any proposed signage zones (if proposed) 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.

ADG / BRS



<ul style="list-style-type: none"> <li>• Demonstrate how the proposal would: <ul style="list-style-type: none"> <li>○ provide sufficient open space for future residents and users;</li> <li>○ provide access for people with disabilities; and</li> <li>○ minimise potential vehicle, bicycle and pedestrian conflicts.</li> </ul> </li> </ul>	
<b>5. Visual Impacts</b> <ul style="list-style-type: none"> <li>• 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, Rumbulara Reserve, Presidents Hill, Leagues Club Field, Kibble Park) depicting images of the proposal in the background of those views.</li> <li>• Photomontages or perspectives should be provided showing the project.</li> <li>• Demonstrate how the proposal respects and maintains key view corridors (for example to the ridgelines of Presidents Hill and Rumbulara Reserve) and street vistas.</li> </ul>	ADG
<b>6. Environmental Amenity</b> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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).</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>	ADG / BRS / ARUP
<b>7. Ecologically Sustainable Development (ESD)</b> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Demonstrate how future buildings would meet or exceed minimum building sustainability and environmental performance standards.</li> <li>• Demonstrate how the proposal meets the Water Sensitive Urban Design principles and incorporates Water Sensitive Urban Design practices.</li> </ul>	ESD consultant
<b>8. Transport and Accessibility (Construction and Operation)</b>	Traffic Engineer

<ul style="list-style-type: none"> <li>The EIS must be accompanied by a Traffic Impact Assessment (TIA) prepared in accordance with relevant guidelines. The TIA must: <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>Estimate the total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and bicycle trips.</li> <li>Assess the adequacy of public transport, pedestrian and bicycle provisions to meet the likely future demand of the proposed development.</li> <li>Demonstrate the proposed road layout, access points, and car parking can comply with the relevant Australian Standards and Council requirements.</li> <li>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.</li> <li>Assess the impact of the proposal on car parking within the Gosford CBD during construction and operation of the proposed development.</li> <li>Describe the measures to be implemented to promote sustainable means of travel, including public transport use, pedestrian and bicycle linkages.</li> <li>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.</li> <li>Detail the public transport options and pedestrian links for future residents of the proposed development.</li> </ul> </li> </ul>	
<b>9. Flooding</b> <ul style="list-style-type: none"> <li>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.</li> </ul>	ACOR
<b>10. Stormwater and Drainage</b> <ul style="list-style-type: none"> <li>Prepare a preliminary stormwater management report demonstrating how stormwater would be appropriately managed in accordance with Council's requirements.</li> </ul>	ACOR
<b>11. Water Quality</b> <ul style="list-style-type: none"> <li>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.</li> </ul>	ACOR
<b>12. Heritage</b> <ul style="list-style-type: none"> <li>Assess any impacts on State and local heritage items, including conservation areas, natural heritage areas, relics, gardens, landscapes,</li> </ul>	BRS

views and trees and recommend mitigation and management measures where required.	
<ul style="list-style-type: none"> <li>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.</li> </ul>	
<b>13. Social &amp; Economic Impacts</b> <ul style="list-style-type: none"> <li>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.</li> <li>Consider the cumulative impacts of the development in the context of other significant (current and future) developments within Gosford.</li> </ul>	BRS
<b>14. Public Benefit and Contributions</b> Outline the contributions and proposed public benefits to be delivered as a part of the proposal including details of any Voluntary Planning Agreement.	ADG / BRS
<b>15. Noise and Vibration</b> 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.	Noise Consultant
<b>16. Contamination</b> 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.	Contam Consultant
<b>17. Biodiversity</b> 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.	MJD Environmental
<b>18. Soil and Water</b> The EIS shall include a geotechnical assessment, Acid Sulfate Soils Assessment and groundwater assessment.	Morrow
<b>19. Utilities</b> <ul style="list-style-type: none"> <li>In consultation with relevant agencies prepare a services and utilities impact assessment which: <ul style="list-style-type: none"> <li>assesses the capacity of existing services and utilities and identify any</li> <li>upgrades required to facilitate the development</li> <li>assesses the impacts of the proposal on existing utility infrastructure and</li> <li>service provider assets and describe how any potential impacts would be managed.</li> </ul> </li> </ul>	BRS
<b>20. Easements, restrictions, staging and consents</b> <ul style="list-style-type: none"> <li>Provide details of any easements, restrictions or positive covenants on site</li> <li>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.</li> </ul>	Surveyor / ADG / BRS

<ul style="list-style-type: none"> <li>• Provide details regarding the staging of the proposed development and demonstrate how the visual and amenity impacts of staged construction will be mitigated.</li> <li>• Provide details of any temporary (or continued) use or temporary activation of the land during staged construction.</li> <li>• Demonstrate how the staged construction will not adversely impact the local road network, pedestrian connections and the continued public use of Mann Street.</li> <li>• Demonstrate how the proposal considers opportunities to consolidate smaller lots and avoids the isolation of small lots (for example 139 Faunce Street).</li> <li>• 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).</li> </ul>	
<p><b>21. Construction Management Plans</b></p> <ul style="list-style-type: none"> <li>• Prepare a preliminary Construction Management Plan for the proposed works and outline how construction impacts would be appropriately managed and mitigated.</li> <li>• Demonstrate how public safety will be maintained during construction and operation, including any public safety measures that will be implemented.</li> </ul>	CMP Consultant
<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>	CMP Consultant / BRS
<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. 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</p>	BRS



<p>response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>	
<p><b>Documents and Plans</b></p>	
<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> <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>	<p>ADG / BRS</p>

## **Appendix B**

### **Request for Secretary's Environmental Assessment Requirements: Gosford Gateway (BRS, 2019)**



# Request for Secretary's Environmental Assessment Requirements

## Gosford Gateway

December 2019

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Project No.	CC160154
Author	IS
Checked	LW
Approved	IS

Rev No.	Status	Date	Comments
1	Final	06.12.19	

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**SYDNEY**  
P (02) 9659 0005  
E [sydney@brs.com.au](mailto:sydney@brs.com.au)

**CENTRAL COAST**  
P (02) 4325 5255  
E [coast@brs.com.au](mailto:coast@brs.com.au)

**HUNTER**  
P (02) 4966 8388  
E [hunter@brs.com.au](mailto:hunter@brs.com.au)

**SOUTH EAST QUEENSLAND**  
P (07) 5582 6555  
E [seqld@brs.com.au](mailto:seqld@brs.com.au)



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### Appendices

- Appendix A – Concept Architectural Plans
- 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 <sup>2</sup>
243 Mann Street	Ground Level Car Parking	Lot 4 DP 1191104	555m <sup>2</sup>
249 Mann Street	Ground Level Car Parking	Lot 3 DP 1191104	690m <sup>2</sup>
135 Faunce Street	Single Storey detached dwelling	Lot 3 DP 1191104	589m <sup>2</sup>
137 Faunce Street	Two Storey detached dwelling	Lot 1 DP 1191104	338m <sup>2</sup>
<b>Total</b>			<b>10,118m<sup>2</sup></b>

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: 10,118m<sup>2</sup>
- Proposed GFA: 80,944m<sup>2</sup>
- 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 80,944m<sup>2</sup>.

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.

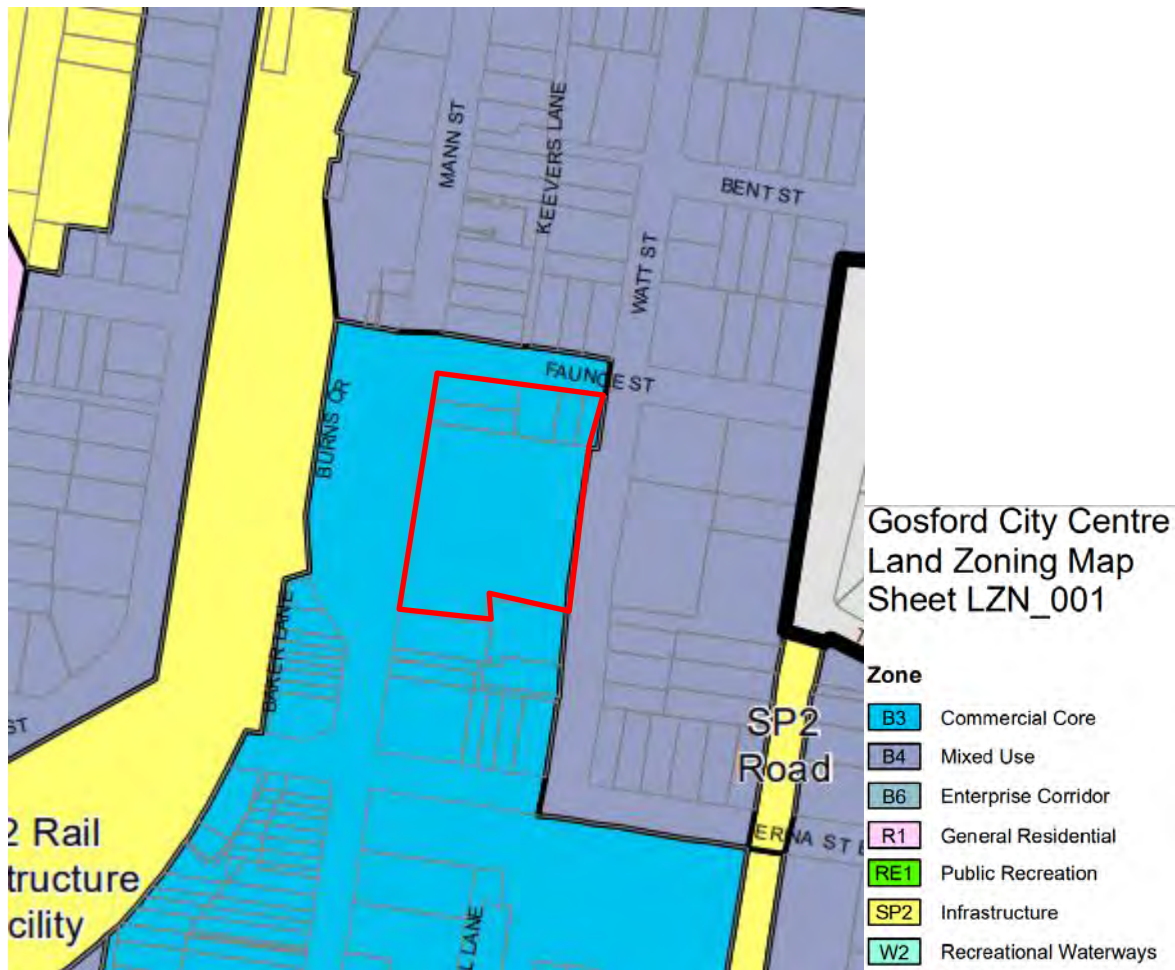


Figure 3: Extract from Zoning Map.

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
<b>Civic Heart</b> 1. Kibble Park: the Civic Heart "to ensure solar access for 4 hours to 50% of the park between 9 am and 3 pm at the winter solstice" 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.	<ul style="list-style-type: none"> <li>- There is no overshadowing of Kibble Park as shown in the shadow diagrams submitted to the DAP.</li> </ul>  <ul style="list-style-type: none"> <li>- 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</li> </ul>



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



Principle or Recommendation	Response
<p>2.8 Public domain investigations</p> <ul style="list-style-type: none"> <li>- Improved connection from the train station to Burns Place Park</li> </ul> <p>2.13 Logic</p> <ul style="list-style-type: none"> <li>- 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</li> </ul>	<ul style="list-style-type: none"> <li>- The proposal has a variety of built forms.</li> <li>- 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.</li> <li>- 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.</li> <li>- 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.</li> </ul>

## 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.

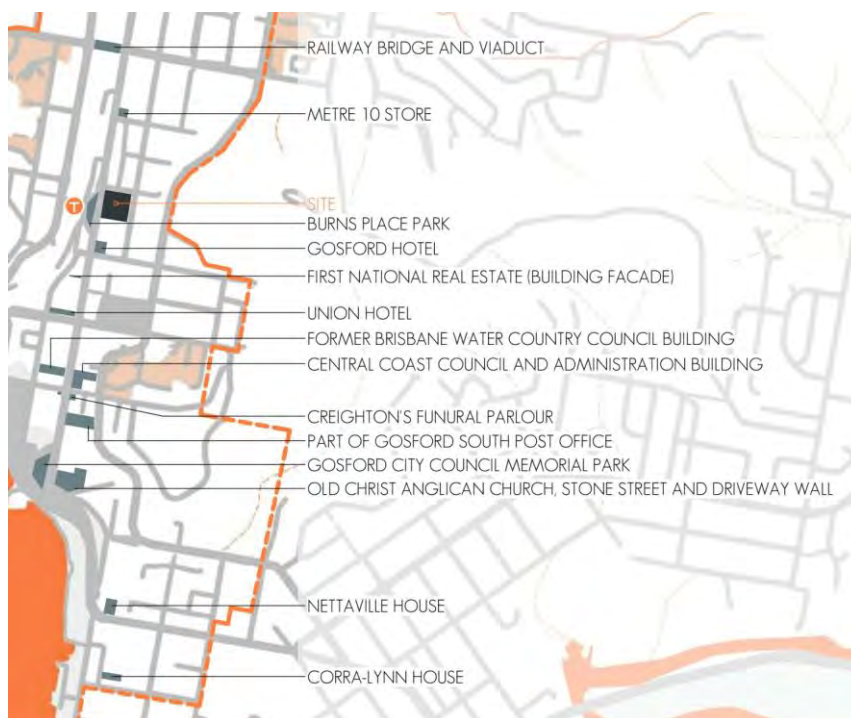


Figure 4: Heritage Items

## 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

## Appendix C

### Extensive AHIMS

# AHIMS Web Services (AWS)

## Extensive search - Site list report

Your Ref/PO Number : PR146596

Client Service ID : 490009

<u>SiteID</u>	<u>SiteName</u>	<u>Datum</u>	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>	<u>Context</u>	<u>Site Status</u>	<u>SiteFeatures</u>	<u>SiteTypes</u>	<u>Reports</u>
45-3-3282	Shelter with deposit	AGD	56	345400	6300400	Closed site	Valid	Potential Archaeological Deposit (PAD) : -, Shell : -		
	<u>Contact</u> T Russell	<u>Recorders</u>	Environmental Assessment (Previously Enviromental Appraisal)							<u>Permits</u>
45-3-3340	Dane drive PAD	AGD	56	345600	6299600	Open site	Valid	Potential Archaeological Deposit (PAD) : 1		100693
	<u>Contact</u> T Russell	<u>Recorders</u>	Extent Heritage Pty Ltd - Pyrmont - Individual users							<u>Permits</u> 4020
45-3-3430	Rumbalara 2	GDA	56	346582	6299973	Open site	Valid	Artefact : -, Shell : 2		
	<u>Contact</u>	<u>Recorders</u>	Mr.Anthony Dunk							<u>Permits</u>
45-3-3699	ATO Mann Street	GDA	56	345764	6299874	Open site	Valid	Artefact : 2		
	<u>Contact</u>	<u>Recorders</u>	Mr.Benjamin Streat							<u>Permits</u>

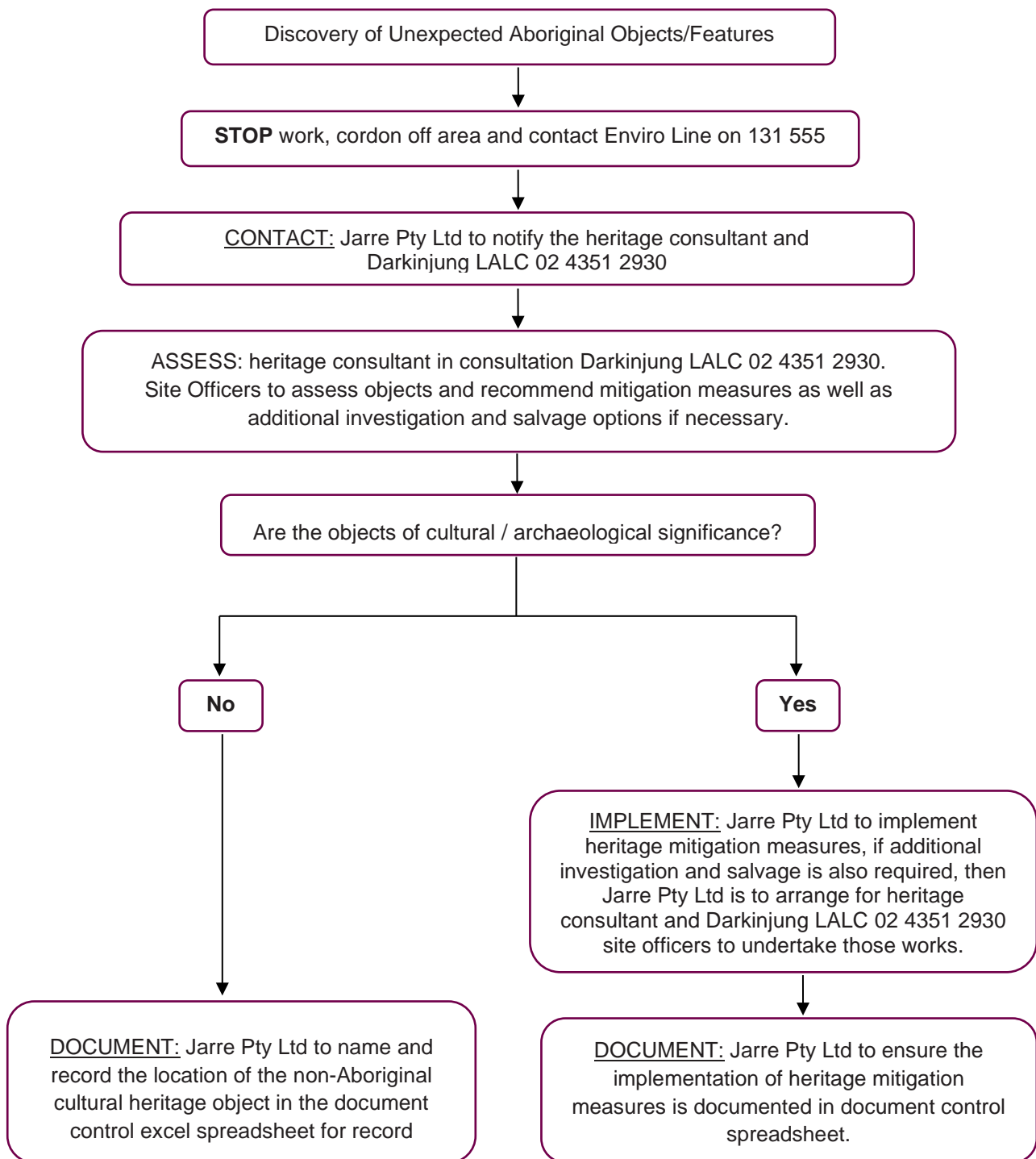
Report generated by AHIMS Web Service on 10/03/2020 for Ben Slack for the following area at Lot : 112, DP:DP1022614 with a Buffer of 1000 meters. Additional Info : Due Diligence. Number of Aboriginal sites and Aboriginal objects found is 4

This information is not guaranteed to be free from error omission. Office of Environment and Heritage (NSW) and its employees disclaim liability for any act done or omission made on the information and consequences of such acts or omission.

## **Appendix D**

### **Unexpected Finds Procedures**

# UNEXPECTED FINDS PROCEDURE FOR ABORIGINAL OBJECTS



# UNEXPECTED FINDS PROCEDURE FOR DISCOVERY OF HUMAN SKELETAL REMAINS

Human skeletal remains are of the highest importance to Aboriginal peoples and all care, caution, respect and dignity will be utilised by all parties should such remains be discovered.

