



Jarre Pty Ltd

Consultation Outcomes Report

Gosford Gateway Centre, Gosford

Concept SSD for Mixed Use Development

6 July 2020

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Reference for relevant Secretary's Environmental Assessment Requirements

Key Issue	Requirement	Relevant Report Section
Consultation		
	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.	Sections 1 & 2
	In particular, you must consult with:	
	<ul style="list-style-type: none"> Central Coast Council NSW Health (Central Coast Local Health District) Transport for NSW (Transport, Rail Corp and Roads and Maritime Services) Ausgrid NSW Department of Planning, Industry and Environment (Biodiversity and Conservation Division, Crown Land, NRAR, Office of Water) Surrounding residents, businesses and local community groups 	Section 4 – government agencies
	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.	Sections 2 & 3 – Community Section 3

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1 Introduction

1.1 Overview

This report has been prepared by Barker Ryan Stewart on behalf of Jarre Pty Ltd. As part of the preparation of the State Significant Development (SSD No 10414) application, Secretary's Environmental Assessment Requirements (or SEARs) are provided and are required to be complied with in the preparation of the application documents.

The SEARs included the following requirements in relation to consultation:

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:

- Central Coast Council
- NSW Health (Central Coast Local Health District)
- Transport for NSW (Transport, Rail Corp and Roads and Maritime Services)
- Ausgrid
- NSW Department of Planning, Industry and Environment (Biodiversity and Conservation Division, Crown Land, NRAR, Office of Water)
- Surrounding residents, businesses and local community groups

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.

The consultation required in the SEAR's has been undertaken. This report has been prepared to outline how the consultation component of this requirement has been addressed in terms of type of consultation, dates and the outcome and results of the consultation.

1.2 Site and Proposal

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.

Figure 1 below, shows an aerial photograph of the site in context to surrounding development.



Figure 1: Aerial view of Site and Surrounding Development

2 Community Consultation and Engagement

2.1 Overview and Purpose of Consultation

A broad range of stakeholders have been targeted during the consultation process as discussed in 2.2 - 2.6 below. The purpose of the consultation was to facilitate an engaging process aimed at providing feedback to guide the concept design for the SSD proposal.

An initial consultation start up session was conducted within Barker Ryan Stewart to determine relevant stakeholders, methods of consultation and engagement and timelines for agency response.

Refer to consultation approach information in 2.3 for further information.

2.2 Stakeholders

A number of potential stakeholders were targeted for consultation including, but not limited to the following:

- Land owners / developers;
- Adjoining and nearby land owners;
- Local politicians;
- Any relevant interest or community groups; and
- Government agencies and departments.

Relevant stakeholders were individually advised and/or targeted for at least one form of the consultation detailed in Section 1.3 above. A targeted email strategy was also undertaken with relevant stakeholders contacted to provide feedback on the proposed development.

A total of fifty nine (59) primary stakeholders were contacted by email as shown in Appendix C. No formal responses were received by email or phone.

2.3 Consultation Approach

The following consultation and engagement processes have been undertaken prior to lodgement of the proposed SSD:

- Barker Ryan Stewart website information;
- Social media campaign with targeted Facebook ads;
- Letterbox drop with development flyer and details for the information session and email feedback;
- External email list (Gosford Erina Business Chamber);
- Targeted stakeholder email list;
- Information drop-in session;
- Meetings with government agencies (where requested); and
- Feedback forms.

Details of methods and results are included below.

2.3.1 Letterbox Drop

A flyer was prepared based on the concept design and a copy was provided to surrounding development to advise of the proposed development. This included approximately 200 businesses and owners shown in yellow within Figure 3. The flyer also provided details of the information session to be held (refer to details below) and the BRS website with consultation information.

A copy of the flyer provided to surrounding development is included in Appendix A.

Absentee landowners were not individually notified but flyers were placed in the strata / body corporate letterbox for the strata managers of the adjoining buildings.

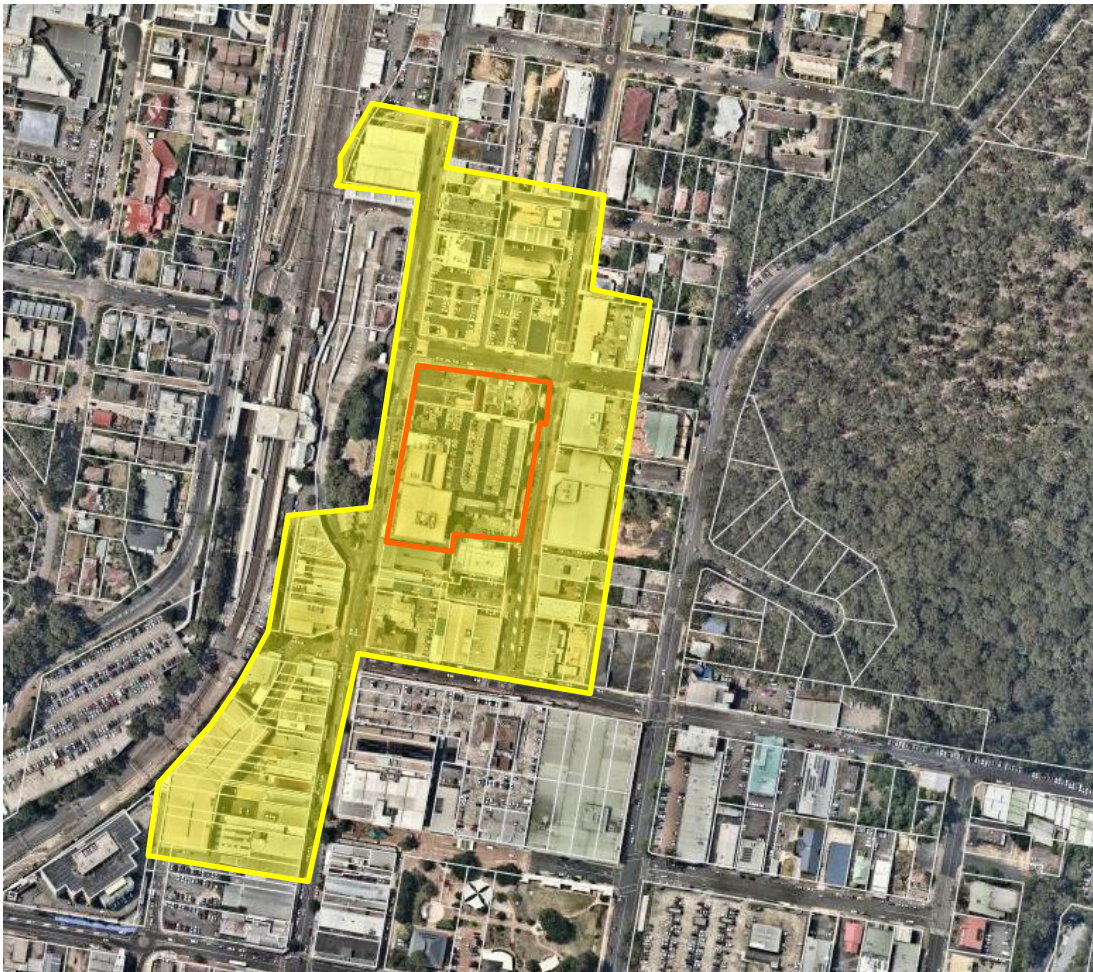


Figure 2: Aerial view of approximate letterbox Drop sites

2.3.2 BRS Website Consultation

Barker Ryan Stewart updated the brs.com.au website with relevant consultation information as shown in the web page extract provided in Appendix M. The web page incorporated proposed development information, architectural render and Masterplan of the site.

Email and phone details were also included for provision of feedback.

2.3.3 Information Session

With details provided in the letter box drop, an information session was held at a shop-front within the Gateway Centre Gosford on Thursday 27 February 2020, which was attended by a variety of participants; nearby landowners, commercial leasing agents and residents. The session was open from 4.30pm until 6.30pm and ADG Architects and BRS Town Planners were in attendance to present the proposal to attendees.

Approximately seven (7) people attended the session, although not all people signed in. Four (4) feedback forms were filled in. The summary of the issues raised during the session and within feedback forms are included in Section 3 below.

As part of the feedback forms, six (6) questions were asked with the responses included in Table 1.

Table 1: Feedback form results

Question	Number of Responses				
	Flyer	Newspaper	Other	Friend	Website
How did you hear about the information session?	3	0	0	1	0
Do you live on Mann Street or adjoining the site?	Yes		No		No, where?
	1		3		<ul style="list-style-type: none"> • North Shore • Central Coast • Undisclosed
Do you own a property on Mann Street or adjoining the site?	Yes			No	
	2			2	
If further information was available would you like to be contacted?	Yes			No	
	4			0	
How do you rate the information available?	Good		Bad		Average
	4		0		0
Was this a worthwhile experience?	Yes		No		No comment
	3		0		1

The majority of attendees heard about the session through the flyer, and some lived near or owned property in proximity to the site. All attendees rated the information as good and identified that the drop in session was a worthwhile experience.

All attendees generally provided positive responses to the proposal noting that the development was designed in response to the community's needs; particularly the commercially orientated spaces aimed at driving business growth which could then incentivise relocation of companies to the region.

Positive responses were also noted in relation to the education and student housing aspect of the proposal.

2.3.4 Email Responses

The website, social media campaign, letterbox drop and drop-in session all provided a website and contact email for additional information or questions.

No email responses were received in association with the proposal.


2.3.5 Gosford Erina Business Chamber February Email Distribution

Consultation information was provided to the Gosford Erina Business Chamber where it was distributed to an email list of 730 recipients in the February Update.

Figure 4 below is an extract from the email provided by Gosford Erina Business Chamber. No email / telephone responses or objections were received from Gosford Erina Business Chamber members and further contact was made with the Chamber to confirm no additional responses were provided directly.

An extract from the Gosford Erina Business chamber email is provided in Figure 3.

Having trouble viewing this email? [Click here to view it online.](#)




Community Consultation Session Gosford Gateway Development

Members are invited to attend a community consultation session to review and comment on the proposed Gosford Gateway Development project.

The session will be held on **Thursday 27 February 2020** from **4:30pm - 6:30pm** at the Gosford Gateway Centre.


The GEBC has not adopted any official position on this development project. This information is provided for GEBC members who wish to view and/or provide feedback on the project only. The circulation of this information should not be interpreted as the GEBC Chamber endorsing or objecting to this development project.

Gosford Gateway State Significant Development Community Consultation



ADG architects

Community Information Session
Thursday 27 February 2020
4:30pm - 6:30pm
Gosford Gateway Centre,
235 Mann Street Gosford (Ground Floor)



**BARKER
RYAN
STEWART**

Gosford Gateway Development

Barker Ryan Stewart and ADG Architects are assisting Jarre Pty Ltd and their relevant sub-consultants with the preparation of an Environmental Impact Statement (EIS) for a State Significant Development Application.

The proposal will involve the construction of a mixed use re-development of the Gosford Gateway Centre.

ADG Architects are the main designers for the proposed development and along with a variety of specialist consultants will be working with Jarre Pty Ltd to provide a unique proposal that will complement the Gosford City Centre.

The Site

The site incorporates the Gosford Gateway shopping centre located in the centre of Gosford opposite Gosford Station and Burns Park.

Figure 3: Extract from Gosford Erina Business Chamber February Update Email

2.3.6 Social Media Consultation

A Facebook and LinkedIn campaign was undertaken by Barker Ryan Stewart with details of the proposal, information session and links to BRS website with further information available.

The Facebook and LinkedIn posts received no comments. Refer to extract from the Facebook page as shown in Figure 4 below.



The image shows a Facebook post from Barker Ryan Stewart (@barkerryanstewart) dated 18 February at 18:37. The post text states: "Barker Ryan Stewart and ADG Architects are assisting Jarre Pty Ltd and their relevant sub-consultants with the preparation of an Environmental Impact Statement (EIS) for a State Significant Development Application. The proposal will involve the construction of a mixed use re-development of the Gosford Gateway Centre. As part of the EIS process, consultation with the community is being undertaken to ensure feedback from the community can be incorporated into the development application. You can click the link below for more details of the proposed development, as well as details of the community information session proposed for Thursday 27 February 2020 from 4:30pm - 6:30pm at Gosford Gateway Centre, 235 Mann Street Gosford (Ground Floor)." Below the text is a photograph of a modern multi-story building with glass facades. The post has 8 likes and includes a "Learn More" button. The right sidebar shows a list of pages liked by the user, including DOMA, Cessnock City Council, Cessnock, New South Wales, Hodder Electrical, and Evergrow Group. The bottom of the page shows language options and a privacy policy link.

Figure 4: Extract from BRS Facebook page

3 Community Feedback

3.1 Submissions Summary and Key Themes

Following from the letterbox drop to approximately 215 residents and business owners/tenants, only 7 people attended the information session with zero (0) written submissions being received by email and four (4) feedback forms, zero (0) of which included detailed comments or objections.

Feedback provided in the information session was generally supportive with the following comments noted:

"It is great to see development happening in Gosford"

"The session was informative and I look forward to seeing the development progress"

"Commercial growth in the Gosford CBD is important and the design appears to provide what is needed most"

3.2 Responses to Issues Raised and Outcomes

The consultation did not raise any main issues that needed to be addressed in the EIS and design process. The only issue raised by a community member was related to integration of residential uses within the development. It was discussed that the development will not include traditional residential land uses noting that student housing, independent living and the hotel will cater for a niche market that can drive growth within onsite retail and commercial uses.

The issue raised within community consultation is included in Table 2 below.

Table 2: Overview of response to issues raised

Main Issues	Responses to issues
<ul style="list-style-type: none"> Impact of more residential development on the Gosford CBD 	<p>Proposed land uses were presented to the community member and the predominant commercial nature of the development was explained. It is envisaged that student housing and independent living units will not function as typical residential developments. Alternatively, the uses have been designed to cater for population groups that are likely to enter into short term leasing of premises.</p> <p>It is estimated that the residential accommodation proposed will generate no adverse impact to typical residential apartment supply and demand in Gosford as the development will cater for a niche market looking primarily to enter into short term lease agreements.</p> <p>Refer to additional discussion provided in the Social and Economic Statement prepared by Barker Ryan Stewart and submitted with the EIS under separate cover.</p>

3.3 Follow Up Consultation

There are no further opportunities for public consultation proposed as part of the preparation of the application. There will be however, a formal public exhibition of the State Significant Development

Application by the NSW Department of Planning, Industry and Environment in accordance with the Environmental Planning and Assessment Act 1979 and Regulations 2000.

This exhibition will provide opportunities for residents to provide formal input into the application by reviewing the reports and plans and writing submissions for consideration during the assessment of the application.

4 Government Agencies

4.1 Consultation Summary

The following face to face consultation was undertaken with government agencies:

- City of Gosford Design Advisory Panel Meeting on 31 October, 2019;
- Proposal meeting with Central Coast Council in December 2019; and
- Stakeholder meeting with NSW Health (Central Coast Area Health District) on 4 March 2020.

A copy of Design Advisory Panel minutes are provided in Appendix B with NSW Health meeting minutes / notes included in Appendix B. Note the meeting with Central Coast Council was an informal session where the Architect and Town Planning team presented the proposal to Council's General Manager and relevant senior staff. Meeting minutes were not recorded.

The Design Advisory Panel generally supported the proposal, noting that the Gateway precinct was a key site adjacent to Gosford Station earmarked to support the highest development in Gosford. An extract from Design Advisory Panel comments are provided below and meeting minutes attached in Appendix B.

- *The Panel acknowledges the proponent's support to design excellence and the design review process, demonstrating a willingness to respond to comments and improve site outcomes.*
- *The Panel is satisfied that the massing and shadowing issues have been resolved and recommends they continue to try to 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.*
- *The Panel recommends the Proponent ensure car parks do not dominate street frontages and the plaza area.*

Consultation letters were also sent to government agencies as required by the SEARs. Details of the responses are included in Section 4.3 below. One individual meeting was held with NSW Health (Central Coast Area Health District) as discussed in 4.2 below.

4.2 Agency Meetings

One individual meeting was held with NSW Health (Central Coast Area Health District) on 4/3/2020.

Table 3 outlines issues raised by NSW Health and proposed SSD response.

Table 3: NSW Health Meeting

NSW Health Issue Raised	SSD Response
Overshadowing and impacts to public space	ADG Architects confirmed that taller, slender buildings were recommended by the design panel so as to facilitate smaller windows of shadowing to surrounding development when compared with a precinct that supported greater footprint at lower heights. The design of the proposal allows quicker periods of shadow impact where surrounding development, including roads and public space, can achieve highly adequate solar access throughout the day. Overshadowing is justified in more detail in the EIS.

NSW Health Issue Raised	SSD Response
Management of noise, vibration and air quality during construction.	Relevant noise, vibration and air quality mitigation measures have been considered and discussed further in the Construction Management Plan submitted under separate cover.
Car parking - 1200 car spaces appears to be excessive and could generate traffic impacts to surrounding roads	<p>Proposed car spaces have been determined based on RMS/DCP requirements and confirmed in the Traffic Impact Assessment prepared by Seca Solutions and submitted with the EIS under separate cover. The development will provide adequate parking to service future stages in accordance with parking requirements.</p> <p>It is noted that bicycle racks will be integrated into parking design at ground level which will provide suitable opportunity for staff and users of the spaces to reduce vehicle usage.</p>
Staging and timing of the proposal/ construction	Staging was discussed at the meeting however timeframes associated with approvals and construction can't be determined at this stage due to the complexities associated with Department of Planning assessment times.
Uses to be integrated within the precinct	<p>A diverse mix of uses are proposed, including:</p> <ul style="list-style-type: none"> • Retail; • Conference; • Entertainment; • Hotel; • Independent Living Units; • Student Living; • Public Plaza; and • Car Parking. <p>Proposed uses were discussed in conjunction with the intent behind integration of student living, independent living and entertainment facilities in the precinct.</p> <p>NSW Health identified Independent Living as a use that may require specific health services and questioned how this demand was to be met. Given that Independent Living will account for only 4,380m² out of a total of 84,165m², it was justified that any increase in demand for health services will be reasonably accommodated by nearby Gosford Hospital and surrounding private infrastructure including Gosford Private Hospital and local General Practitioners.</p>
Permeability and equitable access	<p>Ground level pedestrian permeability was discussed with integration of a through site link providing access from Watt Street to Mann Street. Finer details of equitable access from Mann Street through the site will be provided at detailed DA stage.</p> <p>NSW Health stakeholders also expressed concern over the removal of the pedestrian bridge from Burns Park to the Gateway Centre and the access issues that this may generate. Relevant justification around removal of the pedestrian bridge is provided in the EIS.</p>
Helicopter access	Air Services Australia were contacted to review concerns raised about potential impacts associated with helicopter approach to Gosford Hospital.

NSW Health Issue Raised	SSD Response
	<p>Air Services Australia confirmed the following:</p> <p><i>With respect to procedures designed by Airservices in accordance with ICAO PANS-OPS and Document 9905, at a maximum height of 133.9m (440ft) AHD, the property development will not affect any sector or circling altitude, nor any instrument approach or departure procedure at Gosford District Hospital landing site.</i></p> <p><i>The property development will not affect any air route.</i></p> <p>A copy of the Air Services Australia consultation response is provided in Appendix N.</p>
End of trip facilities	<p>The need for end of trip facilities to accommodate staff who walk, jog and cycle to work was discussed however given that this SSD application is only at concept DA stage, NSW Health staff acknowledged that end tenants would be facilitating these elements which would be dealt with at detailed DA stage.</p> <p>ADG Architects have acknowledged that a need may exist for end of trip facilities which will be discussed in more depth when subsequent DA plans for each stage are prepared.</p>
Contingencies for NSW Health tenants should construction impact the use of the existing building	<p>The proponents leasing agent was present at the meeting to document issues related to NSW Health tenancies within the existing Gateway building. Although not directly related to the concept EIS, the concerns have been acknowledged and would need to be addressed in the Construction Management Plan to be prepared at subsequent detailed DA stage.</p>
Impact to current leasing tenancy agreements	<p>The proponent has taken the concerns into consideration and these will be addressed independently of the SSD assessment process.</p>

4.3 Agency Feedback Summary

Table 4 includes a detailed summary of the submissions and feedback from the government agencies. Noting that agency submissions have been addressed in more detail within the EIS, Table 4 discussion provides a general description of issues raised only.

Table 4: Summary of Submissions and Feedback

Type & Source of Submission	Issues Raised
NSW Health	<p>A meeting was held with NSW Health (Central Coast Area Health District) staff as discussed in 4.2 above. Table 3 outlines issues raised by NSW Health and the SSD response.</p> <p>NSW Health consultation letter and response is provided in Appendix J.</p>
Central Coast Council	<p>Council provided input into the SEAR's request and raised concerns about the proposed height of the building which would result in a variation to the SEPP (Gosford City Centre) controls. The Design Advisory Panel have earmarked this key site for proposed height increase and height of building has been determined in collaboration</p>

Type & Source of Submission	Issues Raised
	<p>with panel members. Justification for height increase and associated design excellence are included in the EIS.</p> <p>Council also provided generic comments in relation to building design, amenity impacts, traffic and access, social and economic impact and mix of uses. These issues are all addressed in detail within the EIS, Social and Economic Impact Assessment, Traffic Impact Assessment and Architectural Plans.</p> <p>More detailed discussion of Council's feedback is provided in the EIS. Central Coast Council consultation letter and responses are provided in Appendix D.</p>
Ausgrid	<p>Ausgrid provided a response noting that they have no objections to the proposal however there has been no space allocated for chamber substations that will be required for the development. Ausgrid recommends an electrical engineering consultant be engaged at the appropriate time to determine the electrical load required, the size and space required for substations and the demand on the existing electrical supply infrastructure to determine if any significant network upgrades are required to be funded to power the development.</p> <p>Ausgrid consultation letter and responses are provided in Appendix I.</p>
DPIE – BCD Biodiversity and Conservation Division	<p>No response received apart from acknowledgement of email.</p> <p>BCD consultation letter provided in Appendix E.</p>
DPIE - NRAR	<p>No response received apart from acknowledgement of email.</p> <p>NRAR consultation letter provided in Appendix G.</p>
DPIE Crown Lands	<p>No response received apart from acknowledgement of email.</p> <p>Crown Land consultation letter provided in Appendix F.</p>
Transport for NSW	<p>No response received apart from acknowledgement of email.</p> <p>Transport for NSW consultation letter is provided in Appendix L.</p>
EPA	<p>NSW EPA provided a response stating the following:</p> <p><i>Based on the information provided, the proposal does not appear to require an environment protection licence under the Protection of the Environment Operations Act 1997. Furthermore, the proposal is not being undertaken by or on behalf of a NSW Public Authority nor does the proposal include other activities for which the EPA is the Appropriate Regulatory Authority.</i></p> <p><i>In view of these factors, the EPA has no further interest in the proposal and no further consultation is required.</i></p> <p>Consultation letter to NSW EPA is provided in Appendix K.</p>

The EIS will include details of this agency consultation and consultation included with the SEAR's.

4.4 Department of Planning, Industry and Environment Draft EIS Review

The draft Environmental Impact Statement and supporting documentation was provided to DPIE for preliminary review and feedback was received by letter on 1 May 2020.

All items have been considered and addressed within revised documentation. Refer to the Environmental Impact Statement provided under separate cover for further information.

Appendix A – Development Flyer

Gosford Gateway State Significant Development

Community Consultation



Community Information Session
Thursday **27 February 2020**
4:30pm-6:30pm
Gosford Gateway Centre,
235 Mann Street Gosford (Ground Floor)



Gosford Gateway Development

Barker Ryan Stewart and ADG Architects are assisting Jarre Pty Ltd and their relevant sub-consultants with the preparation of an Environmental Impact Statement (EIS) for a State Significant Development Application.

The proposal will involve the construction of a mixed use re-development of the Gosford Gateway Centre.

As part of the EIS process, consultation with the community is being undertaken to ensure feedback from the community can be incorporated into the development application. This flyer provides details of the proposed development, as well as details of the community information session proposed for **Thursday 27 February 2020 from 4:30pm -6:30pm at Gosford Gateway Centre, 235 Mann Street Gosford (Ground Floor).**

ADG Architects are the main designers for the proposed development and along with a variety of specialist consultants will be working with Jarre Pty Ltd to provide a unique proposal that will complement the Gosford City Centre.

The Site

The site incorporates the Gosford Gateway shopping centre located in the centre of Gosford opposite Gosford Station and Burns Park.

With an area of 10,118m² the site extends over half a city block with multiple frontages to Mann Street, Faunce Street and Watt Street.

Zoned B3 Commercial Core and occupying a strategic location opposite the train station and bus interchange, the proposed redevelopment will act as a catalyst for the ongoing revitalisation of Gosford.



Photomontage View from Mann Street

Proposal

The proposed development will comprise a mixed use precinct with a range of complimentary functions throughout three tower buildings. Whilst design is currently at the concept stage, the development will be tailored to accommodate a hotel facility, commercial offices, retail areas, an educational and entertainment component, student accommodation, retirement independent living units and a health services precinct.

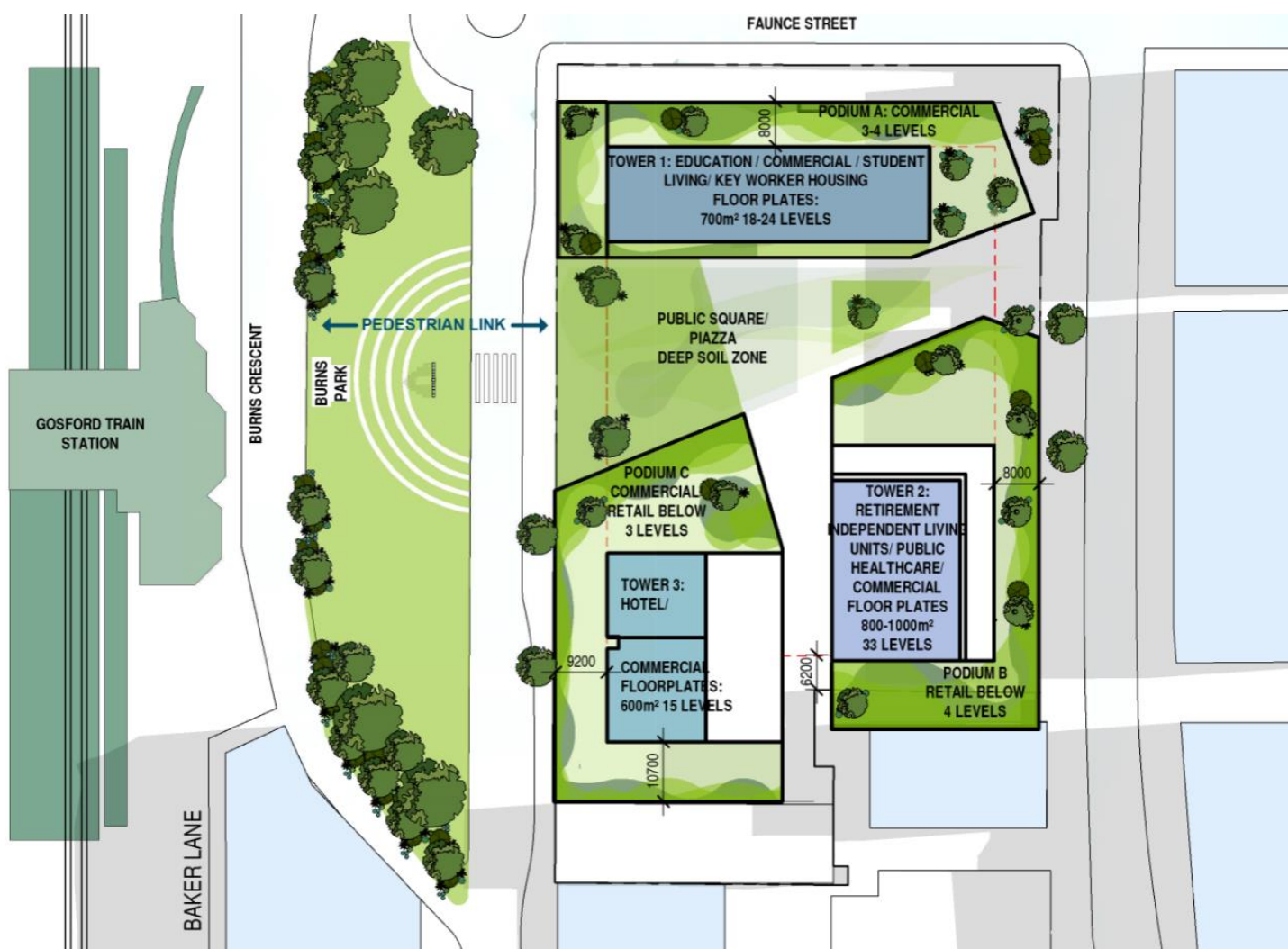
The concept incorporates a high-quality public plaza in the centre connecting to the existing green space at Burns Place and Gosford Station. Basement parking will be provided for 1,200 vehicles with podium levels located above.

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.

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.

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.

Below is an extract of the proposed Site Plan



Submissions / Consultation

Feedback can be provided during the community information session or comments can be emailed to coast@brs.com.au by 5 March 2020.

Large format plans will be available at the consultation session or online at brs.com.au.

The responses will be used to assist in the final design of the development and will be included in the EIS package as part of the State significant development application.

Appendix B – DAP Meeting Notes and Advice



Mr Anthony Kelly
ADG Architects
Suite 3.04, Level 3
107-109 Mann Street
Gosford NSW 2250

Our ref: EF19/23536

19 November 2019

City of Gosford Design Advisory Panel

Proposal: Proposal for Gosford Gateway

Panel Meeting: 31/10/2019

Dear Mr Kelly

Thank you for presenting your Gosford Gateway proposal for 237 Mann Street, Gosford to the City of Gosford Design Advisory Panel (the Panel) to review and provide design advice. A summary of the Panel's advice and recommendations arising from the Panel meeting held on 31 October 2019 is attached to this letter (**Attachment A**).

The Panel operates as the design review panel for development proposals under clause 8.4 of *State Environmental Planning Policy (Gosford City Centre) 2018* and to encourage design excellence in Gosford City Centre. The Panel's role is advisory in nature and it does not have a role in the determination of applications.

The Panel acknowledges the work your design team has undertaken throughout the design review process to improve design outcomes and recommends:

1. The proposal proceeds to the development assessment (DA) pathway, and
2. The proponent addresses the issues identified in Attachment A when preparing their DA.

Please also note the following:

- The proposal is required to undergo a detailed environmental assessment during development assessment (DA). At this time, the consent authority will assess compliance with *State Environmental Planning Policy (Gosford City Centre) 2018* including the adequacy of commercial floor space and satisfactory level of building sustainability and environmental performance and any environmental impacts associated with the proposal.
- A Design Excellence Statement is required for any subsequent DA to articulate how the proposal exhibits design excellence and contributes to the natural, cultural, visual and built character values of Gosford City Centre in accordance with Clause 8.3 of *State Environmental Planning Policy (SEPP) (Gosford City Centre) 2018*.

- If the submitted DA still proposes to use the provisions in Clause 8.4 of *State Environmental Planning Policy (SEPP) (Gosford City Centre) 2018* to vary the permitted height and/or floor space, the Panel's views will also be sought and considered, as part of the DA assessment process.

If you have any questions, please contact the Panel Secretariat on (02) 4345 4400 or centralcoast@planning.nsw.gov.au

Yours sincerely



Gary White
Chair, City of Gosford Design Advisory Panel

Enclosed: Attachment A - Panel Advice

Attachment A – Design Review Panel Advice

City of Gosford Design Advisory Panel*	
Panel meeting	31 October 2019
Panel members	Gary White, Chief Planner, Department of Planning, Industry and Environment (Chair) Paul Walter, Design Reference Group Peter Smith, Design Reference Group
Proposal name	Gosford Gateway
Street Address/property description	237 Mann Street, Gosford Lot 112 in DP 1022614
Proposal description	Education, entertainment, retail, student and key worker accommodation, retirement, health care, hotel, commercial, plaza (proposal included refurbishment of existing commercial building)
Proposal details /optional	Site area: 10,118m ² Proposed GFA: 80,944m ² Proposed FSR 8:1 Proposed max HOB: RL133.9m
Proponent	ADG Architects
Design workshops and previous Panel meetings	30 July 2019 – Design Reference Group workshop 1 15 October 2019 - Design Reference Group workshop 2 31 October 2019 – Panel meeting
Material considered by the Panel	Architectural presentation by ADG Architects dated 25 October 2019 (11 pages)

* The Panel operates as the design review panel for development proposals under clause 8.4 of State Environmental Planning Policy (Gosford City Centre) 2018 and to encourage design excellence in Gosford City Centre.

Panel observations:

A summary of the Panel's observations provided at the 31 October 2019 meeting is provided below:

- The Panel acknowledges the proponent's support to design excellence and the design review process, demonstrating a willingness to respond to comments and improve site outcomes.

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 to 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.

Appendix C – Stakeholder Email List

Stakeholder	Email Address	Date Emailed
Gosford Waterfront Community Alliance	gosfordwaterfront@gmail.com	20/02/20
TAFE NSW (Gosford)	Sydney.info@tafensw.edu.au	20/02/20
Gosford Police Station	bwadmin@police.nsw.gov.au	20/02/20
Darkinjung Aboriginal Land Council	darkinjung@dlalc.org.au	20/02/20
State Member for Terrigal – Mr Adam Crouch (Liberal)	terrigan@nswliberal.gov.au	11/10/2020
State Member for the Entrance – Mr David Mehan (Labor)	theentrance@parliament.nsw.gov.au	20/02/20
NSW Senator – Ms Deborah O'Neill (Labor)	Senator.oneill@aph.gov.au	20/02/20
MLC for Hunter and Central Coast – Mr Taylor Martin (Liberal)	Taylor.martin@parliament.nsw.gov.au	20/02/20
Central Coast Express Advocate	editor@expressadvocate.com.au	20/02/20
Central Coast Community News	manager@centralcoastnews.net	20/02/20
Coast 96.3	studio@coastfm.org.au	20/02/20
Hunter and Central Coast Development Corporation	info@hccdc.nsw.gov.au	20/02/20
Central Coast Council: Tourism Advisory Committee	ask@centralcoast.nsw.gov.au	20/02/20
CC NSW Business Chamber	navigation@nswbc.com.au	20/02/20
Central Coast Council: Employment and Economic Development Committee	ask@centralcoast.nsw.gov.au	20/02/20
Central Coast Council: Gosford CBD and Waterfront Advisory Committee	ask@centralcoast.nsw.gov.au	20/02/20
Regional Development Australia Central Coast	mail@rdacc.org.au	20/02/20
Businesses on Mann, Erina, Watt and Faunce Streets		
Watt St		
Cakes by Kyla	cakesbykyla@live.com.au	20/02/20
Salvation Army Employment Plus	ttwnse@aep.salvationarmy.org	20/02/20
Faunce St		
The Rhythm Hut	hello@therhythmhut.com.au	20/02/20
Erina St		
LWM Group	mail@lwm.com.au	20/02/20
Milk & Honey Hair	milkandhoneyhair@outlook.com	20/02/20

LEP Digital Content Marketing Agency	hello@lep.digital	20/02/20
Imperial Centre Gosford	jbrody@leberergroup.com.au	20/02/20
Sit N Chat Cafe	info@sitnchatcafe.com.au	20/02/20
Snap Fitness	gosford@snapfitness.com.au	20/02/20
Liberty Family Church	enquiries@libertyfamily.church	20/02/20
Smart Autoservice	Alexsmart2907@gmail.com	20/02/20
Taylah Made Windows	info@taylahmadewindows.com.au	20/02/20
Gosford City Mechanical Repairs	info@gosfordcitymechanical.com.au	20/02/20
Mann St		
The Good Bits Co Cafe	info@thegoodbitsco.com	20/02/20
Central Coast Hotel	info@hotelgosford.com.au	20/02/20
Chemist Warehouse	gosford@chemistwarehouse.com.au	20/02/20
St George Bank Gosford Branch	THURLEYM@stgeorge.com.au	20/02/20
MAX Employment	gosford@maxemployment.com.au	20/02/20
Good Games	gosford@goodgames.com.au	20/02/20
Greater Bank Gosford Branch	kim.rowley@greater.com.au	20/02/20
Hotel Gosford	info@hotelgosford.com.au	20/02/20
Headspace Gosford	CCLHD-headspace-info@health.nsw.gov.au	20/02/20
Hearing Australia	erinaadmin@hearing.com.au	20/02/20
Pizza Inn	contact@pizzainn.com.au	20/02/20
St Vincent de Paul Society	IRGosford@vinnies.org.au	20/02/20
CC Locksmiths	info@centralcoastlocksmiths.com.au	20/02/20
General Muffler Co	Sales@generalmuffler.com.au	20/02/20
Avis Car and Truck Rental	avisgosford@hotmail.com	20/02/20
NRMA Gosford	gosford@mynrma.com.au	20/02/20
Gosford Brake Service	bwildauto@gmail.com.au	20/02/20
Beaurepaires Tyres Gosford	Not interested in receiving the info	20/02/20
Ultratune	gosford@ultratune.com.au	20/02/20
North Gosford Laundrette	Dot.northgosfordlaundrette@gmail.com	20/02/20
Coast Shelter	admin@coastshelter.org.au	20/02/20
Mercedes-Benz	reception@ccmg.com.au	20/02/20
CC Motor Group	reception@ccmg.com.au	20/02/20
Subaru Gosford	reception@ccmg.com.au	20/02/20
Isuzu Gosford	reception@ccmg.com.au	20/02/20
Mazda Gosford	reception@ccmg.com.au	20/02/20
Julie's Place	cook@juliesplace.com.au	20/02/20
CC Business Review	info@ccbussinesreview.com.au	20/02/20

Appendix D – Agency Consultation (Central Coast Council)

Our Ref:CC160154

17 February 2020

Andrew Roach
Central Coast Council
49 Mann Street
Gosford NSW 2259

Attention: Andrew Roach
Email: Andrew.roach@centralcoast.nsw.gov.au

Dear Andrew,

**Gosford Gateway State Significant Development (Mann, Faunce & Watt Streets)
Consultation for Environmental Impact Statement Preparation - Proposed Mixed Use Development**

Barker Ryan Stewart is assisting Jarre Pty Ltd with the preparation of an Environmental Impact Statement (EIS) for a proposed mixed use development referred to as Gosford Gateway and primarily located at 8-16 Watt Street.

In accordance with the EIS requirements and the SEARS issued by the NSW Department of Planning, Industry & Environment, consultation is required with relevant government agencies and the community.

Project Summary

The proposed SSD application will be treated as a concept development application (DA) which will establish mix of uses, siting, envelope of buildings, density and landscape/ public domain provision. End use and final internal design concept will form subsequent development applications.

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. 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.

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

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

Basement car parking will be provided with sufficient car parking to meet requirements. Vehicle access will be provided off Watt and Faunce Streets.

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.

SYDNEY
P (02) 9659 0005
E sydney@brs.com.au

CENTRAL COAST
P (02) 4325 5255
E coast@brs.com.au

HUNTER
P (02) 4966 8388
E hunter@brs.com.au

SOUTH EAST QUEENSLAND
P (07) 5582 6555
E seql@brs.com.au

The Site

The primary street address for the site is referred to as 8-16 Watt Street Gosford although the site comprises a number of adjoining allotments as follows:

- Lot 112 DP 1022614;
- Lot 4 DP 1191104;
- Lot 3 DP 1191104;
- Lot 3 DP 1191104; and
- Lot 1 DP 1191104.

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 Mann Street to the west.

Located on the site is the Gosford Gateway shopping centre comprising a mix of retail and commercial tenants. The Gateway building ranges between 3 and 4 storeys in height with a combination of multi-level customer car parking and at grade parking.

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 on the opposite side of Mann Street and provides a pedestrian connection to the train station and bus interchange. South of the site there are a number of commercial and retail buildings. North and east of the site are a mix of commercial and residential buildings. The site is located between Gosford's two tallest topological features, Presidents Hill and Rumbalara Reserve with potential for the development to capitalise and retain views to both.

Supporting Documentation

Please find the following supporting documentation enclosed for your review:

- Environmental Assessment Requirements issued by the Department of Planning & Environment;
- Concept site and development plans.

Plans can also be viewed at www.brs.com.au.

Please note that the information submitted as part of the SEARs by your organisation is in the process of being addressed, so please only submit any additional comments.

Consultation

To assist with the timely preparation of the Environmental Impact Statement (EIS) and address any comments, we are happy to attend a meeting with the relevant personnel to discuss the proposal further. Please advise of a suitable time to meet prior to Friday 28 February.

A Community information session will also be held at Gosford Gateway Centre (Ground Floor, 235 Mann Street) on Thursday 27 February 2020 between 4:30pm and 6:30pm if you'd like to attend to discuss the proposal.

Barker Ryan Stewart will be accepting submissions for consideration by Thursday 5 March 2020. Please email coast@barkerryanstewart.com.au or post to:

Barker Ryan Stewart
Studio 5, 78 York Street
East Gosford, NSW 2250

Should you have any questions, please contact the undersigned at Barker Ryan Stewart on 02 9659 0005 or email ian@brs.com.au.

Yours faithfully,

Ian Stewart | Director
Barker Ryan Stewart Pty Ltd

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

Application Number	SSD-10414
Project Name	Watt Street, Gosford (Gosford Gateway)
Development Description	Concept application for a mixed use development at 8-16 Watt Street, Gosford
Location	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.
Applicant	Jarre Pty Ltd
Date of Issue	17/01/2020
General Requirements	<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"> - adequate baseline data - consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed); - measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment; and - a health impact assessment of local and regional impacts associated with the development, including those health risks associated with relevant key issues. <p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> - 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; - an estimate of jobs that will be created during the construction and operational phases of the proposed development; and - certification that the information provided is accurate at the date of preparation.

Key issues	<p>The EIS must address the following specific matters:</p> <p>1. Statutory Provisions and Strategic Provisions</p> <ul style="list-style-type: none"> · Address all relevant Environmental Planning Instruments, plans, policies and guidelines, including (but not limited to those) outlined at Attachment A. · Detail the nature and extent of any prohibitions that apply to the development. · Provide details of the proposed land use for each component of the development, and the relationship between the different land uses within the building. · Provide details outlining what portion of the building each land use will occupy and the total floor area. · Identify compliance with the development standards applying to the site and provide a detailed justification for any non-compliances / variations. · Address the adequacy of floor space provided for commercial purposes and provide relevant justification. <p>2. Design Excellence</p> <ul style="list-style-type: none"> · 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. · Demonstrate how the Panel advice has been considered and incorporated into the proposal and addresses consistency with the advice in a table. · 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. · In considering whether the development exhibits design excellence, demonstrate compliance with Clause 8.3 of State Environmental Planning Policy (SEPP) (Gosford City Centre) 2018. · 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. <p>3. Built Form and Urban Design</p> <ul style="list-style-type: none"> · Demonstrate how the proposal is informed by the Gosford Urban Design Framework (GANSW, 2018) and the Gosford Development Control Plan 2018 (DPE). · 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)
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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"> · Demonstrate how public safety will be maintained during construction and operation, including any public safety measures that will be implemented. <p>22. Air Quality & Pollution</p> <ul style="list-style-type: none"> · Assess the construction and operation air quality impacts and ensure they meet the requirements of Council and/or the Environment Protection Authority. · 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.
Consultation	<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"> · Central Coast Council · NSW Health (Central Coast Local Health District) · Transport for NSW (Transport, Rail Corp and Roads and Maritime Services) · Ausgrid · NSW Department of Planning, Industry and Environment (Biodiversity and Conservation Division, Crown Land, NRAR, Office of Water) · Surrounding residents, businesses and local community groups <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>
Further consultation after 2 years	<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>
Documents and Plans	<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"> · Survey plan (A3) · Overall site plan (A3) · Concept elevations, floor plans and sections of the proposal (A3) · 3D digital model (refer Central Coast Council's requirements) · Visual Impact Assessment · Design verification statement · Design Excellence Statement · Compliance tables for all relevant development standards and planning controls · Detailed overshadowing diagrams (A3) · Cross ventilation diagrams (A3) · Ecologically Sustainable Development (ESD) / Energy Efficiency Report

	<ul style="list-style-type: none">· Concept landscape and public domain plans (A3)· A table identifying the proposed land uses including a floor-by-floor breakdown of GFA, total GFA and site coverage· Water Cycle Management Plan Strategy· Arborist report (if required)· Geotechnical assessment, Acid Sulfate Soils Assessment and groundwater assessment.· Pre-submission consultation statement· Quantity Surveyor Report
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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	
Statutory policies and plans	<ul style="list-style-type: none"> · Environmental Planning & Assessment Act 1979 · Biodiversity Conservation Act 2016 · State Environmental Planning Policy (State & Regional Development) 2011 · State Environmental Planning Policy (Gosford City Centre) 2018 · State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 · State Environmental Planning Policy (Affordable Rental Housing) 2009 · State Environmental Planning Policy (Infrastructure) 2007 · State Environmental Planning Policy (Building Sustainability Index BASIX) 2004 · State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 · State Environmental Planning Policy (Coastal Management) 2018 · State Environmental Planning Policy No.55 – Remediation of Land · State Environmental Planning Policy No 64 - Advertising and Signage · State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development & Accompanying Apartment Design Guide · Draft State Environmental Planning Policy (Environment) · Central Coast Council's 7.12 (former S94A) Contributions Plan Centre (Civic Improvement Plan 2007) for Gosford City Centre · Gosford City Centre Special Infrastructure Contribution (Ministerial Direction, Ministerial Determination and Order).
Strategic plans	<ul style="list-style-type: none"> · Future Transport Strategy 2056 and supporting plans · State Infrastructure Strategy 2018-2038 · Central Coast Regional Plan 2036 · NSW Government Architect's Gosford Urban Design Framework 2018 · Gosford City Centre Development Control Plan 2018 · Gosford City Centre Transport Management and Accessibility Plan
Guidelines and policies	<ul style="list-style-type: none"> · City of Gosford Design Advisory Panel (CoGDAP) Guide for Proponents and Stakeholders (DPE, 2018) · Gosford City Centre Streetscape Design Guidelines (Oculus for Gosford City Council, 2011)

- 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)



27 February 2020

Attn: Mr Ian Stewart
Director
Barker Ryan Stewart
Suite F, Level 1
York Street
EAST GOSFORD NSW 2250

coast@brs.com.au

Dear Mr Stewart

**CONSULTATION FOR ENVIRONMENTAL IMPACT ASSESSMENT PREPARATION FOR
GOSFORD GATEWAY DEVELOPMENT, MANN, FAUNCE & WATT STREETS, SSD-10414**

Thank you for the opportunity to provide comment for the preparation of the Environmental Impact Statement (EIS) for the proposed concept proposal for a mixed-use development at 8-16 Watt Street and adjoining allotments on Mann and Faunce Streets.

Council has reviewed the information and has no further matters for consideration in the preparation of the EIS to that which has been specified in the SEARs and the matters raised in Council's letter to the Department of Planning, Industry and Environment dated 15 January 2020. The design of the development should achieve the objectives of the key site provisions and the broader objectives outlined within Gosford City Centre Development Control Plan 2018.

If you have any further enquiries relating to this matter, please contact Emily Goodworth on (02) 4350 5436.

Yours faithfully

A handwritten signature in blue ink, appearing to read "A. Roach".

Andrew Roach
Manager
DEVELOPMENT ASSESSMENT

EKG
F2020/00152
D13829861/D13825699



Wyong Office: 2 Hely St / PO Box 20 Wyong NSW 2259 | **P** 02 4350 5555
Gosford Office: 49 Mann St / PO Box 21 Gosford NSW 2250 | **P** 02 4325 8222
E ask@centralcoast.nsw.gov.au | **W** www.centralcoast.nsw.gov.au | ABN 73 149 644 003

Appendix E – Agency Consultation (DPIE - Biodiversity and Conservation)

Our Ref:CC160154

18 February 2020

Nicole Davis
NSW Department of Planning Industry and Environment
Biodiversity and Conservation Division
Locked Bag 1002
Dangar NSW 2309

Attention: Nicole Davis/ Brendan Mee
Email: rog.hcc@environment.nsw.gov.au

Dear Nicole,

**Gosford Gateway State Significant Development (Mann, Faunce & Watt Streets)
Consultation for Environmental Impact Statement Preparation - Proposed Mixed Use Development**

Barker Ryan Stewart is assisting Jarre Pty Ltd with the preparation of an Environmental Impact Statement (EIS) for a proposed mixed use development referred to as Gosford Gateway and primarily located at 8-16 Watt Street.

In accordance with the EIS requirements and the SEARS issued by the NSW Department of Planning, Industry & Environment, consultation is required with relevant government agencies and the community. This letter has been prepared for review by the Biodiversity and Conservation Division of DPIE.

Project Summary

The proposed SSD application will be treated as a concept development application (DA) which will establish mix of uses, siting, envelope of buildings, density and landscape/ public domain provision. End use and final internal design concept will form subsequent development applications.

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. 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.

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

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

Basement car parking will be provided with sufficient car parking to meet requirements. Vehicle access will be provided off Watt and Faunce Streets.

Proposed uses may include education, entertainment, retail, student and key worker accommodation,

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E hunter@brs.com.au

SOUTH EAST QUEENSLAND
P (07) 5582 6555
E seql@brs.com.au

retirement, health care, hotel, commercial, adaptive reuse of existing commercial building and a central plaza for public use.

The Site

The primary street address for the site is referred to as 8-16 Watt Street Gosford although the site comprises a number of adjoining allotments as follows:

- Lot 112 DP 1022614;
- Lot 4 DP 1191104;
- Lot 3 DP 1191104;
- Lot 3 DP 1191104; and
- Lot 1 DP 1191104.

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 Mann Street to the west.

Located on the site is the Gosford Gateway shopping centre comprising a mix of retail and commercial tenants. The Gateway building ranges between 3 and 4 storeys in height with a combination of multi-level customer car parking and at grade parking.

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 on the opposite side of Mann Street and provides a pedestrian connection to the train station and bus interchange. South of the site there are a number of commercial and retail buildings. North and east of the site are a mix of commercial and residential buildings. The site is located between Gosford's two tallest topological features, Presidents Hill and Rumbalara Reserve with potential for the development to capitalise and retain views to both.

Supporting Documentation

Please find the following supporting documentation enclosed for your review:

- Environmental Assessment Requirements issued by the Department of Planning & Environment;
- Concept site and development plans.

Plans can also be viewed at www.brs.com.au.

Please note that the information submitted as part of the SEARs by your organisation is in the process of being addressed, so please only submit any additional comments.

Consultation

To assist with the timely preparation of the Environmental Impact Statement (EIS) and address any comments, we are happy to attend a meeting with the relevant personnel to discuss the proposal further. Please advise of a suitable time to meet prior to Friday 28.

A Community information session will also be held at Gosford Gateway Centre (Ground Floor, 235 Mann Street) on Thursday 27 February 2020 between 4:30pm and 6:30pm if you'd like to attend to discuss the proposal.

Barker Ryan Stewart will be accepting submissions for consideration by Thursday 5 March 2020. Please email coast@barkerryanstewart.com.au or post to:

Barker Ryan Stewart
Studio 5, 78 York Street
East Gosford, NSW 2250

Should you have any questions, please contact the undersigned at Barker Ryan Stewart on 02 9659 0005 or email ian@brs.com.au.

Yours faithfully,

Ian Stewart | Director
Barker Ryan Stewart Pty Ltd

Appendix F – Agency Consultation (Crown Land)

Our Ref:CC160154

18 February 2020

NSW Department of Planning Industry and Environment
Crown Land Division
PO Box 2155
Dangar NSW 2309

Email: cl.enquiries@crownland.nsw.gov.au

Dear Sir/ Madam,

**Gosford Gateway State Significant Development (Mann, Faunce & Watt Streets)
Consultation for Environmental Impact Statement Preparation - Proposed Mixed Use Development**

Barker Ryan Stewart is assisting Jarre Pty Ltd with the preparation of an Environmental Impact Statement (EIS) for a proposed mixed use development referred to as Gosford Gateway and primarily located at 8-16 Watt Street.

In accordance with the EIS requirements and the SEARS issued by the NSW Department of Planning, Industry & Environment, consultation is required with relevant government agencies and the community. This letter has been prepared for review by the Crown Land Division of DPIE.

Project Summary

The proposed SSD application will be treated as a concept development application (DA) which will establish mix of uses, siting, envelope of buildings, density and landscape/ public domain provision. End use and final internal design concept will form subsequent development applications.

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. 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.

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

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

Basement car parking will be provided with sufficient car parking to meet requirements. Vehicle access will be provided off Watt and Faunce Streets.

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.

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E seql@brs.com.au

The Site

The primary street address for the site is referred to as 8-16 Watt Street Gosford although the site comprises a number of adjoining allotments as follows:

- Lot 112 DP 1022614;
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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 on the opposite side of Mann Street and provides a pedestrian connection to the train station and bus interchange. South of the site there are a number of commercial and retail buildings. North and east of the site are a mix of commercial and residential buildings. The site is located between Gosford's two tallest topological features, Presidents Hill and Rumbalara Reserve with potential for the development to capitalise and retain views to both.

Supporting Documentation

Please find the following supporting documentation enclosed for your review:

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Please note that the information submitted as part of the SEARs by your organisation is in the process of being addressed, so please only submit any additional comments.

Consultation

To assist with the timely preparation of the Environmental Impact Statement (EIS) and address any comments, we are happy to attend a meeting with the relevant personnel to discuss the proposal further. Please advise of a suitable time to meet prior to Friday 28.

A Community information session will also be held at Gosford Gateway Centre (Ground Floor, 235 Mann Street) on Thursday 27 February 2020 between 4:30pm and 6:30pm if you'd like to attend to discuss the proposal.

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Barker Ryan Stewart
Studio 5, 78 York Street
East Gosford, NSW 2250

Should you have any questions, please contact the undersigned at Barker Ryan Stewart on 02 9659 0005 or email ian@brs.com.au.

Yours faithfully,

Ian Stewart | Director
Barker Ryan Stewart Pty Ltd

Appendix G – Agency Consultation (NRAR)

Our Ref:CC160154

18 February 2020

NSW Department of Planning Industry and Environment
National Resources Access Regulator
PO Box 2155
Dangar NSW 2309

Email: nrar.enquiries@nrar.nsw.gov.au

Dear Sir/ Madam,

**Gosford Gateway State Significant Development (Mann, Faunce & Watt Streets)
Consultation for Environmental Impact Statement Preparation - Proposed Mixed Use Development**

Barker Ryan Stewart is assisting Jarre Pty Ltd with the preparation of an Environmental Impact Statement (EIS) for a proposed mixed use development referred to as Gosford Gateway and primarily located at 8-16 Watt Street.

In accordance with the EIS requirements and the SEARS issued by the NSW Department of Planning, Industry & Environment, consultation is required with relevant government agencies and the community. This letter has been prepared for review by the NRAR Division of DPIE.

Project Summary

The proposed SSD application will be treated as a concept development application(DA) which will establish mix of uses, siting, envelope of buildings, density and landscape/ public domain provision. End use and final internal design concept will form subsequent development applications.

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. 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.

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Basement car parking will be provided with sufficient car parking to meet requirements. Vehicle access will be provided off Watt and Faunce Streets.

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.

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E hunter@brs.com.au

SOUTH EAST QUEENSLAND
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E seql@brs.com.au

The Site

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- Lot 112 DP 1022614;
- Lot 4 DP 1191104;
- Lot 3 DP 1191104;
- Lot 3 DP 1191104; and
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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 Mann Street to the west.

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Supporting Documentation

Please find the following supporting documentation enclosed for your review:

- Environmental Assessment Requirements issued by the Department of Planning & Environment;
- Concept site and development plans.

Plans can also be viewed at www.brs.com.au.

Please note that the information submitted as part of the SEARs by your organisation is in the process of being addressed, so please only submit any additional comments.

Consultation

To assist with the timely preparation of the Environmental Impact Statement (EIS) and address any comments, we are happy to attend a meeting with the relevant personnel to discuss the proposal further. Please advise of a suitable time to meet prior to Friday 28.

A Community information session will also be held at Gosford Gateway Centre (Ground Floor, 235 Mann Street) on Thursday 27 February 2020 between 4:30pm and 6:30pm if you'd like to attend to discuss the proposal.

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Barker Ryan Stewart
Studio 5, 78 York Street
East Gosford, NSW 2250

Should you have any questions, please contact the undersigned at Barker Ryan Stewart on 02 9659 0005 or email ian@brs.com.au.

Yours faithfully,

Ian Stewart | Director
Barker Ryan Stewart Pty Ltd

Appendix H – Agency Consultation (Office of Water)

Our Ref:CC160154

18 February 2020

NSW Department of Planning Industry and Environment
Office of Water
Locked Bag 5123
Parramatta NSW 2124

Email: water.enquiries@dpi.nsw.gov.au

Dear Sir/ Madam,

**Gosford Gateway State Significant Development (Mann, Faunce & Watt Streets)
Consultation for Environmental Impact Statement Preparation - Proposed Mixed Use Development**

Barker Ryan Stewart is assisting Jarre Pty Ltd with the preparation of an Environmental Impact Statement (EIS) for a proposed mixed use development referred to as Gosford Gateway and primarily located at 8-16 Watt Street.

In accordance with the EIS requirements and the SEARS issued by the NSW Department of Planning, Industry & Environment, consultation is required with relevant government agencies and the community. This letter has been prepared for review by the Office of Water Division of DPIE.

Project Summary

The proposed SSD application will be treated as a concept development application (DA) which will establish mix of uses, siting, envelope of buildings, density and landscape/ public domain provision. End use and final internal design concept will form subsequent development applications.

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. 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.

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

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E seql@brs.com.au

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- Lot 4 DP 1191104;
- Lot 3 DP 1191104;
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Supporting Documentation

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Please note that the information submitted as part of the SEARs by your organisation is in the process of being addressed, so please only submit any additional comments.

Consultation

To assist with the timely preparation of the Environmental Impact Statement (EIS) and address any comments, we are happy to attend a meeting with the relevant personnel to discuss the proposal further. Please advise of a suitable time to meet prior to Friday 28.

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East Gosford, NSW 2250

Should you have any questions, please contact the undersigned at Barker Ryan Stewart on 02 9659 0005 or email ian@brs.com.au.

Yours faithfully,

Ian Stewart | Director
Barker Ryan Stewart Pty Ltd

Appendix I – Agency Consultation (Ausgrid)

Our Ref:CC160154

17 February 2020

Mr Jason Wall
Ausgrid
Level 4, 570 George Street
Sydney NSW 2001

Attention: Jason Wall
Email: jwall@ausgrid.com.au

Dear Sir/ Madam,

**Gosford Gateway State Significant Development (Mann, Faunce & Watt Streets)
Consultation for Environmental Impact Statement Preparation - Proposed Mixed Use Development**

Barker Ryan Stewart is assisting Jarre Pty Ltd with the preparation of an Environmental Impact Statement (EIS) for a proposed mixed use development referred to as Gosford Gateway and primarily located at 8-16 Watt Street.

In accordance with the EIS requirements and the SEARS issued by the NSW Department of Planning, Industry & Environment, consultation is required with relevant government agencies and the community.

Project Summary

The proposed SSD application will be treated as a concept development application(DA) which will establish mix of uses, siting, envelope of buildings, density and landscape/ public domain provision. End use and final internal design concept will form subsequent development applications.

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The Site

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- Lot 3 DP 1191104;
- Lot 3 DP 1191104; and
- Lot 1 DP 1191104.

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 Mann Street to the west.

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Supporting Documentation

Please find the following supporting documentation enclosed for your review:

- Environmental Assessment Requirements issued by the Department of Planning & Environment;
- Concept site and development plans.

Plans can also be viewed at www.brs.com.au.

Please note that the information submitted as part of the SEARs by your organisation is in the process of being addressed, so please only submit any additional comments.

Consultation

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Barker Ryan Stewart
Studio 5, 78 York Street
East Gosford, NSW 2250

Should you have any questions, please contact the undersigned at Barker Ryan Stewart on 02 9659 0005 or email ian@brs.com.au.

Yours faithfully,

Ian Stewart | Director
Barker Ryan Stewart Pty Ltd

From: Steve Head <shead@ausgrid.com.au>
Sent: Wednesday, February 26, 2020 2:21 PM
To: coast <coast@brs.com.au>
Subject: Gosford Gateway Centre - Ausgrid comments on proposal

Ausgrid has no objections to the proposal.
There has been no allocation of space for chamber substations that will be required as part of the development.
Ausgrid recommends an electrical engineering consultant be engaged at the appropriate time to determine the electrical load required, the size and space required for substations and the demand on the existing electrical supply infrastructure to determine if any significant network upgrades are required to be funded to power the development.

Regards,
Steve Head
Design Portfolio Manager – Sydney North & Central Coast | Technical Operations



Ph.02 4325 8520 Mob. 0437 002 195
Level 1, 7 Ourimbah Creek Rd, Ourimbah
shead@ausgrid.com.au

Please consider the environment before printing this email.

This e-mail may contain confidential or privileged information. If you have received it in error, please notify the sender immediately via return e-mail and then delete the original e-mail. If you are the intended recipient, please note the change of sender email address to @ausgrid.com.au. Ausgrid has collected your business contact details for dealing with you in your business capacity. More information about how we handle your personal information, including your right of access is contained at <http://www.ausgrid.com.au/>

Appendix J – Agency Consultation (NSW Health)

Our Ref:CC160154

17 February 2020

Kym Scanlon
NSW Health (Central Coast Local Health District)
Po Box 360
Gosford NSW 2250

Attention: Kym Scanlon
Email: kym.scanlon@health.nsw.gov.au

Dear Kym,

**Gosford Gateway State Significant Development (Mann, Faunce & Watt Streets)
Consultation for Environmental Impact Statement Preparation - Proposed Mixed Use Development**

Barker Ryan Stewart is assisting Jarre Pty Ltd with the preparation of an Environmental Impact Statement (EIS) for a proposed mixed use development referred to as Gosford Gateway and primarily located at 8-16 Watt Street.

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The Site

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Supporting Documentation

Please find the following supporting documentation enclosed for your review:

- Environmental Assessment Requirements issued by the Department of Planning & Environment;
- Concept site and development plans.

Plans can also be viewed at www.brs.com.au.

Please note that the information submitted as part of the SEARs by your organisation is in the process of being addressed, so please only submit any additional comments.

Consultation

To assist with the timely preparation of the Environmental Impact Statement (EIS) and address any comments, we are happy to attend a meeting with the relevant personnel to discuss the proposal further. Please advise of a suitable time to meet prior to Friday 28.

A Community information session will also be held at Gosford Gateway Centre (Ground Floor, 235 Mann Street) on Thursday 27 February 2020 between 4:30pm and 6:30pm if you'd like to attend to discuss the proposal.

Barker Ryan Stewart will be accepting submissions for consideration by Thursday 5 March 2020. Please email coast@barkerryanstewart.com.au or post to:

Barker Ryan Stewart
Studio 5, 78 York Street
East Gosford, NSW 2250

Should you have any questions, please contact the undersigned at Barker Ryan Stewart on 02 9659 0005 or email ian@brs.com.au.

Yours faithfully,

Ian Stewart | Director
Barker Ryan Stewart Pty Ltd

From: Erin Avery (Central Coast LHD) <Erin.Avery@health.nsw.gov.au>

Sent: Thursday, March 12, 2020 1:51 PM

To: Ian Stewart <ian@brs.com.au>

Cc: Nicole Maher (Central Coast LHD) <Nicole.Maher@health.nsw.gov.au>; Nigel Tebb (Central Coast LHD) <Nigel.Tebb@health.nsw.gov.au>; Katherine Todd (Central Coast LHD)

<Katherine.Todd@health.nsw.gov.au>; Chad Corsiatto (Central Coast LHD)

<Chad.Corsiatto@health.nsw.gov.au>; Brooke Sinderberry (Central Coast LHD)

<brooke.sinderberry@health.nsw.gov.au>

Subject: Summary of Meeting with CCLHD, BRS, ADG and leasing agent re: proposed Gosford Gateway Development

Dear Ian,

Thank you for meeting with us on Wednesday 4th March for consultation on the development at 8-16 Watt St, Gosford (Gateway site). It was noted that the plans for development remain in conceptual phase, with further detail to be outlined in later planning phases.

Below is a summary of the concerns raised by Central Coast Local Health District during the meeting for consideration in the planning of the Gateway site, Gosford project (in no particular order).

- Intent for the demographics of the residential “affordable housing” components, and consideration of the services required by this demographic, and how this demand will be met. Consideration should be also be given to the cumulative impact of multiple developments in the area and the impact on existing services including impact on Gosford Hospital and CCLHD Community Health facilities.
- The proposed height of the towers and the impacts on:
 - Shadows on the surrounding streets in the Gosford CBD area
 - Helicopter access and flight paths to Gosford Hospital (consultation with NSW Ambulance)
- Due to close proximity to the railway station it would be desirable to provide end of trip facilities on site to encourage use of public transport as well as non-motorised (active) modes of transport such a bicycles and walking.
- Access to the building both during and on completion of construction including the demolition of the pedestrian bridge was of major importance. There is a need for disability access from the station through to the building. Furthermore there needs to be consideration more generally for pedestrian access in the City North area to connect the hospital to the CBD.
- Ensuring connectivity through to Watt St during and after construction. Safety and security for the above connection as well as throughout public spaces was highlighted as an important consideration. There was noted to be inconsistency in regard to this access in the Gosford City Centre Development Control plan that will need to be resolved.
- Ensuring that there is sufficient car parking as well as the distribution between commercial and residential properties. There was also discussion around the location of the car parking and access to services within the development. Car parking considerations should include ensuring that there is adequate access to car parking throughout the phases of construction for existing tenants/services operating out of the gateway centre.
- Management of noise, vibration and air quality during construction phases. Should the project proceed, appropriate approval conditions will need to be applied to manage these risks.

The regard to CCLHD as the largest existing tenant of the building, further and ongoing consultation is sought from the owner in regard to:

- The staging of construction and the impacts of the development on tenants.
- The timeframes associated with the proposed stages of construction.
- Noise, vibration and dust throughout construction, WHS considerations for CCLHD staff and the impact of this on service delivery and client well-being for all health services currently operating out of the gateway centre.
- Access from the railway station across to services, during and on completion of construction
- Availability and access to 'fleet' parking and staff, patient/client parking.
- Requirement for access to services from Mann, Faunce and Watt Streets, particularly so that clients do not have to walk around the entire perimeter to access services.
- The complexity and cost of "fit-out" of premises for the provision of healthcare services.
- Make good provisions in existing leases
- Proposed rental costs in the new buildings

Once again, we thank you for the opportunity to meet to discuss these concerns and welcome further consultation throughout the planning phases of the development.

Yours sincerely

Erin Avery

Senior Health Planner | **Healthcare Improvement Unit**
 Level 2, 37 William St, Gosford 2250
 Tel (02) 4320 3592 | Erin.Avery@health.nsw.gov.au
www.health.nsw.gov.au



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Views expressed in this message are those of the individual sender, and are not necessarily the views of NSW Health or any of its entities.

Appendix K – Agency Consultation (NSW EPA)

Our Ref:CC160154

17 February 2020

Mr Mitchell Bennett
NSW EPA
117 Bull Street
Newcastle NSW 2302

Attention: Mitchell Bennett
Email: info@epa.nsw.gov.au

Dear Mitchell,

**Gosford Gateway State Significant Development (Mann, Faunce & Watt Streets)
Consultation for Environmental Impact Statement Preparation - Proposed Mixed Use Development**

Barker Ryan Stewart is assisting Jarre Pty Ltd with the preparation of an Environmental Impact Statement (EIS) for a proposed mixed use development referred to as Gosford Gateway and primarily located at 8-16 Watt Street.

In accordance with the EIS requirements and the SEARS issued by the NSW Department of Planning, Industry & Environment, consultation is required with relevant government agencies and the community.

Project Summary

The proposed SSD application will be treated as a concept development application (DA) which will establish mix of uses, siting, envelope of buildings, density and landscape/ public domain provision. End use and final internal design concept will form subsequent development applications.

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. 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.

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

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

Basement car parking will be provided with sufficient car parking to meet requirements. Vehicle access will be provided off Watt and Faunce Streets.

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.

SYDNEY
P (02) 9659 0005
E sydney@brs.com.au

CENTRAL COAST
P (02) 4325 5255
E coast@brs.com.au

HUNTER
P (02) 4966 8388
E hunter@brs.com.au

SOUTH EAST QUEENSLAND
P (07) 5582 6555
E seql@brs.com.au

The Site

The primary street address for the site is referred to as 8-16 Watt Street Gosford although the site comprises a number of adjoining allotments as follows:

- Lot 112 DP 1022614;
- Lot 4 DP 1191104;
- Lot 3 DP 1191104;
- Lot 3 DP 1191104; and
- Lot 1 DP 1191104.

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 Mann Street to the west.

Located on the site is the Gosford Gateway shopping centre comprising a mix of retail and commercial tenants. The Gateway building ranges between 3 and 4 storeys in height with a combination of multi-level customer car parking and at grade parking.

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 on the opposite side of Mann Street and provides a pedestrian connection to the train station and bus interchange. South of the site there are a number of commercial and retail buildings. North and east of the site are a mix of commercial and residential buildings. The site is located between Gosford's two tallest topological features, Presidents Hill and Rumbalara Reserve with potential for the development to capitalise and retain views to both.

Supporting Documentation

Please find the following supporting documentation enclosed for your review:

- Environmental Assessment Requirements issued by the Department of Planning & Environment;
- Concept site and development plans.

Plans can also be viewed at www.brs.com.au.

Please note that the information submitted as part of the SEARs by your organisation is in the process of being addressed, so please only submit any additional comments.

Consultation

To assist with the timely preparation of the Environmental Impact Statement (EIS) and address any comments, we are happy to attend a meeting with the relevant personnel to discuss the proposal further. Please advise of a suitable time to meet prior to Friday 28.

A Community information session will also be held at Gosford Gateway Centre (Ground Floor, 235 Mann Street) on Thursday 27 February 2020 between 4:30pm and 6:30pm if you'd like to attend to discuss the proposal.

Barker Ryan Stewart will be accepting submissions for consideration by Thursday 5 March 2020. Please email coast@barkerryanstewart.com.au or post to:

Barker Ryan Stewart
Studio 5, 78 York Street
East Gosford, NSW 2250

Should you have any questions, please contact the undersigned at Barker Ryan Stewart on 02 9659 0005 or email ian@brs.com.au.

Yours faithfully,

Ian Stewart | Director
Barker Ryan Stewart Pty Ltd



DOC20/126126-1

Barker Ryan Stewart
By email at: ben@brs.com.au

Attention: Ben Miller

3 March 2020

Dear Mr Miller

**Gosford Gateway Centre – 8-16 Watt Street Gosford
Consultation for Environmental Impact Statement Preparation**

Thank you for consulting with the Environment Protection Authority (EPA) in regard to consultation for Environmental Impact Statement preparation for the proposed Gosford Gateway Centre at 8-16 Watt Street Gosford.

Based on the information provided, the proposal does not appear to require an environment protection licence under the *Protection of the Environment Operations Act 1997*. Furthermore, the proposal is not being undertaken by or on behalf of a NSW Public Authority nor does the proposal include other activities for which the EPA is the Appropriate Regulatory Authority.

In view of these factors, the EPA has no further interest in the proposal and no further consultation is required. Central Coast Council should be consulted as the appropriate regulatory authority for the proposal.

If you have any questions about this matter, please contact Jenny Lange on 02 4908 6891 or by email to hunter.region@epa.nsw.gov.au

Yours sincerely

MITCHELL BENNETT
Head Strategic Operations Unit
Environment Protection Authority

Appendix L – Agency Consultation (Transport for NSW)

Our Ref:CC160154

17 February 2020

Transport for NSW
Level 8, 266 King Street
Newcastle NSW 2300

Attention: Peter Marler
Email: development.hunter@rms.nsw.gov.au

Dear Sir,

**Gosford Gateway State Significant Development (Mann, Faunce & Watt Streets)
Consultation for Environmental Impact Statement Preparation - Proposed Mixed Use Development**

Barker Ryan Stewart is assisting Jarre Pty Ltd with the preparation of an Environmental Impact Statement (EIS) for a proposed mixed use development referred to as Gosford Gateway and primarily located at 8-16 Watt Street.

In accordance with the EIS requirements and the SEARS issued by the NSW Department of Planning, Industry & Environment, consultation is required with relevant government agencies and the community. It is requested that this consultation letter be distributed within Transport NSW to the Transport, Rail Corp and Roads and Maritime services divisions.

Project Summary

The proposed SSD application will be treated as a concept development application (DA) which will establish mix of uses, siting, envelope of buildings, density and landscape/ public domain provision. End use and final internal design concept will form subsequent development applications.

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. 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.

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

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

Basement car parking will be provided with sufficient car parking to meet requirements. Vehicle access will be provided off Watt and Faunce Streets.

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.

The Site

The primary street address for the site is referred to as 8-16 Watt Street Gosford although the site comprises a number of adjoining allotments as follows:

- Lot 112 DP 1022614;
- Lot 4 DP 1191104;
- Lot 3 DP 1191104;
- Lot 3 DP 1191104; and
- Lot 1 DP 1191104.

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 Mann Street to the west.

Located on the site is the Gosford Gateway shopping centre comprising a mix of retail and commercial tenants. The Gateway building ranges between 3 and 4 storeys in height with a combination of multi-level customer car parking and at grade parking.

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 on the opposite side of Mann Street and provides a pedestrian connection to the train station and bus interchange. South of the site there are a number of commercial and retail buildings. North and east of the site are a mix of commercial and residential buildings. The site is located between Gosford's two tallest topological features, Presidents Hill and Rumbalara Reserve with potential for the development to capitalise and retain views to both.

Supporting Documentation

Please find the following supporting documentation enclosed for your review:

- Environmental Assessment Requirements issued by the Department of Planning & Environment;
- Concept site and development plans.

Plans can also be viewed at www.brs.com.au.

Please note that the information submitted as part of the SEARs by your organisation is in the process of being addressed, so please only submit any additional comments.

Consultation

To assist with the timely preparation of the Environmental Impact Statement (EIS) and address any comments, we are happy to attend a meeting with the relevant personnel to discuss the proposal further. Please advise of a suitable time to meet prior to Friday 28 February.

A Community information session will also be held at Gosford Gateway Centre (Ground Floor, 235 Mann Street) on Thursday 27 February 2020 between 4:30pm and 6:30pm if you'd like to attend to discuss the proposal.

Barker Ryan Stewart will be accepting submissions for consideration by Thursday 5 March 2020. Please email coast@barkerryanstewart.com.au or post to:

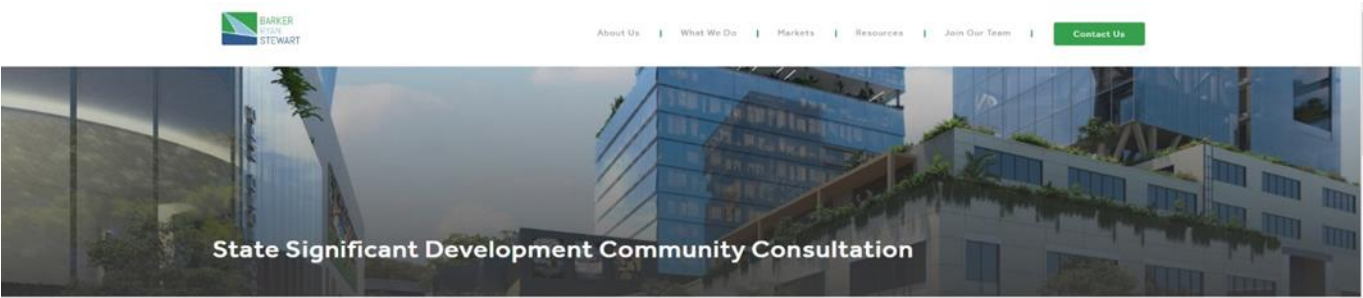
Barker Ryan Stewart
Studio 5, 78 York Street
East Gosford, NSW 2250

Should you have any questions, please contact the undersigned at Barker Ryan Stewart on 02 9659 0005 or email ian@brs.com.au.

Yours faithfully,

Ian Stewart | Director
Barker Ryan Stewart Pty Ltd

Appendix M – BRS Website Information



Gosford Gateway Development

Barker Ryan Stewart and ADG Architects are assisting Jarre Pty Ltd and their relevant sub-consultants with the preparation of an Environmental Impact Statement (EIS) for a State Significant Development Application.

The proposal will involve the construction of a mixed use re-development of the Gosford Gateway Centre.

As part of the EIS process, consultation with the community is being undertaken to ensure feedback from the community can be incorporated into the development application.

If you would like to discuss the project in person, you are invited to attend an information session proposed for Thursday 27 February 2020 from 4:30pm - 6:30pm at Gosford Gateway Centre, 235 Mann Street Gosford (Ground Floor).

The Site

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	7946m ²
243 Mann Street	Ground Level Car Parking	Lot 4 DP 1191104	555m ²
249 Mann Street	Ground Level Car Parking	Lot 3 DP 1191104	690m ²
135 Faunce Street	Single Storey detached dwelling	Lot 3 DP 1191104	589m ²
137 Faunce Street	Two Storey detached dwelling	Lot 1 DP 1191104	338m ²
Total			10,118m ²

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.

Your Feedback

If you have any comments please provide your feedback via email to coast@brs.com.au prior to 5 March 2020.

The responses will be used to assist in the final design of the development and will be included in the Environmental Impact Statement package as part of the State Significant Development application.



Artists impression of the proposed development.

Appendix N – Air Services Australia Response

Our Ref:CC160154

7 April 2020

Air Services Australia
25 Constitution Avenue
Canberra ACT 2601

Email: Airport.Developments@AirservicesAustralia.com

Dear Sir/ Madam,

**Gosford Gateway State Significant Development (Mann, Faunce & Watt Streets)
Consultation for Environmental Impact Statement Preparation - Proposed Mixed Use Development**

Barker Ryan Stewart is assisting Jarre Pty Ltd with the preparation of an Environmental Impact Statement (EIS) for a proposed mixed use development referred to as Gosford Gateway and primarily located at 8-16 Watt Street, Gosford, NSW.

In accordance with recommendations provided by CASA, comment from Airservices Australia is requested prior to lodgement of the SSD.

Project Summary

The proposed SSD application will be treated as a concept development application (DA) which will establish mix of uses, siting, envelope of buildings, density and landscape/ public domain provision. End use and final internal design concept will form subsequent development applications.

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. 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.

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

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

Basement car parking will be provided with sufficient car parking to meet requirements. Vehicle access will be provided off Watt and Faunce Streets.

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.

The Site

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- Lot 112 DP 1022614;
- Lot 4 DP 1191104;
- Lot 3 DP 1191104;
- Lot 3 DP 1191104; and
- Lot 1 DP 1191104.

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 Mann Street to the west.

Located on the site is the Gosford Gateway shopping centre comprising a mix of retail and commercial tenants. The Gateway building ranges between 3 and 4 storeys in height with a combination of multi-level customer car parking and at grade parking.

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 on the opposite side of Mann Street and provides a pedestrian connection to the train station and bus interchange. South of the site there are a number of commercial and retail buildings. North and east of the site are a mix of commercial and residential buildings. The site is located between Gosford's two tallest topological features, Presidents Hill and Rumbalara Reserve with potential for the development to capitalise and retain views to both.

Supporting Documentation

Please find the following supporting documentation enclosed for your review:

- Aviation Due Diligence Report
- Concept site and development plans

Consultation

Barker Ryan Stewart will be accepting comments for consideration by Monday 20 April 2020. Please email coast@barkerryanstewart.com.au or post to:

Barker Ryan Stewart
Studio 5, 78 York Street
East Gosford, NSW 2250

Yours faithfully,

Ian Stewart | Director
Barker Ryan Stewart Pty Ltd

Ben Miller

From: Airport Developments <Airport.Developments@AirservicesAustralia.com>
Sent: Tuesday, 5 May 2020 12:12 PM
To: Ben Miller
Cc: Airspace Protection
Subject: Airservices Response: NSW-MA-665 - Dev, 8-16 Watt St, Gosford [SEC=UNCLASSIFIED]

Hi Ben,

I refer to your request for an Airservices assessment of a **property development at 8-16 Watt St, Gosford.**

Airspace Procedures

With respect to procedures designed by Airservices in accordance with ICAO PANS-OPS and Document 9905, at a maximum height of **133.9m (440ft) AHD**, the property development will not affect any sector or circling altitude, nor any instrument approach or departure procedure at Gosford District Hospital landing site.

The property development will not affect any air route.

Note: procedures not designed by Airservices at Gosford District Hospital landing site were not considered in this assessment.

Communications/Navigation/Surveillance (CNS) Facilities

This proposal will not adversely impact the performance of any Airservices Precision/Non-Precision Nav Aids, Anemometers, HF/VHF/UHF Comms, A-SMGCS, Radar, PRM, ADS-B, WAM or Satellite/Links.

Summary

Airservices have no objections to the proposed property development at the above location.

Kind Regards,

John Graham

WORKING FROM HOME

Airport Development Applications Coordinator

Airservices Australia

t **0439 385 472**

e John.Graham@airservicesaustralia.com



From: Airport Developments
Sent: Tuesday, 7 April 2020 1:28 PM
To: Ben Miller <ben@brs.com.au>
Subject: NSW-MA-665 - Dev, 8-16 Watt St, Gosford [SEC=UNCLASSIFIED]

Hi Ben,

I have received your proposal and commenced the Airservices assessment, which takes approximately 6 weeks for completion.

If you have any questions, please contact the Airport Developments team and quote assessment code: NSW-MA-665.

Please note that all completed Airservices assessments are also forwarded to CASA.

Kind Regards,

John Graham

Airport Development Applications Coordinator

Airservices Australia

25 Constitution Avenue

Canberra City 2601

t **02 6268 5964** ext **25964**

e John.Graham@airservicesaustralia.com



From: Ben Miller <ben@brs.com.au>

Sent: Tuesday, 7 April 2020 9:34 AM

To: Airport Developments <Airport.Developments@AirservicesAustralia.com>

Cc: coast <coast@brs.com.au>

Subject: State Significant Development Consultation - Gosford Gateway

Good morning,

CASA have requested that consultation information provided in relation to a proposed State Significant concept Development Application at 8 -16 Watt Street, Gosford should also be distributed to Airservices Australia.

Please find attached consultation letter with contact details, concept plans for development and the Aviation Due Diligence Report.

Kind regards,

Ben Miller

Town Planner



SYDNEY | 02 9659 0005

CENTRAL COAST | 02 4325 5255

HUNTER | 02 4966 8388

S.E. QLD | 07 5582 6555

ENGINEERING | PLANNING | SURVEYING | CERTIFICATION



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