



Jarre Pty Ltd

Environmental Impact Statement

Concept SSD for Mixed Use Development

Gosford Gateway Centre (Mann, Faunce & Watt Streets)

August 2020

© Copyright Barker Ryan Stewart Pty Ltd
2020 All Rights Reserved

Project No.	CC160154
Author	HO / IS
Checked	IS
Approved	IS

Rev No.	Status	Date	Comments
1	Draft	30/03/2020	
2	Draft	02/04/2020	
3	Issued	06/07/2020	
4	Final	27/07/2020	
5	Final	25/08/2020	
6	Final	27/08/2020	

COPYRIGHT

Barker Ryan Stewart reserves all copyright of intellectual property in any or all of Barker Ryan Stewart's documents. No permission, licence or authority is granted by Barker Ryan Stewart to any person or organisation to use any of Barker Ryan Stewart's documents for any purpose without the written consent of Barker Ryan Stewart.

REPORT DISCLAIMER

This report has been prepared for the client identified in section 1.0 only and cannot be relied on or used by any third party. Any representation, statement, opinion or advice, expressed or implied in this report is made in good faith but on the basis that Barker Ryan Stewart are not liable (whether by reason of negligence, lack of care or otherwise) to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person taking or not taking (as the case may be) action in any respect of any representation, statement, or advice referred to above.



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 seqld@brs.com.au

Statement of Validity

Environmental Impact Statement prepared by

Name	Hope O'Dea
Qualifications	GDLP, LLB & BA
Name	Ian Stewart
Qualifications	B.UrbRP, Registered Planner
Address	Studio 5, 78 York Street East Gosford, NSW 2250
In respect of	State Significant Development Application (ref: SSD-10414) for the proposed mixed use development as described in Section 4 of this Environmental Impact Statement (EIS).

Applicant and Land Details

Applicant	Jarre Pty Ltd
Applicant Address	237 Mann St, Gosford NSW 2250
Land to be developed	8-16 Watt Street, 243 & 249 Mann Street, 135 & 137 Faunce Street Gosford NSW 2250

Declaration

This Environmental Impact Statement (EIS) has been prepared in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000 and Secretary's Environmental Assessment requirements.

We certify that the information contained in this Environmental Impact Statement is neither false or misleading.



Ian Stewart
Director
Barker Ryan Stewart



Hope O'Dea
Town Planner
Barker Ryan Stewart

TABLE OF CONTENTS

	Page numbers
1 Executive Summary	12
2 Introduction	13
2.1 Purpose of this Environmental Impact Statement	13
2.2 Project Team	13
2.3 Structure of this Environmental Impact Statement	14
2.4 Objectives of the Development	14
3 Site Analysis	16
3.1 Site	16
3.2 Surrounding Development	17
3.3 Site History	18
3.4 Land Ownership	19
3.5 Existing Infrastructure and Buildings	19
3.6 Photographs of Site	20
4 Development Description	26
4.1 Proposed Concept Development	26
4.1.1 Overview	27
4.1.2 Stage 1A	29
4.1.3 Stage 1B	30
4.1.4 Stage 2	30
4.1.5 Stage 3	30
4.1.6 Landscaping	31
4.1.7 Access, Car Parking and On-site Circulation	32
4.1.8 Signage	32
4.1.9 Operational Details	32
4.1.10 Heritage	32
4.2 Site Preparation	32
4.2.1 Demolition	32
4.3 Construction Management	33
4.3.1 Existing Tenancies	33
4.4 Capital Investment Value	33
4.5 Analysis of Feasible Alternatives	33
4.5.1 Do Nothing	33
4.5.2 Alternative Design	33
4.5.3 Proposed Design	36
5 Secretary Environmental Assessment Requirements	37
5.1 Secretary Environmental Assessment Requirements	37
6 Strategic and Statutory Context	44
6.1 Strategic Context	44
6.1.1 Future Transport Strategy 2056	44
6.1.2 State Infrastructure Strategy 2018-2038	44
6.1.3 Central Coast Regional Plan 2036	44

6.1.4	Gosford Urban Design Framework 2018	45
6.1.5	Gosford City Centre Development Control Plan 2018	47
6.2	Federal Statutory Context	54
6.2.1	Environment Protection and Biodiversity Conservation Act 1999	54
6.3	State Statutory Context	55
6.3.1	Environmental Planning and Assessment Act 1979.....	55
6.3.2	Environmental Planning & Assessment Regulation 2000	58
6.3.3	Biodiversity Conservation Act 2016	59
6.3.4	Coastal Management Act 2016	60
6.3.5	Contaminated Land Management Act 1997	60
6.3.6	Heritage Act 1977	60
6.3.7	National Parks & Wildlife Act 1974.....	60
6.3.8	Protection of the Environment Operations 1997	61
6.3.9	Roads Act 1993.....	61
6.3.10	Rural Fires Act 1997	61
6.3.11	Waste Avoidance and Resource Recovery Act 2001 (NSW)	61
6.3.12	Water Management Act 2000	62
6.4	State Environmental Planning Policies	62
6.4.1	State Environmental Planning Policy No 55 – Remediation of Land.....	62
6.4.2	State Environmental Planning Policy No 64 – Advertising and Signage.....	63
6.4.3	State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development & Accompanying Apartment Design Guide	63
6.4.4	State Environmental Planning Policy (Affordable Rental Housing) 2009.....	63
6.4.5	State Environmental Planning Policy (Building Sustainability Index BASIX) 2004.....	63
6.4.6	State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017	63
6.4.7	State Environmental Planning Policy (Gosford City Centre) 2018.....	63
6.4.8	State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004...70	
6.4.9	State Environmental Planning Policy (Infrastructure) 2007	70
6.4.10	State Environmental Planning Policy (State and Regional Development) 2011	71
6.4.11	State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017	71
6.4.12	Draft State Environmental Planning Policy (Environment)	71
6.5	Contributions.....	71
7	Environmental Impact Assessment	72
7.1	Design Excellence	72
7.1.1	City of Gosford Design Advisory Panel	72
7.1.2	Design Excellence Statement.....	72
7.1.3	Compliance with clause 8.3 of SEPP (Gosford City Centre) 2018.....	72
7.2	Built Form and Urban Design.....	76
7.2.1	Height, Bulk and Scale.....	76
7.2.2	Street Frontage.....	78
7.2.3	Adjoining Properties.....	78
7.2.4	Parking and Services.....	79
7.2.5	Gosford Urban Design Framework and Development Control Plan	79
7.3	Public Domain and Landscaping	80
7.3.6	Site Access.....	80
7.4	Visual Impacts.....	83

7.5	Environmental and Residential Amenity.....	86
7.5.1	Visual Privacy	86
7.5.2	View Loss	86
7.5.3	Solar Access and Overshadowing.....	86
7.5.4	Lighting Impacts.....	88
7.5.5	Wind Impacts.....	88
7.5.6	Apartment Design Guide	88
7.6	Ecologically Sustainable Development.....	89
7.7	Transport and Accessibility (Construction and Operation)	90
7.7.1	Traffic Generation	90
7.7.2	Parking.....	91
7.7.3	Access	91
7.7.4	Public Transport	91
7.7.5	Loading and Unloading	92
7.7.6	Construction	92
7.8	Water Management	92
7.8.7	Flooding.....	92
7.8.8	Stormwater and Drainage	92
7.8.9	Water Quality.....	93
7.8.10	Water Conservation.....	94
7.9	Heritage.....	94
7.9.1	Aboriginal Heritage.....	94
7.9.2	Non-Aboriginal Heritage	95
7.10	Social and Economic Impacts.....	97
7.10.1	Social Impact.....	97
7.10.2	Economic Impact	98
7.10.3	Conclusion	98
7.11	Public Benefit and Contributions	98
7.12	Noise and Vibration	99
7.13	Contamination	99
7.14	Biodiversity.....	100
7.15	Soil and Water.....	100
7.16	Utilities	101
7.16.1	Electricity	102
7.16.2	Telecommunications	102
7.16.3	Gas.....	102
7.16.4	Water	102
7.16.5	Sewer	102
7.17	Easements, Restrictions, Staging and Consents	102
7.18	Construction Management Plan.....	103
7.19	Air Quality and Pollution	104
8	Consultation	105
8.1	Central Coast Council	105
8.2	Authority Consultation	108
8.3	Community Consultation	109
9	Justification for the Proposed Development	111

9.1	Justification	111
9.2	Biophysical Considerations.....	111
9.3	Economic Considerations	111
9.4	Social Considerations.....	111
10	Environmental Risk and Mitigation Measures	112
11	Conclusion	115

Table of Contents (continued)

Page numbers

List of Figures

Figure 1: Site Area Plan (source: ADG Architects)	16
Figure 2: Constraints and Opportunities Analysis (source: ADG Architects)	17
Figure 3: Context Analysis (source: ADG Architects)	18
Figure 4: Existing Buildings and Infrastructure (source: SixMaps)	19
Figure 5: Concept Site Plan (source: ADG Architects)	27
Figure 6: Preliminary Staging Plan – Stages 1 to 4 (source: ADG Architects)	28
Figure 7: Concept Staging Elevations (source: ADG Architects)	29
Figure 8: Concept Landscape Masterplan (source: Contour Landscape Architecture)	31
Figure 10: Compliant Designs and Building Mass (source: ADG Architects)	34
Figure 11: Non-Compliant Design - Footprint Reduction, Height Increase (source: ADG Architects)	35
Figure 12: Original Proposed Mass with Decreased Solar Access and Building Separation (source: ADG Architects)	35
Figure 13: Extract from Land Zoning Map (source: SEPP (Gosford City Centre) 2018)	64
Figure 14: Extract from Maximum Building Height Map (source: SEPP (Gosford City Centre) 2018)	65
Figure 15: Extract from Maximum Floor Space Ratio Map (source: SEPP (Gosford City Centre) 2018)	66
Figure 16: Extract from Heritage Map (source: SEPP (Gosford City Centre) 2018)	66
Figure 17: Extract of Acid Sulfate Soils Map (source: SEPP (Gosford City Centre) 2018)	67
Figure 18: Extract from Active Street Frontage Map (source: SEPP (Gosford City Centre) 2018)	70
Figure 19: Building Scheme Compliant with Height Controls (source: ADG Architects)	77
Figure 20: Podium Levels of Development along Mann Street (source: ADG Architects)	78
Figure 21: Activated Edges and Diversity in Retail Offering (source: ADG Architects)	78
Figure 22: Concept Landscape Masterplan (source: Contour Landscape Architecture)	81
Figure 23: Pedestrian Link from Burns Place to Site (source: Contour Landscape Architecture)	82
Figure 24: Pedestrian East-West Link through Site (source: Contour Landscape Architecture)	82
Figure 25: Key Viewpoint Locations (source: ADG Architects)	84
Figure 26: Public Domain Solar Access to Burns Place (source: ADG Architects)	87
Figure 27: Residential Zoning Solar Access (source: ADG Architects)	87
Figure 28: Compliance with SEPP 65 and SEPP (ARH) 2009 Solar Access Requirements (source: ADG Architects)	88
Figure 29: Concept Stormwater Management Plan (source: ACOR Consultants)	93

List of Tables

Table 1: Project Team	13
Table 2: Structure of EIS	14

Table 3: Site Details	16
Table 4: Overview of Proposed Development	27
Table 5: Stage 1A Proposed Land Uses	29
Table 6: Stage 1B Proposed Land Uses.....	30
Table 7: Stage 2 Proposed Land Uses.....	30
Table 8: Stage 3 Proposed Land Uses.....	31
Table 10: SEARs Reference Table	37
Table 11: Gosford Urban Design Framework Compliance	45
Table 12: Gosford City Centre Development Control Plan 2018 Development Compliance	47
Table 13: Developments Compliance with EPBC Act	55
Table 14: Developments Compliance with EP&A Act.....	56
Table 15: Development Applications Compliance with section 4.15 of EP&A Act	57
Table 16: Schedule 2 Compliance Table	58
Table 17: Assessment of Clause 8.3 of SEPP (Gosford City Centre) 2018	72
Table 18: View Impact Analysis (ADG Architects)	85
Table 19: Solar Access to Burns Place	86
Table 20: Solar Access to Residential Zoning	87
Table 21: Ecological Sustainable Development Principles	89
Table 22: Extract of Heritage Listings in SEPP (GCC) 2018.....	95
Table 23: Concept Staging	103
Table 24: Central Coast Council Issues Raised and Response	105
Table 25: Summary of Authority Consultation.....	108
Table 26: Overview of Response to Issues Raised	109
Table 27: Environmental Risk and Mitigation Measures.....	112

Table of Contents (continued)

Page numbers

List of Photographs

Photograph 1: Gateway Centre fronting Mann Street – viewed from Burns Place.....	20
Photograph 2: View of the site frontage at the corner of Mann Street and Faunce Street.....	20
Photograph 3: View of the pedestrian bridge over Mann Street that will be demolished as part of the development	21
Photograph 4: View of Gateway Centre frontage to Watt Street, viewed from south-west	21
Photograph 5: Gateway Centre car park fronting Watt St	22
Photograph 6: 135 Faunce Street - operates as the Rhythm Hut.....	22
Photograph 7: 137 Faunce Street - car park servicing the Rhythm Hut	23
Photograph 8: Burns Place Park to the West	23
Photograph 9: Public car parks & Residential to the North	24
Photograph 10: Buildings to the East - corner of Faunce and Watt Streets.....	24
Photograph 11: View of Rumbalara Reserve to the East - unused paved section of Gateway Centre in foreground.....	25

Appendices

Appendix A: Architectural Plans	116
Appendix B: Design Compliance Statement	117
Appendix C: Landscape Plans.....	118
Appendix D: SEARs.....	119
Appendix E: Geotechnical Report	120
Appendix F: Stormwater Management	121
Appendix G: Waste Management Report	122
Appendix H: ESD Report.....	123
Appendix I: Heritage Impact Assessment Report	124
Appendix J: Wind Report	125
Appendix K: Traffic and Transport Study	126
Appendix L: Active Travel Plan.....	127
Appendix M: Consultation Outcomes Report.....	128
Appendix N: CMP and Construction Traffic Management Plan	129
Appendix O: Visual Impact Assessment.....	130
Appendix P: BDAR Waiver	131
Appendix Q: CIV	132
Appendix R: ACHAR	133
Appendix S: Survey	134
Appendix T: CPTED Report	135
Appendix U: Social and Economic Impact Assessment	136

Appendix V: Services and Utilities Report	137
Appendix W: Aviation Due Diligence Report	138
Appendix X: Disability Access Report	139
Appendix Y: Construction Noise and Vibration Management Plan	140
Appendix Z: Preliminary Site Contamination Investigation	141
Appendix AA: City of Gosford Design Advisory Panel Advice	142

1 Executive Summary

This Environmental Impact Statement (EIS) has been prepared on behalf of Jarre Pty Ltd and is in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000 and Secretary's Environmental Assessment Requirements (SEARs). The information included in this EIS is based on the architectural plans provided by ADG Architects and supporting consultant documentation.

The development site comprises a number of lots with a variety of land uses. The site contains the Gosford Gateway Centre, which was constructed in the 1980's and has since been used as a commercial building. The site is currently underutilised with some premises currently vacant.

This EIS relates to a Concept State Significant Development Application seeking concept development approval for the redevelopment of the Gosford Gateway Centre.

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

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

Full details of the proposal are included in Section 4 below.

The proposal is supported by a variety of supplementary studies and demonstrates rational, orderly, economic, and sustainable use of the site and has been designed in accordance with the relevant planning and legislative requirements.

2 Introduction

2.1 Purpose of this Environmental Impact Statement

This Environmental Impact Statement (EIS) has been prepared by Barker Ryan Stewart on behalf of Jarre Pty Ltd as part of a Concept State Significant Development Application, made pursuant to section 4.22 of the Environmental Planning and Assessment Act 1979, seeking consent for the redevelopment of 8 - 16 Watt Street, Gosford.

This EIS contains an assessment of the proposal against the planning framework outlined in section 4.15 of the EP&A Act and has been prepared in accordance with the provisions of State Environmental Planning Policy (State and Regional Development) 2011, Schedule 2 of Environmental Planning and Assessment Regulation 2000 and the issues and matters for consideration outlined in the Secretary Environmental Assessment Requirements (ref: SSD 10414).

2.2 Project Team

The project team is included in Table 1 below.

Table 1: Project Team

Applicant	Jarre Pty Ltd
Architect	ADG Architects
Town Planner	Barker Ryan Stewart
Landscape Architect	Contour Landscape Architecture
Surveyor	SCS
Quantity Surveyor	WT Partnership
Traffic Engineer	SECA Solutions
Civil Engineer	ACOR
Heritage	Barker Ryan Stewart
Geotechnical	Morrow Geotechnics
Flooding	ACOR
Visual Impact	ADG Architects
Wind	ARUP
Contamination	Geo-Environmental Engineering
Ecologist	MJD Environmental
Acoustic	PKA Acoustic Consulting
Sustainability	Credwell
Accessibility	Lindsay Perry Access
Services & Utilities	Barker Ryan Stewart
Consultation	Barker Ryan Stewart
Aviation	Avi Pro
Aboriginal Archaeology	RPS Group
Social and Economic	Barker Ryan Stewart

2.3 Structure of this Environmental Impact Statement

The below table outlines the structure of this Environmental Impact Statement.

Table 2: Structure of EIS

DOCUMENT SECTION		DESCRIPTION
Section 1	Executive Summary	Project summary
Section 2	Introduction	Purpose of the EIS and objectives of the proposed development
Section 3	Site Analysis	Overview, location and history of subject site
Section 4	Development Description	Overview of proposed concept development, CIV and analysis of alternatives
Section 5	Secretary Environmental Assessment Requirements	Overview of SEARs issued by Department of Planning & Environment on 17 January 2020
Section 6	Strategic and Statutory Context	Consideration of relevant Federal, State and Regional planning legislation, frameworks and strategies
Section 7	Environmental Impact Assessment	Response to SEARs
Section 8	Consultation	Details of consultation and responses
Section 9	Justification for Proposed Development	Project justification and considerations
Section 10	Environmental Risk Assessment and Mitigation Measures	Environmental risk matrix
Section 11	Conclusion	Summary of concept proposal and recommendations

2.4 Objectives of the Development

The project objectives of the development are summarised as follows:

- Revitalise a key site in Gosford to create a vibrant hub through a master planned approach with the assistance of the City of Gosford Design Advisory Panel.
- Develop a high-quality mixed-used building which contributes to the surrounding natural and built environment.
- Provide a variety of land uses which increase employment and enhance the viability of the Gosford City Centre as a regional city.
- Enhance pedestrian permeability and encourage use of public transport by incorporating a generous site link in close proximity to Gosford Station and bus interchange that will provide an east west connection across the city centre.
- Achieve a building height and form compatible with more recent development and planned future commercial development in the Gosford City Centre and open up the significant views to Rumbalara Reserve and Presidents Hill.
- Provide affordable and seniors housing with a high level of amenity to suit the needs of a diverse and varied population.
- Create quality public spaces for the community as well as improving connectivity to the green space of Burns Place, which will improve the quality and connections of this existing public space.

- Maintain heritage significance of Burns Place by considering the heritage aspects of the space including the fountain, spaces, layout and cultural planting.
- Optimise energy efficiency and ecological sustainability.

3 Site Analysis

3.1 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 site includes the Gosford Gateway shopping centre and adjoining commercial tenants.

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 3. The site has a total area of 10,118m².

Table 3: Site Details

Address	Existing Use	Legal Description
8-16 Watt Street	Four Storey Mixed Use Building with Multi Level Car Parking	Lot 112 DP 1022614
243 Mann Street	Detached Building with Ground Level Car Parking	Lot 4 DP 1191104
249 Mann Street	Detached Building with Ground Level Car Parking	Lot 3 DP 1191104
135 Faunce Street	Two Storey Detached Dwelling	Lot 2 DP 1191104
137 Faunce Street	Ground Level Car Parking	Lot 1 DP 1191104

The client does not currently have an option to purchase 139 Faunce Street (Lot A DP 162881) and has explored opportunities to expand the site to include this area. The client offered to purchase 139 Faunce Street, however, was unsuccessful in acquiring the property. Opportunities to expand the site to include this area will continue to be explored.

The site area plan below (Figure 1) which is also included in the Architectural drawings, illustrates the existing site features and land titles.

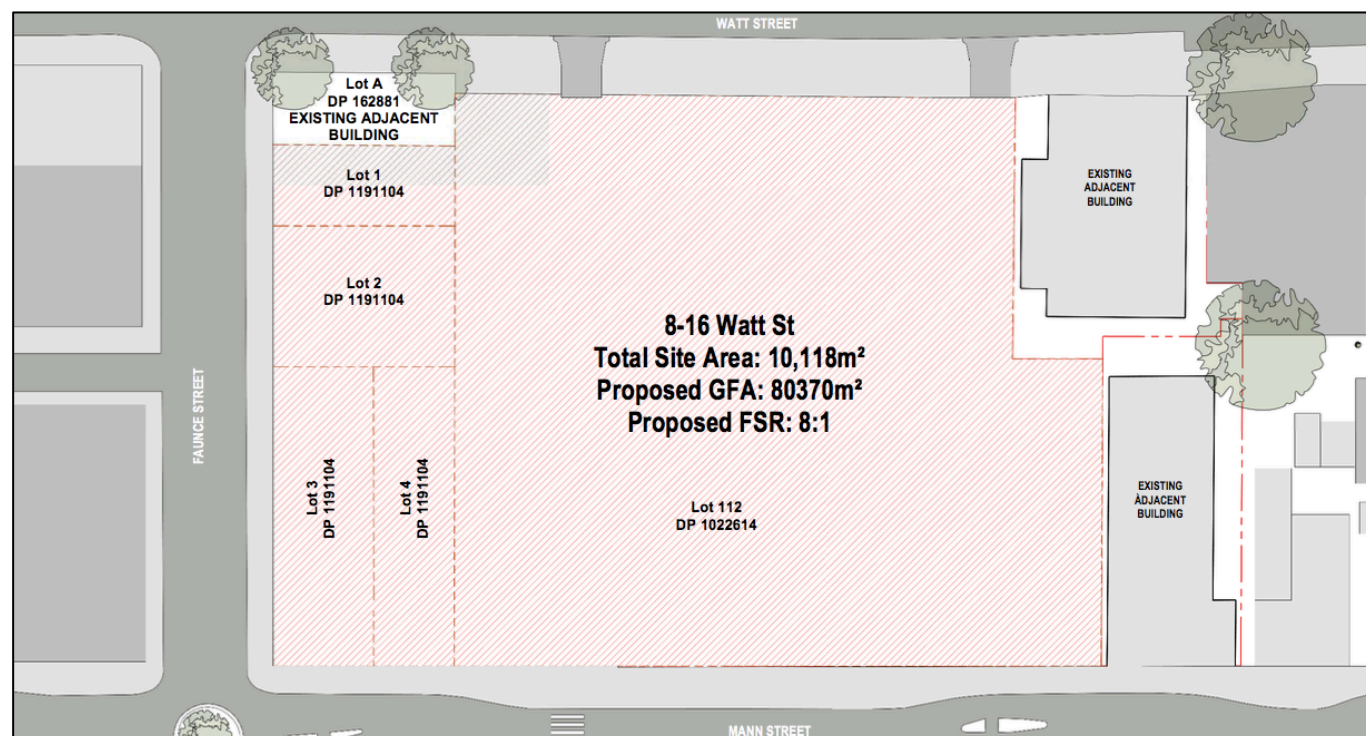


Figure 1: Site Area Plan (source: ADG Architects)

The site is located in a mixed-use area. The heritage listed Burns Park is located to the west of the site across Mann Street and connects the site to Gosford train station. Beyond the station are several residential buildings. A variety of land uses and buildings are located north, south and east of the site.

The site is located between Gosford's two tallest topological features, Presidents Hill and Rumbalara Reserve with potential to have views to both.

The analysis below (Figure 2) illustrates the opportunities and constraints the site presents, including the sites northerly aspect and location having views to Presidents Hill, Rumbalara Reserve and Brisbane Water.

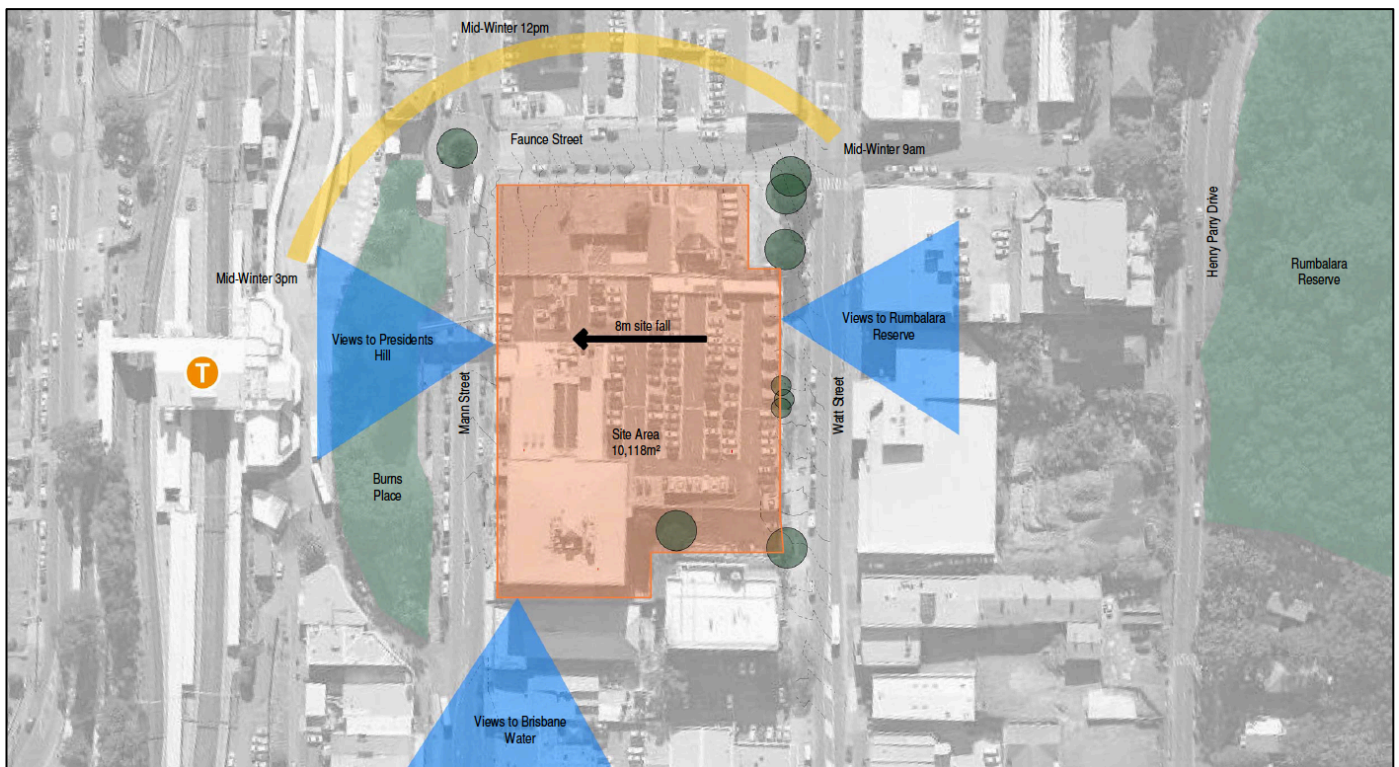


Figure 2: Constraints and Opportunities Analysis (source: ADG Architects)

3.2 Surrounding Development

The subject site is situated within the Gosford City Centre. This area is a commercial centre characterised by a variety of development including business, office and retail premises, as well as residential, community and recreation development, as shown in Figure 3 below. Developments and land surrounding the subject site, include the following:

- north: Gosford Free Parking lot, mixed used buildings containing a range commercial and residential uses including St Vincent De Paul Society and Pizza Inn restaurant;
- east: commercial and community buildings including APM Employment Services, Uniting Counselling & Mediation, Centrelink and Medicare offices and Juvenile Justice Community Centre;
- south: recreational spaces, commercial premises and medical facilities including Hotel Gosford, cafes, restaurants dentists and Kibble Park; and
- west: Burns Place, Gosford Station and railway and residential development.

The context analysis below (Figure 3) which is also included in the Architectural drawings, provides a detailed analysis of the site, including an appreciation of the site in the wider context of the Gosford City Centre and surrounding development.

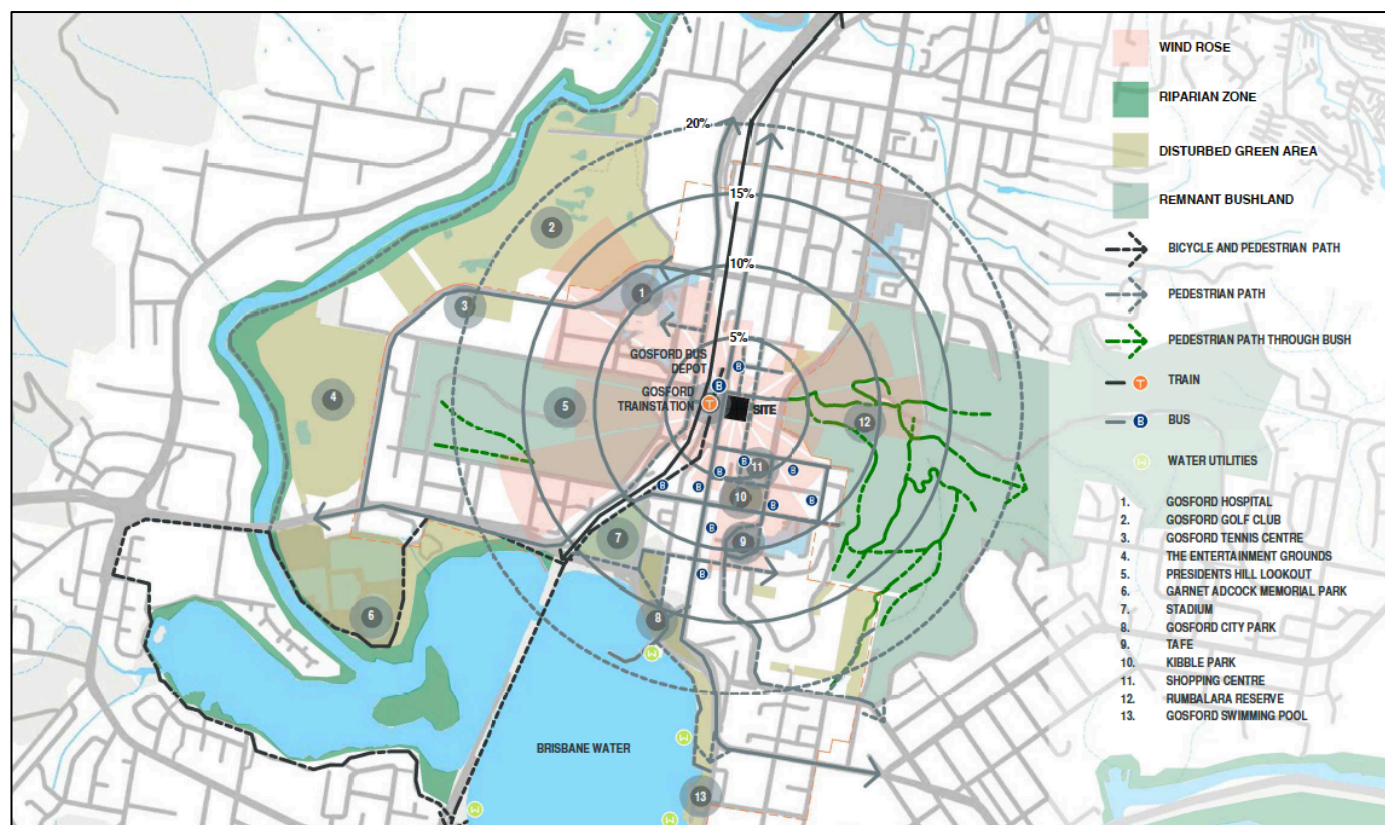


Figure 3: Context Analysis (source: ADG Architects)

3.3 Site History

The subject site currently contains the Gateway Centre, a mixed-use building with multi-level car parking, which was constructed in the 1980's. The centre contains primarily community and commercial uses including office spaces and health services. Examples of tenancies include:

- Kwik Kopy;
- Skin Cancer Clinic;
- Pawn Broker;
- Joe's Pizza;
- Famished and Gourmet Foods;
- Newsagency and Giftshop;
- Optus Control Room;
- TPG;
- Zinad;
- Vision Australia;
- Hearing Australia;
- atWork Australia;
- ORS Group;
- the Benevolent Society;
- Central Coast Local Health District;
- NSW Department of Family & Community Services (Ageing Disability & Home Care and Community Services);
- NSW Office of Fair Trading;
- NSW Department of Health Children and Young Peoples Mental Health Centre; and
- Headspace.

The site also contains a two-storey detached dwelling with basement and associated car parking, which has been used as a Rhythm Drum Teaching Centre (known as the Rhythm Hut) since 2013.

The site contains two additional buildings with ground level car parking, which are currently unused.

3.4 Land Ownership

The subject site is owned and operated by Jarre Pty Ltd.

3.5 Existing Infrastructure and Buildings

The site is serviced by water, sewer, telecommunication and power services.

The site includes a four-storey mixed-use building with multi-level car parking, a two-storey detached dwelling, two single storey detached buildings, and ground level car parking.

Pedestrian access is from Mann, Watt and Faunce Streets. A pedestrian access bridge connects the site to Gosford Station over Mann Street.

Vehicular access is from Watt and Faunce Streets.

Refer to Figure 4 for details.

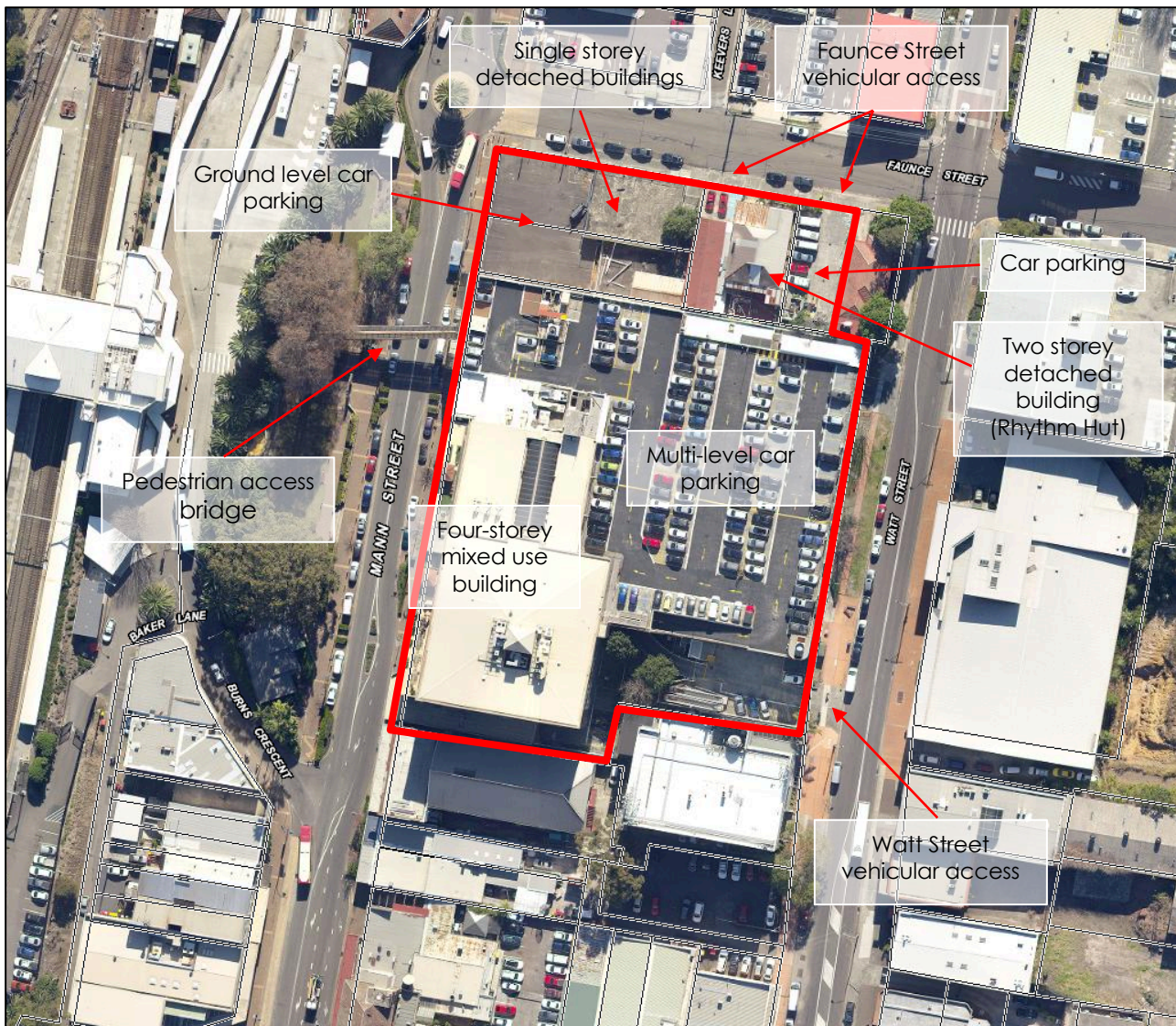


Figure 4: Existing Buildings and Infrastructure (source: SixMaps)

3.6 Photographs of Site

The following photographs show the site and surrounding development.



Photograph 1: Gateway Centre fronting Mann Street – viewed from Burns Place



Photograph 2: View of the site frontage at the corner of Mann Street and Faunce Street



Photograph 3: View of the pedestrian bridge over Mann Street that will be demolished as part of the development



Photograph 4: View of Gateway Centre frontage to Watt Street, viewed from south-west



Photograph 5: Gateway Centre car park fronting Watt Street



Photograph 6: 135 Faunce Street - operates as the Rhythm Hut



Photograph 7: 137 Faunce Street - car park servicing the Rhythm Hut



Photograph 8: Burns Place Park to the West



Photograph 9: Public car parks & Residential to the North



Photograph 10: Buildings to the East - corner of Faunce and Watt Streets



Photograph 11: View of Rumbalara Reserve to the East - unused paved section of Gateway Centre in foreground.

4 Development Description

4.1 Proposed Concept Development

Concept development approval is being sought for the redevelopment of the Gosford Gateway Centre.

The proposal involves four stages of development. The concept development will be subject to subsequent detailed Development Applications with development approvals required for each stage.

The concept development proposes three mixed use towers and a public plaza in the centre.

The development includes a number of complementary functions on site including a hotel, commercial offices, retail areas, an educational and entertainment component, student accommodation and retirement independent living units producing a vibrant area that provides a clear public benefit with the provision of a generous, activated public plaza and links through the site.

The proposal aims to maintain existing tenancies throughout construction of the development to ensure existing community and cultural facilities vital to the Gosford City Centre are available throughout construction and at completion of the development.

The proposed Gross Floor Area for the development will be 80,380m².

The Floor Space Ratio (FSR) of the proposed development is 8:1.

The maximum proposed height of buildings is 135.90m.

The mix of uses (ground floor area) are shown in the concept plans.

The total communal open space area for the development will be 2,836m².

A street level pedestrian crossing will link the site to the existing green space at Burns Place and Gosford Station.

Car parking will be provided across five basement levels, on the ground level and level 1 with access off Watt and Faunce Streets. The proposal includes a total 1,200 car parking spaces with additional loading and service areas provided. The proposed car parking and service area are to be contained wholly underground and not visible from the street.

An overview of the proposed development and descriptions for each stage are provided below.

The concept site plan is shown in Figure 5 Below.

Concept plans prepared by ADG Architects are included at Appendix A.

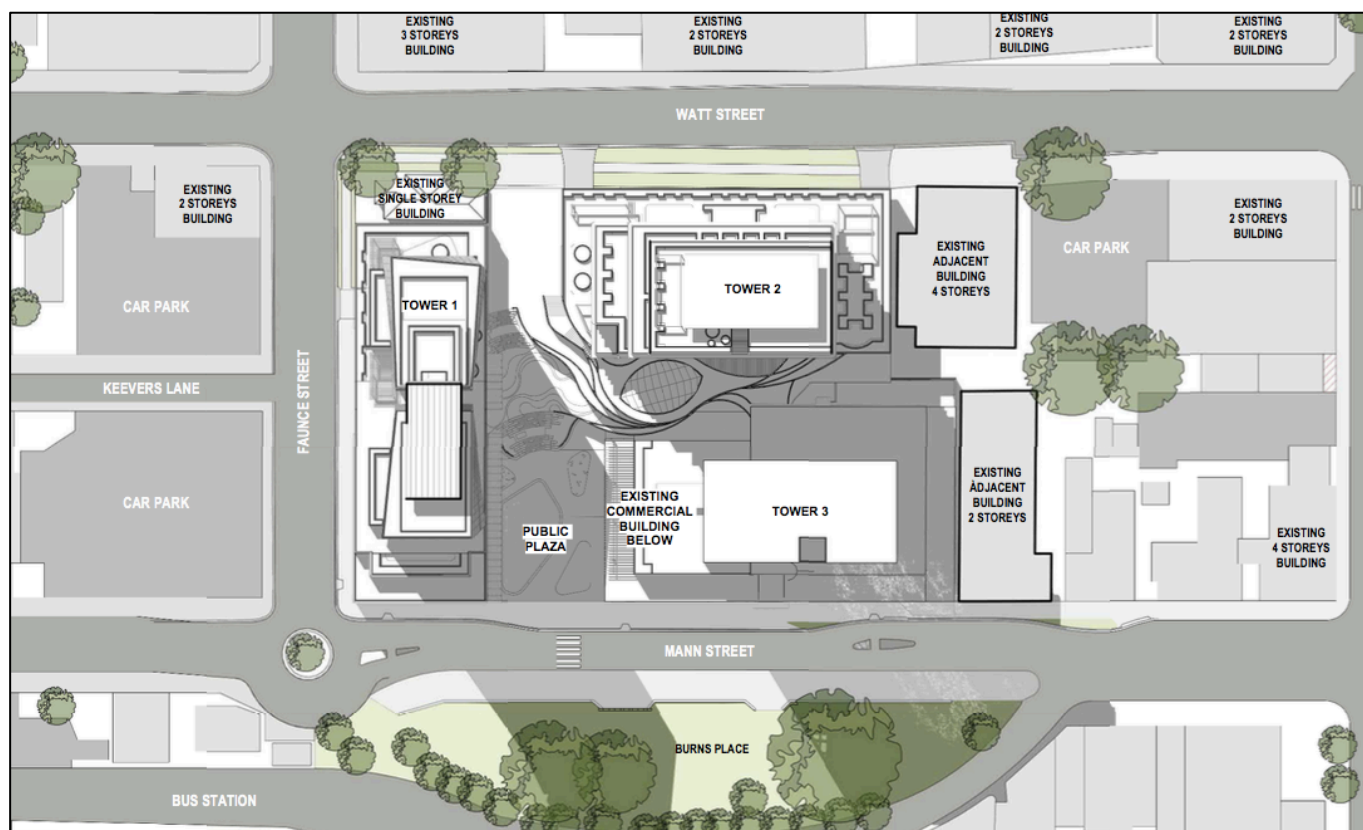


Figure 5: Concept Site Plan (source: ADG Architects)

4.1.1 Overview

Table 4 below provides an overview of the proposed development.

Table 4: Overview of Proposed Development

	Stage 1A	Stage 1B	Stage 2	Stage 3
Staging	Tower 1A and Public Plaza	Tower 1B	Tower 2 and Public Plaza	Tower 3 (adaptive reused of existing building) with tower above
Land Use	Carparking, retail, commercial, food and drink premises, student living, conference, hotel and communal open space	Carparking and service areas, entertainment, education, student living, commercial and hotel	Carparking, retail, commercial, independent living and communal open space	Commercial, retail
Total Gross Floor Area	13,530m ²	9,330m ²	37,550m ²	19,970m ²
Building Height	RL 105.1	N/A	RL 135.9	RL 74.9

The proposed towers are to be constructed within a series of stages with the proposed staging indicated in Figure 6 and Figure 7 below.



Figure 6: Preliminary Staging Plan – Stages 1 to 4 (source: ADG Architects)

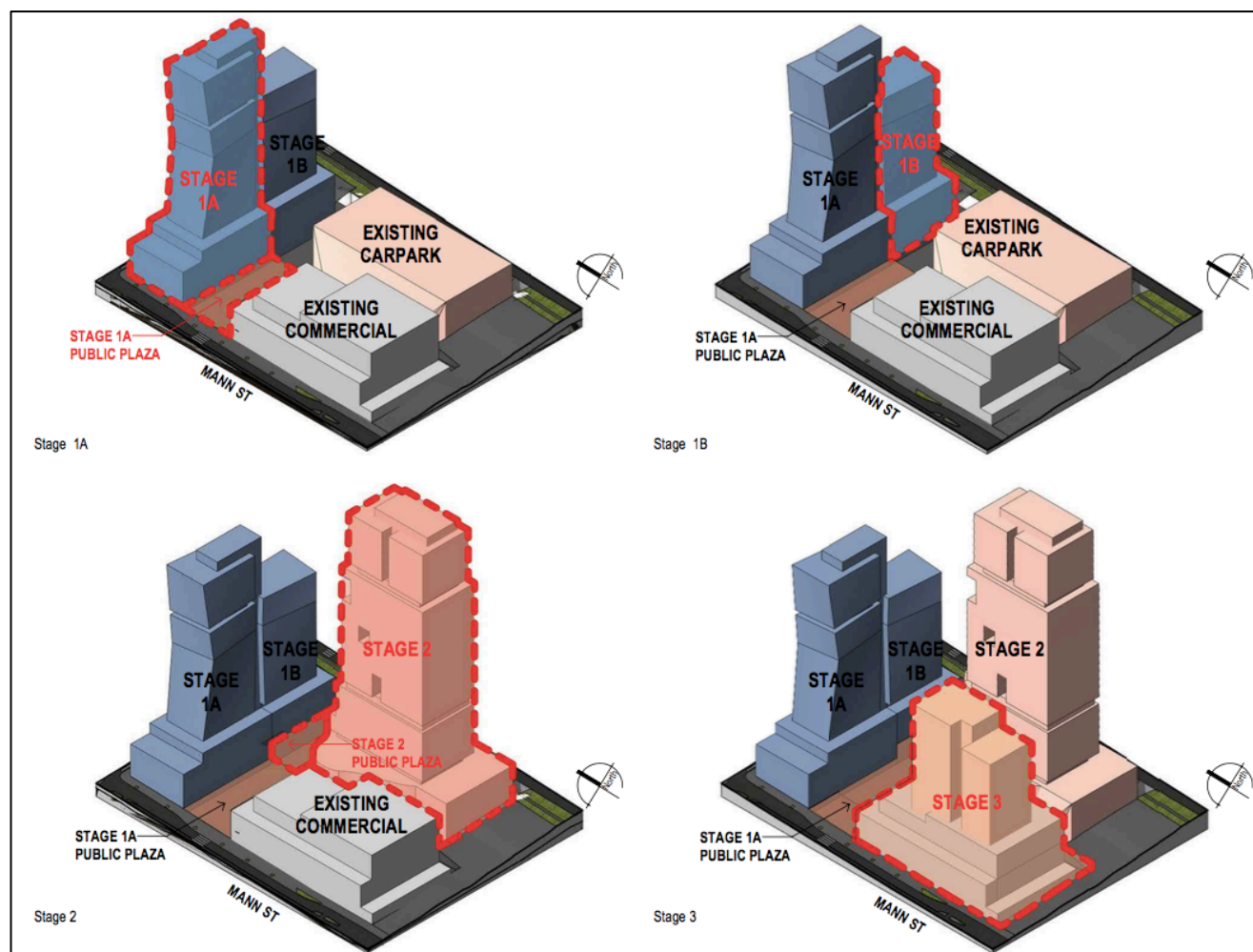


Figure 7: Concept Staging Elevations (source: ADG Architects)

4.1.2 Stage 1A

Stage 1A of the development will involve the redevelopment of the northern end of the site. Tower 1A is to be constructed within this stage, located at the corner of Mann and Faunce Streets. Tower 1A will comprise 24 levels, including a podium of 2 levels. The maximum building height will be RL 105.1m. Stage 1A also includes the western portion of the proposed public plaza within the midsection of the site. The proposed development during Stage 1A includes uses as outlined in Table 5 below.

Table 5: Stage 1A Proposed Land Uses

Use	Approximate Area (m ²)	Percentage of Stage 1A (%)
Retail	1,900	14.04
Conference	2,130	15.74
Commercial	4,880	36.07
Hotel	4,100	30.30
Student Living	520	3.84
Approximate Total	13,530	100

Detail of these works are shown the concept Architectural Plans in Appendix A.

4.1.3 Stage 1B

Stage 1B of the development will involve the redevelopment of the northern end of the site. The remaining portion of Tower 1 is to be constructed within this stage, located in the north eastern portion of the site at the corner of Watt and Faunce Streets. The proposed development during Stage 1B includes uses as outlined in Table 6 below.

Table 6: Stage 1B Proposed Land Uses

Use	Approximate Area (m ²)	Percentage of Stage 1B (%)
Entertainment	930	10
Retail	60	0.64
Education	1,900	20
Commercial	470	5.37
Student living	5,860	62.8
Hotel	130	1.4
Approximate Total	9,330	100

Detail of these works are shown the concept Architectural Plans in Appendix A.

4.1.4 Stage 2

Stage 2 of the development will comprise the mid and south-eastern sections of the site with frontage to Watt and Mann Streets. Tower 2 is to be constructed within this stage. Tower 2 will comprise 33 levels, including a podium of 4 levels. The maximum building height will be RL 135.9m. Stage 2 also includes the remaining eastern portion of the public plaza. The proposed development during Stage 2 includes uses as outlined in Table 7.

Table 7: Stage 2 Proposed Land Uses

Use	Approximate Area (m ²)	Percentage of Stage 2 (%)
Retail	3,910	10.41
Commercial	29,220	77.8
Independent Living Units	4,430	11.79
Approximate Total	37,550	100

Detail of these works are shown the concept Architectural Plans in Appendix A.

4.1.5 Stage 3

Stage 3 of the development will involve the adaptive reuse of the existing Gateway Centre and construction of Tower 3 above. The Gateway Centre faces Mann Street located in the south-western portion of the site. The existing 3 storey commercial building will be adaptively reused in this location with Tower 3 extending from the podium to a maximum height of 18 levels. The maximum building height of Tower 3 will be RL 74.9m. The proposed development during Stage 3 includes the uses as outlined in Table 8.

Table 8: Stage 3 Proposed Land Uses

Use	Area (m ²)	Percentage of Stage 3 (%)
Commercial	18,680	93.54
Retail	1,290	6.46
Approximate Total	19,970	100

Concept Architectural Plans and images are included in Appendix A.

4.1.6 Landscaping

Full landscaping will be provided along the Watt, Faunce and Mann Street frontages and within the public plaza. Landscaping is also proposed on podium levels of each tower. The landscape scheme aims to achieve continuity across the site, contribute to visual interest and amenity, and utilise pathways and visual connections to ensure safe pedestrian links throughout the site. Refer to Figure 8 below. Contour Landscape Architects prepared concept landscape plans to complement and enhance the proposed redevelopment of the site and these plans are included Appendix C.

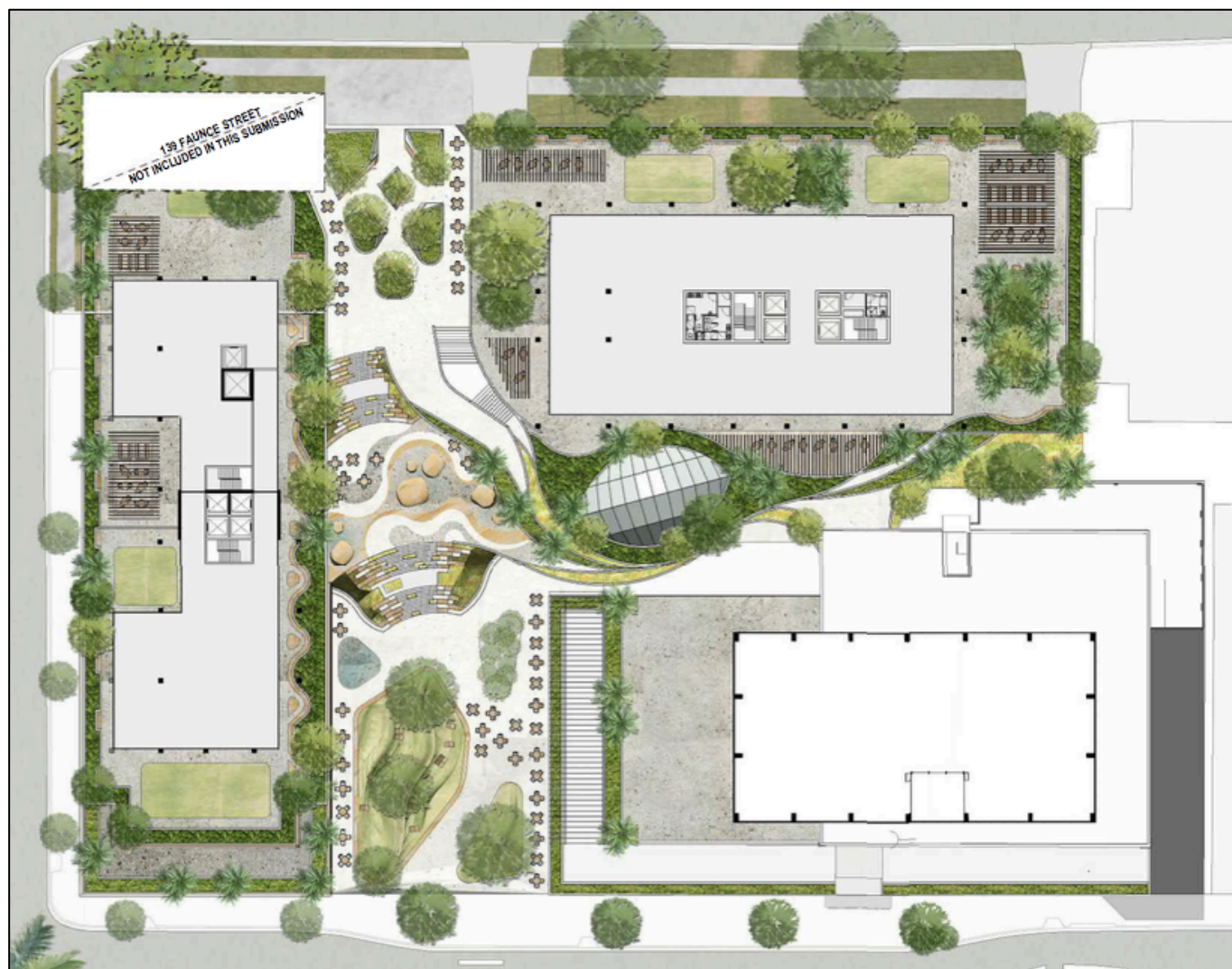


Figure 8: Concept Landscape Masterplan (source: Contour Landscape Architecture)

4.1.7 Access, Car Parking and On-site Circulation

Vehicular access to the site is via Faunce and Watt Streets. One entry and exit point is provided along the Faunce Street frontage with two entry and exit points provided along the Watt street frontage to the basement carparking. The development provides approximately 1,200 carparking spaces across five levels of basement car parking, the ground level and level one. These parking levels are all contained wholly underground as illustrated in the Section Plans included in Appendix A.

For further detail of the proposed vehicular access and car parking please see the Traffic and Transport Study included in Appendix K.

Main pedestrian access to the site is provided via the public plaza fronting Mann Street. Secondary pedestrian access is provided from Watt and Faunce Streets.

4.1.8 Signage

The proposed development is for concept only and signage details will be provided as part of subsequent development applications.

4.1.9 Operational Details

The proposed development is for concept only and operational details will be provided as part of subsequent development applications.

A preliminary Waste Management Plan has been prepared for the proposed concept development by ADG Architects and included as Appendix G. The Plan outlines indicative operational waste management procedures. The requirements outlined in the preliminary Waste Management Plan may be reviewed at a later stage and are subject to further detailed analysis at subsequent DA stages.

4.1.10 Heritage

The subject site is not listed as an item of environmental heritage. However, there are heritage listed items within the vicinity of the site including Burns Place, Gosford Hotel and various railway station elements at Gosford Station.

A Heritage Impact Assessment Report was prepared by Barker Ryan Stewart, which addresses the potential heritage impacts. The assessment concluded that the proposed development will not alter or change the historic, aesthetic, or social significance of the items and will not have any significant adverse impacts. In many cases, the proposed development may make the site more visible and appreciated, particularly in relation to Burns Place. For further detail please refer to the Heritage Impact Assessment Report included as Appendix I.

Further Heritage Impact Assessments will be required to be undertaken at subsequent detailed DA stages.

4.2 Site Preparation

4.2.1 Demolition

Demolition will be staged and considered at subsequent detailed DA stages. Demolition is not subject to consideration at the concept DA stage.

A Waste Management Plan will be required to be submitted with subsequent detailed development applications following the approval of the concept application for management of demolition waste.

4.3 Construction Management

A preliminary Construction Management Plan has been prepared for the proposed concept development. The preliminary plan seeks to minimise disturbances to surrounding developments and the amenity of the area during demolition, excavation and construction phases. Construction management is to be considered in more detail at subsequent DA stages.

4.3.1 Existing Tenancies

The concept proposal aims to maintain existing tenancies throughout construction of the development. The development is to be constructed in a series of four stages. Throughout construction of Stages 1A, 1B and 2 the existing commercial building will remain. It is proposed current tenants will remain within the existing mixed-use building throughout these stages of development. Prior to construction of Stage 3 existing tenancies will be relocated to the newly completed commercial spaces within Stage 1A, 1B and 2 towers. This will ensure existing community and cultural facilities which are vital to the Gosford City Centre continue to operate throughout construction and at completion of the development.

Further detail will be provided at subsequent development application stages.

4.4 Capital Investment Value

The estimated capital investment value for the proposed development exceeds \$75 million. A detailed cost report has been prepared by WT Partnership and is included in Appendix Q.

4.5 Analysis of Feasible Alternatives

Schedule 2 Clause 7(c) of the Environmental Planning and Assessment Regulation 2000 requires that the EIS considers feasible alternatives and consequences of not carrying out the development.

4.5.1 Do Nothing

The development site is currently underutilised with the site comprising a variety of vacant premises. Should the development not be undertaken, the strategic intent for the site as a 'key site' in the Gosford Development Control Plan 2018, and its overall role in Gosford City Centre, will not be fulfilled.

4.5.2 Alternative Design

The proposed design has undergone extensive analysis through the design review process with the City of Gosford Design Advisory Panel. A compliant development scheme was considered in the preparation of the design as illustrated in Figure 9 below. This design did not progress as it would result in an uninteresting built form with large massing of development across the site. The compliant design obscured views to Rumbalara Reserve and Presidents Hill and overshadowed Burns Place Park. The design also had no break in the skyline and no relation back to the sites surrounding topography and context.

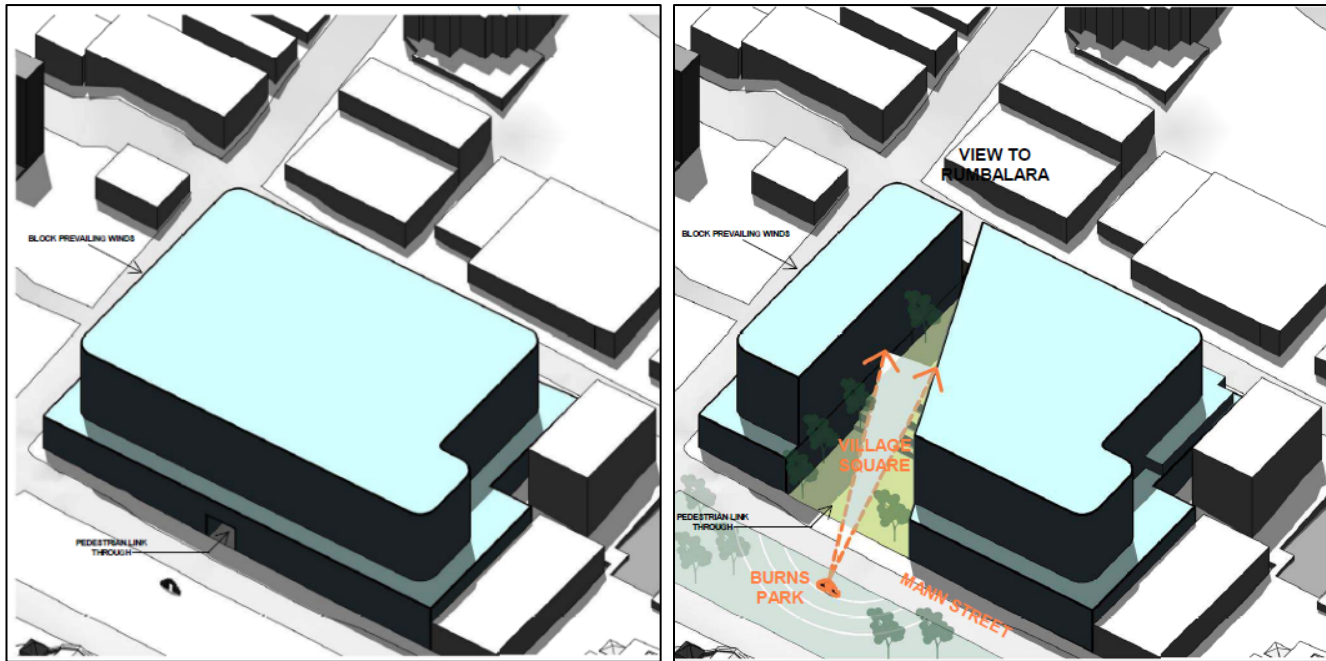


Figure 9: Compliant Designs and Building Mass (source: ADG Architects)

The proposed concept development has been refined from the compliant design above to reduce the developments footprint and increase height. The design has evolved to address the site constraints and optimise opportunities with the following design principles considered:

- maximise views to Rumbalara Reserve and Presidents Hill;
- pedestrian connection and circulation within the Gosford City Centre;
- active street edges;
- minimise overshadowing and maximise solar access to the proposed public plaza and existing Burns Place;
- reduce building mass and increase diversity of building form;
- maximise building separation;
- creation of green public spaces;
- re-use of existing structure; and
- energy efficient green star rated buildings.

Figures 10 and 11 below illustrate how the proposed concept development design has been refined with various options explored throughout the process to address the existing site constraints and opportunities in addition to the specific requirements of the CoGDAP. The built form in Figure 11 increases exposure of views with the proposed twist in the towers. The design also provides a diversity of built form with breaks between the buildings and varying heights. Through extensive review of the design, greater separation between the proposed buildings within the site and future buildings on adjoining land has been provided. The proposed concept design is a further refined development providing better outcomes for the site and the Gosford City Centre than the options considered in Figure 10 and 11 below. Further detail of massing of the development and design approach is provided in the Architectural Plans included as Appendix A.

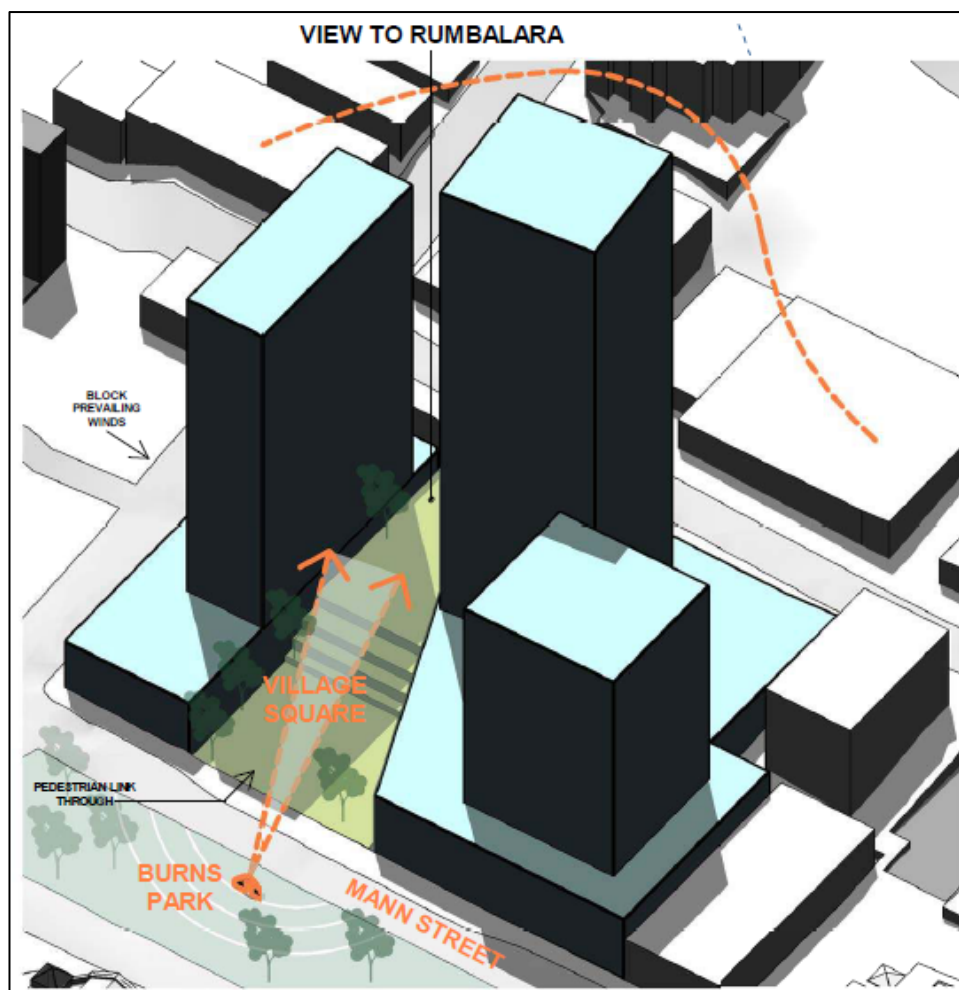


Figure 10: Non-Compliant Design - Footprint Reduction, Height Increase (source: ADG Architects)

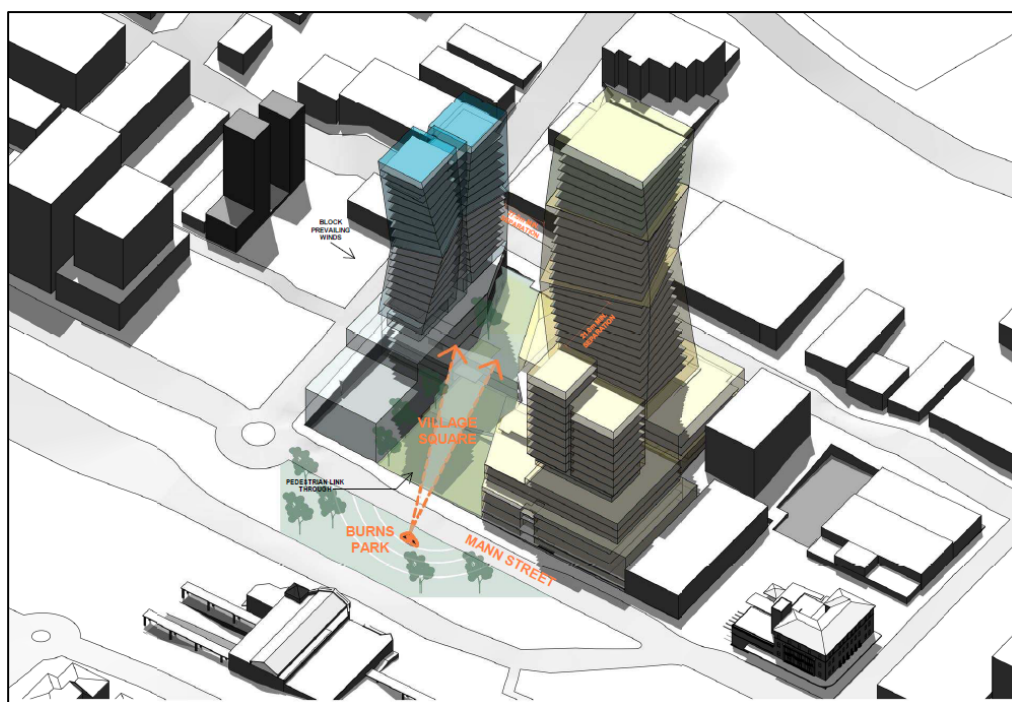


Figure 11: Original Proposed Mass with Decreased Solar Access and Building Separation (source: ADG Architects)

4.5.3 Proposed Design

The proposed design has evolved iteratively in conjunction with the CoGDAP to create the best outcome for the Gosford City Centre. The development provides a variety of land uses which will support the revitalisation of a key site in Gosford to create a vibrant hub. The development will support local and regional employment and enhance the economic viability of the regional city.

The proposed mixed-use development aligns with the strategic intent for the City North place and its overall role in the Gosford City Centre. The proposal supports a diversity of land uses and open space opportunities including the proposed plaza and retail uses which will activate open space and compliment Gosford Station and bus interchange.

The high-quality design achieves a building height and form compatible with recent and future planned development in the Gosford City Centre. The built form takes full advantage of the existing natural environment by opening up the significant views to Rumbalara Reserve and Presidents Hill and maintaining the heritage significance of Burns Place. The development provides high quality public spaces and pedestrian connections throughout the city.

5 Secretary Environmental Assessment Requirements

5.1 Secretary Environmental Assessment Requirements

In accordance with section 4.39 of the Environmental Planning & Assessment Act 1979, the Department of Planning and Environment has issued the SEARs for consideration and preparation of this EIS. A copy of the SEARs is included in Appendix D.

Table 9 provides a detailed summary of the specific issues identified in the SEARs and where each of these requirements are addressed in this report and in accompanying consultant studies.

Table 9: SEARs Reference Table

SEARs	EIS REFERENCE
General Requirements	
Include an environmental risk assessment to identify the potential environmental impacts associated with the development.	Section 10
Provide a report from a qualified quantity surveyor detailing the capital investment value (CIV), including the applicable GST component and estimate of jobs that will be created during the construction and operational phases of the development.	Section 4.4 Appendix Q - CIV Order of Cost Estimate
Key Issues	
1. Statutory Provisions and Strategic Provisions <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. 	Section 6
2. Design Excellence <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. 	Section 7.1 Appendix A - Architectural Plans Appendix B - Design Compliance Statement

SEARs	EIS REFERENCE
<ul style="list-style-type: none"> 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) 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. 	<p>Section 7.2</p> <p>Appendix A - Architectural Plans</p> <p>Appendix B - Design Compliance Report</p>
<p>4. Public Domain/Landscaping</p> <ul style="list-style-type: none"> 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. 	<p>Section 7.3</p> <p>Appendix C - Landscape Plans</p>

SEARs	EIS REFERENCE
<ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> ○ provide sufficient open space for future residents and users; ○ provide access for people with disabilities; and ○ minimise potential vehicle, bicycle and pedestrian conflicts. 	
5. Visual Impacts <ul style="list-style-type: none"> • Prepare a comprehensive Visual Impact Assessment and view analysis of the proposal to/from key vantage points (including: the Gosford Waterfront, Brisbane Water and Point Clare to Gosford railway crossing, the Gosford railway station, Mann Street, Burns Park, Watt Street, Erina Street East, Faunce Street, Beane Street West, Showground Road, Rumbulara Reserve, Presidents Hill, Leagues Club Field, Kibble Park) depicting images of the proposal in the background of those views. • 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 Rumbulara Reserve) and street vistas. 	Section 7.4 Appendix O - Visual Impact Assessment
6. Environmental Amenity <ul style="list-style-type: none"> • 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. 	Section 7.5 Appendix A - Architectural Plans Appendix B - Design Compliance Report Appendix O - Visual Impact Assessment Appendix J - Wind Report
7. Ecologically Sustainable Development (ESD) <ul style="list-style-type: none"> • 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. 	Section 7.6 Appendix H - ESD Report

SEARs	EIS REFERENCE
<p>8. Transport and Accessibility (Construction and Operation)</p> <ul style="list-style-type: none"> The EIS must be accompanied by a Traffic Impact Assessment (TIA) prepared in accordance with relevant guidelines. The TIA must: <ul style="list-style-type: none"> 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. 	<p>Section 7.7</p> <p>Appendix K - Traffic and Transport Study</p> <p>Appendix L - Active Travel Plan</p>
<p>9. Flooding</p> <ul style="list-style-type: none"> 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. 	<p>Section 7.8</p> <p>Appendix F - Stormwater Management</p>
<p>10. Stormwater and Drainage</p> <ul style="list-style-type: none"> Prepare a preliminary stormwater management report demonstrating how stormwater would be appropriately managed in accordance with Council's requirements. 	<p>Section 7.8</p> <p>Appendix F - Stormwater Management</p>
<p>11. Water Quality</p> <ul style="list-style-type: none"> 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. 	<p>Section 7.8</p> <p>Appendix F - Stormwater Management</p>

SEARs	EIS REFERENCE
12. Heritage <ul style="list-style-type: none"> 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. 	Section 7.9 Appendix I - Heritage Impact Assessment Appendix R - Aboriginal Archaeological Assessment
13. Social & Economic Impacts <ul style="list-style-type: none"> 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. 	Section 7.10 Appendix U - Social and Economic Impact Assessment
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.	Section 7.11
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.	Section 7.12 Appendix Y - Construction Noise and Vibration Management Plan
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.	Section 7.13 Appendix Z - Preliminary Contamination Assessment
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.	Section 7.14 Appendix P - BDAR Waiver
18. Soil and Water The EIS shall include a geotechnical assessment, Acid Sulfate Soils Assessment and groundwater assessment.	Section 7.15 Appendix E - Geotechnical Assessment
19. Utilities	Section 7.16

SEARs	EIS REFERENCE
<ul style="list-style-type: none"> In consultation with relevant agencies prepare a services and utilities impact assessment which: <ul style="list-style-type: none"> assesses the capacity of existing services and utilities and identify any upgrades required to facilitate the development assesses the impacts of the proposal on existing utility infrastructure and service provider assets and describe how any potential impacts would be managed. 	Appendix V - Services and Utilities Report
20. Easements, restrictions, staging and consents <ul style="list-style-type: none"> 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). 	Section 7.17 Appendix A - Architectural Plans Appendix M - Consultation Outcomes Report Appendix S - Survey Plan Appendix W - Aviation Due Diligence Report
21. Construction Management Plans <ul style="list-style-type: none"> Prepare a preliminary Construction Management Plan for the proposed works and outline how construction impacts would be appropriately managed and mitigated. Demonstrate how public safety will be maintained during construction and operation, including any public safety measures that will be implemented. 	Section 0 Appendix N - Preliminary Construction Methodology & Traffic Management Plan
22. Air Quality & Pollution <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. 	Section 7.19
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: <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) 	Section 8 Appendix M - Consultation Outcomes Report

SEARs	EIS REFERENCE
<ul style="list-style-type: none"> • 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>	
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 • 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 	<p>Provided within Appendices and addressed throughout this report.</p>

6 Strategic and Statutory Context

6.1 Strategic Context

There are numerous strategic plans and policies that are relevant to the proposed development. These policies and plans are detailed below.

6.1.1 Future Transport Strategy 2056

The Future Transport Strategy is a 40-year strategy supported by regional and district plans for NSW. The Strategy ensures that NSW is prepared for rapid changes in technology and innovation to create and maintain a world class, safe, efficient and reliable transport system. The Strategy acknowledges the vital role transport plays in the land use, tourism and economic development of towns and cities.

The Strategy identifies Gosford as a 'satellite city' where population and economic growth will require improvements to existing connections to Greater Sydney, with consideration of higher speed rail in the longer term.

The subject site is highly accessible and well serviced by public transport with Gosford Station located approximately 50m from the site.

6.1.2 State Infrastructure Strategy 2018-2038

The State Infrastructure Strategy outlines that NSW has the largest infrastructure program and strongest economy in Australia. The Strategy identifies Central Coast as being located at the centre of the State's fastest growing corridor between Sydney and Newcastle. Gosford falls within regional growth corridor and the strategy aims for Gosford to flourish as the Central Coast's capital and centre of administrative, civic and commercial services. The Strategy outlines that improvements to health, transport, education, sporting and civic infrastructure will bolster Gosford's expanding cultural, residential and employment functions. Good building design will capitalise on its attractive waterfront setting.

The proposed development is consistent with the objectives of the State Infrastructure Strategy as it provides high quality building design which capitalises on Gosford waterfront setting while providing opportunity for improved infrastructure and expanding the city's cultural, residential and employment functions.

6.1.3 Central Coast Regional Plan 2036

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

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

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

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

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

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

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

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

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

6.1.4 Gosford Urban Design Framework 2018

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

Table 10: Gosford Urban Design Framework Compliance

Principle or Recommendation	Response
Civic Heart 1. Kibble Park: the Civic Heart "to ensure solar access for 4 hours to 50% of the park between 9 am and 3 pm at the winter solstice" 1.7 Structure Plan – Civil Heart. Requires active facades along Mann and Erina Streets, green infrastructure such as street trees throughout the city centre, improved pedestrian amenity and a fine grain of buildings along Mann Street.	<ul style="list-style-type: none"> - There is no overshadowing of Kibble Park as shown in the shadow diagrams included as Appendix A. - The proposed concept plan uses active edges along all street frontages, which will contribute to a vibrant city centre. The detailed design of the retail podium will include an appropriate treatment along Mann Street to retain and provide a fine grain of buildings, creating a village atmosphere around this village square location.
City North 2.1 An area of opportunity for Gosford <ul style="list-style-type: none"> - The hospital is an important investment. - City North can build on existing education needs. - The potential for a university presence should be explored. - The Station is a major transport interchange. - The precinct has the potential to support a diverse range of development and housing. 	<ul style="list-style-type: none"> - The concept plan includes a retirement/ Independent Living Units component to capitalise on the investment in the hospital. - An educational component is proposed for the development. - The pedestrian connection to the station will be enhanced by the new green square proposed and new traffic provisions as well as the upgrade of the existing Burns Place - The development has a range of functions including student accommodation and retirement Independent Living Units.
2.2 Make the most of the hospital investment to revitalise the city <ul style="list-style-type: none"> - Connect the hospital with the city. 	<ul style="list-style-type: none"> - The public square provides generous public space and the towers provide a variety of built forms.

<ul style="list-style-type: none"> - Varied built form and public space. - Attract the right mix of people, uses and housing types. - The city becomes an innovation district. <p>2.3 Health and education uses can form the basis for an innovation district</p> <ul style="list-style-type: none"> - Co-locate health and education facilities in an accessible area. - Create an innovation precinct. <p>2.4 Four Challenges/ 2.5 Four Opportunities</p> <ul style="list-style-type: none"> - The rail corridor forms a barrier. - The station lacks amenity. - The public hospital is an inward focused facility. - Poor public domain. <p>2.6 Design principles for City North</p> <ul style="list-style-type: none"> - Improve pedestrian connections across the rail corridor. - Improve pedestrian environment and tree canopy. - Provide a new public space. - Promote diversity of built form. - Celebrate glimpsed views. <p>2.8 Public domain investigations</p> <ul style="list-style-type: none"> - Improved connection from the train station to Burns Place Park <p>2.13 Logic</p> <ul style="list-style-type: none"> - The Gateway Centre is an important redevelopment site with key interfaces to Mann Street and the station. Redevelopment of the site should consider contributions to an improved Station exit and Burns Park, helping to link 	<ul style="list-style-type: none"> - The variety of functions in the development provides a mix of different people and the housing types are also varied with student housing and retirement being provided. - The development co-locates commercial and educational facilities in an accessible area within the site - The mix of uses contribute to the desired creation of an innovation precinct. - The extension of green space into the site will improve street level connection to the station. - The public square and the new retail facilities will improve amenity and the public domain. - A ground floor connection will improve pedestrian access and removing the bridge will highlight the existing tree canopy as well as the additional trees that will be provided in the new public plaza. - A new public square has been provided. - The proposal has a variety of built forms. - Separation of built form into three towers will enable views of Rumbalara from Burns Place. Views of Presidents Hill will also be available for pedestrians within the site. Water views, as well as views of Rumbalara and Presidents Hill will be available from the towers. - The proposed plan will enhance this connection by providing a new public plaza that will be an attractive destination and encourage pedestrians to move from the station through the park, as well as providing an additional link through to Watt Street, which will help increase the desire line from the train station, though Burns Place to the site. - The podium levels of the plan, including the Ground Floor, will include a mix of active uses such as retail tenancies and also the activated public plaza, to ensure it is an inviting and open public space for the public.
---	---

the Station to the main street and their site. The ground floor should be active and open, enticing people clearly from the station to the main street

6.1.5 Gosford City Centre Development Control Plan 2018

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

Table 11: Gosford City Centre Development Control Plan 2018 Development Compliance

DCP Control	Comment
Part 3: Places and Character	
<u>City North Objectives:</u> <ul style="list-style-type: none"> Promote health and education uses to support the creation of an innovation precinct. Connect the hospital to the city with improved active transport connections. Improve permeability and provide new pedestrian links across the rail corridor. Increase public open space, to provide green relief, connect with the surrounding bushland, and provide a sense of identity for the north. Provide a range of housing types to support a diverse and varied population, including key workers, students, young professionals and aged care. 	<p>The proposed development is consistent with the City North objectives as the proposal:</p> <ul style="list-style-type: none"> includes a range of uses which support the creation of an innovation precinct; provides pedestrian links to Faunce, Mann and Watt Streets via lobbies and public open space; and provides housing types, including student accommodation and independent living, to support a diverse and varied population.
<u>City North Character</u> <ul style="list-style-type: none"> Future development should leverage off the existing health and education assets, delivering a diverse range of health and employment uses that will strengthen the role of Gosford as a regional city. Future development should deliver a range of housing types including affordable housing, and support a diverse range of households, including families, students and workers, within walking distance of the city centre. Future development should be supported by new pedestrian connections, improved walkability and an attractive public domain. 	<ul style="list-style-type: none"> The proposal supports the City North character objectives as it aims to expand the existing health and education assets of Gosford City Centre whilst providing a range of employment uses that will strengthen the role of the centre. The proposal incorporates student accommodation and independent retirement living within walking distance of the city centre. The development design integrates pedestrian link throughs and an outdoor public plaza, which improve pedestrian connections and walkability within the Gosford City Centre.
Part 4: Public Spaces	
<u>4.1 Pedestrian Network Objectives</u> <ul style="list-style-type: none"> Provide high pedestrian comfort for pedestrian amenity and safety. Retain and enhance existing through site links. 	<ul style="list-style-type: none"> The design incorporates public domains and site through links which enhance pedestrian amenity and safety. Pedestrian links connecting Faunce, Mann and Watt Streets are included within the development design with possibility of a future pedestrian link to Erina Street.
<u>4.3 Solar access to key public spaces</u> <ul style="list-style-type: none"> To allow sufficient sunlight access to new and existing key public spaces, such as Kibble Park, 	<ul style="list-style-type: none"> Burns Place is provided with 100% solar access between 11am and 3pm on the winter solstice.

William Street Plaza and Leagues Club Field, particularly well-used parts of these spaces, at all times of the year.	<ul style="list-style-type: none"> Solar access to the proposed public space varies throughout the day with 25% solar access at 9am and 53% solar access at 3pm on the winter solstice.
<u>4.4 Views and Vistas Objectives</u> <ul style="list-style-type: none"> Enhance Gosford's unique identity and sense of place that is created by the current significant views and vistas. 	<ul style="list-style-type: none"> The development enhances Gosford's unique identity and sense of place with full consideration given to the site's proximity to Rumbalara Reserve, Presidents Hill, Burns Place and Brisbane Waters among existing development and other key sites within the city centre. The development has been designed to enhance views to Presidents Hill and Rumbalara Reserve. The tower designs and built form minimise the developments impact on significant views and vistas.
<u>Footpath crossings and pedestrian overpasses and underpasses objectives</u> <ul style="list-style-type: none"> To make vehicle access to buildings more compatible with pedestrian movements. Reduce the impact of vehicular access on the public domain. 	<ul style="list-style-type: none"> Vehicle entry points are integrated into the design with access proposed via Faunce and Watt Streets. No vehicular access is proposed along Mann Street to reduce impact on pedestrian movements and the public domain. Vehicle entries are to have high quality finishes to walls and ceilings with high standard detailing.
Part 5: Built Form	
<u>5.1 Site sizes and design excellence</u> <ul style="list-style-type: none"> Variations to the HOB and FSR permitted subject to design excellence including a review by a design review panel 	<ul style="list-style-type: none"> The concept proposal has undergone rigorous review by the CoGDAP. The proposal is consistent with advice and recommendations given by the advisory panel as detailed in Section 7.1 below. Therefore, variations to the HOB and FSR are permitted and should be supported.
<u>5.2 Built form provisions</u> <u>5.2.1 Street setbacks and rear setback controls</u> <ul style="list-style-type: none"> Buildings should have setbacks of 0m along the street frontages for three storeys. Setbacks should be increased to 3m for four storeys and above. Building separation and visual privacy requirements of SEPP65 and the Apartment Design Guide will also apply as well as to the controls described above. 	<ul style="list-style-type: none"> The proposed towers have 0m setbacks along the street frontages for three storeys. The towers street setbacks are then increased to minimum 8m street setback for the remaining storeys. Each tower meets the requirements for building separation and visual privacy as outlined in the SEPP 65 Apartment Design Guide.
<u>5.2.3 Active street frontages and street address</u> <ul style="list-style-type: none"> Ensure frontages are pedestrian oriented and of high-quality design to add vitality to streets To promote pedestrian activity and the vibrancy of Gosford. To provide excellent pedestrian experience in the public domain. To promote commercial and retail uses in Gosford. 	<ul style="list-style-type: none"> The subject site is identified as a primary active frontage. The proposal meets the DCP requirements for active street frontages as it encourages pedestrian usage through incorporation of the public plaza and retail uses at ground level. The towers at these frontages will be glazed with entries for all uses including reception and any other activities which provide pedestrian interest and activation. There

	are minimal blank walls, fire escapes, service doors and hatches along the street frontages.
<u>5.2.4 Building Setbacks and separation</u> <ul style="list-style-type: none"> Minimum side setbacks up to street wall height are defined in Figure 8 Setbacks for residential uses and hotels should be compliant with the Apartment Design Guide that accompanies SEPP 65 regarding visual privacy Above the street wall height, all building facades should be well articulated to be attractive in all views. Blank walls with minimal articulation facing any boundary will not be permitted. 	<ul style="list-style-type: none"> The development provides visual interest to the streetscape by incorporating various design elements, materials and landscaping. The buildings are architecturally designed to a high standard including their finish and detail. The proposal provides 0m setbacks at street level with building facades well articulated and attractive in all views.
<u>5.2.5 Slender towers with high amenity</u> <ul style="list-style-type: none"> Achieve high amenity for the public domain including access to sun light and views. Allow for view sharing and view corridors. Achieve an attractive city skyline which is sympathetic to the topography and context. Allow for high internal amenity to development, including natural light and ventilation Mitigate potential adverse impacts that tall and bulky buildings might have on the public domain Reduce the apparent bulk and scale of buildings by breaking up expanses of building wall with modulation of form and articulation of facades. Provide viable and useable floor space. Maximum floorplate size of 1,500m² GFA for commercial uses Maximum building length in any direction is 45m. Tower heights should be varied. Where two towers are provided on one site, their height above ground level should have a minimum of 15% variation between each tower (e.g. with three towers, the tallest should be minimum 30% taller than the shortest). 	<ul style="list-style-type: none"> The proposed tower design has taken into consideration the objectives and controls for slender towers. The proposed built form achieves high amenity for the public domain and allows for view sharing and view corridors. The design has been refined to mitigate any potential adverse impacts that the towers may have on the public domain. The bulk and scale of the proposed buildings has been reduced through the modular building form and articulation of facades. The maximum floorplate size of the towers is 1060m². The maximum building length for towers in any direction is 42m. The proposed towers have heights which are varied by more than 15% between each tower.
<u>Fine grain frontages</u> <ul style="list-style-type: none"> The maximum continuous street frontage length of an individual podium (below street wall height) is 40m. Where a podium form exceeds this length, it will be visually broken into two or more podium forms. 	<ul style="list-style-type: none"> Tower 1 is broken into two podiums to provide visual relief as required by this control.
<u>5.2.8 Building sustainability and environmental performance for key sites, medium sites and large sites</u> <ul style="list-style-type: none"> Measures to improve energy efficiency, water efficiency and waste minimisation should be investigated as part of the enhanced design excellence and design review process. 	<ul style="list-style-type: none"> An ESD Report (Appendix H) has been prepared for the concept development which includes measures such as re-use of the existing structure, sustainable building materials, creation of green public spaces including green walls and use of sustainability rating systems, such as green star rating, for buildings to improve energy efficiency, water efficiency and waste minimisation will be implemented for the proposed development.
<u>5.2.11 Internal amenity</u> <ul style="list-style-type: none"> To ensure high quality internal amenity for all uses 	<ul style="list-style-type: none"> The proposal has been designed in accordance with the Apartment Design

in Gosford	Guide that accompanies SEPP 65 to ensure high internal amenity. A design compliance statement is included as Appendix B which outlines the proposals compliance with the SEPP.												
<p><u>5.2.13 Landscape design</u></p> <ul style="list-style-type: none">For all development applications, a landscape plan shall be submitted by a suitably qualified landscape architect.All development proposals are to be design to minimise the impact on significant trees on site, street trees and trees on adjoining land including remnant vegetation.	<ul style="list-style-type: none">A concept Landscape Plan was prepared for the development and included at Appendix C.The proposed concept plan includes full landscaping along the Watt, Faunce and Mann Street frontages and within the public plaza. Additional landscaping is also proposed on podium levels of each tower.												
<p><u>5.2.14 Site cover and deep soil zones</u></p> <ul style="list-style-type: none">The maximum site coverage for development is specified in the following table: <table><tr><th>Zone</th><th>Commercial & Mixed Use</th><th>Residential</th></tr><tr><td>Commercial Core</td><td>100%</td><td>N/A</td></tr><tr><td>Mixed Use and Enterprise</td><td>75%</td><td>60%</td></tr><tr><td>All other zones</td><td>75%</td><td>50%</td></tr></table> <ul style="list-style-type: none">The deep soil zone shall comprise no less than 15% of the total site area (or proportionate to the percentage of residential uses in a mixed-use development). It is to be provided preferably in one continuous block but otherwise with no dimension (width or length) less than 6 metres.	Zone	Commercial & Mixed Use	Residential	Commercial Core	100%	N/A	Mixed Use and Enterprise	75%	60%	All other zones	75%	50%	<ul style="list-style-type: none">The development has a maximum site coverage of 90%.A deep soil zone of 390m² is provided which is 3.8% of the total site area.
Zone	Commercial & Mixed Use	Residential											
Commercial Core	100%	N/A											
Mixed Use and Enterprise	75%	60%											
All other zones	75%	50%											
<p><u>5.2.16 Safety and security</u></p> <ul style="list-style-type: none">Address 'Safer-by-Design' principles to the design of public and private domain, and in all developments.Ensure that the building design allows for passive surveillance of public and communal spaces, access ways, entries and driveways.For large scale retail and commercial development with a construction value of \$7 million or over, provide a 'safety by design' assessment in accordance with the CPTED principles from a qualified consultant.	<ul style="list-style-type: none">A Safety by Design assessment has been undertaken for the proposal. The development incorporates:<ul style="list-style-type: none">natural surveillance measures of public plaza from commercial buildings above;adequate sightlines from Watt Street through to Mann Street;clear sightlines from Mann Street to public plaza and building entriesFurther detail is provided within the CPTED Report (Appendix T) prepared by Barker Ryan Stewart to support the concept development application. The report includes a range of measures to be implemented throughout the development to ensure safer-by-design principles are considered and this DCP requirement is satisfied.												
Part 6: Key Sites													

<p><u>6.3 Key Site 2 8-16 Watt Street (Gateway Centre)</u></p> <ul style="list-style-type: none"> • A new through link from Watt Street to Mann Street is desirable in order to connect pedestrians, east and west, across the city • Taller buildings may be appropriate on this site, subject to design testing to determine the optimum location of towers and the new through site link being delivered. • The site through link should be: <ul style="list-style-type: none"> ◦ designed as an internal arcade, at a minimum width of 4.5m; ◦ designed to be two storeys in height (having a minimum floor to ceiling height of 8m) to ensure that the space is inviting and encourages use by the public; ◦ publicly accessible by 24 hours a day; and ◦ aligned with the existing sandstone archway in Burns Place. • The appropriate height for development of this site will be determined through the master planning process, which must include design testing and consideration of impacts on views and overshadowing. In particular, the master planning process should test options to achieve glimpses of Rumbalara Reserve from Burns Park. The master planning process will also need to consider the building's potential impacts to the heritage listed Burns Park, including the fountain, spaces and layout and the cultural plantings. • Where public domain improvements are provided on-site, consideration may be given to additional height. 	<ul style="list-style-type: none"> • The proposed public plaza provides a pedestrian through link from Watt Street to Mann Street which exceed the DCP design requirements and is a better design outcome for the site. • Additional height is proposed for the buildings, which was approved by the CoGDAP throughout a rigorous design process and is deemed suitable for the site.
Part 7: Access & Parking	
<p><u>7.2 Pedestrian access and mobility</u></p> <ul style="list-style-type: none"> • To provide safe and easy access to buildings to enable better use and enjoyment by people regardless of age and physical condition, whilst also contributing to the vitality and vibrancy of the public domain. • To ensure buildings and places are accessible to people with a disability. • To provide a safe and accessible public domain. 	<ul style="list-style-type: none"> • Main building entry points should be clearly visible from primary street frontages and enhanced as appropriate with awnings, building signage or high quality architectural features that improve clarity of building address and contribute to visitor and occupant amenity. • Barrier free access is to be provided to not less than 20% of dwellings in each development and associated common areas. • To recognise the complementary use and benefit of public transport and non-motorised modes of transport such as bicycles and walking.
<p><u>7.3 Vehicular driveways and manoeuvring areas</u></p> <ul style="list-style-type: none"> • Driveways should be: <ul style="list-style-type: none"> ◦ provided from lanes and secondary streets rather than the primary street, wherever practical, ◦ located taking into account any services within the road reserve, such as power 	<ul style="list-style-type: none"> • The proposed driveways are provided from Watt and Faunce Streets at the side and rear of the development. No driveways are proposed along the primary Mann Street frontage. • The driveways are located taking into account services within the road reserve

<p>poles, drainage inlet pits and existing street trees,</p> <ul style="list-style-type: none"> o located a minimum of 6 metres from the perpendicular of any intersection of any two roads, and if adjacent to a residential development, setback a minimum of 1.5m from the relevant side property boundary. • Vehicle access is to be integrated into the building design so as to be visually recessive. • All vehicles must be able to enter and leave the site in a forward direction. 	<p>and are located in excess of 6m of the perpendicular intersections of Faunce and Watt Streets.</p> <ul style="list-style-type: none"> • Vehicle access is integrated into the building design with further detail to be provided at subsequent DA stages. • All vehicles are able to enter and exit the proposed basement car parking in a forward direction.
<p><u>7.4 On-Site Parking Objectives</u></p> <ul style="list-style-type: none"> • To facilitate an appropriate level of on-site parking provision in the city centre to cater for a mix of development types. • To minimise the visual impact of on-site parking. • To provide adequate space for parking and manoeuvring of vehicles (including service vehicles and bicycles). • To promote Gosford City Centre as a more lively and vibrant place by providing parking incentives for certain developments in the city centre. • To encourage economic growth in the city centre. 	<ul style="list-style-type: none"> • An appropriate level of car parking is provided for the mixed-use development with 1200 spaces included in the basement car parking area across 4 levels. Car parking numbers are to be confirmed at subsequent DA stages. • The proposed car parking is consistent with the objectives of the DCP with the visual impact of car parking mitigated through chosen basement location. • Adequate areas are provided for maneuvering of vehicles including service vehicles and bicycles.
<p><u>7.5 Site Services and Facilities</u></p> <ul style="list-style-type: none"> • To ensure that site facilities (such as clothes drying areas, mail boxes, recycling and garbage disposal units/areas, screens, lighting, storage areas, air conditioning units and communication structures) are effectively integrated into the development and are unobtrusive. • To ensure that site services and facilities are adequate for the nature and quantum of development. • To establish appropriate access and location requirements for servicing. • To ensure service requirements do not have adverse amenity impacts. 	<ul style="list-style-type: none"> • The servicing for the proposed development has been outlined above in Section 4.1. All parking and services are fully integrated into the design of the development. Basement car parking is provided across four levels of the development with access provided from Faunce and Watt Streets. Areas for garbage, services, truck loading/unloading and turning are provided for within the basement levels. Potential visual impacts of car parking and service areas are fully mitigated through the provision underground car parking and integration of vehicle entry and exit points with the built form and landscape design. • Further detail in relation to site facilities and servicing of the development will be provided at subsequent DA stages.
<p>Part 8 Environmental Management</p>	
<p><u>8.2 Energy Efficiency and Conservation Objectives</u></p> <ul style="list-style-type: none"> • To reduce the necessity for mechanical heating and cooling. • To minimise greenhouse gas emissions. • To use natural climatic advantages of the coastal location such as cooling summer breezes, and exposure to unobstructed winter sun. 	<ul style="list-style-type: none"> • The ESD Report provided at Appendix H and Section 7.6 below detail energy efficiency and conservation methods to be implemented throughout the development, which includes the creation of green public spaces, green walls and use of sustainability rating systems, such as green star rating and BASIX for buildings to improve energy efficiency, water efficiency and waste minimisation.

	<ul style="list-style-type: none"> The buildings have also been designed in accordance with SEPP 65 Apartment Design Guide to ensure optimum energy efficiency and conservation through building design. Further detail is to be provided at subsequent development application stages.
<u>8.3 Water Conservation Objectives</u> <ul style="list-style-type: none"> To reduce per-capita mains consumption of potable water. To harvest rainwater for use and reduce urban storm water runoff. To reduce wastewater discharge. To reuse wastewater where appropriate. To safeguard the environment by improving the quality of water run-off and to mimic pre-development flows where appropriate. To ensure infrastructure design is complimentary to current and future water use. To protect public health. 	<ul style="list-style-type: none"> The development aims to reduce mains water consumption by 40%. The following measures will be implemented: <ul style="list-style-type: none"> all fittings meeting the minimum standards defined by the Water Efficiency Labelling and Standards; dual flush toilets; water efficient shower heads, taps and urinals; water efficient washing machines and dishwashers; and dual reticulation for toilet flushing (where possible) and irrigation. The residential component of the development will be required to meet BASIX commitments to meet water conservation targets with water reuse to be implemented for toilet flushing, irrigation and washing hard stand areas.
<u>8.4 Reflectivity Objectives</u> <ul style="list-style-type: none"> To restrict the reflection of sunlight from buildings to surrounding areas and buildings. 	<ul style="list-style-type: none"> Materials and finishes chosen for the proposed buildings will have low reflectivity as detailed in the concept Architectural Plans (Appendix A). Further detail will be provided at subsequent DA stages.
<u>8.5 Wind Mitigation Objectives</u> <ul style="list-style-type: none"> To ensure that new developments satisfy nominated wind standards and maintain comfortable conditions for pedestrians. To ensure that the moderate breezes are able to penetrate the streets of Gosford City Centre. 	<ul style="list-style-type: none"> An Environmental Wind Assessment Report was prepared for the concept development (Appendix J). The assessment outlined that all locations within the proposed development meet or only slight exceed the wind safety criterion. Further assessment will be required at subsequent DA stages.
<u>8.6 Waste and Recycling Objectives</u> <ul style="list-style-type: none"> To minimise waste generation and disposal to landfill with careful source separation, reuse and recycling. To minimise the generation of waste through design, material selection, building and best waste management practices. To plan for the types, amount and disposal of waste to be generated during demolition, excavation and construction of the development as well as the ongoing generation of waste. 	<ul style="list-style-type: none"> Waste generation is to be minimised through re-use of existing materials and buildings where possible. A preliminary Waste Management Plan has been prepared for the concept development which outlines indicative operational waste management procedures. Further details of waste management is to be addressed at subsequent detailed DA stages.

<ul style="list-style-type: none"> To ensure efficient storage and collection of waste and quality design of facilities. 	
8.7 Noise and Vibration Objectives <ul style="list-style-type: none"> To ensure development is designed so noise and vibration from new businesses, light industrial and leisure/cultural/entertainment venues and other noise generating activities do not unacceptably affect the amenity of nearby residential and other noise or vibration sensitive uses. To ensure development is designed and constructed so that noise and vibration impacts from existing neighbouring activities do not unreasonably compromise the amenity of occupants of the proposed development. To ensure noise and vibration impacts between different uses and occupancies within a development provide reasonable amenity to all occupants of the development. 	<ul style="list-style-type: none"> The concept development has been designed so that noise and vibration impacts from future and existing surrounding land uses will not unreasonably compromise the amenity of occupants of the proposed development. The concept development design also mitigates potential noise and vibration impacts between the different proposed commercial, educational and residential land uses. Further assessment of noise and vibration is to be provided at subsequent DA stages.
Part 9: Residential Development Controls	
9.1 Housing Choice and Mix Objectives <ul style="list-style-type: none"> Ensure that residential development provides a mix of dwelling types and sizes to cater for a range of household types. 	<ul style="list-style-type: none"> The development incorporates a range of housing types including student accommodation and independent retirement living. Residential development controls will be addressed further in subsequent development applications.

6.2 Federal Statutory Context

The following section provides an overview of Federal legislative requirements applicable to the proposed development.

The only applicable Federal legislation is the Environment Protection and Biodiversity Conservation Act 1999 as detailed below.

6.2.1 Environment Protection and Biodiversity Conservation Act 1999

The Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) *“is the Australian Government’s central piece of environmental legislation. The EPBC Act provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places”*.

The EPBC Act requires concurrence with the Australian Government Environment Minister when a proposed development has the potential to significantly impact on a matter of national environmental significance. Approval from the minister is in addition to any relevant approvals sought under NSW legislation.

The EPBC Act identifies the following nine (9) matters of national environmental significance. A summary of impacts is provided below in Table 12 and the relevant subconsultant appendices.

- World Heritage;
- National Heritage;
- Wetlands of International Importance;
- Listed Threatened Species and Communities;
- Listed Migratory Species;
- Protection of the Environment for Nuclear Actions;

- Marine Environment;
- Great Barrier Reef Marine Park; and
- Protection of water resources from coal seam gas development and large coal mining development.

Table 12: Developments Compliance with EPBC Act

EPBC ACT REQUIREMENTS	COMMENT
Subdivision A – World Heritage	Not Applicable. The subject site is not listed as, or located in proximity to a world heritage item.
Subdivision AA – National Heritage	Not Applicable. The subject site is not listed as, or located in proximity to a national heritage item.
Subdivision B – Wetlands of International Importance	Not Applicable. There are no RAMSAR listed wetlands located in proximity to the site.
Subdivision C – Listed Threatened Species and Communities	An ecological appraisal and Biodiversity Development Assessment Report (BDAR) waiver request has been prepared by EJD Environmental to address the potential for threatened species and communities in proximity to the subject site. The BDAR waiver issued by NSW Department of Planning, Industry & Environment indicated that the proposed development is not likely to have any significant impact on biodiversity values. The subject site therefore does not contain any suitable habitat for threatened species nor are there records of threatened species or threatened ecological communities within the existing highly urbanised environment. Refer to Appendix P.
Subdivision D – Listed Migratory Species	It is not anticipated that the proposed development will cause any impacts on migratory species.
Subdivision E – Protection of the Environment for Nuclear Actions	Not Applicable. The proposed development will not involve any nuclear actions as defined under Clause 22 of the EPBC Act.
Subdivision F - Marine Environment	Not Applicable. The proposed development will not result in any impacts or interactions with a Commonwealth Marine Area as defined under Clause 24 of the EPBC Act.
Subdivision FA – Great Barrier Reef Marine Park	Not Applicable. The proposed development is not located within proximity to the Great Barrier Reef Marine Park.
Subdivision FB - Protection of water resources from coal seam gas development and large coal mining development.	Not Applicable. The proposed development is not for a coal seam gas or large coal mining development.
Subdivision G – Additional Matters of National Environmental Significance	No additional matters of national environmental significance as defined under Subdivision G are applicable.

6.3 State Statutory Context

The following section provides an overview of applicable Acts relevant to the site and the proposed development.

6.3.1 Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act 1979 (EP&A Act) and accompanying regulation provides the statutory framework for planning in New South Wales. The proposal is generally consistent with the objectives of the act with an assessment of the proposal against these objectives provided in Table 13 below.

Table 13: Developments Compliance with EP&A Act

OBJECT OF THE ACT	COMMENT
<i>(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources</i>	The proposed development will provide additional services and facilities for the Central Coast region and will promote social wellbeing. Further the redevelopment of the subject site will promote economic activity and increase employment, which is an improvement to the economic wellbeing of the Gosford City Centre and Central Coast region. The proposal will not result in any adverse impacts to the State's natural or other resources.
<i>(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment</i>	The proposed development has been designed in accordance with relevant ecologically sustainable development (ESD) principles and has regard for economic, environmental and social considerations. Refer to ESD report in Appendix H and Section 7.6 below.
<i>(c) to promote the orderly and economic use and development of land</i>	The proposed development will result in significant local and regional economic benefits through the provision of additional and improved educational, cultural and health facilities and additional employment opportunities during and after construction.
<i>(d) to promote the delivery and maintenance of affordable housing</i>	The redevelopment of the site will deliver student housing and independent retirement living increasing and promoting the availability of affordable housing.
<i>(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats</i>	A biodiversity assessment report waiver has been prepared by MJD Environmental which considers biodiversity matters and identifies protective measures to minimise the likely impacts of the proposed development. Refer to the assessment included in Appendix P for further details.
<i>(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage)</i>	The development site has been considerably disturbed and it is unlikely there is any Aboriginal or non-Aboriginal heritage on the site. An Aboriginal Archaeological Assessment is included in Appendix R. A Heritage Impact Assessment has been prepared by Barker Ryan Stewart and is included in Appendix I. The report recommends that further detailed Heritage Impact Assessments should be undertaken at subsequent DA stages to ensure design elements that reduce the impact on nearby heritage items are considered within the design of the proposal to ensure the development contributes to the diverse urban fabric of Gosford City Centre that has and will be created by the existing and new development being proposed and recently approved.
<i>(g) to promote good design and amenity of the built environment</i>	The proposed concept design is supported by the City of Gosford Design Advisory Panel. The

OBJECT OF THE ACT	COMMENT
	proposed development is appropriately located and proportioned and will assist in creating visual interest and contribute to public amenity.
<i>(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants</i>	The proposed application is for concept development only and subsequent DA's will be required for construction works. A preliminary Construction Management Plan has been prepared and is included in Appendix N.
<i>(l) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State</i>	Noted. This proposal is being assessed as State Significant Development. The Central Coast Council and relevant State agencies have been consulted as part of the EIS process and SEARs requirements.
<i>(j) to provide increased opportunity for community participation in environmental planning and assessment</i>	Community consultation was undertaken in accordance with the SEARs. Refer to Section 8.3 for details.

Section 4.38 of the EP&A Act enables State Environmental Planning Policies to declare certain developments to be State Significant Development (SSD). The proposed development is classified State Significant pursuant to Schedule 2 of State Environmental Planning Policy (State and Regional Development) 2011 due to the Capital Investment Value (CIV) exceeding the minimum threshold of \$75 million for development on land identified on the Land Application Map within the State Environmental Planning Policy (Gosford City Centre) 2018.

In accordance with Section 4.40 of the EP&A Act, the proposal has regard for the requirements of section 4.15 which details the required evaluation criteria and satisfies all relevant planning legislative requirements. Refer to Table 14 below.

Table 14: Development Applications Compliance with section 4.15 of EP&A Act

SECTION 4.15 PROVISION	COMMENT
<i>(a) the provisions of:</i>	
<i>(i) any environmental planning instrument</i>	Relevant environmental planning instruments are addressed in Section 6.4.
<i>(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)</i>	Not Applicable.
<i>(iii) any development control plan</i>	Clause 11(a) of State Environmental Planning Policy (State and Regional Development) 2011 excludes the application of development control plans. However, the SEAR's requested consideration of the Gosford City Centre DCP 2018 and a discussion is included in Section 6.1.5.
<i>(iiia) any planning agreement that has been entered into under section 7.4, or any</i>	Not Applicable.

SECTION 4.15 PROVISION	COMMENT
<i>draft planning agreement that a developer has offered to enter into under section 7.4</i>	
<i>(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)</i>	The Environmental Planning and Assessment Regulation 2000 and provisions of Schedule 2 are outlined in Section 6.3.2 and Table 15 below.
<i>(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates</i>	Not Applicable.
<i>(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality</i>	The proposed development will have positive impacts on the environment in which it is located. The development has been architecturally designed to fit with the character of the area. It will provide employment and economic benefits both during and after construction. In addition, the positive social benefits of improved services and facilities and the potential for the community to use the site after hours. Although there are some trees proposed to be removed for the development, they are not of an ecological nature and will be replaced with appropriate vegetation and landscaping.
<i>(c) the suitability of the site for the development</i>	The proposed development is consistent with the desired future character of the area and has been designed with regard for the amenity of surrounding developments.
<i>(d) any submissions made in accordance with this Act or the regulations</i>	Any submissions made in accordance with the Act or regulations will be addressed in the Response to Submissions following public exhibition.
<i>(e) the public interest</i>	The public interest is best served by promoting sustainable development that is rational, orderly and economic. The proposal will generate positive social, environmental and economic benefits.

6.3.2 Environmental Planning & Assessment Regulation 2000

Schedule 2 of the Environmental Planning and Assessment Regulation 2000 outlines requirements for preparing an environmental impact statement. This environmental impact statement has been prepared in accordance with the provisions outlined in Schedule 2 Section 7, the requirements have been addressed in Table 15 below.

Table 15: Schedule 2 Compliance Table

SCHEDULE 2 CLAUSE	COMMENT
<i>(1) An environmental impact statement must include the following:</i>	
<i>(a) A summary of the environmental impact statement</i>	Section 1 and Section 2.3
<i>(b) a statement of the objectives of the development, activity or infrastructure</i>	Section 2.4

SCHEDULE 2 CLAUSE	COMMENT
<i>(c) An analysis of any feasible alternatives to the carrying out of the development, activity or infrastructure, having regard to its objectives, including the consequences of not carrying out the development, activity or infrastructure</i>	Section 4.5
<i>(d) An analysis of the development, activity or infrastructure, including:</i> <i>(i) a full description of the development, activity or infrastructure, and</i> <i>(ii) a general description of the environment likely to be affected by the development, activity or infrastructure, together with a detailed description of those aspects of the environment that are likely to be significantly affected, and</i> <i>(iii) the likely impact on the environment of the development, activity or infrastructure, and</i> <i>(iv) a full description of the measures proposed to mitigate any adverse effects of the development, activity or infrastructure on the environment, and</i> <i>(v) a list of any approvals that must be obtained under any other Act or law before the development, activity or infrastructure may lawfully be carried out</i>	Section 4, Section 6 and Section 7
<i>(e) a compilation (in a single section of the environmental impact statement) of the measures referred to in item (d) (iv),</i>	Section 10
<i>(f) the reasons justifying the carrying out of the development, activity or infrastructure in the manner proposed, having regard to biophysical, economic and social considerations, including the principles of ecologically sustainable development set out in subclause (4).</i>	Section 9

6.3.3 Biodiversity Conservation Act 2016

The Biodiversity Conservation Act 2016, together with the Biodiversity Conservation Regulation 2017 establish a framework to avoid, minimise and offset impacts on biodiversity from development through the implementation of the Biodiversity Offset Scheme.

An Ecological Appraisal and BDAR waiver request was prepared by MJD Environmental (Appendix P), in accordance with the Biodiversity Conservation Act 2016 to support the proposed concept redevelopment of the site. The appraisal investigated ecological matters for consideration for the proposed development in an existing urban environment. The site only contains a limited number of remnant trees and it is not considered likely that the proposed development will cause adverse ecological impacts. The appraisal concluded that:

The proposed development will not impact native vegetation or fauna habitat. No significant fauna habit features were observed. Therefore, impacts to threatened species or ecological communities or their habitat are unlikely to occur. The proposed development is not considered to impact habitat connectivity within the site or surrounding area. As the proposal does not seek to

expand beyond the existing subject site boundary, which contains existing buildings, carparks, walkways and infrastructure no indirect impacts are expected to occur to flora and fauna off site.

The Ecological Appraisal determined a BDAR waiver request was appropriate in the circumstances. The BDAR waiver request was approved by NSW Department of Planning, Industry and Environment on 13 April 2020, which determined that the proposed development is not likely to have any significant impact on biodiversity values and that a BDAR is not required to accompany the concept development application. A copy of the waiver is provided at Appendix P.

6.3.4 Coastal Management Act 2016

The Coastal Management Act 2016 aims to manage the coastal environment of New South Wales in a manner consistent with the principles of ecologically sustainable development for the social, cultural and economic well-being of the people of the State.

The site is not identified within a coastal zone or coastal management area as per the maps adopted in accordance with State Environmental Planning Policy (Coastal Management) 2018. Therefore, there are no requirements under this Act for the concept development proposal.

6.3.5 Contaminated Land Management Act 1997

The general object of this Act is to establish a process for investigating and (where appropriate) remediating land that the EPA considers to be contaminated significantly enough to require regulation under Division 2 of Part 3. Land contamination that is not deemed significant enough to be regulated by the EPA can be handled under the planning and development framework, including State Environmental Planning Policy No. 55 - Remediation of Land and the Managing Land Contamination - Planning Guidelines.

A Stage 1 Preliminary Site Investigation was undertaken by Geo-Environmental Engineering (GEE) that identified some potential sources of contamination associated with the site. GEE recommended that a Stage 2 Detailed Site Investigation be completed in accordance with the NSW Environment Protection Authority Contaminated Land Guidelines. Following this recommendation, a Stage 2 Detailed Site Investigation will be prepared as part of the subsequent Stage 1 development application. As this is a concept development application and no physical works are proposed a Stage 2 Detailed Site Investigation will be completed as part of the subsequent Stage 1A construction development application.

6.3.6 Heritage Act 1977

The Heritage Act 1977 contains provisions relating to the protection of items of heritage significance or items of potential significance. The integrated development provisions are triggered by development of items listed in the State Heritage Register or to which an interim heritage order applies. There are no such items located on the development site. Therefore, this Act does not apply to the concept development application.

Section 139 of the Act requires an Excavation Permit to be obtained prior to undertaking any development involving excavation of land where there is reasonable cause to expect that a relic will be discovered or disturbed. Further information will be provided at subsequent detailed development application stages should the requirements under this section of the Act be applicable.

6.3.7 National Parks & Wildlife Act 1974

The National Parks and Wildlife Act 1974 (NP&W Act) details requirements for the management of Aboriginal Heritage in NSW. Where Aboriginal objects maybe subject to impact from a State Significant Development (SSD) such as this, there is no requirement for an Aboriginal Heritage Impact Permit (AHIP) under Section 90 of the NP&W Act. There are however requirements from the Secretary General (SEARs) that require detailed assessment of Aboriginal cultural heritage on the site including appropriate consultation and the development of an agreed protocol for management of Aboriginal objects should they be located during construction.

An Aboriginal Archaeological Desktop Assessment Report was prepared by RPS and is included in Appendix R. The assessment identified that the site is:

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

An extensive search of the Aboriginal Heritage Information Management System (AHIMS) was undertaken as part of the archaeological assessment, which identified four sites within the search parameters, none of which were located within the site. However, the report concluded that the:

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

The report recommended that all site workers and personnel involved in site impact works associated with the site should be inducted and briefed on the possible identification of Aboriginal objects during construction and their responsibilities according to the provisions of National Parks and Wildlife Act 1974.

6.3.8 Protection of the Environment Operations 1997

The Protection of the Environment Operations Act 1997 is a key piece of environmental protection legislation that sets out explicit protection policies to manage, restore and enhance the quality of the NSW environment.

There are no listed activities in Schedule 1 of the Act that would be triggered by the proposed concept development and therefore there is no requirement for obtaining an Environment Protection Licence.

6.3.9 Roads Act 1993

Section 138 of the NSW Roads Act 1993 requires the consent of the appropriate road authority for any works or activities in a public road reserve. Requirements under the Roads Act will be dealt with at subsequent development application stages.

6.3.10 Rural Fires Act 1997

The subject site is not located within a designated bushfire prone area. The application will therefore not require referral to the NSW RFS for concurrence.

6.3.11 Waste Avoidance and Resource Recovery Act 2001 (NSW)

The objectives of the Waste Avoidance and Resource Recovery Act 2001 (WARR Act) are:

- (a) *to encourage the most efficient use of resources and to reduce environmental harm in accordance with the principles of ecologically sustainable development,*
- (b) *to ensure that resource management options are considered against a hierarchy of the following order:*
 - (i) *avoidance of unnecessary resource consumption,*
 - (ii) *resource recovery (including reuse, reprocessing, recycling and energy recovery),*
 - (iii) *disposal,*
- (c) *to provide for the continual reduction in waste generation,*
- (d) *to minimise the consumption of natural resources and the final disposal of waste by encouraging the avoidance of waste and the reuse and recycling of waste,*

- (e) *to ensure that industry shares with the community the responsibility for reducing and dealing with waste,*
- (f) *to ensure the efficient funding of waste and resource management planning, programs and service delivery,*
- (g) *to achieve integrated waste and resource management planning, programs and service delivery on a State-wide basis,*
- (h) *to assist in the achievement of the objectives of the Protection of the Environment Operations Act 1997.*

A preliminary Waste Management Plan has been prepared by ADG Architects and included as Appendix G. The preliminary plan outlines indicative operational waste generation and management procedures.

Detailed Waste Management Plans will be prepared at subsequent development application stages.

6.3.12 Water Management Act 2000

Sections 89-91 of the Water Management Act require an approval to be obtained for water use, water management, or activity.

Section 91 of the Act outlines two kinds of activity approvals:

91 Activity approvals

- (1) *There are two kinds of activity approvals, namely, controlled activity approvals and aquifer interference approvals.*
- (2) *A controlled activity approval confers a right on its holder to carry out a specified controlled activity at a specified location in, on or under waterfront land.*
- (3) *An aquifer interference approval confers a right on its holder to carry out one or more specified aquifer interference activities at a specified location, or in a specified area, in the course of carrying out specified activities.*

No building works are proposed within 40m of a watercourse and therefore no controlled activity approval is required for development on waterfront land.

The Preliminary Geotechnical Assessment Report (Appendix E) indicates that a relatively high water table was observed at the site. The concept proposal incorporates excavation which may impact on the water table. Consideration will be given to ground water management within the detailed design and construction of the development. Further information on the possible interference of groundwater will be provided within subsequent detailed development applications if excavation works are likely to impact on groundwater.

6.4 State Environmental Planning Policies

This section details the relevant State Environmental Planning Policies (SEPPs).

6.4.1 State Environmental Planning Policy No 55 – Remediation of Land

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

A Stage 1 Preliminary Site Investigation was undertaken by Geo-Environmental Engineering (GEE) in accordance with SEPP No 55 (Appendix Z). The investigation identified some potential sources of contamination associated with the site. GEE recommended that a Stage 2 Detailed Site Investigation be completed in accordance with the NSW Environment Protection Authority Contaminated Land Guidelines. Following this recommendation, a Stage 2 Detailed Site Investigation will be prepared as part of the subsequent Stage 1 development application.

As this is a concept development application and no physical works are proposed, a Stage 2 Detailed Site Investigation will be completed as part of the subsequent Stage 1A construction development application.

A further detailed assessment will be prepared as part of the subsequent Stage 1 development application in accordance with this policy.

6.4.2 State Environmental Planning Policy No 64 – Advertising and Signage

The concept proposal does not include any signage. If applicable, an assessment of signage will be required at subsequent DA stages.

6.4.3 State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development & Accompanying Apartment Design Guide

SEPP 65 promotes better apartment design across NSW and aims to deliver a better living environment for residents choosing apartment styling housing and enhance streetscapes and neighbourhoods across the state. This policy applies to multi-storey residential flat buildings.

The Design Compliance Statement included as Appendix B outlines that the proposal meets the design quality principles set out in Part 2 of the SEPP 65 Apartment Design Guide.

6.4.4 State Environmental Planning Policy (Affordable Rental Housing) 2009

The proposal is consistent with the aims of the ARHSEPP including to facilitate the effective delivery of new affordable rental housing. If applicable, an assessment of the proposed development against the planning the ARHSEPP will be required at subsequent detailed DA stages.

6.4.5 State Environmental Planning Policy (Building Sustainability Index BASIX) 2004

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

6.4.6 State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

The aim of this policy is to facilitate the effective delivery of educational establishments and early education and care facilities across the State. The concept development incorporates a mix of uses including 3 levels dedicated as an educational use. An assessment against the requirements of this SEPP will be required at subsequent DA stages.

6.4.7 State Environmental Planning Policy (Gosford City Centre) 2018

Under the provisions of SEPP Gosford, the site is zoned B3 Commercial Core (Figure 12). The mix of land uses proposed are permissible subject to development consent in the B3 zone.

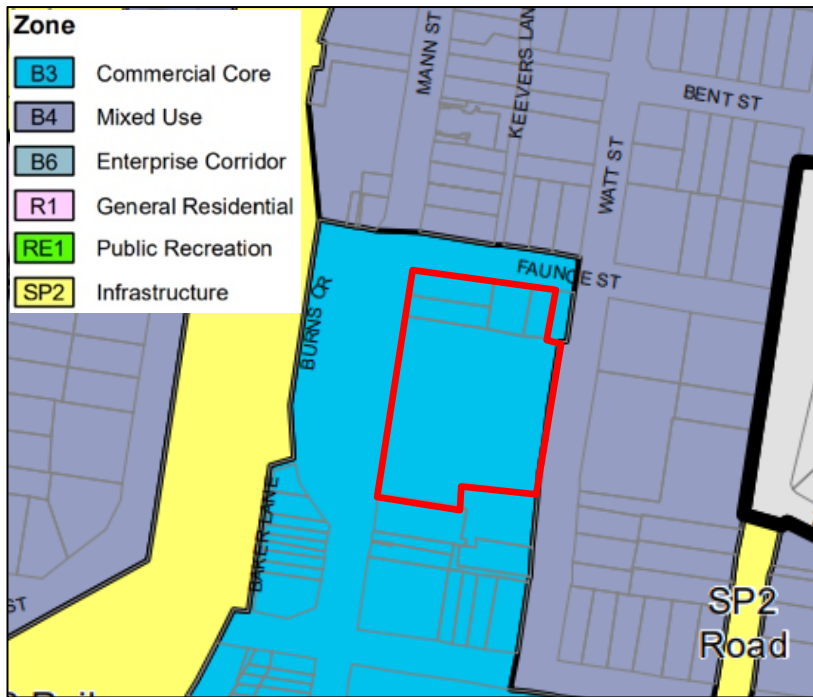


Figure 12: Extract from Land Zoning Map (source: SEPP (Gosford City Centre) 2018)

The zone objectives are:

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

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

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

Other Relevant SEPP Clauses

Clause 4.3 Height of Buildings

This clause and associated mapping (Figure 13) outlines the maximum height of buildings for this site.

The proposed development has a maximum height of 135.90m AHD.

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

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

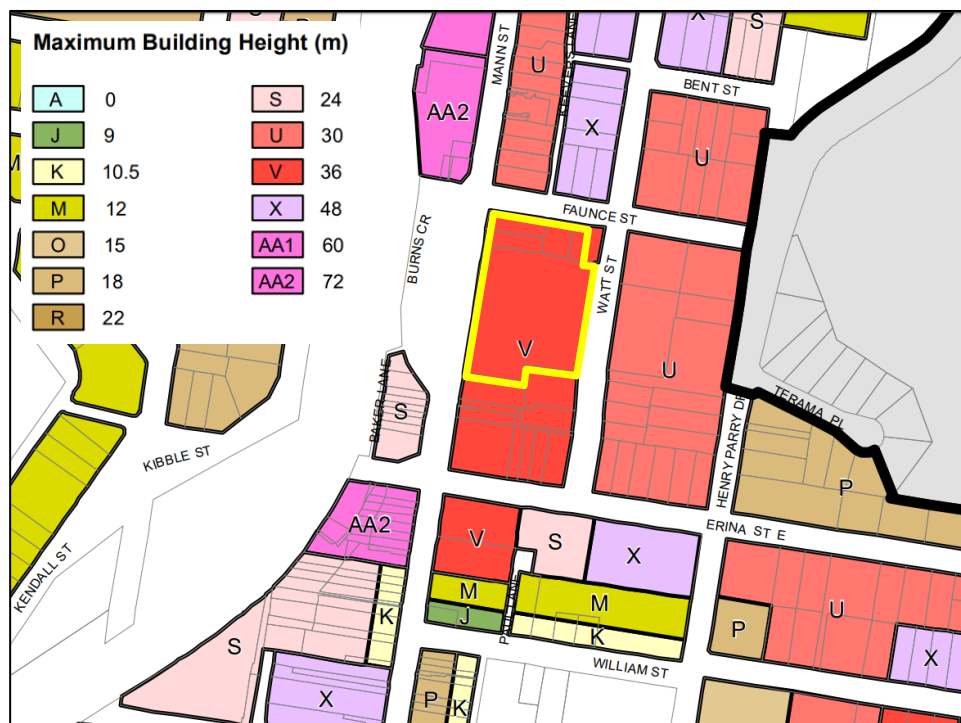


Figure 13: Extract from Maximum Building Height Map (source: SEPP (Gosford City Centre) 2018)

Clause 4.4 Floor Space Ratio

This clause and associated mapping (Figure 14) outlines the maximum FSR for this site.

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

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

Clause 8.4, as detailed below, will be relied on to exceed the mapped FSR limit.

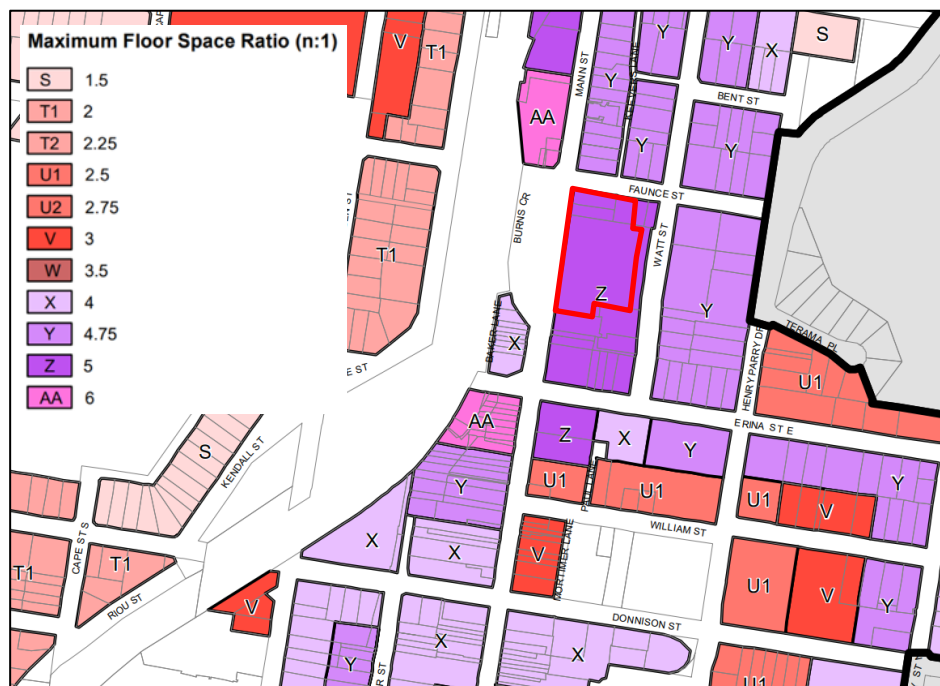


Figure 14: Extract from Maximum Floor Space Ratio Map (source: SEPP (Gosford City Centre) 2018)

Clause 5.10 – Heritage conservation

The site isn't listed a heritage item under SEPP Gosford. However, there are a number of heritage items in the locality including Gosford Hotel, Burns Place and various railway station elements as identified in Figure 15.

A Heritage Impact Assessment Report was prepared by Barker Ryan Stewart, which addresses the potential heritage impacts. The statement concluded that the proposed development will not alter or change the historic, aesthetic or social significance of the items and will not have any significant adverse impacts. In many cases, the proposed development may make the site more visible and appreciated, particularly in relation to Burns Place.

A copy of the report is included as Appendix I.

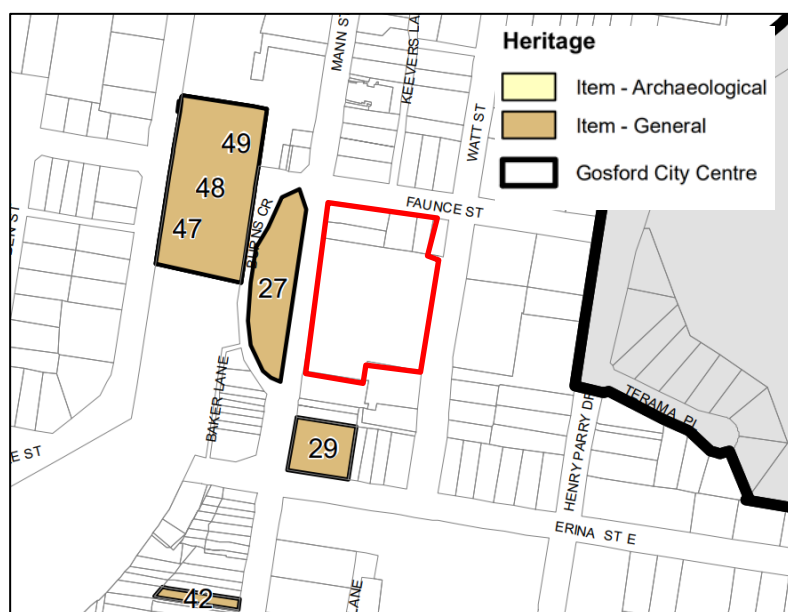


Figure 15: Extract from Heritage Map (source: SEPP (Gosford City Centre) 2018)

Clause 7.1 Acid Sulfate Soils

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

The site is identified as having the potential for Class 5 acid sulfate soils (Figure 16).

An Acid Sulfate Soil Management Plan is therefore not required for the subsequent detailed DA stages.

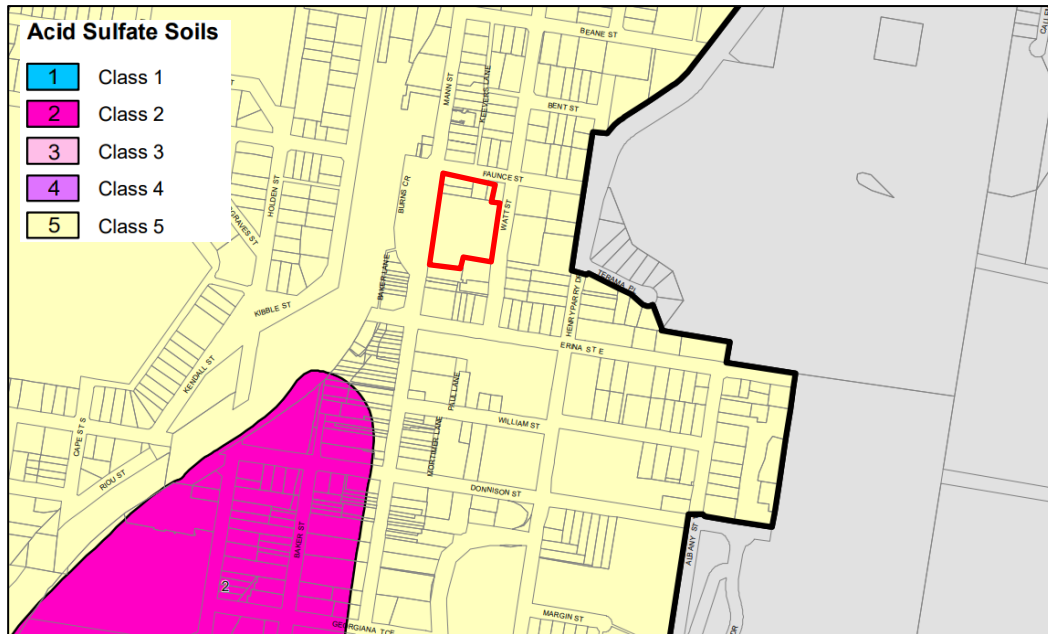


Figure 16: Extract of Acid Sulfate Soils Map (source: SEPP (Gosford City Centre) 2018)

Clause 8.2 Building Height on Mann Street

Development consent must not be granted to the erection of a building identified as "Mann Street" unless the building height will not exceed 3 storeys at the building's street frontage to Mann Street.

Proposed Tower 1 is 3 storeys at the building's street frontage to Mann Street with an increased setback for remaining levels.

Tower 3 will maintain its existing frontage to Mann Street with a 0m setback for the first 3 storeys, which is then increased for the remaining levels in accordance with clause 8.2 of the SEPP.

Clause 8.3 Design Excellence

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

As per clause 8.3 of the SEPP, in considering whether development exhibits design excellence, the consent authority must have regard to the following matters:

- (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
- (b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,
- (c) whether the development is consistent with the objectives of clauses 8.10 and 8.11,
- (d) any relevant requirements of applicable development control plans,
- (e) how the development addresses the following matters—

- (i) the suitability of the land for development,
- (ii) existing and proposed uses and use mix,
- (iii) heritage issues and streetscape constraints,
- (iv) the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,
- (v) bulk, massing and modulation of buildings,
- (vi) street frontage heights,
- (vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,
- (viii) the achievement of the principles of ecologically sustainable development,
- (ix) pedestrian, cycle, vehicular and service access, circulation and requirements,
- (x) the impact on, and any proposed improvements to, the public domain.

The proposed development complies with clause 8.3 and as detailed further below in Section 7.1, exhibits design excellence in accordance with the SEPP.

Further detail of the proposal's compliance with the design excellence requirements is provided in the Design Statement prepared by ADG Architects (Appendix B) and Section 7.1 below.

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

The subject site falls within Zone B3 Commercial Core and therefore this clause may be utilised for the concept development proposal.

The approximate, maximum building height is 135.90m.

The building heights exceed the maximum shown for the land on the Height of Buildings Map.

The proposed FSR is 8:1, which exceeds the maximum shown for the land on the Floor Space Ratio Map.

Subclause 8.4(4) allows development consent to be granted to development that results in a building with a height that exceeds the maximum height shown for the land on the Height of Buildings Map, and a FSR that exceeds the FSR shown for the land on the Floor Space Ratio Map, if the development meets the requirements of the subclause, as determined by the consent authority. The requirements of subclause 8.4(4) are addressed sequentially below.

The total site area is 10,118m² exceeding the minimum 5,600m².

As outlined in section 4.5.3 ADG Architects have participated in the City of Gosford Design Advisory Panel workshops and therefore a design review panel have reviewed the proposed concept design. The appropriate height and FSR for the development has been determined through a master planning process in consideration of impacts on views and overshadowing. The design reveals views of Rumbalara Reserve from Burns Place. The plaza has been designed to extend the green space of Burns Place and considers the impacts to the heritage aspects of the space including the fountain, spaces and layout, and cultural plantings.

The COGDAP did not require an architectural design competition to be held in relation the development.

In determining the concept application, the consent authority is required to consider the findings of the design review panel. The consent authority must also be satisfied with the amount of floor space that will be provided for the purposes of commercial premises, and that the building meets the minimum building sustainability and environmental performance standards.

The Panel issued advice on 19 October 2019 confirming the proposed building height and maximum FSR of 8:1 was suitable for the style of the development and location within an existing developed area. The

Panel recommended the proposal proceed to the DA pathway.

Clause 8.4 of the SEPP has allowed for greater commercial space to be provided for the proposed development. The total amount of commercial floor space provided for the concept development is 53,220m², which is approximately 66.2% of the total GFA.

The Social and Economic Impact assessment (Appendix U) prepared by Barker Ryan Stewart for the concept development concluded that the proposed commercial space achieves the following:

- generates economic benefits by creating employment opportunities during the construction, maintenance, and ongoing operation phases;
- provides retail space totalling 7,170m² which will have no detrimental impact on surrounding retail tenancies given the spaces will be largely supported by the anticipated employee numbers associated with precinct commercial tenancies;
- integrates into the precinct to activate ground level pedestrian links and support future service needs;
- provides a hotel facility which will likely accommodate corporate attendees utilising site facilities for business;
- addresses the lack of suitable and larger scale commercial tenancies available within the Gosford CBD;
- comprises a design which aims to capitalise on business relocation to drive economic growth in the region; and
- increases supply of high-quality commercial tenancies that can generate foundational growth in Gosford from larger corporations anchored from outside the region.

The 53,220m² of commercial floor space provided for the development is considered ample and will provide significant economic benefits for the Gosford City Centre. Given the location of the development site and the potential benefits of the proposed commercial space outlined above, the increased building height and FSR are deemed suitable in the circumstance. Further justification can be found within the Social and Economic Impact Assessment at Appendix U and within section 7.10 of this report to support the proposed variation.

The ESD Report included with this concept development application outlines a range of best practice initiatives that can be followed to achieve minimum building sustainability and environmental performance standards for the development. This is to be considered and implemented at subsequent DA stages.

Clause 8.5 Car parking in Zones B3 and B4

Proposed car parking is addressed in Section 7.7 and within the Traffic and Transport Study Report (Appendix K) prepared by Seca Solutions. The final number of parking spaces are to be confirmed with detailed design of the site as part of subsequent development applications.

Clause 8.6 Active Street Frontages

Clause 8.6 of the SEPP identifies Mann Street as requiring an active street frontage (Figure 17).

The proposal will comply with this clause as the proposed buildings will have active street frontages along Mann Street after their erection.

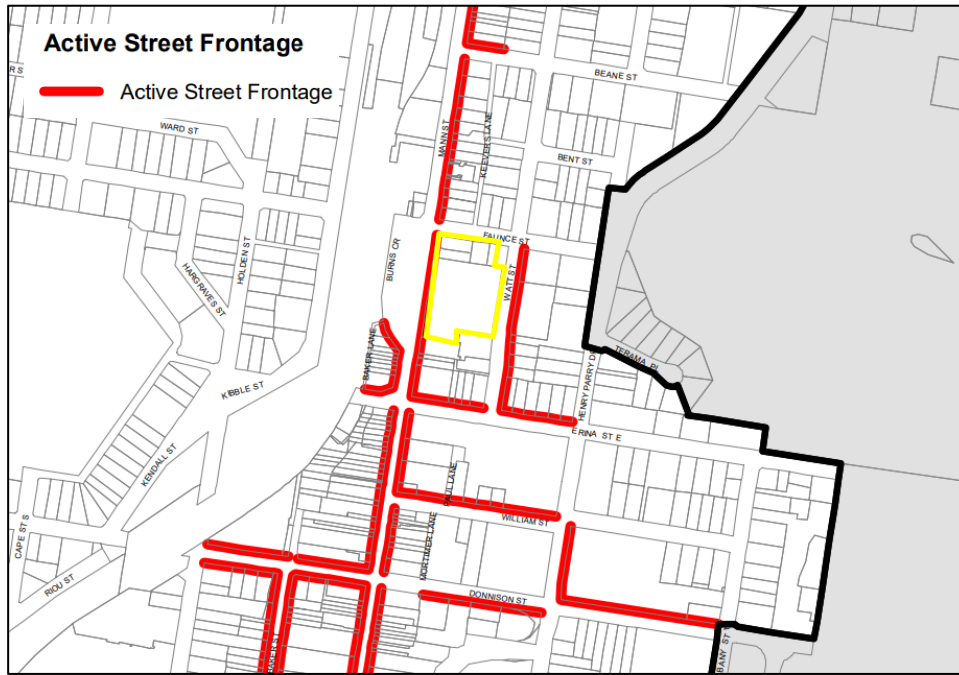


Figure 17: Extract from Active Street Frontage Map (source: SEPP (Gosford City Centre) 2018)

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

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

Clause 8.10 Solar access to key public open spaces

The design has addressed the objectives of this clause including to protect and enhance sun access to key public open spaces, and to prevent adverse cumulative impacts of development. Preliminary investigations have determined that the proposal will maintain adequate solar access to key public open spaces.

Clause 8.11 Key vistas and view corridors

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

6.4.8 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

The aim of this SEPP is to encourage the provision of housing that will increase the supply and diversity of residences that meet the needs of seniors, make efficient use of existing infrastructure and services, and be of good design.

The proposed concept development incorporates housing for seniors within the proposed retirement living units, which promotes the aims and objectives of this SEPP. Further detail and assessment of the development against this SEPP will be required at subsequent DA stages.

6.4.9 State Environmental Planning Policy (Infrastructure) 2007

The aim of this policy is to facilitate the effective delivery of infrastructure across the state. The relevant clauses of this SEPP are:

Clause 104 – Traffic Generating Development

The proposal is development of the relevant size or capacity as per Schedule 3 of the SEPP and therefore

the consent authority must give written notice of the application to Transport for NSW (previously RMS). Any submission received from Transport for NSW as well as the accessibility of the site concerned must be taken into consideration by the consent authority.

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

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

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

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

The Quantity Surveyor's CIV Order of Cost Estimate Report prepared by WT Partnership supplied at Appendix Q confirms the estimated Capital Investment Value of the project exceeds \$75M.

6.4.11 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

The aim of this policy is to protect the biodiversity value of trees and other vegetation in non-rural areas of the State and preserve the amenity of non-rural areas through the preservation of trees and other vegetation.

An Ecological Appraisal and BDAR waiver request was prepared to support the proposed concept development, which determined that the proposed development will not impact native vegetation or fauna habitat. The BDAR waiver was issued by NSW Department of Planning Industry and Environment on 13 April 2020, which determined that the proposed development is not likely to have any significant impact on biodiversity. The proposed concept development application does not seek consent to remove any vegetation. Subsequent detailed DA stages will be required to assess the developments impact on biodiversity values and vegetation.

6.4.12 Draft State Environmental Planning Policy (Environment)

This draft SEPP aims to modernise, simplify, and improve the effectiveness and usability of planning policies and intends to replace seven existing SEPPs. The draft SEPP proposes revisions to these current SEPPs and will contain a single set of planning provisions for catchment waterways and protected areas. A detailed assessment of the proposals compliance with this SEPP may be undertaken once planning provisions are released by the NSW Department of Planning, Industry & Environment.

6.5 Contributions

Development contributions and public benefits are to be delivered as part of the proposed development. The contribution plans which are applicable to the proposal include:

- Gosford City Centre Special Infrastructure Contribution (SIC) Levy; and
- Central Coast Council 7.12 Contributions Plan for Gosford City Centre.

The proposal is for a concept development application pursuant to section 4.22 of the EP&A Act. It is anticipated that this concept development is conditioned so that contributions are payable at subsequent development application stages. The required contribution payable would be determined at the time of approval for each stage and in accordance with any VPA entered into or the relevant contributions plan applicable to the development at that time.

7 Environmental Impact Assessment

7.1 Design Excellence

7.1.1 City of Gosford Design Advisory Panel

The City of Gosford Design Advisory Panel's (the Panel) advised within the 31 October 2019 meeting that massing and shadowing issues had been resolved through the design process and recommended that the design principles should continue to be met as the design evolves, including that portions proposed for residential uses on the eastern side of Faunce Street will achieve at least 2 hours of sunlight during winter.

The Panel also recommended that car parking does not dominate the street frontages and plaza area. The design integrates car parking wholly underground into basement levels which are hidden from the street frontages and plaza area.

The Panel's recommendations have been implemented into the design of the proposal as illustrated in the Architectural Plans included as Appendix A.

7.1.2 Design Excellence Statement

A Design Statement has been prepared for the proposed development and is included as Appendix B. The concept development has been designed by ADG Architects and includes the following design excellence features:

- slender tower design with increased heights and building separation constructed of high quality materials and finishes appropriate for the proposed mixed use buildings;
- green public plaza, activated building frontages and reduced building heights at street level to improve quality and amenity of the public domain;
- variety of integrated lands uses to enhance accessibility and user experience.

The concept development has been well designed to ensure that it contributes to the natural, cultural, visual and built character values of the Gosford City Centre.

Subsequent development application stages will be subject to further consultation with the CoGDAP to ensure these applications include design principles to inform the detailed development design and incorporate excellence and integrity.

7.1.3 Compliance with clause 8.3 of SEPP (Gosford City Centre) 2018

The below table addresses the concept developments compliance against the design excellence provisions within clause 8.3 of the SEPP (Gosford City Centre) 2018.

Table 16: Assessment of Clause 8.3 of SEPP (Gosford City Centre) 2018

Subclause	Comment
(4) In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters -	
(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,	<ul style="list-style-type: none"> • The concept proposal is of a high standard of architectural design, with a unique character for each tower linked by a common language of materials, landscaping on structure and screening. The buildings are all grounded by the plaza which creates a public heart to the site. The

	<p>materials are high quality and their detailing references back to the building type and unique location within the Gosford City Centre between Rumbalara Reserve and Presidents Hill. The concept proposal is subject to subsequent DA stages where detailed design and materials of the buildings will be determined.</p>
(b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,	<ul style="list-style-type: none"> The form of the buildings has been developed by ADG Architects and through meetings with the CoGDAP to achieve continuity across the site, contribute to visual interest and amenity, and utilise pathways and visual connections to ensure safe pedestrian links throughout the site. The public domain improvements complement and enhance the proposed redevelopment of the site. A new public domain of approximately 2,836m² will be provided in the form of an activated plaza facing Mann Street, which is more generous than the public domain required by the DCP and will ultimately improve the quality of streetscape and amenity of Gosford CBD.
(c) whether the development is consistent with the objectives of clauses 8.10 and 8.11,	<ul style="list-style-type: none"> Kibble Park is located 230m to the south of the site and does not experience overshadowing from the proposal. Burns Place receives very minimal overshadowing from the proposal to 15-51% only between 9-11am during the June Solstice. The development creates additional key open space in the form of a plaza and the towers are arranged to maximise solar access to it. The development is consistent with clauses 8.10 and 8.11 as assessed in Section 6.4.7 above.
(d) any relevant requirements of applicable development control plans,	<ul style="list-style-type: none"> The design responds to the requirements of the Gosford City Centre DCP 2018 and is mostly compliant with any non-compliances minor and acceptable. The proposal has been assessed against the relevant requirements of the DCP in Section 6.1.5 above.
(e) how the development addresses the following matters – <ul style="list-style-type: none"> i. the suitability of the land for development, 	<ul style="list-style-type: none"> The site is a key site in the Gosford City Centre. It is located in a suitable, strategic location, directly opposite Gosford station and bus interchange as identified within Gosford City Centre DCP 2018. It has a large area of 10,118m² and is appropriate in size. It promotes the co-location of a mix of land uses, whilst encouraging use of public transport. The land is therefore highly suitable for the proposed development.
ii. existing and proposed uses and use mix,	<ul style="list-style-type: none"> The proposed land uses are permitted with

	<p>consent and align with the strategic direction of the site.</p> <ul style="list-style-type: none"> The majority of the existing tenants will be retained within the existing Gateway building and a new mix of uses will be introduced including: retail, education, health, retirement, student living and commercial. The proposed mixed uses are supported by the Social and Economic Impact Assessment (Appendix U), which deems the uses as suitable for the Gosford City Centre.
iii. heritage issues and streetscape constraints,	<ul style="list-style-type: none"> A Heritage Impact Assessment Report (Appendix I) has been prepared for the proposed development which indicates the site is located in the vicinity of a number of heritage items as listed in the SEPP (GCC) 2018. These items will not be physically altered by the proposed development on the nearby site, nor will views to or from the sites be obstructed. The report outlines that as new development is built within the Gosford City Centre, the importance of these heritage items will increase as examples and reflections of the areas history and development. The assessment concluded that the proposal will not alter or change the historic, aesthetic or social significance of the items and will not have any significant adverse impacts. In many cases, the proposal may make the sites more visible and appreciated, particularly in relation to Burns Place Park. There may be some visual impacts from the development to the sites, particularly the Gosford Hotel and Burns Place Park, however these are minimal and will not take away from the heritage significance of the building and place, the Hotels landmark corner location and the "community" importance of the park.
iv. the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,	<ul style="list-style-type: none"> The proposed towers have been designed to integrate with one another within the site as well as with existing and potential future development on neighbouring sites. The development incorporates a variety of built forms which complement the existing and future character of adjoining development. All buildings on the site and on neighbouring sites are separated by a minimum of 12m. Care has been taken to preserve the amenity of development on neighbouring sites as indicated in the overshadowing diagrams within the concept Architectural Plans (Appendix A).

v. bulk, massing and modulation of buildings,	<ul style="list-style-type: none"> The design of the massing, bulk and modulation of buildings has evolved through DRP and CoGDAP meetings in an iterative design process to produce the best design outcome. The proposed slender tower designs aim to reduce the impact of the bulk and scale of the development whilst still achieving optimum amenity for the proposed mixed uses. Built form and urban design is further assessed under Section 7.2 below.
vi. street frontage heights,	<ul style="list-style-type: none"> The street frontage heights respond on a human scale to pedestrians by presenting a three-storey podium to the street which the levels above are set back from. These levels respond to the existing topography and connect the site back to its context.
vii. environmental impacts such as sustainable design, overshadowing, wind and reflectivity,	<ul style="list-style-type: none"> An ecological consultant has been engaged at concept DA stage to ensure that the development incorporates the latest ESD principles, in addition the proposal has key sustainable goals that are set in this preliminary stage, such as a green star rating for the educational component of the development, use of cross laminated timber (CLT) structure for the commercial/hotel component, adaptive re-use of existing concrete structure of the existing building and green walls on the health/commercial building.
viii. the achievement of the principles of ecologically sustainable development,	<ul style="list-style-type: none"> The redevelopment of an urbanised site, and adaptive reuse of part of the Gateway Centre building in proximity to the train station and bus interchange is consistent with ESD principles. In particular, resources and energy will be minimised by reusing part of the existing centre, there will be no impact on biodiversity values and public transport, walking and cycling will be optimised given the sites key location in the city centre. Additionally, the proposal will provide additional green space and deep soil planting, significantly improving the environment. Further assessment of the development against the principles of ESD is included at Section 7.6 below.
ix. pedestrian, cycle, vehicular and service access, circulation and requirements,	<ul style="list-style-type: none"> The development incorporates a public plaza which links from Watt Street through to Burns Place and in turn to Gosford Station. New bicycle facilities will be provided on site. These elements will encourage pedestrian access and permeability within the site as well as within the Gosford City Centre. Vehicular and service access is provided at the rear of the development via Watt and

	Faunce Streets.
x. the impact on, and any proposed improvements to, the public domain,	<ul style="list-style-type: none"> The proposed development will significantly improve the public domain, with a new public plaza and reinvigorated retail areas, which enhance existing green spaces and urban form. It will become a destination for end of train travel. Further detail is provided in Section 7.3 below.

7.2 Built Form and Urban Design

The concept proposal establishes visions and objectives for the site and seeks consent for building envelopes and indicative uses. The proposed design has undergone rigorous review with the CoGDAP in accordance with the SEPP (Gosford City Centre) 2018, as detailed above. Key components of the design strategy include:

- a variety of built forms among three slender towers with increased heights;
- generous public space within the new green square, to enhance street level pedestrian connection from Gosford Station to the site, and from Mann Street to Watt Street, across the city;
- optimal location of towers in conjunction with the public plaza and adjoining development as resolved from rigorous design testing;
- separation of built form to enable views of Rumbalara Reserve from Burns Place. Maximise views of Presidents Hill for pedestrians within the site. Provide opportunity for water views, as well as views of Rumbalara Reserve and Presidents Hill from the towers;
- consideration of the variety of functions and mix of uses provided by the development including its desired creation of an innovation precinct;
- co-location of commercial and education facilities in an accessible area within the site; and
- consideration of the range of people who will utilise the various components of the development.

For further detail refer to the concept Architectural Plans (Appendix A) prepared by ADG Architects to support the proposed concept development.

7.2.1 Height, Bulk and Scale

The proposed development incorporates slender high amenity tower designs. The form of the buildings aims to address the sites location within a changing urban area as well as natural topographical features. The proposed built form aims to reduce the appearance of bulk and scale whilst still achieving optimum organisational layout for the mixed uses.

The proposed development is of an appropriate height and massing to achieve maximum service potential, whilst protecting and enhancing the amenity of the area. The proposal has been designed to address the Mann Street road frontage and Burns Place, which links the site to Gosford Station and bus interchange. The secondary street frontages (Faunce Street and Watt Street) incorporate vehicular access points and will be used to service the development. The design incorporates basement car parking hidden from the public domain to reduce potential visual impacts of parking and service areas on the built form of the development.

The proposal incorporates a variety of architectural style and forms which provides visual relief to the scale of the development. The overall massing of the development is reduced through the slender tower design, which maintains a positive relationship between each proposed tower and the interface of adjoining sites. The tower designs are integrated and incorporate varied building heights to reduce the overall bulk and scale of the development. The heights of Tower 1 and Tower 3 are broken into two to break up mass and expose views. Each tower incorporates podium levels and varied setbacks to reduce potential visual impacts which may occur as a result of the proposed building heights.

The concept proposal has a gross floor area (GFA) of approximately 80,380m², which provides an FSR of 8:1. This FSR is suitable for the style of development and location within an existing developed area. The GFA and FSR will be confirmed during subsequent detailed development application stages.

The approximate, maximum building heights are:

- Tower 1 – 24 Levels – RL 105.1m AHD
- Tower 2 – 33 Levels – RL 135.9m AHD
- Tower 3 – 18 Levels – RL 74.9m AHD

The proposed tower heights have undergone rigorous review with comments and recommendations of the CoGDAP implemented throughout the design. The slender towers provide a far superior design outcome compared to bulkier buildings which may comply with height controls, however, achieve lower overall amenity and minimal public domain improvements. Figure 18 illustrates a proposal compliant with the height controls, resulting in an inferior design outcome for the site.

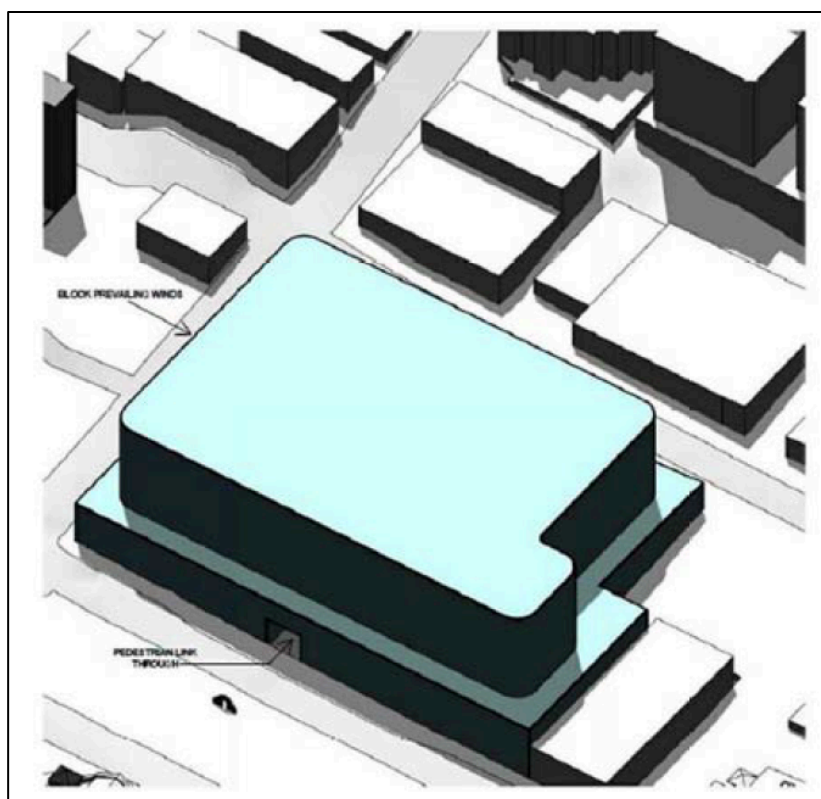


Figure 18: Building Scheme Compliant with Height Controls (source: ADG Architects)

The proposed building heights and FSR are suitable for the site and locality, in conjunction with other design elements, as:

- the slender tower design and increased heights allow for view sharing, particularly from heritage listed Burns Place to Rumbalara Reserve;
- overshadowing of public spaces and adjoining development is minimised;
- the three towers are placed in the optimum location in conjunction with the public plaza and surrounding locality as determined through design testing; and
- increased height has enabled a significant area of the site to be provided as quality public space.

The heights of the buildings along Mann Street are proposed to be reduced. The podium heights not to exceed 3 storeys as illustrated in Figure 19 below. The ground and first floor of these levels are to be retail uses to activate these street frontages. The reduced podium height and active frontage provides an appropriate scale to the development within the existing environment. The building design integrates the

above towers with these podium spaces through the use of stepped setbacks, articulation, landscaping and building finishes.



Figure 19: Podium Levels of Development along Mann Street (source: ADG Architects)

7.2.2 Street Frontage

The proposed concept plan uses active edges along the street frontages and at ground level within the proposed public plaza, which will contribute to a vibrant city centre. The detailed design of the retail podium will include an appropriate treatment along Mann Street to retain and provide a fine grain of buildings, creating a village atmosphere around this village square location. Figure 20 below illustrates the activated edges of the proposed buildings within the public domain.

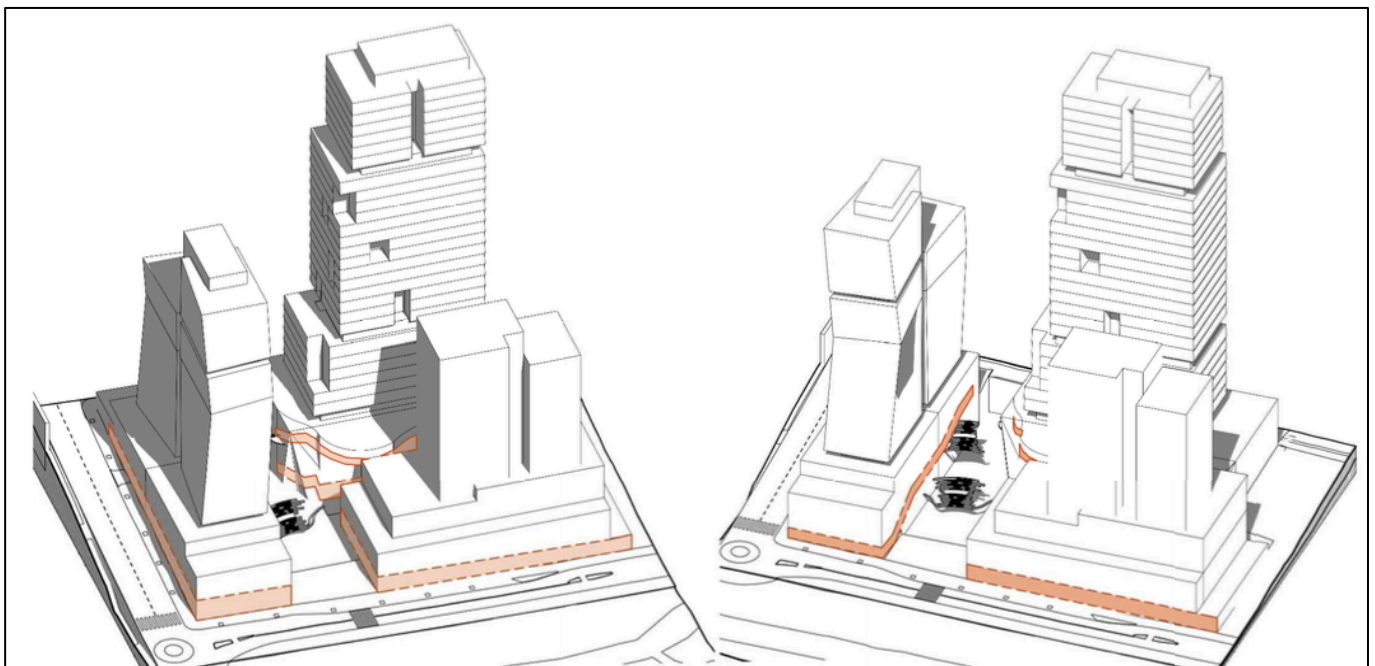


Figure 20: Activated Edges and Diversity in Retail Offering (source: ADG Architects)

7.2.3 Adjoining Properties

The proposed concept buildings have been located and designed to minimise impact on the local landscape, surrounding properties including their future development potential, and at the same time enhance the amenity of the new and existing sites. To achieve this the proposed development has:

- incorporated increased building separation between proposed towers and adjacent properties;
- incorporated slender building designs to reduce bulk, mass and scale;
- provided public open space to link the site with Burns Place and Gosford Station to the west; and
- provided additional landscaping to screen buildings and improve the neighbouring amenity.

7.2.4 Parking and Services

The servicing for the proposed development has been outlined above in Section 4.1. All parking and services are fully integrated into the design of the development and contained wholly underground. Basement car parking is provided across four levels of the development with access provided from Faunce and Watt Streets. Areas for garbage, services, truck loading/unloading and turning are provided for within the basement levels. Potential visual impacts of car parking and service areas are fully mitigated through the provision underground car parking and integration of vehicle entry and exit points with the built form and landscape design.

7.2.5 Gosford Urban Design Framework and Development Control Plan

The proposed design has been informed by the Gosford Urban Design Framework and Gosford Development Control Plan 2018. Compliance of the proposal with the specific requirements of these plans is addressed in Sections 6.1.4 and 6.1.5 above. The concept development includes the following features which recognises the aims and objectives of these plans:

- the development connects a variety of people to Gosford City through improved public domain and a proposed range of land uses which promotes the city as a place to live, work, invest and visit;
- the development connects built form to its existing landscape by enhancing views to significant topographical features;
- the development specifically addresses Mann Street, which recognises its importance as a fundamental part of the structure of Gosford;
- provision of green infrastructure including vertical landscaping increasing street trees and urban canopy;
- the development is an engaging space with a rich mix of use, scale and investment including education uses to form the basis of an innovation district.

The site falls within the City North area of the Gosford City Centre, which is identified as containing a range of important regional services, such as education and health facilities, as well as significant open space and recreational assets.

The proposed design delivers a diverse range of uses including education, employment, entertainment and housing to support a diverse range of households within walking distance of the city centre. The development incorporates new pedestrian connections, improved walkability and an attractive public domain.

The site is identified as a key site within the GDCP 2018 due to its size and proximity to Gosford Station. Master planning has been undertaken, with the assistance of the CoGDAP, during the development of the proposed design to address the key site principles contained within section 6.6 of the GDCP 2018. The following outlines how the proposed design has addressed each of the key principles:

- new pedestrian site link in the form of a public plaza which connects pedestrians from Mann Street to Watt Street, across the city;
- taller buildings, which have undergone rigorous design testing to determine the optimum location of the three proposed towers to promote the proposed site link;
- the site link is:
 - an open plaza which is more generous than the suggested internal arcade and allows a visual link to Rumbalara Reserve from Burns Place to be revealed;
 - greater than two storeys in height or 8m as it is open to the air;
 - accessible 24 hours a day; and
 - aligned with the existing sandstone archway in Burns Place;
- the slender tower design with increased heights has been determined through a master planning process with CoGDAP in consideration of impacts on views and overshadowing. The design reveals views of Rumbalara Reserve from Burns Place. The plaza has been designed to extend the green

space of Burns Place and considers the impacts to the heritage aspects of the space including the fountain, spaces and layout and cultural plantings.

- the proposal contains active edges and retail that will provide end of trip facilities in the City North area, in close proximity to the railway station.
- the plaza and link through will offer significant public domain improvements on-site and therefore consideration is given to additional building height.

7.3 Public Domain and Landscaping

The development incorporates a range of improvements to the public domain as identified within the concept Architectural Plans (Appendix A). A concept landscape plan has been prepared by Contour Landscape Architecture for the proposed development in accordance with SEARs 4. Refer to Appendix C and Figure 21 below.

The range of public domain and landscaping improvements included within the development are:

- the provision of a new public plaza that will be an attractive destination and encourage pedestrians to move from the station through Burns Place (Figure 22), as well as providing an additional link through to Watt Street, which will help increase the desire line from the train station, through Burns Place to the site (Figure 23);
- the landscape strategy for the public plaza takes inspiration from the lower areas of Rumbalara Reserve. The landscape material palette will complement existing land features as well as the architecture of the proposed towers. Paving elements within the public plaza will be muted, unsaturated colours and textures, which will allow landscape elements and plantings to be highlighted within the public domain. The plaza will include curved walls and furniture as well as feature pots and sandstone outcrops, which will be durable and flexible to allow for different functions and uses to meet the needs of the community;
- a mix of active uses such as retail tenancies on the podium levels of the plan, including the ground floor, to ensure it is an inviting and open public space for the public;
- the landscape strategy for the podium levels of each tower includes landscape furniture, features and planting to integrate the development with the higher areas Rumbalara Reserve;
- the public domain will be activated via light, feature, small scale and mural art in addition to a live screen;
- additional landscaping will be provided along the Watt, Faunce and Mann Street frontages and as living walls on buildings providing green space vertically.

The landscape and public domain strategy aim to achieve continuity across the site, contribute to visual interest and amenity, and utilise pathways and visual connections to ensure safe pedestrian links throughout the site. The proposed landscaping and public domain improvements complement and enhance the proposed redevelopment of the site.

7.3.6 Site Access

The concept design has fully integrated pedestrian access and linkages to and within the development. The proposal has considered mobility requirements for all users across the site. The integrated built form with connecting walkways and lifts will enable all future users of the development to traverse the site and access public transport in accordance with accessibility guidelines.

As part of the proposal for the concept SSDA, a Disability Access Report was prepared by Lindsay Perry Access that includes recommendations for how the development can ensure it is accessible to all and inclusive. A copy of the Disability Access Report is included as Appendix X. The report includes a range of measures, which may be implemented by the development:

- a continuous accessible path of travel be provided from the allotment boundary and throughout the development;
- accessible car parking spaces;

- kerb, step and access ramps to pedestrian areas;
- marked pedestrian crossings;
- accessible entranceways;
- accessible service counters;
- configuration of internal areas including retail, commercial, entertainment, education, student living, hotel and seniors living to be accessible including doorways and internal circulation areas; and
- provision of signage.

The Disability Access Report considered the development against the requirements of the Building Code of Australia 2019, the Disability Discrimination Act 1992 and the Disability (Access to Premises) Standards 2010. The Report demonstrates that the fundamental aims of accessibility legislation are achievable within the development with spatial planning and general arrangement of facilities offering inclusion for all building users. Further detail in relation to disability access is to be provided at subsequent DA stages.

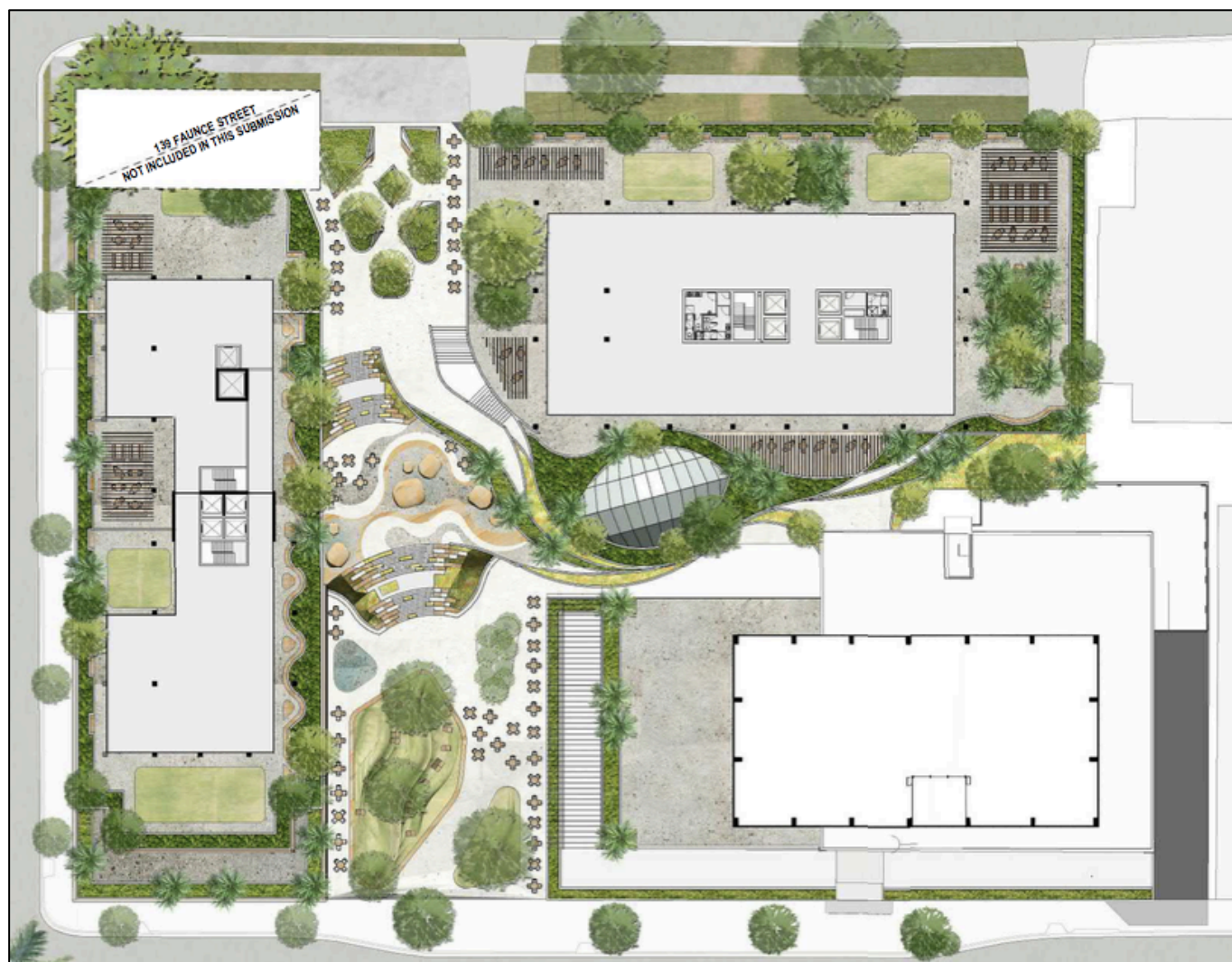


Figure 21: Concept Landscape Masterplan (source: Contour Landscape Architecture)

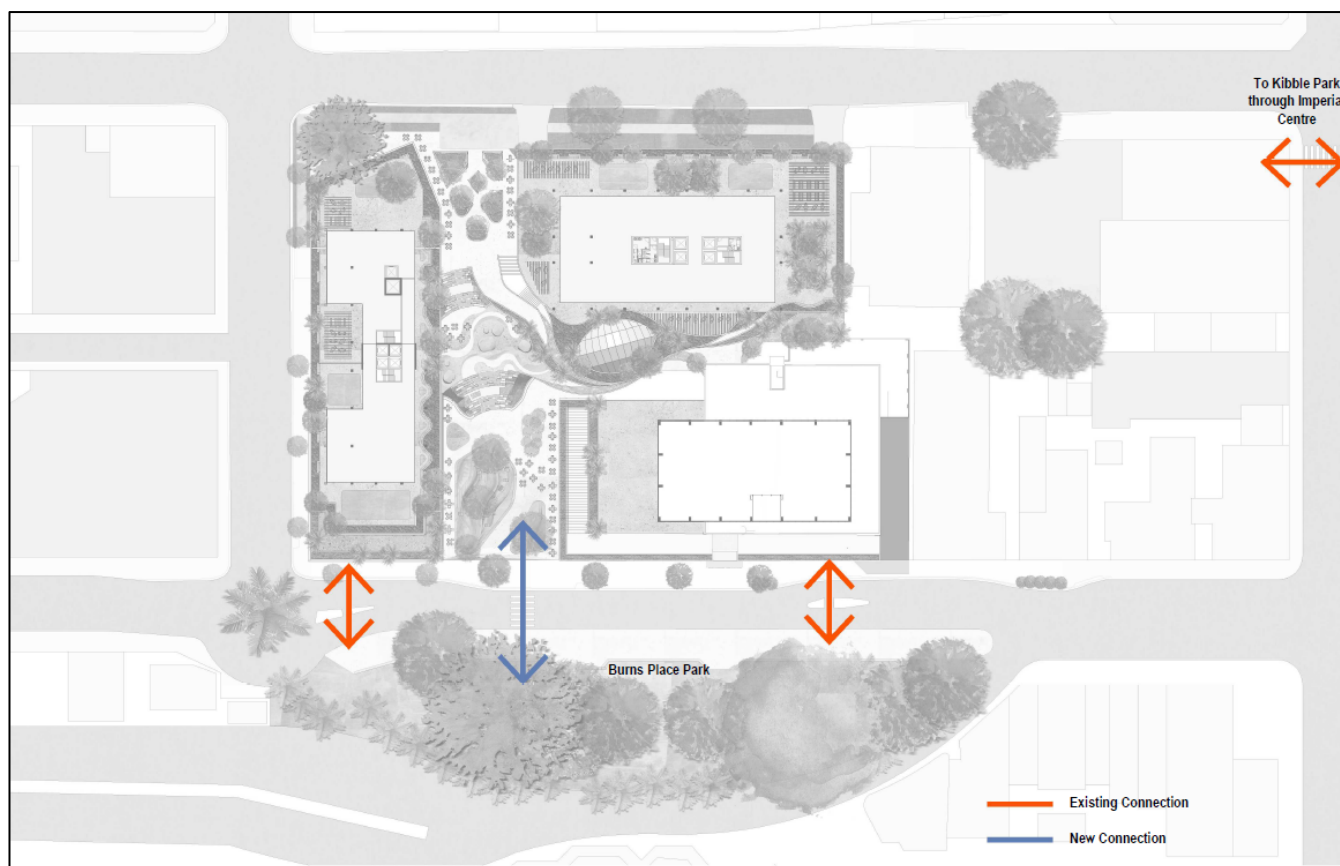


Figure 22: Pedestrian Link from Burns Place to Site (source: Contour Landscape Architecture)

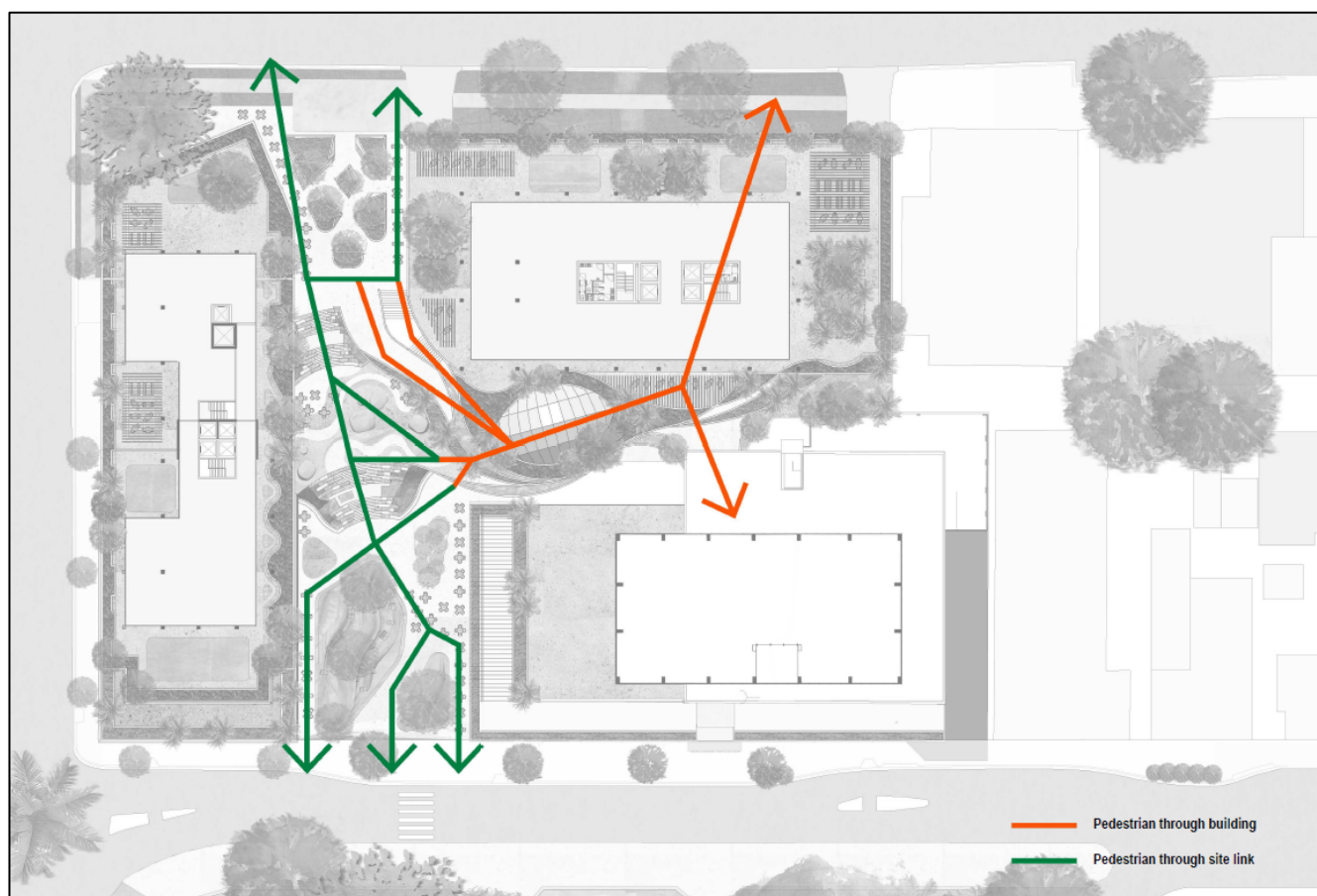


Figure 23: Pedestrian East-West Link through Site (source: Contour Landscape Architecture)

7.4 Visual Impacts

The proposed concept development has been designed to fit within the streetscape and Gosford City Centre urban environment. A comprehensive Visual Impact Assessment of the development was prepared by ADG Architects (Appendix O). The assessment identifies publicly accessible views of the proposed development and demonstrates how the proposal respects and maintains key view corridors and street vistas. Photomontages and architectural images are also included within the assessment to address the requirements of SEARs 5.

Figure 24 below identifies the key publicly accessible views of the development.

Table 17 below provides an analysis of each key viewpoint identified within Figure 24.

The proposal generally has the highest impact on sites located within the vicinity of the development. Potential visual impacts of the site have been reduced through rigorous design review and consultation with the CoGDAP. The design has been amended to lessen the overall bulk and scale of the development and includes various mitigation measures such as slender towers, landscaping, building articulation and various architectural elements within the building façade, as outlined above in Section 7.2.

The comprehensive Visual Impact Assessment demonstrates that the proposal respects and maintains key view corridors. For further detail refer to Appendix O.

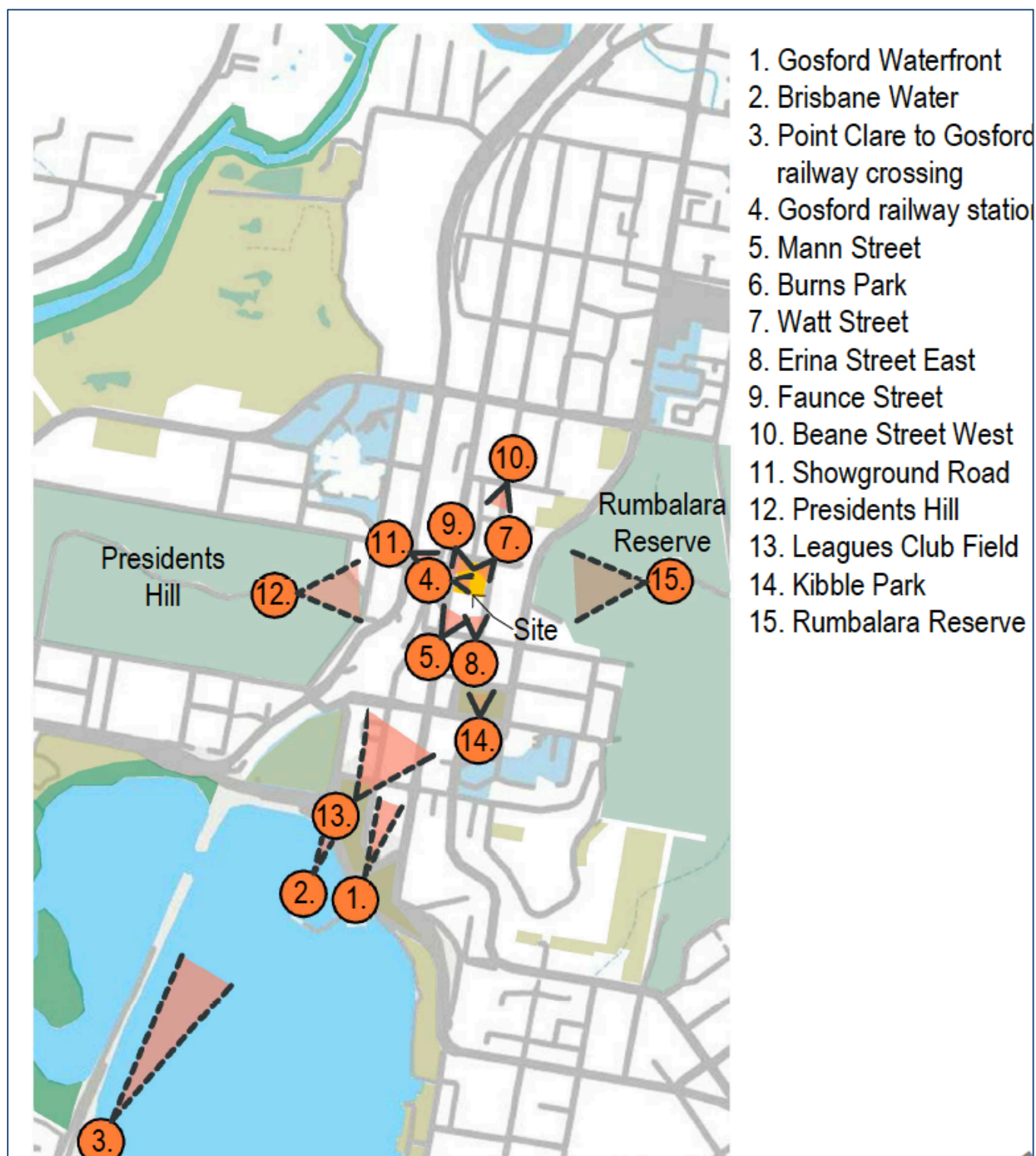


Figure 24: Key Viewpoint Locations (source: ADG Architects)

Table 17: View Impact Analysis (ADG Architects)

Viewpoint	Magnitude of Visibility	Visual Sensitivity	Visual Impact	Comment
1. Gosford Waterfront	Negligible	Low	Negligible	Views of the site are blocked by current vegetation, developments and future developments.
2. Brisbane Water	Negligible	Low	Negligible	The development site becomes part of the cityscape.
3. Point Clare to Gosford railway crossing	Negligible	Low	Negligible	The development site becomes part of the cityscape at a distance.
4. Gosford Railway Station	High	Moderate	Mod/High	The site is in close proximity and will be partially obscured by Burns Place.
5. Mann Street	Moderate	Low	Mod/Low	Pedestrians will mainly observe and interact with the street at eye level, the development is visible above.
6. Burns Place	High	High	High	The site is in close proximity, people in Burns Place will be very aware of the altered view.
7. Watt Street	High	High	High	The site is in close proximity, people in Watt Street will be very aware of the altered view.
8. Erina Street East	Moderate	Low	Mod/Low	Pedestrians will mainly observe and interact with the street at eye level, the development is visible above.
9. Faunce Street	High	High	High	The site is in close proximity, people in Faunce Street will be very aware of the altered view
10. Beane Street West	Negligible	Low	Negligible	Views of the site are blocked by current vegetation, developments and topography.
11. Showground Road	Moderate	Negligible	Negligible	Commuters and pedestrians will mostly be focused on the trains they are catching, the development is visible above the eyeline.
12. Presidents Hill	Negligible	High	Negligible	Views of the site are blocked by current vegetation and will not be affected.
13. Leagues Club Field	Negligible	Moderate	Negligible	Views of the site are blocked by current vegetation, developments and future developments, the development becomes part of the cityscape. People in the park will be engaged in activities there.
14. Kibble Park	Moderate	Moderate	Moderate	The site is in close proximity, much of the development would be visible from Kibble Park only above the eyeline though.
15. Rumbulara Reserve	Negligible	Moderate	Negligible	Views of the site are blocked by current vegetation, developments and future developments, the development becomes part of the cityscape.

7.5 Environmental and Residential Amenity

7.5.1 Visual Privacy

The proposed concept development has been designed to maximise separation between the towers to provide a high-level of visual privacy between the buildings for the hotel and residents. Visual privacy between each of the proposed buildings and between the proposed buildings and adjacent development will be addressed further in future development applications for each stage.

7.5.2 View Loss

The concept development has been designed to maximise views from existing and future public spaces to President's Hill and Rumbalara Reserve. The slender tower design mitigates potential view loss from future and existing development within the Gosford City Centre to Brisbane Waters, Presidents Hill and Rumbalara Reserve.

7.5.3 Solar Access and Overshadowing

The concept Architectural Plans (Appendix A) prepared by ADG Architects and in accordance with SEARs 6 include shadow diagrams illustrating the expected shadows cast by the proposal. The shadow diagrams demonstrate how the proposal maintains solar access to key public open spaces, the surrounding public domain and protects solar access to the site and future residential development opportunities.

Detailed calculations have been undertaken to determine the exact impact of the proposal on overshadowing in its future form. The shadow diagrams included in the architectural plans show the changes in detail every hour from 9am to 3pm in mid-winter.

Although shadow impacts have been minimised through building design and placement some additional overshadowing will occur at Burns Place and properties to the south and east.

Table 18 below, shows the percentage change to the amount of natural light for Burns Place.

Table 18: Solar Access to Burns Place

Time	% without solar access	% with solar access
09:00	51	49
10:00	15	85
11:00	0	100
12:00	0	100
13:00	0	100
14:00	0	100
15:00	0	100

Figure 25 below, illustrates the shadow cast over Burns Place at 9.00am to 11.00am.

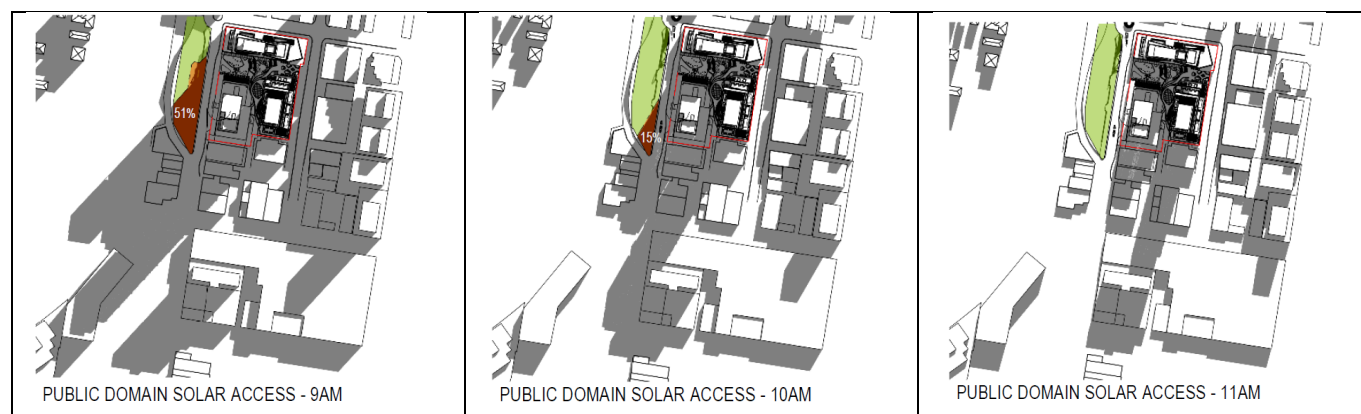


Figure 25: Public Domain Solar Access to Burns Place (source: ADG Architects)

There are residential properties south east of the site that will be affected by overshadowing. Table 19 below shows the percentage change to the amount of natural light for these properties.

Table 19: Solar Access to Residential Zoning

Time	% without solar access	% with solar access
09:00	0	100
10:00	0	100
11:00	0	100
12:00	0	100
13:00	6	94
14:00	29	71
15:00	44	56

Figure 26 below, illustrates the shadow cast over the residential properties at 12.00pm to 3.00pm.

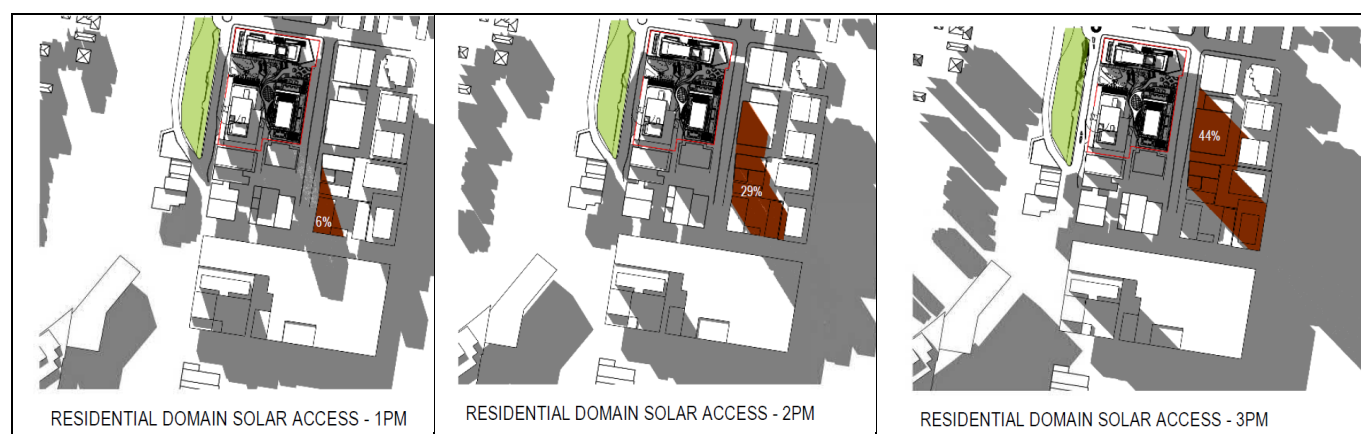


Figure 26: Residential Zoning Solar Access (source: ADG Architects)

The shadow impacts of the development have been mitigated as far as possible through building articulation, design and placement. The development has incorporated increased building setbacks and separation to accommodate increased building heights.

Solar access to adjoining properties, to the public plaza and residential buildings within the development has been improved through incorporating a "twist" in the design of Tower 1. Additional options were explored to incorporate the twist design for Tower 2, however, through rigorous design testing the proposed straight tower design was deemed more appropriate to allow solar access to adjoining properties.

The projected shadow impacts of the proposal are appropriate in the circumstance as the proposed buildings are compliant with height and FSR controls and are consistent with existing and future development of adjoining sites.

The shadow impacts of the development will be further assessed at subsequent DA stages and any opportunities to minimise potential impacts will be integrated into the detailed design.

7.5.4 Lighting Impacts

Lighting impacts will be further considered at subsequent detailed DA stages of the development. Lighting will be designed in accordance with the relevant Australian Standards to enhance the proposed communal and public spaces throughout the development.

7.5.5 Wind Impacts

An Environmental Wind Assessment was prepared by ARUP and included as Appendix J. The report outlines the prevailing wind directions are from the north-east, south, and west quadrants with stronger winds from the west and south directions.

The assessment outlined that all locations within the proposed development meet or only slight exceed the wind safety criterion. The report recommended that to improve wind conditions within the Public Plaza the podium to Tower 1 could be wrapped to form a more protected public courtyard area.

Detailed wind studies will be required during preparation of subsequent development applications.

7.5.6 Apartment Design Guide

The proposed concept development complies with SEPP 65 and the Apartment Design Guide as indicated in the Design Compliance Statement prepared by ADG Architects (Appendix B).

The concept Architectural Plans (Appendix A) prepared for the proposed development outlines compliance with SEPP 65 and SEPP (Affordable Rental Housing) 2009 for solar access within the proposed independent living units and student living common areas. Figure 27 below illustrates that the proposal exceeds the solar access requirements of each SEPP. Further information is to be provided at subsequent detailed development application stages.

SEPP 65 - Required
37/52 Independent Living Units with more than 3 hours sunlight (70%)
8/52 Independent Living Units with 0 hours of sunlight (15%)
SEPP 65 - Achieved
1/52 Independent Living Units with 2 hours of sunlight (2%)
51/52 Independent Living Units with more than 3 hours sunlight (98%)
0/52 Independent Living Units with 0 hours of sunlight (0%)
SEPP ARH 2009 - Required
Common Area for Student Living min. 3 hours of Sunlight on 21 June
SEPP ARH 2009 - Achieved
Common Area for Student Living 7 hours of Sunlight on 21 June

Figure 27: Compliance with SEPP 65 and SEPP (ARH) 2009 Solar Access Requirements (source: ADG Architects)

7.6 Ecologically Sustainable Development

The proposed redevelopment of the site has been designed with regard to key ecological sustainable development (ESD) principles as defined in Clause 7(4) of Schedule 2 of Environmental Planning and Assessment Regulation 2000 as outlined in the following table.

Table 20: Ecological Sustainable Development Principles

PRINCIPLE	COMMENT
Precautionary Principle	This EIS and specialist consultant reports recommend mitigation measures to avoid, minimise and offset potential impacts. This proposed redevelopment of the site will not result in any serious or irreversible environmental impacts.
Inter-generational Equity	The proposed development responds to the need for additional improved commercial, cultural and educational facilities, and affordable housing within the Gosford City Centre. The proposal has been designed to ensure the health, diversity and productivity of the environment is maintained and enhanced for the benefit of future generations.
Conservation of Biological Diversity and Ecological Integrity	An Ecological Appraisal and BDAR waiver request have been prepared by MJD Environmental which considers biodiversity matters and identify protective measures to minimise the likely impacts of the proposed development. Refer to Section 7.16.
Improved Valuation, Pricing and Incentive Mechanisms	The proposal has implemented high levels of sustainability measures to lower operating costs and increase asset value of the development. The proposed buildings are to achieve a 6 Star Green Star rating to ensure sustainability of the development at all stages of the built environment life cycle. The proposed sustainability measures will reduce risk and create resilient investments.

An ESD Report was prepared by Credwell Energy (Appendix H) for the concept development in accordance with SEARS 7 requirements, State Environmental Planning Policy (Gosford City Centre) 2018 and Gosford City Centre Development Control Plan 2018. The purpose of the report is to provide cost effective environmentally sustainable development design guidance in accordance with local legislation and best practice sustainable benchmark rating schemes. The report outlines a range of best practice ESD initiatives that can be followed to achieve ESD for this development.

A variety of ecologically sustainable development measures have been adopted and included in the proposed development, including:

- the proposal has been designed to minimise building footprint and maximise deep soil planting;
- during the demolition and construction process, materials will be recycled and reused where possible. The development will seek to re-use the existing concrete structure and foundations of the existing retail/commercial building;
- as the development will re-use much of the existing concrete structure of the existing building, a lighter, more sustainable material is proposed for the structure of the commercial building. The building will use cross laminated timber, which is a material that is far more sustainable than a traditional concrete structure;
- building materials and fabrics will be selected according to their environmental performance and rating;

- green spaces are a key tool in more dense, sustainable cities. The development proposes to create a generous green plaza that connects to Burns Place Park to create more green spaces in Gosford;
- buildings will make use of green, living walls to expand the green space provided by the plaza vertically; and
- greenstar tool intended to be used for the educational component of the development as an innovative building. Educational buildings are by their intended use, forward thinking and innovative. The educational component of this development provides the best opportunity to investigate new sustainable technologies that can also be a teaching tool.

Numerous mitigation measures and recommendations will be adopted in the final detailed design to ensure the proposed development does not result in any unacceptable impacts to the environment.

Additional building related energy and water saving measures will be specified in the subsequent detailed DA stage and will be supported by a detailed ESD Report. Appropriate BASIX certification and NatHERS details will also be provided for the detailed design to ensure the development meets minimum building sustainability and environmental performance standards. The concept design complies where possible with sustainable design, however, the detailed design phase will include the specific compliance and measurable detail.

Further detail regarding how ESD principles and measures are to be implemented by the proposed development are to be provided at subsequent development application stages.

7.7 Transport and Accessibility (Construction and Operation)

A Traffic and Transport Study Report addressing SEAR 8 requirements was prepared by SECA Solution for the proposed concept development, which is included at Appendix K.

The study included a traffic impact assessment, which reviewed the traffic, parking and impacts associated with the proposed development and assessed the access arrangements for the proposal. The report provided advice on road capacity and access issues, strategic planning for the CBD and opportunities for mode shift as well as reviewing the parking demands for the redevelopment of the subject site.

The Traffic and Transport Study investigations outlined that traffic, access and parking arrangements for the proposed concept development are satisfactory with no traffic, access or parking impediments to the development.

Based on the traffic assessment it can be concluded that the proposal will not have significant impacts on the surrounding transport network. Further, the location of the site makes it well placed for public transport and access to nearby services.

7.7.1 Traffic Generation

The traffic demands created by the proposed development were determined from a combination of:

- standard rate trips provided by the Guide to Traffic Generating Developments;
- surveyed trip rates of comparable developments; and
- applying first principles regarding anticipated use and demands generated.

The proposal is expected to generate a net approximate of 349 trips in the morning peak hour and 250 trips in the afternoon peak hour. The existing road network can accommodate the proposed development with no road capacity or intersection improvements required. The traffic impact assessment concludes:

The traffic demands associated with the proposed development have been assessed against the TfNSW guide and modelled using Sidra Network intersection simulation allowing for the mode split proposed for the subject site. Allowing for these additional trips to be disbursed over a number of access points and in turn across multiple routes, together with the current road network operations

and spare capacity, the additional traffic movements associated with the proposed development will have an acceptable impact upon the local road network.

Whilst consideration has been given to Council's plans to decentralise public parking with its resulting reduction in city centre trips, this along with background growth for the Gosford City Centre has not been quantified. It is anticipated that the strategic planning being undertaken by HCCDC and Council for the revitalisation of the CBD is taking into consideration the infrastructure requirements to accommodate these future demands that shall include key sites such as Gateway Centre. Opportunities for the city to grow and provide employment and housing can reduce travel demands with access to quality public transport supporting the movement of people into and out of the city centre.

7.7.2 Parking

Car parking to service the proposed development is provided within the basement, ground floor and level 1, accessed off Watt and Faunce Streets. A total 1,200 car parking spaces are provided, which exceeds the parking demand as calculated in Table 3-3 within the Traffic and Transport Study Report.

The traffic impact assessment concluded:

Parking for the development has been assessed against the Council DCP, SEPP and Apartments Design Guide requirements, taking into account the proposed revitalisation of the Gosford City Centre, opportunities for contained trips and modal share as well as shared use of the parking. Allowing for this the parking provision is considered appropriate for the development.

The final number of parking spaces are to be confirmed with detailed design of the site as part of subsequent development applications.

7.7.3 Access

There is extensive existing pedestrian infrastructure to the site, which reflects its location within a city centre. Primary pedestrian access to the proposed development is provided from Mann Street, with secondary access provided from Faunce and Watt Streets. Internal pedestrian links connect buildings, facilities and common areas across the site to encourage users to traverse the site.

Vehicular access is provided via a singular entry and exit point from Faunce Street and two entry and exit points from Watt Street.

In relation to pedestrian and vehicular access the traffic impact assessment concluded:

The proposal allows for a redevelopment of the existing Gateway Centre and adjacent lots, with a new multi-use development with three separate towers, one of which is to be constructed above an existing building on Mann Street. There will be 6 levels of basement parking with access to both Watt Street and Faunce Street as part of the development.

The site is located within the centre of Gosford CBD with frontage to Mann Street, Faunce Street and Watt Street with Erina Street East providing the east-west roadway to the south of the block. Mann Street which runs in a north-south direction provides connection to the broader road network to the north and south and in turn local suburbs and regional centres to the north, west and east of the site.

Vehicle access to the basement parking will be provided off Faunce Street and Watt Street and allows for safe and convenient access for all users. Service vehicle access is proposed off Faunce Street with a truck turning bay provided on Level 1 of the carpark.

7.7.4 Public Transport

The site has convenient access to public transport, including Gosford Station and Bus Interchange located approximately 50m west of the subject site. It is expected public transport services will be increased and facilities improved with the revitalisation of the Gosford City Centre.

7.7.5 Loading and Unloading

Loading and unloading areas are provided on level 1 of the basement car parking. A truck turning area has also been provided on this level and designed to allow for the manoeuvring of service vehicles enabling them to exit from the site in a forward direction.

Further detailed design and manoeuvring is to be provided within subsequent development applications.

7.7.6 Construction

A Preliminary Construction Traffic Management Plan was prepared for the proposal and included within the Traffic and Transport Study Report. The preliminary plan outlines the general site requirements and general controls necessary to mitigate the impacts of construction associated with the site. The plan concludes that the construction traffic impacts will be acceptable and can be managed with appropriate on-site controls. There will be minimal impact for emergency vehicles, heavy vehicles or cyclists with no diversions required for normal workdays.

A detailed Construction Traffic Management Plan will be required to be prepared by the construction contractor prior to works commencing on site.

7.8 Water Management

A concept Water Cycle Management Report has been prepared by ACOR Consultants (Appendix F), which undertakes a preliminary analysis of stormwater retention, quality and quantity, water conservation and flooding for the proposed development. The report summarises a range of measures which may be implemented by the development to meet the requirements of the SEARs 9 to 11 and Central Coast Council. Further detailed assessment of stormwater management will be required at subsequent DA stages.

7.8.7 Flooding

The Water Cycle Management Report incorporates a flooding review for the development to assess flooding impacts including the potential impacts of climate change, sea level rise and increased rainfall.

Flooding around the site is limited to the Mann Street frontage with a peak depth between 0 and 0.19m for the 1% AEP storm. This depth is within the Mann Street road reserve. The flood waters do not encroach on the site itself, therefore there is no flooding impacts on the site. Refer to the Water Cycle Management Report at Appendix F for further detail.

7.8.8 Stormwater and Drainage

The stormwater drainage strategy addresses both stormwater conveyance and detention. The objective of stormwater conveyance for the development is to provide a stormwater drainage system to control runoff from the site and safely discharge it to the nominated point of discharge. Figure 28 below illustrates an indicative stormwater management plan for the site. Runoff for minor storms (10% AEP) is to be conveyed through the site via a traditional pit and pipe system while major flows (1% AEP) are to be conveyed via a combination of the minor system and overland flow routes through the site. A detailed design of stormwater conveyance for the site will be undertaken in future DA design stages.

Central Coast Council requires peak stormwater flows from the developed site to be less than or equal to predeveloped peak flows. Although the current site is almost completely impervious, predeveloped coverage is to be taken as the natural vegetation that would normally occur on the entire site with no impervious surfaces.

Preliminary DRAINS modelling was undertaken to determine the volume of detention required for the development. The modelling indicated a detention facility will be required to ensure the peak flows from the development will be reduced to below the predeveloped peak flows. The concept stormwater

strategy includes a detention tank under the proposed public plaza adjacent to Mann Street. The peak flows from the roof areas of the three towers will discharge to this tank via a charged system.

Stormwater retention will be required for the development to mimic the natural hydrology of the site. The required retention storage for the development is approximately 305m³. The retention volume on the site will comprise of rainwater tank storage as well as gardens in the proposed deep soil zone.

More detailed information relating to the stormwater management strategy including confirmation of location, size and configuration of rainwater tanks will be provided at subsequent DA stages.

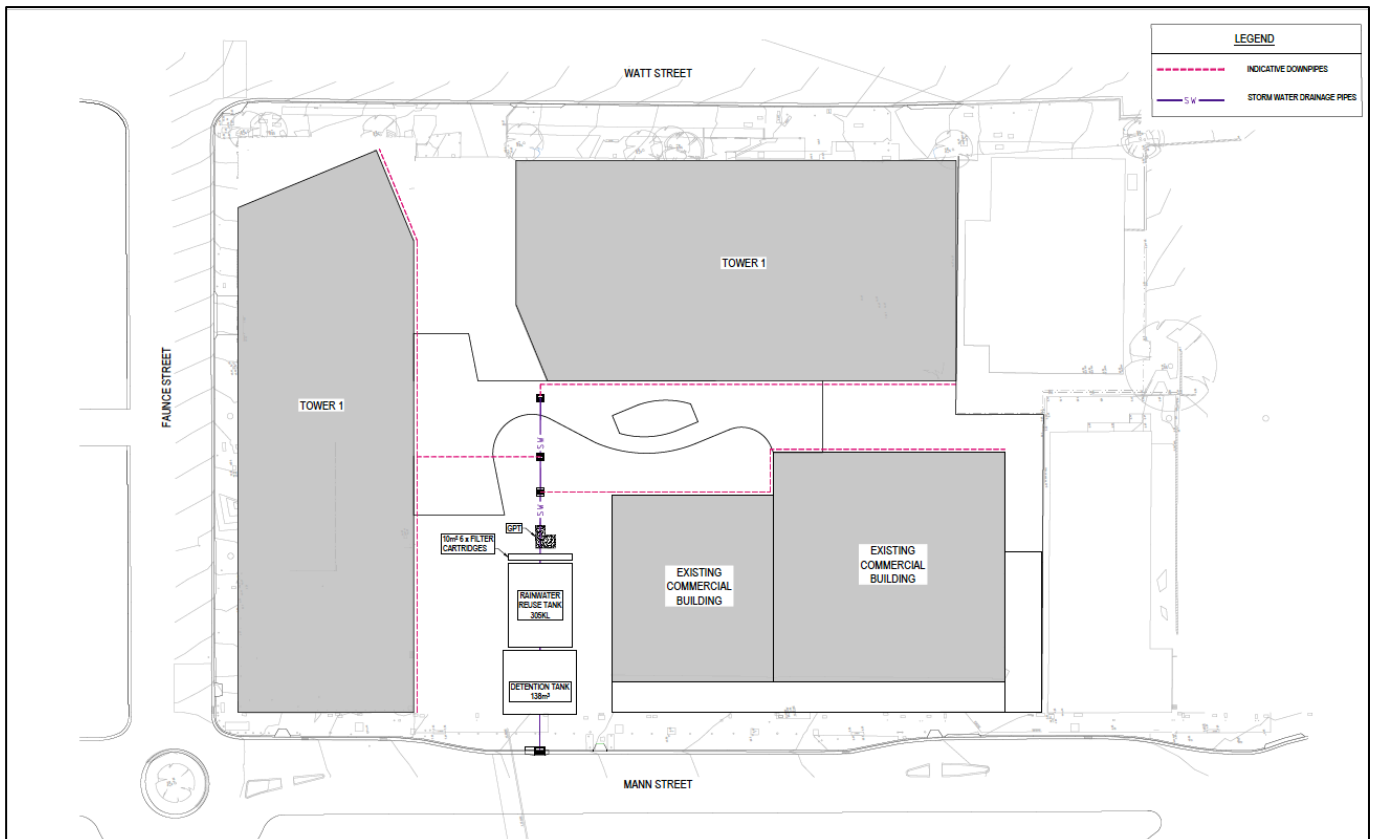


Figure 28: Concept Stormwater Management Plan (source: ACOR Consultants)

7.8.9 Water Quality

Preliminary MUSIC modelling was undertaken to assess whether the concept stormwater management strategy meets the water quality requirements of Central Coast Council. The proposed water quality features aim to meet following objectives:

- 80% reduction in Total Suspended Solids;
- 45% reduction in Total Phosphorus;
- 45% reduction in Total Nitrogen; and
- Gross Pollutants.

Treatment measures proposed for stormwater quality consist of:

- rainwater tanks to capture runoff from the roofs;
- a gross pollutant trap upstream of the detention tank to remove gross pollutants, sediment and attached nutrients; and
- Ocean Protect filter cartridges to be constructed inside the detention tank to further treat nutrient runoff from the site.

The proposed measures reduce the pollutant concentrations from the development to below the reductions required for Central Coast Council.

7.8.10 Water Conservation

The development aims to reduce mains water consumption by 40% in accordance with Central Coast Council's requirements. This will be achieved by using all fittings meeting the minimum standards defined by the Water Efficiency Labelling and Standards including:

- dual flush toilets;
- water efficient shower heads, taps and urinals;
- water efficient washing machines and dishwashers; and
- dual reticulation for toilet flushing (where possible) and irrigation.

The residential component of the development will be required to meet BASIX commitments to meet water conservation targets with water reuse to be implemented for toilet flushing, irrigation and washing hard stand areas.

7.9 Heritage

7.9.1 Aboriginal Heritage

An Aboriginal Archaeological Desktop Assessment Report was prepared by RPS in accordance with SEARs 12 and the relevant Office of Environment and Heritage guidelines. A copy of the report is included as Appendix R. The assessment identified that the site is:

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

An extensive search of the Aboriginal Heritage Information Management System (AHIMS) was undertaken as part of the assessment, which identified four sites within the search parameters, none of which were located within the site. However, the report concluded that the:

immediate vicinity of the project area and the project area itself, is extremely urbanised and therefore unlikely to contain Aboriginal sites or objects.

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

The proposed concept developments impact on the site was assessed as part of the Aboriginal Archaeological Desktop Assessment Report. The report determined:

The proposal is located within a previously impacted area and will be a re-development of an already developed location, as such the potential for further archaeological deposits within the Project Area is assessed as being low to nil. Sub-surface impacts will be limited to the proposed works construction areas and as such, further potential sub-surface material will not be impacted upon outside of construction areas. Although four AHIMS sites have been registered in the vicinity of the Project Area, the likelihood that any surface or subsurface artefacts will be impacted during works is low-nil. The Project Area has been previously disturbed through the construction of buildings, footpath, carpark, installation of services and infrastructure and as such, no natural surfaces remain.

The report concluded that due to previous significant disturbance to the site, the potential for Aboriginal objects or sites was low to nil. The report provided a number of recommendations as outlined below.

- All site workers and personnel involved in site impact works associated with the site should be inducted and briefed on the possible identification of Aboriginal objects during construction and their responsibilities according to the provisions of National Parks and Wildlife Act 1974. Aboriginal cultural heritage inductions led by Darkinjung LALC is recommended.
- If suspected Aboriginal objects are identified during construction the following procedures must be followed (Appendix B):
 - 1) Immediately cease all activity at the location.
 - 2) Ensure no further harm occurs, secure the area.
 - 3) Notify Environment Protection Authority's Enviro Line on 131 555, Darkinjung LALC on +61 2 4351 2930 and an archaeologist (RPS +61 2 4940 4200).
 - 4) No further action to be undertaken until DPIE provides written consent.
- All human remains in, on or under the land must not be harmed. If suspected human remains are located during any stage of the proposed works (Appendix B):
 - 1) Immediately cease all activity at the site.
 - 2) Ensure no further harm occurs, secure the area to avoid further harm to the remains.
 - 3) Notify the NSW Police 000.
 - 4) Notify the Environment Protection Authority's Enviro Line on 131 555.
 - 5) No further action is to be undertaken until the NSW Police provide written notification.

Further investigations are to be undertaken at subsequent detailed development application stages.

7.9.2 Non-Aboriginal Heritage

The subject site is not listed as an item of environmental heritage. However, there are heritage listed items within the vicinity of the site. A Heritage Impact Assessment Report has been prepared by Barker Ryan Stewart to support the proposed concept SSDA in accordance with SEARs 12, the Australia ICOMOS Burra Charter, and the guidelines for Statements of Heritage Impact and Assessing Heritage Significance as issued by the NSW Heritage Office (now known as NSW Heritage).

The Heritage Impact Assessment undertook a historic review of Gosford and identified the following surrounding heritage sites:

- Burns Place;
- Gosford Hotel; and
- Gosford Railway Station.

The sites outlined above are identified heritage items within the State Environmental Planning Policy (Gosford City Centre) 2018. Heritage items listed within this Policy are protected in that any development proposal affecting a listed item must include a Heritage Impact Assessment. This includes development within the vicinity of a heritage item as per clause 5.10(5) of the Policy. The proposed development therefore must assess its impact on the heritage listed items detailed in Table 21 below.

Table 21: Extract of Heritage Listings in SEPP (GCC) 2018

Suburb	Item name	Address	Property description	Significance	Item no
Gosford	Burns Place Park, feature eucalypt and stands of mature trees	Between Burns Crescent and Mann Street		Local	27
Gosford	Gosford Hotel	102 Erina Street	Lot 1, DP 76776	Local	29
Gosford	Railway turntable	Railway land off Showground Road	Part Lot 100, DP 1006006	Local	47
Gosford	Signal box, water column and tank	Railway land off Showground Road	Part Lot 100, DP 1006006	Local	48

Gosford	Large-faced clock with wooden frame	Burns Crescent (Gosford Railway Station)	Part Lot 100, DP 1006006	Local	49
---------	-------------------------------------	--	--------------------------	-------	----

An analysis of the potential impacts of the development on these heritage items identifies that the development respects and enhances these items for the following reasons:

- *provision of visual and physical connection to Burns Place Park through the use of public open space and pedestrian connection;*
- *retention of the main part of the existing Gateway building which assists with protecting the streetscape of Mann Street; and*
- *the heritage items associated with the Railway Station are not visible from site.*

The main heritage items to potentially be impacted by the proposal are Burns Place and Gosford Hotel. The railway station items are not visible from the proposed development and are unlikely to be impacted. The Heritage Impact Assessment identifies that the following aspects of the proposed development could detrimentally impact on the heritage significance of these items for the following reasons:

- *the building presents a significant visual change to the area;*
- *height of the towers in terms of overshadowing and possible wind tunnel effects; and*
- *change in the potential curtilage of the heritage item.*

The Heritage Impact Assessment includes a detailed analysis of the proposals potential adverse impact on the heritage items and outlines that:

- *the heritage items will not be physically altered by the proposed development on the nearby site, nor will views to or from the site;*
- *the importance of the heritage items will increase as examples and reflections of the area's history and development, as new development is built in the Gosford City Centre;*
- *the proposal will not alter or change the historic, aesthetic or social significance of the heritage items and will not have any significant adverse impacts. The proposal may make the heritage sites more visible and appreciated, particularly in relation to Burns Place; and*
- *there may be some minimal visual impacts from the development, particularly Gosford Hotel and Burns Place, however these will not take away from the heritage significance of the building and place, including the Hotels landmark corner location and the "community" importance of the park.*

The Heritage Impact Assessment details a range of design criteria that should be considered in any future design for development on the site to reduce any impact the proposal may have on the local heritage listed items. Design criteria of specific note includes:

- *three-Four storey street levels retained as part of the refurbishment and redevelopment of the Gateway Centre;*
- *pedestrian access across to Burns Place Park and use of reflective elements within the public spaces; and*
- *use of appropriate colours and landscape elements to ensure no adverse impacts on nearby heritage items and spaces.*

The report also contains the following recommendations and conclusions, which should be implemented during detailed design.

- *It is recommended that a heritage consultant review the detailed design of the final building proposed for the next stage development applications to ensure that these elements are considered and any additional considerations specific to that design.*
- *The proposal, when constructed, should contribute to the diverse urban fabric of Gosford City centre that has and will be created by the existing and new development being proposed and recently approved.*

The Heritage Impact Assessment demonstrates that the proposed concept development, will not result in any adverse impacts and maintains the embodied values, aesthetic and cultural significance of the nearby heritage items. The proposal is therefore supported on heritage grounds.

For further detail please refer to the Heritage Impact Assessment Report at Appendix I.

7.10 Social and Economic Impacts

A Social and Economic Impact Assessment (Appendix U) was prepared by Barker Ryan Stewart to support the concept SSDA in accordance with SEARS 13. The report identified expected social and economic impacts to the surrounding Gosford locality as a result of the proposed development. An assessment of the cumulative impacts of the development in the context of other significant developments within Gosford was also undertaken. The report identified that whilst the development will generate few minor negative impacts, the impacts have been mitigated through design and additional community benefits.

The Social and Economic Impact Assessment included a demographic and social analysis of the suburb of Gosford. This indicated that the largest age group is 25-29 years, with the second largest age group being the 30-34 year old bracket, and the third largest 20-24 years. Typically, this indicates that the highest proportion of Gosford residents are at a job ready or university age. Furthermore, the high percentage within these age groups shows a potential higher level of demand for commercial based services and facilities, such as retail, office space, function centre facilities, education premises and student housing, which are proposed by this development.

The assessment highlighted a lack of community and cultural facilities within the Gosford City Centre, outlining that the proposal responds to this deficiency by incorporating a number of accessible facilities including an auditorium, conference centre and educational spaces. Accordingly, the proposal will reduce any increased demand on existing underdeveloped facilities and provide significant space for Gosford and the Central Coast LGA to accommodate future population growth.

7.10.1 Social Impact

The Social and Economic Impact Assessment prepared by Barker Ryan Stewart discusses the potential social impacts of the development and details potential mitigation measures where required. The proposed development will have the following potential positive social impacts:

- redevelopment of the site will generate significant employment increases providing opportunity for workers to live closer to their workplace;
- enable the creation of a more balanced, cohesive and healthy community where employment and housing are located within walking distance of services, public transport and open space;
- increase natural surveillance of the area and community interaction generating a perceived sense of safety;
- significant improvement to public access and pedestrian movement corridors via the integration of the proposed development with Burns Park and the Mann Street, Watt Street and Faunce Street streetscape;
- creation of a high level of public amenity and significant community focus through provision of public plaza and through site pedestrian link;
- car parking, motorcycle and bicycle parking has been provided on the site to cater for the proposed mixed uses;
- minor adverse amenity impacts associated with overshadowing are acceptable given the desired character of the CBD as well as current and future surrounding higher density infill development;
- opportunity for additional community facilities and services to be established as the locality transitions to include more high density residential and commercial development;
- social impacts to existing tenants and public health services are likely to be generated within the preliminary works phase of construction with these impacts mitigated as outlined within Section 4.3.1 above;

- overall health and well-being benefits including:
 - improved safety and natural surveillance;
 - additional employment during and after construction;
 - architectural design elements providing visual appeal; and
 - commercial premises with podium level open space elements to ensure health and wellbeing is maintained in the workplace.

7.10.2 Economic Impact

The Social and Economic Impact Assessment discusses the potential economic impacts of the development and details potential mitigation measures where required. The report indicates that the development will have an overall positive economic impact for the Gosford City Centre and greater region. Specifically, the report highlights:

- the development will result in significant economic output, including a \$335,417,000 Capital Investment Value and additional multiplier benefits to the regional economy;
- combined employment generation of approximately 527 construction jobs;
- significant positive outcomes in the short to medium term in Gosford and the Central Coast region through the utilisation of local trades professionals throughout construction stages of the development;
- provision of a relatively new product to the Gosford market, which is unlike any existing development in the CBD. Potential oversaturation of the residential development market over the last decade has occurred following height and density allowances from the former Council. The proposal addresses this through preparation of a commercially driven masterplan aiming to capitalise on the suburb's current commercial, retail and tourist accommodation deficiencies; and
- that the precinct will likely enhance property values as employers identify Gosford as a viable relocation alternative for commercial business operations.

7.10.3 Conclusion

The report includes a detailed analysis of the potential social and economic impacts of the development, and provides the following conclusions:

- *Increase supply of high quality commercial tenancies that can generate foundational growth in Gosford from larger corporations anchored from outside the region;*
- *Significantly improve community amenity by redeveloping an underutilised site with a vibrant mixed use precinct that will complement the desired character of the CBD;*
- *Provide an accessible gateway development for Gosford adjacent to the Gosford Station;*
- *Result in an iconic precinct design that is a strong statement for the redevelopment of the Gosford City Centre; and*
- *Generate economic benefits by creating employment opportunities during the construction, cleaning / maintenance, and ongoing operation phases.*

Further detail is provided within the Social and Economic Impact Assessment at Appendix U.

7.11 Public Benefit and Contributions

Development contributions and public benefits are to be delivered as part of the proposed development. The contribution plans which are applicable to the proposal include:

- Gosford City Centre Special Infrastructure Contribution (SIC) Levy; and
- Central Coast Council 7.12 Contributions Plan for Gosford City Centre.

The proposal is for a concept development application pursuant to section 4.22 of the EP&A Act. It is anticipated that this concept development is conditioned so that contributions are payable at subsequent development application stages. The required contribution payable would be determined at the time of

approval for each stage and in accordance with any VPA entered into or the relevant contributions plan applicable to the development at that time.

7.12 Noise and Vibration

A Construction Noise and Vibration Management Plan was prepared by PKA Acoustic Consulting to assess the potential noise and vibration impact of the concept SSDA. The Plan included an assessment of the potential noise and vibration impact from future construction work associated with the development. A copy of the Noise and Vibration Assessment is included at Appendix Y.

A noise monitoring survey was carried out on site between 13 and 20 March to record existing background levels as part of the noise assessment. Existing construction was observed around the surrounding locations.

Indicative noise levels of future demolition, excavation and construction equipment were calculated as part of the noise assessment by using the midpoint sound power levels for each machinery item from Australian Standard AS2436 and by distance attenuation. This assessment identified the most affected residential buildings and outlined a number of mitigation measures to reduce noise impact on these surrounding buildings.

The noise assessment indicated that the accumulated noise from simultaneous operation of construction equipment will generally exceed the noise criteria, however, this exceedance would be reasonably typical for most construction sites. The Australian Standard AS2436 suggests some flexibility in the application of noise criteria due to the nature of construction activities, which are generally undertaken out in the open. Noise impacts due to the construction process will also be mostly during external works. Once the proposed building shells are completed, the noise sources will be mainly inside the building hence limiting noise emissions during the later stages.

A preliminary analysis of vibration levels was carried out using published machinery vibration levels and by distance attenuation corrections. The activities identified as potentially having the highest vibration levels is the use of an excavator and rock hammer in the demolition and excavation phases. The indicative vibration levels are within the structural criteria, however, when working close to a vibration receiver, such as residential buildings, items such as a jack hammer will result in exceedances above the limit. The Construction Noise and Vibration Management Plan indicates that the builder must monitor and limit actual vibration levels on site and substitute processes to lower vibration levels to ensure both amenity criteria, and structural damage risk criteria are managed. The impact assessment outlined a number of mitigation measures which may be implemented throughout demolition, excavation and construction to reduce potential vibration impact.

As the proposal is for concept DA only, subsequent DA's will be lodged for staged construction of the development. The recommendations listed in the Noise and Vibration Management Plan are therefore general in nature to show that the development can comply with noise and vibration criteria; and the recommendations should not form part of any consent conditions for this concept DA. Further detailed assessment and recommendations will be provided for the subsequent DA's.

7.13 Contamination

A Stage 1 Preliminary Site Investigation was undertaken by Geo-Environmental Engineering (GEE) that comprised of a review of the site's history to provide an understanding of past and present site activities, review of the environmental and physical setting of the site, and a detailed site inspection for potential sources of contamination.

The investigation identified some potential sources of contamination associated with the site. The report recommended that a Stage 2 Detailed Site Investigation be undertaken in accordance with the NSW Environment Protection Authority Contaminated Land Guidelines.

As this is a concept development application and no physical works are proposed, a Stage 2 Detailed Site Investigation will be completed as part of the subsequent Stage 1A construction development application.

A copy of the Preliminary Contamination Investigation is included at Appendix Z.

7.14 Biodiversity

SEAR 17 requires any biodiversity impacts associated with the proposal to be assessed in accordance with the requirements of the Biodiversity Conservation Act 2016.

An Ecological Appraisal and BDAR waiver request was prepared by MJD Environmental in accordance with the Biodiversity Conservation Act 2016 to support the proposed concept redevelopment of the site. The appraisal investigated ecological matters for consideration for the proposed development in an existing urban environment. A site inspection identified the following ecological matters for consideration:

- *Native vegetation in the form of two individually planted Glochidion ferdinandi var. ferdinandi (Cheese Tree) will be removed under this proposal.*
- *All other vegetation observed within the subject site includes the exotic species Robinia pseudoacacia (Black Locust) which has also been planted. No ground cover vegetation is present within the entire lot with the exception of exotic grasses growing through concrete cracks.*
- *Burns Place is a managed park area with primarily planted exotic trees. No trees within Burns Place are expected to be removed under this proposal.*
- *The subject site contains primarily existing concrete buildings, carparks and walkways. No areas of connecting vegetation occur. The closest patch of contiguous vegetation occurs in the form of Rumbalara Reserve 200m to the east. A large patch of vegetation (Presidents Hill Lookout) occurs 350m to the west, however, this patch has very limited connections (via street plantings) to larger parcels of vegetation within the surrounding landscape.*

The appraisal considered the impacts of the proposed development on the relevant biodiversity values within the Biodiversity Conservation Act 2016 and Biodiversity Conservation Regulation 2017. The appraisal concluded:

The proposed development will not impact native vegetation or fauna habitat. No significant fauna habitat features were observed. Therefore, impacts to threatened species or ecological communities or their habitat are unlikely to occur. The proposed development is not considered to impact habitat connectivity within the site or surrounding area. As the proposal does not seek to expand beyond the existing subject site boundary, which contains existing buildings, carparks, walkways and infrastructure no indirect impacts are expected to occur to flora and fauna off site.

The Ecological Appraisal determined a BDAR waiver request was appropriate in the circumstances. The BDAR waiver request was approved by NSW Department of Planning, Industry & Environment on 13 April 2020. The BDAR waiver determined that the proposed development is not likely to have any significant impact on biodiversity values and that a BDAR is therefore not required to accompany the concept development application. A copy of the approval is provided at Appendix P.

7.15 Soil and Water

A Preliminary Geotechnical Investigation Report was prepared by Morrow Geotechnics Pty Ltd in accordance with SEARs 18 for the proposed concept development application. The geotechnical investigations undertaken included:

- *review of publicly available information from previous reports in the project area, published geological and soil mapping and government agency websites;*
- *site walkover inspection by a Geotechnical Engineer to assess topographical features, condition of surrounding structures and site conditions;*

- Dial Before You Dig (DBYD) services search of proposed borehole locations; and
- drilling of two boreholes in total. The boreholes (BH1 & BH2) were drilled by a track mounted drill rig using solid flight augers equipped with a tungsten-carbide bit (TC bit). The boreholes were extended beyond TC bit refusal by NMLC coring techniques to depths of 24.9 and 20.22 m below ground level (mBGL) respectively. Rock core was boxed and photographed and point load tests were undertaken on selected core samples to assess rock strength. Borehole locations are shown on Figure 1 and borehole logs are presented in Appendix A.

The investigations discovered that the stratigraphy of the site is characterised by fill and residual soil overlying interbedded siltstone and sandstone bedrock. Further borehole drilling including strength testing of rock core will be required prior to finalisation of structural designs for the development.

A standing watertable was noted during the geotechnical investigations, which inferred to represent a regional watertable present within alluvial soils on the lower portion of the site. Seepage water is expected to present intermittent flow from joints in the sandstone and siltstone bedrock on the upper portion of the site in response to rainfall events.

The report outlines the following recommendations, which should be implemented prior to and during construction at subsequent DA stages:

- Additional cored boreholes must be undertaken prior to detailed structural design in order to provide an assessment of the rock quality for shoring and foundation design.
- Geotechnical design input during structural design including Finite Element Analysis of ground movements for the protection of adjacent structures and properties.
- All excavated material transported off site should be classified in accordance with NSW EPA 2014 - Waste Classification Guideline Part 1; Classifying Waste.
- Observation of the material within pile excavations should be undertaken at the start of piling works to confirm that material across the site is in accordance with the geotechnical model presented in this report.
- A suitably qualified geotechnical engineer is to assess the condition of exposed material at foundation or subgrade level to assess the ability of the prepared surface to act as a foundation or as a subgrade.
- Regular inspections of battered and unsupported excavations, where proposed, to confirm geotechnical conditions and to assess the suitability of design assumptions and to provide further advice with regards to excavation retention/ support and proposed construction methodologies, if required.

Further detail and recommendations are provided within the Preliminary Geotechnical Assessment Investigation Report at Appendix G.

7.16 Utilities

A Services and Utilities Impact Assessment Report was prepared by Barker Ryan Stewart as part of the development application.

The assessment identified the potential impacts of the proposed development on existing services and utilities, as well as, the capacity of these services and any upgrades required for the proposed development. The assessment described how potential impacts of the proposal on existing infrastructure would be managed.

The assessment was informed from Dial Before You Dig, concept Architectural Plans and consultation undertaken with various service providers.

The report concluded that provided appropriate construction procedures are implemented and all work is completed in accordance with the requirements of the various service providers, the development can proceed without adversely impacting on utility infrastructure for the locality.

A copy of the Services and Utilities Impact Assessment Report is included at Appendix V.

7.16.4 Electricity

Ausgrid confirmed electrical supply is available to the site, including an underground high voltage feeder, a substation within the south eastern corner of the site and another substation in close proximity located in the road verge of Watt Street.

Direct connection into the high voltage feeder will be subject to review of detailed design by an accredited service provided. Ausgrid advised that substations will be required and this is to be determined at the detailed design stage.

7.16.5 Telecommunications

Various telecommunication services are within the vicinity of the subject site and available for connection:

- Telstra Communications;
- Optus Fibre Optic Telecommunications Network;
- NBN; and
- APPT (PowerTel) Fibre Optic Telecommunications.

Care should be taken during construction to avoid impacts on existing cables. Particular care should be taken to avoid any impact on the Nationally Significant Optus Optic Fibre Network located in the road verge of Mann Street and Faunce Street adjacent to the western and northern boundaries.

7.16.6 Gas

Gas supply is available to the site. A Jemena 160mm PE distribution gas main is located within the Watt Street road verge for the full length of the eastern property boundary.

7.16.7 Water

Water services are available to the subject site.

This proposal is for a concept DA and more detailed investigations for infrastructure upgrades will be required for the subsequent DA submissions.

7.16.8 Sewer

Water services are available to the subject site.

This proposal is for a concept DA and more detailed investigations for infrastructure upgrades will be required for the subsequent DA submissions.

7.17 Easements, Restrictions, Staging and Consents

A Survey Plan was prepared by SCS Engineering Surveyors, which identifies four rights of carriageway currently affecting the site. A copy of this Plan is included as Appendix S.

Consultation with Central Coast Local Health District has been undertaken to ensure the Strategic Helicopter Landing Site is not adversely impacted by the proposal during construction and operation of the development. Details of the consultation are outlined in Section 8 below and within the Consultation Outcomes Report included as Appendix M. As requested by Central Coast Local Health District during consultation, an aviation due diligence assessment was prepared for the development. A copy of the

Aviation Due Diligence Report is included as Appendix W. The report concludes that the development will have no adverse impact on the approach and departure paths to and from Strategic Helicopter Landing Site.

The development is proposed to be constructed in a series of stages as indicated in Table 22.

Table 22: Concept Staging

	Stage 1A	Stage 1B	Stage 2	Stage 3
Staging	Tower 1A and Public Plaza	Tower 1B	Tower 2 and Public Plaza	Tower 3 (adaptive reused of existing building) with tower above
Land Use	Carparking, retail, commercial, food and drink premises, conference, hotel and communal open space	Carparking and service areas, entertainment, education, student living, commercial and hotel	Carparking, retail, commercial, independent living and communal open space	Commercial

The existing commercial building contained within the site will be continued to be used throughout construction Stages 1 to 2 of the development. Further detail in relation to the staging and continued use of the building will be provided at subsequent DA stages.

The staged construction will not adversely impact the local road network or pedestrian connections. Site access is to be via Faunce Street as access from Mann Street is undesirable for construction traffic due to anticipated disruption of traffic on Gosford's main road. The Faunce Street access will be maintained and monitored to ensure public safety as construction vehicles enter and exit the site.

The client does not currently have an option to purchase 139 Faunce Street (Lot A DP 162881) and has explored opportunities to expand the site to include this area. The client offered to purchase 139 Faunce Street, however, was unsuccessful in acquiring the property. Opportunities to expand the site to include this area will continue to be explored.

7.18 Construction Management Plan

A Preliminary Construction Methodology and Traffic Management Plan was prepared by ADG Architects. The Plan outlines an indicative strategy for managing key issues during demolition and construction at future DA stages.

The plan indicates site access will be from Faunce Street for construction vehicles. Access from Mann Street is undesirable for construction traffic due to anticipated disruption of traffic on Gosford's main road. The Faunce Street access will be maintained and monitored to ensure public safety as construction vehicles enter and exit the site.

The Preliminary Plan identifies a range of additional measures to reduce the impact of future demolition and construction including:

- screening of staged construction to reduce visual amenity impacts;
- sediment and erosion controls;
- dust control;
- waste management procedures;

- noise management procedures; and
- management of utilities and services.

A copy of the Preliminary Construction Methodology and Traffic Management Plan is included as Appendix N. Further information in relation to construction management is to be provided at subsequent detailed DA stages.

7.19 Air Quality and Pollution

No built works are proposed as part of this concept application and no land uses are proposed which would be classified as a scheduled activity under the Protection of the Environment Operations Act. Therefore, air quality and pollution requirements are not applicable to the proposed concept development.

8 Consultation

Consultation has been undertaken with the following stakeholders in accordance with the SEARs and has formed an integral part of the concept proposal:

- 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);
- Environment Protection Authority;
- surrounding residents, local politicians, businesses and local community groups.

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

Full detail of the consultation process, issues raised and where the design of the proposal has responded to these issues is included within the Consultation Outcomes Report (Appendix M) prepared for this application.

8.1 Central Coast Council

Central Coast Council reviewed the concept development application and provided comment via letter to NSW Department of Planning, Industry and Environment on 15 January 2020. An informal meeting was held with Central Coast Council where the Architect and Town Planning team presented the proposal to Council's General Manager and relevant senior staff. Meeting minutes were not recorded.

Table 23 below addresses the key issues raised within Council's letter addressed to NSW DPIE.

Table 23: Central Coast Council Issues Raised and Response

ISSUE	COUNCIL COMMENT	RESPONSE
Overshadowing	<ul style="list-style-type: none"> • Overshadowing both within and external to the site. Based on the information to date, and the proposed height and FSR, it would appear that there is the potential for the development to provide unreasonable overshadowing of public open space and adjoining properties. 	<p>The development provides adequate solar access to public open space and adjoining properties.</p> <p>Shadow diagrams are provided at Appendix A which indicate the proposed public plaza, Burns Park received adequate hours of sunlight between 9am and 3pm on the winter solstice.</p> <p>The development has been designed through a design review process and incorporated feedback from CoGDAP.</p>
Presentation to Faunce and Mann Street	<ul style="list-style-type: none"> • Faunce and Mann Streets form an entry and "Gateway" to the 	The concept development design adequately addresses

ISSUE	COUNCIL COMMENT	RESPONSE
	Gosford CBD. The concept should address this important corner context.	Faunce and Mann Streets with proposed landscaping, public plaza and retail uses at these levels.
Active Street Frontages	<ul style="list-style-type: none"> Active street frontages, particularly Mann Street where it is noted that there is existing road reserve infrastructure which creates level differences between the site and existing kerb. 	Infrastructure will be upgraded as required. Further detail to be provided at subsequent detailed DA stages.
Mix of uses and active uses	<ul style="list-style-type: none"> Mix of uses and active uses within the development. 	A variety of land uses are proposed.
Lot Isolation	<ul style="list-style-type: none"> Potential lot isolation of 139 Faunce Street. 	The client does not currently have an option to purchase 139 Faunce Street (Lot A DP 162881) and has explored opportunities to expand the site to include this area. The client offered to purchase the property, however, was unsuccessful in acquiring 139 Faunce Street. Opportunities to expand the site to include this area will continue to be explored.
Social and Economic Impact	<ul style="list-style-type: none"> Social and economic impacts and benefits. The proponent should be required to submit a Social Impact Assessment (SIA) which addresses access and disability inclusion, delivery of affordable housing and the engagement and relocation of services and facilities currently operating from the proposed site. An Economic Impact Assessment should also be required. 	A Social Impact Assessment was prepared for the proposed concept development and is included as Appendix U.
Accessibility	<ul style="list-style-type: none"> The concept proposal should demonstrate best practice in terms of access and inclusion, with a focus on providing accessible paths of travel through and around the proposed development. Affordable housing, with a focus on students, key workers and senior's accommodation is a priority, with Gosford Hospital and Central Coast Medical School and Research Institute within easy walking distance. 	<p>Accessible travel paths through and around the proposed development will be provided. Further detail to be provided at subsequent DA stages.</p> <p>The proposed development includes student accommodation and independent retirement living.</p>
Social Impact	<ul style="list-style-type: none"> The engagement and relocation of key community and family services and cultural facilities currently located on the proposed 	The existing community and family services and cultural facilities currently located on the development site will be

ISSUE	COUNCIL COMMENT	RESPONSE
	development site is a priority. This information should be included in the SIA.	maintained throughout construction and at completion of the development. Further detail is provided above in section 4.3.1 above and within the SIA (Appendix U).
Connectivity	<ul style="list-style-type: none"> Pedestrian and cyclist connectivity and access within the development and to the adjoining public domain and land uses. 	The proposed public plaza provides pedestrian and cyclist connectivity and access within the development and to the adjoining public domain and land uses including Gosford Station.
Driveways	<ul style="list-style-type: none"> Driveway access points. 	Driveway access points are provided along Faunce and Watt Streets with no vehicular access provided along Mann Street.
Waste Management	<ul style="list-style-type: none"> Waste Servicing of the property. Demonstrate the design has the capability of including areas to facilitate swept turning movements of the AS2890.2:2002 12.5m HRV, and all vehicles can enter and exit the site in a forward direction. 	An area for waste servicing has been provided within the basement car parking. A preliminary Waste Management Plan (Appendix G) prepared by ADG Architects, which outlines indicative operational waste management for the development. Further detail is to be provided at subsequent DA stages.
Car Parking	<ul style="list-style-type: none"> Car parking 	Basement car parking is integrated into the development design with 1,200 car parking spaces provided to service the development. Total car parking numbers are to be confirmed at subsequent DA stages. Further detail is provided in Section 7.7.2.
Flooding	<ul style="list-style-type: none"> Overland flooding 	Flooding is addressed in Section 7.8.
Existing infrastructure	<p>Council</p> <ul style="list-style-type: none"> The development proposal will impact various Council sewer mains located within the development site. These sewer mains, which service existing development to the north, northwest and north east of the site, may not physically be able to be relocated without impacting third party properties situated adjacent to the proposed development. Investigations should occur at 	Servicing and the impact of the proposed development on Council's infrastructure is addressed in Section 7.16 and within the Servicing Strategy prepared by Barker Ryan Stewart for the proposal (Appendix V).

ISSUE	COUNCIL COMMENT	RESPONSE
	concept stage to confirm feasibility of relocation of the sewer mains.	
Augmentation of Council infrastructure	<ul style="list-style-type: none"> The proposed development will result in augmentation of Councils existing water and sewer infrastructure. 	Council's existing water and sewer infrastructure will be provided to the development with upgrades implemented as required. Further detailed is provided within Section 7.16 and Appendix V.
Wind Effects/Tunnelling	<ul style="list-style-type: none"> Wind effects/tunnelling. 	Wind effects are addressed within the Wind Report included as Appendix J and Section 7.5.5.
Design Excellence	<ul style="list-style-type: none"> Council reiterates the importance of design excellence as requested in the draft SEAR's. 	Design excellence is addressed in Section 7.1.
Height	<ul style="list-style-type: none"> Further to the above, it is noted the proposed height significantly exceeds the 36m height limit for the site under State Environmental Planning Policy (Gosford City Centre) 2018, with a maximum height of approximately 125m. The proposed development should comply with the maximum height limit as specified in the SEPP. 	The development has been designed in accordance with the advice of the CoGDAP, which supported the increased building height for the development. Building height is addressed in further detail in Sections 6.4.7 and 7.2.1.

8.2 Authority Consultation

The issued SEARs required consultation with a number of government authorities. Table 24 includes a summary of the consultation, when it was undertaken, responses received, and any actions required to implement the responses. Further detail is provided within the Consultation Outcomes Report including copies of correspondence to the authorities and responses.

Table 24: Summary of Authority Consultation

AUTHORITY	RESPONSE RECEIVED	ACTION
NSW Health	A meeting was held with NSW Health (Central Coast Area Health District) with a copy of the minutes provide within the Consultation Outcome Report (Appendix M).	<p>The Consultation Outcome Report (Appendix M) addresses each issue raised by NSW Health.</p> <p>An Aviation Due Diligence Report was prepared by AviPro to address the Departments concerns raised in relation to the developments impact on the Gosford Hospital's Strategic Helicopter Landing Site and associated flight paths. A copy of this report is included as Appendix W. The report concluded that the proposed development will have no impact on the approach</p>

		and departure paths to and from the Hospital's Landing Site.
Transport for NSW	No response received except acknowledgment of email.	No further action required.
Ausgrid	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.	An electrical engineering consultant to be engaged at subsequent detailed development application stages 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.
NSW DPIE (BCD; NRAR; Crown Lands)	No response received except acknowledgment of email.	No further action required.
EPA	NSW EPA provided a response outlining that, based on the provided information, an environment protection licence under the Protection of the Environment Operations Act 1997 is not required. Additionally, the proposal does not include other activities for which the EPA is the regulatory authority. Therefore, the EPA has no interest in the proposal and no further consultation is required.	No further action required.

8.3 Community Consultation

A community consultation 'information session' was held at a shop-front within the Gateway Centre Gosford on Thursday 27 February 2020 from 4.30pm to 6.30pm. A letter box drop was undertaken, inviting residents and business owners/tenants in proximity of the subject site to the consultation evening. Community groups, stakeholders and local members were invited by email.

A variety of participants attended the community consultation session including nearby landowners, commercial leasing agents and residents with a summary of the issue raised in Table 25 below.

Table 25: Overview of Response to Issues Raised

ISSUE	RESPONSE
Impact of more residential development on the Gosford CBD.	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.

ISSUE	RESPONSE
	<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 (Appendix U) prepared by Barker Ryan Stewart.</p>

9 Justification for the Proposed Development

9.1 Justification

The public interest is best served by promoting sustainable development that is rational, orderly and economic. The proposal is permissible with consent under the SEPP (Gosford City Centre) 2018 and will generate positive social, environmental and economic benefits. The following justification is provided in support of the proposed redevelopment of the subject site:

- the proposal addresses an increase in demand and expectation for high quality mixed use services and facilities;
- the location of the site is highly suitable for the proposed development, given its proximity to public transport networks and a range of services and facilities; and
- potential impacts arising from the proposed development can be mitigated, ensuring there will be no long-term or unreasonable impacts to the environment or surrounding developments.

9.2 Biophysical Considerations

This environmental impact statement and the various sub-consultant reports have been prepared to address the likely impacts of the proposed development on the environment. Numerous mitigation measures and recommendations have been adopted to ensure that the proposed development will not result in any unacceptable impacts to the biophysical environment.

9.3 Economic Considerations

The proposed redevelopment of the subject site will result in significant economic benefit on a local and regional level. The proposed development facilitates economic growth by constructing three modern towers capable of accommodating a mix of uses. In addition, the proposal will result in additional employment opportunities for the local community, including opportunities during construction and throughout operation for local tradespeople, business and professionals.

9.4 Social Considerations

The proposed development has been designed in accordance with existing and projected future needs of the community by delivering a high-quality, integrated development that provides a range of uses to meet the needs of the local and regional community. In addition, the proposal is a significant opportunity to futureproof the site through flexible and sustainable building design. Social benefits of the proposal include:

- retention of existing health and community services tenants;
- the development will provide a variety of high-quality services and facilities to meet both local and regional needs;
- independent living units and student housing will provide accommodation and improved services for a variety of people across a range of age groups;
- increased diversity in housing stock allow ageing residents to stay in the local area, minimising social displacement; and
- spaces, facilities and informal public access ensure visitors and residents are able to have appropriate use of the site.

10 Environmental Risk and Mitigation Measures

Table 26 provides an assessment of environmental risk to identify the potential environment impacts associated with the proposed development and mitigation measures to avoid, minimise and offset predicted impacts.

Table 26: Environmental Risk and Mitigation Measures

RISK	MITIGATION MEASURES
Built Form and Urban Design	<ul style="list-style-type: none"> the proposed development has been articulated with slender towers, allowing for adequate building separation and generous setbacks to reduce the appearance of bulk and scale; and the architectural form assists in creating visual interest and will contribute to public amenity.
Design Excellence	<ul style="list-style-type: none"> The proposed design has been through a review process in conjunction with the CoGDAP to ensure it achieves design excellence and contributes to the natural, cultural, visual and built character values of the Gosford City Centre. The design of subsequent DA stages will be developed through further consultation with the Panel.
Public Domain/Landscaping	<ul style="list-style-type: none"> The proposed concept design and landscaping strategy ensures the development integrates well with and significantly improves the public domain.
Visual Impacts	<ul style="list-style-type: none"> Potential visual impacts of the concept development have been reduced through rigorous design review and consultation with the CoGDAP; the design has been amended to lessen the overall bulk and scale of the development and includes various mitigation measures such as slender towers, landscaping, building articulation and various architectural elements within the building façade; and the comprehensive Visual Impact Assessment demonstrates that the proposal respects and maintains key view corridors.
Environmental and Residential Amenity	<ul style="list-style-type: none"> The proposal has been designed to maximise and protect environmental and residential amenity. Further detail is to be provided at subsequent DA stages.
Ecologically Sustainable Development	<ul style="list-style-type: none"> The proposal has been designed to minimise building footprint and maximise deep soil planting; during the demolition and construction process, materials will be recycled and reused where possible; building materials and fabrics will be selected according to their environmental performance and rating; and orientation of buildings to maximises solar access and minimise heating and lighting requirements.
Transport and Accessibility	<ul style="list-style-type: none"> The site is conveniently located within 50m of Gosford Station and bus interchange ensuring ease access to the site. Ample Pedestrian access is provided to the site from Mann, Faunce and Watt Streets. Vehicular access points are provided from Faunce and Watt Streets. No vehicular access is provided from Mann Street to

RISK	MITIGATION MEASURES
	avoid conflict with high pedestrian traffic and public green spaces.
Flooding	<ul style="list-style-type: none"> The flood waters within the Mann Street road reserve do not encroach on the site itself, therefore there is no flooding impacts on the site.
Stormwater Drainage	<ul style="list-style-type: none"> The concept stormwater strategy includes a detention tank under the proposed public plaza adjacent to Mann Street. The peak flows from the roof areas of the three towers will discharge to this tank via a charged system; Stormwater retention will be required for the development to mimic the natural hydrology of the site. Retention on the site will comprise of rainwater tank storage as well as gardens in the proposed deep soil zone; and More detailed information relating to the stormwater management strategy including confirmation of location, size and configuration of rainwater tanks will be provided at subsequent DA stages.
Water Quality	<ul style="list-style-type: none"> Treatment measures proposed for stormwater quality consist of: <ul style="list-style-type: none"> rainwater tanks to capture runoff from the roofs; a gross pollutant trap upstream of the detention tank to remove gross pollutants, sediment and attached nutrients; and Ocean Protect filter cartridges to be constructed inside the detention tank to further treat nutrient runoff from the site. The proposed measures reduce the pollutant concentrations from the development to below the reductions required for Central Coast Council. Further detail will be provided at subsequent DA stages.
Heritage	<ul style="list-style-type: none"> The proposed public plaza integrates with Burns Place and the slender tower design improves the function of this space enhancing views to Rumbalara Reserve. Aboriginal Cultural Heritage Assessment required to accompany subsequent detailed Development Applications. Further detailed Heritage Impact Assessment to be undertaken at subsequent DA stages to ensure design elements which reduce the impact on nearby heritage items are considered within the design of the proposal to ensure the development contributes to the diverse urban fabric of Gosford City Centre that has and will be created by the existing and new development being proposed and recently approved.
Noise and Vibration	<ul style="list-style-type: none"> The Development can comply with the noise and vibration criteria; subsequent DA's will be lodged for staged construction of the development, which will be accompanied by further detailed assessment and recommendations.
Contamination	<ul style="list-style-type: none"> A Stage 2 Detailed Site Investigation will be provided as part of the Stage 1A development application.
Biodiversity	<ul style="list-style-type: none"> The proposed development will have negligible impact on existing ecological areas; and impacts on natural vegetation and habitats are minor.

RISK	MITIGATION MEASURES
Soil and Water	<ul style="list-style-type: none">• Future detailed DA stages are required to assess and provide mitigation measures for the developments impact on soil and water.
Utilities	<ul style="list-style-type: none">• Future detailed DA stages are required to assess and provide mitigation measures for the developments impact on utilities.
Construction Management Plan	<ul style="list-style-type: none">• Future DA stages required to prepare detailed Construction Management Plans to ensure public safety and amenity throughout construction stages of the development.
Air Quality and Pollution	<ul style="list-style-type: none">• Future detailed DA stages will assess and provide mitigation measures for the developments impact on air quality and pollution.

11 Conclusion

The Environmental Impact Statement has been prepared in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000 and Secretary's Environmental Assessment Requirements.

Our assessment confirms that the concept proposal warrants approval for the following reason:

- the subject site is suitable for the proposed development and will not result in any significant or adverse overshadowing, acoustic, privacy or amenity issues;
- the design and built form of the proposed development has been articulated to complement the streetscape and surrounding locality and is consistent with the concept design agreed with the CoGDAP;
- the design of the building will contribute to visual interest and overall amenity of the area;
- mitigation measures have been identified to manage potential environmental risks and construction impacts;
- the development will provide a range of uses to meet the needs of the local and regional community; and
- the development will facilitate additional employment opportunities during and after construction.

The proposal represents rational, orderly, economic and sustainable use of the land and should therefore be supported.

Appendix A: Architectural Plans

Appendix B: Design Compliance Statement

Appendix C: Landscape Plans

Appendix D: SEARs

Appendix E: Geotechnical Report

Appendix F: Stormwater Management

Appendix G: Waste Management Report

Appendix H: ESD Report

Appendix I: Heritage Impact Assessment Report

Appendix J: Wind Report

Appendix K: Traffic and Transport Study

Appendix L: Active Travel Plan

Appendix M: Consultation Outcomes Report

Appendix N: CMP and Construction Traffic Management Plan

Appendix O: Visual Impact Assessment

Appendix P: BDAR Waiver

Appendix Q: CIV

Appendix R: ACHAR

Appendix S: Survey

Appendix T: CPTED Report

Appendix U: Social and Economic Impact Assessment

Appendix V: Services and Utilities Report

Appendix W: Aviation Due Diligence Report

Appendix X: Disability Access Report

Appendix Y: Construction Noise and Vibration Management Plan

Appendix Z: Preliminary Site Contamination Investigation

Appendix AA: City of Gosford Design Advisory Panel Advice