

Secretary's Environmental Assessment Requirements

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

Application Number	SSD 9813
Project Name	Gosford Kibbleplex site – mixed use development including commercial, retail, entertainment and residential uses.
Location	136 -146 and 148 Donnison Street, Gosford (Lot 6 in DP 598833 and Lot 1 in DP 540292) within Central Coast Council Local Government Area.
Applicant	Lederer Group Pty Ltd
Date of Issue	1 February 2019
General Requirements	<p>The Environmental Impact Statement (EIS) must be prepared in accordance with, and meet the minimum requirements of, clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> (the Regulation).</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> • adequate baseline data • consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed) • measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment. <p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> • a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate the applicable GST component of the CIV • an estimate of jobs that will be created during the construction and operational phases of the proposed development • certification that the information provided is accurate at the date of preparation.
Key issues	<p>The EIS must address the following specific matters:</p> <p>1. Statutory Provisions and Strategic Provisions</p> <ul style="list-style-type: none"> • Address all relevant Environmental Planning Instruments, plans, policies and guidelines, including (but not limited to those) outlined at Attachment A. • Provide details of the proposed use for each component of the development, and the relationship between the different uses within the building. • Detail the nature and extent of any prohibitions that apply to the development. • Identify compliance with the development standards applying to the site and provide a detailed justification for any non-compliances. • Address the adequacy of floor space provided for commercial purposes and provide relevant justification. <p>2. Design Excellence</p> <ul style="list-style-type: none"> • 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

	<p>exhibits design excellence, have regard to Clause 8.3 of State Environmental Planning Policy (SEPP) (Gosford City Centre) 2018.</p> <ul style="list-style-type: none"> The proposal must be reviewed by the City of Gosford Design Advisory Panel (the Panel) prior to lodgement of the application. The EIS must attach a copy of the Panel's advice and demonstrate how that advice has been considered and incorporated into the proposal. <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, massing, setbacks and the size of the proposed floor plates. Address the design quality of the proposed development, including consideration of building articulation, street activation and interface with the public domain. Demonstrate how above ground 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 and provide an assessment of the proposed signage zones against the requirements of SEPP 64 - Advertising and Signage. <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 as a part of the proposal. Demonstrate how the proposal would: <ul style="list-style-type: none"> maximise permeability throughout the development and to adjoining sites maximise street activation within the town centre provide sufficient open space for future residents provide access for people with disabilities minimise potential vehicle, bicycle and pedestrian conflicts. <p>5. Visual Impacts</p> <ul style="list-style-type: none"> Prepare a Visual Impact Assessment and view analysis of the proposal to/from key vantage points. Photomontages or perspectives should be provided showing the project. Demonstrate how the proposal respects and maintains key view corridors (for example to the ridgelines of Presidents Hill and Rumbalara Reserve) and street vistas. <p>6. Environmental and Residential Amenity</p> <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 protects solar access to key public open spaces, including Kibble Park, and the surrounding public domain.
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- Demonstrate that the proposed building envelopes are capable of complying with SEPP 65 and the Apartment Design Guide (ADG) and ensure the proposal achieves a high level of environmental and residential amenity.

7. Ecologically Sustainable Development (ESD)

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

8. Transport and Accessibility (Construction and Operation)

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

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

9. Flooding

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

10. Stormwater

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

11. Water Quality

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

12. Bushfire

- Prepare a Bushfire Assessment Report, in accordance with the requirements of Planning for Bushfire Protection 2006, to assess any potential bushfire impacts associated with the proposal.

13. Heritage

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

14. Social & Economic Impacts

- The EIS must include an assessment of the social and economic impacts of the development, including consideration of any increase in demand for community infrastructure and services.

15. 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.

16. 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.

17. 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.

18. 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.

19. Soil and Water

- The EIS shall include a:
 - Geotechnical assessment
 - Acid Sulfate Soils Assessment
 - Groundwater Assessment.

20. Utilities

- In consultation with relevant agencies prepare a services and utilities impact assessment which:
 - 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.

22. Staging

- Provide details regarding the staging of the proposed development.

23. Construction Management Plans

- Prepare a preliminary Construction Management Plan for the proposed works and outline how construction impacts would be appropriately managed and mitigated.

Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, local community groups and affected landowners.</p> <p>In particular, you must consult with:</p> <ul style="list-style-type: none"> • Central Coast Council • NSW Office of Environment and Heritage • Transport for NSW • Environment Protection Authority • NSW Roads and Maritime Services • Ausgrid • NSW Rural Fire Service • NSW Department of Industry (Office of Water) • Surrounding residents, businesses and local community groups <p>The EIS must describe the consultation process and the issues raised and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
Further consultation after 2 years	<p>If you do not lodge a Development Application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.</p>
Documents and Plans	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000.</p> <p>In addition to the documents and plans listed in the key issues above, the EIS must include the following:</p> <ul style="list-style-type: none"> • Survey plan (A3) • Overall site plan (A3) • Concept elevations, floor plans and sections of the proposal (A3) • 3D digital model (refer Central Coast Council's requirements) • Design verification statement • Compliance tables for all relevant planning controls • Detailed overshadowing diagrams (A3) • Cross ventilation diagrams (A3) • 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) • Pre-submission consultation statement • Quantity surveyor report

ATTACHMENT A

Policies, Plans and Guidelines

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

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

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

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

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

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

Policies, Plans and Guidelines	
Statutory policies and plans	<ul style="list-style-type: none"> • Environmental Planning & Assessment Act 1979 • Biodiversity Conservation Act 2016 • State Environmental Planning Policy (State & Regional Development) 2011 • State Environmental Planning Policy (Gosford City Centre) 2018 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (Building Sustainability Index BASIX) 2004 • State Environmental Planning Policy 65 – Design Quality of Residential Flat Development & Accompanying Apartment Design Guide • State Environmental Planning Policy No.55 – Remediation of Land • State Environmental Planning Policy No 64 - Advertising and Signage • State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 • State Environmental Planning Policy (Coastal Management) 2018 • Draft State Environmental Planning Policy (Environment) • Central Coast Council's 7.12 (former S94A) Contributions Plan Centre (Civic Improvement Plan) for Gosford City Centre • Gosford City Centre Special Infrastructure Contribution (Ministerial Direction, Ministerial Determination and Order).
Strategic plans	<ul style="list-style-type: none"> • Future Transport 2056 • Central Coast Regional Plan 2036 • NSW Government Architect's Gosford Urban Design Framework 2018 • Gosford City Centre Development Control Plan 2018 • Gosford City Centre Transport Management and Accessibility Plan
Guidelines and policies	<ul style="list-style-type: none"> • City of Gosford Design Advisory Panel (CoGDAP) Guide for Proponents and Stakeholders (DPE, 2018) • Gosford City Centre Streetscape Design Guidelines (Oculus for Gosford City Council, 2011) • Central Coast Council's 3D Model Submission Requirements • Central Coast Council's Civil Works Specification • Central Coast Council's Gosford City Centre Developer Services Plan (DSP) • Central Coast Council's Gosford City Centre Water Servicing Strategy (Aug 2017) • Central Coast Council's Gosford City Centre Sewer Servicing Strategy (Mar 2017) • Central Coast Council's Gosford CBD Overland Flood Study • EIS Guidelines – Roads and Related Facilities (DoPI) • NSW Planning guidelines for walking and cycling (DIPNR & RTA, 2004) • Guide to Traffic Generating Developments (RMS, 2002), including Section 2 Traffic Impact Studies • Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development (Austroads, 2016) • Standards Australian AS2890 Parking Facilities Set • Cycling Aspects of Austroads Guides (2017) • Draft Environmental Impact Assessment Guidance Series (DPE, 2017) • Planning for Bushfire Protection (NSW RFS, 2006)

	<ul style="list-style-type: none"> • Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP) • Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011) • Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 • Statement of Heritage Impact Guide (OEH) • Design in context: Guidelines for infill development in the Historic Environment (NSW Heritage Office, 2005) • Managing Urban Stormwater – Soils & Construction Volume 1 (Landcom, 2004) • NSW Aquifer Interference Policy (2012) • Guidelines for Controlled Activities on Waterfront Land (2018) • Central Coast Council's Water Cycle Management Guidelines • Central Coast Council's Waste Control Guidelines • Interim Construction Noise Guideline (DECC, 2009) • Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA, 2005)
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ATTACHMENT B
Government Authority Responses to Request for Key Issues
For Information Only

29 January 2019

Director
Regional Assessments
NSW Planning & Environment
GPO Box 39
SYDNEY NSW 2000

Dear Sir,

Re: Gosford Kibbleplex site re-development (SSD9813)

I refer to your letter of 15 January 2019 requesting Council's input on the draft SEARs for the above proposal.

Council identifies the following matters should be taken into consideration and addressed in the Masterplan proposal;

1. Planning

a) Compliance with Planning Controls. A compliance table should be provided for all planning controls and any variations clearly depicted and reasons for variation justified. Any variations to the controls must show the extent of, and impact of, on the surrounding land.

b) In relation to a), shadow diagrams must be 1 hourly between 9.00am and 3.00pm for the 21 June (Winter Solstice) and March/September equinox. If there is any shadow impact on Kibble Park, shadow diagrams are to be provided at 15 or 30 minute intervals to show the extent of overshadowing.

c) View impact assessment is to be provided to maintain views and visuals identified in Gosford City Centre DCP 2018. The view assessment is to include photomontages from relevant vantage points.

d) A 3D model of the proposal is required to include the surrounding existing and proposed development within the City Centre, include the Waterside and Mariners view developments.



Wyang Office: 2 Hely St / PO Box 20 Wyong NSW 2259

Gosford Office: 49 Mann St / PO Box 21 Gosford NSW 2250

P 1300 463 954 | **E** ask@centralcoast.nsw.gov.au | **W** centralcoast.nsw.gov.au | ABN 73 149 644 003

Council has a 3D model of the City Centre which may be utilised for this purpose, or the model should meet the attached specification for which Council is currently preparing for a new 3D model system for the Gosford City Centre.

e) The design and construction of the existing building will add to the issues associated with the demolition of the existing building. The impact of demolition and mitigation measures should be addressed including noise, dust and traffic impacts.

f) Section 6.5(4) of the Gosford City Centre identifies that a north-south link should be provided through the site to improve pedestrian connectivity and to break up the length of the street block. The Masterplan should address this requirement.

g) Similar to f) above, a pedestrian connection should be provided over or under Henry Parry Drive to connect the site to either Kibble Park, or Site 3 identified in the DCP (refer to Section 4.5 of the DCP). Such a connection should preferably be provided mid-block, or if not possible at the corner of Henry Parry Drive and William Street.

h) A Traffic and Car parking study/report is to be submitted with the Masterplan to identify the capacity and upgrading required of roads and intersections in the City Centre. The study is to include traffic and carparking generated by existing and approved developments, as well as that by the proposal.

i) An economic and social impact assessment of the impact of the proposal on the Gosford City Centre is required. This is to address in particular the impact on the viability of existing and future retail and commercial development within the City Centre.

j) The masterplan should identify that any car parking levels above ground level are contained within the proposed buildings and are not located on any street frontage.

The following are comments from Council's Traffic Engineering, Water and Sewer and Waste Services.

1) Traffic Matters

Issues for consideration

- There appears to be limitations on the overall pedestrian and vehicle accessibility and road network capacity for the proposal. For afternoon peaks a large proportion of inbound estimated say 30 to 40% would be arriving from feeder suburbs like Erina, Erina Fair, Green Point, Terrigal Beach, Macmasters Beach, Empire Bay, Saratoga, and Kincumber.

- These arrival trips travelling north along Henry Parry Drive would have great difficulties accessing the development due existing capacity constraints at the Henry Parry Drive / Donnison Street and just north of it is the Henry Parry Drive / William Street traffic signals. These intersections are in close proximity to each other - 105 metres apart, which makes major capacity upgrading impractical. Additionally due to the topography there is currently a right turn ban at the Donnison Street intersection, which means all right turns for the proposed development would have to be catered for at the William Street intersection.
- Possibly the only way to address some of the capacity limitations is for this part of the network to have pedestrian grade separation of movements across Henry Parry Drive. It should be noted Henry Parry Drive is a classified State Road. I note the Gosford City Centre DCP 2018 discourages the use of any new pedestrian over passes (Control 4.5.2). The grade separation options would have to be investigated in consultation with Roads and Maritime Services, Council and possibly Planning NSW.
- The proposed main pedestrian entry to the site focuses the majority of pedestrian access to the pedestrian phase of the William Street / Henry Parry Drive signalised intersection. This is likely to cause major congestion along Henry Parry Drive. The intersection is likely to fail due to substantial increase in pedestrian movements across Henry Parry Drive.

Concerns

- Part of the Henry Parry Drive frontage has "Retail and Carpark Podium" building frontage appears to be greater than 17 metres above the road. This could be an unsightly looking carpark frontage which could be seen from the road or Kibble Park if carparking decks were built? Need to clarify carpark deck locations.
- Similarly Donnison Street frontage for the full length has "Retail and Carpark Podium" plus "Residential Carpark Podium" appears to be a range in height 17 to 13.2 metres. Are unsightly looking carpark decking frontages to be built here viewed from the road?
- William Street frontage "Retail and Carpark Podium" Are unsightly looking carpark decking frontages were to be built here?
- Albany St North frontage has 13.2 metre high frontage wall for whole frontage. Are unsightly looking carparks frontages to be built here too?

Suggestion

- All frontages should be active to satisfy the Gosford City Centre DCP 2018. To achieve active frontages the location of carparking decks should be away from eye sight of pedestrians and vehicles on the surrounding roads. Often carparks are provided at lower levels below road level, if possible, and entirely hidden from sight.
- Car sharing facilities should be considered to reduce overall parking demands in the area.
- The Henry Parry Drive / William Street intersection is likely to fail due to substantial increases in pedestrian movements across Henry Parry Drive combined with the reliance the right turn facility from Henry Parry Drive into William Street for the whole development. Some additional capacity could be provided if a new pedestrian overpass or underpass is developed. Additional right turn bays could not be developed in Henry Parry Drive at Donnison Street intersection due to sharp curves and hills of Henry Parry Drive.
- Once a development proposal has been finalised then a traffic impact study would have to be undertaken to outline its likely impacts of pedestrian and vehicle movements on the network in accordance with RMS's Guide to Traffic Generating Development guidelines. The study should outline any amelioration measures required to accommodate the proposed development.

2) Engineering

Road works

- Footways to be fully formed (2%) and reconstructed to comply with the "Gosford City Centre Streetscape Design Guidelines" prepared by Oculus dated September 2011.

Access

- Accesses, driveway, ramps, and car parking areas to comply with Australian Standard AS2890.
- All vehicles to enter and exit the site in a forward direction.
- Accesses crossovers and internal driveways to accommodate swept turning paths of largest vehicles utilising them.

Drainage

The development is to provide a Water Cycle Management Plan Strategy in accordance with the requirements of Chapter 6.7 of Central Coast Council's Gosford DCP2013, addressing the following:

- Retention of rainwater for reuse within the development;
- Stormwater Quality measures are to be addressed that meet the pollution reduction targets indicated in the DCP;
- On-site detention is to be provided to limit post development flows back to pre-development flows for all storm events up to and including the 1%AEP recurrence interval. A runoff routing method is to be utilised in the design calculations;
- Local Overland Drainage. There is a Council stormwater line and drainage easement that traverses the adjoining sites and the subject site from the low point in Albany Street North (near the intersection of Albany Street North and William Street) to the low point in the Henry Parry Drive (near the centre of the Henry Parry Drive street frontage). The development is to address how stormwater flows associated with this stormwater system will be either conveyed through the site with associated overland flow paths, or diverted around the site via the road reserves. Any alterations / diversions of the existing stormwater line are to be supported with preliminary engineering plans for the diversion design (including design calculations, plan view and longitudinal drainage designs) prepared in accordance with the requirements of Central Coast Council's Civil Works Specification. The development is to collect and convey stormwater associated with any adjoining trapped overland flows associated with Lots 7 & 8 Sec 2 DP 6039, SP 53277, and Lot 2 DP 270116, and any stormwater from these adjoining lots that could connect to the existing stormwater pipeline and easement that currently traverses the site. A CCTV of the existing drainage line would be required to determine the condition and location of any stormwater connections into the existing stormwater line within these adjoining 4 lots and private properties the subject site. No overhanging structures are permitted over the stormwater pipeline, secondary flow path, and/or within the drainage easement.
- Flooding. The site is identified as being affected by flooding as identified in the Gosford CBD Overland Flood Study. Development is to be designed in accordance with Chapter 6.7 of Council's Gosford DCP2013, addressing minimum floor levels, overland flood through the site, minimum floor levels, and other matters contained within the DCP. Any overland stormwater flows through the site are to have a maximum Hazard Category of 'H1' associated with the hazard categories referenced in the Guideline 7-3 Flood Hazard of the Australian Disaster Resilience Handbook collection issued by the Australian Institute for Disaster Resilience.

- The Water Cycle Management Plan Strategy is to also include stormwater plans associated with the required stormwater components (i.e. stormwater pipelines, on-site detention, nutrient/pollution controls, overland flow paths, etc), and an operation and maintenance plan for these measures.

4) Water and Sewer

The development site is located within Central Coast Councils Gosford City Centre Developer Services Plan (DSP) area. Council recently completed detailed studies (Gosford City Centre Water Servicing Strategy August 2017 - Amended November 2017, and Gosford City Centre Sewer Servicing Strategy March 2017) for provision of water and sewer infrastructure to accommodate increased development within the Gosford City Centre DSP area. Studies identified specific loads and demands anticipated as a consequence of future development conforming with the current Local Environment Plan (LEP) and Development Control Plan (DCP). This proposed development exceeds that which the current water and sewer servicing strategies identified. Should the proposed development progress in its current form, additional studies and further augmentation of Councils water and sewer infrastructure may be required. Water and sewer developer services contributions shall also apply. Further consultation concerning water and sewer infrastructure requirements should be directed to Councils Water Planning and Development Unit (Water Assessment Team).

5) Waste

- Residential and Commercial waste to be stored/managed within separate waste storage enclosures
- Residential waste must be serviced by the current, Council appointed residential waste contractor under the provisions of the current Domestic Waste Contract.
- Note: The current, Council residential Waste contractor services mixed and recyclable waste from MUD's and mixed use developments with a minimum 10.5m long, dual rear axle, rear loading HRV.
- Commercial waste to be serviced by a private, Commercial waste contractor.
- Forward entry, internal manoeuvring, forward exit from any development must be designed to ensure waste collection vehicles do not impede general access to, from or within the site.
- Waste vehicle manoeuvring to be designed, demonstrated by swept turning path overlay onto submission plans and be certified to AS2890.2 by the applicants Traffic Engineer.

- All waste transfer from commercial tenancies and residential occupancies to be undertaken within the footprint of the development.
- Use of garbage chutes must be within a dedicated waste room sized to accommodate storage of recyclables for manual transfer to principal waste storage room/s. Note: Garbage chutes are not suitable or supported for disposal of recyclables.
- Submission of a Waste Management Plan in accordance with the former Gosford City Council Development Application Guide and Chapter 7.2 – Waste Management of Gosford DCP 2013 for all site preparation, demolition, construction, use of premises and on-going management of waste.

All major demolition and construction components are required to be identified with an estimated volume of waste indicated. Ensure a figure is provided for residual waste to cover those materials that are unable or not feasible to separate.

Rules of thumb for estimating waste can be found under Appendix B Waste/Recycling Generation Rates of the Better Practice Guide for Waste Management in Multi-Unit Dwellings published by Department of Environment & Climate Change i.e. timber 5-7% of material ordered, bricks 5-10% of material ordered etc.

6) Architectural and SEPP65

The drawings are minimal and show only block models with no indication of internal planning, articulation or materials and at a scale of 1:1000. Consequently these comments are limited in their scope however any application must address the following issues.

- The residential components of the development must comply with SEPP 65 and the Apartment Design Guide (ADG).

The separation between towers 2, 3 and 5 appears not to comply with the 24 metre minimum for heights above 8 storeys. Building separation not only provides visual privacy but acoustic privacy, solar access, daylight, outlook and area for deep soil and landscaping and on a large site should fully comply with the ADG.

- Kibble Park is a significant public space within the Gosford CBD and will only increase in importance with increasing residential density. No shadow diagrams have been included with the drawings but it is essential that any development on the site does not overshadow the park or other public spaces.
- Any development on any of the street fronts should contribute to an active street. The Henry Parry Drive frontage appears narrow and uninviting while the wide entry will draw users away from the street and into internal spaces. The through site link appears not to link any significant points and further reduces the street front

activation. There should be a strong visual connection between the development and the Kibble Park and the option of a direct physical connection should be explored.

Parking above ground must be setback from the street and be surrounded with retail or commercial use. Parking facing the street, even if above ground level and on side streets is not acceptable.

- Footpaths and public spaces must present as a high quality. The application should include a comprehensive street tree scheme. Prior to detailed design all services must be located to ensure significant street trees are able to be provided. If necessary services should be relocated or adequate space provided on site for significant trees and landscaping.

Yours sincerely,

R A Eyre

Robert Eyre
**Principal Development Planner South
Central Coast Council**

Our Reference: IR 26507797

3D MODEL SUBMISSION REQUIREMENTS

WHEN DO I NEED TO SUBMIT A 3D DIGITAL MODEL?

You will need to submit a 3D model for a development application, amended plan, or application for amendment that is:

- A new building or amendment of a building within the Gosford City Centre or Terrigal Bowl area, and
- Building having 3 stories or more.

WHAT IS THE 3D DIGITAL MODEL USED FOR?

The supplied 3D Digital Models will be loaded into the Central Coast Council 3D Digital Model and will be used for detailed development assessment.

An assessment may include:

- Compliance with building envelope controls and building height
- Shadowing impacts at any date and time
- The relationship of the proposed building to adjacent built or other proposed development
- The relationship of the proposed building to adjacent public space
- View impact assessment from both private and public domain
- The character of the spaces created by the cumulative effect of development

SPECIFICATIONS

The purpose of the specifications is to ensure that the 3D Digital Models which are submitted to Council are:

- Visually and geometrically accurate to allow precise assessment by development assessment officers
- Reside in the correct co-ordinated spatial location in the Central Coast Council 3D Digital Model (GDA94 MGA Zone 56)

Format

All 3D Digital Models should be supplied in Sketchup (v8) format (KMZ file containing KML file, DAE file and texture images) other file formats may be considered if they can be accurately loaded into the 3D model.

Working units

The model must be drawn or exported in metres and at 1:1 scale. Models are assumed to be scaled in metres in all axis. Architectural models are typically modelled in mm, failing to check for this prior to exporting from the source software will result in incorrectly scaled models in Council's 3D solution.

Models should always be checked for floating point precision errors (rounding errors) after export if the units are rescaled, this will be readily identifiable if the model geometry appears to move unexpectedly.

Object centre

Ensure that the model is drawn from an origin of 0, 0, 0 and is not georeferenced in space directly.

Model orientation

The model must be drawn with the correct orientation relative to North.

Reference points

Two reference points must be included expressed in Reduced Levels (RLs) based on Australian Height Datum (AHD). These points should be annotated in the 3D Digital Model at:

- the street frontage; and
- the highest point of the building

Level of detail

The building 3D Digital Model should only consist of the exterior geometry that will be considered as part of the shadow casting and form analysis including accurate placement of:

- glazing,
- balconies (including glass balustrades),
- roof pitches,
- terraces,
- roof services

Please exclude all internal and unseen geometry such as

- internal stairs, walls, doors or furniture
- people, vehicle or vegetation

Single sided faces

For the most efficient rendering, most 3D applications will only render the front face of a polygon, this is also referred to as “back face culling”. When back face culling is enforced, only the outward facing normal of a model are rendered, while all inward facing normal are culled from the scene.

Image Textures

3D Digital Model surfaces should be made up of either all textured surfaces or all coloured surfaces, not both.

All faces of a textured 3D Digital Model must have an appropriate image applied. Textures should not include any shadows.

All textures must be in JPEG or PNG format, texture dimensions should be kept to a minimum with an ideal texture size being no larger than 512 x 512 pixels.

File naming conventions

Naming conventions used should be clearly defined in the documentation submitted with the model.

QUESTIONS

Should you have questions concerning the submission of a 3D Digital Model please contact Council's Geospatial Information Services on 1300 463 954 or email

CHECKLIST FOR DIGITAL 3D MODEL SUBMISSION

Please ensure you have read the "Specifications" and that the 3D Digital Model adheres/includes the following:

- Sketchup file format
- Unit in metres
- Enough details for accurate shadow casting
- No internal features shown (internal wall, doors, stairs, etc)
- Textured or coloured 3D digital model (not both)
- Correct north orientation and origin / axis (0 ,0, 0) at object
- 3D digital model supplied on CD or USB.



OUT19/592

Department of Industry

Ms Louise Starkey
Regional Assessments
NSW Department of Planning and Environment

Louise.starkey@planning.nsw.gov.au

Dear Ms Starkey

**Gosford Kibbleplex site re-development (SSD 9813)
Comment on the Secretary's Environmental Assessment Requirements (SEARs)**

I refer to your email of 15 January 2019 to the Department of Industry (DoI) in respect to the above matter. Comment has been sought from relevant branches of Lands & Water and Department of Primary Industries (DPI), and the following requirements for the proposal are provided:

DoI — Water and Natural Resources Access Regulator

- The identification of an adequate and secure water supply for the life of the project. This includes confirmation that water can be sourced from an appropriately authorised and reliable supply. This is also to include an assessment of the current market depth where water entitlement is required to be purchased.
- A detailed and consolidated site water balance.
- Assessment of impacts on surface and ground water sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, and groundwater dependent ecosystems, and measures proposed to reduce and mitigate these impacts.
- Proposed surface and groundwater monitoring activities and methodologies.
- Consideration of relevant legislation, policies and guidelines, including the NSW Aquifer Interference Policy (2012), the Guidelines for Controlled Activities on Waterfront Land (2018) and the relevant Water Sharing Plans (available at <https://www.industry.nsw.gov.au/water>).

Any further referrals to Department of Industry can be sent by email to landuse.enquiries@dpi.nsw.gov.au.

Yours sincerely

Liz Rogers
Manager, Assessments
Lands and Water - Strategy and Policy
24 January 2019



DOC19/34553-01

Department of Planning and Environment
GPO BOX 39
Sydney NSW 2001
Attention: Louise Starkey

Email: Louise.Starkey@planning.nsw.gov.au

17 January 2019

**GOSFORD KIBBLEPLEX SITE RE-DEVELOPMENT - (SSD 9813)- REQUEST FOR
SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS**

I refer to your email to the Environment Protection Authority (EPA) received on 15 January 2019 advising of a request for Secretary's Environmental Assessment Requirements (SEARs) to assist with the preparation of an Environmental Impact Statement (EIS) for the above proposed development.

The EPA understands that the proposal involves a mixed use development at 136 – 148 Donnison Street, Gosford (Lot 6 in DP 598833 and Lot 1 in DP 540292) within Central Coast Council Local Government Area. The development will propose the urban renewal of the site for a range of retail, food and beverage, entertainment, and residential uses.

Based on the information in the Preliminary Assessment provided, it does not appear that the proposed development involves an activity that is listed in Schedule 1 of the *Protection of the Environment Operations Act 1997* (POEO Act). As such Central Coast Council would be the appropriate regulatory authority for matters under the POEO Act in respect of the proposed development. I suggest that you contact the Council regarding their requirements for the preparation of an Environment Impact Statement.

If you require any further information regarding this matter, please contact Genevieve Lorang on 4908 6869 or by email to hunter.region@epa.nsw.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Michael Howat'.

MICHAEL HOWAT
A/Head Strategic Operations Unit - Hunter
Environment Protection Authority

DOC19/34254-1
SSD 9813

Louise Starkey
Senior Planning Officer
Department of Planning and Environment
Louise.Starkey@planning.nsw.gov.au

Dear Louise

Input into Secretary's Environmental Assessment Requirements – Gosford Kibbleplex site re-development – Central Coast LGA (SSD 9813)

I refer to your letter dated 15 January 2019 seeking input into the Secretary's Environmental Assessment Requirements (SEARs) for the Gosford Kibbleplex site re-development, located at 136-148 Donnison Street, Gosford. The proposed development is within the Central Coast local government area.

The Office of Environment and Heritage (OEH) understands that the Lederer Group is seeking to establish a mixed-use development comprising five towers above a podium, with a mix of uses, including residential, retail, entertainment, leisure, and food and beverage. OEH understands that the proposal is a State Significant Development (SSD 9510) project under the *Environmental Planning and Assessment Act 1979*.

OEH has reviewed the Concept State Significant Development Application as prepared by Mecone (dated December 2018) and has prepared Standard SEARs which are presented in **Attachment A**. There are no project-specific SEARs provided for this project (**Attachment B**). Details of guidance documents are provided in **Attachment C**.

OEH notes that the supporting document excludes reference to the *Biodiversity Conservation (BC) Act 2016*. Section 7.9(2) of the BC Act provides that applications for State significant development (SSD) and State significant infrastructure (SSI) are to be accompanied by a Biodiversity Development Assessment Report (BDAR) unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values. A BDAR will therefore be required for the project unless a BDAR waiver is issued. Further information on the application requirements for waiving a BDAR can be provided by Department of Planning and Environment and OEH.

With respect to Aboriginal cultural heritage, OEH notes that any Aboriginal cultural heritage assessment undertaken prior to 2010 is unlikely to meet current OEH Aboriginal cultural heritage guidelines for the assessment of Aboriginal cultural heritage in NSW. The OEH 2011 *Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW* should be referenced in this instance.

If you have any further questions in relation to this matter, please contact Brendan Mee, Senior Conservation Planning Officer, on 02 4904 2730.

Yours sincerely

A handwritten signature in dark ink, appearing to be 'SC', with a long horizontal stroke extending to the right.

STEVEN COX
Senior Team Leader Planning
Hunter Central Coast Branch
Conservation and Regional Delivery Division

Enclosure: Attachments A, B, C

30 January 2019

Attachment A – Standard Environmental Assessment Requirements

<p>Biodiversity</p> <ol style="list-style-type: none"> 1. Biodiversity impacts related to the proposed development (SSD 9813) are to be assessed in accordance with the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the <i>Biodiversity Conservation Act 2016</i> (s6.12), <i>Biodiversity Conservation Regulation 2017</i> (s6.8) and Biodiversity Assessment Method. 2. The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the Biodiversity Assessment Method. 3. The BDAR must include details of the measures proposed to address the offset obligation as follows; <ul style="list-style-type: none"> • The total number and classes of biodiversity credits required to be retired for the development/project; • The number and classes of like-for-like biodiversity credits proposed to be retired; • The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules; • Any proposal to fund a biodiversity conservation action; • Any proposal to conduct ecological rehabilitation (if a mining project); • Any proposal to make a payment to the Biodiversity Conservation Fund. <p>If seeking approval to use the variation rules, the BDAR must contain details of the reasonable steps that have been taken to obtain requisite like-for-like biodiversity credits.</p> <ol style="list-style-type: none"> 4. The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under s6.10 of the <i>Biodiversity Conservation Act 2016</i>.
<p>Aboriginal cultural heritage</p> <ol style="list-style-type: none"> 5. The Environmental Impact Assessment (EIS) must identify and describe the Aboriginal cultural heritage values that exist across the whole area that will be affected by the development and document these in the Aboriginal Cultural Heritage Assessment Report (ACHAR). This may include the need for surface survey and test excavation. The identification of cultural heritage values should be guided by the Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011) and consultation with OEH regional branch officers. 6. Consultation with Aboriginal people must be undertaken and documented in accordance with the Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW). The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the ACHAR. 7. Impacts on Aboriginal cultural heritage values are to be assessed and documented in the ACHAR. The ACHAR must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the ACHAR must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH.

Historic heritage
<p>8. The EIS must provide a heritage assessment including but not limited to an assessment of impacts to State and local heritage including conservation areas, natural heritage areas, places of Aboriginal heritage value, buildings, works, relics, gardens, landscapes, views, trees should be assessed. Where impacts to State or locally significant heritage items are identified, the assessment shall:</p> <ul style="list-style-type: none"> a. outline the proposed mitigation and management measures (including measures to avoid significant impacts and an evaluation of the effectiveness of the mitigation measures) generally consistent with the NSW Heritage Manual (1996), b. be undertaken by a suitably qualified heritage consultant(s) (note: where archaeological excavations are proposed the relevant consultant must meet the NSW Heritage Council's Excavation Director criteria), c. include a statement of heritage impact for all heritage items (including significance assessment), d. consider impacts including, but not limited to, vibration, demolition, archaeological disturbance, altered historical arrangements and access, landscape and vistas, and architectural noise treatment (as relevant), and e. where potential archaeological impacts have been identified develop an appropriate archaeological assessment methodology, including research design, to guide physical archaeological test excavations (terrestrial and maritime as relevant) and include the results of these test excavations.
Water and soils
<p>9. The EIS must map the following features relevant to water and soils including:</p> <ul style="list-style-type: none"> a. Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map). b. Rivers, streams, wetlands, estuaries (as described in s4.2 of the Biodiversity Assessment Method). c. Wetlands as described in s4.2 of the Biodiversity Assessment Method. d. Groundwater. e. Groundwater dependent ecosystems. f. Proposed intake and discharge locations.
<p>10. The EIS must describe background conditions for any water resource likely to be affected by the development, including:</p> <ul style="list-style-type: none"> a. Existing surface and groundwater. b. Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations. c. Water Quality Objectives (as endorsed by the NSW Government http://www.environment.nsw.gov.au/ieo/index.htm) including groundwater as appropriate that represent the community's uses and values for the receiving waters. d. Indicators and trigger values/criteria for the environmental values identified at (c) in accordance with the ANZECC (2000) Guidelines for Fresh and Marine Water Quality and/or local objectives, criteria or targets endorsed by the NSW Government.

<p>11. The EIS must assess the impacts of the development on water quality, including:</p> <ul style="list-style-type: none"> a. The nature and degree of impact on receiving waters for both surface and groundwater, demonstrating how the development protects the Water Quality Objectives where they are currently being achieved, and contributes towards achievement of the Water Quality Objectives over time where they are currently not being achieved. This should include an assessment of the mitigating effects of proposed stormwater and wastewater management during and after construction. b. Identification of proposed monitoring of water quality.
<p>12. The EIS must assess the impact of the development on hydrology, including:</p> <ul style="list-style-type: none"> a. Water balance including quantity, quality and source. b. Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas. c. Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems. d. Impacts to natural processes and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (e.g. river benches). e. Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water. f. Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options. g. Identification of proposed monitoring of hydrological attributes.
<p>Flooding and coastal erosion</p>
<p>13. The EIS must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government 2005) including:</p> <ul style="list-style-type: none"> a. Flood prone land. b. Flood planning area, the area below the flood planning level. c. Hydraulic categorisation (floodways and flood storage areas).
<p>14. The EIS must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 1 in 10 year, 1 in 100 year flood levels and the probable maximum flood, or an equivalent extreme event.</p>
<p>15. The EIS must model the effect of the proposed development (including fill) on the flood behaviour under the following scenarios:</p> <ul style="list-style-type: none"> a. Current flood behaviour for a range of design events as identified in 11 above. This includes the 1 in 200 and 1 in 500 year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change.

16. Modelling in the EIS must consider and document:

- a. The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood.
- b. Impacts of the development on flood behaviour resulting in detrimental changes in potential flood affection of other developments or land. This may include redirection of flow, flow velocities, flood levels, hazards and hydraulic categories.
- c. Relevant provisions of the NSW Floodplain Development Manual 2005.

17. The EIS must assess the impacts on the proposed development on flood behaviour, including:

- a. Whether there will be detrimental increases in the potential flood affectation of other properties, assets and infrastructure.
- b. Consistency with Council floodplain risk management plans.
- c. Compatibility with the flood hazard of the land.
- d. Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land.
- e. Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site.
- f. Whether there will be direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.
- g. Any impacts the development may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the SES and Council.
- h. Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the SES and Council.
- i. Emergency management, evacuation and access, and contingency measures for the development considering the full range of flood risk (based upon the probable maximum flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of Council and the SES.
- j. Any impacts the development may have on the social and economic costs to the community as consequence of flooding.

Attachment B – Project specific environmental assessment requirements

Biodiversity - nil
Aboriginal cultural heritage - nil
Historic heritage - nil
Water and soils - nil
Flooding and coastal erosion - nil

Attachment C – Guidance material

Title	Web address
Relevant legislation	
<i>Biodiversity Conservation Act 2016</i>	https://www.legislation.nsw.gov.au/#/view/act/2016/63/full
<i>Coastal Management Act 2016</i>	https://www.legislation.nsw.gov.au/#/view/act/2016/20/full
<i>Commonwealth Environment Protection and Biodiversity Conservation Act 1999</i>	http://www.austlii.edu.au/au/legis/cth/consol_act/epabca1999588/
<i>Environmental Planning and Assessment Act 1979</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+203+1979+cd+0+N
<i>Fisheries Management Act 1994</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+38+1994+cd+0+N
<i>Marine Parks Act 1997</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+64+1997+cd+0+N
<i>National Parks and Wildlife Act 1974</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+80+1974+cd+0+N
<i>Protection of the Environment Operations Act 1997</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+156+1997+cd+0+N
<i>Water Management Act 2000</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+92+2000+cd+0+N
<i>Wilderness Act 1987</i>	http://www.legislation.nsw.gov.au/viewtop/inforce/act+196+1987+FIRST+0+N
Biodiversity	
Biodiversity Assessment Method (OEH, 2017)	http://www.environment.nsw.gov.au/resources/bcact/biodiversity-assessment-method-170206.pdf
Guidance and Criteria to assist a decision maker to determine a serious and irreversible impact (OEH, 2017)	http://www.environment.nsw.gov.au/resources/bcact/guidance-decision-makers-determine-serious-irreversible-impact-170204.pdf
NSW Guide to Surveying Threatened Plant	http://www.environment.nsw.gov.au/resources/threatenedspecies/160129-threatened-plants-survey-guide.pdf
Fisheries NSW policies and guidelines	http://www.dpi.nsw.gov.au/fisheries/habitat/publications/policies,-guidelines-and-manuals/fish-habitat-conservation
List of national parks	http://www.environment.nsw.gov.au/NationalParks/parksearchatoz.aspx
Revocation, recategorisation and road adjustment policy (OEH, 2012)	http://www.environment.nsw.gov.au/policies/RevocationOfLandPolicy.htm
Guidelines for developments adjoining land and water managed by the Department of Environment, Climate Change and Water (DECCW, 2010)	http://www.environment.nsw.gov.au/protectedareas/developmentadjoiningdecc.htm
Heritage	
The Burra Charter (The Australia ICOMOS charter for places of cultural significance)	http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf
Statements of Heritage Impact 2002 (HO & DUAP)	http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf
NSW Heritage Manual (DUAP) (scroll through alphabetical list to 'N')	http://www.environment.nsw.gov.au/Heritage/publications/

Title	Web address
Aboriginal cultural heritage	
Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW, 2010)	http://www.environment.nsw.gov.au/resources/cultureheritage/commconsultation/09781ACHconsultreq.pdf
Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010)	http://www.environment.nsw.gov.au/resources/cultureheritage/10783FinalArchCoP.pdf
Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (OEH 2011)	http://www.environment.nsw.gov.au/resources/cultureheritage/20110263ACHguide.pdf
Aboriginal Site Recording Form	http://www.environment.nsw.gov.au/resources/parks/SiteCardMainV1_1.pdf
Aboriginal Site Impact Recording Form	http://www.environment.nsw.gov.au/resources/cultureheritage/120558asirf.pdf
Aboriginal Heritage Information Management System (AHIMS) Registrar	http://www.environment.nsw.gov.au/contact/AHIMSRegistrar.htm
Care Agreement Application form	http://www.environment.nsw.gov.au/resources/cultureheritage/20110914TransferObject.pdf
Acid sulphate soils	
Acid Sulfate Soils Planning Maps via Data.NSW	http://data.nsw.gov.au/data/
Acid Sulfate Soils Manual (Stone et al. 1998)	http://www.environment.nsw.gov.au/resources/epa/Acid-Sulfate-Manual-1998.pdf
Acid Sulfate Soils Laboratory Methods Guidelines (Ahern et al. 2004)	http://www.environment.nsw.gov.au/resources/soils/acid-sulfate-soils-laboratory-methods-guidelines.pdf This replaces Chapter 4 of the Acid Sulfate Soils Manual above.
Flooding and coastal erosion	
Reforms to coastal erosion management	http://www.environment.nsw.gov.au/coasts/coastalerosionmgmt.htm
Floodplain development manual	http://www.environment.nsw.gov.au/floodplains/manual.htm
Guidelines for Preparing Coastal Zone Management Plans	Guidelines for Preparing Coastal Zone Management Plans http://www.environment.nsw.gov.au/resources/coasts/130224CZMPGuide.pdf
NSW Climate Impact Profile	http://climatechange.environment.nsw.gov.au/
Climate Change Impacts and Risk Management	Climate Change Impacts and Risk Management: A Guide for Business and Government, AGIC Guidelines for Climate Change Adaptation
Water	
Water Quality Objectives	http://www.environment.nsw.gov.au/ieo/index.htm
ANZECC (2000) Guidelines for Fresh and Marine Water Quality	www.environment.gov.au/water/publications/quality/australian-and-new-zealand-guidelines-fresh-marine-water-quality-volume-1
Applying Goals for Ambient Water Quality Guidance for Operations Officers – Mixing Zones	http://deccnet/water/resources/AWQGuidance7.pdf

Title	Web address
Approved Methods for the Sampling and Analysis of Water Pollutant in NSW (2004)	http://www.environment.nsw.gov.au/resources/legislation/approvedmethods-water.pdf



NSW RURAL FIRE SERVICE



The Director, Regional Assessments
Department of Planning and Environment
(Sydney Offices)
GPO Box 39
Sydney NSW 2001

Your reference: SSD 9813

Our reference: D19/152

30 January 2019

Attention: Louise Starkey

Dear Sir/Madam,

**Proposed Development at Gosford Kibbleplex site at 136 -146 and 148 Donnison Street Gosford
Lot 6 in DP 598833 and Lot 1 in DP 540292**

Reference is made to the correspondence dated 15 January 2019 seeking input regarding the preparation of Secretary's environmental assessment requirements for the above State Significant Development in accordance with the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service has reviewed the information provided and advises that a bush fire assessment report shall be prepared demonstrating the extent to which the proposed development conforms with or deviates from the specifications set out in *Planning for Bush Fire Protection 2006* or any subsequent version. This shall include a classification of the vegetation on and surrounding the development (out to a distance of 140 metres from the boundaries of the property) and an assessment of the slope of the land on and surrounding the development (out to a distance of 100 metres).

If you have any queries regarding this advice, please contact Rohini Belapurkar, Development Assessment and Planning Officer, on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese
**Team Leader, Development Assessment and Planning
Planning and Environment Services (East)**

Postal address

NSW Rural Fire Service
Planning and Environment Services
Locked Bag 17
GRANVILLE NSW 2141

T 1300 NSW RFS
F (02) 8741 5433
E records@rfs.nsw.gov.au
www.rfs.nsw.gov.au



17 January 2019

Department of Planning & Environment
Regional Assessments
GPO Box 39
SYDNEY NSW 2001

Attention: Louise Starkey

**SEARS REQUEST – GOSFORD KIBBLEPLEX SITE RE-DEVELOPMENT, 136 DONNISON STREET
GOSFORD - SSD 9813**

Reference is made to Department of Planning and Environment's email dated 15 January 2019, requesting Roads and Maritime Services' (Roads and Maritime) requirements under Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*.

Transport for NSW and Roads and Maritime's primary interests are in the road network, traffic and broader transport issues. In particular, the efficiency and safety of the classified road network, the security of property assets and the integration of land use and transport.

Roads and Maritime have reviewed the information supplied, including the Request for Secretary Environmental Assessment Requirements by Mecone dated December 2019. It is understood that the proposal be for a staged mixed-use development comprising five towers above a podium, with a mix of uses including residential, retail, entertainment, leisure, and food and beverage. Vehicle access will be from Donnison, William and Albany Streets.

Roads and Maritime response & requirements

Roads and Maritime recommends that the Environmental Impact Statement (EIS) should refer to the following guidelines with regard to the traffic and transport impacts of the proposed development:

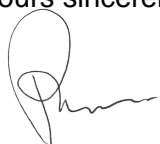
- Road and Related Facilities within the Department of Planning EIS Guidelines, and,
- Section 2 Traffic Impact Studies of Roads and Maritime's *Guide to Traffic Generating Developments 2002*.

Furthermore, a traffic and transport study shall be prepared in accordance with the Roads and Maritime's *Guide to Traffic Generating Developments 2002* and is to include (but not be limited to) the following:

- Assessment of all relevant vehicular traffic routes and intersections for access to / from the subject properties.
- Current traffic counts for all of the traffic routes and intersections.
- The anticipated additional vehicular traffic generated from both the construction and operational stages of the project.
- The distribution on the road network of the trips generated by the proposed development. It is requested that the predicted traffic flows are shown diagrammatically to a level of detail sufficient for easy interpretation.
- Consideration of the traffic impacts on existing and proposed intersections, and the capacity of the local and classified road network to safely and efficiently cater for the additional vehicular traffic generated by the proposed development during both the construction and operational stages. The traffic impact shall also include the cumulative traffic impact of other proposed developments in the area.
- Identify the necessary road network infrastructure upgrades that are required to maintain existing levels of service on both the local and classified road network for the development. In this regard, preliminary concept drawings shall be submitted with the EIS for any identified road infrastructure upgrades. However, it should be noted that any identified road infrastructure upgrades will need to be to the satisfaction of Roads and Maritime and Council.
- Traffic analysis of any major / relevant intersections impacted, using SIDRA or similar traffic model, including:
 - Current traffic counts and 10 year traffic growth projections
 - With and without development scenarios
 - 95th percentile back of queue lengths
 - Delays and level of service on all legs for the relevant intersections
 - Electronic data for Roads and Maritime review.
- Any other impacts on the regional and state road network including consideration of pedestrian, cyclist and public transport facilities and provision for service vehicles.

On determination of this matter, please forward a copy of the SEARs to Roads and Maritime for record and / or action purposes. Should you require further information please contact Hunter Land Use on 4908 7688 or by emailing development.hunter@rms.nsw.gov.au.

Yours sincerely



Peter Marler
 Manager Land Use Assessment
 Hunter Region

Anthony Witherdin
Director Regional Assessment
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Louise Starkey

Dear Mr. Witherdin,

Request for SEARs – Gosford Kibbleplex site re-development (SSD 9813)

Thank you for your letter dated 15 January 2019 requesting Transport for NSW (TfNSW) input to the Secretary's Environmental Assessment Requirements (SEARs) for the subject State Significant Development (SSD) application.

TfNSW has reviewed the Applicant's request for SEARs and our suggested content to be included in the SEARs is summarized in the attachment to this letter.

If you require any further information regarding this matter, please contact Billy Yung, Senior Transport Planner, via email at billy.yung@transport.nsw.gov.au. I hope this has been of assistance.

Yours sincerely



25/1/2019

Mark Ozinga
Principal Manager, Land Use Planning & Development
Freight, Strategy & Planning

CD19/00403

- Address compliance with SEPP 65 and the Apartment Design Guide (ADG) and ensure the proposal achieves a high level of environmental and residential amenity.

7. Ecologically Sustainable Development (ESD)

- Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000) will be incorporated in the design, construction and ongoing operation phases of the development.
- Demonstrate that the development has been assessed against a suitably accredited rating scheme to meet industry best practice for sustainability.

8. Transport and Accessibility (Construction and Operation)

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

- Estimate the total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and bicycle trips;
- 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;
- Details of existing and proposed pedestrian and bicycle movements within the vicinity of the site;
- Assess the adequacy of public transport, pedestrian and bicycle provisions to meet the likely future demand of the proposed development;
- Provide detailed plans of the proposed road layout, access points, ramp design and car parking in accordance with the relevant Australian Standards and Council requirements;
- Provide detailed plans of the proposed bicycle parking facilities that to be located in secure, convenient, accessible areas close to main entries incorporating lighting and passive surveillance;
- Details of existing car parking demand and assess the implications of displacing this demand during construction and post-development;
- 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 transport/travel, including public transport use, pedestrian and bicycle linkages, and implementation of the location specific sustainable travel plan;
- Prepare a Construction Traffic Management Plan for the proposal and outline how construction traffic, public transport, bicycle and pedestrian, and impacts/parking impacts would be appropriately managed and mitigated.

Relevant Policies and Guidelines:

- Guide to Traffic Generating Developments (Roads and Maritime Services)
- EIS Guidelines – Road and Related Facilities (DoPI)
- NSW Planning Guidelines for Walking and Cycling
- Cycling aspects to Austroads Guide
- Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development
- Standards Australia AS2890.3 (Bicycle parking facilities)

9. Flooding

- Assess any 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.

Louise Starkey

From: Jason Wall <jwall@ausgrid.com.au>
Sent: Friday, 18 January 2019 3:28 PM
To: Louise Starkey
Cc: Property; Development/Ausgrid; Paul Nakhle; Tim Knight; Keiran Fleming
Subject: RE: Request SEARs Input - Gosford Kibbleplex site re-development (SSD 9813)

Hi Louise,

Ausgrid has reviewed the draft SEARs and has no further submission.

Thanks,

Jason Wall
Program Development Manager
(02) 9269 7133

From: Keiran Fleming
Sent: Tuesday, 15 January 2019 4:56 PM
To: Jason Wall <jwall@ausgrid.com.au>
Cc: Property <property@Ausgrid.com.au>; Development/Ausgrid <development@ausgrid.com.au>; Paul Nakhle <pnakhle@ausgrid.com.au>; Tim Knight <tknight@Ausgrid.com.au>
Subject: Re: Request SEARs Input - Gosford Kibbleplex site re-development (SSD 9813)

Hi Jason,

For your attention, due 28/01/2019.

Thanks.

Kind regards,
Keiran

Keiran Fleming | Property Portfolio Manager | Ausgrid

Level 4, 570 George Street, Sydney NSW 2000 AUSTRALIA
☎: 0436 620 367 | ✉: keiran.fleming@ausgrid.com.au |

Please consider the environment before printing this email.

From: Louise Starkey <louise.starkey@planning.nsw.gov.au>
Sent: Tuesday, 15 January 2019 4:50 PM
To: Keiran Fleming <keiran.fleming@ausgrid.com.au>
Subject: Request SEARs Input - Gosford Kibbleplex site re-development (SSD 9813)

Dear Ausgrid

Attention: Mr Keiran Fleming, Manager, Property Portfolio

Please find attached a request to provide input on the Draft SEARS for the above application (SSD 9813).

The SEARs request is also available at
http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9813

Feel free to contact me on (02) 4345 4410 if you have any queries.

Louise Starkey

Senior Planning Officer, Regional Assessments

Department of Planning and Environment | PO Box 1148 GOSFORD NSW 2250

T 02 4345 4410 E Louise.Starkey@planning.nsw.gov.au



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