



NSW Land and Housing Corporation
C/O Mr Logendra Pillay
McNally Management Pty Ltd
L12, 49 York Street
SYDNEY NSW 2000

Email: lp@mcnallymanagement.com.au

Dear Mr Pillay,

**Pre-Development Application Advice
56 Beane Street, Gosford (Lot 30 in DP1250970)**

I refer to your pre-development application (Pre-DA) meeting held on Friday 1 November 2019 in relation to a proposed residential flat building (for affordable housing) at the above site. I provide this written advice for your records.

This advice is based on the proposed development, as described by you, in:

- Pre DA documents received 5 September 2019:
 - Pre-DA Advice Request Form
 - Pre-DA Planning Submission and attachments prepared by Michael Leavy Consulting dated 5 September 2019
 - Preliminary architectural plans prepared by Stanton Dahl Architects and urban diagrams (date unknown)
 - Council correspondence in relation to flooding and drainage dated 21 August 2019 and waste servicing dated 25 July
 - Quantity Surveyor statement dated 2 September 2019
- Revised Pre-DA documents received 15 October 2019:
 - Revised Pre-DA Advice Request Form
 - Revised Pre-DA Planning Submission and attachments prepared by Michael Leavy Consulting dated 15 October 2019
 - Revised Preliminary architectural plans prepared by Stanton Dahl Architects dated 10 October 2019, urban diagrams and examples.
 - Land owners consent dated 15 October 2019.

Please note that this advice is preliminary in nature and that no detailed assessment of the site or proposed development has been undertaken. Should the development or any relevant planning policy change in any way prior to the lodgement of a development application (DA) then this advice may no longer be fully accurate or complete.

In preparing this advice, the Department has consulted Central Coast Council on the documents received on 5 September 2019. A copy of Council's Pre-DA advice is enclosed for your information.

Following lodgement of the DA and a detailed assessment, additional issues may arise that are not detailed in this letter and may require the proposed development to be modified or additional information provided. The determining authority may also determine that the proposed development cannot be supported on the site.

Proposed development

Your proposed development includes the following:

- construction of a part 7 and part 8 storey residential flat building (for affordable housing) comprising 41 social housing apartments;
- associated onsite carparking and site works, tree removal (where required), site preparation, earthworks, drainage, services and landscaping.

Zoning and Permissibility

The site is zoned R1 General Residential pursuant to State Environmental Planning Policy (Gosford City Centre) 2018 (Gosford SEPP). The objectives of the R1 zone are:

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that development is compatible with the desired future character of the zone.
- To promote best practice in the design of multi dwelling housing and other similar types of development.
- To ensure that non-residential uses do not adversely affect residential amenity or place demands on services beyond the level reasonably required for multi dwelling housing or other similar types of development.

The proposed development falls into the defined land-use “residential flat buildings”, which is permitted with consent in the zone.

Any site remediation of contaminated land (if required) is permitted with consent pursuant to Clause 8 of State Environmental Planning Policy No. 55 – Remediation of Land.

Any demolition of a building or work (if required) may be carried out but only with development consent pursuant to clause 2.7 of the Gosford SEPP.

Capital Investment Value

Any DA lodged with the Department must clearly state the capital investment value (CIV) of the proposed development. According to your pre-DA documentation, the development is anticipated to have a capital investment value (CIV) in excess of \$10,000,000.

Any future DA must be accompanied by a report from a qualified quantity surveyor providing a detailed calculation of the CIV 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 and certification that the information provided is accurate at the date of preparation.

Please refer to the Department of Planning, Industry and Environment's planning circular PS 10-008 which describes what items must be included and excluded when calculating the CIV for development.

Consent Authority

Based on the estimated CIV, and pursuant to clause 1.6 of the Gosford SEPP 2018 and clause 20(2)(d) of State Environmental Planning Policy (State and Regional Development) 2011, the Minister for Planning and Public Spaces is the consent authority for the development.

Statement of Environmental Effects

The Regulation requires that all DAs, except for designated development, include a Statement of Environmental Effects (SEE).

A SEE must be submitted with the DA that fully describes the proposed development and includes an assessment of the potential environmental impacts associated with the development, how these impacts have been identified and how you will minimise these impacts.

The DA and SEE must be prepared in accordance with, and meet the minimum requirements of, Schedule 1 of the Regulation. The SEE must provide an assessment against all relevant environmental planning instruments, development control plans and plans applicable to the site and development. Where relevant, the SEE should also include:

- 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.

Any future DA and SEE should consider and address the planning advice and key issues listed below. The SEE must also address the relevant matters for consideration in accordance with section 4.15 of the *Environmental Planning & Assessment Act 1979* (EP&A Act).

Planning Advice

The Department has provided planning advice below for your consideration, organised by key issue. Feedback on any specific request for advice is provided under the relevant key issue.

Statutory and Strategic Provisions

- Provide an assessment against relevant provisions, including (but not be limited to) those outlined in **Attachment A**.
- Demonstrate that the site is suitable for the proposed development.
- Demonstrate that the design of the development is compatible with the character of the local area.
- 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.
- Provide a clause 4.6 objection for any non-compliance with applicable development standards in the Gosford SEPP (i.e. a written application that compliance with that development standard is unreasonable or unnecessary).

Design Excellence

- The proposal must exhibit design excellence in accordance with Clause 8.3 of the Gosford SEPP.
- A Design Excellence Statement (DES) should be provided that demonstrates how the proposal exhibits design excellence and contributes to the natural, cultural, visual and built character values of Gosford City Centre.

Built Form and Urban Design

- The SEE must address the height, bulk and scale of the proposed development, including consideration of the building layout, separation, massing, setbacks and the size of the proposed floor plates.
- Demonstrate how the proposal is informed by the Gosford Urban Design Framework (GANSW, 2018) and the Gosford Development Control Plan 2018 (DPE).
- Consider the objectives and character of residential areas described in Chapter 3 of the Gosford DCP:
 - *Objective 2: "Provide a diversity of housing, including higher density residential development in the city fringe to support the viability of the city centre and encourage 24-hour use of the city's amenities."*
 - *Character for residential areas: "The residential areas within the city fringe will provide for a diverse range of housing to accommodate an additional 10,000 residents over the next 25 years. New development will consist of medium to high density residential apartments to encourage increased housing within walking distance of the city centre."*
- The maximum height of building applying to the land is 24m.
- All building facades, including at and those above the street level, must be well articulated to be attractive in all view angles.
- The proposed Beane Street elevation is the primary street frontage and should be better articulated so as to address the primary street frontage. The current Beane Street elevation is considered to have minimal articulation, repetitive as opposed to varied material finishes and provides only limited casual surveillance for the street. Further design refinement should be considered to address these design issues.
- Investigate options to improve the design quality of the proposed development, considering improved building articulation and casual surveillance to Beane Street (for example by continuing or adding balconies). In addition, consider improved street activation, and interface with the street and material finishes that assist in reducing the visual bulky appearance of the development.
- Street wall heights along Beane and Gertrude Streets should comply with the Gosford DCP. Any variation to the controls should be accompanied by suitable justification.
- Consider the street wall transition between zones.
- Setbacks (including front, rear and side setbacks) should comply with the Gosford DCP and the setbacks required in the Apartment Design Guide that accompanies SEPP 65 concerning building separation and visual privacy.
- Demonstrate how any 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.
- Elevations are to be provided which include the adjoining properties to demonstrate how the scale of the proposed development will relate to its (current and future) surroundings.
- The proposal must demonstrate how the future development potential of adjoining properties would not be compromised by the proposal.
- Consideration should be given to possible design solutions that provide improved screening and visual amenity to the property north of the site, for example including a landscaped buffer between the northern property boundary and the proposed vehicular access.
- Where any plant/services are located on the roof should be disguised by architectural roof features.
- The mapped floor space ratio (FSR) applying to the site is 3:1. However, clause 8.13 of Gosford SEPP reduces this to 2:1 and State Environmental Planning Policy (Affordable Rental Housing) 2009 permits a bonus 0.5:1 FSR, providing a maximum 2.5:1 FSR for the development.
- Ensure the proposal has been designed following consideration of the Crime Prevention through Environmental Design (CPTED) strategies.

- The DA must provide justification as to how the proposed unit mix has been derived. This should be in the form of a market analysis that considers, but is not necessarily limited to, future demographics, proximity to public transport systems and the strategic or operational needs of NSW Land and Housing Corporation etc.
- The accessible ramp appears to dominate the ground plane on Beane Street. Consider options to improve its function, location and presence to the street.
- Consider architectural issues identified in Central Coast Council's advice dated 25 September 2019.
- The proposed communal open space area appears to offer limited amenity and is located away from building access points, near the carpark and its ventilation grilles. Investigate options to improve the proposed Communal Open Space area, including the resident access arrangements and environmental amenity.
- Consider options to improve the quantity and quality of private open space and landscaped areas for future residents.
- Give further consideration to the bin storage locations and consult with Council to ensure that the bin locations accord with Council requirements for waste collection.

Public Domain/Landscaping

- Outline the scope of public domain improvements, pedestrian linkages, street activation, and landscaping to be provided as a part of the proposal.
- Investigate options to improve the pedestrian connections to adjacent sites and streets.
- Demonstrate how the proposal would:
 - 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.
- Detailed landscaping plans must be submitted with the DA. The landscaping plans must include a planting schedule, planting locations, deep soil zones, pot sizes, densities and measures to protect existing trees to be retained.
- The proposed development should maximise the retention of good quality vegetation on the site. Details of any tree or vegetation removal (including justification) will be required. Should any trees be deemed to be significant, an arborist report may be required.
- Where street trees are identified for removal, investigate options to provide new street planting and street trees to ensure the character of the residential area is maintained and improved.
- The existing trees on the Gertrude Street frontage form part of the row of street trees which contribute to the green appearance of the street and will disguise the scale of the proposed building. Consider whether these trees could be retained or whether options to include street trees could be realised.
- Investigate options to improve the landscaping on Beane and Gertrude Street frontages.
- The location of the drive way prevents provision of any screen planting between the proposal and adjoining site to the north. Consider providing a landscaping buffer between the northern property boundary and the driveway to provide greater screening and amenity to the site and the northern property.

Visual Impacts

- Prepare a comprehensive Visual Impact Assessment and view analysis of the proposal to/from key vantage points depicting images of the proposal in the background of those views. Photomontages or perspectives should be provided showing the project.
- Demonstrate how the proposal respects and maintains key view corridors (for example to the ridgelines of Presidents Hill and Rumbalara Reserve) and street vistas.

Environmental and Residential Amenity

- Assess the environmental and residential amenity impacts associated with the proposal, including solar access, acoustic impacts, visual privacy, view loss, overshadowing, lighting impacts and wind impacts. A high level of environmental amenity must be demonstrated.
- Demonstrate how the proposal maintains solar access to surrounding development and the surrounding public domain.
- Include detailed shadow diagrams (A3) that show the expected shadows cast by the proposal at hourly intervals between 9am and 3pm (inclusive) on the 21 June (Mid-Winter Solstice) and at 9.00am, 12.00pm and 3.00pm on 21 December (Summer Solstice).
- The proposed development should achieve compliance with the minimum numerical requirements of the ADG. While the Department has not undertaken a detailed assessment of the proposal against the ADG at this preliminary stage, the proposal appears to contain non-compliances with the ADG.
- Demonstrate that the proposed development complies with SEPP 65 and the Apartment Design Guide (ADG) and ensure the proposal achieves a high level of environmental and residential amenity. The SEE must provide a detailed compliance table that clearly sets out how SEPP 65 and the ADG (design objectives, criteria and design guidance) have been addressed. Should the DA propose any variations these must be clearly identified and justified in the ADG compliance table.
- The DA must be accompanied by a design verification statement from a registered architect as defined in SEPP 65 that addresses those matters required to be verified by SEPP 65.

Transport and Accessibility (Construction and Operation)

The SEE must be accompanied by a Traffic Report prepared in accordance with relevant guidelines. The report 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 that 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.
- Consider the road works, access and traffic comments in Central Coast Council's advice dated 25 September 2019.

Bushfire

- The site is mapped as bush fire prone land (Vegetation Buffer).

- The DA must be accompanied by a Bushfire Assessment Report that demonstrates compliance with the RFS publication 'Planning for Bush Fire Protection 2006' (or subsequent version).

Building sustainability and environmental performance

- Demonstrate how the proposal promotes energy efficiency.
- Demonstrate how the proposal meets the Water Sensitive Urban Design principles and incorporates Water Sensitive Urban Design practices.
- A valid BASIX Certificate for the proposed development must be submitted with the DA.

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 (if required).
- Should any aboriginal heritage items be identified that will be impacted, the proposed development will be classed as integrated development and require approval from the Heritage Division of the Department of Premier and Cabinet and/or the Department's Biodiversity conservation Division (formerly the Office of Environment and Heritage). An Aboriginal Heritage Cultural Assessment may be required and submitted with the DA.

Social & Economic Impacts

- The SEE 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.

Public Benefit and Contributions

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

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.

Contamination

- Provide details on present and previous land uses on site and adjoining land, and determine whether the present or any previous use is a potentially contaminating activity.
- Should a potentially contaminating activity be identified, 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. If contaminated land is found on the site a remediation action plan will be required and must be submitted with the DA.

Biodiversity

- Assess any biodiversity impacts associated with the proposal.

Soil and Water

The DA should include a:

- Geotechnical assessment
- Acid Sulfate Soils Assessment
- Groundwater Assessment.

Utilities

- Assess the capacity of existing services and utilities and identify any upgrades required to facilitate the development
- Assess the impacts of the proposal on existing utility infrastructure and service provider assets and describe how any potential impacts would be managed.
- Chapter 5 of Gosford DCP provides details for substation locations. Substations must be provided wholly within the subject site, either internal to the development or suitably located and integrated within the architectural or landscaping design.
- Substations are to be designed in accordance with Ausgrid's requirements for distribution substations which are set out in their network standards NS117 and NS141 for kiosks, and NS113 and NS114 for chambers (or as updated from time to time). Substations within the street will not be accepted.
- Consult with Ausgrid regarding the organisations preferred substation location.

Stormwater, Drainage, Flooding and Water Quality

- The site is subject to overland secondary stormwater flows.
- A flood assessment report should accompany the DA.
- 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.
- Consider the flooding and drainage comments in Central Coast Council's Pre-DA Advice dated 25 September 2019.
- The site is affected by a drainage easement. Demonstrate consultation with Central Coast Council regarding the easements that affect the site and identify any impacts and mitigation measures required to facilitate the development, including any upgrades, realignment or 88B instruments required.
- Any adjustments and/or connections to the drainage easements that benefit Council will require formal approval under section 68 of the *Local Government Act 1993*.
- Permission in writing from the owners of adjoining properties will be required for any works affecting drainage for other properties.
- A section 307 certificate is required for the development.
- Consider drainage and water and sewer comments in Central Coast Council's Pre-DA Advice dated 25 September 2019.
- 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.
- Prepare a Water Cycle Management Plan Strategy demonstrating how stormwater would be appropriately managed in accordance with Council's requirements.

Easements, restrictions, staging and consents

- Provide details of all existing easements, restrictions or positive covenants applying to the land.
- Provide details regarding the staging of the proposed development.
- Consult with Central Coast Local Health District NSW Health 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.

Construction and Operational Management Plans

- 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.

Waste Management and Services

- A demolition, construction and operational waste management plan that details how demolition, construction and operational waste will be managed must be submitted.
- Chapter 8.6 of Gosford DCP provides development controls for waste and recycling. For further information refer to Council's Waste Control Guidelines.
- Consult with Central Coast Council directly regarding Council's waste services comments in Council's Pre-DA Advice dated 25 September 2019. Note that Council has identified it does not support the waste servicing arrangement as currently proposed. It is recommended that the applicant consult with Council directly to resolve the matter prior to lodgement. The SEE must detail any agreement reached with Council regarding waste servicing arrangements.
- The SEE should describe where the proposal has been designed or amended in response to Council's advice. Where amendments have not been made to address an issue, an explanation should also be provided.

Air Quality & Pollution

- Assess the construction and operational air quality impacts and ensure they meet Council and/or the Environment Protection Authority requirements.
- 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.

Building and Fire Safety

- The proposed development must comply with the Building Code of Australia (BCA), part of the National Construction Code, and any relevant Australian Standards.

Development Contributions

The following development contribution levies apply in Gosford City Centre:

- 2% Special Infrastructure Contribution (SIC), in accordance with Gosford City Centre SIC Ministerial Direction, Ministerial Determination and Order; and
- 1% local contribution, in accordance with Central Coast Council's 7.12 (former S94A) Contributions Plan Centre (Civic Improvement Plan 2007) for Gosford City Centre.

Certain development types are excluded from the payment of contributions. The applicant must review the contribution plans and provide details in the SEE regarding of the relevant contributions payable

Pre-DA Consultation

The Department has consulted with Central Coast Council on the proposal submitted on 5 September 2019. A copy of Council's advice dated 25 September 2019 is provided at **Attachment B**.

Prior to lodging the DA, it is strongly recommended that you consult with the following bodies to ensure that their requirements are fully understood and addressed:

- Central Coast Council
- Ausgrid
- Environment Protection Authority
- Heritage division of the NSW Department of Premier and Cabinet - (formerly known as Office of Environment and Heritage)
- NSW Department of Planning, Industry and Environment (Biodiversity and Conservation Division, NRAR, Office of Water)
- NSW Roads and Maritime Services
- NSW Rural Fire Service
- Transport for NSW

- Central Coast Local Health District NSW Health
- The local NSW Police Force Area Command

The SEE should describe where the proposal has been designed or amended in response to agency or Council comments. Where amendments have not been made to address an issue, an explanation should also be provided.

DA Lodgement

Any future DA should be lodged with attention to the Director - Regional Assessments and addressed to:

Level 3, 107 Mann Street, Gosford
 PO Box 1148 - Gosford NSW 2250
 Email: centralcoast@planning.nsw.gov.au

A copy of the 'DA form' and 'DA supplement: a guide to filling in your application' is provided at **Attachment C**. The applicant must submit at least 1x soft copy and 1x hard copy of the DA for assessment purposes. Please contact the Department at least 2 weeks prior to lodgement for confirmation of the number of additional hard copies (up to 4) required for exhibition locations.

Development Classification

A preliminary review of the site and proposed development has identified that:

- The proposal may be referred to the NSW Rural Fire Service for advice under the *Rural Fires Act 1997*.
- The proposal will be referred to Central Coast Council and may require approval under section 138 of the *Roads Act 1993*.
- The proposed development may be Nominated Integrated Development under the *Water Management Act 2000*.
- Should the proposal involve the remediation of contaminated land, this must be clearly identified in the development description of any DA, and may be classed as Advertised Development.

The applicant must determine whether the proposed development is also integrated development, requiring a specified permit or other types of approvals pursuant to Section 4.46 of the EP&A Act. In making this determination, the applicant should complete the integrated development questionnaire in the 'DA supplement: a guide to filling in your application' (refer **Attachment C**).

The applicant must also determine whether the proposal is also designated development, involving any development listed in Schedule 3 of the *Environmental Planning & Assessment Regulation 2000* (the Regulation), requiring the preparation of an Environmental Impact Statement (EIS).

The applicant must also identify whether any activities (or work) associated with the proposed development would be a scheduled activity (or work) as listed in Schedule 1 of the *Protection of the Environment Operations Act 1997* (the POEO Act), or any other legislative requirements administered by the Environmental Protection Authority.

The DA will be notified and/or publicly exhibited in accordance with the Gosford DCP and other legislative requirements.

Documents to be submitted with the DA

The DA and SEE must include all relevant documentation required under Schedule 1 of the Regulation and address the Planning Advice provided above. To assist the Department in assessing the impacts of your proposal, you may need to attach one or more environmental reports to your application. The DA should include any material aforementioned above, as well

as documents listed in **Attachment A** and **Attachment D** and a 3D digital model of the proposal satisfying the requirements listed in **Attachment E**.

Failure to submit the above information will result in the Department rejecting the DA.

DA Fees

The DA must be accompanied by the application fees specified in the *Environmental Planning and Assessment Regulation 2000*. All DA fees must be calculated and submitted in accordance with the Department of Planning and Environment's planning circular PS 13-002. The circular requires that a cost estimate of the proposed development be submitted with the DA along with the methodology used to calculate it. A detailed cost report must be prepared by a registered quantity surveyor and submitted with the DA.

Should any request be made for a reduction or exception to fees, this request must be in writing and justification should be provided in support of this request.

Other Information

Please note that following receipt and detailed assessment of the DA, additional issues may arise that are not detailed in this letter and may require the proposed development be modified and/or additional information provided. The determining authority may also determine that the proposed development cannot be supported. You will be advised of this as soon as possible following the lodgement of the DA.

Conclusion

It is recommended that the applicant consider the pre-DA advice provided and address the issues raised, through further investigations and design refinement, prior to lodgement of any future DA.

For further enquiries, please contact Louise Starkey on (02) 4345 4410 or Louise.Starkey@planning.nsw.gov.au

Yours sincerely



Silvio Falato
Team Leader
Regional Assessments

15/11/2019

Enclosed:

Attachment A: Policies, Plans Guidelines and DA Documents
Attachment B: Central Coast Council advice
Attachment C: DA form and DA supplement
Attachment D: DA Lodgement Checklist RFB
Attachment E: 3D model submission requirements

ATTACHMENT A

Policies, Plans, Guidelines and DA Documents

The following guidelines may assist in the preparation of the DA and SEE. 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>

<https://www.centralcoast.nsw.gov.au/council/news-and-publications/policies-and-codes>

Policies, Plans and Guidelines	
Statutory policies and plans	<ul style="list-style-type: none"> • Environmental Planning & Assessment Act 1979 • Biodiversity Conservation Act 2016 • NSW Rural Fires Act 1979 • 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 (Vegetation in Non-Rural Areas) 2017 • State Environmental Planning Policy (Coastal Management) 2018 • State Environmental Planning Policy (Affordable Rental Housing) 2009 • State Environmental Planning Policy No.55 – Remediation of Land • State Environmental Planning Policy No 64 - Advertising and Signage • State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development & Accompanying Apartment Design Guide • Draft State Environmental Planning Policy (Environment) • Central Coast Council's 7.12 (former S94A) Contributions Plan Centre (Civic Improvement Plan 2007) for Gosford City Centre • Gosford City Centre Special Infrastructure Contribution (Ministerial Direction, Ministerial Determination and Order).
Strategic plans	<ul style="list-style-type: none"> • Future Transport Strategy 2056 and supporting plans • State Infrastructure Strategy 2018-2038 • Central Coast Regional Plan 2036 • NSW Government Architect's Gosford Urban Design Framework 2018 • Gosford City Centre Transport Management and Accessibility Plan
Guidelines and policies	<ul style="list-style-type: none"> • Gosford City Centre Development Control Plan 2018 • Gosford City Centre Streetscape Design Guidelines (Oculus for Gosford City Council, 2011) • Central Coast Council's 3D Model Submission Requirements (rev2 dated 11 September 2019) • Central Coast Council's Civil Works Specifications • Central Coast Council's Gosford City Centre Developer Services Plan (DSP) • Central Coast Council's Gosford City Centre Water Servicing Strategy (Aug 2017) • Central Coast Council's Gosford City Centre Sewer Servicing Strategy (Mar 2017) • Central Coast Council's Gosford CBD Overland Flood Study • Central Coast Council's Voluntary Planning Agreements Policy for Gosford City Centre (adopted July 2017) • Central Coast Council's Draft Greener Places Strategy • Central Coast Council's Draft Biodiversity Strategy • Central Coast Council's Gosford Bike Strategy 2014 • 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)

	<ul style="list-style-type: none"> • Standards Australian AS2890 Parking Facilities Set • Cycling Aspects of Austroads Guides (2017) • 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) • Statement of Heritage Impact Guide (OEH) • Design in context: Guidelines for infill development in the Historic Environment (NSW Heritage Office, 2005) • Managing Urban Stormwater – Soils & Construction Volume 1 (Landcom, 2004) • NSW Aquifer Interference Policy (2012) • Guidelines for Controlled Activities on Waterfront Land (2018) • Central Coast Council's Water Cycle Management Guidelines • Central Coast Council's Waste Control Guidelines • Interim Construction Noise Guideline (DECC, 2009) • Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA, 2005) • Better Placed: An integrated design policy for the built environment of New South Wales (GANSW, 2017) • Healthy Urban Development Checklist (NSW Health, 2009)
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The following Documents are to be submitted with any DA:

DA Documents
<ul style="list-style-type: none"> • Completed DA form • All of the information listed in Schedule 1, Part 1, Clause 2(5) of the Regulation. • All relevant documents contained within the DA lodgement checklist (refer Attachment D) and a completed copy of the checklist. • Architectural Plans (A3) including: <ul style="list-style-type: none"> ○ landscape and public domain plans ○ detailed overshadowing diagrams ○ materials/colours schedule ○ cross ventilation diagrams • Storm water and drainage concept plans (A3) • 3D digital model (refer submission requirements in Attachment E) • Visual impact assessment • Social Impact assessment • Compliance tables for all relevant development standards and planning controls • 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 • Acoustic report • Bushfire assessment report • Erosion & sediment control plan • Design excellence statement • Flood assessment report • Arborist report • Aboriginal archaeology report (if applicable) • Flora and fauna report (if applicable) • Remediation action plan (if applicable) • Salinity assessment and management plan (if applicable) • Acid sulphate soil assessment (if applicable)