

# Draft Notice of decision – Beane Street, Gosford Residential Flat Building (Affordable Housing)

## Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

<b>Application type</b>	Development Application
<b>Application number and project name</b>	DA 10132, Residential Flat Building (In-fill Affordable Housing) at 56 Beane Street, Gosford
<b>Applicant</b>	NSW Land and Housing Corporation
<b>Consent Authority</b>	Minister for Planning and Public Spaces

### Decision

The Acting Director Regional Assessments has, under s.4.16 of the *Environmental Planning and Assessment Act 1979 (the Act)* granted consent to the development application subject to the recommended conditions.

A copy of the development consent and conditions is available [here](#).

A copy of the Department of Planning, Industry and Environment's Assessment Report is available [here](#).

### Date of decision

15 July 2020

### Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's Assessment Report;
- the prescribed matters under the *Environmental Planning and Assessment Regulation 2000*;
- the objects of the Act;
- all information submitted to the Department during the assessment of the development application;
- the findings and recommendations in the Department's Assessment Report; and
- the views of the community about the project (see Attachment 1)

The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- the development would provide a range of benefits for the region, including a capital investment value of approximately \$10.1 million, up to 45 new construction jobs and 41 new affordable housing dwellings for the Central Coast region;
- the project is permitted with development consent under *State Environmental Planning Policy (Gosford City Centre) 2018* (Gosford SEPP) and is consistent with NSW Government policies, including the Central Coast Regional Plan 2036 goals of creating a prosperous Central Coast with more jobs close to home, protecting the natural environment, well-connected communities and providing a variety of housing choice. The proposal supports these goals as the development:
  - provides new housing within walking distance of the city centre, essential services, employment and recreation
  - is located within an already existing urban area in the city centre
  - is well designed and offers than attractive lifestyle through provision of housing diversity and improved public domain
  - provides a range of new one and two bedroom affordable dwellings to meet community needs and increase affordable housing supply in the Central Coast;
- the project complies with height and floor space controls of Gosford SEPP and *State Environmental Planning Policy (Affordable Rental Housing) 2009* and is considered consistent with the objectives of the Gosford Development Control Plan 2018;
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards;
- the issues raised by government agencies, Council and the community in submissions have been considered and adequately addressed through the assessment process; and
- weighing all relevant considerations, the project is in the public interest.

• **Attachment 1 – Consideration of Community Views**

The Department exhibited the Development Application for the project, including the Statement of Environmental Effects from 30 January 2020 until 20 February 2020 (22 days) and received four submissions raising objections with the proposal.

The key issues raised by the community in submissions that were considered in the Department's Assessment Report and by the decision maker include car parking, alternative use of the site, clustering of affordable housing and building setbacks (**summarised below**). Other issues are addressed in detail in the Department's Assessment Report.

Council originally provided comments on the proposal, and in repose to the RtS advised that it objected to the proposal. The issues raised by Council are summarised in Section 5 and considered in Section 6 of the Department's Assessment Report.

<i>Issue</i>	<i>Consideration</i>
Number of car parking spaces	<ul style="list-style-type: none"> <li>The Department notes that the proposal is consistent with the car parking requirements for affordable housing under the <i>State Environment Planning Policy (Affordable Rental Housing) 2009</i>.</li> <li>In addition, the site is located in close proximity to public transport, including Gosford train station and bus stops, and the Gosford CBD which provides a range of employment, recreation and medical services.</li> </ul>
Location <ul style="list-style-type: none"> <li>- Clustering of affordable housing</li> <li>- Site should be instead be used for open space</li> </ul>	<ul style="list-style-type: none"> <li>The Department is satisfied that the location of the site is appropriate for the development noting the site is zoned for residential development of the scale proposed under provisions of <i>State Environmental Planning Policy (Gosford City Centre) 2018</i>. In addition, there is a public benefit associated with the development of an underutilised site, already in the ownership of NSW Land and Housing Corporation, for affordable housing close to multiple forms of public transport, employment, health and recreation facilities.</li> </ul>
Limited front setback	<ul style="list-style-type: none"> <li>The proposal complies with the required numeric minimum front setback control in the Gosford Development Control Plan 2018 (GDCP).</li> <li>However, the proposal includes a variation to the GDCP front setback control to allow balconies to project up to 1m into the street setbacks. The Department considers this variation to be acceptable noting the balconies have been designed to create variation and interest in the façade while reducing the perceived bulk of the building. Additionally, the cumulative width of the balconies does not exceed 50% of the building façade to each street.</li> <li>The proposal also provides landscaping, including shrubs and trees, in the front setback to create an attractive streetscape, improve the public domain compared to the existing site conditions and define the street edge.</li> <li>To further increase the amount of landscaping in the front setback and improve the connection with the street, the Department has recommended a condition that the disabled access ramp either be redesigned or relocated to minimise its visual dominance.</li> </ul>