



Eleisha Burton
Willowtree Planning
Suite 21, 2 Eighth Avenue
PALM BEACH QLD 4221

Dear Ms Burton,

Request for Additional Information for Development Application 10609

I refer to the above development application (DA) under consideration by the Department, the additional information provided to the Department dated 16 August 2021 and our meeting via videoconference held on 16 September 2021.

The Department seeks additional information and/or amendments to the proposed development. Please provide the Department with additional information about the following matters:

1. ADMINISTRATIVE

1.1. Amendment to application (allotments to which the application relates)

The DA was applied for on Lot 1 in DP 1194024, known as 10 Young Street, West Gosford. The proposal however also entails works on, and relies upon, Lot 201 DP1201057 (61 Central Coast Highway, West Gosford) and Lot 11 DP1201715, (1 Central Coast Highway, West Gosford). The DA will therefore be required to be amended to include these allotments as part of the proposed development.

1.2. Re-exhibition

With the inclusion of Lot 201 DP1201057 (61 Central Coast Highway, West Gosford) and Lot 11 DP1201715, (1 Central Coast Highway, West Gosford), the DA will be required to be re-exhibited. Exhibition is also prudent in consideration of design and land use changes which have occurred (as discussed throughout this letter).

1.3. Landowners Consent

- The Department understand that Lot 201 DP1201057 (61 Central Coast Highway, West Gosford) is no longer owned by Ostaford Pty Ltd and that the applicant has purchased this allotment. Accordingly, updated owners consent details are to be provided. The following items are to be addressed in relation the owner's consent:
 - Evidence of the site ownership is to be provided in the form of a title search;
 - The owner's consent must refer to the works proposed under DA 10609; and
 - The owner's consent is to include appropriate evidence of the signatory's authority to sign on behalf of their company/business/trust, e.g. an Australian Securities and Investments Commission (ASIC) Company extract, common seal, use of letterheads etc.

- Owners consent for Lot 11 DP1201715, known as 1 Central Coast Highway, West Gosford is to be provided. The items identified in the dot points above are to be included in this owners consent.

2. PLANNING

2.1. Apartment Design Guide (ADG)

- Section 2F Building Separation – The Department notes the discussion on Section 2F and acknowledge that the site's irregular dimensions provide challenging circumstance in providing separation. However as previously raised, the Department does not support the variation of building separation requirements, particularly when the burden of compliance is placed on adjoining land. The City of Gosford Design Advisory Panel (CoGDAP) has also raised similar concerns with regard to the 1A Racecourse Road setbacks and the developments relationship to the southern boundary (see CoGDAP comments further below in this letter).

A possible solution is for relevant apartments overlooking, and which have a close interface with 1A Racecourse Road to be provided with fixed screening along the western elevations of their balconies. The use of obscured glazing could be utilised where appropriate.

- Section 2G Street Setbacks – The zero setback from Racecourse Road sterilises opportunity for further landscaping within the site which would contribute to the landscape character of the proposed development. A 3-4m setback from Racecourse Road would also create further opportunity for landscaping on the site to assist with the next dot point below.
- Section 3E Deep soil zones – A significant deep soil zone (DSZ) shortfall remains within the scheme. The DSZs proposed largely do not achieve minimum dimensions, are disconnected and not readily accessible by future users and occupants of the site. Without minimum dimensions being achieved, it difficult for the Department to support the non-compliance at only 4.03%. The proposal should be designed to achieve the minimum DSZ requirements of the ADG.

2.2. Building Heights

In any revised Architectural plans, please clarify the final proposed heights of the building. There appears to be conflicting information across the plans, the project summary and supporting documentation provided. The plans should show where the Gosford SEPP building height controls apply on the site in plan and in elevation, comparative to the proposed heights. The final proposed heights are to be determined in metres as per the Gosford SEPP definition below, noting that (a) is the applicable definition for the site:

'building height (or height of building) means—

(a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or

(b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building,

including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.'

2.3. Floor Space Ratio (FSR)

The amended plans provided appear to demonstrate a non-compliance with FSR requirements for the site. The area of the site subject to an FSR of 4.0:1 indicates a gross floor area (GFA) of 8,056 m² is permitted, however a GFA of 8,116m² is proposed which would result in an FSR non-compliance under the Gosford SEPP. Please clarify applicable FSR provisions for the revised design (including any subsequent changes arising from this letter).

2.4. Proposed Boundary Adjustment

In our meeting on 16.09.2021, it was suggested by the applicant that a boundary adjustment could be proposed between 10 Young Street and 61 Central Coast Highway to provide additional site area to address the DSZ and FSR non-compliances. Should this be pursued, it must be clearly demonstrated in all revised documentation. Consideration should also be given to whether the additional site area will impact upon any other aspects of the proposal, such as clause 8.4 of the Gosford SEPP, stormwater management and quality, landscape design etc.

2.5. Acid Sulfate Soils

The site is mapped under the Gosford SEPP as containing Class 2 and Class 5 acid sulfate soils (ASS). In the Class 2 mapped areas, works below the natural ground surface and/or works by which the watertable is likely to be lowered trigger the need for an acid sulfate soils management plan. With slabs, footings, piles, lift pits and the like required for the development there will be significant works below natural ground level.

Clause 7.1(3) of the Gosford SEPP specifically states:

'Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan has been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and has been provided to the consent authority.'

The Department notes a 'Provisional Acid Sulfate Soils Management Plan' has been prepared for the proposal. The Plan identifies that alluvial soils are present on the site and that based on AAS risk mapping (not referring to Gosford SEPP mapping) parts of the site lie within areas requiring ASS assessment. The report then notes that as ASS assessments have not been completed, a recommendation is made on a scope of works for an ASS assessment to inform a subsequent Acid Sulfate Soils Management Plan (or update to the provisional plan).

Please advise if the recommendations of the provisional report have been undertaken since lodgement with the Department. If so, a copy of any ASS assessment and a final Acid Sulfate Soils Management Plan (reflecting the revised proposed development and lots) are to be provided to the Department. If not, the Department requests that the provisional report be updated reflecting the revised proposed development and provide confirmation it has been prepared in accordance with the 'Acid Sulfate Soils Manual'. A clear assessment of potential ground water impacts and appropriate mitigation measures to prevent such impacts are also required (see section 2.7 below).

2.6. Coastal SEPP

The site is mapped under the Coastal SEPP as being entirely within a 'Coastal Environment Area' with the south-west corner of 10 Young Street partially impacted by 'Coastal Use Area' mapping. The majority of 61 Central Coast Highway and approximately half of 1 Central Coast Highway is also identified as being within a 'Coastal Use Area'.

When undertaking revisions to documentation to address matters within this letter, consideration is to also be given to clauses 13 and 14 of the Coastal SEPP. In particular, in revision of

stormwater management information, it should be clearly demonstrated that surface water from the site will not impact upon the water quality of any downstream watercourses, Narra Creek or Brisbane Water. Suitable information on ground water integrity being maintained should also be provided (see section 2.6 above).

2.7. Works and Activities in Existing Rights of Way (RoWs)

The letter from Willowtree Planning dated 16.08.2021 indicates there are no works proposed within RoWs and therefore consent from the beneficiaries of the RoWs is not required. The Department however notes the following works within the RoWs which the development is relying upon:

- RoW on 10 Young Street, Northern boundary – Vehicle pavement works and stormwater drainage works.
- RoW on 10 Young Street, Eastern Side – Vehicle pavement works, including kerb and gutter.
- RoW on 61 Central Coast Highway and 1 Racecourse Road, Northern boundary – Vehicle pavement works, including kerb and gutter, and Stormwater drainage works. Without the relevant 88B instrument the Department assumes the owner of 10 Young Street has the benefit of this RoW (discussed further below), however this is required to be confirmed.

Deposited Plan and 88B Information Provided for Lot 1 in DP 1194024:

- The Deposited plan for Lot 1 in DP 1194024 is provided along with an 88B Instrument which refers to the creation of the RoW on the eastern side of Lot 1 in DP 1194024. We note the former Gosford City Council as the authority to release, vary or modify this RoW. The 88B Instrument does not refer to the RoW on the northern side of Lot 1 in DP 1194024.

Deposited Plan and 88B Information Lot 201 DP 1201057 and Lot 11 DP 1201715:

- We note receipt of DP 1201715 however DP 1201057 and their 88B instruments for the RoWs on 61 Central Coast Highway and 1 Racecourse Road (Lot 201 DP 1201057 and Lot 11 DP 1201715 respectively) have not been provided. We understand these allotments have been created post registration of the 88B Instrument associated with DP 1194024.

New Street and Terms of RoWs:

- Please clarify the intended status of the proposed 'new street'. Are amendments or variations to the terms of the RoW required to permit public access as a private road or otherwise? This matter is to be addressed and an outline of proposed changes to any legal instrument provided as required.

Please provide copies of all titles which relate to the application along with all 88B instruments and other relevant covenants and title restrictions. The beneficiaries of the RoWs are to provide consent for proposed works within RoWs.

2.8. Contamination

In relation to contamination, it is not clear to the Department that the site is suitable or can be made suitable for the proposed residential land uses on the site. The following information has been received in relation to contamination:

- Site suitability letter, prepared by Harwood Environmental Consultants, dated 10 June 2020 with Attachments:
 - 1 - Development Plans, dated 26 May 2020

- 2 – Site Audit Statement (SAS) and Site Audit Report (SAR), dated 3 December 2013
- 3 – Site Suitability letter, dated 24 March 2014

In relation to the SAS and SAR dated 3 December 2013:

- The referenced Lot and DP numbers differ to those which form part of the proposal, however note the figure and maps within the report identify the site as part of the overall Audit site;
- The land suitability is determined to be for commercial/industrial land uses only; and
- The Audit goes on to state that:

'The auditor notes that some of the permitted uses with consent under the current Enterprise Corridor (B6) zoning and may not be consistent with a commercial/industrial use as defined above and referenced in the Site Audit Report; and dependent upon specific uses, some may be more sensitive than commercial/industrial. These include:

- a. Community facilities*
- b. Educational establishments;*
- c. Multi dwelling housing (but only as a component of a development containing other uses permitted in this Zone); and*
- d. Residential flat buildings (but only as a component of a development containing other uses permitted in this Zone).*

The site should not be used for these uses without assessing the suitability of the site for these uses.

In relation to the Site Suitability letter, dated 24 March 2014:

- This letter was prepared in relation to a different mixed-use development within 'Lot 1, 1 Racecourse Road' generally in the vicinity of the subject proposed development;
- The report concludes that:

'Based on the above, ES considers that the area of Lot 1 is suitable for the proposed mixed use development (whilst ever the ground floor uses remain commercial in nature and are generally in accordance with those as per the draft plans; refer to Attachment A) under the commercial land use setting and complies with the existing SAR and SAS, provided that the EMP is implemented as described in the SAS and SAR.

ES consider that this opinion is based on the general design and the use of the ground floor as specified within the draft plans (refer to Attachment A). If the proposed layout across Lot 1 and land use on the ground floor within the building change to a more sensitive land use (e.g. residential or removal of hardstand), the suitability of Lot 1 may change. ES' limitations are provided in Attachment B.'

- As the proposed development differs significantly to that which is referred to in the Site Suitability letter, dated 24 March 2014, this letter is no longer relevant to the proposed development. In light of this, a Site Suitability letter, prepared by Harwood Environmental Consultants, dated 10 June 2020 was prepared in relation to the subject proposed development, which states:

'The proposal is for a mixed-use commercial development, with plans by Marchese Partners (19062 - 30.07.20)

This proposal is consistent with the use which was current at the time of the Site Audit Statement written on 3rd December, 2013 (Attachment Two) and the Environmental Strategies letter of Suitability March 2014 (Attachment Three).

It is understood that there have been no potential contamination issues on this proposed area since the audit and Environmental Strategies letter.

I was previously Managing Director of Environmental Strategies and am currently an accredited NSW EPA Contaminated Land Auditor. I was a signatory of the ES letter in my capacity of Project Director for the assessment and remediation of the site and although some NSW EPA Guidelines have changed since the letter was written, none of those changes alter the outcome of the letter.

The Site Audit Statement included reference to a EMP during construction which will still apply. These are still current but should not preclude the progress of site development from a contaminated site perspective.'

In consideration of the Harwood Environmental Consultants letter;

- The development plans attached to the letter differ significantly to the development proposed, including now having a different layout, with a food premises land use on the ground floor and altered hardstand/landscaped areas (which the Site Suitability letter, dated 24 March 2014 states would affect site suitability) ; and
- The letter does not make it explicitly clear that the site (including allotments to which the proposal relates) is, or can be made suitable, for residential land uses.

Considering all of the above, the changes to hardstand and landscape areas in the design of the development and in consideration of the time which has lapsed, it must be demonstrated to the Department that the site is suitable, or can be made suitable, for the proposed development, including explicitly confirming (or otherwise) that the site is suitable for the residential land uses as proposed in accordance with the requirements of SEPP 55 – Remediation of Land. The information must address relevant SEPP 55 provisions and also consider that future residents will have access to use the landscaped areas of the site.

2.9. Aboriginal Cultural Heritage Due Diligence

The Aboriginal Cultural Heritage Due Diligence Report is to be updated to address the additional sites to which the application relates (i.e. 1 Racecourse Road and 61 Central Coast Highway, West Gosford).

2.10. BASIX (NatHERS)

Updated BASIX and NatHERS certificates (including commitments on plans and associated NatHERS stamps) will be required to reflect the new design. The Department understands however it would be prudent to complete these certificates post any design excellence consultation.

3. PARKING AND TRAFFIC

3.1. Traffic

- As previously mentioned by the Department in an email dated 28.04.21:

'A Road Safety Audit (RSA) is a reasonable request by Council and would also benefit concerns raised by TfNSW. It is considered that this is a matter that should be considered

as part of the assessment of this application rather than as a condition of consent as it may provide information that warrants design changes to access/parking/etc.'

The Department maintains its position that completion of a RSA is a matter that needs to be addressed as part of the assessment of the DA. As raised by Central Coast Council (Council), *'an RSA may identify risks that will influence and change design proposals which is difficult to change at a later date after approvals are granted and significantly increases time and costs to the proposed development.'*

The Department will consult with TfNSW and Council on traffic matters as part of the re-exhibition process and will advise once information is received.

3.2. Parking

- Hotel parking requirements have been calculated on an approximate occupancy rate of 85%, which results in 50 spaces provided for 60 rooms. The Department does not find this to be appropriate. The hotel component of the development must be provided with one (1) parking space per room/unit as per the Gosford City Centre Development Control Plan (GDGP), totalling 60 spaces to ensure parking is provided for the hotel at 100% capacity. If the meeting rooms are also intended to be available to be hired by the public for functions, conferences etc, additional parking for these rooms will also be required.
- Locating two (2) accessible parking spaces within the hotel parking level for residential use is not considered appropriate. Accessible parking spaces for residential use must be located on the same level as all other residential parking to ensure the equitable provision of parking and resident safety is provided. This is also consistent with Section 4S of the ADG.
- It is noted there are no accessible spaces nominated on the ground floor, which differs from the revised Access Report dated March 2021, which indicated a total of eight (8) accessible spaces provided for the development, including one (1) space on Level 00. The Department notes only seven (7) spaces as being provided.
- Willowtree's Letter dated 16.08.21 indicates five (5) staff parking spaces for the Hotel component of the proposal is now provided with one (1) space also provided for the car showroom staff. The letter from Varga Traffic Planning dated 12.02.21 states four (4) staff parking spaces for the Hotel component of the proposal will be provided with one (1) space for the car showroom. Please clarify as it is noted six (6) spaces are provided on the northern side of the proposed development.
- Visitor parking only has been provided for the café use, no staff parking is provided. Please clarify if café staff parking has been considered in the overall hotel staff parking.
- Parking figures across documentation are to be reviewed to ensure consistency.
- The letter prepared by Varga Traffic Planning dated 29.07.21 states the following:

'At present, there is no separate pedestrian access to the staff car parking spaces located at the rear of the building on L00, with users needing to walk through the loading dock or externally along the ROW. The current architectural plans indicates a surplus of hotel parking on L01, such that he [sic] 4 staff spaces located on L00 could be deleted. Notwithstanding, it would appear that modifications could be made to the design to retain these 4 spaces at L00 by reconfiguring the back-of-house area to provide a corridor/walkway. This is also considered to be easily conditionable should the DA ultimately be approved.'

As discussed above, the Hotel parking provided is at a shortfall. Moving Hotel staff parking to the Hotel parking level is therefore not appropriate. A safe means of pedestrian access is required to be demonstrated from the staff car parking spaces to within the Hotel, without conflicting with Hotel back-of-house area operations. Walking around the building along the service lane area or 'conditioning' design changes should any subsequent development consent be issued is not a suitable solution. The back-of-house should be re-designed to accommodate safe staff access to the Hotel without the potential for

4. OTHER

4.1. Design Excellence Process

The City of Gosford Design Advisory Panel (CoGDAP) have advised the Department that they require all matters in their advice dated 06.04.2020 and 25.11.2020 to be addressed before the proposal is to be considered by the panel again.

As such, the matters raised in this letter are to be addressed before the proposal is considered again by the CoGDAP. In response to this letter, the CoGDAP's advice dated 06.04.2020 and 25.11.2020 must also be explicitly addressed for the Department's and the CoGDAP's consideration (copy enclosed).

4.2. Supporting Documentation to Reference Design Changes and all Allotments

In addition to those nominated within this letter, all relevant supporting documents are required to be reviewed updated to reflect design changes and include all allotments which are subject to the proposal.

For example, in consideration of the Acoustic Assessment for the project, the design of rooftops areas has changed, including changes to mechanical plant areas and communal rooftop open space. The hotel gym has also been removed from the ground floor level and a café use introduced. Accordingly, the Acoustic Report is to be updated to reflect these changes.

The Plan of Management for the Hotel and the stormwater management strategy are other examples of documentation which would need updating to reflect the design changes which have occurred (and are to occur based on the matters discussed in this letter).

4.3. Matters raised by Agencies

The Department will consult with all relevant agencies during the re-exhibition process.

Conclusion

A comprehensive amendment report is to accompany the information provided to the Department to assist with the assessment and the re-exhibition process. The report should provide an overall description of the proposed amended development, with consideration given to statutory compliance matters, and the matters raised within this letter.

You are requested to provide the information, or notification that the information will not be provided, to the Department by **21 October 2021**. If you are unable to provide the requested information within this timeframe, you are required to provide, and commit to, a timeframe detailing the provision of this information.

Please note that the Department's assessment of the DA is on hold pending receipt of a satisfactory response to this request. Providing information in relation to this request does not prevent the Department from seeking further information to assist with the application's assessment should it be required.

If you have any questions, please contact Kendall Clydsdale, Senior Planning Officer on the details listed above.

Yours sincerely,

A handwritten signature in blue ink, consisting of the letters 'K' and 'T' followed by a long horizontal stroke.

Keiran Thomas
Director Regional Assessments

23 September 2021



Japrico Developments Pty Ltd
c/o Ms Rachel Condon
Willowtree Planning Pty Ltd
SE4 L7, 100 Walker Street
NORTH SYDNEY NSW 2060

Email: rcondon@willowtreep.com.au

Dear Ms Condon,

**Pre-Development Application Advice
10 Young Street, West Gosford (Lot 1 in DP1194024)**

I refer to your pre-development application (Pre-DA) meeting held on Wednesday 18th September 2019 in relation to a 12-storey mixed use development in Gosford City Centre for 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 Advice Request Form received 23 July 2019
- Pre-DA briefing prepared by Willow Tree Planning dated and received 23 July 2019
- Architectural presentation prepared by Marchese Partners dated July 2019
- Land owners consent dated and received 26 August 2019
- NSW LRS – Title Search dated 9 August 2019 and received 26 August 2019
- S10.7 Planning Certificate dated 3 June 2019 and received 18 September 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. 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 12-storey mixed use development, comprising a hotel, ground floor retail premises and residential units (as shop-top housing)
- associated onsite carparking and site works, including any site remediation (where required), site preparation, earthworks, drainage, services and landscaping.

Zoning and Permissibility

The site is zoned B6 Enterprise Corridor pursuant to State Environmental Planning Policy (Gosford City Centre) 2018 (Gosford SEPP). The objectives of the B6 zone are:

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.
- To provide for residential uses, but only as part of a mixed-use development.

The proposed development is defined as “hotel or motel accommodation”, “retail premises” and “shop-top housing”, which are permitted with consent in the B6 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) of approximately \$28,000,000.

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, clause 1.6 of the Gosford SEPP prescribes that the Minister for Planning is the consent authority for the development.

Statement of Environmental Effects

The Regulation requires 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.
- Provide details of the proposed use for each component of the development, and the relationship between the different uses within the building.
- Provide detailed particulars outlining what portion of the development each land use will occupy and the total floor 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).
- Provide suitable justification for any variation to height or floorspace development standards in accordance with clause 8.4 of Gosford SEPP.
- Address the adequacy of floor space provided for commercial purposes and provide relevant justification.

Design Excellence

- If the proposal seeks variation to the height of buildings development standard under clause 8.4(3) of the Gosford SEPP, the proposal should be reviewed by the City of Gosford Design Advisory Panel (COGDAP or the Panel) and a copy of the Panel advice must be attached to any future DA. The COGDAP Guide for Proponents and Stakeholders is provided at **Attachment B**.
- A Design Excellence Statement (DES) must 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. In considering whether the development exhibits design excellence, demonstrate compliance with Clause 8.3 of the Gosford SEPP.
- The SEE and DES must demonstrate how the Panel advice has been considered and incorporated into the proposal and address consistency with the advice.

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 character of the area described in Chapter 3 of the Gosford DCP:
 “The enterprise corridor allows a mix of employment generating uses to complement those in the commercial core. Located to the west of Presidents Hill, built form is to remain relatively low to maintain the prominence of Presidents Hill and views to Brisbane Water.”

- Three maximum building height development standards (12m, 24m and 36m) apply to the site. The proposal appears to exceed the mapped maximum height of buildings.
- Provide clear justification for the proposed height of the building and how it responds to Panel advice and key urban design principles for Gosford. Any variation to the height development standard must be accompanied by suitable justification in accordance with clause 8.4 of Gosford SEPP. Any variation to the development standards must address each part of the site. The variations will be evaluated through the design review process and merit assessment process and must not result in any unacceptable visual, solar access, amenity or traffic impacts.
- Address the design quality of the proposed development, including consideration of building articulation, street activation and interface with the public domain.
- The proposal includes a blank wall, approximately 12m wide and 17m high, fronting Racecourse Road (western elevation). The proposed blank wall with minimal articulation facing the street is not supported in its current form.
- All building facades, including those above the street wall, must be well articulated to be attractive in all view angles.
- The proposed ground floor and above ground parking fronting Racecourse Road is not supported in its current form. Additional consideration should be given to design solutions that provide improved street activation and minimise visual impacts to the street.
- 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.
- The site has a limited street frontage to Racecourse Road and is physically constrained in terms of its shape, characteristics and location.
- Demonstrate how the proposal complies with clause 8.1 Minimum building street frontage in zone B6. Alternatively, demonstrate how the proposal meets the objectives of the clause and provide a written application (clause 4.6 objection) that compliance with that development standard is unreasonable or unnecessary) accompanied by suitable justification.
- Consider consulting with the owners of 1A Racecourse Road to improve the sites Racecourse Road street frontage and built form.
- 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.
- Setbacks should comply with Chapter 5 of the Gosford DCP.
- Setbacks for residential and hotel uses (including front, rear and side setbacks) should be compliant with the Apartment Design Guide that accompanies SEPP 65 regarding building separation and visual privacy.
- Plant/Services located on the roof should be disguised by architectural roof features.
- Two mapped floor space ratio (FSR) development standards apply to the site (2.5:1 and 4:1). The proposed development must address both development standards for each part of the site and should not be averaged across the site.
- Based on the site characteristics, the floor space ratio (FSR) may not be varied according to clause 4.6(8) and clause 8.4(3) of the Gosford SEPP.
- 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 arrived at. 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, etc.
- Detail the location, size and content of any proposed signage zones (if proposed) and provide an assessment of the proposed signage zones against the requirements of SEPP 64 - Advertising and Signage (where required).

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 proposed through site link will provide safe and direct pedestrian and vehicular access that is designed to be attractive, inviting and accessible to site users and the general public.
- 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.
- 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. The proposed development should maximise the retention of good quality vegetation on the site.

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 diagrams must demonstrate existing and approved built form impacts and the proposal's net contribution, and cumulative impact.
- 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 have several non-compliances with the ADG, specifically in relation to deep soil zones and separation.
- 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.
- Consider architectural and ADG compliance issues identified in Central Coast Council's advice dated 9 September 2019.

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 9 September 2019.

Flooding

- The site is affected by flooding and overland stormwater flows as identified in the Brisbane Water Foreshore Flood Study (BW), Narara Creek Flood Study (NC), and Gosford CBD (GCBD).
- 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 comments in Central Coast Council's Pre-DA Advice dated 9 September 2019.

Bushfire

- Part of 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 future buildings would meet or exceed minimum building sustainability and environmental performance standards in accordance with the Gosford SEPP and the Gosford DCP.
- 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.

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 (as 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 Department of Premier and Cabinet (Heritage Division), formerly known as the Office of Environment and Heritage. In this event an Aboriginal Heritage Cultural Assessment must be 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.
- 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 and Coastal Management

- Assess any biodiversity impacts associated with the proposal.
- Address coastal management issues and State Environmental Planning Policy (Coastal Management) 2018.

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 and Drainage and Water Quality

- The site is affected by several drainage easements. 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 or realignment.
- 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 within their property to tie-ins, adjustment or connections to drainage and other infrastructure within those adjoining properties. In this regard, the Department recommends the applicant notify and consult with adjoining land owners prior to lodgement.
- Water and sewer is available to the land. 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 9 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

- The site is benefited and burdened by easements. Provide details of all easements, restrictions or positive covenants applying to the land.
- Provide details regarding the staging of the proposed development.
- Detail the proposal's relationship to any existing development consents (if any).
- Consult with Central Coast Local Health District to ensure Gosford Hospital's Strategic Helicopter Landing Site (and associated flight paths) are not adversely impacted by the proposal during construction or operation at any stage.

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.
- A Plan of Management is required for the hotel.

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 and Council's waste services comments in Central Coast Council's Pre-DA Advice dated 9 September 2019.

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.
- A valid BASIX Certificate for the proposed development must be submitted with the DA.

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.

Pre-DA Consultation

The Department has consulted with Central Coast Council on the proposal. A copy of Council's advice dated 9 September 2019 is provided at **Attachment C** for your information.

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:

- Ausgrid
- Environment Protection Authority
- NSW Department of Premier and Cabinet - Heritage division (formerly known as Office of Environment and Heritage)
- NSW Department of Planning, Industry and Environment (Biodiversity and Conservation Division, Crown Land, NRAR, Office of Water)
- NSW Department of Primary Industries
- NSW Roads and Maritime Services
- NSW Rural Fire Service
- Transport for NSW
- Central Coast Local Health District
- 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 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 D**. 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 is local development, as it does not meet the requirements of regionally significant or state significant development.
- The proposal will be referred to the NSW Rural Fire Service for advice and a bushfire safety authority may be required under section 100B of the *Rural Fires Act 1997*.
- The proposal will be referred to Central Coast Council and NSW Roads and Maritime Services for advice 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*.
- The proposal may involve the remediation of contaminated land, which 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 D**).

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

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.

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. If the proposal seeks variation to the height of buildings development standard under clause 8.4(3) of the Gosford SEPP, the proposal should be reviewed by the City of Gosford Design Advisory Panel 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

30/10/2019

Enclosed:

Attachment A: Policies, Plans Guidelines and DA Documents
Attachment B: COGDAP Guide
Attachment C: Central Coast Council advice
Attachment D: DA form and DA supplement
Attachment E: DA Lodgement Checklist Mixed-use Buildings
Attachment F: 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 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 • City of Gosford Design Advisory Panel (CoGDAP) Guide for Proponents and Stakeholders (DPE, 2018) • Gosford City Centre Streetscape Design Guidelines (Oculus for Gosford City Council, 2011) • Central Coast Council's 3D Model Submission Requirements (rev2 dated 11 September 2019) • Central Coast Council's Civil Works 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) |

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| | <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 E) and a completed copy of the checklist. • Architectural Plans (A3) including: <ul style="list-style-type: none"> ○ Concept 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 F) • Visual 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 • Contamination assessment • Access statement • Acoustic report • Bushfire assessment report • Erosion & sediment control plan • Design excellence statement • Flood assessment report • Aboriginal archaeology report (if applicable) • Flora and fauna report (if applicable) • Arborist report (if applicable) • Remediation action plan (if applicable) • Salinity assessment and management plan (if applicable) • Acid sulphate soil assessment (if applicable) |