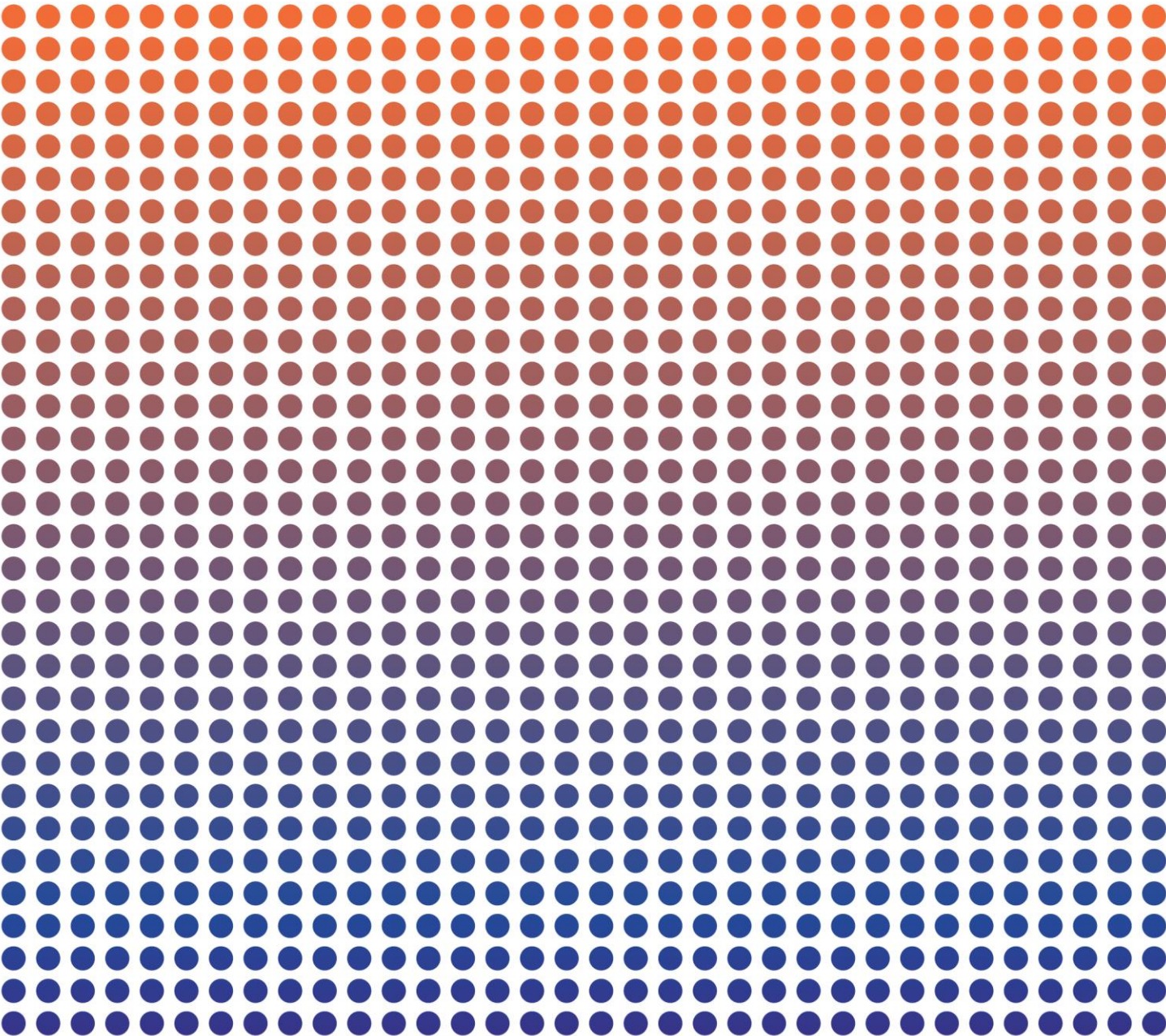


Statement of Environmental Effects

Demolition of All Existing Structures and Construction of a Four-Storey Building for Use as a New Regional Library for Central Coast Council
123A Donnison Street, Gosford (Lot 100 DP 711850)

September 2021



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Version	Status	Date	Prepared By	Reviewed By
A	Draft	29 October 2020	Kevin Lee, Senior Planner	Lisa Bella Esposito, Director
B	Draft	2 November 2020	Kevin Lee, Senior Planner	Lisa Bella Esposito, Director
C	Draft	2 November 2020	Kevin Lee, Senior Planner	Lisa Bella Esposito, Director
D	Final	27 August 2021	Ryan Kelleher, Assistant Planner	Lisa Bella Esposito, Director
E	Final	15 September 2021	Ryan Kelleher, Assistant Planner	Lisa Bella Esposito, Director
F	Final	22 September 2021	Ryan Kelleher, Assistant Planner	Lisa Bella Esposito, Director

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Appendix B:	Easement Arrangement Statement prepared by Stephen Thorne & Associates dated 16 June 2020
Appendix C:	Pre-DA Advice issued by the Department of Planning, Industry and Environment, dated 14 August 2020
Appendix D:	Architectural Plans prepared by Lahznimmo Architects dated July 2021
Appendix E:	Preliminary Site Investigation for Contamination prepared by Douglas Partners dated 2 August 2018
Appendix F:	Detailed Site Investigation for Contamination prepared by Douglas Partners dated 7 April 2021
Appendix G:	Waste Management Plan prepared by SMEC Australia Pty Limited dated 30 July 2021
Appendix H:	Compliance Assessment Against State Environmental Planning Policy (Gosford City Centre) 2018 prepared by Milestone
Appendix I:	Compliance Assessment Against Gosford City Centre Development Control Plan 2018 prepared by Milestone
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Appendix Q:	Stormwater Management Plan prepared by Northrop dated 28 July 2021
Appendix R:	Civil Engineering Plans prepared by Northrop dated 26 July 2021
Appendix S:	Hydraulic Services Statement of Compliance prepared by Northrop dated 3 August 2021
Appendix T:	Fire Engineering Statement prepared by MCD Fire Engineering dated 25 July 2021

1. INTRODUCTION

1.1 Introduction

This Statement of Environmental Effects (SEE) report has been prepared for Central Coast City Council (Council) , by Milestone (AUST) Pty Limited (Milestone) to accompany a Development Application (DA) for the demolition of existing structures on site and construction of a four storey building for use as a new Regional Library including associated site works and remediation at No. 123A Donnison Street, Gosford (Lot 100 DP 711850).

The Gosford City Centre is currently undergoing a period of renewal and revitalisation and the proposed Gosford Regional Library building will facilitate the revitalisation of the precinct by driving new development and changes to the built environment whilst strengthening the culture and community values through the creation of a new civic presence in the heart of Gosford.

The proposed new Gosford Regional Library is located within the Gosford City Centre and will replace the existing Gosford Library located at No. 118 Donnison Street, Gosford. The proposed development will create a new Regional Library and Innovation Hub which includes dedicated library space, Council customer service centre meeting rooms and public areas including collaboration and innovation spaces, staff work areas and a flexible multi-use hall accommodating up to 300 seats.

This report identifies the site and its context, describes the proposed development and provides a comprehensive assessment of the matters for consideration contained in Section 4.15 of the Environmental Planning and Assessment Act 1979 (the Act), as amended.

2. SITE AND BACKGROUND

2.1 Site Description

The subject site is located at No. 123A Donnison Street, Gosford and is legally described as Lot 100 DP 711850. The site is irregular in shape and has a frontage of 37.73m to Donnison Street, with a total site area of 1,450m².

The site is occupied by a part single and two storey commercial building known as “Parkside” which operates as a youth support facility. The site is bound by Donnison Street to the north, a two storey commercial building to the east comprising an at-grade car park and a mixed use multi storey commercial building to the west divided to the subject site by a vehicle ramp driveway from Donnison Street.

The site falls by approximately 5m from the south east at the rear of the property (RL 13.00) to the north west at Donnison Street frontage (RL7.7). Refer to Survey Plan, held at **Appendix A**.

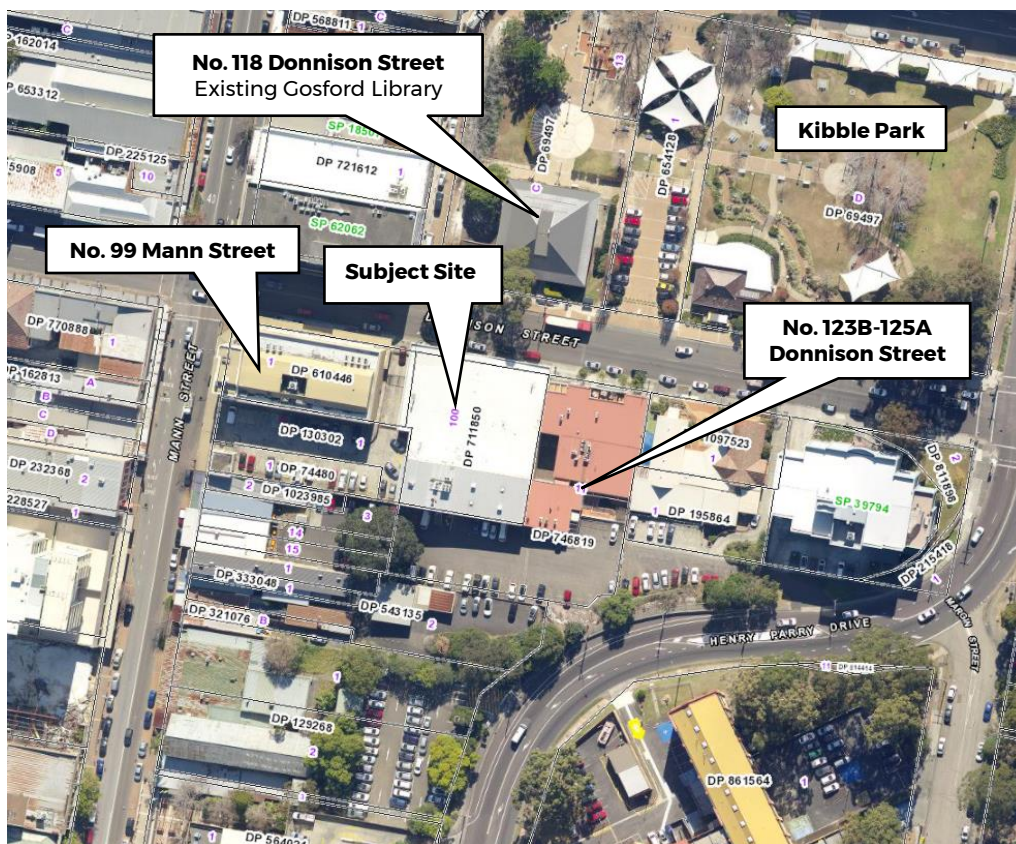


Figure 1: Aerial Locality Map
Source: SIX Maps 2021



Photo 1: View south, Donnison Street frontage



Photo 2: View west, Donnison Street frontage



Photo 3: View east, Donnison Street frontage



Photo 4: View north, Existing car parking area located behind the site at 123B-125 Donnison Street

The at-grade car park is located at the rear of the site, which is accessed from Henry Parry Drive via a right-of-way easement, is currently used for car parking by the subject site and the No. 123B-125A Donnison Street (Lot 11 DP 746819). Further detail relating to the status of the rear easement is provided in the Easement Arrangement Statement prepared by Stephen Thorne & Associates dated 16 June 2020, held at **Appendix B**.

The site is not identified as a Heritage Item nor within a Heritage Conservation Area in accordance with State Environmental Planning Policy (Gosford City Centre) 2018. Local Heritage Item No. 41 -Fig Tree is located on the boundary of properties at Nos. 81, 83 and 85 Mann Street and No. 123B-125A Donnison Street.

2.2 Site Context

The site is located in Gosford City Centre in the suburb of Gosford, which forms part of the Central Coast local government area. Gosford City Centre is located approximately 50km north of Sydney CBD and 68km south of Newcastle CBD and is largely defined by its natural features, which includes Rumbalara Reserve to the east, Brisbane Water to the south and President's Hill to the west.

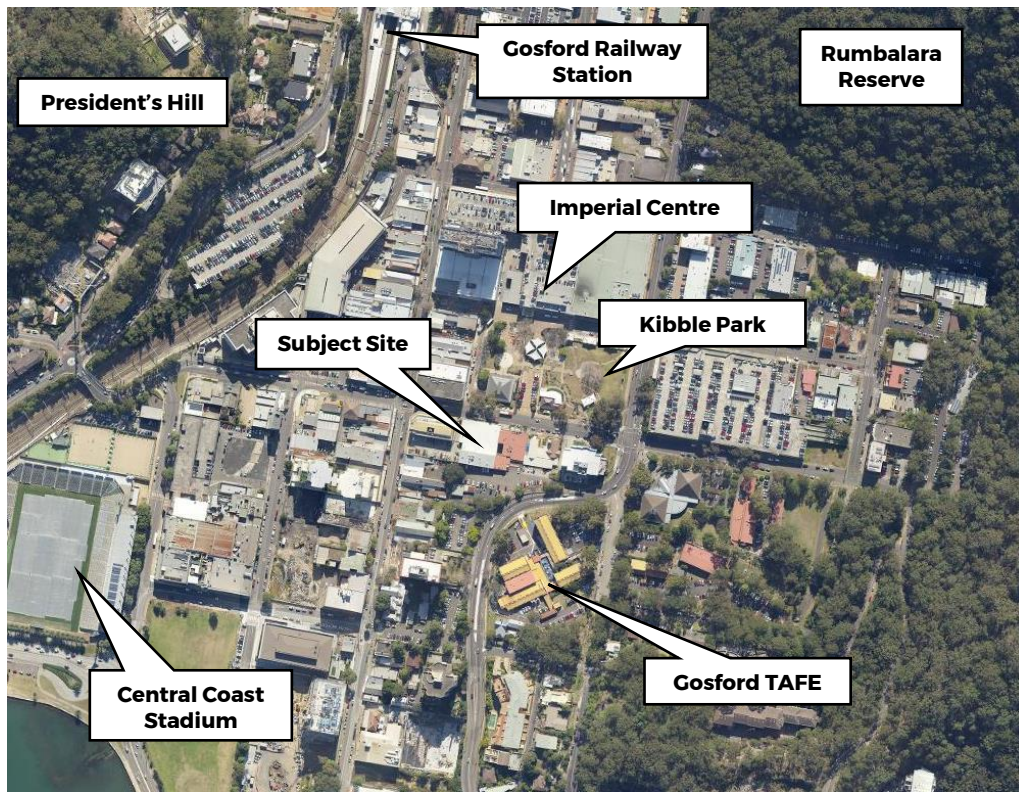


Figure 2: Local Context
Source: Six Maps 2021

The site is surrounded by a mix of land uses including public open spaces, commercial and retail developments as well as educational establishments and sporting facilities. Kibble Park is located directly opposite the site to the north and the Gosford Railway Station is located approximately 450m north of the site. Gosford TAFE is located 250m to the south and Central Coast Stadium is located 800m to the south west of the site.



Photo 5: View south from Donnison Street, Existing driveway ramp between the subject site and 99 Mann Street



Photo 6: View west, existing electric gate within car park area on Lot 11 DP 746819



Photo 7: View west from car park in Lot 11 DP 746819, Existing Heritage Item No.41 -Fig Tree



Photo 8: View south west, Henry Parry Drive

To the immediate west of the site is a mixed use multi storey commercial building at property No. 99 Mann Street, Gosford (Lot 1 DP 610446, DP 130302 and DP 74480) with an existing driveway ramp at the eastern corner of the site to Donnison Street. Adjoining the site to the east is a two storey commercial building with southern car parking area at the property known as No. 123B-125A Donnison Street, Gosford (Lot 11 DP 746819) operated by a Registered Training Organisation, ET Australia.

2.3 Background

In 2014, the State Library of NSW conducted a review of potential sites for a new Library in Gosford. Eight potential options were investigated, including a 'do nothing' option and the option for 'no central library'. Following the amalgamation of Gosford City and Wyong Shire Councils, Central Coast City Council (Council) resolved at its Ordinary Meeting of 8 October 2019 that Council approve the preferred site location for the Regional library and Innovation Hub at the Parkside building (subject site).

Council formed a Design Working Group which comprised of staff from Library, Innovation, IT, Community Partnerships, Planning, Energy and Customer Services. This working group were consulted as part of the design process to ensure that the design of the new Regional Library design meets the current and future user needs.

On 7 August 2020, a Pre-Development Application Meeting was held with the Department of Planning, Industry and Environment (Department) , Lahznimmo Architects, Central Coast City Council representative and Milestone for the proposed demolition of existing structures and the construction of a four storey building for use as Gosford Regional Library including associated site works and remediation at No. 123A Donnison Street, Gosford.

Pre-Development Application Advice was issued by the Department on 14 August 2020 and is held at **Appendix C**. All matters raised by the Department at this meeting have been appropriately resolved and addressed in the final design of the building and supporting documents, the subject of this development application.

Table 1 provides a summary of the matters listed in the Pre-DA Advice and identifies where each of these requirements has been addressed in this report and accompanying technical studies.

Table 1: Matters raised in the Pre-DA Advice from DPIE on 14 August 2020

Key Issues	Report	Technical Study/Assessment
1. Statutory and Strategic Context		
• Provide an assessment against relevant provisions	Section 5	Appendix H Appendix I
• Demonstrate that the site is suitable for the proposed development	Sections 4 and 5	
• Detail the nature and extent of any prohibitions that apply to the development.	Section 5	Appendix H Appendix I

<ul style="list-style-type: none"> Provide details of the proposed use and particulars for development. 	Sections 3 and 5	
<ul style="list-style-type: none"> Identify compliance with the development standards and controls applying to the site and provide a detailed justification for any non-compliances. 		Appendix H Appendix I
2. Built Form and Urban Design		
<ul style="list-style-type: none"> Any variations to the street wall height and setbacks must be justified having regard to the objectives of Sections 5.2.1 and 5.2.2 of the DCP. 		Appendix I
<ul style="list-style-type: none"> Elevation drawings must include the adjoining properties to demonstrate how the scale of the proposed development will relate to its (current and future) surroundings. 		Appendix D
<ul style="list-style-type: none"> The proposal must demonstrate that the future development potential of adjoining properties would not be compromised by the proposal. 		Appendix J Appendix I
<ul style="list-style-type: none"> All building facades should be well articulated. Blank walls with minimal articulation facing any boundary will not be supported. 		Appendix D Appendix J Appendix I
<ul style="list-style-type: none"> Justification for the proposed variation of the street awning will be required taking into account the objectives of Section 5.2.7 of the DCP. 		Appendix I
<ul style="list-style-type: none"> The SEE must demonstrate how an active street frontage is achieved in accordance with Section 5.2.3. 		Appendix I
3. Parking		
<ul style="list-style-type: none"> A Traffic Impact Statement (TIS) must be provided to address the car parking requirements for the proposal. The TIS must demonstrate that all proposed uses within the building, including the office space and auditorium have been considered. Details of the proposed operation and management of the carpark at the rear of the site, including allocation of parking spaces and consideration of out of hours use are to be provided. Should the development rely on existing surrounding public car parking, details of the status and suitability of those car parks is to be provided. Where no on-site public car parking is proposed, the purpose of the rear car park must be clearly explained. 		Appendix N
4. Driveway Access		
<ul style="list-style-type: none"> The proposed vehicular access from the south of the site off Henry Parry Drive is consistent with Section 4.5.1 of the DCP. 		Appendix I
5. Pedestrian Link		
<ul style="list-style-type: none"> Justification for the variation to the provision of a pedestrian link along the western boundary of the site must be provided. 		Appendix I
6. Design Excellence		
<ul style="list-style-type: none"> The proposal must exhibit design excellence in accordance with Clause 8.3 of the Gosford SEPP. 		Appendix H Appendix I
<ul style="list-style-type: none"> 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. 		Appendix J
<ul style="list-style-type: none"> The DA must include details of proposed materials, colours and finishes. 		Appendix D

3. DESCRIPTION OF PROPOSAL

3.1. Overview

This application seeks approval for the demolition of existing structures on the site and the construction of a four storey building for use as a new Regional Library for Central Coast Council at the property known as No. 123A Donnison Street, Gosford. The proposal will also include associated site works and the remediation of the site.

The proposed new Gosford Regional Library is located within the Gosford City Centre and will replace the existing Gosford Library located at No. 118 Donnison Street, Gosford. The proposed development will create a new Regional Library and Innovation Hub which includes dedicated library space, Council customer service centre, meeting rooms and public areas including collaboration and innovation spaces, staff work areas and a flexible multi-use hall accommodating up to 300 seats.

Table 2 provides a summary of the key development statistics of the proposed development.

Table 2: Key Development Statistics

Component	Proposal
Site Area	1,450m ²
Gross Floor Area (GFA)	Total GFA: 2,617.66m ² comprising: <ul style="list-style-type: none">• Ground Floor level: 854.26 m²• Level 1: 675.93 m²• Level 2: 264.44 m²• Level 3: 823.03 m²
Floor Space Ratio (FSR)	1.8:1
Site Coverage	77%
Maximum Height of Building	20.9m (RL 28.900)
Car Parking Spaces	21 car parking spaces on the adjoining site to the south at No. 123B-125A Donnison Street, Gosford (Lot 11 DP 746819).
Loading Dock	One (located at the southern end accessed via Henry Parry Drive and Lot 11 DP 746819)
Hours of Operation (Library)	Monday – Wednesday and Friday: 9am – 6pm Thursday: 9am – 8pm Saturday – Sunday: 10am – 2pm *Multi Use Hall to operate until 12 midnight, 7 Days
Number of Staff (Library/Council)	<ul style="list-style-type: none">• Up to five (5) library branch staff and up to seven (7) back of house library staff will be on site at any one time.• Three (3) Council customer service staff will be on site at any one time and some desks will be used as 'hot desks' for general Council staff as required.

The accompanying Architectural Plans of the proposal prepared by Lahznimmo Architects are held in **Appendix D**.

3.2. Description of Proposed Works

Demolition and Site Remediation

The proposed development includes the demolition of all existing structures on the site in accordance with the Demolition Plan, Drawing No. A-DA-1200 dated 14 September 2021, held at **Appendix D**. The proposal also will include remediation of the site.

Assessment of the suitability of the site for the proposed use with respect to contamination issues are provided in the Preliminary Site Investigation for Contamination prepared by Douglas Partners dated 2 August 2018 (**Appendix E**). Further, a detailed site (contamination) investigation is provided in the Detailed Site Investigation for Contamination prepared by Douglas Partners dated 7 April 2021 (**Appendix F**).

Building Height

The maximum building height of the proposed building is 20.9m and complies with the maximum building height control of 24m for the site under State Environmental Planning Policy (Gosford City Centre) 2018.



Figure 3: Proposed Gosford Regional Library, Donnison Street Frontage
Source: Lahznimmo Architects

External Materials and Finishes

The Donnison Street frontage provides a mix of glass and integrally coloured compact fibre cement panels. The fibre cement is integrally coloured with two muted colour tones. The external finishes and materials to the east and west elevations are comprised of high quality precast concrete panels. These panels will be lightly textured and colour toned, with an acid wash finish and light colour controlled concrete pigment. Refer to **Figure 3** and **Figure 4**.



Figure 4: Colour controlled acid washed precast cladding
Example: UNSW Wallace Wurth Building
Source: Lahznimmo Architects

Landscaping

The proposal includes a semi-outdoor landscaped forecourt facing the Donnison Street frontage, identified as the 'neighbourhood room', which provides high quality landscaping and planting as well as paving, seating. Further, six new street trees are proposed to enhance the site's presentation and contribute to the canopy cover and vegetation planting in the Gosford City Centre. An additional landscaped area is provided at the rear of the site in the south-western corner. Refer to Landscape Plans prepared by SMM Landscape Architects dated July 2021 held at **Appendix O** for further details.

Noting the current site conditions are devoid of any vegetation, the introduction of high quality landscaping including mature trees on the site and along the public footpath, will positively contribute to desirable visual impacts and biodiversity outcomes for Gosford City Centre.

Proposed Uses and Facilities

The proposed uses and facilities within the new Regional Library include, but are not limited to:

- | | |
|---------------------|---|
| Ground Floor | <ul style="list-style-type: none">• Neighbourhood Room.• Local History Area.• Newspaper/Magazine Area.• Customer service area including information desk and waiting area.• Children's reading play area including cubby and associated parent's room and wheelchair accessible bathroom.• Loans return area.• Branch librarian administration office.• Two (2) meeting rooms.• Bathrooms (male (WC), female (WC), wheelchair accessible).• Staff work area (including 15 workstations) and associated kitchen.• Bicycle storage area.• Adult changeroom.• Cleaners room.• Servicing areas, including a cold water pump room, main switch room and communications room.• Covered and open landscaped areas. |
| Level 1 | <ul style="list-style-type: none">• Multi-use hall, including associated auditorium audio visual (AV) room.• Sound studio.• Flexible breakout space.• Two (2) meeting rooms, including a retractable wall and associated furniture store.• Wheelchair accessible bathroom.• Furniture storage area.• Kitchen/bar servery.• Loading/unloading area.• Communications room.• Waste refuse room and waste collection area. |
| Level 2 | <ul style="list-style-type: none">• Innovation Hub Workspace, including a reception area, co-working space, pod workstations and a kitchen.• Flexible breakout space.• Four (4) offices.• Two (2) meeting rooms.• Wheelchair accessible bathroom and shower.• Unisex bathroom.• Communications room.• Hydraulic plant room. |
| Level 3 | <ul style="list-style-type: none">• Library, including:<ul style="list-style-type: none">– Reading room.– 'Maker space' wet and dry areas.– Study booths. |

- Book collection.
- Computer area.
- Printing and copying facilities.
- Outdoor deck.
- Outdoor terrace.
- Two (2) meeting rooms.
- Bathrooms (male (WC), female (WC), wheelchair accessible).
- Plant area including three (3) air-handling units (AHUs).
- Cleaners room.
- Communications room.

Roof

- Metal deck roofing.
- Installation of solar photovoltaic cells.

Hours of Operation (Library)

The proposed hours of operation for the library are as follows:

Monday – Wednesday and Friday:	9:00am – 6:00pm
Thursday:	9:00am – 8:00pm
Saturday and Sunday:	10:00am – 2:00pm

Multi-Use Hall

The use of the multi-use hall comprising 364.45m² will be via reservation only and will be used during the proposed library hours as well as outside these hours where it may operate until 12 midnight, 7 days.

The maximum capacity of the proposed multi-use hall is 300 people, including retractable seating and removeable chairs. The building will have the ability to lock down areas and make certain rooms available to be accessed outside of this in line with specific room hire agreement.

Vehicular Access and Parking

The existing provision of car parking on the adjoining property at No.123B-125A Donnison Street, Gosford (Lot 11 DP 746819) accessed via Henry Parry Drive will continue for the use of the building for a total of 21 car spaces for staff and special visitors by arrangement or booking. Of the 21 car parking spaces, two (2) spaces will be designated as accessible car spaces. A summary of the details relating to the status of the rear easement is provided in the Easement Arrangement Statement prepared by Stephen Thorne & Associates dated 16 June 2020, held at **Appendix B**.

A total of eleven (11) bicycle spaces are proposed for the development comprising six (6) spaces at the front of the site along Donnison Street for visitors and five (5) spaces in a secure storage room for staff with associated locker facilities nearby.

Further details are provided in the Traffic Impact Assessment prepared by The Transport Planning Partnership dated 2 August 2021, held in **Appendix N**.

Deliveries and Loading

The library will receive daily deliveries of books from the Library courier, between Monday to Friday. Loading and unloading for the building will occur in the loading bay area located at the rear of the building, accessed via Henry Parry Drive. The loading dock can be expanded to accommodate secure overnight parking for two library vehicles in tandem.

As required the loading bay will receive deliveries for catering (food, drink and utensils) to support events held in the multi-use hall.

Staff

Up to five (5) library branch staff and up to seven (7) back of house library staff will be on site at any one time. Three (3) Council customer service staff will be on site at any one time and some desks will be used as 'hot desks' for general Council staff as required.

Waste Management

The proposal will generate limited amounts of operational waste by virtue of its use as a library and through appropriate management by library administration and cleaners. Both general and recyclable waste will be appropriately deposited into the screened waste refuse store area stored on site and will be removed by Council on a weekly basis from the waste collection area adjacent to the loading dock. The procedures for ongoing waste management will be subject to Council's sustainable practices through efficient storage and collection of waste and through the high quality designed waste facilities provided on site.

Where practicable, waste during demolition and construction will be removed off-site to a recycling facility or disposed of at an EPA approved licensed waste facility following classification.

Refer to the Waste Management Plan prepared by SMEC Australia Pty Limited dated 30 July 2021 at **Appendix G**.

4. STRATEGIC PLANNING CONTEXT

4.1. Future Transport 2056

The Future Transport Strategy 2056 is an update of the NSW Long Term Transport Masterplan, which sets the 40-year vision, directions and outcomes framework for transport customer mobility in NSW. The Strategy identifies Gosford as a satellite city between the global gateway cities of Sydney and Newcastle, where Gosford Railway Station has been identified for potential higher speed rail in the future.

The proposal is consistent with the Strategy in that it will place additional employment opportunities in a key satellite city located along a major transport corridor identified for future improvements, both road and rail. Furthermore, as the proposed development includes Smart Working Hub spaces, it will provide a destination for people with good accessibility to Gosford Railway Station.

4.2. Central Coast Regional Plan 2036

The Central Coast Regional Plan 2036 set the vision for the Central Coast region to create a *“healthy natural environment, flourishing economy and well-connected communities.”*

The Central Coast Regional Plan 2036 identifies the following key goals:

- **Goal 1.** A prosperous Central Coast with more jobs close to home.
- **Goal 2.** Protect the natural environment and manage the use of agricultural and resource lands
- **Goal 3.** Well-connected communities and attractive lifestyles.
- **Goal 4.** A variety of housing choice suite needs and lifestyles.

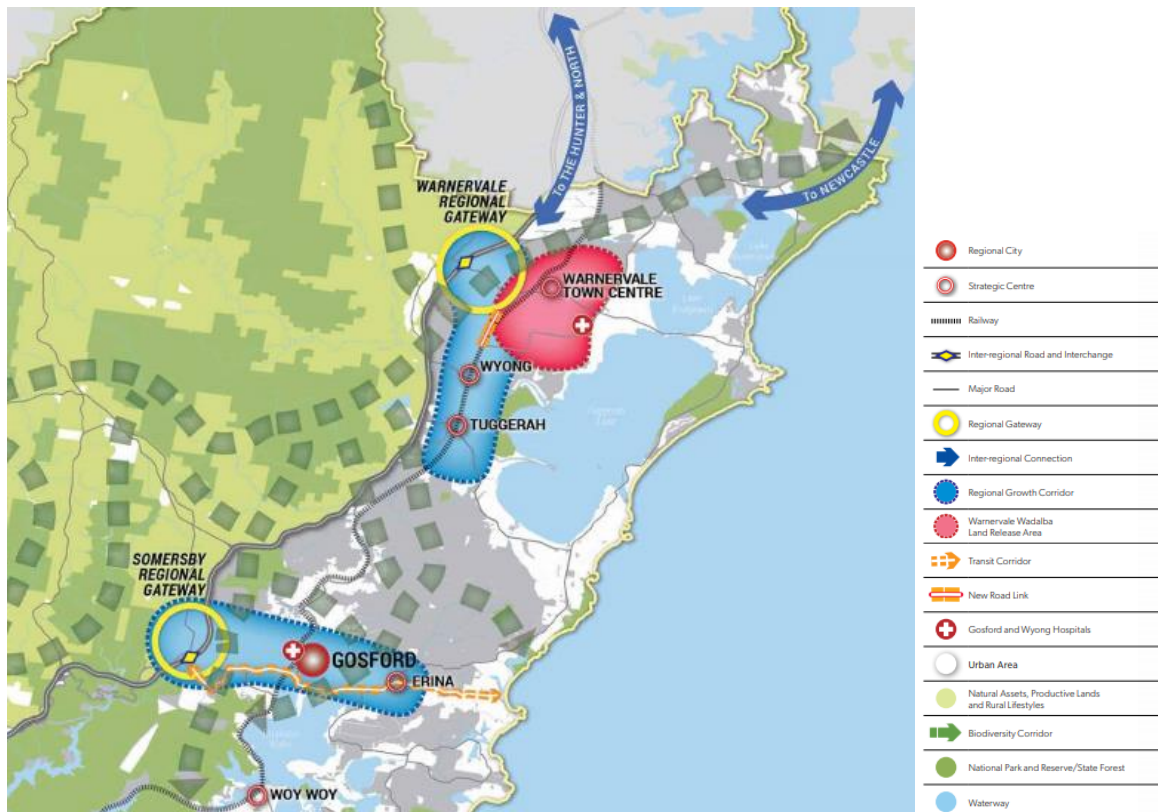


Figure 5: Regional Context Map

Source: Central Coast Regional Plan 2036

The Central Coast Regional Plan 2036 identifies Gosford City Centre as the capital of the Central Coast and aims to achieve its ongoing revitalisation by increasing commercial development to provide a range of services for the growing population, creating active public spaces and enhanced connectivity between key sites and through the provision of economic growth, jobs and development to support the strategic centre.

The proposed development will support the delivery the Plan's key goals through increased employment opportunities within Gosford City Centre and facilitating greater development in the City Centre. The proposed growth in the city centre will reduce pressure for environmental sensitive land. Further, the proposed public building will service the region's population through an inclusive well designed building that enhances and contributes to the attractiveness of the area thereby providing *'well-connected communities and attractive lifestyles.'*

4.3. Gosford Urban Design Framework 2018

The Gosford Urban Design Framework (GUDF) was coordinated by NSW Government Architect (GANSW) and released in October 2018. The GUDF sets a vision for the renewal of the Gosford City Centre, supporting the implementation of the Central Coast Regional Plan 2036 vision.



Figure 6: Structure Plan
Source: Gosford Urban Design Framework

The GUDF envisages Gosford City Centre as a regional capital, where it offers functions and attractions of scale and quality not available in a local centre, to attract users from the broader regional catchment. The subject site is identified for a new regional library in the Structure Plan as shown at **Figure 6**. The proposed development is consistent with the GUDF key design principles as it will provide a regional community facility for Gosford City Centre and the broader regional population catchment.

4.4. Draft Somersby to Erina Corridor Strategy

Council's Draft Somersby to Erina Corridor Strategy responds to the Central Coast Regional Plan 2036 actions for the Southern Growth Corridor. Gosford is identified as one of the six centres in the corridor connected by the Central Coast Highway, with Gosford noted as the Central Coast's regional city. The vision for Gosford is a premier waterfront city with medium to high density neighbourhoods, civic uses, education, health, art and culture with housing options.

The proposed development will directly support the delivery of key recommendations and actions including the enhancement of the public domain and improved pedestrian connections to Kibble Park within the 'Civic Heart', a thriving Gosford City Centre with new opportunities for employment, events and cultural community activities.

5. STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT

5.1. Integrated Development

Pursuant to Section 4.46 of the Act, the proposal in context to the location of the works being carried out on Lot 100 DP 711850, does not require integrated development approval.

5.2. Environmental Planning Instruments

5.2.1. State Environmental Planning Policy (State & Regional Development) 2011

The aims of the State Environmental Planning Policy (State & Regional Development) 2011 (SEPP (State and Regional Development) 2011) are to identify State Significant Developments, State Significant Infrastructure and Regionally Significant Development to confer functions on regional planning panels to determine development applications.

The proposal is identified as regionally significant development under Schedule 7, Clause 3. Notwithstanding, the consent authority for the proposed development is the Minister for Planning and Public Spaces pursuant to Clause 20(2) of the SEPP (State and Regional Development) 2011 and the proposal is declared not to be regionally significant and will not be determined by the relevant regional panel in accordance with Clause 20(2)(d).

Emma Butcher, Senior Planner Regional Assessments of Planning Industry & Environment, has confirmed via email on 3 September 2020 that the development proposal is not declared to be regionally significant development.

5.2.2. State Environmental Planning Policy No.55 – Remediation of Land

State Environmental Planning Policy No.55 – Remediation of Land (SEPP 55) aims to ensure that potential contamination issues are considered in the determination of a development application.

Clause 7(1) of the SEPP 55 states:

“(1) A consent authority must not consent to the carrying out of any development on land unless:

- (a) It has considered whether the land is contaminated, and*
- (b) If the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) and*
- (c) If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for the purpose.”*

The Preliminary Site Investigation for Contamination prepared by Douglas Partners (**Appendix E**) concluded the following:

“the Preliminary Site Investigation indicates that the site can be made compatible with the proposed commercial premises from a contamination standpoint, subject to completion of a Detailed Site Investigation, the implementation of a suitable Remediation Action Plan, followed by remediation and then validation of the requisite works.”

The Preliminary Site Investigation for Contamination prepared by Douglas Partners satisfies Clause 7(1)(b) of the SEPP 55 subject to the completion of further investigation and the implementation of a Remediation Action Plan.

Clause 7(2) of the SEPP 55 states:

“(2) Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subclause (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.

(3) The applicant for development consent must carry out the investigation required by subclause (2) and must provide a report on it to the consent authority. The consent authority may require the applicant to carry out, and provide a report on, a detailed investigation (as referred to in the contaminated land planning guidelines) if it considers that the findings of the preliminary investigation warrant such an investigation.

(4) The land concerned is—

(a) land that is within an investigation area,

(b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,

(c) to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital—land—

(i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and

(ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge)."

Table 1 in the Contaminated Land – Planning Guidelines outline activities that may cause contamination on site. The Detailed Site Investigation for Contamination (DSI) prepared by Douglas Partners dated 7 April 2021 (Appendix F) states the following:

"The NSW EPA Register of Contaminated Land was searched for any Regulatory Notices that may be current on the site issued under the Contaminated Land Management (CLM) Act 1997 and Section 308 of the Protection of the Environment Operations (POEO) Act 1997. The information obtained at the time of preparing the previous PSI (DP, 2018) indicated that no current or previous Licences, Notices or Orders were applicable for the site."

The DSI notes that the results provided in the report are indicative of the sub-surface conditions on the site only at the specific sampling and testing locations, and then only to the depths investigated and at the time the work was carried out. The DSI submitted with this DA concludes that the site is considered to be generally compatible with the proposed Gosford Regional Library from a site contamination standpoint, with the exception of asbestos management during demolition and construction and the preparation of a long-term environmental management plan.

The proposed development is therefore able to achieve compliance with SEPP 55 with the preparation of a long-term environmental management plan and the implementation of a suitable Remediation Action Plan, followed by remediation and then validation of the requisite works. These matters can be addressed via the imposition of appropriate conditions by the consent authority.

5.2.3. Draft Remediation of Land State Environmental Planning Policy

The Explanation of Intended Effect for a Draft Remediation of Land SEPP was exhibited until 13 April 2018. The Draft Remediation of Land SEPP proposes to better manage remediation works by aligning the need for a development consent with the scale, complexity and risks associated with the proposed works. It will also continue to ensure that potentially contaminated land is appropriately investigated before development applications for new land uses are determined.

The proposal is considered to be consistent with the intended effect of the Remediation of Land SEPP.

5.2.4. State Environmental Planning Policy (Coastal Management) 2018

The State Environmental Planning Policy (Coastal Management) 2018 came into effect on 3 April 2018. Whilst the site is located within the nominated coastal environment area as defined by the Coastal Management SEPP, the proposal is not identified as being within proximity of any coastal wetlands or littoral rainforests.

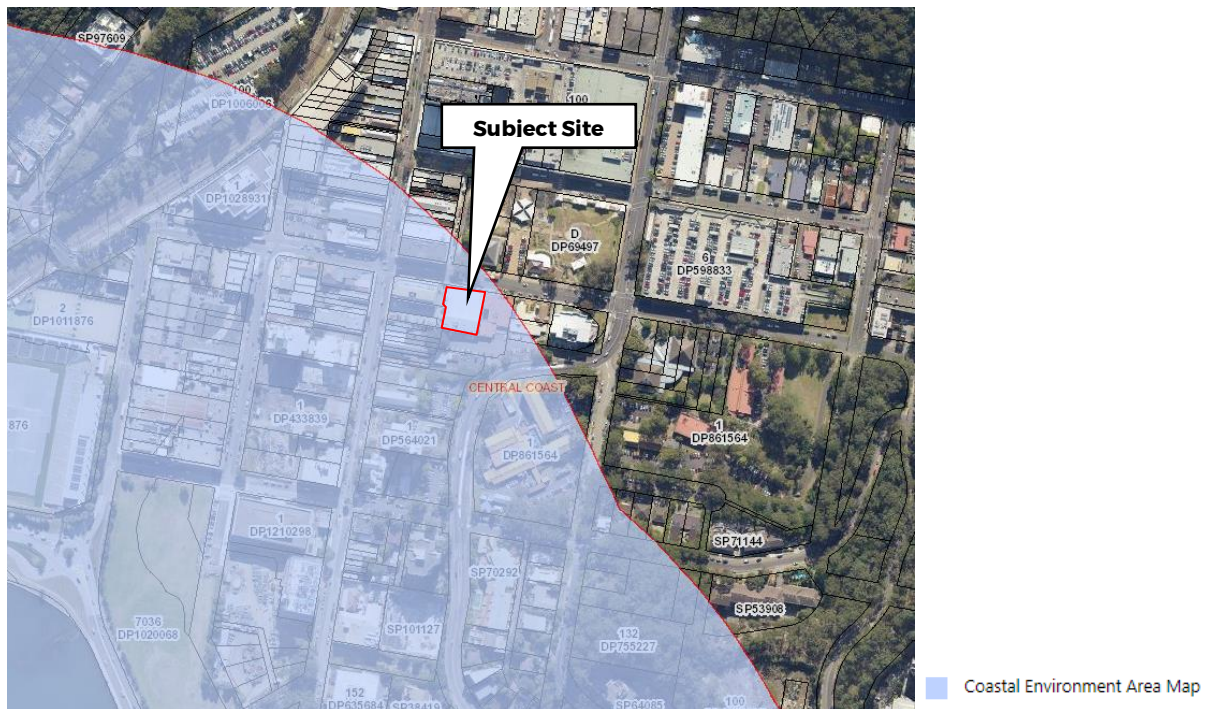


Figure 7: Coastal Environmental Area Map
Source: State Environmental Planning Policy (Coastal Management) 2018

Clause 13(1) states:

"(1) Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following:

- (a) "The integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,*
- (b) Coastal environmental values and natural coastal processes,*
- (c) The water quality of the marine estate (within the meaning of Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,*
- (d) Marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,*
- (e) Existing public open space and safe access to an along the foreshore, beach, headlands or rock platform for members of the public, including persons with a disability,*
- (f) Aboriginal cultural heritage, practices and places,*
- (g) The use of the surf zone."*

The proposal will have an overall minimal impact on the coastal environment and will be consistent with the primary aim of the Coastal Management SEPP which is to manage *"development in the coastal zone and protecting the environmental assets of the coast."*

5.2.5. State Environmental Planning Policy (Gosford City Centre) 2018

Zoning

The site is located within the B3 Commercial Core Zone as prescribed by the State Environmental Planning Policy (Gosford City Centre) 2018 (Gosford SEPP 2018) (**Figure 8**).

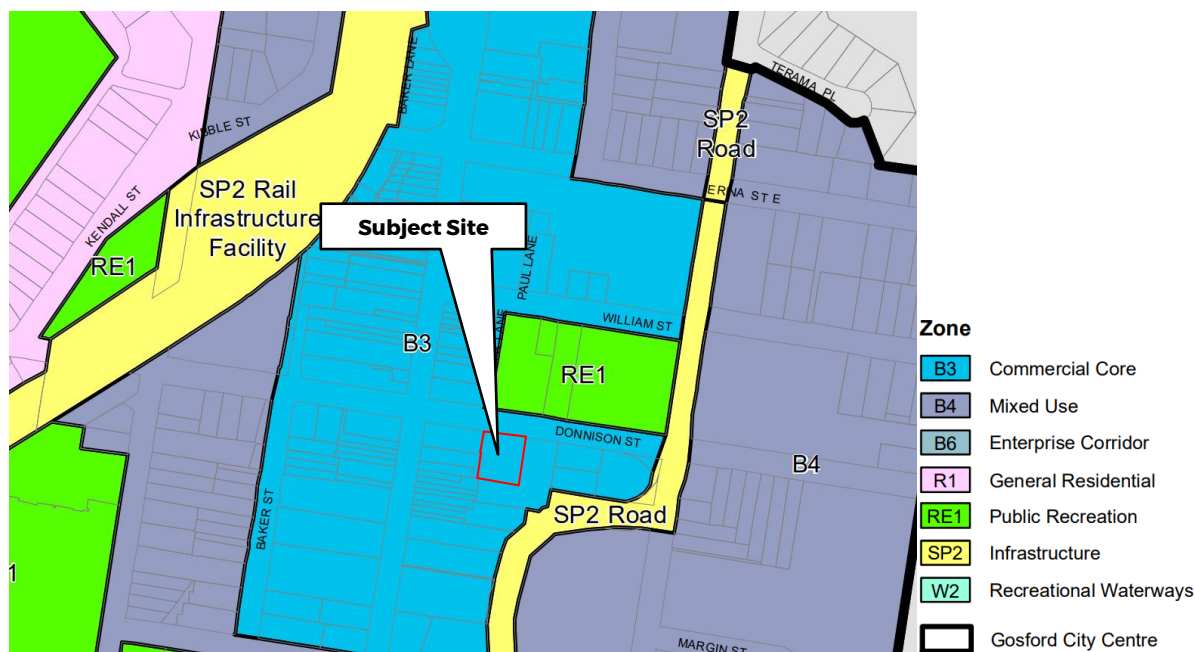


Figure 8: Zoning Map
Source: Gosford SEPP 2018

The proposal is consistent with the objectives of the B3 Commercial Core Zone which are as follows:

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

The proposed demolition works, construction of a four storey building for the use as the proposed Gosford Regional Library and community facility with the inclusion of a multi-use hall is a permissible under the Gosford SEPP with development consent under the following land use definitions:

"Information and education facility means a building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like."

"Community facility means a building or a place:

- Owned or controlled by a public authority or non-profit community organisation, and*
- Used for physical, social, cultural or intellectual development or welfare of the community,*

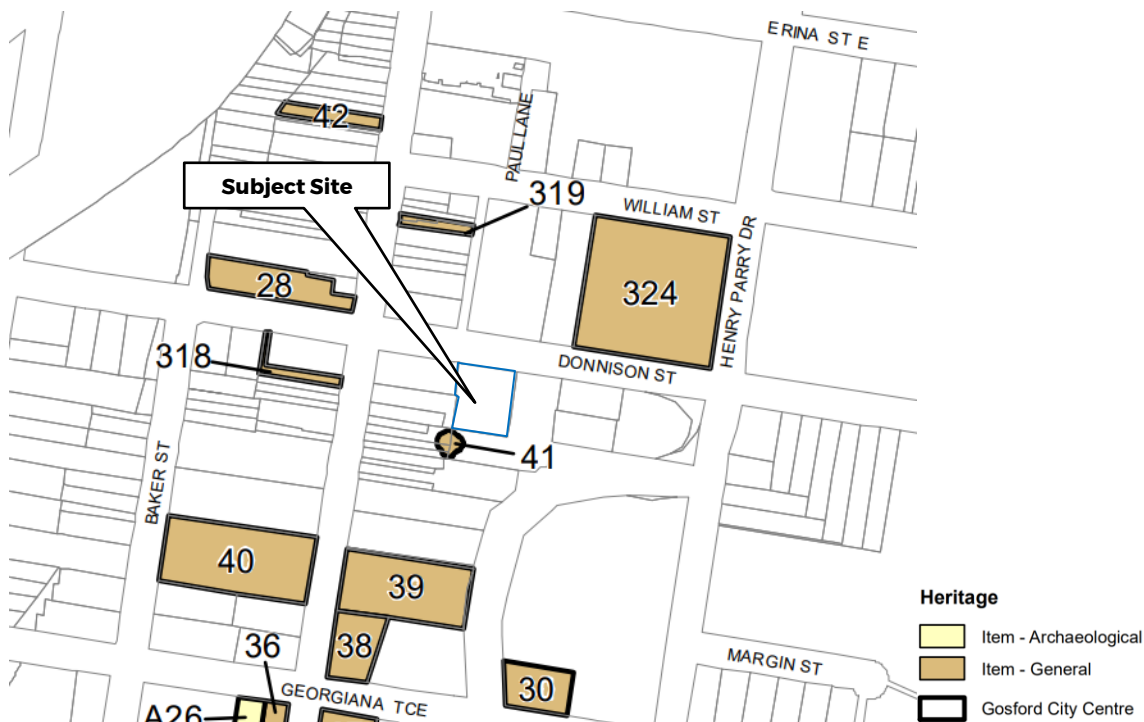
but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation."

The proposed development will deliver an iconic public building which is consistent with the objectives of the B3 Commercial Core Zone and will make a positive contribution to the streetscape and enhance the amenity of the Gosford City Centre. The proposed works will provide a building of high-quality architectural design that will enhance the scenic quality of Gosford City Centre whilst providing greater employment opportunities as well strengthening the role of Gosford City Centre as a destination for broader regional catchment. The proposed development will also improve the public domain and connectivity to existing public infrastructure, including to Kibble Park. The proposal delivers a built form that prioritises pedestrians and revitalisation within the 'Civic Heart' of Gosford.

Heritage

The objectives of the heritage conservation within Clause 5.10 of the Gosford SEPP 2018 are as follows:

- (a) "to conserve the environmental heritage of Gosford,
- (b) To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) To conserve archaeological sites,
- (d) To conserve Aboriginal objects and Aboriginal places of heritage significance."



The site is not identified as a Heritage Item nor located within a Heritage Conservation Area. There are a number of heritage items located in close proximity of the site.

A Local Heritage Item No. 41 – Feature tree-fig is located on the boundary of Nos. 81, 83 and 85 Mann Street and No. 123B Donnison Street to the south of the site. The tree will be appropriately protected and fenced during construction works. William Street Well, Local Heritage Item No. 324 within Kibble Park is located to the north of the site. The proposal will not result in any detrimental impact to the heritage significance of any nearby heritage items including the Local Heritage Items No. 41 and No. 324 and further assessment via a heritage management document is not considered to be warranted.

A detailed assessment against the other relevant provisions in the Gosford SEPP 2018 applicable to the proposed development has been undertaken by Milestone and is held in **Appendix H**. This analysis concludes the development is consistent with relevant provisions of the Gosford SEPP 2018.

5.3. Gosford City Centre Development Control Plan 2018

Gosford City Centre Development Control Plan 2018 (Gosford City Centre DCP 2018) provides detailed guidelines and environmental standards for development within the Gosford City Centre applicable to the proposed development. An assessment of the proposal against the key relevant controls and guidelines of the provisions of Gosford City Centre DCP 2018 has been undertaken by Milestone and is held in **Appendix I**.

The proposal achieves a high level of compliance against the relevant controls and guidelines of Gosford City Centre DCP 2018. Variations are sought in relation to the provision of a pedestrian link on the site as well as

building setback requirements. There is appropriate justification to vary the relevant design and building controls on planning and design merits is included in **Appendix I**.

5.4. 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 2018, Ministerial Determination and Order, and
- 1% local contribution, in accordance with Central Coast Council's 7.12 Contributions Plan (Gosford City Centre Civic Improvement Plan 2007).

As the proposed development cost exceeds \$250,000, the Civic Improvement Plan 2007 for the Gosford City Centre states Section 7.12 (former S.94A) applies to the proposed development. Therefore, a local contribution of 1% of the cost of the development is applicable. This requirement will be imposed via the imposition of a condition of consent.

The Ministerial Direction 2018, Clause 6(3) outlines those purposes for which a SIC of 2% is not required. Sub clause (k) states the following:

"(k) public amenities or public services, for which development contributions have been imposed under Section 7.11 or Section 7.12 of the Act or may be imposed in accordance with a contributions plan that is in force (when consent is granted for the development)."

The development is identified as a designated community purpose, and subject to the imposition of a 7.12 local contribution levy of 1%, the requirement for the 2% SIC levy is not applicable for the proposed development.

5.5. Section 4.15(1) of the Environmental Planning and Assessment Act 1979

Section 4.15(1) of the Act requires the following matters be considered in the assessment of the proposed development.

5.5.1 The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

Built Form and Character

The proposed development is a high standard of design delivering a vibrant and interesting public building which provides a strong presence and positive overall visual impact on the streetscape, directly addressing the public space of Kibble Park. The proposed development will enhance the connection to the public domain with elements of transparency and visual interest. It will also enhance activation at street level with the design allowing activity within the building to be visible from the outside. The four storey building provides strong building articulation with elevation treatment and upper level setbacks to complement the desired character of the civic centre. The proposal will deliver significant improvements to the public domain and connectivity and will reinforce the site's role as a vibrant focal point and community facility for the regional centre. The proposed building significantly enhances the image of Gosford and its streetscape.

For further details on the proposal's positive built form outcome and delivery of design excellence refer to the Design Excellence Statement prepared by Lahznimmo Architects, held at **Appendix J**.

Building Code of Australia Compliance

The BCA Assessment Report prepared by Steve Watson & Partners dated 2 August 2021 (**Appendix K**) provides an assessment of the proposed building design against the relevant sections of the Building Code of Australia and applicable Building regulations. This assessment concludes with the following:

"The design is capable of complying with the requirements of the relevant sections of the of the Act and EPAR and the BCA 2019 Amendment 1 subject to resolution of the identified areas of non-compliance and compliance with the recommendations provided within the report."

Subject to further detailed design as part of the Construction Certificate process, the proposed development is capable of compliance with the relevant requirements of the Building Code of Australia.

Social and Economic impacts

The proposed development has been designed to optimise the achievement of social benefits, including those related to access, employment, security and safety and community structure.

The construction of the development will provide a hub offering a multitude of services and space offerings for interactive community engagement and facilitation, providing positive social outcomes for the community. The proposal will also provide a range of positive economic impacts both during its construction and operation including through ESD design and ongoing employment with consequent positive flow on effects for the locality and the environment. The creation of a hub for professionals to gather and work will contribute to the revitalisation of the Gosford CBD. The new purpose built Gosford Regional Library will generate ongoing social and economic benefits to the Gosford City Centre and the greater region.

Natural and Cultural Environmental Heritage

The proposed development will not adversely affect any element of the natural or cultural environmental heritage.

Aboriginal Heritage

In accordance with Section 8 of the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales (Department of Environment, Climate Change and Water 2010), Milestone has undergone a general due diligence process in assessing the potential harm of the proposed development to Aboriginal objects.

The proposed development will cause limited disturbance to the ground surface during demolition as well as during the initial phases of construction. On this basis, Milestone conducted a search of the Heritage NSW Aboriginal Heritage Information Management System (AHIMS) on 17 September 2021. Based on this search, Milestone confirm that no Aboriginal sites have been recorded and no Aboriginal places have been declared within 50m of No. 123A Donnison Street, Gosford.

The proposal is located in an area that has been highly modified for a range of urban uses and therefore it is considered unlikely that there are any landscape features to indicate the presence of Aboriginal objects due to the past history of disturbance. Due to the existing information at hand, the proposal is deemed not to require the obtainment of an Aboriginal Heritage Impact Permit (AHIP).

Notwithstanding, if previously unidentified Indigenous objects are uncovered during the delivery of the approved development, any work in the vicinity of the item would cease and appropriate advice will be sought from Heritage NSW by the contractor in order to mitigate potential impacts.

Natural Environment

As shown on the Survey Plan prepared by Project Surveyors dated 15 March 2018 held at **Appendix A**, the site is occupied by a part single and two storey commercial building, with the current structures on the land covering the entirety of the site and site conditions being devoid of any vegetation. On this basis, there is no vegetation on the site that will be impacted by the proposed development and the preparation of a Species Impact Statement is not considered to be required.

The proposal will introduce high quality landscaping along both frontages including mature tree planting along the site frontage to Donnison Street. Further landscaping is proposed along the public footpath and will positively contribute to biodiversity outcomes for the Gosford City Centre where the existing conditions of the site restrict this.

Accessibility

The building has been designed with a strong commitment to accessible design. Assessment of the proposed development in relation to the relevant Building Codes of Australia and The Disability (Access to Premises – Buildings) Standards 2010 was undertaken by Abe Consulting. The analysis within the Accessibility Design

Review Report prepared by ABE Consulting dated 2 August 2021 (**Appendix L**) concludes that the proposed design is able to readily achieve compliance with applicable BCA provisions, The Disability (Access to Premises – Buildings) Standards 2010 and the relevant Australian Standards. The recommendations outlined in the report have been endorsed and addressed in the Architectural Plans prepared by Lahznimmo Architects dated July 2021 held at **Appendix D**.

Acoustic Impact

The proposal has been carefully designed to ensure noise impacts provide reasonable amenity to all occupants of the development as well as the locality during operation of the building as well as during construction.

The site is currently surrounded by mostly non-residential receivers, with the nearest residential receiver located approximately 180m south at No. 127 Henry Parry Drive.

The Acoustic Assessment prepared by Acoustic Logic dated 27 July 2021 (**Appendix M**) has assessed the potential noise impacts in context of the surrounding acoustic environment around the proposed development during construction and operation.

The Acoustic Assessment recommended the following mitigation measures for the construction of the development to ensure compliance with relevant noise criteria:

- *"All glazing along the northern façade be fitted with minimum 6.38mm laminate glazing, with both glass and frame to achieve a minimum R_w rating of 31.*
- *The Multi-Use Hall glazing on the southern façade is to be fixed glazing only and is to be minimum 10.38mm laminate with both glass and frame to achieve R_w rating of 35.*
- *All remaining glazing can be fitted with 6mm thick glass.*
- *The loading dock roller door is to be solid, not perforated, and the motor and tracks are to be vibration isolated from the building structure.*
- *Install a 1m high solid balustrade round all exposed side of the top floor reading deck, level 1 and level 2 breakout corridors. The balustrade can be constructed from glass, Perspex, timber, metal sheet or masonry elements.*
- *All speakers installed within the Multi-use hall are to be vibration isolated from the building structure."*

Additionally, the following operational management controls have been recommended:

- *"The loading dock roller door is to be closed when the loading dock is in use.*
- *Trucks within the loading dock are to turn off the engines during loading.*
- *Conduct a detailed acoustic review of mechanical plant at CC stage to determine acoustic treatments to control noise emissions to satisfactory levels (following final equipment selections)*
- *Any special events to be held within the Neighbourhood Room which incorporates moderate to high level amplified music will need to be reviewed on a case by case basis by Council. Noise emissions from high level amplified music within this space will not feasibly be compliant with traditional noise emission criteria at receiver NR2 (the park across Donnison Street). However, due to the community benefit provided, the consent authority may grant temporary exceedances of noise criteria, as is typical for infrequent community events in public spaces."*

Subject to the recommendations of the acoustic analysis in Section 6 being addressed in the final building design and during operations, the proposed development will achieve compliance with DCP 2018 and NSW Environmental Protection Authority Document – 'Noise Policy for Industry (NPfI) 2017' in relation to noise emissions and there will be negligible overall impact on the surrounding noise environment.

Traffic and Parking

The Traffic Impact Assessment prepared by The Transport Planning Partnership dated 2 August 2021 (**Appendix N**) concludes :

"the proposed car parking provision includes 21 car spaces for staff and special visitors by arrangement or booking. Library visitors, as per existing conditions, would continue to utilise available public parking. This is considered acceptable and in line with many libraries located within town centres which utilise public parking for visitors."

The provision of any basement car parking on the site accessed via Donnison Street would hinder the attainment of Council's important civic outcomes relating to maximising street activation and enhancing pedestrian amenity along the main frontage of a key Gosford City Centre site.

The proposed development also includes provision of twelve bicycle parking spaces and is compliant with the required provision for bicycle parking in Section 7.1.3 of the Gosford City Centre DCP 2018.

The Traffic Impact Assessment concludes that the library will generate a minor volume of traffic during the road network peaks, with visitors expected to arrive sporadically throughout the day and from various destinations noting that there is no on-site visitor parking.

The proposed development provides suitable car parking provision in context of its location with good accessibility to public transport, amenities and services in a city centre location with a surrounding critical mass that is expected to grow with substantial future redevelopment.

Environmental Sustainability

The building's design, construction and operation will integrate Ecologically Sustainable Development (ESD) including energy efficiency at best practice level.

An ESD Statement has been prepared by Northrop dated 2 August 2021, which outlines the detailed strategies for the development on eight ESD themes including Energy Efficiency, On-site Renewable Energy, Occupant Wellbeing, Water Efficiency, Materials Impact, Transport Impact, Social Impact and Site Discharge.

The proposed development has been designed with a strong commitment to ESD, exceeding many of the required statutory controls and achieves compliance with the required provisions of Section 8 of DCP 2018.

Refer to the ESD Statement prepared by Northrop dated 2 August 2021 held at **Appendix P**.

5.5.2 Suitability of the Site for the Development

The site is identified as a key city centre site in the relevant planning framework. Development for the purposes of a public building is ideally suitable as it is located in the B3 Commercial Core Zone identified for development which strengthens the role of Gosford City Centre and will provide improvements to significant pedestrian connections including to Kibble Park. The site is currently underutilised and the proposal will modernise, significantly revitalise and activate this strategic site in the Gosford City Centre. The site enjoys a high level of both local and regional road accessibility, and good access to public transport. The proposed development is of a style and character appropriate to the locality and the community function of the building.

5.5.3 Any submissions made in accordance with the Act or Regulation

In accordance with the notification table outlined in Gosford City Centre DCP 2018, the proposal will be publicly notified as a Notice in Newspaper and to adjoining owners for a period of up to 14 days.

5.5.4 The Public Interest

The proposed development is considered to be in the public interest as it facilitates the orderly growth and development of land zoned to permit library and community facilities that is well served by existing transport and utilities infrastructure. The proposed development has been carefully designed to accord with state and local planning policies and will provide significant beneficial social and revitalisation outcomes on a strategic city centre site.

Importantly, the proposed development promotes social connection and interaction, and will become a destination for gathering and sharing ideas for the community, which is in the public interest.

6. CONCLUSION

The Development Application seeks development consent from the Department of Planning, Industry and Environment (DPIE) for the proposed demolition of existing structures on site and the construction of a four storey building for use as a Gosford Regional Library and community facility as well as associated site works and remediation at No. 123A Donnison Street, Gosford.

The proposed development achieves consistency with the strategic vision for the area through the delivery of an important civic building for Gosford City Centre that will positively contribute to the revitalisation of Gosford. The proposed development will provide for conventional library uses including book collection area, reading area and quiet study areas. The proposed development will also provide an innovation working hub for start-up ventures as well as a multi-use hall for community functions and events.

The proposed development is considered to be in the public interest, as it will facilitate the development of building design excellence appropriate for a strategic site in Gosford Town Centre. It will deliver the provision of a high quality purpose built new library facility which will provide a tangible benefit to the local community and region as well as contribute to the enhanced utilisation of key public assets and government land. The proposal will provide long term benefits to the community and the environment through the provision of an upgraded modern facility which has been designed to ensure the environmental impact is sustainable and economical, and that positive visual amenity and the overall enhancement of the site and Gosford City Centre is delivered.

The proposal achieves a high level of compliance with the applicable provisions within the Gosford SEPP 2018 and the Gosford DCP 2018, and will not result in any adverse environmental impacts.

The proposed building envelope will not impact on the amenity of the surrounding area and will not provide any overshadowing of Kibble Park. The environmental impacts of proposed design and operation of the site can be appropriately managed and mitigated to not adversely impact the amenity of the surrounding area. The proposal seeks variations to several provision in Gosford DCP 2018 relevant to the provision of a pedestrian link on the site as well as building setback requirements. There is appropriate justification to vary the relevant design and building controls on planning and design merits and this justification has been detailed in **Appendix I** of this report.

Based on the conclusions of the comprehensive assessment undertaken, and in the absence of any significant adverse environmental, social, heritage or economic impacts the proposal is deemed worthy of approval subject to conditions of consent.

MILESTONE (AUST) PTY LIMITED