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Development Application

Pursuant to Section 4.12 of the Environmental Planning and Assessment Act 1979 (As Amended)

Proposed Redevelopment of Existing Legacy Seniors Living Village involving Demolition, Construction of 54 Self Contained Apartments including Administration and Community Facilities, Landscaping and Car Parking, and Subdivision of the Land

Lot 1 DP1082633 & Lot 8 DP218157
51-57 & 59 MASONS PARADE
POINT FREDERICK

Landowner & Applicant:
Brisbane Water Legacy
October 2021
JWP Ref # 11533

Project Management

ENTERO

creating *vibrant* retirement communities

Project Architects

INTEGRATED DESIGN GROUP

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PRECIS

Legacy is a nationally recognised charity, being in existence for 98 years across Australia, caring for the families of Veterans. Brisbane Water (NSW) Legacy (BWL) has operated since 1951 on the NSW Central Coast and has operated an affordable accommodation Retirement Village on their land at Masons Parade Point Frederick since 1964.

The accommodation and facilities within the existing Village are no longer appropriate for the needs of ageing War Widows and Veterans, and this application seeks Development Consent for the redevelopment of the Village.

The Proposal involves the demolition of existing buildings and the construction of a multilevel building, car parking and associated landscaping to provide contemporary, dignified and quality Seniors housing in the form of self-contained apartments.

The Proposal also involves subdivision of the land to enable the sale of a part of the land that is surplus to their need. BWL is self-funded and relies on returns from investments, community benefactors and returns from Retirement Village operations to fund Welfare support programs for the families of Veterans. The sale of surplus land is therefore necessary to raise the significant capital required to partly fund the proposed redevelopment.

The land is subject to the development assessment provisions of State Environmental Planning Policy (Gosford City Centre) 2018, and the Capital Investment Value of the Proposal requires the application to be lodged with the NSW Department of Planning, Industry and Environment (DPIE) instead of Council for development assessment and determination.

The Proposal has been the subject of a pre-DA meeting with Central Coast Council and two (2) pre-DA meetings with the DPIE (Hunter & Central Coast). The design of the building has also been the subject of three (3) City of Gosford Design Advisory Panel (CoGDAP) workshops since mid-2020.

After multiple design evolutions, the Design Advisory Panel confirmed in a letter to BWL dated 1 September 2021 that the Proposal has the ability to demonstrate Design Excellence and recommended that the Proposal proceed to Development Assessment.

The Proposal has been subject to an exhaustive design process and will improve the standard of affordable Seniors housing available to the War Widow and Veteran community. It is recommended that the DPIE support the application.

Contents

1.0 INTRODUCTION 12

1.1 Background 12
1.1.1 The Proponent 12
1.1.2 The Project 12
1.1.3 The Project Design Team 13

1.2 Site Location and Context 13
1.2.1 Site Description 14
1.2.2 Existing Site Improvements 14
1.2.3 Adjoining Land Uses 15
1.2.4 Site Analysis 16

2.0 PROPOSED DEVELOPMENT 18

2.1 Redevelopment Framework 18

2.2 Elements of the Proposal 18

2.3 Proposed Demolition 19

2.4 Proposed Earthworks 20

2.5 Proposed Building 22
2.5.1 Proposed Ground floor 24
2.5.2 External Car Parking 28
2.5.3 Proposed Seniors Living Levels 29
2.5.4 Proposed Building Elevations 37
2.5.5 Proposed Finishes and Materials 40

2.6 Proposed Landscaping 42

2.7 Proposed Stormwater Management 44

2.8 Proposed Two (2) into Two (2) Lot Subdivision 46

2.9 Proposed Operational Details 48

2.10 Pre DA Consultation and Design Review Panel 48

3.0 STATEMENT OF ENVIRONMENTAL EFFECTS 49

3.1 Previous and Present Use of the Site 49

3.2 Environmental Heritage 49
3.2.1 Aboriginal Archaeology 49
3.2.2 European Heritage 50

3.3 Bushfire Prone Land 52

3.4 Biodiversity 53

3.5 Geotechnical Environment 53
3.5.1 Mine Subsidence 53
3.5.2 Potential for Site Contamination 53
3.5.3 Ground Water 54
3.5.4 Hazardous Materials 54
3.5.5 Potential Acid Sulfate Soils 55
3.5.6 Earthworks (Filling) 56

3.6 Flooding and Proposed Stormwater Management 57
3.6.1 Stormwater Retention 57
3.6.2 Stormwater Quality 58
3.6.3 Flooding 58

3.7 Visual Impact 61

3.8 Views 62

3.9 Traffic, Access & Parking 63
3.9.1 Local Traffic Network 63
3.9.2 Existing Traffic 64
3.9.3 Public Transport and Pedestrian Network 64
3.9.4 Access within Proposed Development 66
3.9.5 Parking 68
3.8.2 Traffic Generation 69

3.10 Acoustic Environment 70
3.10.1 Existing Background Noise Levels 70
3.10.2 Mechanical Ventilation 71
3.10.3 Road Traffic Noise 72

3.11 Air Quality 74

3.12 Sustainability 75
3.12.1 Thermo-Regulation Concepts 75
3.12.2 Ventilation 75
3.12.3 Solar Passive Design 76
3.12.3 Solar Access 76
3.12.4 BASIX 77

3.13 Safety and Security 77
3.13.1 Surveillance 78
3.13.2 Access Control 78
3.13.3 Space management 78
3.13.4 Territorial Reinforcement 78

3.14 Disability Access 78

3.15 Social and Economic Impact 78

3.16 Waste Management 80
3.16.1 Demolition Waste 80
3.16.2 Operational Waste 81
3.9.3 Construction Waste 84

4.0 RELEVANT PLANNING PROVISIONS 85

4.1 Environmental Planning Instruments 85
4.1.1 State Environmental Planning Policies (SEPP) 85
4.1.2 Gosford Local Environmental Plan (LEP 2014) 103

4.2 Draft Environmental Planning Instruments 103
4.2.1 Draft SEPP (Housing) 103

4.3 Development Control Plans 103
4.3.1 Gosford Development Control Plan (2018) 103

4.4 The Likely Impacts of Development 103

4.5 Suitability of the Site for the Development 103

4.6 Submissions Made Under the Act or regulations 103

4.7 The Public Interest 103

5.0 PRE-DA CONSULTATION 106

6.0 CONCLUSION 109

Figures

Figure 1 Site Location **13**
Figure 2 Site Context **14**
Figure 3 The Site **14**
Figure 4 Existing Site Improvements **15**
Figure 5 Street Frontage to Masons Parade (View East) **15**
Figure 6 Adjoining Restaurant and New Building to the North **16**
Figure 7 Adjoining Development to the South **16**
Figure 8 Site Topography and Encumbrances **17**
Figure 9 Redevelopment Framework **18**
Figure 10 Proposed Demolition Stages **19**
Figure 11 Buildings for Demolition (Stage 1) **20**
Figure 12 Flood Storage Works in Plan **21**
Figure 13 Flood Storage Works in Section **21**
Figure 14 Design Focus - Courtyard and Views **23**
Figure 15 Proposed Use and Built Form **23**
Figure 16 Relationship with Streetscape Rhythm **24**
Figure 17 Site Plan & Ground floor – Redevelopment in Proposed Lot 1 **25**
Figure 18 Entrance and Lobby Areas **26**
Figure 19 Administration Offices **26**
Figure 20 Communal Room and Verandah **27**
Figure 21 Internal Parking **28**
Figure 22 Rear External Car Park (28 Spaces) **28**
Figure 23 Level 1 Floor Plan **29**
Figure 24 Available Views **30**
Figure 25 Balcony View Orientation **30**
Figure 26 Level 2 Floor Plan **31**
Figure 27 Level 2 Vegetable Garden Terrace **31**
Figure 28 Lower Level Communal Areas **32**
Figure 29 Level 3 Floor Plan **32**
Figure 30 Level 3 BBQ Terrace **33**
Figure 31 Level 4 Floor Plan **33**
Figure 32 Level 4 Small Activities Terrace **34**
Figure 33 Level 5 Floor Plan **34**
Figure 34 Level 4 Small Contemplation Terrace **35**
Figure 35 Level 6 Floor Plan **35**
Figure 36 Upper Level Communal Areas **36**
Figure 37 East-West Cross-Section (View from North) **36**
Figure 38 North-South Cross-Section (View from West) **37**

Figure 39 West Elevation (Street Facade) 38
Figure 40 Front Façade – Street Interface and Entry 38
Figure 41 Rear Entry and Elevation (East Orientation) 39
Figure 42 Side Elevation (South) 39
Figure 43 Side Elevation (North) 40
Figure 44 Materials and Finishes Palette 40
Figure 45 Materials and Finishes – South-West Elevation 41
Figure 46 Materials and Finishes – North-West Elevation 41
Figure 47 Materials and Finishes – South-West Elevation 42
Figure 48 Concept Internal Plantings 42
Figure 49 Proposed Landscape Plan - Adjacent Building 43
Figure 50 Proposed Landscape Plan – Rear Gardens 44
Figure 51 Proposed Stormwater Management 45
Figure 52 Existing Lot Boundaries 46
Figure 53 Proposed Subdivision Boundaries 47
Figure 54 Aerial Photo 1965 49
Figure 55 Aerial Photo 1984 49
Figure 56 AHIMS Search Result 50
Figure 57 Adjoining Heritage Items 51
Figure 58 BWL York Street Frontage House No.6 51
Figure 59 Bushfire Prone Land Map 52
Figure 60 Potential Acid Sulfate Soils 55
Figure 61 PMF Peak Flood Depths 59
Figure 62 Design Water Level Flood Extents 59
Figure 63 Built Form & Broader Landscape 61
Figure 64 Visual Impact Viewed from Public Foreshore 61
Figure 65 Visual Impact Viewed from Gosford Bridge 62
Figure 66 Visual Impact Viewed ground level near Gosford Bridge 62
Figure 67 Gosford City View Corridors 62
Figure 68 Local Street Network 63
Figure 69 Bus Route 64
Figure 70 Pedestrian Movement 65
Figure 71 Pedestrian Movement 65
Figure 72 Waste Service Swept Path 66
Figure 73 Site Access Swept Paths 67
Figure 74 On Site Parking Provisions 68
Figure 75 Vehicle Trips 69
Figure 76 Receptors and Noise Measurement Locations 71
Figure 77 Rating Background Noise Levels (Nearest Receptors) 71
Figure 78 Rating Background Noise Levels (Nearest Receptors) 73
Figure 79 Glazing Requirements – Example Treatment Required 74

Figure 80 Thermo-Regulation Within Design **75**
Figure 81 Thermo-Regulation Within Design **75**
Figure 82 Site Analysis Diagram **76**
Figure 83 Solar Access Analysis **77**
Figure 84 Fostering Street Interaction **80**
Figure 85 Calculated Weekly Waste Generation **82**
Figure 86 Proposed Bin and Chute Location on Residential Levels **82**
Figure 87 Waste Bin Size and Numbers **83**
Figure 88 Waste Room Under Waste Chute **83**
Figure 89 Remote Waste Hold and Maintenance Building **84**
Figure 90 SEPP Gosford Land Application Map **85**
Figure 91 SEPP Gosford Land Application Map **86**
Figure 92 Minimum Lot Size Map **88**
Figure 93 Maximum Height Requirement **89**
Figure 94 Maximum Floor Space Ratio **89**
Figure 95 Location of Heritage Items 326 and 327 **91**
Figure 96 Acid Sulfate Soils Map **92**
Figure 97 Key Views **95**
Figure 98 Public Transport Accessibility **98**
Figure 99 Coastal Environment and Use Map **100**

Attachments

Attachment A - Site Detail Survey

Attachment B - Architectural and Demolition Plans

Attachment C - Urban Design Analysis

Attachment D - Proposed Plan of Subdivision

Attachment E - Proposed Landscape Plan

Attachment F - Stormwater Management Plan and Design

Attachment G - Geotechnical, Hydrological and Detailed Site Investigation Report

Attachment H - Groundwater, Acid Sulfate Assessment and Management Plan

Attachment I - Heritage NSW AHIMS Search

Attachment J - Hazardous Materials Survey and Management Plan

Attachment K - Traffic Impact Assessment

Attachment L - Acoustic Assessment

Attachment M - BASIX

Attachment N - CPTED Assessment

Attachment O - Disability Access Assessment

Attachment P - Social Impact Assessment

Attachment Q - Operational Waste Management Plan

Attachment R - Capital Investment Value (CIV)

Attachment S - Gosford City DCP 2018 - Compliance and Design Response

Attachment T - City of Gosford Design Review Panel Advice

Attachment U - SEPP 65 Design Quality Statement and Photo Montages

Attachment V - Apartment Design Guide - Compliance and Design Response

Attachment W - SEPP 2004 (Housing for Seniors) - Compliance and Design Response

Attachment X - Draft SEPP (Housing) - Compliance and Design Response

Attachment Y - Building Code of Australia - Compliance Assessment

Attachment Z - Access Swept Paths

Attachment AA - Design Excellence Statement

Attachment AB - Design Response to Panel Suggestions

1.0 Introduction

Since 1964, Brisbane Water Legacy (BWL) has provided affordable seniors' accommodation to War Widows and Veterans at their Mason Road Gosford site.

Currently, the accommodation is in a mix of single and two story buildings spread throughout a 1.2ha site. The site consists of 64 x 20sqm bedsit apartments and nine (9) marginally larger two-bedroom units. Supporting the accommodation is Legacy Hall for functions and gatherings, and the BWL Administration Office.

The Proposal is to redevelop the site to provide dignified, high quality contemporary accommodation in the form of 1, 2 or 3 bedroom self-contained apartments that are no less than 60sqm in area. To rationalise the use of the land, the apartments are proposed within a multi-story building up to seven (7) floors in height which will occupy (with parking and landscaping) less than 50% of the 1.2ha site.

Once existing residents are accommodated within the new building, a subdivision will enable the sale of that part of the site that is no longer required. This will fund the Proposal and provide an endowment for the recurrent operational costs.

Specific details of the proposed development are outlined in **Section 2.0** of this application.

1.1 Background

1.1.1 The Proponent

The landowner and applicant for the Proposal is Brisbane Water Legacy, which owns and operates the existing village on the site. BWL is a Company Ltd by Guarantee, registered with the Australian Charities and Not for profit Commission (ACNC)

All Company Members are Volunteers, and in accordance with the BWL Constitution, no Legacy member can be paid a wage or benefit. BWL has eight (8) staff, led by the CEO Mr. Peter Lawley.

1.1.2 The Project

In 2018, BWL commenced a masterplan for the site. Fundamental to that process has been the critical fact that BWL is self-funded and relies solely on current income streams to provide the supplementary funding required as an affordable housing provider. There is no Government funding for the project, from both a capital perspective, but also the recurrent costs required to operate.

The key objectives established in 2018 for the masterplan process remain valid, and include:

- To provide lifetime, affordable, dignified accommodation for Legacy Widows, Beneficiaries and Veterans, with appropriate facilities for Legacy Welfare operations and Village support
- To operate within the NSW Retirement Village Act, as a self-funding component of BWL.
- All considerations for any development will be based on low financial risk for Brisbane Water (NSW) Legacy
- Maintenance of current funding streams to support operations of BWL.
- Maintaining permanency for Legacy beneficiaries and Veterans currently residing in Units

The resulting Proposal replaces existing accommodation with 30 x one-bedroom apartments that will be rented to War Widows and Veterans at a maximum of $90 per week, (CPI adjusted annually) based on pensioner assessments.

An additional 24 Retirement Village units will be leased in accordance with the NSW Retirement Village Act, with the entire building remaining owned and operated by BWL.

In 2019 the BWL Members approved the option to develop the early iterations of the Proposal.

1.1.3 The Project Design Team

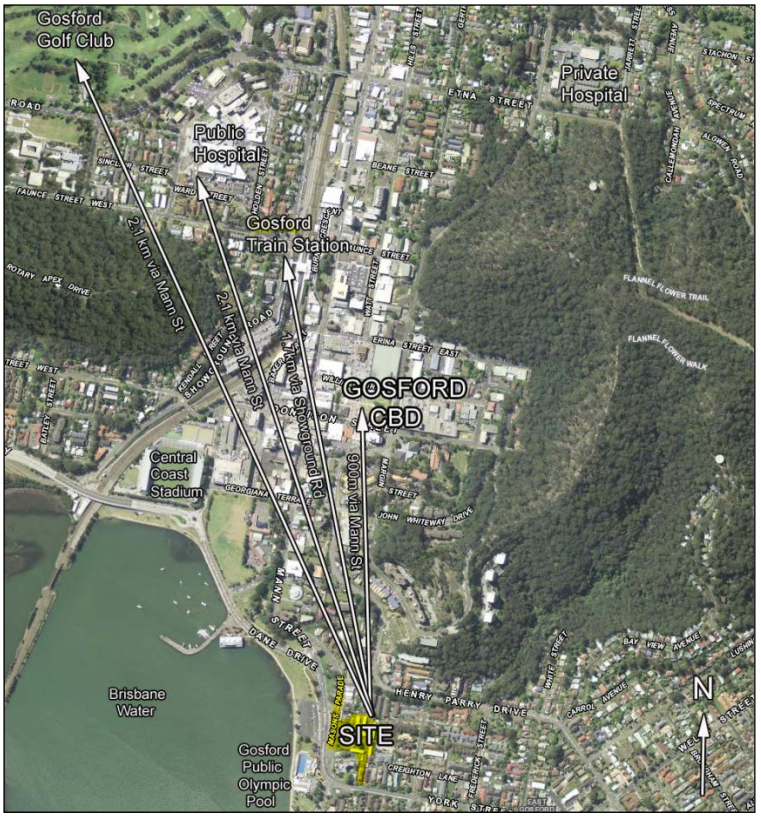
In 2020, BWL appointed Grindley Construction as an Early Contractor Involvement (ECI) in the project, and subsequently Integrated Design Group (IDG) as Architects and JW Planning (JWP) as Town Planning advisors. Other design consultants include Northrop Consulting Engineers for Civil Engineering and Site Design Studios as Landscape Architects.

Mr. Darren Timms of Entero has been the consulting Project Manager since 2018, with extensive experience in Retirement Village development and operations. The CEO and Darren have a working relationship in developing and operating Retirement Villages for over 15 years.

1.2 Site Location and Context

The location is within the walkable catchment of Gosford CBD via a continuous network of footpaths and a frequent (<10 mins) public bus service with stops adjacent the site. The bus service links residents with the goods, services, and facilities available in Gosford, including the Gosford train station and Gosford Hospital. The site is also close to a range of passive and active recreation facilities (refer **Figure 1**).

Figure 1 Site Location



Source: SIX map annotated by JWP

The site forms part of an existing mixed use and medium density residential area that sits opposite the natural amenity of the Brisbane Water estuary and associated foreshore reserve and recreation areas (refer **Figure 2**).

Figure 2 Site Context

Source: SIX map annotated by JWP

1.2.1 Site Description

The Proposal involves two (2) parcels of land that are legally described as Lot 1 DP1082633 and Lot 8 DP218157, 51-57 & 59 Masons Parade, Point Frederick (**'site'**) (refer **Figure 3**).

Figure 3 The Site

Source: SIX map annotated by JWP

Lot 8 DP 218157 has an area of 796sqm, and Lot 1 DP 1082633 has an area of a.1.15ha.

1.2.2 Existing Site Improvements

Both sites consist of single and two-story brick buildings dating from the 1960s and 1970s, low maintenance landscaped areas and car parking (refer **Figure 4 and Figure 5**).

Figure 4 Existing Site Improvements

Source: Integrated Design Group

Figure 5 Street Frontage to Masons Parade (View East)

Source: Google Street View

1.2.3 Adjoining Land Uses

Adjoining (and partly running through the site) to the north is an open stormwater channel which conveys stormwater from the catchment areas to the north and east of the site.

The subject site is separated from the stormwater channel along the Mason Street frontage by a lot that contains a two-story building that is a restaurant. While that adjoining lot may appear to be isolated, the lot is under the same ownership as the recently constructed mixed-use residential development to the north of the channel and was excluded from that redevelopment (refer **Figure 6 and Figure 7**).

To the south of the subject site is a small takeaway food shop and multi-story residential development (refer **Figure 8**). Similarly, to the east, the site is bound by medium density residential development.

Figure 6 Adjoining Restaurant and New Building to the North

Source BWL

Figure 7 Adjoining Development to the South

Source: Google Street View

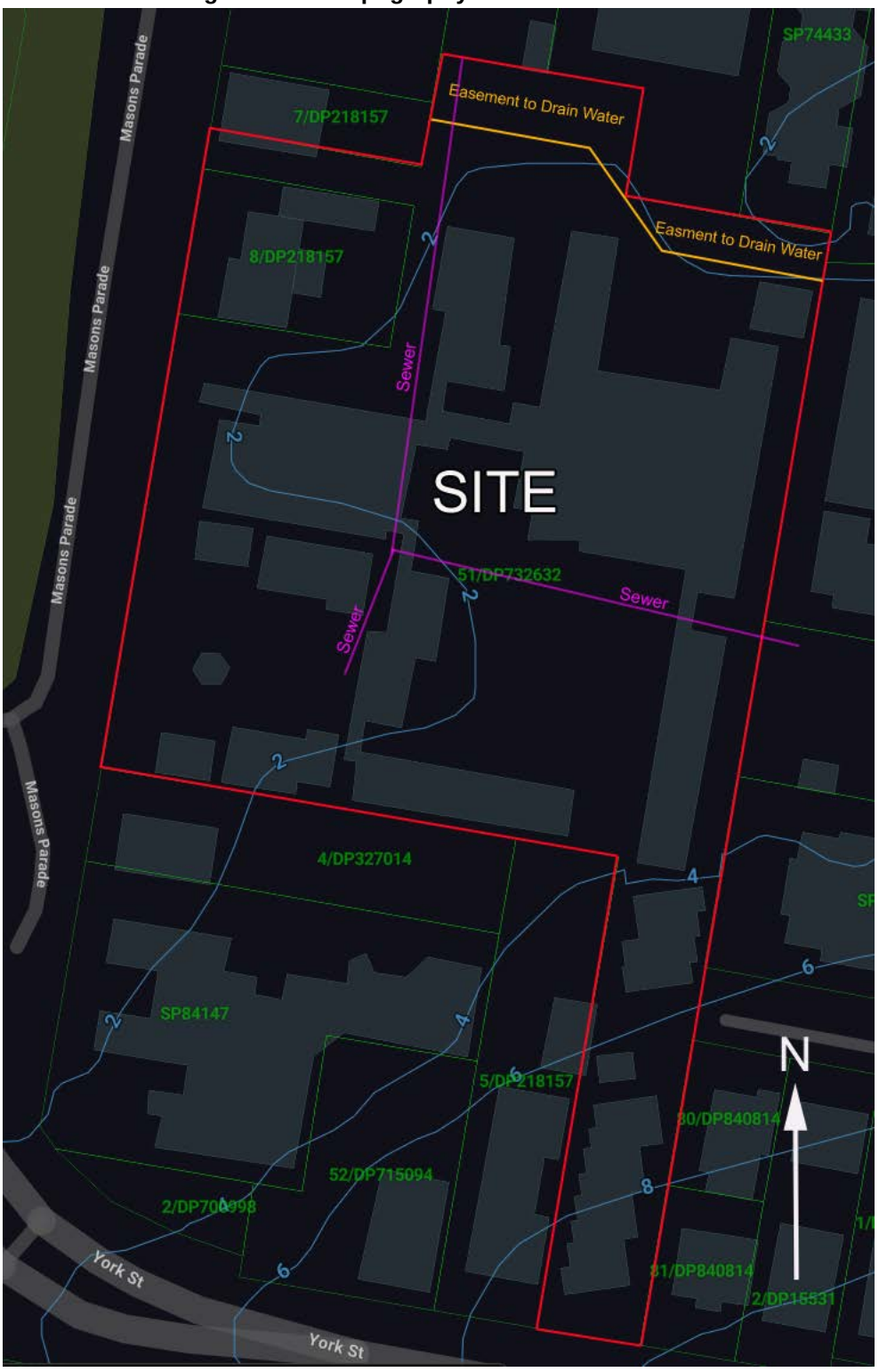
1.2.4 Site Analysis

The combined area of the two (2) lots that comprise the subject site is subject site is approximately 12,306sqm (about 1.23ha). Together, the lots have a frontage to Masons Parade of 103.275m with a depth of up to 100. 56m.The site also has a secondary frontage to York Street of 16.76m.

An easement to drain water of up to 12.19m in width pertains to the stormwater channel that runs east to west along and partly within the northern boundary of the site. An existing sewer network also spans the site in a north-south and east west alignment (refer **Figure 8**). All essential infrastructures, including reticulated sewer and water, telecommunications and electricity are available to the site.

The site is relatively flat except where the land begins to rise up within the battle axe handle that has frontage to York Street, where the land is up to 9m AHD. To the extent that the site is 100.56m with frontage to Masons Parade, the land has natural elevations typically ranging between 1.5m (AHD) (western areas excluding the stormwater channel) and 2.6m (AHD) (south-eastern corner), therefore falling gently from the south and the east toward the west (refer **Figure 8** and **Attachment A – Site Detail Survey**).

Figure 8 Site Topography and Encumbrances



Source: Mecone Mosaic annotated by JWP

The site does not contain any significant topographic or scenic features and consists of low rise brick buildings in a landscape of managed lawns.

Other site attributes relevant to the design and redevelopment of the site are addressed in the Statement of Environmental Effects in **Section 3.0**. **Section 2.0** provides details of how the Proposal responds to the attributes of the site.

2.0 Proposed Development

2.1 Redevelopment Framework

To achieve the project objectives set down by BWL in 2018 (refer **Section 1.1.2**), BWL relies solely on current income streams. There is no Government funding for the project in terms of capital costs or the recurrent operating costs, and the redevelopment relies on the proceeds of subdividing the land to sell that part that is no longer required by BWL to provide affordable housing (refer **Figure 9**).

Figure 9 Redevelopment Framework

Source: Integrated Design Group annotated by JWP

2.2 Elements of the Proposal

The redevelopment of the site is therefore proposed in the following sequence and in a manner that enables the subdivision of the land to fund the development (**'the Proposal'**):

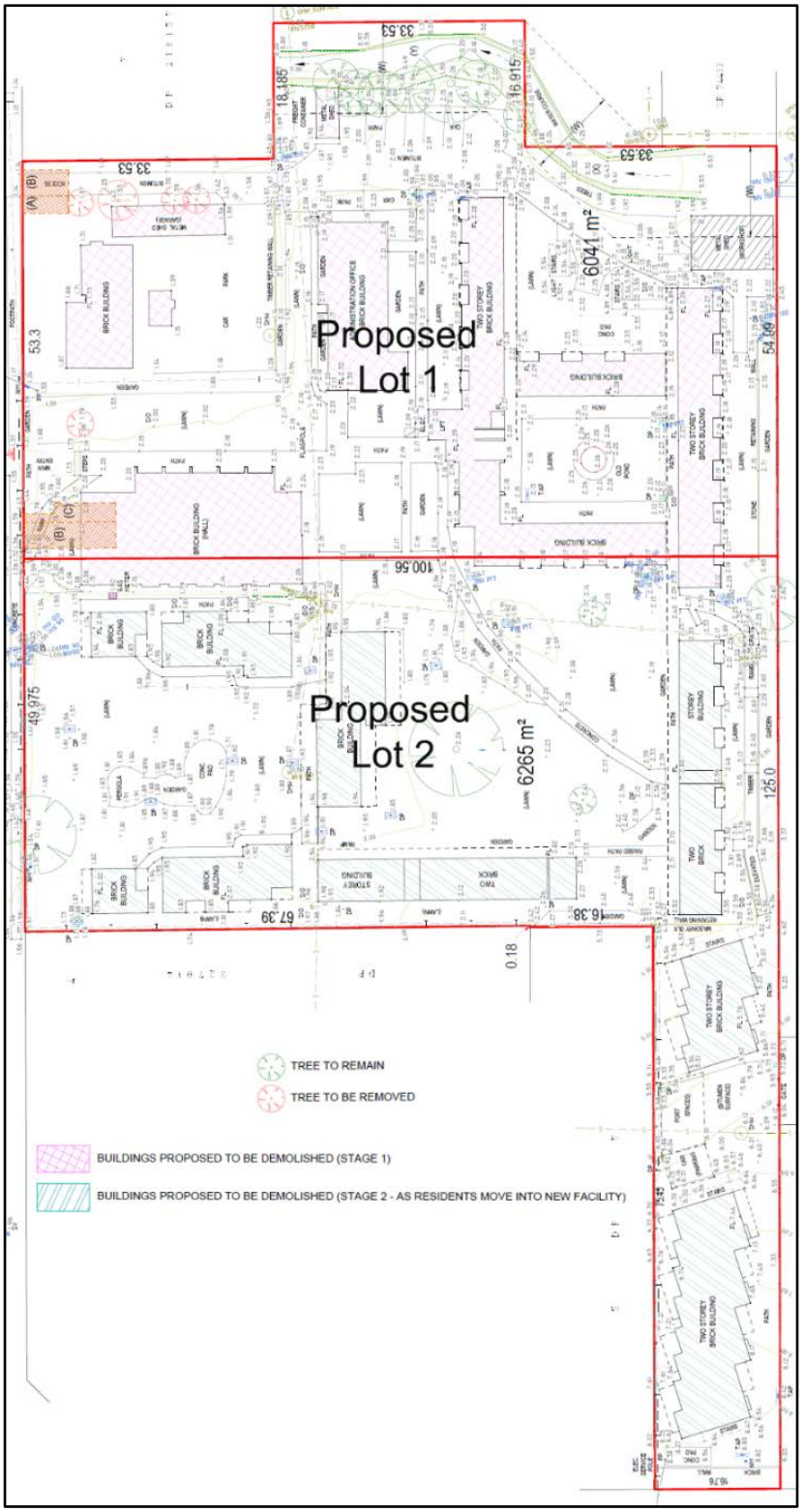
1. Stage 1 demolition on of existing buildings on Proposed Lot 1 (refer **Figure 9** - **Redevelopment Area**) to facilitate construction of the proposed Seniors Living building, associated landscaping and parking.
2. Site preparation and earthworks on Proposed Lot 1 including filling of the proposed building pad to provide flood storage and flood immunity in a Probable Maximum Flood (PMF) event.
3. On Proposed Lot 1, the erection of the proposed seven (7) story seniors living building consisting of:
    - Ground floor - Communal facilities, BWL Administration Offices, internal car parking;
    - Levels 1 to 6 – with 54 self-contained 1-3 bedroom Seniors apartments and communal facilities;
    - The construction of on-site access and on-site external car parking
    - Site landscaping
4. A two (2) into two (2) Lot Subdivision of the site creating Proposed Lot 1 and Proposed Lot 2; and
5. Stage 2 demolition of remaining residential units on Proposed Lot 2 (refer **Figure 10** – **Land to be Sold**) and associated erosion control works to enable sale of that land.

Details of the Proposal are provided in the following sections and in **Attachments** where indicated.

2.3 Proposed Demolition

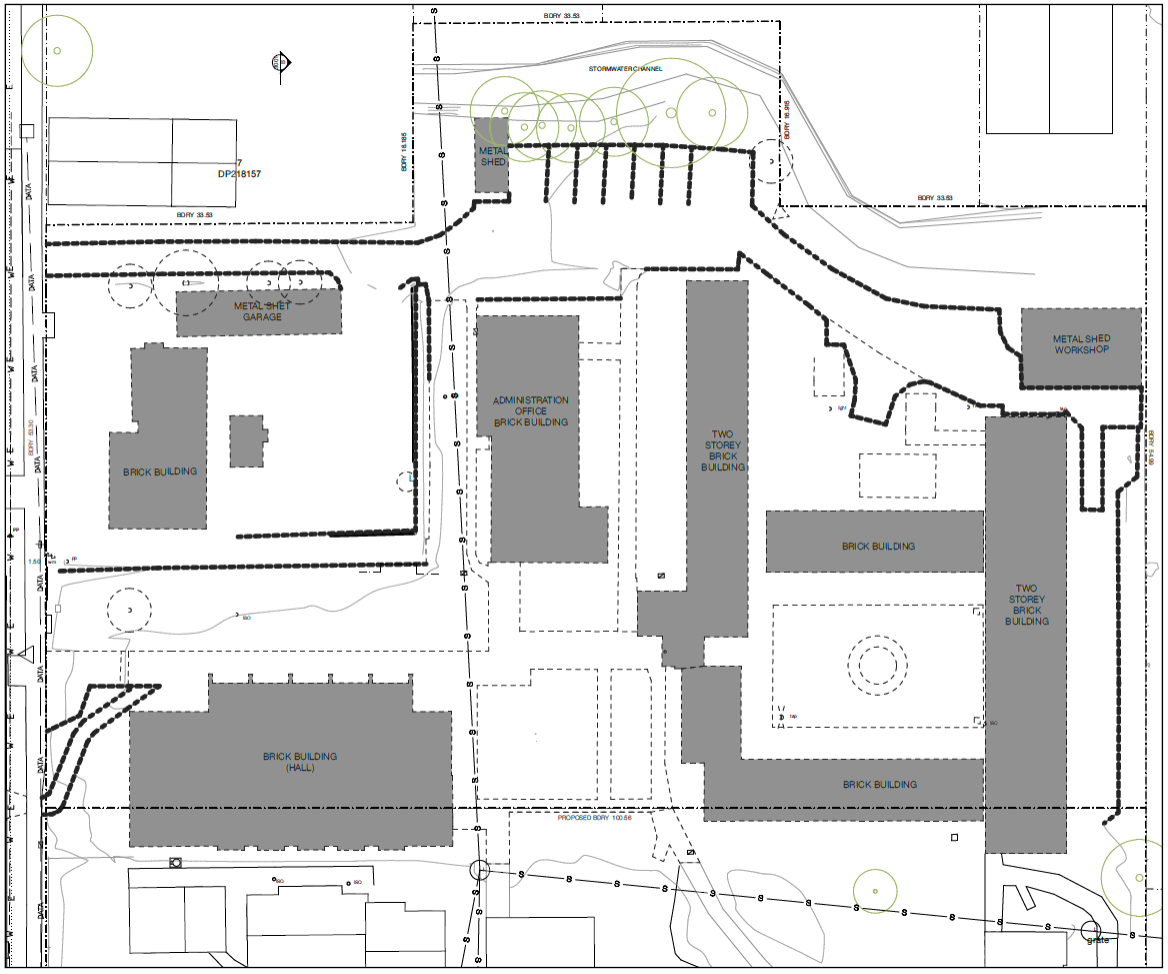
Demolition in accordance with relevant Australian Standards is proposed to occur in two (2) stages to minimize the displacement of residents and disruption to operations. Stage 1 is the demolition of buildings that are required to enable site preparation, access and construction of the new building within Proposed Lot 1. Stage 2 is the demolition of buildings within Proposed Lot 2 once the residents are housed in the new building (refer **Figure 10 and Figure 11**).

Figure 10 Proposed Demolition Stages



Source: Bannister & Hunter annotated by JWP

Figure 11 Buildings for Demolition (Stage 1)



Source: Integrated Design Group annotated by JWP

Although approval is sought to demolish the buildings within the battle-axe handle that fronts York Street, some of the buildings may be retained should a purchaser of the land wish to retain them.

Refer to **Attachment B** for Architectural and Demolition Plans

2.4 Proposed Earthworks

It is proposed to create a pad of fill material within Proposed Lot 1 to raise the building platform to a Finished Floor Level (FFL) of 2.78m AHD to provide flood immunity in a PMF event.

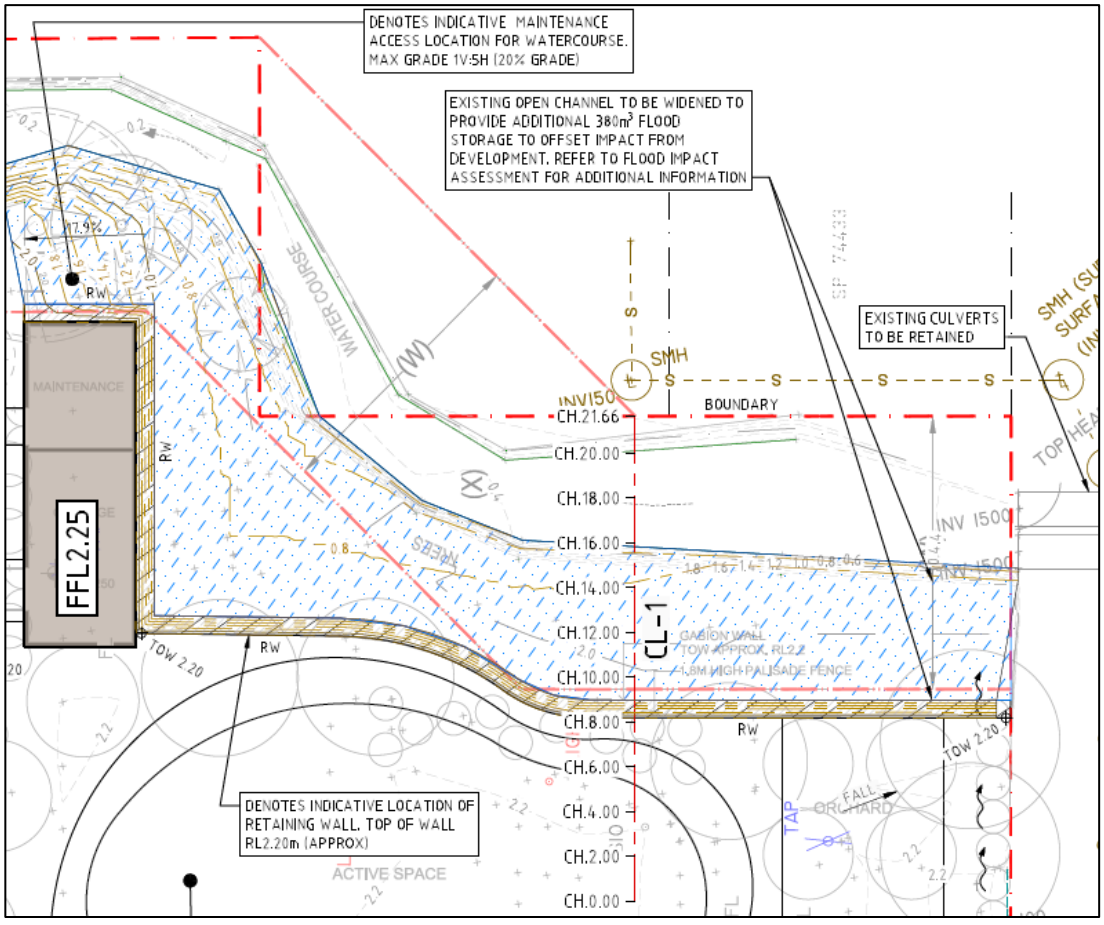
Relevantly, it is recommended that filling the site be offset by providing the equivalent flood storage capacity elsewhere on-site, to ensure no significant adverse impacts on the flood behaviour for neighbouring and adjacent properties.

It is therefore proposed that the existing open channel is locally widened to provide the 380m3 of offset flood storage required to mitigate any potential impacts (refer **Figure 12**).

In terms of filling the building platform, the geotechnical assessment indicates that fill should be placed after removing the upper 1m of uncontrolled fill and very loose sand layers. The strength of the encountered soil layers is inadequate to support a seven-storey building on shallow foundations and significant differential foundation settlement would be expected if the building were to be founded on a raft footing or other shallow foundations at the Ground floor level.

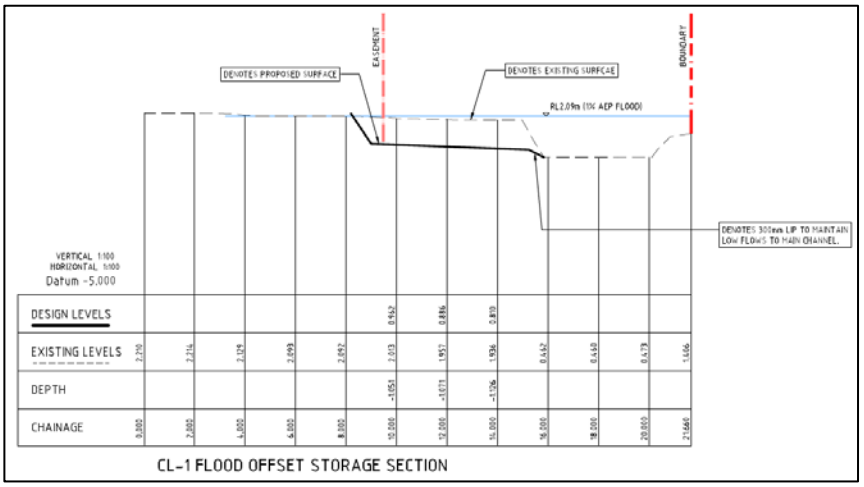
It is expected that all structural loads would be taken to the bedrock via case bored piles, having regard to a shallow groundwater level and collapsible soil layers.

Figure 12 Flood Storage Works in Plan



Source: Source: Northrop Consulting Engineers

Figure 13 Flood Storage Works in Section



Source: Northrop Consulting Engineers

Recommendations for relevant site preparation works (erosion and sediment control, dewatering, filling and piling) are provided by Northrop Engineers and Alliance Geotechnical Pty Ltd. Details are provided within the Statement of Environmental Effects in **Section 3.0**. Refer also to the reports **Attachment F and Attachment G** respectively.

2.5 Proposed Building

The Architects, Integrated Design Group (IDG) provide a very detailed rationale for their approach to the design in an Urban Design Analysis that BWL presented to the DRP (refer **Attachment C**).

Importantly, the residents, and their families, as well as other local Legacy beneficiaries, have been involved in consultation throughout the planning since 2018 and have assisted with input into the design process. Their preferences and other considerations that influenced the design were presented to the Design Review Panel of 18 August 2021, which include:

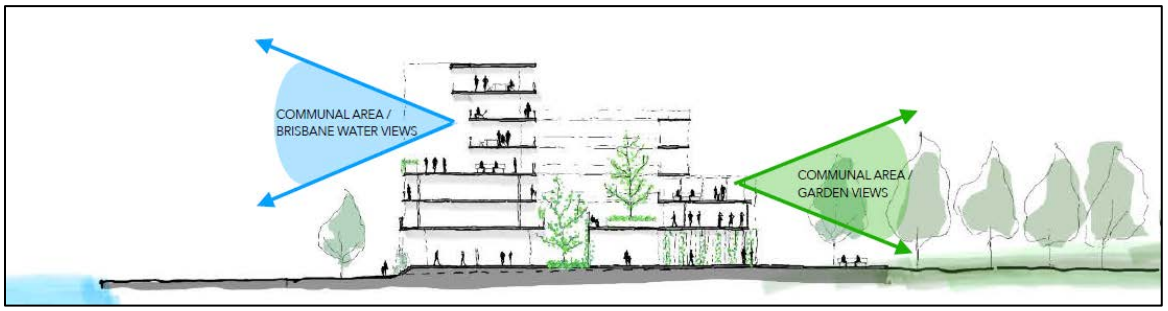
- The residents wish to maintain a courtyard feel, with verandas and spaces where they can see others and choose to choose to interact.
- Views must be maximised to provide amenity and cater for those less mobile to enjoy the outlook, with visual connections to feel part of the village.
- The built form must allow light and air flow, with cross ventilation facilitated by single loaded passageways to enable natural airflow.
- The building should provide an extension of the existing green theme of nearby foreshore open spaces, providing a transition from the public street activities, with green fingers inviting residents through a semi private communal area to private landscaped areas.
- The building should provide a strong language, with a solid base around the Ground floor street presence at a human scale, then verticality for residential above that is clearly defined, stepping up from the street with a lighter form and materiality.
- Materiality need to be easy to maintain, durable, and fit with the buildings context. Tones and darker element should be used to break the scale, modulate the scale, and call out the language.
- As the building forms part of a mixed-use zone, the Ground floor design should be a robust design to enable changes of use over the life of the building

To maintain a familiar environment for the residents of the village, the proposed apartments are required to be in a landscaped setting. The design is to avoid creating a typical institutional building with apartments accessed off either side of hallway, which would tend to offer poor amenity, limited outlook, and limited access to natural light and ventilation which adds to operational costs.

The design of the proposed building is therefore centered on a central courtyard to create opportunities for important connections to nature and provides opportunities for social engagement, social interaction and brings natural light and ventilation into and through the building. In addition, the BWL sought to retain the rear part of Proposed Lot 1 as communal open space with landscaped gardens.

Similarly, to maximize access to views while meeting the many other planning and design objectives presented in the IDG Urban Design Analysis (onsite car parking, streetscape character and activation, and building separation, for example), the design of the building evolved to comprise multiple residential levels, with each level based around voids that sit above courtyards located on the Ground floor and Level 1 (refer **Figure 14**).

Figure 14 Design Focus - Courtyard and Views



Source: Integrated Design Group

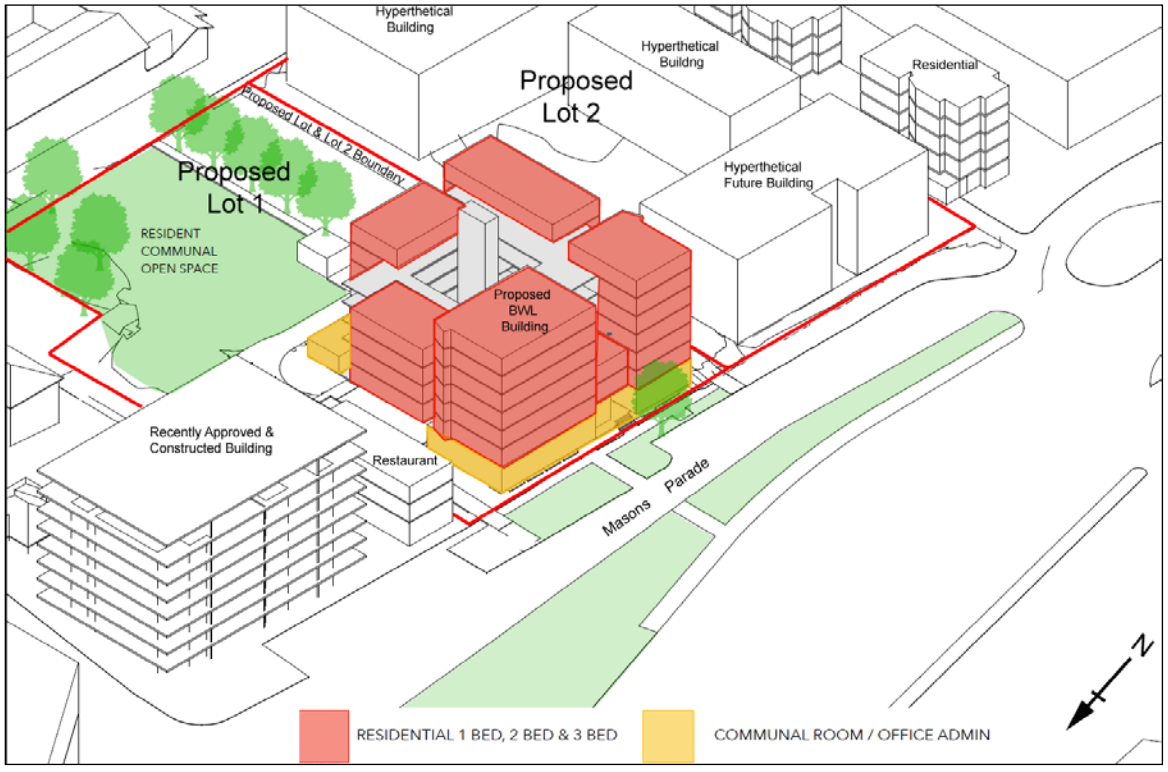
A continuous pedestrian link around the voids on each level provides access to each apartment while providing a strong visual connection through the voids to other levels and to the courtyard.

Other measures to manage bulk and mass, and to facilitate solar access and ventilation deep in to the courtyard, result in a building of varying heights and articulation. This has created communal areas on each residential level for residents to recreate, socialise and enjoy the views.

The proposed building comprises the following (refer **Figure 15**):

- Ground floor - designed to interface with Masons Parade and to provide an active street frontage, with BWL administrative offices, central courtyard, communal room and internal car parking at the rear and rear side of the building; and
- Residential Levels above the Ground floor - 54 one, two and three bedroom apartments in towers of up to 6 floors in height with shared spaces on each level designated to the residents as communal activity spaces to encourage social interaction.

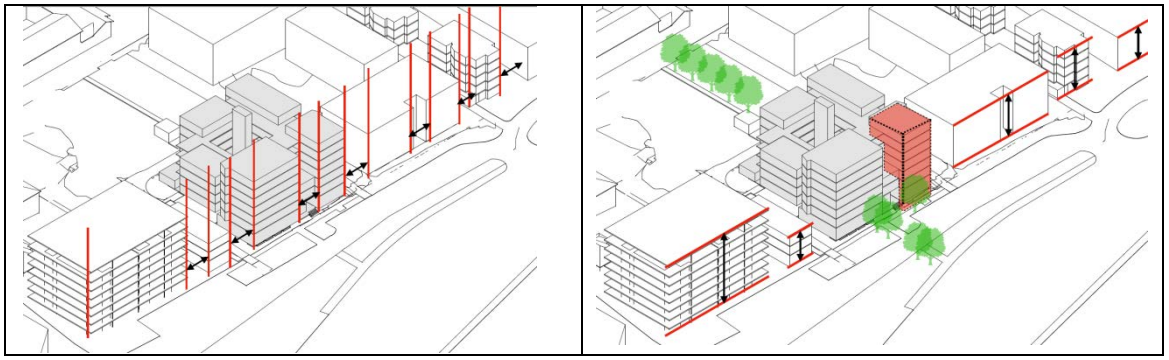
Figure 15 Proposed Use and Built Form



Source: Integrated Design Group

For reasons articulated in the IDG Urban Design Analysis, the building is designed to avoid a continuous built opposite the waterfront. The resulting design therefore adopts the rhythmical separation between built forms along the street frontage, breaking the continuous bulk of the streetscape (refer **Figure 16**). These breaks visually reduce the mass of consolidated development and allow for visual connections to the natural setting of Brisbane Waters which promotes the use of the public open space along the water's edge.

Figure 16 Relationship with Streetscape Rhythm



Source: Integrated Design Group

The location of the building, car parking and landscaping within the site is shown relative to the existing site boundaries and the boundary of Proposed Lot 1 in **Figure 17**.

2.5.1 Proposed Ground floor

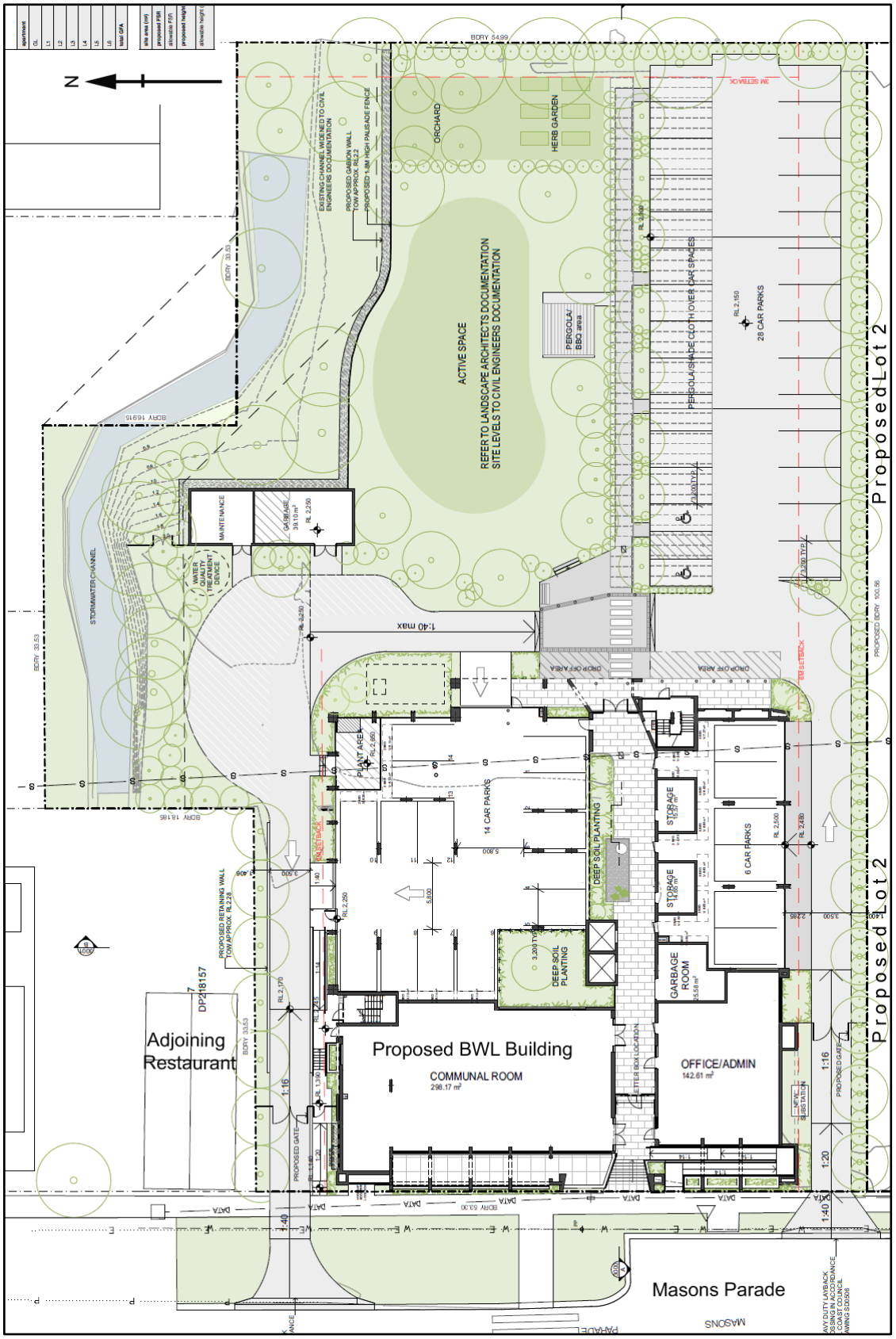
The proposed multi-level building consists of Ground floor communal and administrative areas located at the front of the site, activating the Ground floor and its interface with the streetscape.

The Ground floor also consists of internal car parking accessed from the side and rear of the building; landscaping and ancillary uses (storage, garbage storage and utility/ plant rooms) (refer to **Figure 17**).

Pedestrian access is prioritised throughout the design with a clear spine of passage transitioning from the public space in Masons Parade through the semi-private entrance and alongside the colonnade that interfaces with the street, and through into the private resident spaces within the building and the landscaped areas at the rear of the building.

The communal facility and office space on the Ground floor will be largely glass with a series of expressed columns to the colonnade which is designed to provide engagement with the street and public domain but elevated to reinforce the semi-private nature of the area for residents to feel safe and secure while using the space.

Figure 17 Site Plan & Ground floor – Redevelopment in Proposed Lot 1



Source: Integrated Design Group

The components of the Ground floor include:

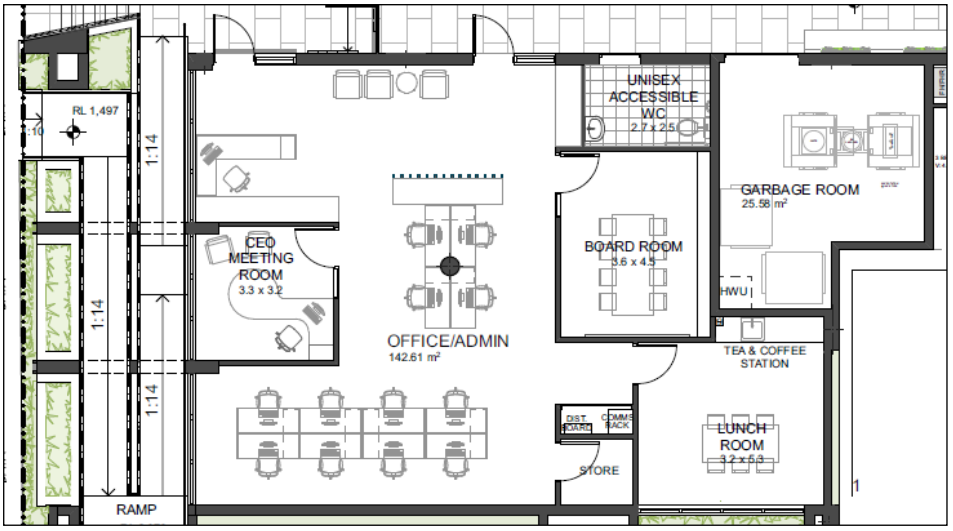
1. **Pedestrian Entrance & Lobby & Utility Spaces** – refer **Figure 18**
    - Single point front entrance
    - Accessibility ramp between street and entrance
    - Letterbox Wall
    - Storage Area
    - Garbage room
    - Internal Courtyard, Zen Garden and Deep Soil Planting

Figure 18 Entrance and Lobby Areas

Source: Integrated Design Group annotated by JWP

2. **Administration Offices of Brisbane Water Legacy** – refer **Figure 19**
    - Open office floor plan
    - Board room
    - Meeting room
    - Toilet amenities
    - Lunchroom

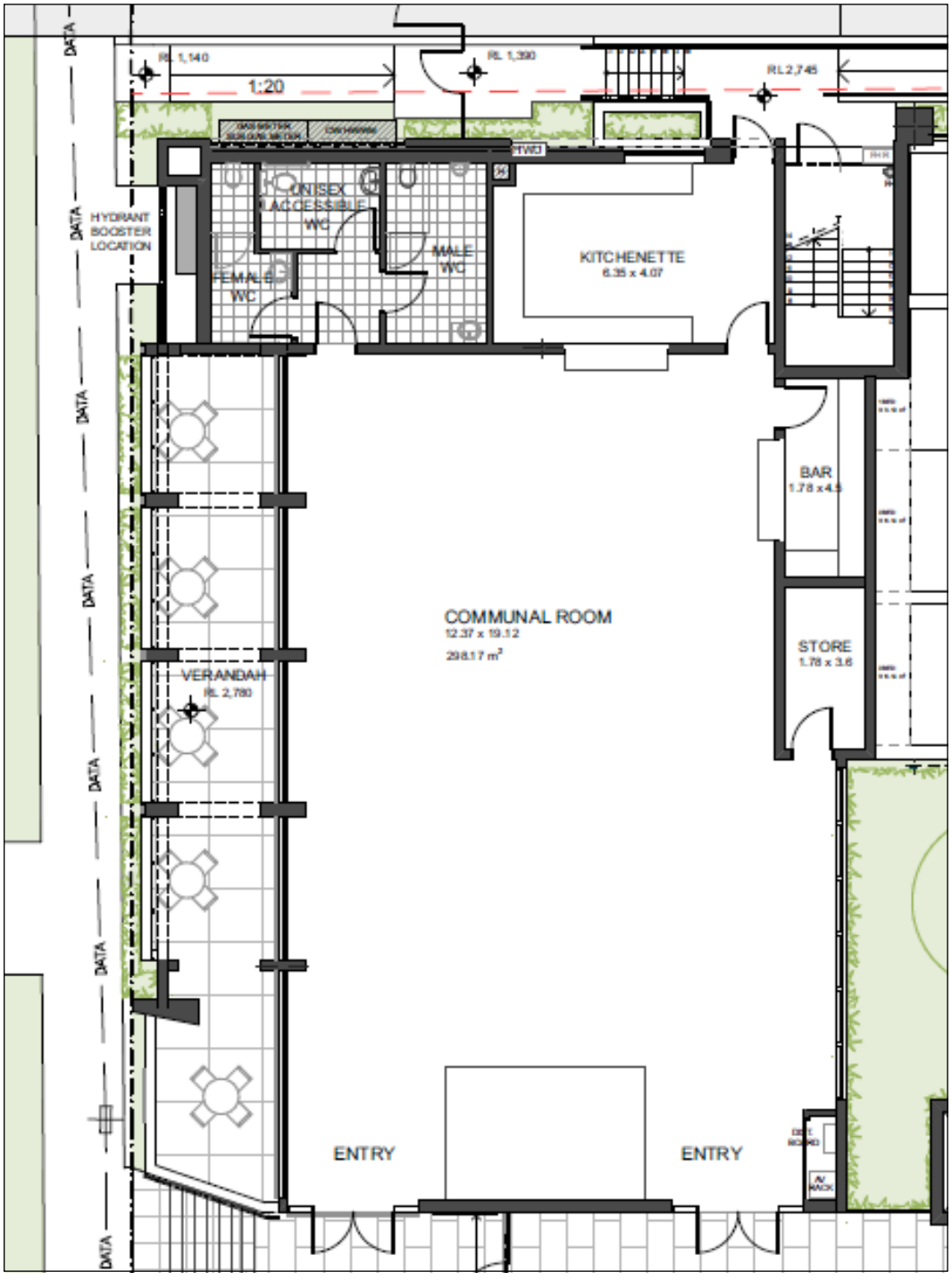
Figure 19 Administration Offices



Source: Integrated Design Group

3. **Communal Room and Colonnade/Verandah** – refer **Figure 20**
    - Open floor area with stage
    - Bar
    - Kitchenette/ server
    - Outdoor seating/ front verandah
    - Toilet Amenities

Figure 20 Communal Room and Verandah

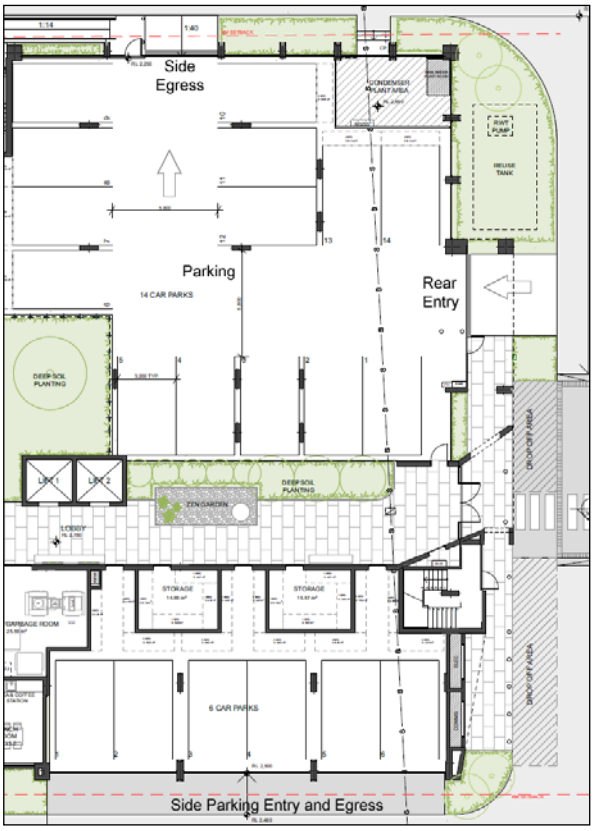


Source: Integrated Design Group

4. **Ground floor Internal Car Parking** – refer **Figure 21**

   Internal parking for 20 vehicles with controlled garage door access.

Figure 21 Internal Parking

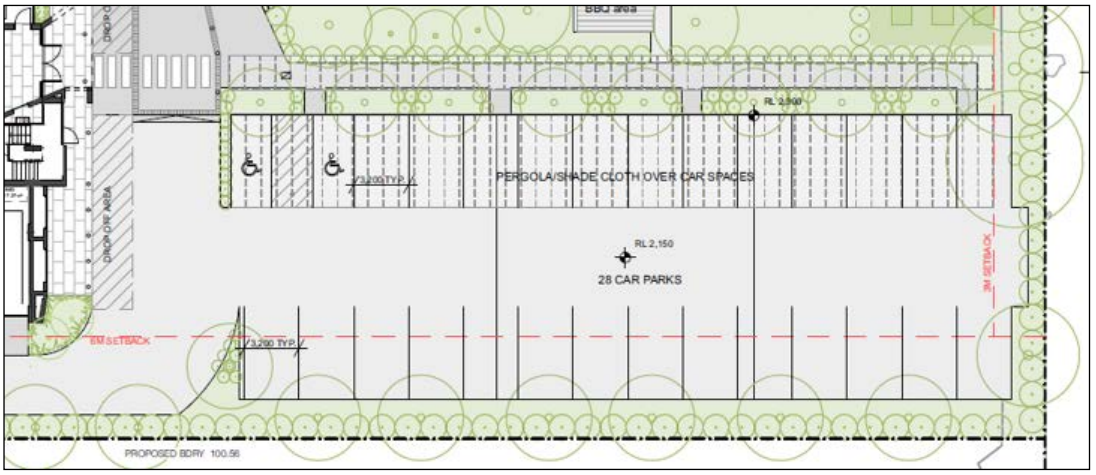


Source: Integrated Design Group

2.5.2 External Car Parking

In addition to the internal parking provided on the Ground floor, external parking is provided at grade to the rear of the building for 28 car spaces including two (2) disability spaces (refer **Figure 22**). Together, the internal and external parking areas provide 48 car spaces on the site.

Figure 22 Rear External Car Park (28 Spaces)



Source: Integrated Design Group

The northern half (14) of the spaces are proposed to be shaded by a shade sail pergola.

2.5.3 Proposed Seniors Living Levels

Each of the 54 apartments is located above the Ground floor on Levels 1 upto 6, with access via two (2) lifts in the Ground floor lobby. Each of the apartments is accessed directly off the lobby and the design employs colour, floor finish delineation, screen elements and planter boxes to provide clearly identifiable entries and a space for residents to place chairs and/or a table creating an active and vibrant central courtyard.

Each apartment is fully self-contained, with designs including 1, 2 or 3 bedrooms with or without a study nook, kitchen, laundry, dining and lounge room, and an outdoor private open space. The apartments are designed to comply with SEPP (Housing for Seniors) 2004 and SEPP 65 Design Quality of Residential Apartment Development and the associated NSW DPE Apartment Design Guide (refer **Section 4.0**).

Proposed Level 1

Level 1 consists of 11 apartments around an internal courtyard and two (2) voids over the Ground floor communal courtyard. Each apartment is provided with a private balcony to maximise amenity, and access to natural light and ventilation, with cross ventilation available between the balcony and the internal courtyard voids. A resident lounge is located in the northeast corner to take advantage of the morning sun and view over the rear landscaped garden (refer **Figure 23**).

Figure 23 Level 1 Floor Plan

Source: Integrated Design Group

The orientation, massing and form of the proposed building are designed to make the most of the sites unique location, with the design and orientation of the apartments arranged to capture the impressive views of Brisbane Waters and the surrounding area.

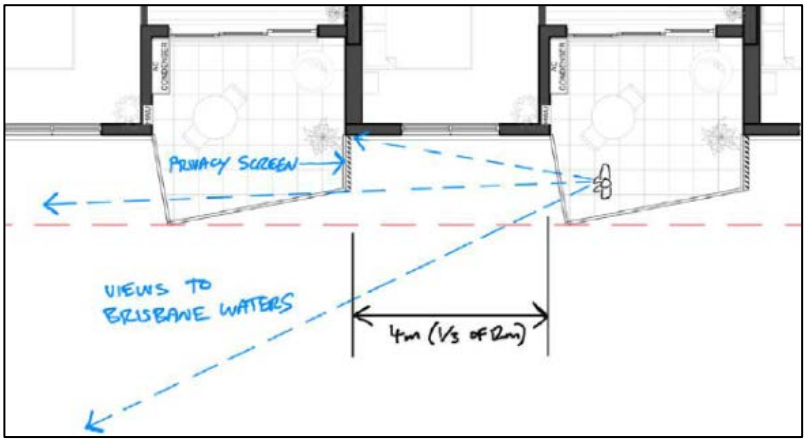
While views toward Brisbane Waters are readily available to apartments facing Masons Parade (to the west), views are also made available from the apartments on the northern and southern sides of the building on Levels 2, 3 and 4 via balconies that are angled toward the west. The angled balconies also provide privacy between balconies on the same level (refer **Figure 24**).

Figure 24 Available Views

Source: Integrated Design Group

The design principle is illustrated in **Figure 25**, and the application of that principle is illustrated by way of example in the floor plan of Level 2 depicted in **Figure 26**.

Figure 25 Balcony View Orientation



Source: Integrated Design Group

Proposed Level 2

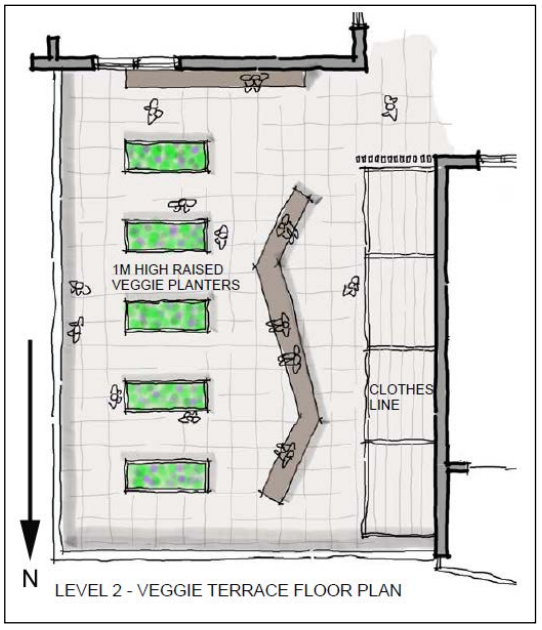
Level 2 also consists of 11 apartments situated around a large void to maximise solar access to the courtyards on the Ground floor and Level 1. In the northwest corner

Above the communal lounge on Level 1, a roof top vegetable garden terrace is provided along with clothes lines with access to northeast sun (refer **Figure 27**). A section diagram illustrates the relationship between the recreation areas and courtyards (refer **Figure 28**).

Figure 26 Level 2 Floor Plan

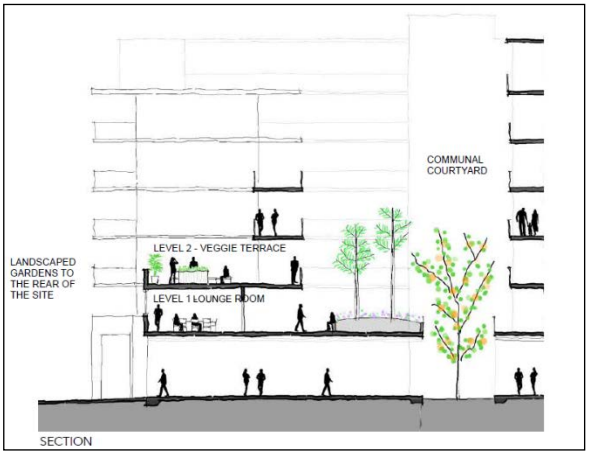
Source: Integrated Design Group

Figure 27 Level 2 Vegetable Garden Terrace



Source: Integrated Design Group

Figure 28 Lower Level Communal Areas



Source: Integrated Design Group

Proposed Level 3

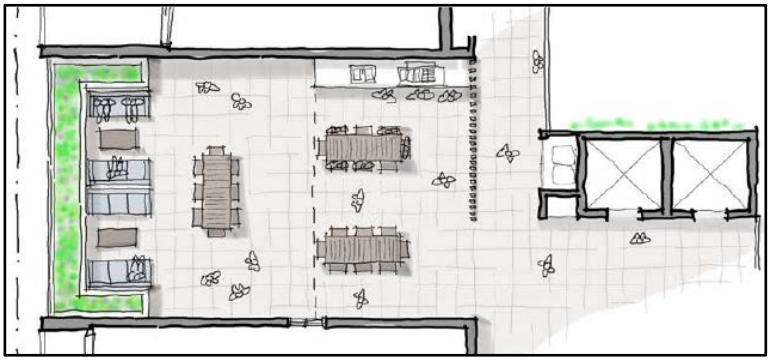
Similar to Level 2, apartments on Level 3 are situated around a large void to the lower courtyards. Level 3 consists of 10 apartments; with a BBQ terrace off the lobby with view over Masons Parade and Brisbane Water (refer **Figure 29**).

Figure 29 Level 3 Floor Plan

Source: Integrated Design Group

The BBQ sits against the wall and is protected from the weather via the terrace above. Loose tables and chairs will be provided. Lounges and a coffee table create a more casual setting at the western end of the terrace with a low planter box (**Figure 30**).

Figure 30 Level 3 BBQ Terrace



Source: Integrated Design Group

Proposed Level 4

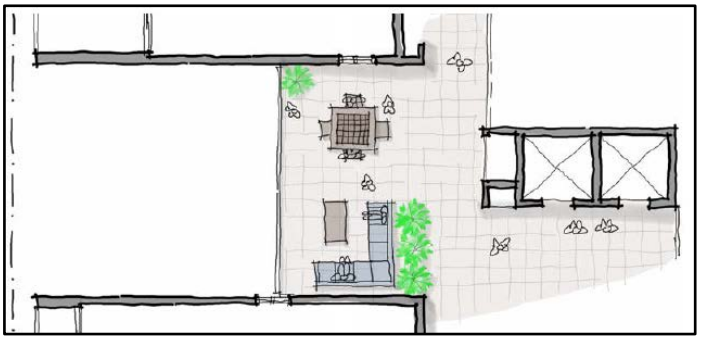
The Level 4 floor plan is identical to Level 3 with the exception of a small activities terrace over the BBQ terrace on Level 3 (refer **Figure 31**).

Figure 31 Level 4 Floor Plan

Source: Integrated Design Group

This activity area partly overlooks the BBQ terrace below and is ideal for reading, playing cards or chess (refer **Figure 32**).

Figure 32 Level 4 Small Activities Terrace

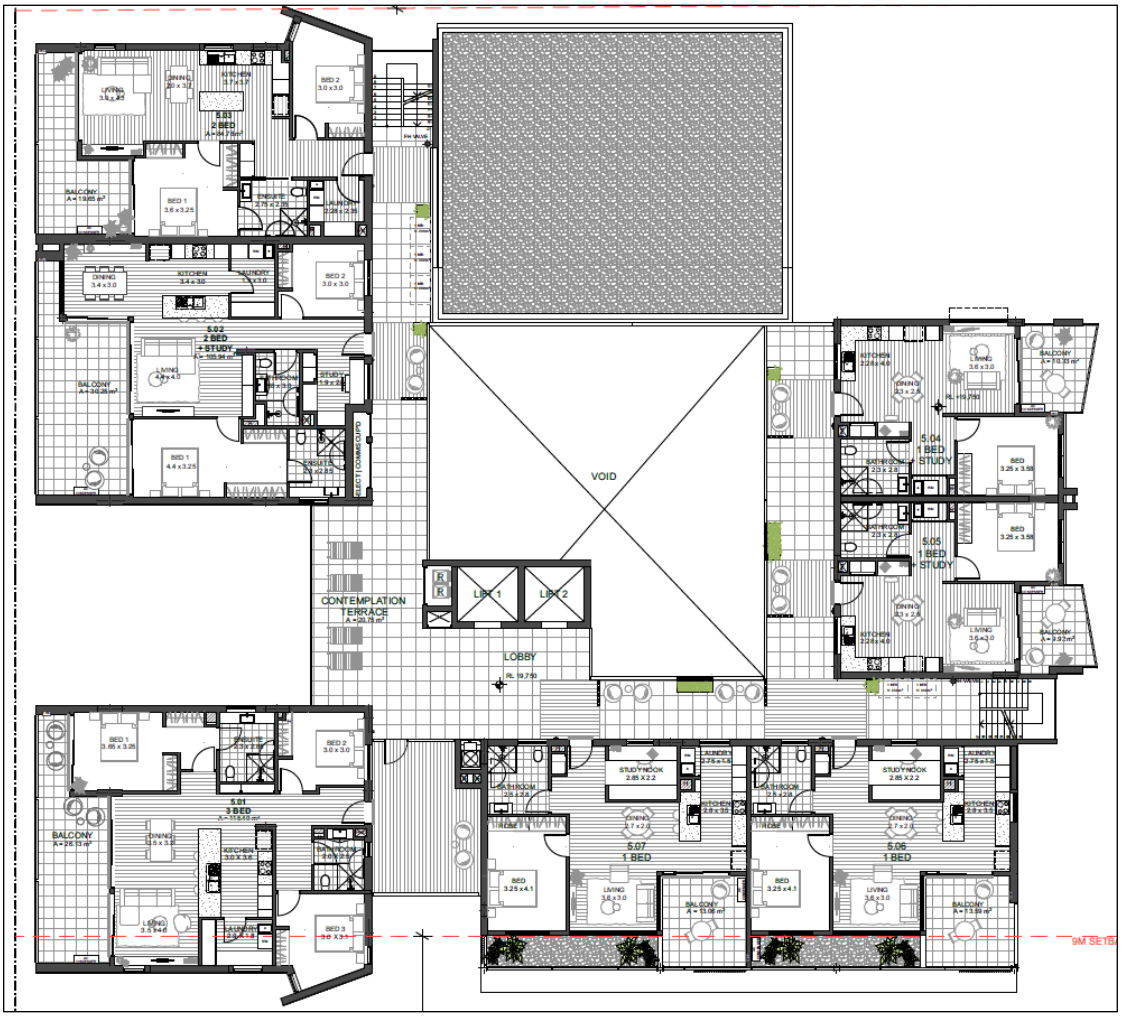


Source: Integrated Design Group

Proposed Level 5

Level 5 consists of only 7 apartments, with only the west and east facing apartment floorplans the same as Level 3 and Level 4. The north facing apartments are absent from this level to provide solar access into the central courtyard voids (refer **Figure 33**).

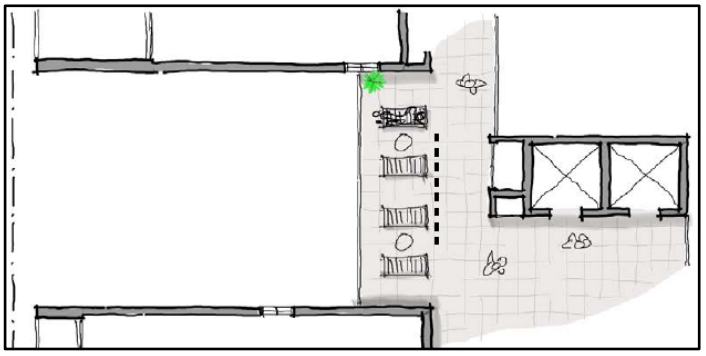
Figure 33 Level 5 Floor Plan



Source: Integrated Design Group

A small contemplation terrace is located above the small activities area on Level 4, and this area is repeated on Level 6 (refer **Figure 34**).

Figure 34 Level 4 Small Contemplation Terrace

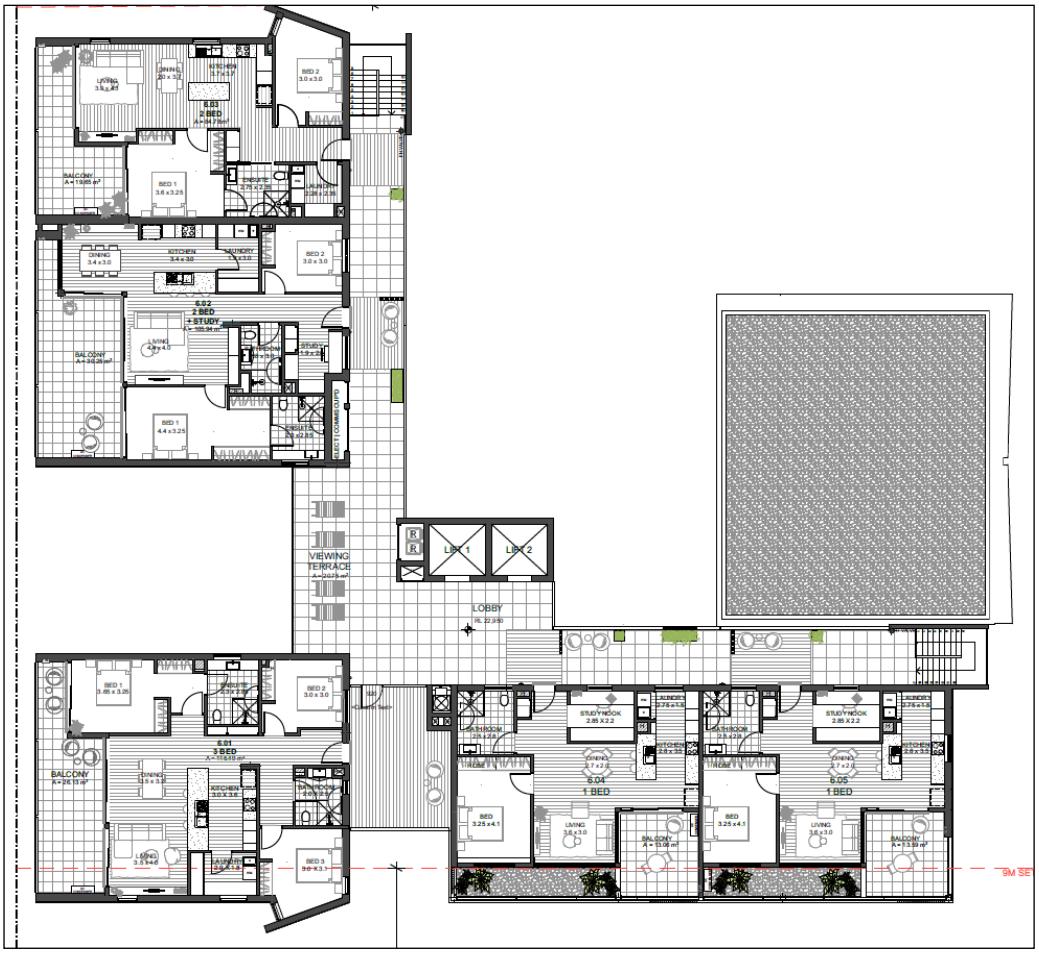


Source: Integrated Design Group

Proposed Level 6

Level 6 consists of only 5 apartments, with only the west and south facing apartment floorplans the same as Level 5. The north and east facing apartments are absent from this level to provide solar access into the central courtyard voids (refer **Figure 35**).

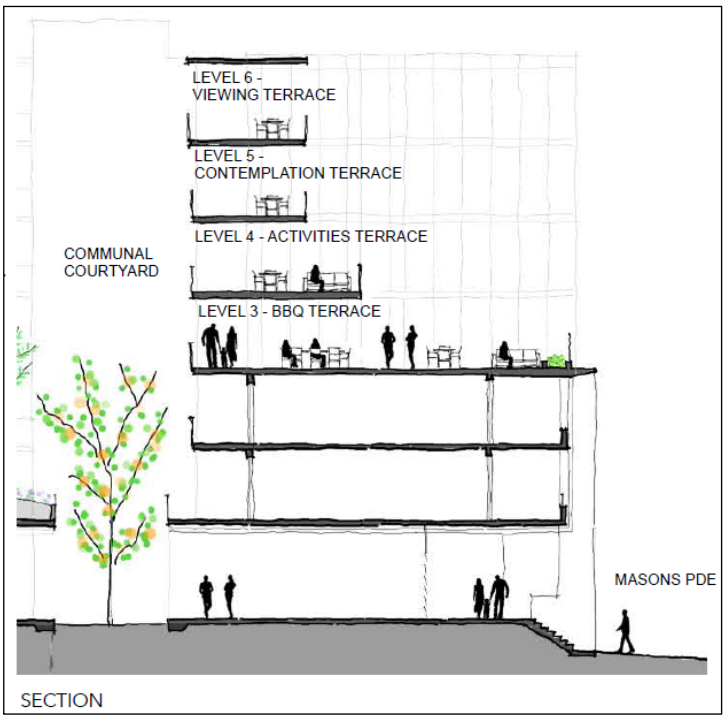
Figure 35 Level 6 Floor Plan



Source: Integrated Design Group

A section diagram illustrates the relationship between the recreation areas on Level 3 and above, and the internal courtyards and Masons Parade (refer **Figure 36**).

Figure 36 Upper Level Communal Areas



Source: Integrated Design Group

The following cross-sections illustrate the layout and arrangement of spaces within the proposed building relative to Mason Parade (east-west axis) (**Figure 37**) and relative to adjoining development to the north (north-south axis) (**Figure 38**).

Figure 37 East-West Cross-Section (View from North)

Source: Integrated Design Group

Figure 38 North-South Cross-Section (View from West)

Source: Integrated Design Group

2.5.4 Proposed Building Elevations

2.5.4.1 Street Elevation

The built form is modulated to form a deliberate break and step in the street façade between two (2) vertical tower elements. This is to assist in clearly defining the main entry point to the building, creating an identifiable, safe and secure entry point. The break also denotes a pedestrian axis that runs through the building from the front entry to the communal landscaped area at the rear of the site.

The design language involves a solid base around the base of the building with verticality and lighter appearances to the residential levels above.

The solid based provides a street presence complimented by a colonnade that is stepped up from the street. To provide a finer edge detail along the Ground floor colonnade, blades are positioned between brick the frames to provide reduced width and more elegant columns. Adjacent the stairs leading up to the entrance, a wall for containing the BWL logo provides an entry statement and a sense of place and arrival.

Above the solid base of the building, the lighter tower elements either side of the building entry are framed with box elements and as the façade faces west, the harsh western sun will be managed by using roller blinds. This gives the resident freedom to position as so desired and creates a dynamic street façade.

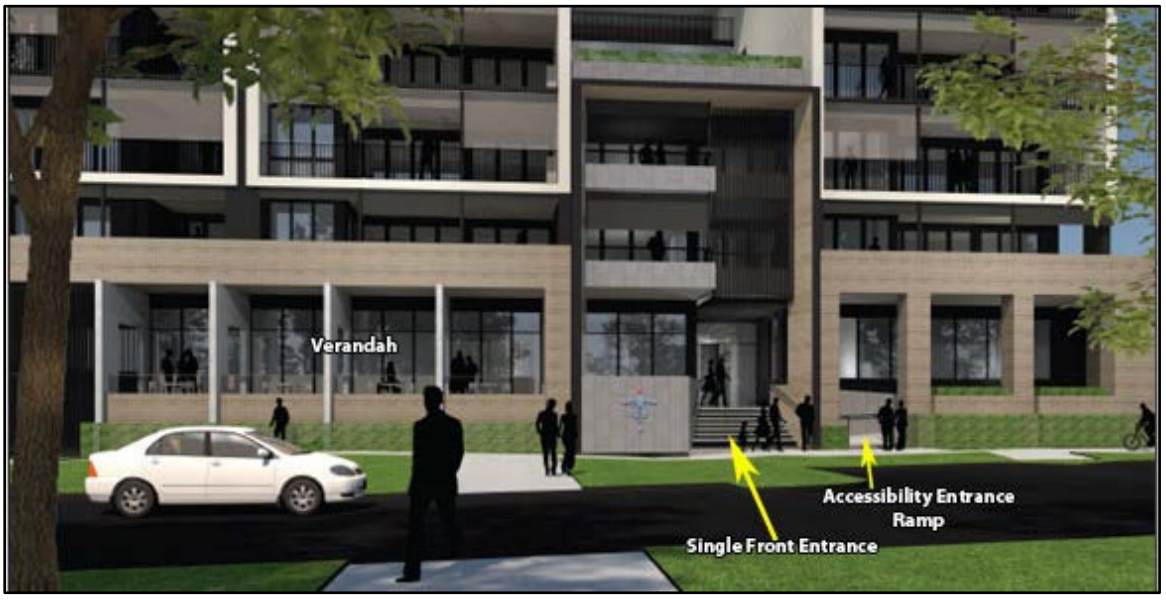
The above façade elements are illustrated in **Figure 39**.

Figure 39 West Elevation (Street Facade)

Source: Integrated Design Group

The Proposal introduces a readily identifiable and inviting entry to the building lobby, suitably landscaped to provide a pleasant streetscape (refer **Figure 40**).

Figure 40 Front Façade – Street Interface and Entry



Source: Integrated Design Group JW Annotation

2.5.4.2 Rear Elevation

The built form in this elevation steps down toward the north to allow sunlight to penetrate the central courtyard. Above the solid base elements of the building (which is a continuation of the materials and proportions in the front elevation), the box elements of the front façade are applied, and thin vertical windows are employed to respond to the verticality of the taller southern tower (refer **Figure 41**).

Figure 41 Rear Entry and Elevation (East Orientation)

Source: Integrated Design Group

2.5.4.3 Side Elevations

In both side elevations, the language of a solid building base continues along the Ground floor in the same proportions and materials, with brick columns to break up the building and perforate mesh to naturally ventilate carpark (to avoid mechanical and carbon monoxide build up) are employed as darker infills (refer **Figure 42** and **Figure 43**).

Figure 42 Side Elevation (South)

Source: Integrated Design Group

The built form of the northern elevation steps down from the west to the east, with fewer units facing north, in order to draw northern sunlight into the courtyard (refer **Figure 43**):

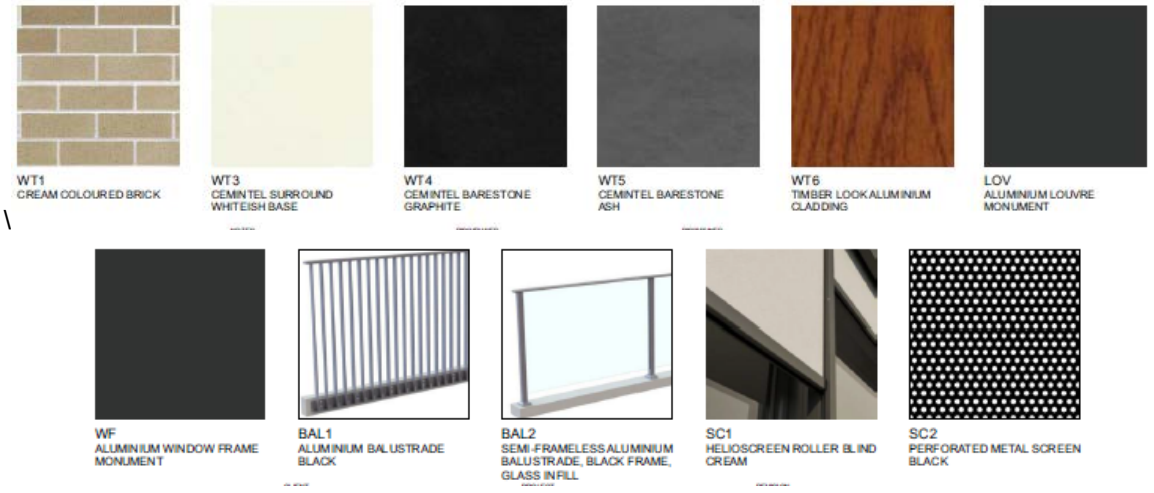
Figure 43 Side Elevation (North)

Source: Integrated Design Group

2.5.5 Proposed Finishes and Materials

The Proposal includes a selection of high-quality low maintenance materials and finishes which are appropriate to the sites specific location and orientation. A materials palette prepared by IDG (**Attachment C**) accompanies the design (refer **Figure 44**).

Figure 44 Materials and Finishes Palette



Source: Integrated Design Group

The communal facility and office space on the Ground floor will be largely glass, while a cream-coloured brick base ties this building to its location in Gosford. The colour tones are similar to that of sandstone from the Gosford Quarries and are consistent with the building to the north that is under construction.

Two colour tones are strategically applied to the facade of the building. A white colour tone is applied to the units addressing the street (Masons Parade) creating three sleek tower elements that break the buildings mass, creating an elegant street facade appropriate within the streetscape.

A dark grey colour tone is strategically applied to various parts around the building to help break up the building mass. Vertical louvre blades are strategically positioned on the side balconies to create private outdoor spaces for the residents. Refer to **Figures 45, 46 and 47**.

Figure 45 Materials and Finishes – South-West Elevation

Source: Integrated Design Group

Figure 46 Materials and Finishes – North-West Elevation

Source: Integrated Design Group

Figure 47 Materials and Finishes – South-West Elevation

Source: Integrated Design Group

2.6 Proposed Landscaping

Consistent with the BWL design objectives, the development proposes various landscaping elements to ensure a landscape connection with the new proposed building.

The landscaping elements proposed include:

- Greenery and timber elements throughout the walkway to create a connection to nature and provides ventilation through shared spaces and into apartments.
- Central courtyard establishes a passive development with natural light and airflow entering into the building's interior.
- Use of the vertical plane (refer **Figure 48**) and open walkways to provide connections across floors, creating a sense of community.

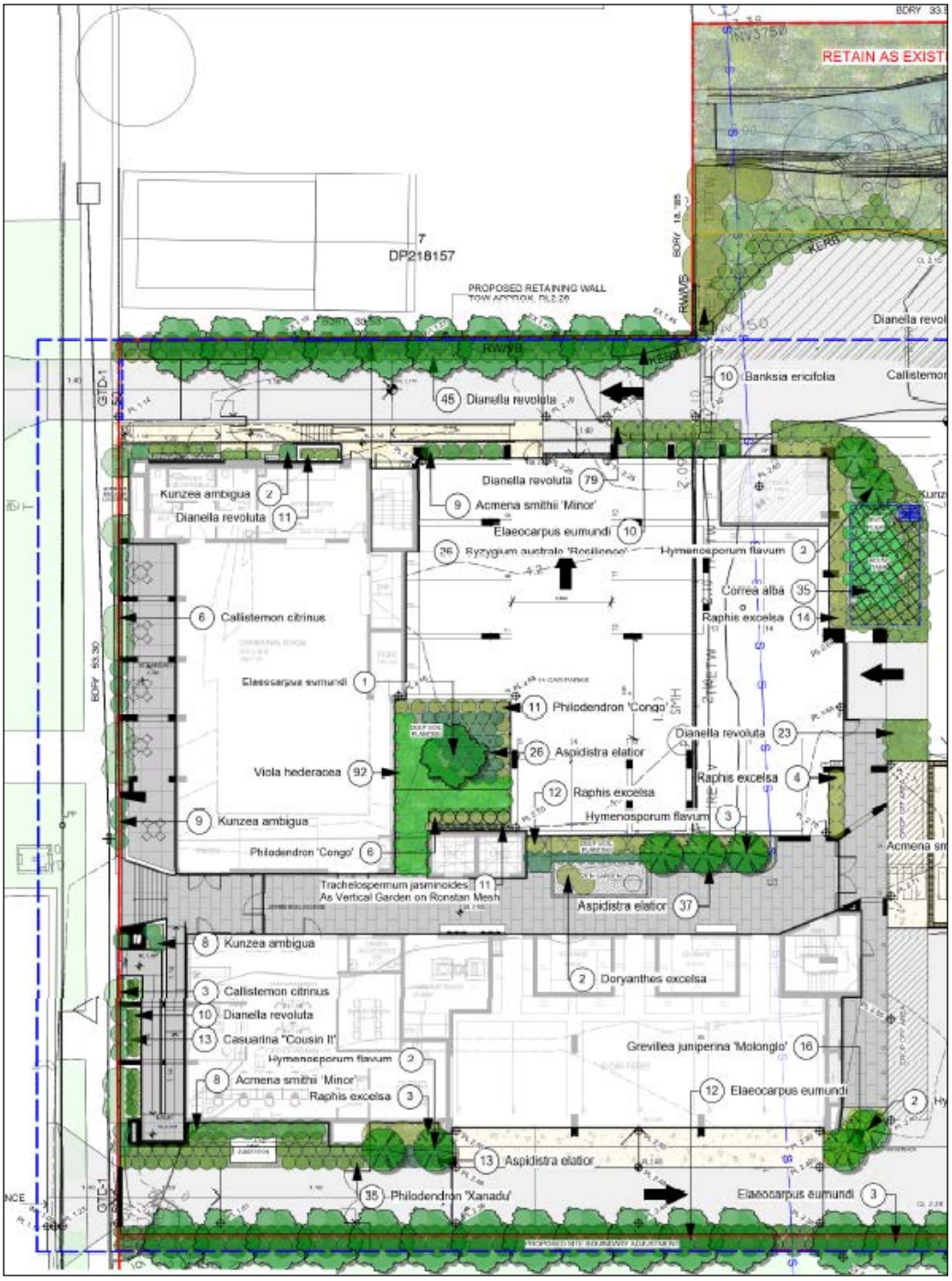
Figure 48 Concept Internal Plantings

Source: Integrated Design Group

- Precast planters to provide low maintenance, self-draining greenery throughout the open walkways, adding vibrancy against the backdrop of the building form (refer **Figure 48** below).
- Communal gardens and active/ maintained lawns are also proposed to the east of the site, additionally low shrubs and plants are proposed along the site boundaries, and along the site improvements (refer **Figure 49** below).

Landscaping designed by Site Design Studios is provided as part of this application, refer to **Attachment E.**

Figure 49 Proposed Landscape Plan - Adjacent Building



Source: Site Design Studios

Figure 50 Proposed Landscape Plan – Rear Gardens

Source: Site Design Studios

2.7 Proposed Stormwater Management

The proposed stormwater management system designed by Northrop Consulting Engineers (**Attachment F**).is in accordance with AS3500.3 as well as Central Coast Council Engineering Guidelines

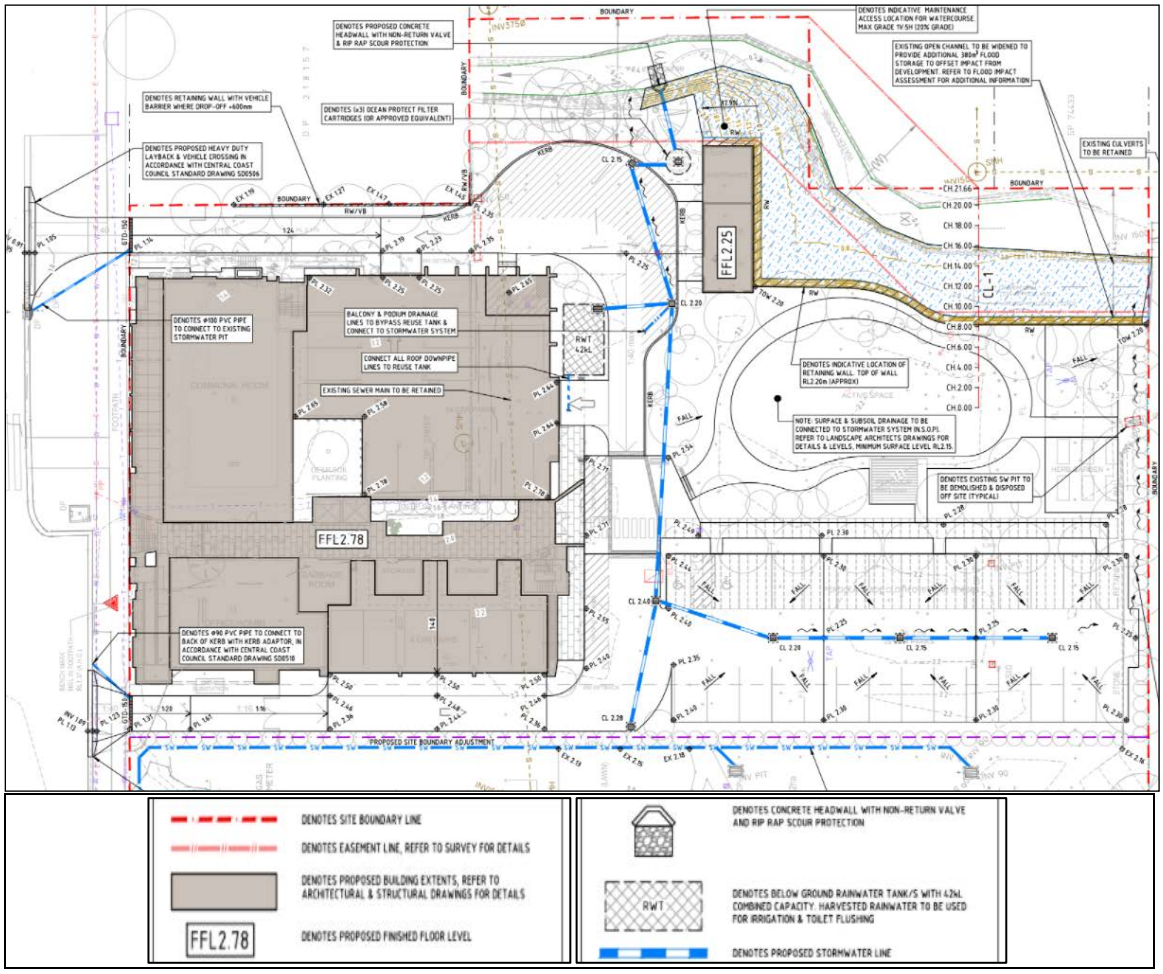
The proposed collection and treatment of stormwater is as follows (refer **Figure 51**):

- Runoff from the roof of the residential tower will be captured via a conventional roof drainage system. Once the roof runoff is captured, it will then be conveyed to the rainwater harvesting tank.
- The rainwater harvesting will have a high-level overflow to the stormwater system.
- Runoff from the balcony and podium areas will also be captured by conventional drainage systems and conveyed to the stormwater system on the eastern side of the development, bypassing the rainwater tank.
- Runoff from the carpark and circulation road will be captured and conveyed to the

stormwater system, discharging into the northern open channel via water quality treatment devices. Small run-off that cannot be drained back to this location will be captured and conveyed to the kerb & gutter along the Masons Parade Road frontage.

- A stormwater system will be installed on the southern side of the development site divert any drainage lines that will be impacted by the new development towards the existing stormwater connection to Masons Parade in the west.

Figure 51 Proposed Stormwater Management



Source: Northrop Consulting Engineers

The proposed treatment train incorporates stormwater quality improvement devices (SQIDs) with the selected options based the development footprint and proposed usage, along with practical constraints, maintenance, operability and aesthetics. The treatment train incorporates:

Rainwater Harvesting Tank – Runoff from roof areas is to be directed to a below-ground rainwater harvesting tank. The tank is to be fitted with a proprietary first-flush device which will effectively remove dead insects, bird and animal droppings and concentrated tannic acids from the stormwater system. The rainwater tank will also provide secondary treatment by acting as an initial sediment trap, collecting suspended solids and nutrients attached to those sediments. The volume collected in the harvesting tank is for reuse purpose (irrigation, hard stand wash-downs).

SPEL *Stormsack* – Pit filter inserts are proposed to provide primary treatment for the Ground floor on grade car parking area. The filter inserts will prevent ingress of gross pollutants into the stormwater system.

Pit Filter Inserts – Propriety filter inserts (*Psorb* filter cartridges or similar) actively filter storm-water runoff, removing suspendered nutrients such as nitrogen and phosphorus, as well as fine suspended solids and small amounts of hydrocarbons.

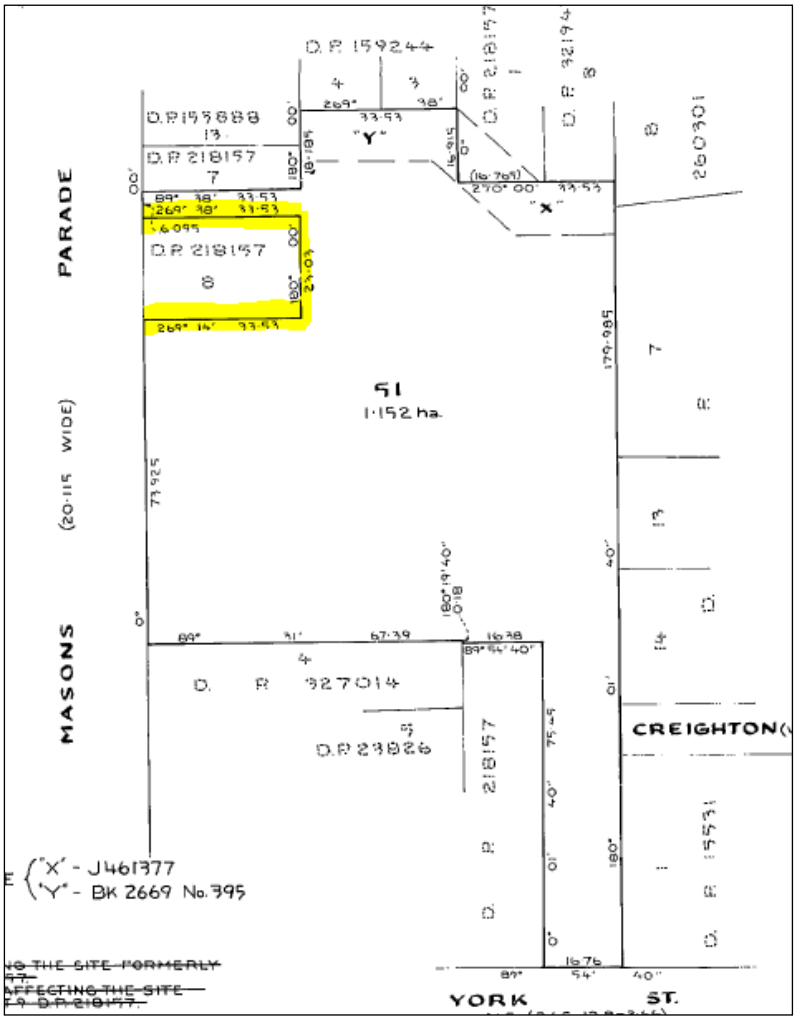
Grass buffer – runoff from the landscaped spaces will flow over grass buffer strips prior to entering the stormwater system, and this will allow infiltration and reduce nutrient runoff from the site.

The site is located immediately upstream of the local catchment outlet to Brisbane Water. Providing onsite detention for sites in the lower third of a catchment can have detrimental impacts to the peak discharge from the catchment as providing detention has the potential to delay the peak flow leaving the site and coinciding with the larger peak of the upstream catchment. As such, onsite detention is not required for this development and has as not been included.

2.8 Proposed Two (2) into Two (2) Lot Subdivision

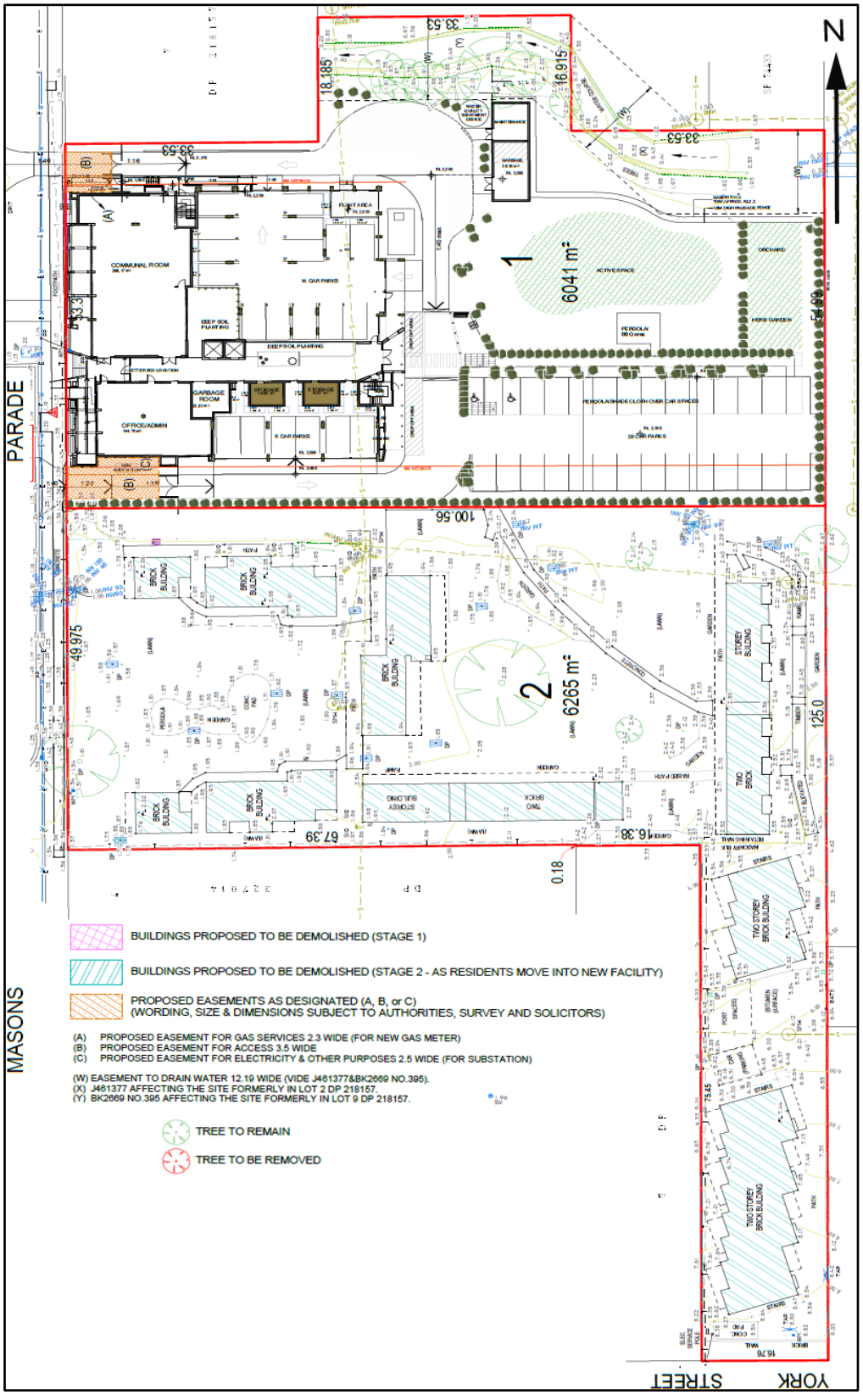
A subdivision is proposed to realign the current boundary between the two (2) existing lots (highlighted yellow - refer to **Figure 52**) relative to the new building and associated access, parking and landscaping (in red - refer **Figure 53**). This will facilitate sale of Proposed Lot 2 which is necessary to fund the redevelopment.

Figure 52 Existing Lot Boundaries



Source: NSW LRS – extract and highlighted by JWP

Figure 53 Proposed Subdivision Boundaries



Source: Bannister & Hunter Surveyors

The proposed Plan of Subdivision creating Proposed Lot 1 and Proposed Lot 2 is provided as **Attachment D.**

2.9 Proposed Operational Details

The proposed use is a continuation of an existing Seniors Living land use and existing operations will continue on the site as follows:

Hours of Operation: BWL administration - Monday to Friday – 8:30am to 4:30pm

Staff: Maximum of 8 persons in the administrative offices.

Maintenance Staff: 1 maintenance/cleaner based in maintenance space.

Use of Boardroom: Meetings once per fortnight (6 pax.)

Use of Ground Flood Communal Room:

- Internal (resident functions) weekly
- Once a month member meeting (30pax)
- Once a month board meeting

Deliveries: Once a day maximum.

Resident Security: CCTV and external intercom station with card reader at all external pedestrian entrances. Video in each apartment for door release and residents provided with wireless remote for access to the carpark shutter.

Resident Welfare: Tunstall personal alarm per unit – back to base monitoring

Guest and Visitor Access Management: External intercom station at all pedestrian entrances with video link to each apartment with remote door release. The same is proposed for access to the office, access to front & rear entry, and carpark control gates

Emergency Evacuation Muster Area: Garden, adjacent to the covered car park.

Pick-up / Drop off Zones (cars, small buses and emergency vehicles): Adjacent rear entry.

2.10 Pre DA Consultation and Design Review Panel

The Proposal has been the subject of a pre-DA meeting with Central Coast Council and two (2) pre-DA meetings with the DPIE (Hunter & Central Coast) since 2018. The design of the building has also been the subject of three (3) City of Gosford Design Reference Group (DRG) workshops since mid-2020.

After multiple design evolutions, the Design Advisory Panel confirmed in a letter to BWL dated 1 September 2021 that the Proposal has the ability to demonstrate Design Excellence and recommended that Proposal proceed to Development Assessment.

Details of pre-DA Consultation and the Design/DA response are provided in **Section 5.0**.

3.0 Statement of Environmental Effects

The following Statement of Environmental Effects is provided in accordance with Schedule 1, Part 1, Section 2(4) pf the Environmental Planning and Assessment Regulation 2000. It is provided to facilitate assessment of the Proposal in accordance with the heads of consideration provided under section 4.15 of the Environmental Planning and Assessment Act 1979.

3.1 Previous and Present Use of the Site

BWL has operated the subject site since 1964 and a review of NSW Historical Imagery confirms that the earliest BWL buildings on the site were established prior to 1965. Photos since that time indicate incremental additions with many of the building found on the site today evident by 1984 (**Figures 54 & 55**).

Currently, the village provides self-care accommodation consisting of 64 bedsit apartments for Legacy War Widows and Veterans, 8 two-bedroom units, a communal hall, and the BWL administration offices.

Figure 54 Aerial Photo 1965

Figure 55 Aerial Photo 1984

NSW Historical Imagery

The proposed redevelopment provides for a continuation of the existing residential use of the land. The proposed use does not introduce a more sensitive land use than currently exists on the land.

3.2 Environmental Heritage

3.2.1 Aboriginal Archaeology

A search of the Heritage NSW Aboriginal Heritage and Information Management System (AHIMS) database determined that there is no listed Aboriginal site or Aboriginal places recorded or declared in or near the site (refer **Figure 56** and **Attachment I**).

Given the site constitutes disturbed land, it is also unlikely that Aboriginal objects will be found in the area. However, the construction contractor should consider the *NSW Due Diligence Code of Practice* given the land is within 200m of Brisbane Waters and a stormwater channel adjoins the site.

Although the site is disturbed, a Condition of Consent should apply to the effect that works proceed with caution, and if Aboriginal objects are later found when carrying out development activity, work must stop, and the NSW OEH notified, and an Aboriginal Heritage Impact Permit obtain if the works intend to harm those known objects.

Figure 56 AHIMS Search Result

A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

Source: Heritage NSW AHIMS Basic Search September 2021

3.2.2 European Heritage

The sites narrow frontage to York Street is between two (2) Items of Local Heritage Significance under clause 5.10 Schedule 5 of State Environmental Planning Policy (SEPP)(Gosford) 2018 – see extract hereunder:

Schedule 5 Environmental heritage

Part 1 Heritage items

Suburb	Item name	Address	Property description	Significance	Item no
Point Frederick	Block of units	4 York Street	Lot 5, DP 218157	Local	326
Point Frederick	House and fence	8 York Street	Lot 81, DP 840814	Local	327

Source: SEPP Gosford (City Centre) 2018

The location of the Heritage Items is shown in **Figure 57**.

Figure 57 Adjoining Heritage Items

Source: DPIE Spatial Viewer - SEPP Gosford 2018

The items adjoin either side of that part of Proposed Lot 2 that has frontage to York Street (refer **Figure 58**).

Figure 58 BWL York Street Frontage House No.6

Source: Google Street view

Nonetheless, while demolition is proposed of the buildings within the narrow handle that fronts York Street, BWL advise that ultimately, any purchaser of Proposed Lot 2 may prefer that the buildings are retained.

Should the stage 2 demolition within Proposed Lot 2 proceed, the only change as a result of the Proposal is the removal of 1970s buildings immediately at the rear of 4 York Street (left of BWL frontage to York Street). In that scenario, the removal of a non-period/non-contributory building that adjoins a heritage item has no foreseeable impact on heritage significance.

While Clause 5.10(5) of SEPP Gosford 2018 provides that an assessment of the affect that a proposal has on the heritage significance of the heritage item may be required for the development of land in the vicinity of a listed Heritage Item, a heritage management document would be more appropriate in the event of a specific redevelopment proposal on Proposed Lot 2.

If there is concern as to the impact that demolition work may have on the adjoin Heritage Items, a condition of consent could apply requiring a dilapidation report for the Heritage Item pre and post demolition on land where the works immediately adjoin the Heritage Item.

3.3 Bushfire Prone Land

The existing and proposed use of the land is for Seniors Living which constitutes a Special Fire Protection Purpose (SFPP). A bushfire safety authority (BFSA) is required from the NSW RFS for SFPP developments on land mapped as Bushfire Fire Prone Land (BFPL). The land is not mapped as BFPL (refer **Figure 59**)

Figure 59 Bushfire Prone Land Map

Source: DPIE Portal - BFPL

3.4 Biodiversity

The Proposal involves the redevelopment of an existing developed site that comprises lawn areas and ornamental landscaping but does not contain native vegetation that needs to be cleared. The site is not mapped on the Biodiversity Values Map and does involve the clearing of more than 0.25ha of native vegetation. The application is not accompanied by a Biodiversity Development Assessment Report (BDAR).

3.5 Geotechnical Environment

3.5.1 Mine Subsidence

The site is not mapped within a Mine Subsidence District by DPIE.

3.5.2 Potential for Site Contamination

The development and use of the land for Seniors Living since 1964 suggests that the land has not historically been exposed to potentially contaminating activities. The proposed is not a change of the use of the land – it is a continuation of the existing use.

Nonetheless, Alliance Geotechnical Pty Ltd (AG) carried out a Detailed Site Investigation **Attachment G**) in June 2020 to:

- Evaluate the possibility for contamination to be present at the site as a result of current and former land use activities;
- Identify risks to both human-health and environment receptors posed by contaminants identified from intrusive investigation at the site;
- Provide advice on the suitable (in the context of land contamination) of the soil and groundwater for the proposed land use setting at the site; and
- Provide recommendations for further investigation, management and/or remediation (if warranted).

Based on a desktop review, fieldwork observations and laboratory analytical data, the assessment by AG reached the following conclusions:

- Site history records indicate that the site has been used historically for residential purposes;
- Based on the findings of the site history and land use, the most plausible sources of contamination were associated with historic filling, the weathering of building structures, pesticide use, and demolition of structures;
- Intrusive investigation at the site utilised 21 sampling locations for the description of site soils and collection of soil samples for laboratory analysis;
- A further 3 boreholes across the proposed development portion of the site were advanced, and groundwater wells installed for the description of site groundwater and collection of groundwater samples for laboratory analysis;
- Laboratory analytical results for TRH, BTEXN, PAH, OCP, OPP, PCB, HM, and Phenols reported concentrations below adopted investigation criteria in fill and natural soils.
- Asbestos was reported in soil sample TP19 analysed by the testing laboratory, in the form of friable asbestos;
- Laboratory analytical results for TRH, BTEXN, PAH, OCP, OPP, PCB, Phenols and Cations/Anions reported concentrations below adopted investigation criteria within groundwater; and

- Priority metals were reported at concentrations in groundwater below adopted investigation criteria, except for lead and zinc which exceeded the ANZG 95% protection of Marine Water criteria in GWM1, GWM3, GWM4 & DUP01, and zinc in DUP01A, and nickel which exceeded the NEPM ASC health criteria in GWM3 & GWM4.

The recommendation of that report is that without further investigation of groundwater and Hazardous Materials, a remedial action plan (RAP) should be prepared for the site. The recommendation for a remediation action plan was withdrawn by the later Groundwater report.

3.5.3 Ground Water

A Targeted Ground Water assessment (**Attachment H**) was carried out by AG in March 2021 (updated October 2021) to address the recommendations of the Detailed Site Investigation.

Alliance determined the following based on the findings of desktop review information, fieldwork observations and laboratory analytical data, in the context of the proposed redevelopment scenario:

- Three groundwater monitoring wells, installed by Alliance in (2020b), were sampled;
- Groundwater was reported at depths ranging between 2.24 to 2.7m BGL;
- Identified COPC in the sampled groundwater, including heavy metals, are considered unlikely to present an unacceptable human health risk and;
- The concentrations of heavy metals reported in groundwater monitoring wells, and exceeding the ANZG (2018) ecological criteria, are considered representative of local groundwater quality entering the site, and not related to site activities.
- The asbestos risk for the site is noted in the asbestos register and management plan, and is outside of the area of investigation and redevelopment AG considers that the asbestos risk is therefore managed and does not impact the proposed redevelopment or a RAP.

With the asbestos and groundwater risks managed, AG concludes that the land in its current state is considered suitable for the proposed development without the need for remediation.

3.5.4 Hazardous Materials

Safe Work and Environments Pty Ltd (SWE) was commissioned by Alliance Geotechnical (Alliance) to carry out a Hazardous Materials Survey of the site (**Attachment J**) to address the the recommendations of the Detailed Site Investigation dated June 2020).

The survey identified the following hazardous construction materials on site:

- asbestos containing materials (ACM).
- lead based paints.
- synthetic Mineral Fibre (SMF); and
- polychlorinated biphenyls (PCBs).

The SWE assessment found the following:

- The majority ACM encountered on site is in good condition and considered **Low Risk**.
- Friable linoleum paper backing was found in villas 57-64 and considered **Medium Risk.**
- Synthetic Mineral Fibres identified on site are considered **Low Risk**.
- The Lead based paint systems identified on site varied in condition.
- Polychlorinated biphenyls were assumed to be present in various light fixtures.

A full listing of all hazardous items identified, including a risk assessment of these, has been included in the Hazardous Materials Register section of the report. It is recommended that all hazardous materials be removed prior to any demolition.

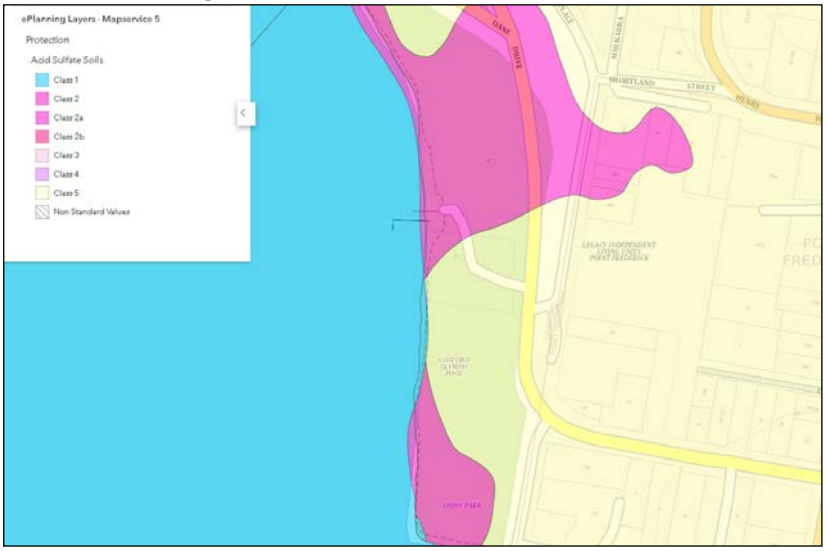
It is therefore recommended that a condition of consent apply to each stage of the proposed demolition, to ensure the following:

- That the recommendations, controls, safe work practices and emergency procedures of the SWE report are implemented.
- All dust must be suppressed during demolition activities
- A Demolition Plan prepared in consultation with BWL prior to the commencement of demolition activities, addressing matters for implementation as identified in the SWE report, as well as (but not limited to) site management (fencing, signage, hours of operation), resident relocation and notification protocols, site plans for storage and stockpiling (for sorting and reuse), site access arrangement, and dust, noise and vibration suppression and mitigation.
- The proposed demolition must be carried out by a licensed contractor in accordance with the relevant requirements of AS 2601-1991: *The Demolition of Structures*, WWorkCover Authority of NSW, and Occupational Health & Safety Act 2000.
- Where demolition work involves the removal of any materials containing asbestos, work must be carried out by a WorkCover licensed contractor in accordance with the National Code of Practice for the Safe Removal of Asbestos [NOHSC:2002 (2005)].
- Where Hazardous Materials are involved, special arrangements are required for the disposal of hazardous building materials, particularly asbestos. For information on where hazardous materials can be disposed contact Council's Waste Services Department.
- Records of the lawful transport and disposal of hazardous material wastes removed from site should be retained.

3.5.5 Potential Acid Sulfate Soils

The site is mapped by DPIE as potentially a source of Potential Acid Sulfate Soils Class 2a and Class 5 which is relevant to the extent of any earthworks exposing excavated soils to the air (refer **Figure 60**).

Figure 60 Potential Acid Sulfate Soils



Source: DPIE Spatial Viewer - SEPP Gosford 2018

Along the northern boundary, earthworks are proposed to a depth of 1.126m to modify the stormwater channel to create additional stormwater capacity displaced by partly filling the land.

In this location, the soil is Class 2 or 2a, and Groundwater testing and an Acid Sulfate Soils Assessment (ASSA) by Alliance Geotech relied on 24 soil samples collected across the site which indicates that PASS soils are potentially encountered at depths between 0.5m and 4.5m below ground level and likely to be disturbed during construction. Consequently, an Acid Sulfate Soils Management Plan (ASSMP) accompanies this application to ensure any potential impacts are properly prevented.

The ASSMP (**Attachment G**) indicates:

- the soil material is likely to be excavated and disposed offsite as acid sulfate soils (either treated or untreated but subject to the licenced disposal facility conditions and waste classification);
- treatment of ASS (where required) will be conducted in designated treatment areas using the liming rate recommended;
- excavation work will be required within the proposed locations to depths of approximately 6.0m below ground level and Installation of building foundations including potential drilling to bedrock;
- following completion of excavation to the design level, a sample is to be collected from the existing surface and subject to field screening. Should the results indicate ASS, lime will be spread across the area of excavation at the recommended rate. The surface will then be covered the same day with geofabric.

To ensure potential impacts are managed, the ASSMP provides specifications for liming, stockpiling, field screening, preparation of the treatment area, treatment of the PASS, treatment of effluent, off-site disposal, offsite disposal for reburial, dewatering (although unlikely to be required), monitoring, contingencies and post construction monitoring and reporting.

3.5.6 Earthworks (Filling)

3.5.6.1 Potential for Displacement of Flood Waters

Filling of the land is proposed to provide a platform for the building to achieve a FFL of 2.78m, clear of the PMF flood level. Northrop Consulting Engineers (**Attachment F**) modelled the flood water displacement to be in the order of 380m^3 and this volume of storage can be offset be a slight widening of the stormwater channel. Northrop determined that this arrangement would mean that the potential flood impacts of filling the land will likely have an immeasurable and negligible impact on surrounding flood levels.

3.5.6.2 Potential for Importation Impacts

Filling the land at variable depths up to 1500mm will require the importation of approximately 1,600 cubic metres of controlled fill material. Based on a large rigid truck with a 10 cubic metre capacity, this will generate the need for about 16 large truck deliveries to the site prior to the early phase of construction.

Details of appropriate measures for managing impacts during site preparation and construction (such as dust suppression, mud shaker pads etc.) or rectifying impacts (such as pre to post dilapidation audits of the kerb, road surface, adjoining structures etc.) should be contained in a Construction Management Plan prior to works commencing on the site. Given the arterial standard of roads in the vicinity of the site, it is expected that the pavements have a high bearing capacity and damage to the road surface is considered unlikely.

3.5.6.3 Potential Erosion and Sedimentation

Fill material will need to be managed to ensure erosion and sedimentation does not occur in adverse or windy weather. An erosion and sediment control plan is provided as part of this application (**Attachment F**) to be implemented as a condition of approval prior to the commencement of demolition and site preparation works on the site.

3.6 Flooding and Proposed Stormwater Management

The proposed stormwater management concept (refer **Section 2.7**) is designed by Northrop (**Attachment F**) to comply with Council's requirements, particularly Chapter 6.7 of Central Coast Council DCP (CCDCP) 2013 in terms of:

- Stormwater retention.
- Stormwater quality.
- Onsite detention.
- Local overland drainage.
- Flooding.

Compliance with the CCDCP ensures that the quality and quantity of stormwater is properly conveyed and suitably treated and managed to prevent adverse impacts upon the adjoining properties or the receiving waters of Brisbane Water estuary in both minor and major storm events

The intent of the proposed system is to mimic the natural catchment hydrology in accordance with water the retention targets in the CCDCP 2013 in terms of:

- Quantity - the annual volume of stormwater reaching natural creeks and waterways.
- Rate - the peak flow rates leaving the site; and
- Response - the time it takes for rain to runoff the site.

3.6.1 Stormwater Retention

It is proposed to incorporate stormwater source controls to the impervious catchments for the site with sufficient capacity to meet the CCDCP targets. Northrop determined that in accordance with *The Hunter & Central Coast Water Smart Model Planning* document (HCCREMS, 2012), mitigation storage required on the site is 26m^3.

Northrop propose that a roof area of 1450m^2 will drain to the below ground reuse tank with a total of 42kL storage capacity. The additional storage capacity provided will ensure that there is suitable reuse volume provided to meet the demand of the project for irrigation and hardstand wash down. To ensure that there is adequate draw down, a MUSIC model was used to assess the efficiency of the reuse tank assuming 1L per m^2/day. The reuse tank demand and efficiency are as follows
:

Proposed Water Reuse Tank Demands	
Proposed Tank size:	42 Kl
Reuse Demand:	2.28 kL/day
Reuse Efficiency:	79.13%
Irrigation Area:	2280 m^2

The model confirms that adequate draw down can be achieved based on the proposed tank sizing and reuse scheme. In addition to on-site mitigation storage, an overland flow path has been provided within the site to convey excess stormwater runoff towards the northern open channel via the internal circulation road.

3.6.2 Stormwater Quality

To minimise adverse impacts upon the ecology of downstream watercourses, stormwater treatment devices have been incorporated into the design of the development (refer to **Section 2.7**). The adopted nutrient and pollution targets are per the Central Coast Council Engineering Guidelines:

Pollutant Criteria	Engineering Guideline Reduction Target
Total Suspended Solids (TSS)	80%
Total Phosphorous (TP)	45%
Total Nitrogen (TN)	45%
Gross Pollutants	90%

The performance of the proposed stormwater management strategy was assessed against these targets using the conceptual design software MUSIC (Version 6). The MUSIC model was developed using parameters recommended in the document "NSW MUSIC Modelling Guidelines" (WBM, 2015) and the Central Coast Council (Lowland - Wyong) MUSIC Link. The modelling results are:

Pollutant Criteria	Reduction Target	Sources (kg/yr.)	Residual Load (kg/yr.)	Achieved Reduction
Total Suspended Solids (TSS)	80%	951	184	**80.7%**
Total Phosphorous (TP)	45%	1.82	0.672	**63.2%**
Total Nitrogen (TN)	45%	11.4	5.2	**54.5%**
Gross Pollutants	90%	120	10.7	**91.1%**

The proposed stormwater quality management strategy will achieve the load reduction targets.

3.6.3 Flooding

Central Coast Council and Northrop advise that the site is impacted by two separate flood events:

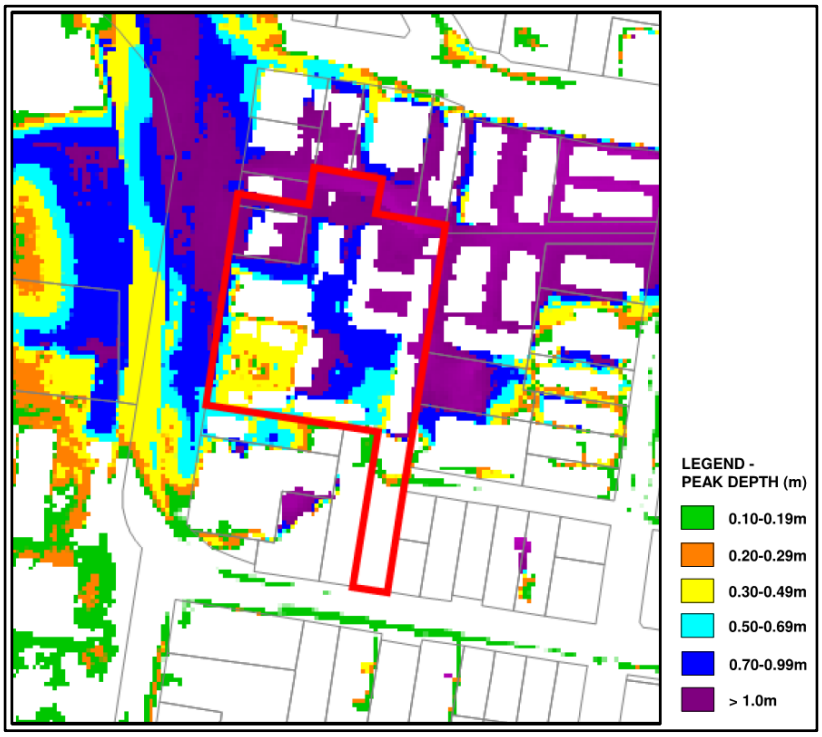
- the overland surface flow generated from the upstream catchment; and
- Foreshore flooding from the Brisbane Water.

Both flood events have been detailed in flood studies previously commissioned by Central Coast Council, and the flood information certificate obtained from Central Coast Council is appended to the Northrop Report (**Attachment F**).

Overland Surface Flow

The site is impacted by the PMF event when assessing the overland flow (refer **Figure 61**), and peak depths observed are a result of the impedance and restriction of flow modelled for the existing dwellings on site.

Figure 61 PMF Peak Flood Depths

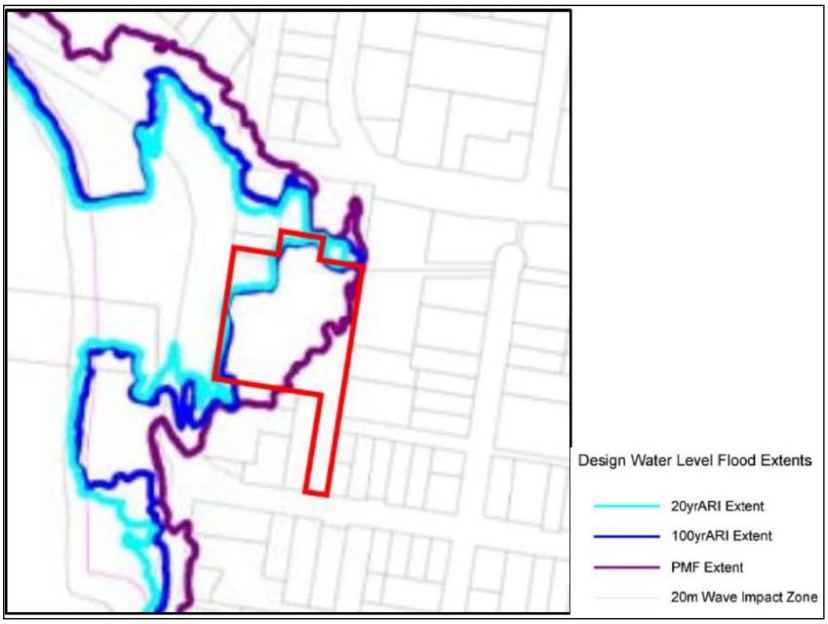


Source: Cardno 2013 (adopted by Northrop)

Brisbane Water Foreshore Flooding

The impacts of flooding as a result of the Brisbane Water Foreshore include storm bursts, wave effects and sea level rise.

Figure 62 Design Water Level Flood Extents



Source: Cardno 2013 (adopted by Northrop)

Northrop observes that the site is only affected on the fringes of the site boundary in both the 5% and 1% AEP storm events. The PMF storm event is seen to inundate the majority of the site. The following flood levels were extracted by Northrop from the flood study in the location of the subject site.

- 1% AEP = 1.71m AHD
- 1% AEP + 500mm freeboard = 2.21m AHD
- 1% AEP + 0.55m MSLR = 2.26m AHD
- **PMF = 2.46m AHD**

By default, the Cardno overland study factored-in the flood displacement posed by existing buildings that are now proposed to be demolished. Northrop therefore compared the extent of that displacement with the proposed building footprint and found the extent to be consistent with (or less than) the building extent modelled by Cardno. Northrop then concludes that:

- It can be reasonably be determined that the proposed development will not adversely affect the existing flood behaviour for the neighbouring properties; and
- The proposed development may reduce the severity of flooding for surrounding properties as a number of existing buildings will be demolished and removed from the site, reducing the amount of blockage for any flows traversing through the site.

Northrop also notes that the effective cross-section for the open channel has not been reduced at any location through the site, and the proposed maintenance & garbage building is located outside of the existing 1% AEP flood extents.

Recommended Finished Flood Level

In March 2021, the Central Coast Council advised Northrop that for Seniors Living development, the design is to adopt the higher of either:

- the PMF level; or
- the 1% AEP level + Sea Level Rise + 500mm freeboard

According to Gosford CBD overland flow study:

- 1% AEP + 500mm Freeboard = 2.36m AHD; or
- PMF event as 2.78m AHD.

As to the Brisbane Water foreshore flood study:

- 1% AEP Flood Level + Sea Level Rise (50-year Design life) = 2.26m AHD; or
- 1% AEP Flood Level + 500mm Freeboard = 2.21m AHD; or
- PMF Flood Level = 2.46m AHD.

The design therefore adopts a Finished Floor Level of **2.78m AHD.**

Recommended Surface Levels of Access Roads, Driveways and Parking Areas

Northrop advise that the main street access in Masons Parade is inundated during the 1% AEP flood event preventing the ability to safely receive and evacuate occupants without crossing floodwaters. As such, the 1% AEP flood level does not achieve the intended outcome and the inclusion of this requirement in the design is deemed.

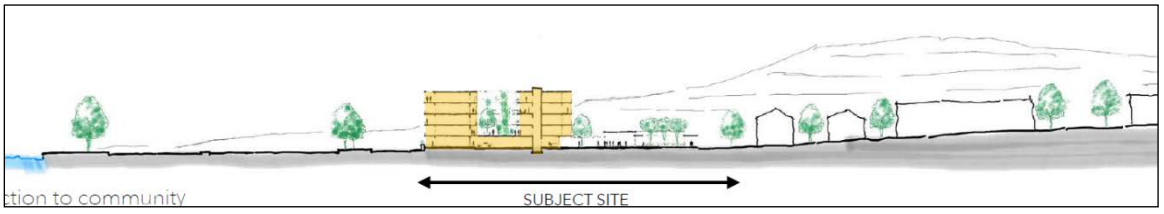
Northrop also advise that on-site refuge can be sought during extreme flooding events, as the floor level of habitable and non-habitable spaces will be above the PMF level. Given the relatively short duration of the PMF flooding event, it is proposed that this is deemed acceptable, given the location of the site and surround flood hazards. Nonetheless, emergency access can be achieved towards the Central Coast Highway, south of the site.

3.7 Visual Impact

The design of the proposed building is a response to key design principles derived from an Urban Design Analysis carried out by IDG (**Attachment C**). This included analysis of the wider strategy vision for the Gosford, a detailed analysis of the codes and the controls and parameters of the existing site and the surrounds.

Soft landscaping is integrated into the proposed built form and in terms of connecting to the broader landscape, the built form mimics the natural surrounding topography (refer **Figure 63**).

Figure 63 Built Form & Broader Landscape



Source: Integrated Design Group

The neighbouring building on the eastern boundary also benefits from the proposed landscaped area at the rear of the site due to building separation, ensuring high visual amenity.

The design evolved through three (3) Design Advisory Group workshops prior to proceeding the Design Review Panel. As part of this process, the design was considered in its local and wider context by photo montage (refer to **Figures 64, 65 and 66**) (refer to full size Montages appended to SEPP 65 Design Quality Statement (**Attachment U**).

The montage confirms that the Proposal does not cause an adverse visual impact.

Figure 64 Visual Impact Viewed from Public Foreshore

Source: Digital Line Pty Ltd

Figure 65 Visual Impact Viewed from Gosford Bridge

Source: Digital Line Pty Ltd

Figure 66 Visual Impact Viewed ground level near Gosford Bridge

Source: Digital Line Pty Ltd

3.8 Views

The greenspace edges and higher terrain on the outskirts of Gosford City Centre enhances water views from the surrounding area. The higher terrain that is located to the east of the subject site allows for proposed development to maximise views across Brisbane Water without impacting existing view corridors in the surrounding area.

Figure 67 Gosford City View Corridors

Source: Integrated Design Group

The design avoids creating a continuous built edge along the Brisbane Water foreshore, and views to Brisbane Waters are maintained and enhanced. Views are shared from within the site, neighbouring sites, and from the public realm.

3.9 Traffic, Access & Parking

Seca Solution Pty Ltd prepared a Traffic Impact Assessment (refer **Attachment K**) for the Proposal in accordance with the Austroads Guidelines and Section 2.3 of the RTA Guide to Traffic Generating Developments. The advice has regard to SEPP (Gosford City Centre) 2018 and the Australian Standard for Parking (AS2890).

3.9.1 Local Traffic Network

The site has frontage to Masons Parade which provide one (1) lane of travel in each direction, with kerbside parking along both sides of the road. It has a footpath along the eastern side and street lighting is provided along its length. Along the eastern side, along the site, it is 90-degree parking (not time limited) whilst on the western side it is parallel, becoming 90 degree parking to the north.

Masons Parade is accessed in the vicinity of the site off Dane Drive (Central Coast Highway (A49)) via a T-intersection (refer **Figure 68**). Danes Road has two (2) lanes of travel each way with additional turn lanes and widening at the intersection with Masons Parade to allow additional capacity and safety. Due to a raised central median on Dane Drive, movements are restricted to left in left out only.

Figure 68 Local Street Network

Source: Seca Solutions

Dane Drive (A49) connects to Mann Street to the west of the site, which is a local road with a north-south orientation that becomes the Pacific Highway (HW10) to the north of the Gosford CBD. To the north Masons Parade becomes Gertrude Place which connects with Mann Street at a T-intersection allowing for all turning movements with Mann Street having priority.

3.9.2 Existing Traffic

Under the RTA Guidelines for local streets an environmental maximum goal of 300 vehicles per hour is stated, with 200 as the goal. Masons Parade currently operates well below this limit and as such operates very well. Existing traffic flows generated by the existing BWL site are low at less than 50 vehicle movements per day.

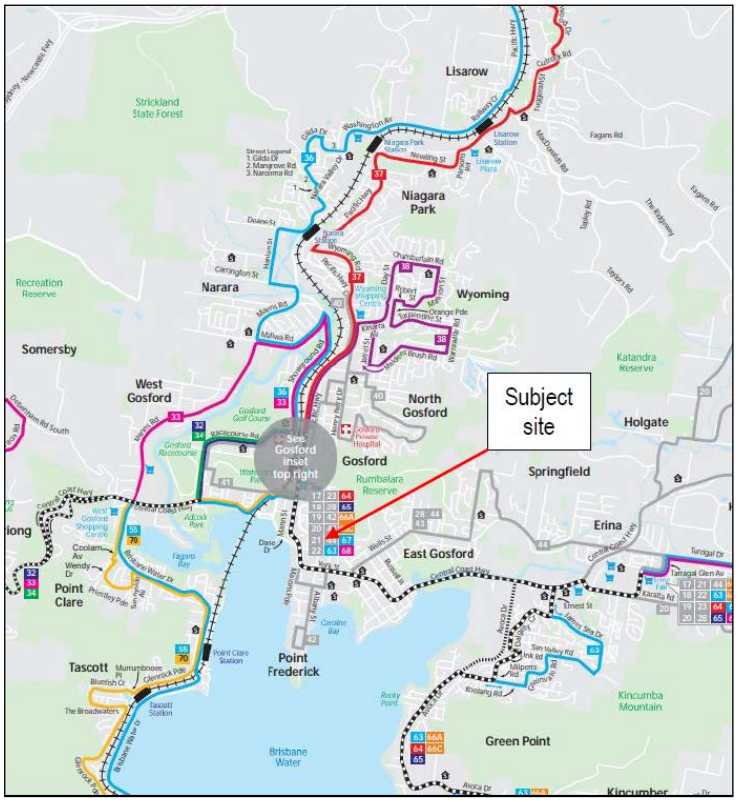
Traffic flows on Masons Parade along the site frontage are very low and generally only associated with the various sites located on this section of the road network, with very low through traffic movements. Heavy vehicle flows on Masons Parade adjacent to the subject site are negligible, associated with waste collection and deliveries to the subject site and adjacent developments.

Due to the short length of Masons Parade along the site frontage, together with the interaction, parked cars and driveways means that vehicle speeds on this road are well within the posted speed limit of 50 km/h in the site location.

3.9.3 Public Transport and Pedestrian Network

There are bus stops within as little as 60m of the site located to both side of the Central Coast Highway that provide regular services to and from the site, providing a connection across the Central Coast region as well as connections to the Gosford train station and CBD (refer **Figure 69**).

Figure 69 Bus Route



Source: Busways annotated by Seca

There is a signal controlled pedestrian crossing on the Central Coast Highway allowing for connection to the bus stops on both sides of the highway. Both stops provide a shelter and seating. Frequent train services are available from Gosford train station, approximately 1.3kms north of the site.

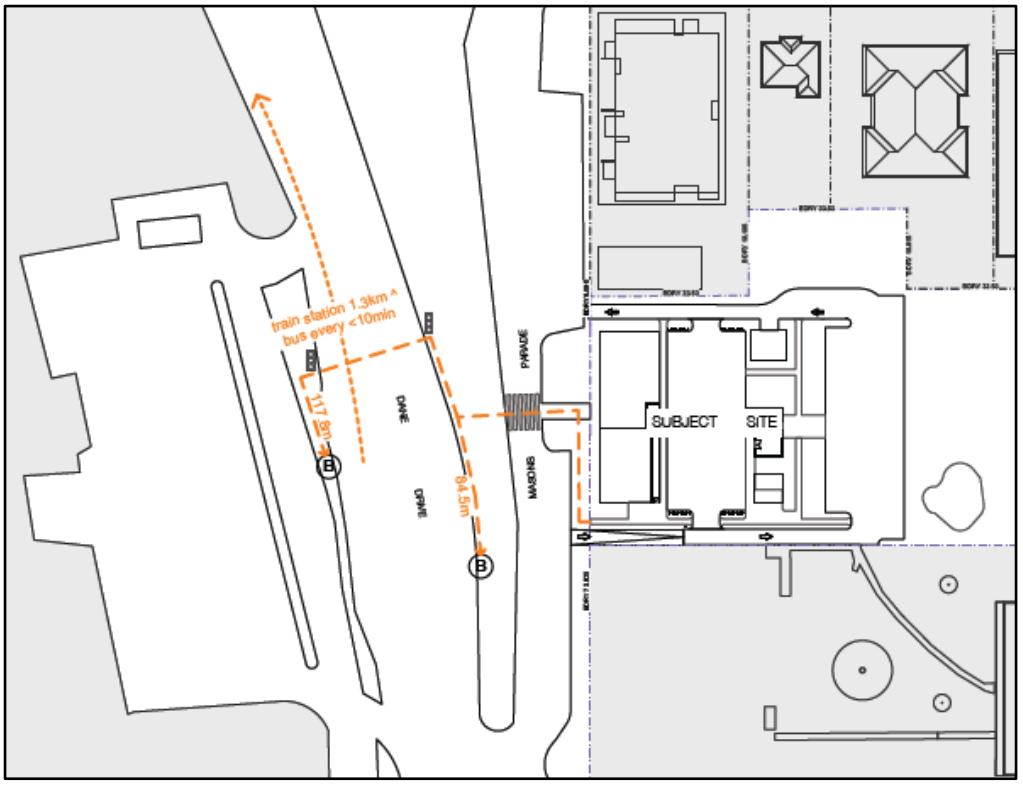
There is an extensive network of footpaths connecting the site to the Gosford CBD and the foreshore of Brisbane Waters (refer **Figure 70**).

Figure 70 Pedestrian Movement

Source: Integrated Design Group

There are signal controlled intersections and crossings to assist crossing the roads with high traffic flows to access the foreshore and associated footpath system, and the public bus stops (refer **Figure 71**).

Figure 71 Pedestrian Movement



Source: Integrated Design Group

3.9.4 Access within Proposed Development

Access

Vehicle access to the site will be provided via a new access driveway off Masons Parade, with a separate entry at the southern boundary and an exit at the northern boundary, allowing for one-way circulation through the site

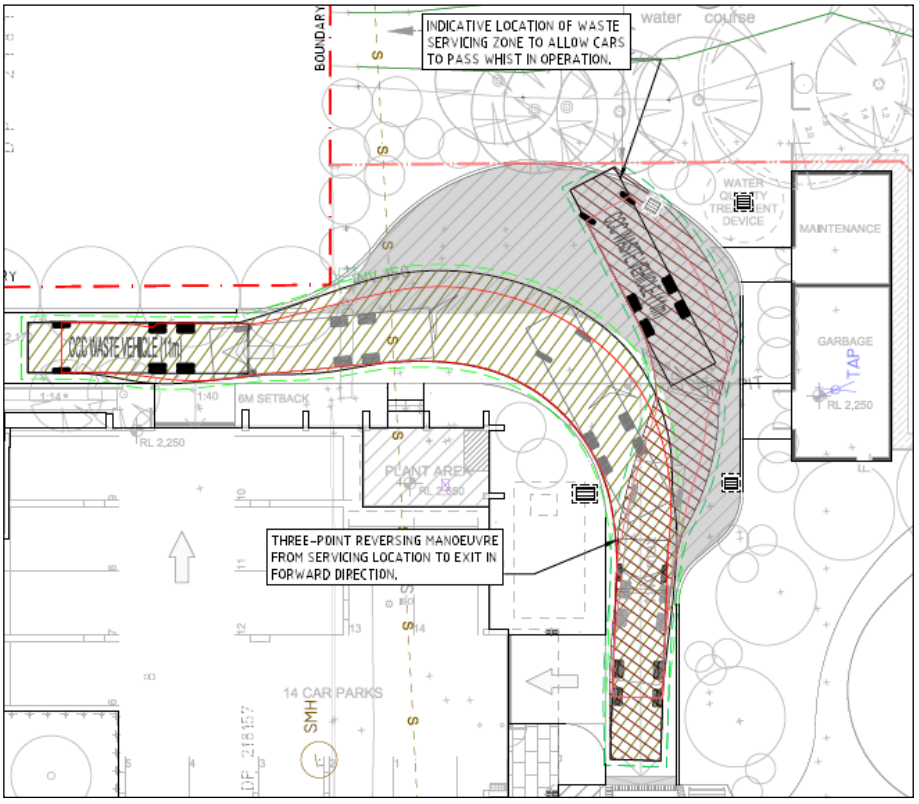
Sight distance for the proposed driveway is to be provided in accordance with AS2890.1. For the posted speed limit of 50km/hr on Masons Parade a minimum sight distance of 45 metres is specified, with 69 metres desirable (5s gap).

Sight distance has been assessed on site. Masons Parade provides clear visibility to the right in excess of 100 metres whilst to the left of the proposed driveway visibility is available to the intersection of Masons Parade and the Central Coast Highway (some 60 metres). Whilst this visibility to the left is less than required for a posted speed of 50km/hr, it does meet the minimum requirements for a 40km/hr frontage road speed. Given that vehicles entering Masons Parade would be negotiating the turn from the Central Coast Highway it is expected they would be travelling at less than 40km/hr and the sight visibility is therefore acceptable.

Service Vehicle Access

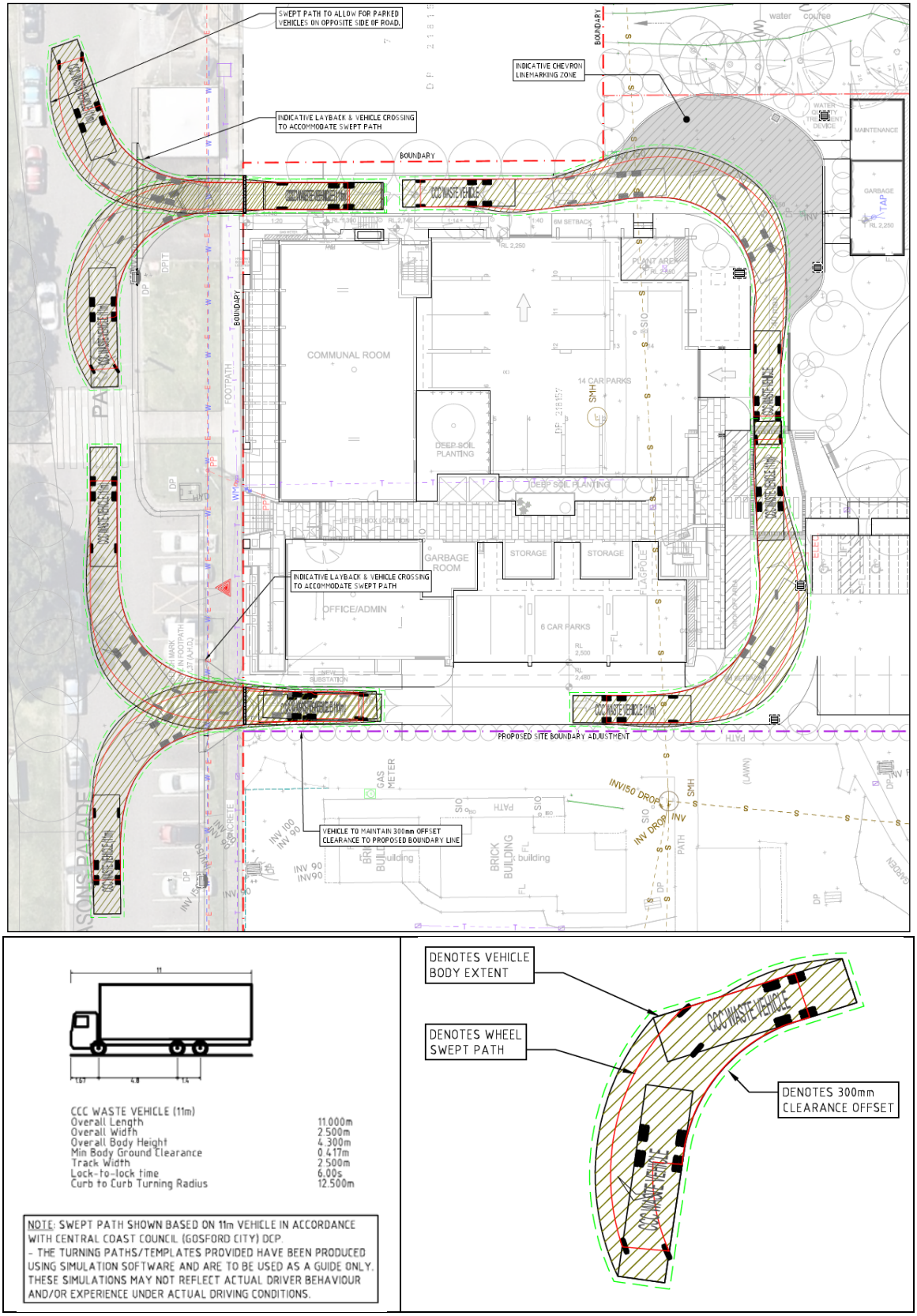
Servicing requirements for the site will be minimal with no service vehicles required to access the site, other than a waste collection vehicle. The design allows for garbage truck to access the site and swept paths confirm that vehicles can enter and exit the site in a forward direction in an appropriate manner). For safety, a dedicated waste truck collection zone is provided adjacent to the external waste and maintenance room in accordance with the Waste Management Plan recommendations (refer **Figure 72**).

Figure 72 Waste Service Swept Path



Source: Integrated Design Group

Figure 73 Site Access Swept Paths



Source: Northrop Consulting Engineers

In accordance with AS2890, the access road is a minimum width of 3.5m and suitable to accommodate the swept path of an 11 metre garbage truck. The internal access driveway will also provide access to on-site parking by residents and therefore must be in accordance with AS2890.1 for User Class 1A (residential). This requires a minimum width of 3.0 metres and appropriate widening through the 90 degree turns within the site.

There will be occasional demands for delivery vehicles with these typically completed by vans (e.g. Hyundai iLoad) and these, as well as infrequent larger deliveries (up to a MRV) can occur within the site. The rare times for much larger deliveries can occur at the kerb, consistent with other residential developments in the vicinity. A site swept path plan is provided, refer to **Attachment Z**.

3.9.5 Parking

There was a high demand for on-street parking observed adjacent to the subject site. Given the short distance to the Gosford CBD and the lack of timing restrictions it is considered that this could be all day commuter parking in this location.

The proposed development provides 48 on-site vehicle spaces to meet the parking requirements for seniors living and the administration office (refer to **Figure 74**).

Figure 74 On-Site Parking Provision

	no. units	SEPP senior	provided
1B units	36	*0.5*	
2B units	12	*0.5*	
3B units	6	*0.5*	
3.8*5.4m parking space rate		*5%*	*2(2.4mx5.4m with share zone)*
3.8*5.4m cars required		2	
SEPP senior cars required		**39**	**44(3.2mx5.4m)**
Office area	144.7	1/40m2	
office required		**4**	**4(3.2mx5.4m)**
total cars required		**43**	**48**

1. SEPP senior car space should comply with a disability AS2890.6

2. 5% if the total number of car parking spaces (or at least one space if there are fewer than 20 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres; and

3. car space should be at least 3.2m x 5.4m to comply with LHD gold level

Source: Integrated Design Group

To cater for the Seniors Living element it is appropriate to allow for manoeuvring in/out of parking in a single movement, with clearance available for full opening of all car doors. As such the parking layout (90-degree angle) would need to be designed as user class 2, with spaces 2.5 x 5.4m spaces, and an aisle width is 5.8 metres to allow for 2-way movements. The design provides for LHD gold level with 44 spaces of 3.2 x 5.4m, while the oversupply of five (5) spaces will minimise the potential demand for on-street parking in this location.

3.8.2 Traffic Generation

During construction

All construction work will be located on site with minimal interaction with the local road network. There will be a requirement for construction vehicles (light and heavy) to access the site with the majority of the construction work located on the site.

Construction of the new site access shall require a Construction Traffic Management Plan outlining appropriate controls which shall be prepared by the contractor in conjunction with the CC for the project. Consideration of parking demands associated with construction staff will need to be considered and potential off-site parking required minimising the impact on Masons Parade.

Operational

Standard traffic generation rates for residential developments are provided in the RTA Guide to Traffic Generating Developments.

For seniors living developments, using RMS rates from TDT 2013/04A, a peak generation rate of:

- 0.4 vehicles per dwelling in the evening peak and
- 2.1 trips per dwelling per day are specified.

Accounting for up to 54 dwellings for the subject site, this would generate

- 22 trips in the evening peak and
- 114 trips per day.

Applying a standard split of 80% inbound/ 20% outbound for residential developments in the PM, gives:

- PM Peak hour vehicle movements = 18 inbound / 4 outbound

The RTA Guide indicates that trips associates with seniors living developments do not generally coincide with the AM peak hour.

Seca considers that the majority of traffic movements associated with the development will be to / from the north of the site towards the Gosford CBD and south to connections to the Central Coast Highway using the intersection of Gertrude Place and Mann Street. Allowing 25% of trips to be contained within the Gosford CBD, the balance of trips are expected to be distributed 30% to each of the north, south and west, and 10% to the east. Vehicle trips are expected as follows:

Figure 75 Vehicle Trips

Origin/Destination	PM Peak Inbound	PM Peak Outbound
Local/Gosford	4	1
North	4	1
South	4	1
West	4	1
East	1	1

Source: Seca Solutions

The proposed development will see a minor increase in traffic on the surrounding roads. Given the crash history with few accidents recorded in the vicinity it is anticipated that the additional traffic shall have minimal impact on road safety in the vicinity. Local intersections are well laid out with key connections to the Central Coast Highway available at the signalised intersections or left in left out only at southern connection of Masons Parade.

There is good visibility along Masons Parade in the vicinity of the proposed site access to ensure turning movements can occur in a safe and efficient manner, similar to the existing access driveways on site. It is therefore considered that the development will have an acceptable impact on road safety.

The existing flows along Masons Parade are less than 30 vehicles per hour based on site observations and the project could increase these by less than 20 vehicles per hour (allowing for the current site flows in the peak hours). This minor increase shall see flows remain well within the environmental capacity.

The development will generate an additional 114 trips per day disbursed across a variety of routes. The current site flows could be in the order of 50 vehicles per day and as such the extent of additional traffic movements is very low. The additional traffic movements associated with the redevelopment of the site is considered to be less than 70 vehicle movements per day and as such shall have a negligible impact upon the daily traffic flows and road operation in the general vicinity of the subject site.

It is considered that as the development has an acceptable impact during the critical peak period, outside of these peak times and throughout the day, the development would also have an acceptable impact on the capacity of the adjacent road network.

Similarly, given the low traffic volumes generated by the development, in conjunction with the road network providing a number of different access routes to/from the site it is considered the development shall see minimal impacts upon intersections in the locality.

3.10 Acoustic Environment

An acoustic assessment has been prepared by Harwood Acoustics to inform the design of the proposed development (**Attachment L**), and to address the following acoustical matters:

- Traffic noise intrusion into the development from Masons Parade, carried out in accordance with Clause 102 of the *State Environment Planning Policy* (Infrastructure) 2007 (ISEPP) for apartments and Australian Standard AS2107:2016 '*Acoustics – Recommended design sound levels and reverberation times for building interiors*' (AS2107) for communal rooms,
- Noise emission arising from mechanical plant to potentially impact on existing residential neighbours, carried out in accordance with Council's DCP and the NSW EPA's relevant noise guidelines, and
- Advice relating to the acoustical provisions of Part F5 of the Building Code of Australia (BCA) for the construction of internal walls, floors and services for building elements with the Class 2 building classification in this development.

Recommendations relating to building construction specification are not matters for consideration for a Development Application and are therefore not outlined in this section.

3.10.1 Existing Background Noise Levels

In order to establish the Intrusiveness Criteria, it is necessary to determine the background noise levels in the vicinity of all potentially affected residential receptors. The nearest receptors to the Site are shown in **Figure 76**.

Figure 76 Receptors and Noise Measurement Locations

Source: Harwood Acoustics

R1 – 51 to 57 Masons Parade - (South)

R2 – 3 to 5 Shortland St (adjoining site - North)

R3 – 162 Albany Street (adjoining site - East)

Noise measurements were taken at Location 1 between Saturday 1 and Wednesday 5 August 2020 and at Location 2 between Sunday 9 and Saturday 15 August 2020.

3.10.2 Mechanical Ventilation

The Rating Background Noise Levels in proximity to the nearest residential receptors to the Site are presented in **Figure 77** to determine appropriate noise goals for the assessment of mechanical plant noise emission.

Figure 77 Rating Background Noise Levels (Nearest Receptors)

Time of Day	Minimum Assumed Rating Background Level dBA	Minimum Project Intrusive Noise Level ($L_{eq,\ 15\ minute}$, dBA)
Location 1 (south eastern corner of the Site)		
Day (7 am to 6 pm)	**53**	**61**
Evening (6 pm to 10 pm)	**50**	**60**
Night (10 pm to 7 am)	**38**	**58**
Location 2 (western (rear) side of the Site)		
Day (7 am to 6 pm)	**48**	**59**
Evening (6 pm to 10 pm)	**48**	**57**
Night (10 pm to 7 am)	**35**	**49**

Source: Harwood Acoustics

3.10.2.1 Recommended Noise Goals Operation of Mechanical Plant

Noise Goal @ Receptor R1

- (53 + 5 =) **58 dBA** Leq, 15 minute during the day time period,
- (50 + 5 =) **55 dBA** Leq, 15 minute evening time period, and
- (38 + 5 =) **43 dBA** Leq, 15 minute during the night time period.

Noise Goal @ Receptors R2 and R3

- (48 + 5 =) **53 dBA** Leq, 15 minute during the daytime period and evening period,
- (35 + 5 =) **40 dBA** Leq, 15-minute evening time period.

Recommendations:

- Noise emission from mechanical plant combined is required to meet the above noise.
- All mechanical plant should be located as far from neighbouring receptors as practicable.
- To achieve the noise design goals, as an example, individual air conditioning condenser units should not exceed a sound power level (Lw) of 76 dBA if located no closer. This level is readily achievable for an individual domestic condenser unit.
- If the condenser units are likely to be audible within any of the neighbouring residential dwellings, with their windows open after 10 pm, the units should not be operated outside of the hours outlined in Section 3.5 of this Report in accordance with Clause 45 of the *Protection of the Environment Operations (Noise Control) Regulation* 2017.
- A final assessment of all mechanical plant noise will be undertaken prior to the issue of a Construction Certificate once all details of mechanical plant selections have been finalised.
- Any noise controls, if required, will not be onerous and the acceptable noise limits can easily be achieved.

3.10.3 Road Traffic Noise

Traffic noise measurements at Location 1 and Location 2 (refer **Figure 75 above**) indicate required traffic noise levels at the future façade of each of the proposed apartments.

The octave band and overall 'A' frequency weighted sound pressure levels at various facades of the development are presented in **Figure 78**.

External traffic noise levels at the closest proposed façade of the development are 61 dBA (Leq, 15 hour) during the day time period (7 am to 10 pm) and 58 dBA (Leq, 9 hour) during the night time period (10 pm to 7 am).

Spectra are based on measured traffic noise levels at the Site and include heavy vehicles.

Figure 78 Rating Background Noise Levels (Nearest Receptors)

Traffic Noise Levels	dBA	Sound Pressure Levels (dB) at Octave Band Centre Frequencies (Hz) 63	125	250	500	1k	2k	4k	8k
Nearest future apartments									
Daytime $L_{eq,\ 15\ hr}$	**61**	72	70	63	56	56	52	46	38
Night-time $L_{eq,\ 9\ hr}$	**58**	69	67	60	53	53	49	43	35
Centre future dwellings									
Daytime $L_{eq,\ 15\ hr}$	**59**	70	68	61	54	54	50	44	36
Night-time $L_{eq,\ 9\ hr}$	**56**	67	65	58	51	51	47	41	33
Furthest future apartments									
Daytime $L_{eq,\ 15\ hr}$	**58**	69	67	60	53	53	49	43	35
Night-time $L_{eq,\ 9\ hr}$	**55**	66	64	57	50	50	46	40	32

Source: Harwood Acoustics

3.10.3.1 Recommended Traffic Noise Reduction

Existing background and traffic noise levels measured at the Site have determined the extent to which traffic noise affects the Site and to establish noise design goals for operational noise in accordance with the NSW EPA's *Noise Guide for Local Government* 2013.

The required traffic noise reduction is as follows:

@ Nearest future apartments to the Central Coast Highway

- (61 – 40 =) 21 dB for all Living areas, and
- (58 – 35 =) 23 dB for all sleeping areas

@ Centre future apartments to Central Coast Highway

- (59 – 40 =) 19 dB for all Living areas, and
- (56 – 35 =) 21 dB for all sleeping areas

@ Furthest future apartment

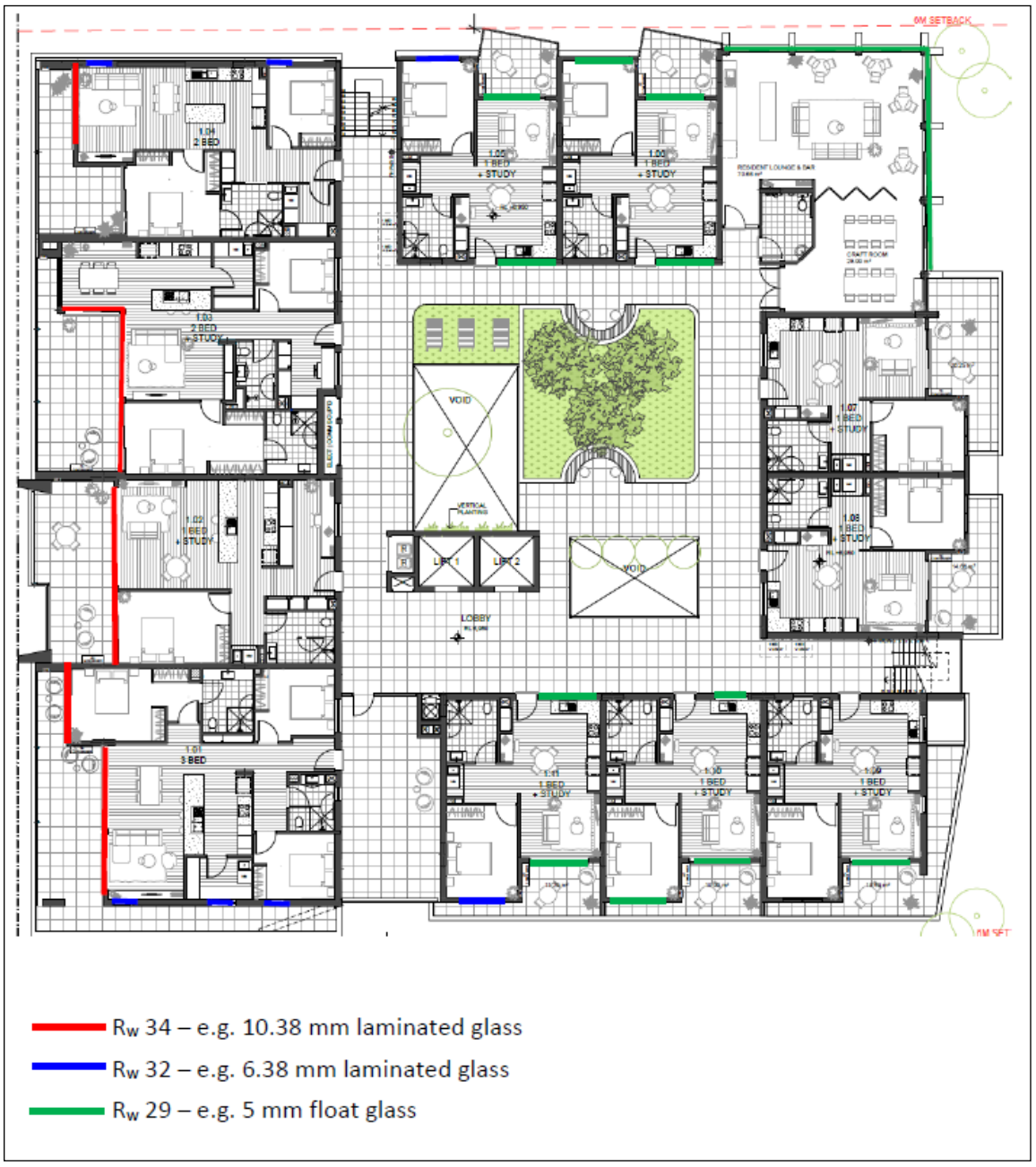
- (58 – 40 =) 18 dB for all Living areas, and
- (55 – 35 =) 20 dB for all sleeping areas.

The levels of traffic noise intrusion have been calculated based on reductions achieved after transmission through the roof, floor, walls, glazed doors and windows.

The required internal noise levels set by Clause 102 of the SEPP (Infrastructure) 2007 can be met using the recommended construction methods and materials detailed in the Harwood Acoustic report (**Attachment L**).

Figure 79 provides an example of the recommended glazing specifications to abate road traffic noise intrusion.

Figure 79 Glazing Requirements – Example Treatment Required



Source: Harwood Acoustics

3.11 Air Quality

Air quality impacts within the proposed building once it is operational and occupied by residents will be negligible. The proposed building is designed to ventilate naturally although air conditioning is also provided to each apartment for the comfort and health of residents ((with the balconies designed with space for the outdoor compressor units). The internal car parks are also screened to avoid the need for mechanical ventilation.

There is however the potential for air quality impacts to residents and adjoining land uses during the proposed demolition, site preparation and construction activities. Such impacts are manageable provided they are carried out in accordance with relevant management requirements for those activities (refer **Section 3.5.2 and Section 3.5.4**).

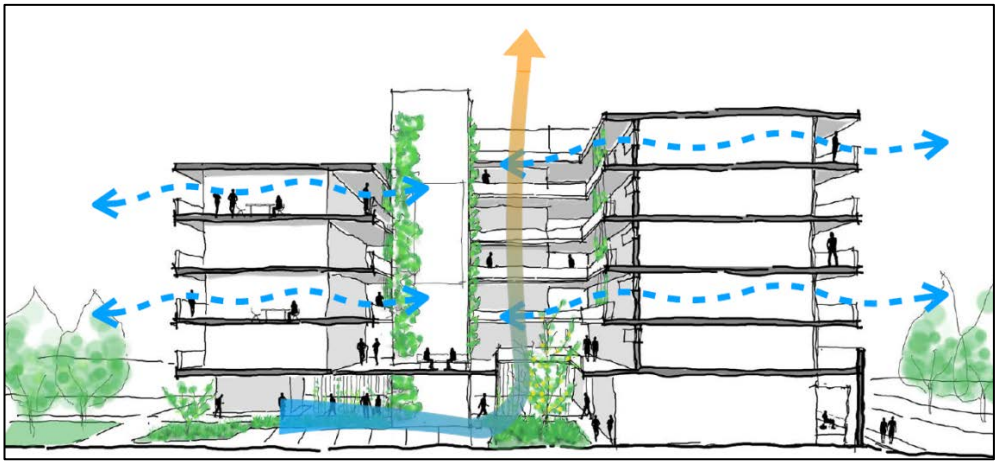
3.12 Sustainability

The Proposal has been designed with an ecologically sustainable approach with regard to waste generated during construction, durability of materials to avoid ongoing maintenance and replacement of materials, minimising the use of energy in ongoing operation within the residential components.

3.12.1 Thermo-Regulation Concepts

Apartments have been designed to promote increased access to daylight and natural ventilation, with the central open courtyard creating a stack effect for hot air to escape the building while residences are cross ventilated (refer **Figure 80**).

Figure 80 Thermo-Regulation Within Design



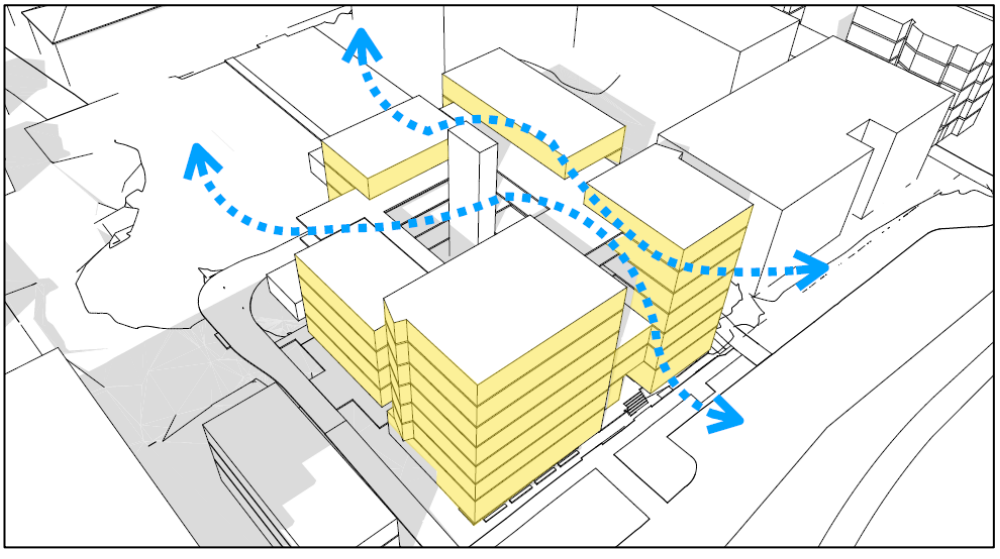
Source: Integrated Design Group

Greenery through the open walkways and within shared spaces helps maintain temperatures in these areas.

3.12.2 Ventilation

The building is open in the middle to ensure wind and air movement continues throughout the site without impediment.

Figure 81 Thermo-Regulation Within Design

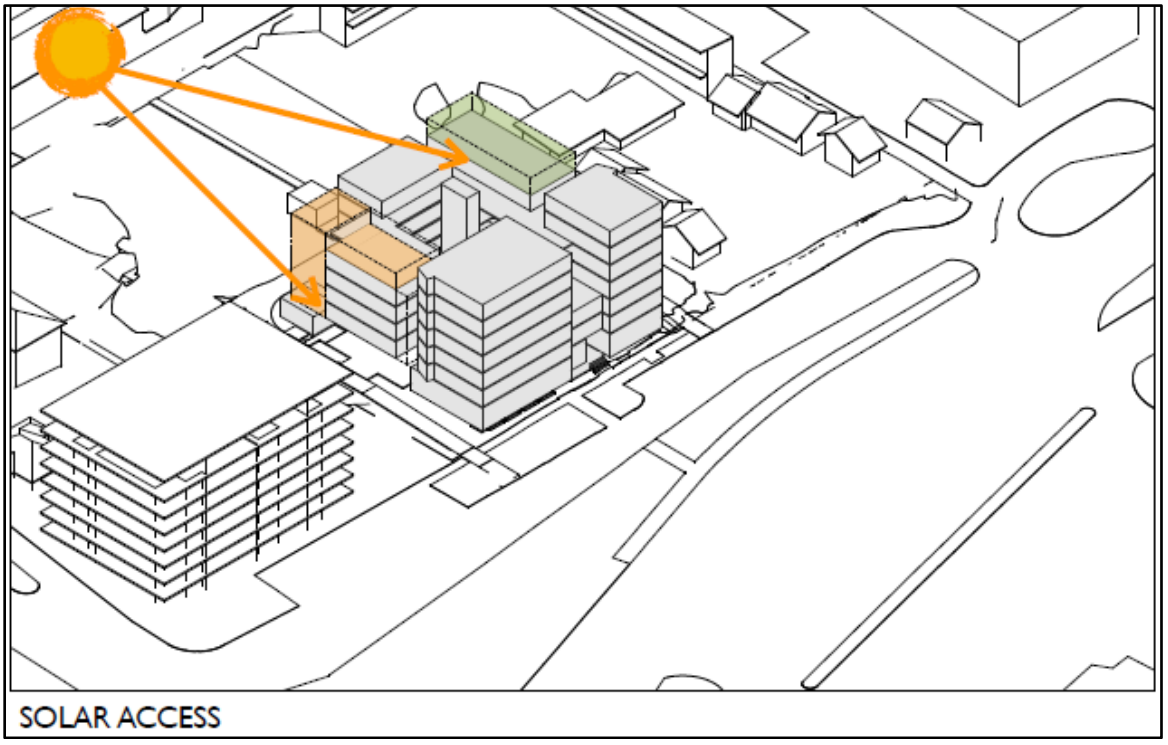


Source: Integrated Design Group

3.12.3 Solar Passive Design

Significant access to light through solar passive design means that apartments receive significant daylight and do not require artificial light during daylight hours (refer **Figure 82**).

Figure 82 Site Analysis Diagram



Source: Integrated Design Group

The incorporation of LED lighting throughout the residential component of the facility also means that the on-going energy use of the property is significantly reduced.

Aluminum timber look sliding screens and roller blinds are utilised on the building facade to passively manage solar heat and light, to maintain the effectiveness of the available natural ventilation and reduce the need to use air conditioning in warmer months. These elements also reduce potential glare to the street and Brisbane Waters.

3.12.3 Solar Access

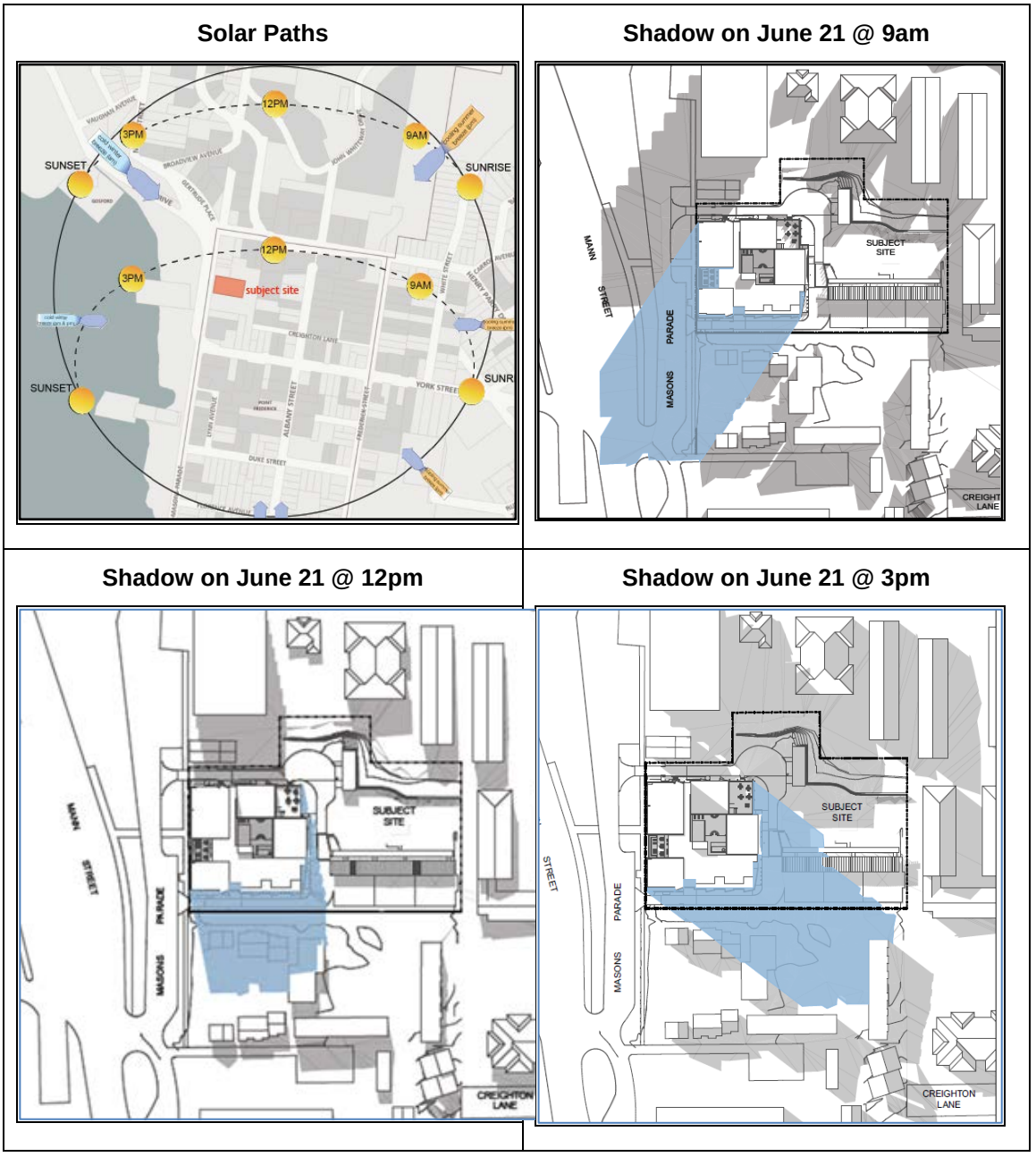
An overshadowing assessment considers the impact of the Proposal on the solar access of the surrounding properties (refer **Attachment B**). The assessment also demonstrates compliance with solar access for each of the proposed apartments, taking in to account views (refer to **Attachments B & C**).

As any building of this density, the development has some overshadowing impact to its neighbours however this impact is not unreasonable in the context of an urban environment.

The Proposals adherence to the NSW Apartment Design Guide setbacks will minimize the loss of solar access to any future buildings to the south; at least to the extent that any impact will be minimal and manageable within the future design response for that land.

Figures 83 illustrates the extent that solar access is retained by the proposed building.

Figure 83 Solar Access Analysis



Source: Integrated Design Group

3.12.4 BASIX

The proposed building has been certified as BASIX compliant (refer **Attachment M**).

3.13 Safety and Security

Operational details of the Proposal in terms access and egress security are provided in **Section 2.9**. The Proposal has been assessed against the key principles of Crime Prevention Through Environmental Design (CPTED). A CPTED Report is provided in **Attachment N**.

3.13.1 Surveillance

The Proposal will afford appropriate surveillance for persons entering and leaving the premises, via:

- The introduction of a pedestrian entry foyer from Masons Parade, with this area being in clear view;
- The Proposal involves the introduction of landscaped treatment, and additional boundary barriers, in the form of building articulation that serves to reinforce the public and private domain;
- Landscaping as proposed along Mason Parade is of a kind that will not provide opportunities for entrapment of persons entering or leaving the building.
- The communal verandah and residential balconies will provide additional passive surveillance opportunities along Masons Parade.

3.13.2 Access Control

The proposed development will be provided with suitable access control given that:

- All access to the Apartments and internal communal areas is via a dedicated controlled access foyer and lift.
- Communal areas will be monitored via CCTV to limit undesirable activities onsite during all hours of operation

3.13.3 Space management

Management of the premises will continue to incorporate a prompt response to any malicious damage onsite, including graffiti removal and building damage. The Proposals interface to Masons Parade, will limit any potential opportunity for this type of damage.

3.13.4 Territorial Reinforcement

The public to private space transition is clearly delineated within the proposed plans by a clearly defined pedestrian entry. The boundary of the public and private space is physically identified via an access ramp, stairs and doorways, which are not conducive to loitering and excuse making opportunities.

The entry system required for apartments and communal areas within the foyer make it very clear as to who is to be using the spaces, and what these spaces are intended to be used for. CCTV at access/egress points will further act as a deterrent.

3.14 Disability Access

The Proposal has been designed to meet the Disability and Discrimination Act 1992 requirements in accordance with Part D3 of the Building Code of Australia.

Details of this are provided in the BCA and Access Report prepared by Access-i provided at **Attachment O.** The outcome of this report highlights that the fundamental aspects of the design are capable of compliance with the Performance Requirements subject to design adjustments & Performance Solutions prior to Construction Certificate where indicated on the report.

3.15 Social and Economic Impact

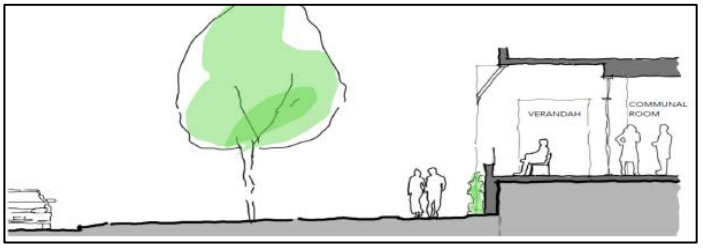
A Social Impact Assessment has been prepared as part of this application (see **Attachment P**) to understand the sites socio-economic context and the characteristics and needs of the War Widow and Veteran community based on research by the Department of Veteran Affairs and the Australian Institute of Health and Welfare.

A summary of the social impacts associated with the Proposal are:

- The Proposal is to provide 30 units of accommodation for War Widows and Veterans, supplemented by 24 Retirement Units that will be leased in accordance with the NSW Retirement Village Act 1999 to provide an income stream to BWL.
- Legacy is a nationally recognised charity, being in existence for 98 years across Australia, caring for the families of Veterans.
- BWL is a Company Ltd by Guarantee, registered with the Australian Charities and Not for profit Commission (ACNC)). All Company Members are Volunteers, and in accordance with the BWL Constitution, no Legacy member can be paid a wage or benefit.
- The proposed redevelopment will enable BWL to continue the existing use of their site for Seniors housing, which has operated on the same land since 1964.
- BWL is not a Social Housing Provider (as defined) yet the Proposal fulfils an important societal need to provide contemporary, affordable and dignified accommodation to War Widows, Beneficiaries, and Veterans with appropriate facilities for Legacy Welfare operations and Village support;
- The project replaces the existing 30 units of accommodation, meaning residents will re-locate from 20sqm bedsitter units to 1 bedroom units of about 60sqm that will be rented to War Widows and Veterans at a maximum of $90 per week (CPI adjusted annually) based on pensioner assessments.
- BWL operates the Seniors housing with funds through the wise investment of its assets and relies on community benefactors and returns from Retirement Village operations to fund in excess of $2m each year in Welfare support programs for the families of Veterans.
- BWL operates without incurring a cost the government and the taxpayer. This contribution to society therefore allows the government to direct taxpayer money to other important social needs such as education, health and law enforcement.
- The Proposal is carefully devised to foremost maximise the needs and desires of the residents, but also to enable the Proposal to be self-funded through the rationalization of their existing land asset, and partially through selling that part no longer required due to significantly increased land use efficiency. The entire new building will remain owned and operated by BWL.
- The Proposal achieves key objectives of the BWL, which is to ensure:
    - Low Financial risk for Brisbane Water (NSW) Legacy
    - Maintenance of current funding streams to support operations of BWL.
    - Maintaining permanency for Legacy beneficiaries and Veterans currently residing in Units
- The Proposal will replace outdated 1960s designed residential units with modern units that comply with contemporary building requirements and considerations that:
    - serve the access and mobility needs of an age population and specifically, people with a disability, providing residents with confidence in daily mobility,
    - provide an actual and perceived safe and comfortable living environment that employs both passive and active crime prevention techniques and design considerations, with subtle access management and systems to monitor resident welfare.

- provide quality and dignified accommodation which provides a sense of place and community, with design concepts that are known to improve mental health and wellbeing such as communal spaces with views and high amenity that are located to foster guest and family visitations, random and planned social interactions between residents and guests, and indoor and outdoor spaces for activities and hobbies, events, and gatherings; and
- provide a sense of identity and inclusion with street presence along a verandah/colonnade that will facilitate and encouraging interaction between semi-private and public realm areas, with a line of sight to the Brisbane Water foreshore and frequent public transport, and the legible pedestrian connections that tend to invite residents to use those facilities for recreation and or access to other facilities further afield (refer **Figure 84**).

Figure 84 Fostering Street Interaction



Source: Integrated Design Group

- Enabling the Proposal will ensure the existing residents are not displaced from their local community with which they are familiar, maintaining the social networks and existing access routines to existing recreation and health facilities, good services, and facilities within and adjacent Gosford City.
- The Proposal will retain local employment associated with the existing facility, and the associated economic multiplier effect of the demand for goods, services and facilities generated by the residents and staff.
- The Proposal will maintain or increase the demand for services and facilities in the community, encouraging continued public and private investment in medical and health facilities, and the economic sustainability of public transport and recreation facilities.
- The residential community surrounding the site is likely to be positively affected by the Proposal, introducing a modern and contemporary landscaped urban environment, while retaining a low impact land use of the kind that already exists.

3.16 Waste Management

3.16.1 Demolition Waste

A hazardous materials survey and management plan is provided by Safe Work Environments, refer to **Attachment J.**

A full listing of all hazardous items identified, including a risk assessment of these, has been included in the Hazardous Materials Register section of the report**. It is recommended that all hazardous materials be removed prior to any demolition.**

It is therefore recommended that a condition of consent apply to each stage of the proposed demolition, to ensure the following:

- That the recommendations, controls, safe work practices and emergency procedures of the SWE report are implemented.

- All dust must be suppressed during demolition activities
- A Demolition Plan prepared in consultation with BWL prior to the commencement of demolition activities, addressing matters for implementation as identified in the SWE report, as well as (but not limited to) site management (fencing, signage, hours of operation), resident relocation and notification protocols, site plans for storage and stockpiling (for sorting and reuse), site access arrangement, and dust, noise and vibration suppression and mitigation.
- The proposed demolition must be carried out by a licensed contractor in accordance with the relevant requirements of AS 2601-1991: *The Demolition of Structures*, WWorkCover Authority of NSW, and Occupational Health & Safety Act 2000.
- Where demolition work involves the removal of any materials containing asbestos, work must be carried out by a WorkCover licensed contractor in accordance with the National Code of Practice for the Safe Removal of Asbestos [NOHSC:2002 (2005)].
- Where Hazardous Materials are involved, special arrangements are required for the disposal of hazardous building materials, particularly asbestos. For information on where hazardous materials can be disposed contact Council's Waste Services Department.
- Records of the lawful transport and disposal of hazardous material wastes removed from site should be retained.

3.16.2 Operational Waste

An operational Waste Management Plan (WMP) by Universal Foodservice Designs is provided at **Attachment Q.**

The purpose of the plan is to outline specific measures to attain the following outcomes:

- Comply with all relevant Local (Central Coast Council) Council Authority and State Codes, Legislative requirements and policies that will apply to this development.
- Compliant disposal and treatment of generated waste as detailed by Local (Central Coast Council) Council Authority.
- Processes to minimise the quantities of wastes generated ending up as land fill.
- Waste material handling processes required for the safe and compliant movement and removal of Co-mingled, Green, Bulky, Administrative, and General Waste from the future developments waste management area.
- Support the principles of Ecologically Sustainable Development.
- Adhere to the Central Coast Council Authority commitment to reducing land fill.
- The waste management operation for this development will always operate in accordance with current Workplace and Safety standards in mind.
- The waste management operation for this development will always comply with the NSW Department of Environment and Climate Change (Better practice guide for Waste Management in Multi-unit dwellings).

3.16.2.1 Waste Generation and Internal Transfer

Based on the NSW Department of Environment and Climate Change (Better practice guide for Waste Management in Multi-unit dwellings), weekly waste generation rates for the collection of domestic resident dwellings for this project are presented in **Figure 85**.

Figure 85 Calculated Weekly Waste Generation

premises	unit	no. units	General waste	Organices	Co-mingled
residential	1-bed	36	80	25	80
	2-bed	12	100	25	100
	3-bed	6	120	50	120
weekly waste generation			**4800**	**1500**	**4800**

Source: Integrated Design Group based on UDF WMP

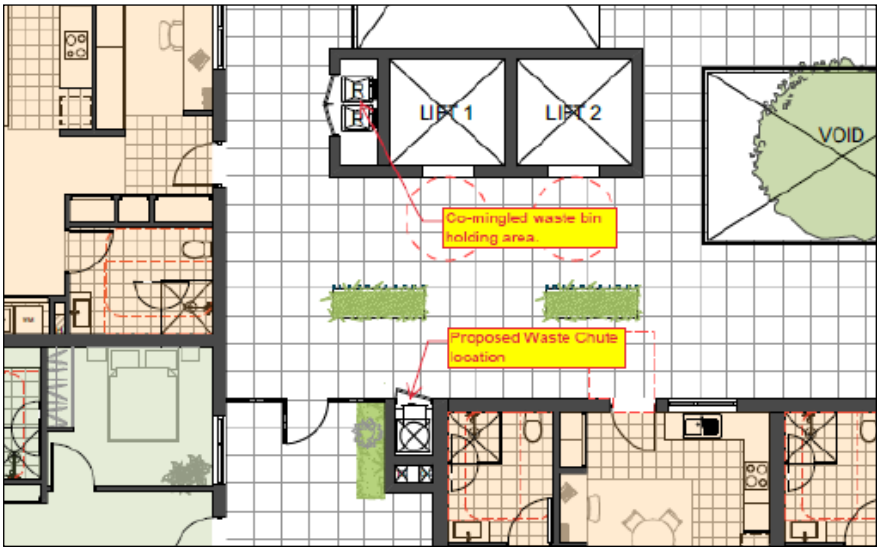
All waste bin and waste equipment movements in and around all the development will be managed by a caretaker. Legacy Residents **will not be allowed** to transfer waste and the caretaker will collect all generated waste from the following areas:

- All Resident living areas (including bedrooms).
- Administration areas.
- Communal areas.

To comply with EPA (Better practice guide for Waste Management in Multi-unit dwellings), a proprietary single chute waste transfer system is provided in the design of the building. This waste chute will assist in the transfer of general waste on the upper Residential floors to a waste holding area located under the waste chute shaft on the Ground floor (refer **Figure 86**).

No Co-mingled waste will be sent down the waste chute. Co-mingled waste will be held on each floor in a dedicated Co-mingled waste bin holding area. The caretaker will be responsible for the monitoring and changeover of 240 litre Co-mingled waste bins on the upper residential floors. When full, the bins will be transferred to 1,100 litre bins on the Ground floor bin area by means of a WH+S compliant 240 litre mobile bin lifter.

Figure 86 Proposed Bin and Chute Location on Residential Levels



Source: Integrated Design Group

3.16.2.2 Waste Storage Requirements

The WMP specifies the number of bins required to store the waste generated until collected for off-site disposal or recycling (refer **Figure 89**).

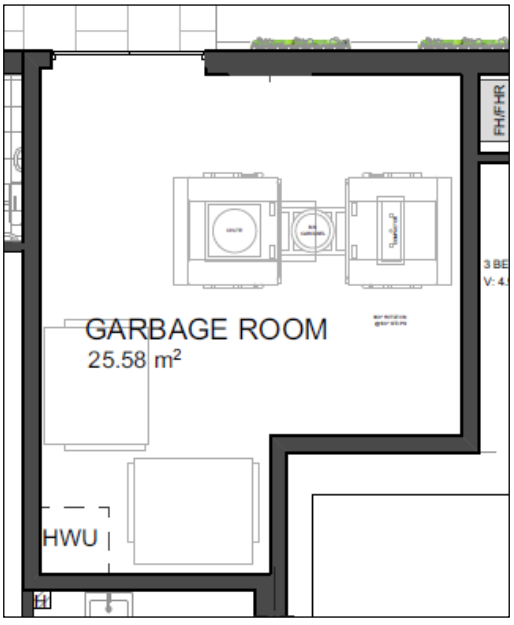
Figure 87 Waste Bin Size and Numbers

premises	general and organic waste per week	no. bins	co-mingled waste per week	no. bins
resident apartment	6300	**2x1100L**	4800	**5x1100L**
office area	105	**1X240L**	157	**1X240L**
communal room	100	**1X240L**	200	**1X240L**

Source: Integrated Design Group based on UDF WMP

A dedicated waste collection room is located off the Ground floor lobby for the storage of all waste generated in the development. UFD have determined the spatial allowance for the waste holding room to be a nominal **26 square metres** based on the above information and given waste bin collection multiple times per week (refer to **Figure 88**).

Figure 88 Waste Room under Waste Chute



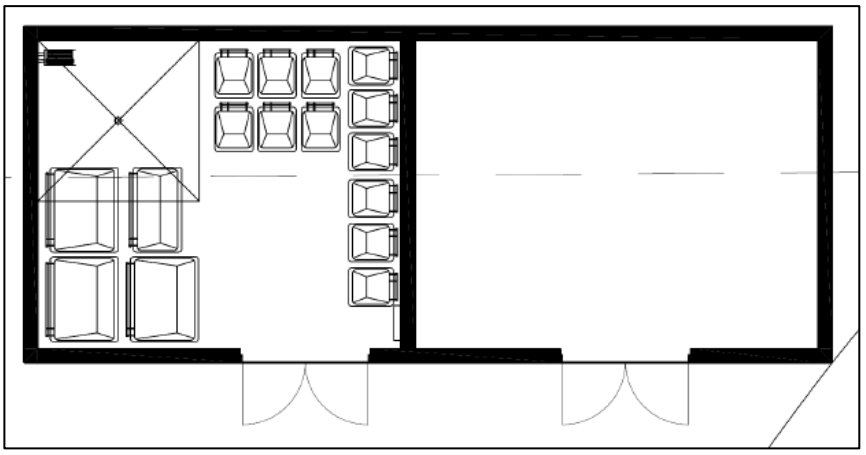
Source: Integrated Design Group

1,100 litre bins for General waste will be located under the proprietary waste chute in the dedicated waste collection room. This waste chute system shall be equipped with a compactor that will reduce at a 3:1 ratio.

All waste bins used at this development (including waste collection points through the building) are to be aligned with current Australian Standards regarding waste management.

General waste will be transferred from the Ground floor waste collection area to a remote waste hold in a separate maintenance building adjacent the waste truck collection zone (refer **Figure 89**).

Figure 89 Remote Waste Hold and Maintenance Building



Source: Integrated Design Group

A caretaker will be required to maintain and manage all bin holding/collection areas on this site, and will be required to maintain all bin movements, compaction, equipment, and systems in accordance with current WH+S requirements.

Detailed specifications and items required to be incorporated in the waste management areas are provided in Section 2.1 to Section 2.5 (inclusive) of the UDF WMP. Details therein include:

- Building specifications to comply with Australian Standards, Work Health and Safety requirements, and NSW Department of Environment and Climate Change (Better practice guide for Waste Management in Multi-unit dwellings);
- Ventilation requirements.
- Insect control.
- Access; and
- Waste Bin product specifications.

The waste holding areas will be constructed and installed to comply with the National Construction Code of Australia and all relevant Australian and Local Standards. In particular, the waste management areas will be complete with a proprietary floor grate assembly complete with a removable bucket trap assembly which will also be connected to the grease arrestor to meet NSW Trade Waste requirements.

3.16.2 3 Waste Collection

A Central Coast Contracted waste collector (Cleanaway) specialist shall remove collected Green, Administrative, General and Co-mingled waste, periodically (multiple times per week).

A waste truck collection zone is located clear of the internal access road adjacent the remote waste hold and maintenance building. The access is designed to cater to the swept paths of the waste vehicle specifications provided by UDF.

3.9.3 Construction Waste

A Construction Waste Management Plan will need to be developed and employed by the Construction team.

4.0 Relevant Planning Provisions

This section provides an assessment of the Development Application in accordance with the Heads of consideration under section 4.15 of the Environmental Planning and Assessment Act (EP&AA) 1979. The Heads of consideration are:

- The provisions of any Environmental Planning Instruments (EPI), any draft EPI placed on public exhibition, any Development Control Plan, any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4 and any matter prescribed by the regulations.
- The likely impacts of the development including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.
- The suitability of the site for the development.
- Any submissions made in accordance with the Act or the regulations; and
- The public interest.

The proposal is also defined by s4.46 of the EP&AA as *integrated development* requiring referral to Council for assessment under s138 of the Roads Act (for works in the road reserve), and the Natural Resource Access Regulator (NRAR) to provide their Terms of Agreement for a Controlled Activity approval of works within 40m of a water course under s91 of the Water Management Act 2000.

4.1 Environmental Planning Instruments

Applicable Environmental Planning Instruments are addressed below, with the provisions relevant to the Proposal presented in *italics*.

4.1.1 State Environmental Planning Policies (SEPP)

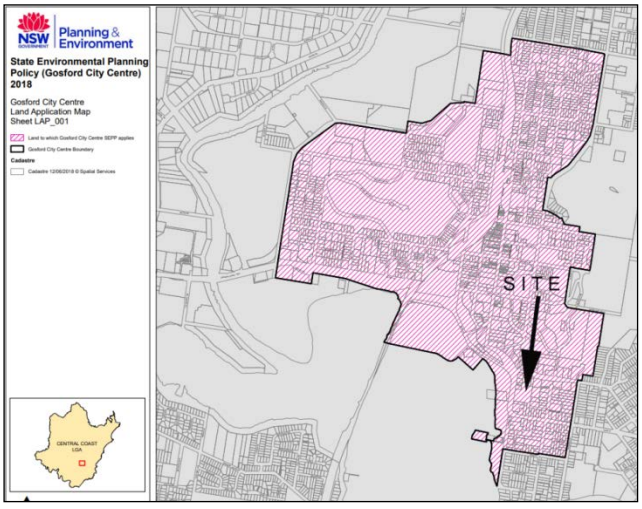
4.1.1.1 SEPP (Gosford City Centre) 2018

PART 1 Preliminary

Clause 1.3 Land to which Policy applies

This Policy applies to the land identified on the Land Application Map.

Figure 90 SEPP Gosford Land Application Map



Source: Source: SEPP (Gosford City Centre) 2018 annotated JWP

Clause 1.6 Consent authority
The consent authority for the purposes of this Policy is—

(a) for development that has a capital investment value of less than $10 million—the Council, and

(b) for development that has a capital investment value of not less than $10 million but not more than $75 million—

(i) the Minister for Planning, or

(ii) if the development has a capital investment value of not less than $40 million and the Council objects to the development—the Independent Planning Commission.

The Capital Investment Value has been determined by Altus Group to be **$24.5M** ex GST. The Consent Authority is therefore the Minister for Planning (NSW Department of Planning, Industry and Environment) refer to (**Attachment R**).

Clause 1.8 Repeal of planning instruments applying to land
(1) All local environmental plans and deemed environmental planning instruments applying only to the land to which this Policy applies are repealed.

(2) All local environmental plans and deemed environmental planning instruments applying to the land to which this Policy applies and to other land cease to apply to the land to which this Policy applies.

This clause repeals the provisions of Gosford Local Environmental Plan 2014.

PART 2 Permitted or prohibited development

Clause 2.2 Zoning of the Land to which this Policy applies
For the purposes of this Policy, land is within the zones shown on the Land Zoning Map.

The site is zoned B4 Mixed Use under SEPP (Gosford City Centre) 2018 Zoning Map LZN_001 (refer **Figure 91**).

Figure 91 SEPP Gosford Land Application Map

Source: Integrated Design Group derived from SEPP Gosford 2018

Clause 2.3 Zone objectives and Land Use Table

(1) The Land Use Table at the end of this Part specifies for each zone—

(a) the objectives for development, and

(b) development that may be carried out without development consent, and

(c) development that may be carried out only with development consent, and

(d) development that is prohibited.

The Proposal involves the activities of demolition, Seniors housing, and subdivision.

Land Use Table (extracts)

Zone B4 Mixed Use

1 Objectives of zone

- *To provide a mixture of compatible land uses.*
- *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*
- *To encourage a diverse and compatible range of activities, including commercial and retail development, cultural and entertainment facilities, tourism, leisure and recreation facilities, social, education and health services and higher density residential development.*
- *To allow development in Point Frederick to take advantage of and retain view corridors while avoiding a continuous built edge along the waterfront.*
- *To create opportunities to improve the public domain and pedestrian links of Gosford City Centre.*
- *To enliven the Gosford waterfront by allowing a wide range of commercial, retail and residential activities immediately adjacent to it and increase opportunities for more interaction between public and private domains.*
- *To protect and enhance the scenic qualities and character of Gosford City Centre.*

3 Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing*; Shop top housing; Any other development not specified in item 2 or 4*

The proposed **Seniors housing** is permitted with development consent – in underlined above.

Clause 2.6 Subdivision—consent requirements

(1) Land to which this Policy applies may be subdivided, but only with development consent.

The proposed **subdivision** of the land is permitted with development consent.

Clause 2.7 Demolition requires development consent
The demolition of a building or work may be carried out only with development consent.

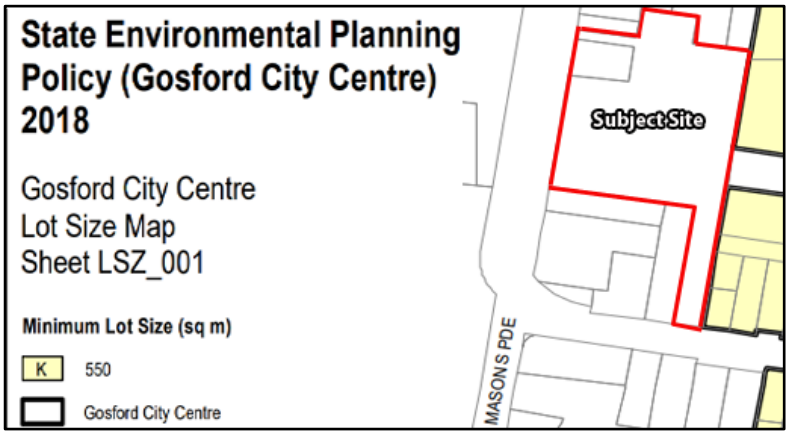
The proposed **demolition** is permitted with development consent.

PART4 Principal development standards

Clause 4.1 Minimum subdivision lot size
(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.

The site is mapped in an area for which there is no minimum lot size (refer **Figure 92**).

Figure 92 Minimum Lot Size Map



Source: SEPP (Gosford City Centre) 2018

The site comprises two (2) existing lots:

- Lot 8 DP 218157 (777.8sqm with frontage 23.27m); and
- Lot 51 732632 (11520sqm with frontage 73.925m).

The combined area is 12,297.8sqm and the existing/combined frontage is 97.2m.

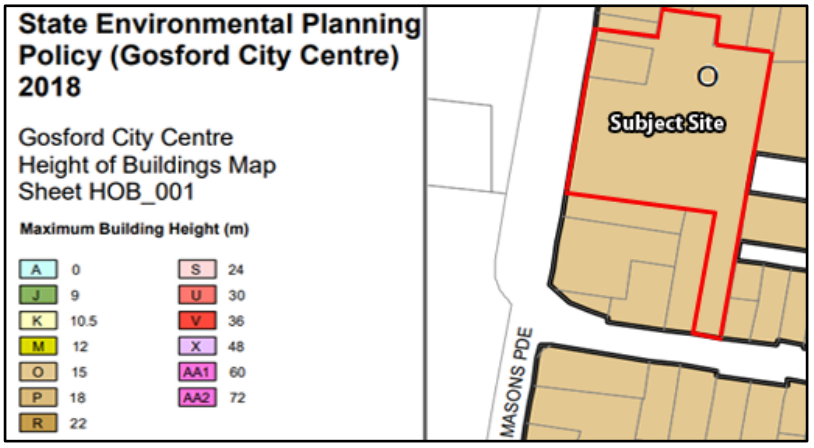
The proposed building requires a Lot size of 6040.98sqm with a frontage of 53.30m. The residual lot will be 6,256.82sqm.

With no minimum lot size applicable, the proposed subdivision complies with Clause 4.1.

Clause 4.3 Height of buildings
(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

The Height of Buildings Map indicates a maximum building height of 15m (refer **Figure 93**).

Figure 93 Maximum Height Requirement



Source: SEPP (Gosford City Centre) 2018

The design height of the proposed building is 26.550m (excluding the lift overrun).

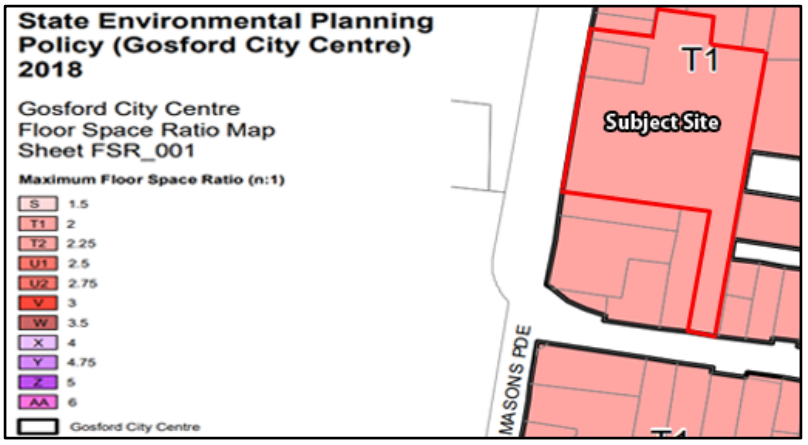
The floor to ceiling height requirements of the National Construction Code coupled with the requirement to fill the land to provide flood immunity in a PMF event, it is inefficient and unfeasible to comply with the 15m height on this site.

The design therefore does not comply with the maximum height for this site and relies on an exception to the under the provisions of Clause 8.4.

> ***Clause 4.4 Floor space ratio***
> *(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.*

The FSR of the proposed building is 0.76:1, which complies with the FSR 2:1 under Clause 4.4 (refer **Figure 94**).

Figure 94 Maximum Floor Space Ratio



Source: SEPP (Gosford City Centre) 2018

Clause 5.10 (2) Heritage conservation
Development consent is required for any of the following -

(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,

(d) disturbing or excavating an Aboriginal place of heritage significance,

(e) erecting a building on land—

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,

(f) subdividing land—

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

Refer to **Section 3.2.1**. A search of the Heritage NSW Aboriginal Heritage and Information Management System (AHIMS) database determined that there is no listed Aboriginal site or Aboriginal places recorded or declared in or near the site.

Clause 5.10 (5) Heritage assessment
The consent authority may, before granting consent to any development—

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

Note -
*Heritage items (if any) are listed and described in **Schedule 5.** Heritage conservation areas (if any) are shown on the Heritage Map as well as being described in Schedule 5.*

Schedule 5 Environmental heritage

Part 1 Heritage items

Suburb	Item name	Address	Property description	Significance	Item no
Point Frederick	Block of units	4 York Street	Lot 5, DP 218157	Local	326
Point Frederick	House and fence	8 York Street	Lot 81, DP 840814	Local	327

Source: SEPP (Gosford City Centre) 2018

Refer to **Section 3.2.2**. The location of the Heritage Items is shown in **Figure 95**.

Figure 95 Location of Heritage Items 326 and 327

Source: SEPP (Gosford City Centre) 2018

The listed items adjoin either side of that part that is the York Street frontage of Proposed Lot 2. While the stage 2 demolition involves buildings within the narrow handle that fronts York Street, BWL advise that ultimately, a purchaser of Lot 2 may prefer for the buildings on Proposed Lot 2 to remain. In this case, there will be no change in the vicinity of the heritage items.

Should the stage 2 demolition within Proposed Lot 2 proceed, the only change as a result of the Proposal is the removal of 1970s buildings immediately at the rear of 4 York Street (left of BWL frontage to York Street). In that scenario, the removal of a non-period/non-contributory building that adjoins a heritage item has no foreseeable impact on heritage significance.

While Clause 5.10(5) of SEPP Gosford 2018 provides that an assessment of the affect that a proposal has on the heritage significance of the heritage item may be required for development of land in the vicinity of a listed Heritage Item, a heritage management document would be more appropriate in the event of a specific redevelopment proposal on Proposed Lot 2.

The Proposal therefore complies with the provisions of Clause 5.10.

Clause 7.1 Acid sulfate soils

(2) Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works.

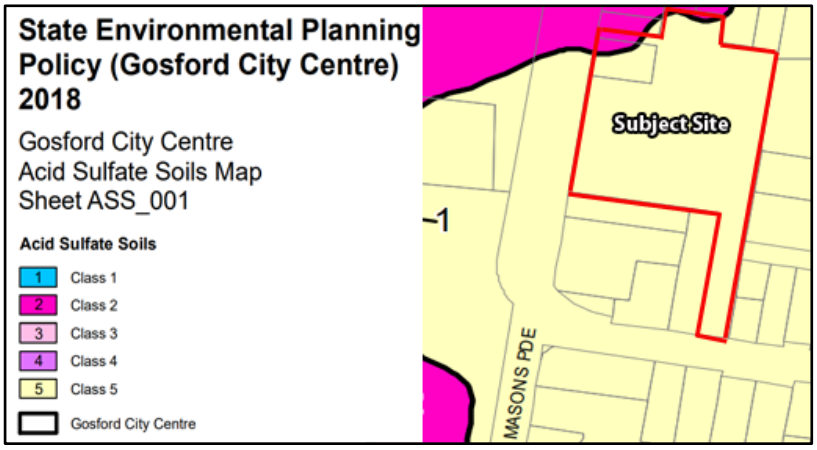
Class 2 - Works below the natural ground surface.
Works by which the water able is likely to be lowered.

Class 5 - Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres

Australian Height Datum and by which the water table is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

The site is mapped with the potential for Class 2 and Class 5 acid sulfate soils (refer **Figure 96**).

Figure 96 Acid Sulfate Soils Map



Source: SEPP (Gosford City Centre) 2018

Refer to **Section 3.5.5**. Groundwater testing by Alliance Geotech of 24 soil samples collected across the site indicates that Actual and Potential Acid Sulfate Soils are encountered at depths between 0.5m and 4.5m below ground level and therefore likely to be disturbed during construction.

An Acid Sulfate Soils Management Plan (ASSMP) accompanies the application in **Attachment H**.

Clause 8.3 Design excellence

(1) The objective of this clause is to ensure that development exhibits design excellence that contributes to the natural, cultural, visual and built character values of Gosford City Centre.

(2) This clause applies to development involving the erection of a new building or external alterations to an existing building.

(3) Development consent must not be granted for development to which this clause applies unless the consent authority considers that the development exhibits design excellence.

(4) In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters -

(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,

(b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,

(c) whether the development is consistent with the objectives of clauses 8.10 and 8.11,

(d) any relevant requirements of applicable development control plans,

(e) how the development addresses the following matters—

(i) the suitability of the land for development,

(ii) existing and proposed uses and use mix,

(iii) heritage issues and streetscape constraints,

(iv) the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,

(vi) street frontage heights,

(vii) environmental impacts such as sustainable design, overshadowing, wind, and reflectivity,

(viii) the achievement of the principles of ecologically sustainable development,

(ix) pedestrian, cycle, vehicular and service access, circulation and requirements,

(x) the impact on, and any proposed improvements to, the public domain.

Refer to the Design Excellence Statement prepared by IDG - **Attachment C**.

With the assistance of the DPIE Design Advisory Group Workshop process, the Design Review Panel hearing on 18 August 2021 determined that the proposed development is able to demonstrate Design Excellence (refer **Attachment C**).

Compliance with the relevant requirements of the Gosford SEPP DCP is presented in **Attachment S**.

Clause 8.4 Exceptions to height and floor space in Zones B3, B4 and B6

(3) Development consent may be granted to development on land to which this clause applies that results in a building with a height that exceeds the maximum height shown for the land on the Height of Buildings Map, by an amount to be determined by the consent authority, if—

(a) the site area of the development is at least 2,800 square metres but less than 5,600 square metres, or the building will have a street frontage of at least 36 metres, and

(b) a design review panel reviews the development, and

(c) the consent authority takes into account the findings of the design review panel, and

(d) the consent authority is satisfied with the amount of floor space that will be provided for the purposes of commercial premises, and

(e) the consent authority is satisfied that the building meets or exceeds minimum building sustainability and environmental performance standards.

The Proposal involves two (2) parcels of land that have a combined frontage of 97.2m.

Post construction, the land will be subdivided to create a lot for the new building with a frontage of 53.3m. Consequently, the provisions of Clause 8.4 apply to enable an exception to the 15m height limit.

(4) Development consent may be granted to development that results in a building with a height that exceeds the maximum height shown for the land on the Height of Buildings Map, or a floor space ratio that exceeds the floor space ratio shown for the land on the Floor Space Ratio Map, or both, by an amount to be determined by the consent authority, if—

(a) the site area of the development is at least 5,600 square metres, and

(b) a design review panel reviews the development, and

(c) if required by the design review panel, an architectural design competition is held in relation to the development, and

(d) the consent authority takes into account the findings of the design review panel and, if held, the results of the architectural design competition, and

(e) the consent authority is satisfied with the amount of floor space that will be provided for the purposes of commercial premises, and

(f) the consent authority is satisfied that the building meets or exceeds minimum building sustainability and environmental performance standards.

*(6) In this clause, **design review panel** means a panel of 3 or more persons established by the consent authority for the purposes of this clause and approved by the NSW Government Architect.*

The proposed development meets the lot size criteria of subclause (4)(a).

Consequently, the consent authority is able to grant development consent for the Proposal, with a height that exceeds the maximum height by an amount to be determined by the consent authority, notwithstanding the 15m height limit applicable under Clause 4.3.

Clause 8.5 Car parking in Zones B3 and B4

(1) Development consent must not be granted for development on land in Zone B3 Commercial Core or Zone B4 Mixed Use that involves the erection of a new building or an alteration or addition to an existing building that increases the gross floor area of the building unless—

(a) at least 1 car parking space is provided for every 75 square metres of the gross floor area of the building that is to be used for commercial activities, and

(b) at least 1 car parking space is provided for every 40 square metres of the gross floor area of the building that is to be used for the purpose of retail premises.

(2) Car parking that is required to be provided must be provided on site unless the consent authority is satisfied that the provision of car parking is adequately provided elsewhere.

*(3) In this clause, a building's **gross floor area** includes—*

(a) any area of the building that is used for car parking that is at or above street level, unless the car parking is not visible from the street and is a condition of a development consent, and

(b) any area of the building that is used for car parking below ground level (existing), unless the car parking is a condition of a development consent but does not include any Council-owned public car parking.

*(4) In this clause, **commercial activities**, in relation to the use of a building, means the use of the building for the purposes of office premises, business premises, hotel or motel accommodation (but not hotel or motel accommodation that is subdivided under a strata scheme), food and drink premises or other like uses or a combination of such uses.*

The proposed building is for Seniors housing. The administration area on the Ground floor is 144.7sqm and constitutes a commercial activity under sub clause (4). Based the requirement in sub clause (1)(a) of 1 space per 75sqm, a parking provision of two (2) car spaces is required. A total of 48 car spaces are proposed on the site, of which four (4) are allocated to the commercial activities. The parking requirement of Clause 8.5 (1)(a) is therefore exceeded.

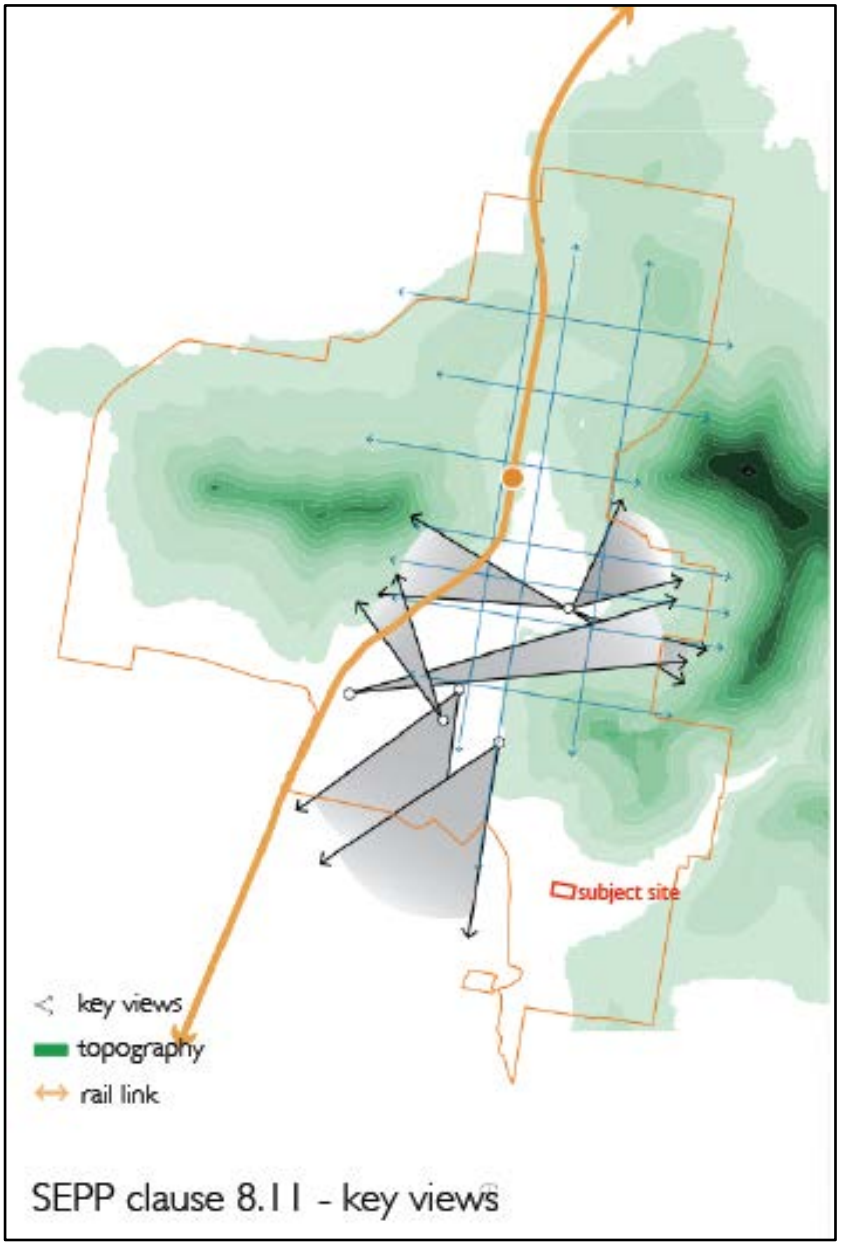
Clause 8.11 Key vistas and view corridors

(1) The objective of this clause is to protect and enhance key vistas and view corridors in Gosford City Centre.

(2) Development consent must not be granted to development unless the consent authority is satisfied that the development is consistent with the objectives of this clause.

The proposed development is located outside the areas considered to have significance in terms of key vistas and view corridors (refer to **Figure 97**).

Figure 97 Key Views



Source: Integrated Design Group

4.1.1.2 SEPP No 65 - Design Quality of Residential Apartment Development

Clause 4 Application of Policy
(1) This Policy applies to development for the purpose of a residential flat building, shop top housing or mixed use development with a residential accommodation component if—

(a) the development consists of any of the following—

(i) the erection of a new building,

(ii) the substantial redevelopment or the substantial refurbishment of an existing building,

(iii) the conversion of an existing building, and

(b) the building concerned is at least 3 or more storeys (not including levels below ground level (existing) or levels that are less than 1.2 metres above ground level (existing) that provide for car parking), and

(c) the building concerned contains at least 4 or more dwellings.

residential flat building means a building containing 3 or more dwellings but does not include an attached dwelling or multi dwelling housing.

The Proposal involves the erection of a new building that meets the definition of a residential flat building, is seven (7)-story including the Ground floor and contains more than 4 dwellings. The provisions of SEPP therefore apply.

Part 4 Application of design principles

Clause 28 Determination of development applications
(2) In determining a development application for consent to carry out development to which this Policy applies, a consent authority is to take into consideration (in addition to any other matters that are required to be, or may be, taken into consideration)—

(a) the advice (if any) obtained from the design review panel, and

(b) the design quality of the development when evaluated in accordance with the design quality principles, and

(c) the Apartment Design Guide.

The matters for consideration are addressed as follows:

- Advice of the City of Gosford Design Review Panel - **Attachment T**.
- Statement of Compliance- SEPP 65 Schedule 1 design quality principles - **Attachment U**.
- Table of design compliance with Apartment Design Guide – **Attachment V**.

The **Attachments** confirm the Proposals compliance with the objectives of SEPP 65.

4.1.1.3 SEPP (Housing for Seniors or People with a Disability) 2004

Refer also to design compliance with ***Part 4 Development Standards*** – **Attachment W**.

Chapter 3 Development for Seniors housing

Part 1 General

Clause 19 Use of Seniors housing in commercial zones
Development allowed by this Chapter for the purposes of Seniors housing does not include the use for residential purposes of any part of the Ground floor of a building that fronts a street if the building is located on land that is zoned primarily for commercial purposes unless another environmental planning instrument permits the use of all of the building for residential purposes.

The design of the Proposal does not provide for Seniors housing on the Ground floor in compliance with this provision.

Clause 21 Subdivision
Land on which development has been carried out under this Chapter may be subdivided with the consent of the consent authority.

Subdivision of the land is permitted by the SEPP.

Part 1A Site compatibility certificates

Clause 24(1A) Site compatibility certificates required for certain development applications
…this clause does not apply to a development application made pursuant to this Chapter in respect of development for the purposes of Seniors housing if the proposed development is permissible with consent on the land concerned under the zoning of another environmental planning instrument

The Proposal involves land zoned B4 Mixed Use Development wherein Seniors housing is permitted with Council under SEPP (Gosford City Centre) 2018. A Site Compatibility Certificate is therefore not required.

Part 2 Site-related requirements

Clause 26 Location and access to facilities

(1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have access that complies with sub clause (2) to—

(a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and

(b) community services and recreation facilities, and

(c) the practice of a general medical practitioner.

(2) Access complies with this clause if—

(a) the facilities and services referred to in subclause (1) are located at a distance of not more than 400 metres from the site of the proposed development that is a distance accessible by means of a suitable access pathway and the overall average gradient for the pathway is no more than 1:14…

(c) in the case of a proposed development on land in a local government area that is not within the Greater Sydney (Greater Capital City Statistical Area)—there is a transport service available to the residents who will occupy the proposed development—

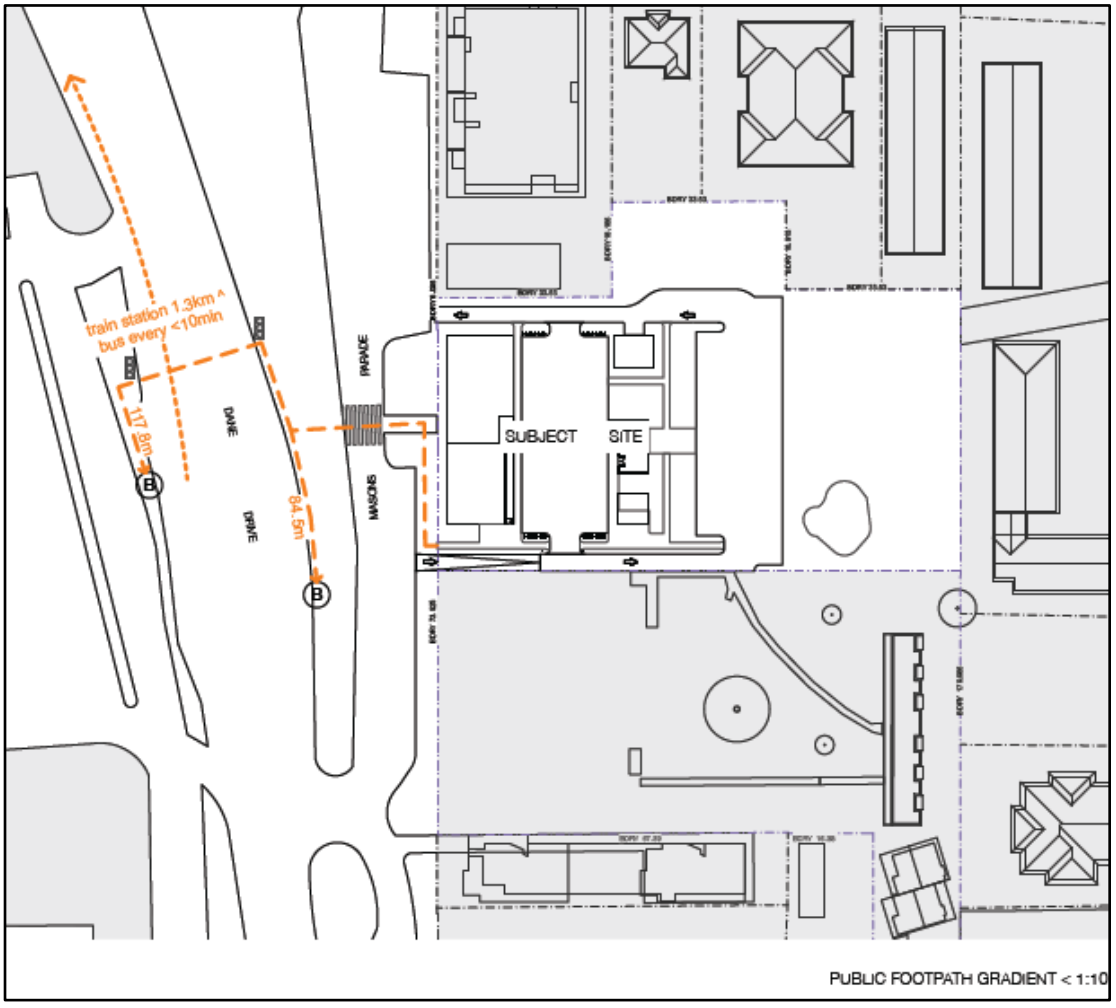
(i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and

(ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1), and

(iii) that is available both to and from the proposed development during daylight hours at least once each day from Monday to Friday (both days inclusive), and the gradient along the pathway from the site to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) complies with subclause (3).

The site complies with the above criteria. The site is within 100m of public transport via a public footpath with a grade approximately 1:10 (refer **Figure 98**). The subject site is located within a commercial area and has public services in close proximity.

Figure 98 Public Transport Accessibility



Source: Integrated Design Group

Clause 27 Bush fire prone land

Not Applicable. The land is not mapped in the vicinity of bushfire prone land. The nearest mapped buffer zone is 80m from the boundary of the site.

Clause 28 Water and Sewer

The Proposal is the redevelopment of part of an existing Seniors housing development. The site is connected to reticulated sewer and water services.

Clause 29 Consent authority to consider certain site compatibility criteria for development applications to which clause 24 does not apply

(1) This clause applies to a development application made pursuant to this Chapter in respect of development for the purposes of Seniors housing … to which clause 24 does not apply

(2) A consent authority, in determining a development application to which this clause applies, must take into consideration the criteria referred to in clause 25 (5) (b) (i), (iii) and (v).

Clause 25(5)

(b) … the proposed development is compatible with the surrounding land uses having regard to (at least) the following criteria—

(i) the natural environment (including known significant environmental values, resources or hazards) and the

(iii) the services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in clause 26) and any proposed financial arrangements for infrastructure provision,

(v) without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development,

i) The Proposal involves the redevelopment of existing seniors living site. There are no significant environmental or resource values. Potential flood and expected sea level rise hazards are managed by the adoption of suitable floor levels within the proposed building.

iii) The location is within 120m walk of a frequent bus service (every 10 minutes) to and from the Gosford CBD which is within 1km of the site.

v) The likely impact of bulk, scale, built form and character of the proposed development on existing uses, approved uses and future uses of land in the vicinity has been the subject of three (3) Design Review Panel workshops. The Proposed building will:

- improve the dignity and standard of accommodation available within the existing use;
- rationalise and consolidate the existing use, enabling the creation of a new parcel of land for redevelopment to the south encouraging future redevelopment consistent with the zone and residential density objectives of SEPP (Gosford City Centre) 2018;
- complement the recently approved and constructed modern built form on the adjoining land to the north;

- retains the potential to redevelop the isolated lot between the site and the new development to the north (the land is owned by that same landowner) in accordance with existing development controls; and

- with a setback of some 50m from the rear (eastern) boundary, there is no potential for adverse impact upon the adjoining medium density developments to the east.

4.1.1.4 SEPP No. 55 – Remediation of Land

Refer to **Section 3.5**. A Detailed Site Investigation, Groundwater Assessment, and Hazardous Materials Assessment of the site confirm that the site is suitable for the proposed use, subject to recommendations for the safe extraction and disposal of hazardous materials. Refer to **Attachments G, H and J**.

4.1.1.5 SEPP (Infrastructure) 2007

Refer to **Section 3.10**. Clause 102 – of the SEPP requires internal noise from residential development to be limited. The Acoustic report provided at **Attachment L**, provides recommendations to meet the requirements.

4.1.1.6 SEPP No 64 – Advertising and Signage

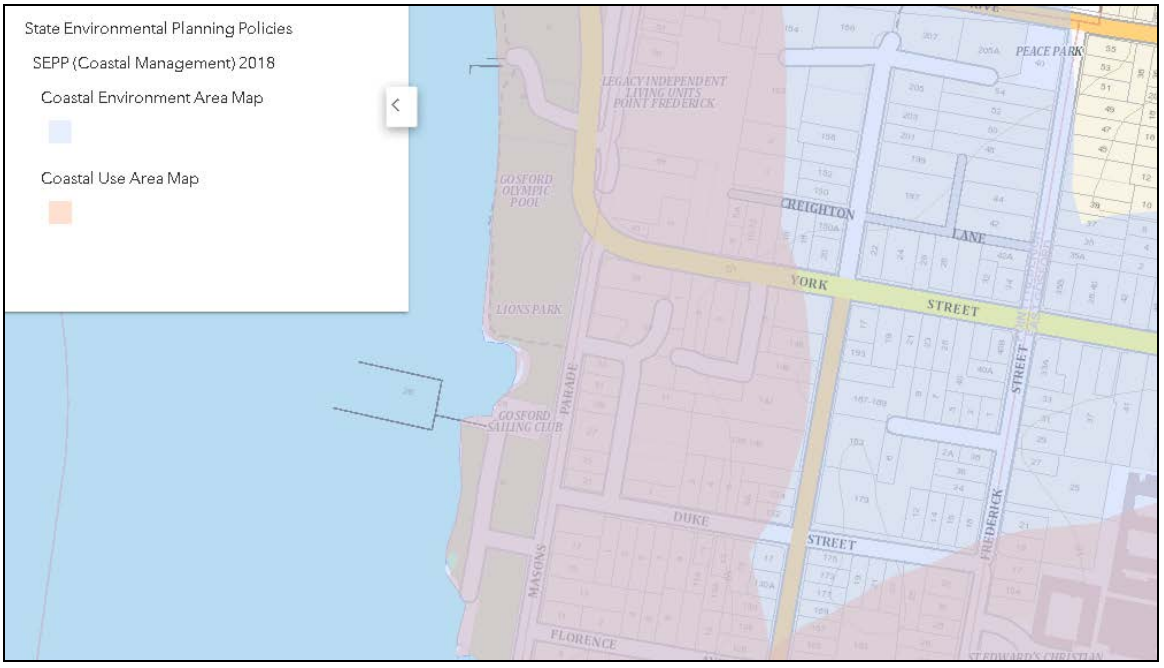
Any signage will be erected in accordance with Exempt development provisions or will be subject of a separate Development Application, if necessary.

4.1.1.7 SEPP (Coastal Management) 2018

The aim of this Policy is to promote an integrated and coordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the *Coastal Management Act 2016.*

The SEPP is applicable for reason that the site is mapped within both the Coastal Environment Area and the Coastal Use Area (refer **Figure 99**).

Figure 99 Coastal Environment and Use Map



Source: DPIE ePlanning Spatial viewer

For the purposes of development assessment, the provisions relating to Coastal Environment Areas apply (underline added):

> ***Clause 18 Hierarchy of development controls if overlapping***
> *If a single parcel of land is identified by this Policy as being within more than one coastal management area and the development controls of those coastal management areas are inconsistent, the development controls of the highest of the following coastal management areas (set out highest to lowest) prevail to the extent of the inconsistency—*
>
> *(a) the coastal wetlands and littoral rainforests area,*
>
> *(b) the coastal vulnerability area,*
>
> *(c) the coastal environment area,*
>
> *(d) the coastal use area.*

The Coastal Environment Area provisions are within Clause 13, and a response to each provision (in *italics*) is as follows:

> ***Division 3 Coastal environment area***
>
> ***Clause 13 Development on land within the coastal environment area***
> *(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,*

Refer to **Section 2.7**, **Section 3.6.1** and **Section 3.6.2**.The Proposal involves stormwater management aimed at achieving water quality that will have a nil or beneficial effect to the biophysical, hydrological and ecological environment.

> *(b) coastal environmental values and natural coastal processes,*

Refer to **Section 2.4** and **Section 3.6.3**. The potential for adverse impacts on coastal values and natural coastal processes is managed on-site by filling part of the land to cater to a PMF storm event along with stormwater channel adjustments to manage potential flood water displacement resulting from the fill.

> *(c) the water quality of the marine estate (within the meaning of the 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,*

Not applicable.

> *(d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,*

Not applicable.

> *(e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,*

Refer to **Section 4.1.1.3** and **Figure 100**. The Proposal encourages increased use of the public open space via views of the foreshore along Brisbane Water, and with access that is:

- in close proximity;
- in line of sight and passively supervised;
- involves a flat path of travel; and
- Safely accessed by existing signalised pedestrian crossings.

(f) Aboriginal cultural heritage, practices and places,

Refer to **Section 3.2.1**. Adverse impacts are unlikely given the disturbed nature of the site.

(g) the use of the surf zone.

Not applicable.

(2) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—

(a) the development is designed, sited and will be managed to avoid an adverse impact referred to in subclause (1), or

(b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or

(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

The consent authority can be satisfied that the measures adopted by the design will avoid adverse impacts of the kind referred to in Clause 13(1).

Division 5 General

Clause 15 Development in coastal zone generally—development not to increase risk of coastal hazards
Development consent must not be granted to development on land within the coastal zone unless the consent authority is satisfied that the proposed development is not likely to cause increased risk of coastal hazards on that land or other land.

The consent authority can be satisfied that the on-site measures adopted by the design ensure that the proposed development is not likely to cause increased risk of coastal hazards on the land or other land.

Clause 16 Development in coastal zone generally—coastal management programs to be considered
Development consent must not be granted to development on land within the coastal zone unless the consent authority has taken into consideration the relevant provisions of any certified coastal management program that applies to the land.

Not applicable.

4.1.1.8 SEPP (Building Sustainability Index (BASIX)) 2004

The aim of this Policy is to encourage sustainable residential development through the implementation of sustainability commitments determined necessary to deliver equitable, effective water and greenhouse gas reductions across the state.

The application of BASIX commitments reduces water and energy consumption and provides a long term financial saving for the homeowner and a valuable contribution to the sustainable future of our communities.

The BASIX assessment and commitments specific to the proposed building are provided in **Attachment M**.

4.1.2 Gosford Local Environmental Plan (LEP 2014)

The Gosford Local Environmental Plan is repealed where land is subject to the provisions of SEPP Gosford City Centre 2018. Refer to **Section 4.1.1.1**.

4.2 Draft Environmental Planning Instruments

4.2.1 Draft SEPP (Housing)

Refer to design compliance assessment of Draft SEPP (Housing) (as exhibited) – **Attachment X**.

4.3 Development Control Plans

4.3.1 Gosford Development Control Plan (2018)

Refer to design compliance assessment of Gosford DCP 2018 - **Attachment S**

4.4 The Likely Impacts of Development

The potential for adverse impacts on adjoining development have been properly considered and responded to in the development of the design. Refer to the Statement of Environmental Effects in **Section 3.0** of this application.

4.5 Suitability of the Site for the Development

The land is not constrained by environmental limitations. Enabling the Proposal will ensure the existing residents are not displaced from their local community with which they are familiar, maintaining the social networks and existing access routines to existing recreation and health facilities, good services and facilities within and adjacent Gosford City.

The site is located adjacent existing public footpath and transport systems, providing connectivity to goods and services, including both public and private health and recreation facilities. Approval of the Proposal will ensure the continued use of the site for Seniors housing purposes and associated support services in the locality.

4.6 Submissions Made Under the Act or regulations

The development application may require notification to adjoining landowners by the DPIE. Given the likely benefits of the Proposal, and its consistency with the State and Local planning instruments and strategies, it is not expected to raise significant objection.

4.7 The Public Interest

The Proposal is to provide 30 units of accommodation for War Widows and Veterans, supplemented by 24 Retirement Units that will be leased in accordance with the NSW Retirement Village Act 1999 to provide an income stream to BWL.

The Proposal is in the public interest for reasons that:

- It provides for the orderly and economic use of a site that assists with housing the aging population.
- The proposed redevelopment will enable BWL to continue the existing use of their site for Seniors housing, which has operated on the same land since 1964.
- BWL is not a Social Housing Provider (as defined), yet the Proposal fulfils an important societal need to provide contemporary, affordable and dignified accommodation to War Widows, Beneficiaries, and Veterans with appropriate facilities for Legacy Welfare operations and Village support.
- The project replaces the existing 30 units of accommodation, meaning residents will re-locate from 20sqm bedsitter units to 1 bedroom units of about 60sqm that will be rented to War Widows and Veterans at a maximum of $90 per week (CPI adjusted annually) based on pensioner assessments.
- BWL operates the Seniors housing with funds through the wise investment of its assets and relies on community benefactors and returns from Retirement Village operations to fund in excess of $2m each year in Welfare support programs for the families of Veterans.
- BWL operates without incurring a cost the government and the taxpayer. This contribution to society therefore allows the government to direct taxpayer money to other important social needs such as education, health, and law enforcement.
- The Proposal is carefully devised to foremost maximise the needs and desires of the residents, but also to enable the Proposal to be self-funded through the rationalization of their existing land asset, and partially through selling that part no longer required due to significantly increased land use efficiency. The entire new building will remain owned and operated by BWL.
- The Proposal will replace 1960s designed residential units with modern units that comply with contemporary building requirements and considerations that:
    - serve the access and mobility needs of an age population and specifically, people with a disability, providing residents with confidence in daily mobility,
    - provide an actual and perceived safe and comfortable living environment that employs both passive and active crime prevention techniques and design considerations, with subtle access management and systems to monitor resident welfare.
    - provide quality and dignified accommodation which provides a sense of place and community, with design concepts that are known to improve mental health and wellbeing such as communal spaces with views and high amenity that are located to foster guest and family visitations, random and planned social interactions between residents and guests, and indoor and outdoor spaces for activities and hobbies, events, and gatherings; and
    - provide a sense of identity and inclusion with street presence along a verandah/colonnade that will facilitate and encouraging interaction between semi-private and public realm areas, with a line of sight to the Brisbane Water foreshore and frequent public transport, and the legible pedestrian connections that tend to invite residents to use those facilities for recreation and or access to other facilities further afield.
- The Proposal will retain local employment associated with the existing facility, and the associated economic multiplier effect of the demand for goods, services and facilities generated by the residents and staff.

- The Proposal will maintain or increase the demand for services and facilities in the community, encouraging continued public and private investment in medical and health facilities, and the economic sustainability of public transport and recreation facilities.
- The residential community surrounding the site is likely to be positively affected by the Proposal, introducing a modern and contemporary landscaped urban environment, while retaining a low impact land use of the kind that already exists.

5.0 Pre-DA Consultation

The Proposal has been the subject of a pre-DA meeting with Central Coast Council and two (2) pre-DA meetings with the DPIE (Hunter & Central Coast).

The design and/or Development Application response to the matters identified by Council in their Record of Pre-Development Advice dated 27 August 2020 (refer **Attachment T**) are summarized as follows:

Central Coast Council Pre-DA – Relevant Matters	DA Reference
SEPP (Gosford City Centre) 2018	**Section 4.1.1**
SEPP (Coastal Management) 2018	**Section 4.1.1.7**
SEPP (Housing for Seniors and Persons with a Disability) 2004	**Section 4.1.1.3 Attachment W**
SEPP 65 - Design Quality of Residential Apartment Development	**Section 4.1.1.2**
SEPP (Building Sustainability Index (BASIX)) 2004	**Section 4.1.1.8 Attachment M**
SEPP 55 - Remediation of Land	**Section 4.1.1.5**
Gosford City Centre DCP 2018	**Section 4.3.1 Attachment S**
The NSW DPE Apartment Design Guide (ADG)	**Section 4.1.1.2 Attachment V**
DRAFT SEPP (Housing) 2021	**Section 4.2.1 Attachment X**
Documentation to Accompany the Application:	**DA Reference**
SEPP 65 Design Verification Statement	**Section 4.1.1.2 Attachment U**
Social Impact Assessment	**Section 3.15 Attachment P**
Waste Management Plan	**Section 3.16 Attachment Q**
Flood Impact Assessment	**Section 3.6.3 Attachment F**
Disability Access Report	**Section 3.14 Attachment O**

Central Coast Council Pre-DA – Relevant Matters	DA Reference
Traffic Assessment	**Section 3.9 Attachment K**
Crime Prevention Through Environmental Design (CPTED)	**Section 3.13 Attachment N**
Landscape Plan in accordance with ADG	**Section 2.6 Attachment E**
Survey Plan	**Section 1.2.1 Attachment A**
BASIX Certificate	**Attachment M**
BCA Compliance Report	**Attachment N**
Engineering (Driveway/Manoeuvring, Build over Sewer Main)	**Section 3.9.4 Attachment Z**
Geotechnical Report	**Section 3.5 Attachment G**

As the Proposal involves a design that exceeds the 15m maximum building height applicable to the land under SEPP (Gosford City Centre) 2018, the Proposal has also been the subject of three (3) City of Gosford Design Reference Group (DRG) workshops since mid-2020. Relevant design evolutions during this process are summarized by IDG Architects in the Design Excellence Statement (**Attachment AA**).

The Design Advisory Panel subsequently confirmed in a letter to BWL dated 1 September 2021 that (***bold*** added):

1. ***The proponent and the design team are commended for their commitment and responsiveness to the design review process****. The masterplan plan approach has tested a number of options and has gone through an iterative process to address specific design issues and development constraints;*
2. *The proposed scale, built form, use of materials and landscaping* ***will positively contribute to the existing and local character****.*
3. *The building layout provides* ***good levels of residential amenity and opportunities for social interaction****; and*
4. ***The Panel is unanimous and forms the opinion that the development has the ability to demonstrate Design Excellence and should proceed to the development assessment (DA) pathway, subject to addressing the following points****, below:*
    - *The design team should investigate the opportunity to strengthen the architectural composition of the base of the building to match the character and quality of the street elevation. This may be achieved by the use of brickwork around the base entire building. Also, if the use of thin blades in some locations of the street elevation is maintained they should be further explored to determine if they should*

have a recessed alignment with the brickwork;

- *The front entrance, back entrance and north eastern terrace should investigated to determine if they can be of similar quality and expression and therefore treated as a family of elements that have a complementary relationship with the base;*
- *the design team should investigate the opportunity to enhance the proposed landscaping by replacing 'hedgerows' with clusters of varied endemic species and planting feature trees at the terminations of driveways from Masons Parade may provide substantial green canopies as a backdrop to the proposed development; and*
- *the proponent should continue to liaise with the Regional Assessment Team regarding compliance with the Apartment Design Guidelines, in particular in regards to the solar access requirements.*

Additional Design Considerations:
Additional items were emailed by DPIE CoGDAP Secretariat on 1 September 2021:

Consider refining the side and rear elevations to incorporate and/or reflect primary design elements by:

- *balconies could be 'enclosed' by steel frame similar to top storeys of southern elevation – splayed form would be accentuated and would complement splayed bay windows near nw and sw corners of the building.'*
- *horizontally-proportioned bedroom windows could be replaced by bands of narrow vertical windows that would complement side-facing splayed bay windows.'*

All of items have been considered by the BWL design team and the design response to each is presented in **Attachment AB**.

6.0 Conclusion

The Proposal has been designed in accordance with the relevant statutory requirements of:

- State Environmental Planning Policy (Gosford City Centre) 2018
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development
- The NSW DPE Apartment Design Guide; and
- Gosford City Centre Development Control Plan 2018 (DCP).

The Proposal involves land that is zoned B4 Mixed Use with a 15m maximum height limit. To ensure an orderly and economic continuation of the use of the land for Seniors housing, the design proposes to exceed the maximum height to 26.550m. Consequently, the Proposal has been the subject of the NSW DPIE Design Advisory Workshop process on three (3) occasions, and the design was ultimately supported by the Design Review Panel authorised by the NSW Government Architect.

This application is the culmination of that design process, and the Design Advisory Panel confirmed in a letter to BWL dated 1 September 2021 that the Proposal has the ability to demonstrate Design Excellence and recommended that Proposal proceed to Development Assessment.

The Proposal is consistent with the land use zone objectives and the land use expectations of the community.

Consequently it is recommended that the proposed development be supported on the following grounds:

- The land is zoned B4 Mixed Use which encourages a diversity of residential and mixed use types including seniors living housing
- The development is considered acceptable and reasonable when assessed in accordance with the Evaluation of Section 4.15 of the Environmental Planning and Assessment Act 1979;
- The proposed development is of a scale and of a kind that would not generate adverse environmental impacts in the locality; and
- The proposed development will support existing and future development in an appropriate location, consistent with the aims and objectives of relevant EPI's.