

Attention: Mr Andrew Watson
Project Officer
Key Sites and Regional Assessments
NSW Department of Planning and Environment
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2150

Email: Andrew.Watson@planning.nsw.gov.au
Cc: tony.liu@dpie.nsw.gov.au

Re: DA 25/1307 – Residential Flat Building at 53-55 Donnison Street West, Gosford

Dear Mr Watson

Thank you for the opportunity to provide feedback on the amended development application (2025), which was circulated to our Public Health Unit, Health Promotion Service and Health Planning teams, and in relation to aviation, NSW Ambulance.

We refer to the previous submission (Attachment A) by Central Coast Local Health District (CCLHD) dated 7 April 2022 (our reference CD25/26981).

Public Health Unit

The following comments are made in relation to the Response to Submissions document (Wales and Associates 13 February 2025), and assessments provided in support of the amended application:

- 1) We restate our request that air quality impacts from construction, including demolition and excavation be considered, and if necessary appropriate management strategies identified, to avoid air quality impacts on the surrounding residential community.
- 2) In relation to noise and vibration assessment, the comment 'This assessment should be completed prior to work commencing, and to the satisfaction of the Appropriate Regulatory Authority' is attributed to Council. This comment was provided by the Public Health Unit and remains current.
- 3) The detailed site investigation (Australian GeoEnviro 30 October 2024) indicates that the site does present a risk to human health and the environment and makes various recommendations. This risk will require management to the satisfaction of the Appropriate Regulatory Authority.

- 4) Noting the proposed use of rainwater for landscape irrigation, the applicant should be required to ensure that all relevant plumbing and drainage standards are applied, and any necessary approvals obtained.

In relation to all the issues previously raised, the Public Health Unit reiterates our comments dated 7 April 2022. It is requested that these comments be addressed by appropriate approval conditions should the project proceed.

Health Service Planning

The developer's response has noted the previous CCLHD comments regarding the impact of the development on Health services demand. The potential cumulative impacts of development should be considered in light of this project and other significant current and future development within Gosford's centre and surrounds. Whilst this development is relatively small, any increase in population results in increased demand on health services. Therefore, CCLHD continues to encourage the developer and planner to note and consider this increased demand.

Aviation Impact Assessment

NSW Ambulance Aeromedical Operations and Westpac Helicopter Rescue Service colleagues have confirmed that there are no aviation concerns about the project, and that they are satisfied with the Aviation Risk Assessment provided by AviPro (v1.1 dated 6 November 2023). This advice is conditional on the final building height being as assessed in the report.

Health Promotion

Health Promotion advise that the previously recommended measures have been addressed. These include the allocation of nine designated bicycle parking spaces within the basement parking area, as well as the incorporation of a Social Impact Assessment into the amended Statement of Environmental Effects.

If further information is required about Public Health feedback, please contact Kerry Spratt, Senior Environmental Health Officer on email kerry.spratt@health.nsw.gov.au or phone 4320 9730.

If further information is required about Health Service Planning feedback, please contact Brooke Sinderberry on brooke.sinderberry@health.nsw.gov.au

Yours sincerely



Scott McLachlan
Chief Executive