



Department of Planning and Environment  
4 Parramatta Square,  
12 Darcy Street, Parramatta NSW 2150

10<sup>th</sup> August 2022

Dear Chris Eldred,

**Subject: Integrated Health Hub Facility and Disabled Accommodation Proposed Application (PAN-241780)**

Please accept this following response to DPE's Request for Further Information dated 14 July 2022 regarding proposed Development Application for the Gosford Health Hub (PAN-241780).

- 1 **Integrated Health Hub Facility and Disabled Accommodation Proposed Application (PAN-241780)**
  - Confirming an updated **Statement of Environmental Effects (SEE)** has been provided that includes assessments of the potential environmental impacts associated with the proposed Gosford Health Hub Project including minimisation and mitigation measures.
- 2 **Visual Impact Assessment**
  - Confirming the Visual Impact Assessment Report has been provided as per **section 5.4.2** and **Annexure P** of the updated Statement of Environmental Effects. It highlights that the proposal is consistent with the character of the area and will be low visual impact due to the intermittent viewpoints.
- 3 **Construction Traffic Management Plan**
  - Confirming the Construction Management Plan has been included in **Annexure Q** within the updated Statement of Environmental Effects. It is has found a Construction Work Zone will be adequate for vehicles entering and leaving the site.
- 4 **Construction Noise and Vibration**
  - Confirming the Construction Noise and Vibration report has been provided in **Annexure L** within the updated Statement of Environmental Effects. A preliminary construction and noise assessment was undertaken.
- 5 **Utilities**
  - Confirming a Utilities Report has been provided in **Annexure R** within the updated Statement of Environmental Effects. This report undertook assessment of existing services and a provided recommendations for the project.



## 6 Social and Economic Impacts

- Confirming Social and Economic have been added to the updated **Statement of Environmental Effects report** under **section 5.4.2** highlighting several key positive impacts that this proposed development will provide the Central Coast region.

## 7 Heritage

- Confirming State and Local Heritage items have been included within the updated **Statement of Environmental Effects** finding that the site is not located within a conservation area and nearest heritage nodes are located further South of the proposed Gosford Health Hub.

## 8 Demolition Plan

- Confirming the Demolition Plan has been provided in **Annexure S** within the updated Statement of Environmental Effects showing the amount of excavation that is required within the sections.

## 9 Car Parking Numbers

- Confirming the updated **Statement of Environmental Effects** and **Architectural Plans** are in alignment with the Traffic Impact Assessment in **Annexure B** showing a breakdown of 224 car parking spaces provided and their traffic impacts.

## 10 Vehicle Turning Circles

- Confirming swept paths (vehicle turning circles) have been included in the **Traffic Impact Assessment** provided in **Annexure J**. The swept paths confirm the largest vehicles that can enter and leave site in a forward direction.

## 11 Arborist Report and Biodiversity

- Confirming the Arborist Report has been provided in **Annexure O** within the updated Statement of Environmental Effects finding that trees were predominantly located on the periphery of the subject property.

## 12 BASIX Certificate

- A current BASIX Certificate has been provided within **Annexure I** of the updated Statement of Environmental Effects.

## 13 Owners Consent

- An executed Owners Consent letter on company letterhead accompanies proposed development application submission (PAN-241780).

## 14 Extent of excavation

- Confirming the Excavation Plan has been provided in **Annexure U** of the updated Statement of Environmental Effects. The required excavation has been highlighted within the sections.

## 15 Waste Management Plan

- Confirming the updated Waste Management Plan (WMP) has been provided in **Annexure N** of the updated Statement of Environmental Effects. The WMP highlights requirements of section 8.6 of the Gosford City Centre Development. Vehicle swept paths are shown in the Traffic Impact Assessment and provided in **Annexure J**.



## 16 Contamination

- A Contamination Report has been provided in **Annexure V** of the Statement of Environmental Effects. The Contamination Report confirms that the site is suitable for the proposed development.

Sincerely,

**Luke Goodwin**

Senior Development Manager