

6 December 2022

Our ref: DA 22/11444

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NORTH LAKES QLD 4509
Via email: luke.goodwin@chpfund.com.au

Mixed Use Development at 60-64 Showground Road, Gosford (DA22/11444)
Request for Additional Information

The Department refers to the above Development Application (DA) at 60-64 Showground Road, Gosford, (DA 22/11444) and the Department's previous correspondence dated 4 November 2022 requesting a response to submissions.

Sydney Trains has since provided advice on the proposal which is enclosed for your consideration.

After careful consideration of the application, the Department is requesting that you provide the additional information listed in **Attachment A**.

You are requested to provide the information, or notification that the information will not be provided, to the Department by **13 January 2022**. If you are unable to provide the requested information within this timeframe, you are requested to provide, and commit to, a timeframe detailing the provision of this information.

If you have any questions, please contact Clay Logan on (02) 6650 7158 or clay.logan@planning.nsw.gov.au

Yours sincerely

A handwritten signature in blue ink, appearing to read "K T" followed by a long horizontal stroke.

Keiran Thomas
Director Regional Assessments
Regional Assessments

as delegate for the Planning Secretary

ATTACHMENT A – REQUEST FOR INFORMATION

1. State Environmental Planning Policy (Housing) 2021

- Provide a detailed statement demonstrating compliance with the development standards, site requirements, and design principles set out in Part 5, Divisions 3-6 of the Housing SEPP.
- Provide a fire sprinkler plan in accordance with section 91 of the Housing SEPP and a review of the 'Seniors Living Policy' published March 2004 in accordance with section 97.

2. Architectural design and residential amenity

- Provide a design verification statement in accordance with Section 29 of the *Environmental Planning and Assessment Regulation 2021*.
- Provide a revised Design Excellence Statement that demonstrates how the proposal responds to advice received from the City of Gosford Design Advisory Panel, the Gosford Urban Design Framework, the Gosford DCP 2018, and section 5.46 of SEPP (Precincts Regional) 2021 to demonstrate design excellence and justify the proposed height variation.
- Provide a long street elevation that adequately demonstrates the proposal's built-form scale in the context of surrounding development.
- Provide a detailed ADG assessment demonstrating how the proposal complies with the guideline. Any non-compliances must be justified in detail and demonstrate how the overarching objectives have been met.

3. Development Controls

- Provide a detailed assessment against the Gosford DCP 2018 development controls. Including, but not limited to, floor plate controls, podium setbacks, and end of trip facilities. Any non-compliances should be reviewed, and detailed justification provided.

4. Privacy and Overlooking

- Consider and respond to advice from NSW Health which raised concerns over privacy impacts to their premises adjoining the site which fronts Holden Street. Any response should investigate design solutions to resolve the privacy and overlooking impacts to all adjoining neighbours and improve visual privacy and amenity.

5. Ecologically Sustainable Development (ESD)

- Provide a detailed ESD report to demonstrate that the building meets or exceeds minimum building sustainability and environmental performance standards in accordance with section 5.46 of the SEPP (Precincts Regional) 2021. The report must demonstrate how the principles of Ecologically Sustainable Development have been incorporated into the design, construction and on-going operation and commit to ESD minimum certification ratings (e.g 4-star Green Star Design and As Built rating, 4-star NABERS Energy and Water rating, BASIX certification)

6. Gross Floor Area (GFA)

- Provide amended documentation with revised Gross Floor Area (GFA) calculations, in accordance with the definition within the SEPP (Precincts Regional) 2021, and include a detailed GFA breakdown schedule in the revised architectural plan set.

7. Building operation

- Provide details of days and hours of operation for the residential and commercial components.

8. Traffic and Parking

- Inconsistent parking information is provided across various documents, including the statement of environmental effects, architectural plans, access report, traffic impact assessment and waste management report. Provide consistent parking information to enable assessment.

- Update the Traffic Impact Assessment (TIA) to:
 - refer to the relevant DCP, the Gosford DCP 2018 (and any controls it adopts by reference), including parking rates for medical services, including accessible spaces
 - include a Transport Management Plan where variations are proposed to specified parking rates.
 - Consider and respond to community concerns regarding the timing of traffic counts and the proposal's proximity to school zones.
 - Consider and respond to TfNSW advice requesting designated visitor arrival locations for those visitors using alternative forms of transport to access the site (e.g. community transport, public transport, taxis, ubers etc.)
 - Consider and respond to concerns raised by TfNSW regarding the capacity of the roundabout at Racecourse Road and Showground Road. Analyze possible ways to improve efficiency and congestion, which impact the effectiveness of emergency vehicles.
- Provide revised plans that clearly designate visitor arrival and drop off locations and that provides designated parking spaces for each use onsite.
- In response to advice from TfNSW, clarify whether the flashing school zone sign needs to be relocated as part of any proposed works.

9. Acoustic impacts

- Provide a revised acoustic assessment that:
 - considers and respond to concerns raised by NSW Health over acoustic impacts to adjoining health care receivers during construction.
 - considers the noise impacts of existing helicopter flight paths, associated with Gosford Hospital, on the proposed residential use.
 - includes appropriate mitigation measures which seek to minimize acoustic impacts during construction, particularly during excavation and piling.

10. Access report

- The Access report provided identifies noncompliance with AS1428.1 and recommends compliance. Provide revised architectural plans to address the report and resolve the non-compliances.