

Statement of Environmental Effects

Demolition of existing structures and construction of a 5-storey affordable housing residential flat building comprised of 26 residential units (17x 1 bedroom, 9x 2 bedroom) with on-site basement car parking for 12 vehicles and associated landscape and civil works.

80-82 Showground Road, Gosford 2250
(Lot 10 & 11 in DP 503890)

March 2025

Acknowledgement of Country

Homes NSW acknowledges the Traditional Custodians of the lands where we work and live. We celebrate the diversity of Aboriginal peoples and their ongoing cultures and connections to the lands and waters of NSW.

We pay our respects to Elders past, present and emerging and acknowledge the Aboriginal and Torres Strait Islander people that contributed to the development of this report.

We advise this resource may contain images, or names of deceased persons in photographs or historical content.

Statement of Environmental Effects

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On February 1, 2024, Homes NSW, a division of the Department of Communities and Justice (DCJ) was formed. It has brought together the housing and homelessness services of DCJ with the NSW Land and Housing Corporation (LAHC), Aboriginal Housing Office (AHO) and key worker functions from across government under one roof.

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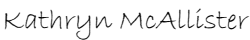
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1 Executive Summary

This Statement of Environmental Effects (SEE) has been prepared pursuant to Section 4.12 of the Environmental Planning and Assessment Act 1979 (EP&A Act) to accompany a Crown Development Application (DA) being lodged by Homes NSW for an affordable housing Residential Flat Building (RFB) development at 80-82 Showground Road, Gosford. The development will be undertaken by, or on behalf of, Homes NSW (NSW Land and Housing Corporation). The proposal is described as:

Demolition of existing structures, removal of trees, construction of a 5-storey affordable housing residential flat building comprising 26 units over basement carparking with 12 car parking spaces, including associated landscaping and fencing works.

The site is zoned B4 Mixed use under the State Environmental Planning Policy (Precincts - Regional) (SEPP RP) 2021. As this is an open zoning and RFBs are not listed as prohibited they are 'Permitted with consent'. The development is for the purposes of affordable housing and is to be carried out pursuant to Chapter 2 Part 2 Division 1 of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP).

The proposal is consistent with the objectives and provisions of the EP&A Act 1979 and the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation), as well as relevant State Government policies and local controls.

The proposed Crown development has the estimated project cost of more than \$10million that triggers the approval pathway as a development application to the Minister for Planning and Public Spaces within Department of Planning, Housing, and Infrastructure ('Department') pursuant to section 5.5 (b) of the SEPP RP 2021.

The proposed development has been designed to respond and contribute positively to the existing and desired future character of the locality. Careful consideration has been given to the massing of the built form and the relationship of the proposal with surrounding properties and streetscape. Careful consideration has also been given to the specific characteristics of the site, especially slope and orientation of the lots to minimise environmental impacts and maximise tenant amenity.

Pre-lodgement comments were received from Central Coast Council on 19 August 2024 and from the Department on 13 September 2024. The proposal has been designed in consideration of Council's as well as Department's comments.

The assessment of the proposed development indicates that the height, bulk and scale will not result in any significant adverse impacts on the surrounding natural or built environment and the development will result in a positive social and economic contribution to the locality.

Accordingly, it is requested that the DA be determined favourably.

2 Introduction

This SEE has been prepared under Section 4.12 of the EP&A Act to accompany a Crown DA being lodged by Homes NSW for an affordable housing residential flat building development at 80-82 Showground Road, Gosford 2250.

The site is located within the Gosford City Centre area. The development is for the purposes of affordable housing and is to be carried out pursuant to Chapter 2 Part 2 Division 1 of the Housing SEPP, Precincts- Regional SEPP and Chapter 5 Gosford City Centre under SEPP RP 2021.

This development application seeks consent for the redevelopment of the land pursuant to the Housing SEPP, Precincts-Regional SEPP, Gosford City Centre DCP and involves the following:

- Demolition of all existing structures
- Removal of 33 trees from within the site
- Construction of a 5 storey residential flats buildings comprising of 26 residential units, as follows:
 - 17x 1-bedroom units
 - 9 x 2-bedroom units
- Basement car parking for 12 vehicles including 4 accessible spaces, 3 visitor bicycle parking spaces, waste room, building access, and services.
- Vehicle and pedestrian access to the site from Showground Road.
- Provision of photovoltaic solar system on the roof.
- Secure waste enclosure that accommodates 10 x 240L recycling bins, 10 x 240L waste bins, 3 x 240L organic bins, and a bulk waste storage room.
- Provision of private and communal open space area.
- Construction of new public footpath along Showground Road immediately in front of the site and lowering the services such as sewer, NBN, communication underneath the existing footpath.
- Associated landscaping and civil works.
- Provision of private and communal open space areas.
- Landscaping and deep soil zones
- FSR of 2.5:1 and height of maximum of 20.85m (top of the parapet wall)

Homes NSW provides social housing for people living in NSW on low incomes who are unable to access suitable accommodation in the private rental market. Homes NSW therefore plays a key role in implementing the objective of providing and maintaining affordable (social) housing under the EP&A Act. Demand for social and affordable rental housing is increasing. An increasingly unaffordable private rental market for people on low incomes, responses to homelessness and fewer social housing vacancies have driven the growth in social housing wait lists, which has now exceeded 57,000 households.

The proposed development will contribute to the implementation of the State Government's *Future Directions for Social Housing*, which requires growth of the social housing portfolio that is fit for purpose, well located, and offers a better tenant experience.

The following sections of this report describe the site and an analysis of the surrounding locality, details the proposed development and provides an assessment of the proposal against the statutory and strategic planning framework as required under Section 4.15 of the EP&A Act; the EP&A Regulation; and associated legislation.

The proposal is considered to have planning merit, and it is therefore requested that the DA be approved.

3 Site Details

3.1 Site Description

The site comprises of 2 residential allotments, legally described as Lots 10 and 11 in DP 503890, and commonly referred to as 80-82 Showground Road, Gosford 2250. The site is located in the Central Coast Local Government Area.

The site has a primary, eastern, frontage to Showground Road of 29.97m. The side boundary to the south is 40.49m and the side boundary to the north is 40.55m, and rear boundary to the west is 29.97m (refer to **Figure 1**). The detail and level survey confirms the site area is 1,214m².



Figure 1 – Aerial image of subject site (shaded red). (Source: Near Map, image date 28 Jan 2025.)

Currently on the site are 2 low rise buildings comprising of residential units with fibro cladding, constructed on elevated Brick base, and a metal roof (refer to **Figure 2**). There is currently no vehicular access available to the site and the pedestrian access is located on northern, high, side of the site.



Figure 2 – Street view of 80-82 Showground Road. (Source: Google Maps, image date February 2025)

3.2 Topography

The site has a slope of approximately 3m from the north-eastern corner to the south-eastern corner along the Showground Road frontage. There is a 4.7m slope between the eastern and western side of the site, falling towards the street. Refer to extract of survey in **Figure 3** below.

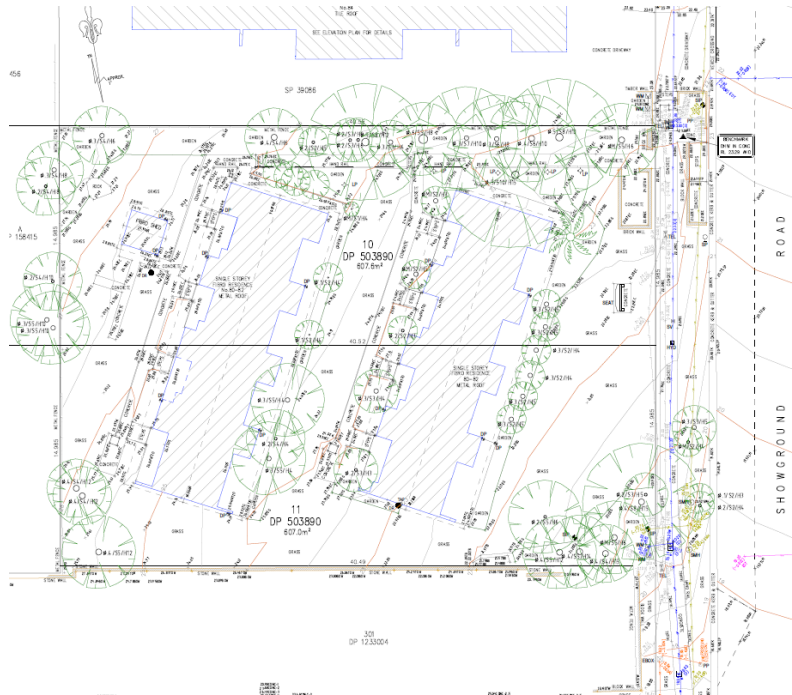


Figure 3 - Extract of Survey Plan. (Source: TSS Total Surveying Solutions, dated 05 December 2024)

3.3 Services

The survey plan indicates that water, sewer, electricity, telephone and gas services are available to the site. NBN Co indicates that NBN is available in this locality. It is noted that the site is currently occupied by 8 units which have existing access to services.

Sewer, telephone and water lines are located beneath the road reserve adjacent to Showground Road. There are two power poles one in front of southern adjoining property and second just outside the site and overhead power cables run parallel to the Showground Road.

A sewer manhole, sewer inspection pit, water hydrant and signpost also sit within the grass verge. A revised footpath arrangement is proposed along Showground Road. All underground services will be relocated in consultation with the relevant provider.

3.4 Drainage

The detailed survey shows that the site has a steep fall towards the street from a high point of RL27.81m at the northwest corner at the rear of the site to a low point of RL 20.90m at the eastern boundary along Showground Road.

An existing storm water drainage line runs along Showground Road. Stormwater drainage directly into the existing line is achievable. This is demonstrated in the stormwater drainage plans.

3.5 Flooding

The s.10.7 planning certificate identifies the land being between the flood planning area and probable maximum flood and subject to clause 5.41 of the SEPP RP 2021.



Figure 4 Flood precinct mapping (Extract from Central Coast Interactive Mapping System)

The land is within Precinct 1 as shown in the Flood mapping on Central Coast LGA mapping system. Central Coast DCP 2021 Chapter 3, Section 3.1.4 prescriptive criteria within Development provisions notes that sites within Precinct 1 are not subject to development controls.

Proposed Land use	Precinct 1 FPL to PMF	Precinct 2 Below FPL	Precinct 3 Flood Storage and Flow Paths (up to 10% AEP)	Precinct 4 High Hazard (up to 50% AEP)
1 Single Dwelling Houses		1, 9	2, 5, 7	
2 Agriculture & Recreation		2	2, 5, 7	
3 Sheds / Garages / ancillary Residential		1	2, 5, 7	
4 Commercial and Industrial Uses		2, 6		
5 Medium to High Density Residential				
6 Critical or Sensitive Facilities	3			
7 Land Subdivision	4			
8 Tourist Development				
9 Caravan parks - short-term sites		6	5, 6	
10 Permissible Earthworks		8		
Flood related development controls do not apply				
Flood related development controls apply (refer to numbered prescriptive criteria below)				
If the proposal is to be pursued further, a performance based assessment is to be provided demonstrating that the proposed development is compatible with the flooding characteristics of the site (refer to Section 3.2 and Appendix C).				

Further, Central Coast Council in the pre-DA advice confirmed that the site is unlikely to be impacted by flooding.

3.6 Vegetation

An Arboricultural Impact Assessment dated 18 December 2024 prepared by REDGUM Horticultural, has identified 38 trees, 31 trees within the site, 4 trees on the neighbouring property and 3 trees on the adjacent road reserve. A total of 33 trees are proposed for removal, comprising of 5x priority for removal trees, 12x low retention value trees, 15 x medium retention value trees and 1x high retention value tree.

There are 4 trees within the site and adjoining properties that have been assessed as having a high retention value (Trees 4, 14, 16 and 17) out of which Tree no. 14 located within the site, and Tree nos. 16 and 17 within adjoining property are proposed to be retained. Tree 4 is a Spotted Gum (*Corymbia Maculata*, 13m in height) located to the southeastern corner of the site. This is the only high retention value tree proposed to be removed to accommodate the proposed driveway. Additionally, Tree 30 & 31 with medium retention value are proposed to be retained. The remaining 33 trees located within the site and within the road reserve are proposed for removal. These will be replaced by planting in accordance with the Landscape Plan.

A total of 5 trees are proposed to be retained, 4 trees on the neighbouring property and 1 tree on the northern edge of the site. The Tree Management Plan dated 18 December 2024 recommends measures to ensure adequate tree protection throughout construction stage.

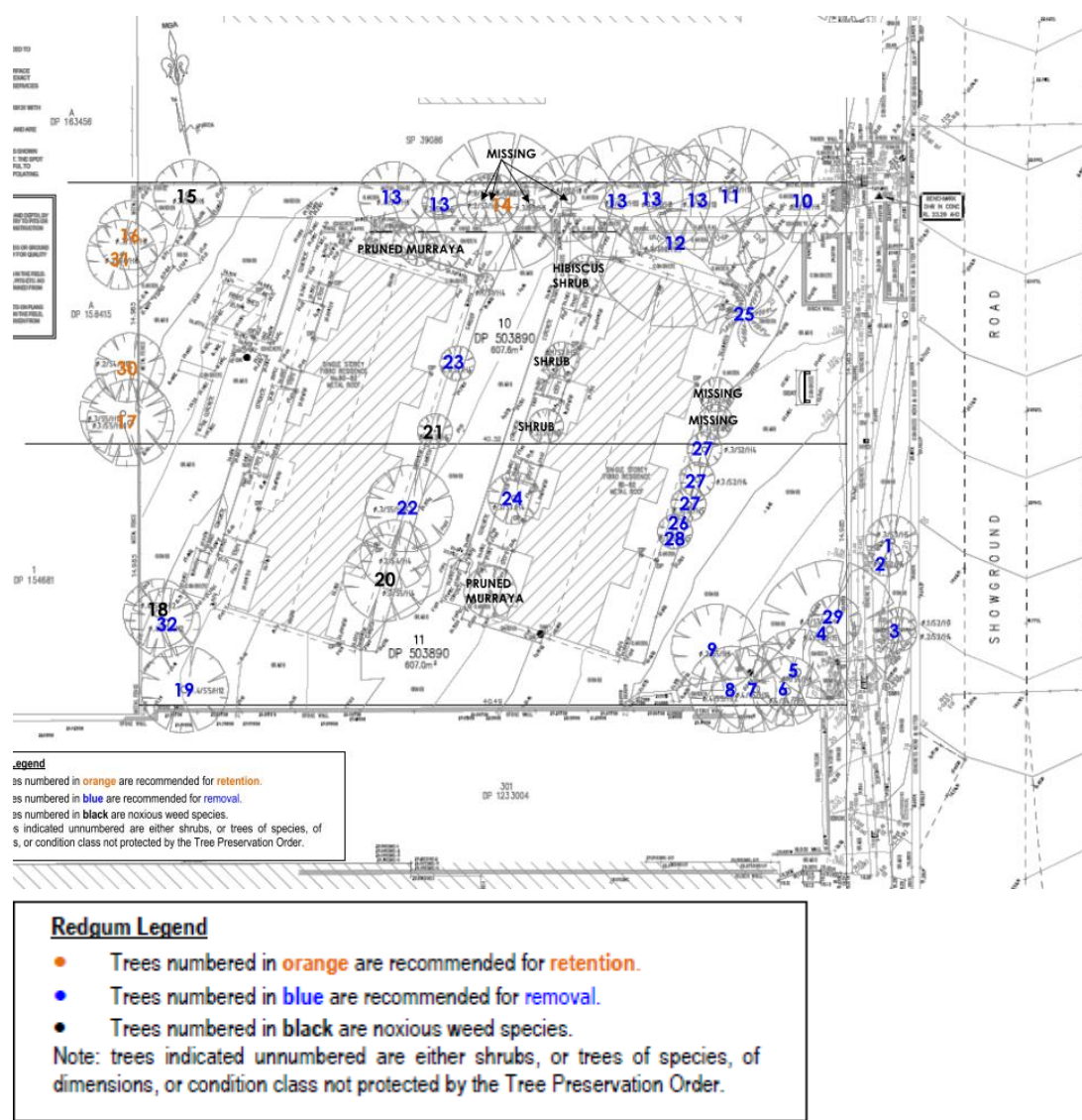


Figure 5 Extract of Arboricultural Impact Assessment. (Source: NewLeaf Arboriculture, dated 29 August 2024)

4 Site Context and Locality

4.1 Context

The site currently has medium density residential use. The site is zoned B4 Mixed Use pursuant to Chapter 5 Gosford City Centre under SEPP (Precincts- Regional) 2021. The surrounding locality is mixed-use and comprises of Gosford Hospital and ancillary buildings to the west, and a multi-level hospital car park to the south. A two-storey residential property sits to the north of the site. (refer to *Error! Reference source not found.*Figure 6 to 8).

Gosford Station and local centre is located approximately 400m south of the subject site. The Central Coast & Newcastle Line (CCN) and several regional routes are accessible from Gosford Station.

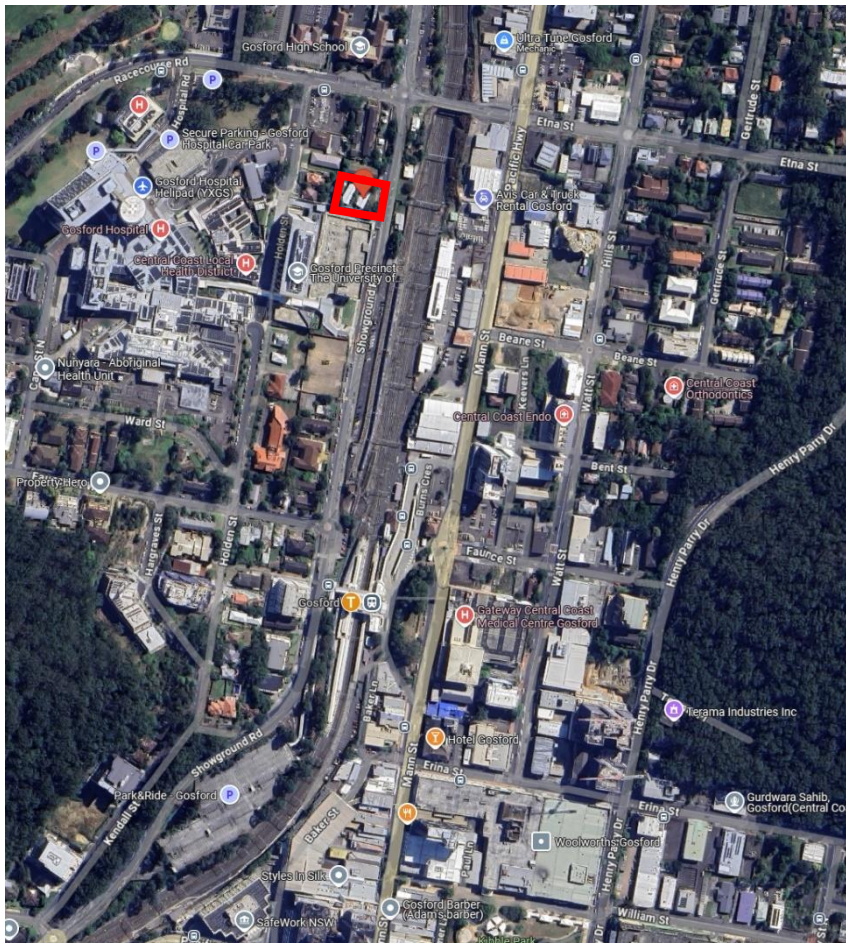


Figure 6 Aerial view of surrounding locality (site shown outlined in red) – (Source: Google Maps, image 2025)



Figure 7 View of residential property to the north 84 Showground Road (Source: Google Street View, accessed 20.02.2025)



Figure 8- View of adjoining development to the south Gosford Hospital Car Park (Source: Google Street View, accessed 20.02.2025)

4.2 Public Transport

The site is located approx. 400m walking distance to Gosford Train Station, which provides connections between Sydney CBD, Armidale, Grafton, Casino, Brisbane, and Newcastle (refer to *Figure 9*).

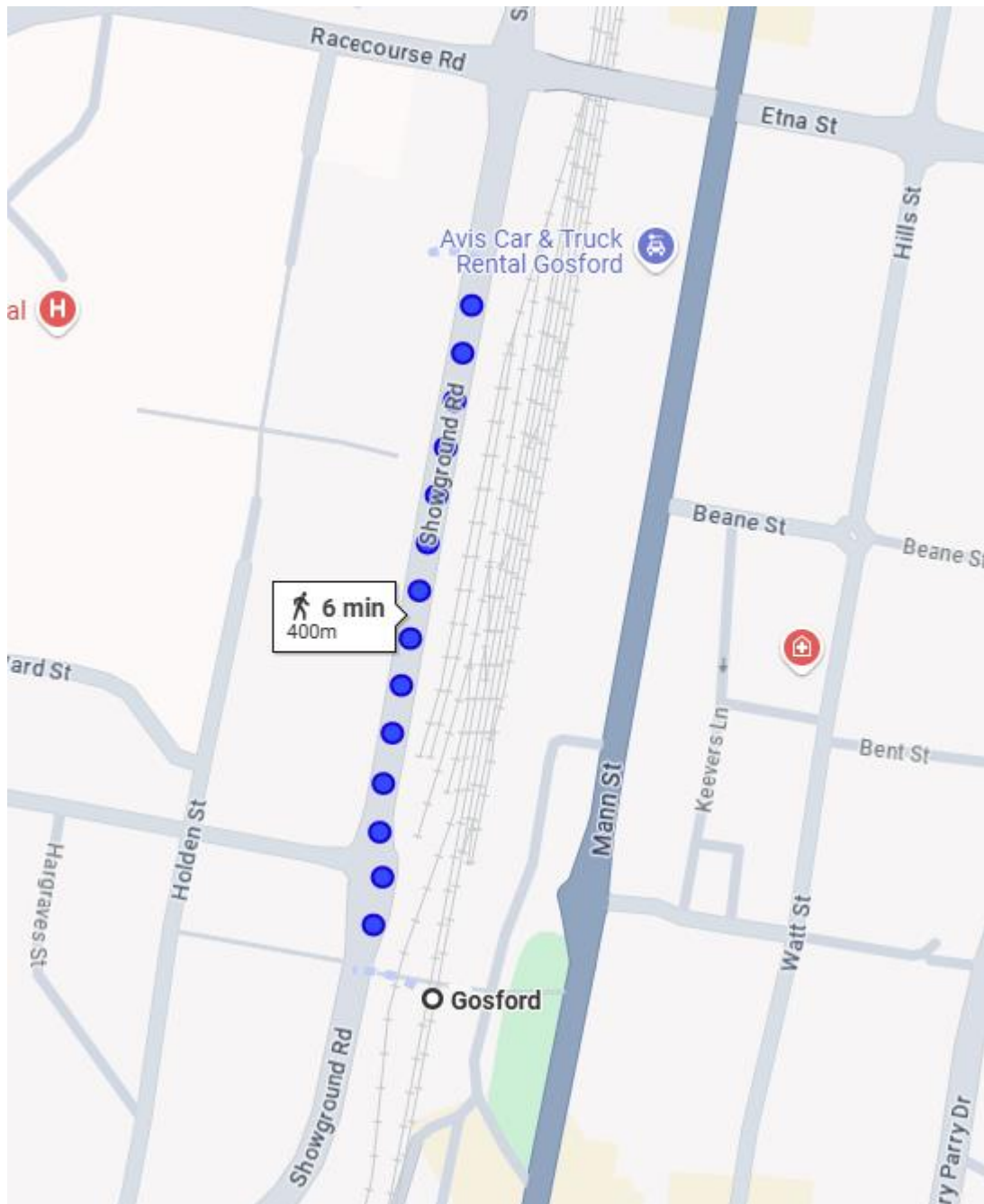


Figure 9. Distance to Gosford Train Station – (Source: Google maps, 2025)

Bus stops are located on Racecourse Road and at Gosford Station (**Figure 10**). These stops are serviced by several bus routes which provide connections to The Entrance, Wyong, Springfield, Erina, Tuggerah, Spencer, Somerby. Mangrove Mountain, Ettalong Beach, Woy Woy and Wagstaffe.

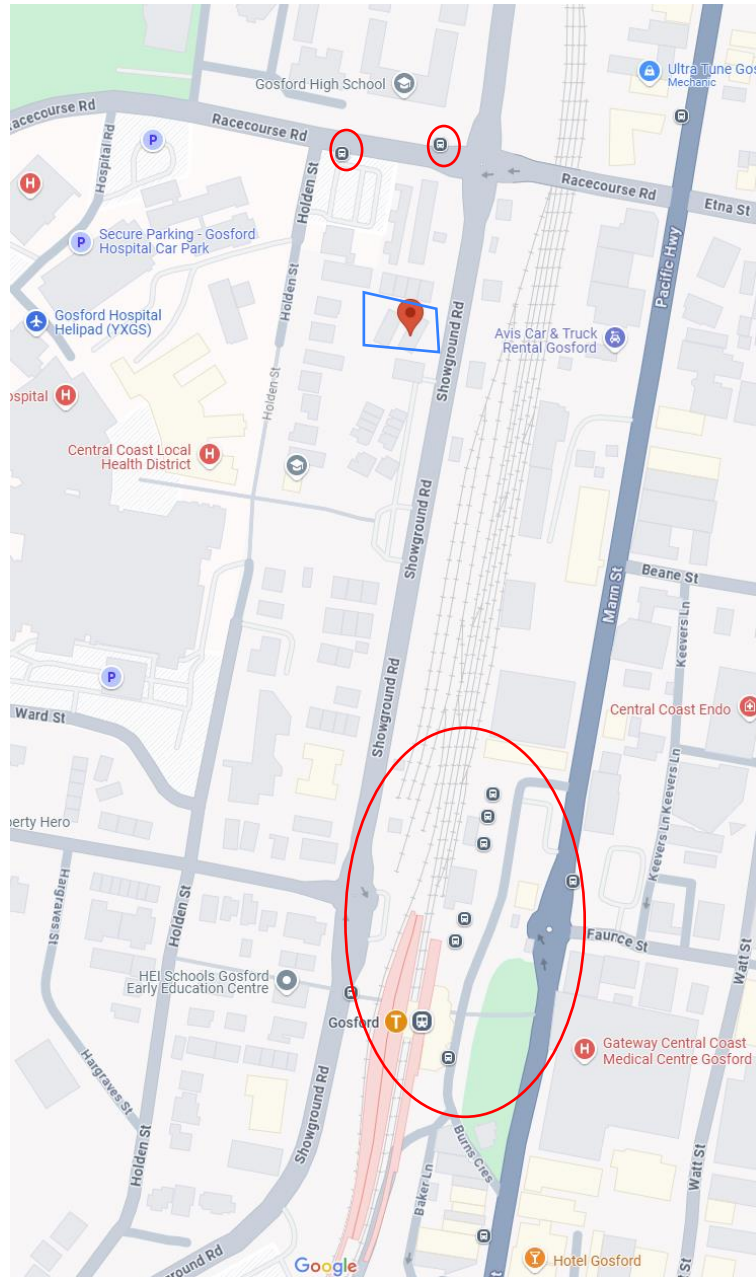


Figure 10. Location of bus stops (red) relative to the subject site (blue) – (Source: Nearmaps, image date 28 Jan 2025)

5 Zoning and Planning Controls

5.1 Zoning

The site is zoned B4 Mixed Use under the *Regional Precinct SEPP (RP SEPP) 2021* (**Figure 11**). The proposed development is defined as a **'residential flat building'**, which is defined by the RP SEPP 2021 as being "a building containing 3 or more dwellings but does not include an attached dwelling or multi dwelling housing."

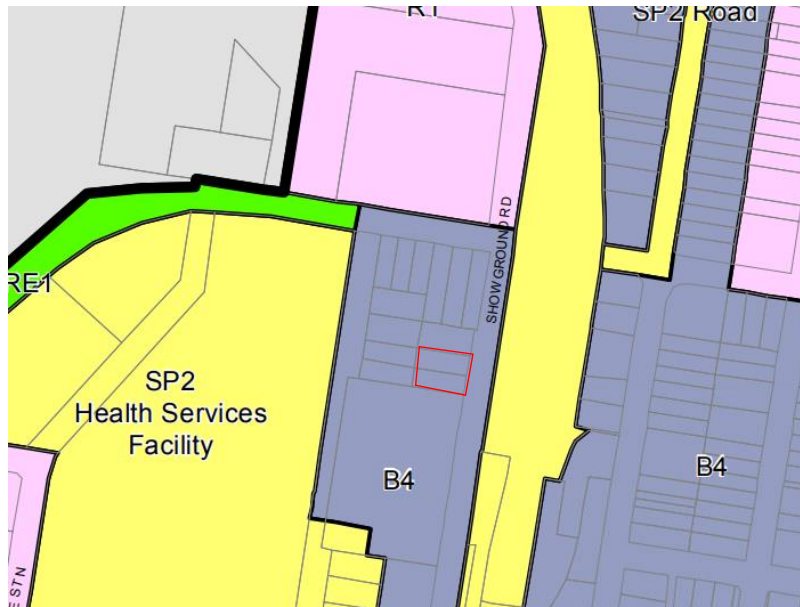


Figure 11 Land zoning map, Source: extract from Regional SEPP 2021 mapping

'Residential flat buildings' are permitted with consent in the B4 zone under the RP SEPP 2021 as it is not listed as a prohibited use. The relevant objectives of the B4 zone, as set out in RP SEPP 2021 are:

- 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 create opportunities to improve the public domain and pedestrian links of Gosford City Centre.
- To protect and enhance the scenic qualities and character of Gosford City Centre.

The proposed development would provide housing to meet the needs of the community in accessible locations and will be consistent with the relevant zone objectives.

5.2 Building Height

The maximum permissible building height under section 5.25(2) of the RP SEPP 2021 is 18m (Figure 12).

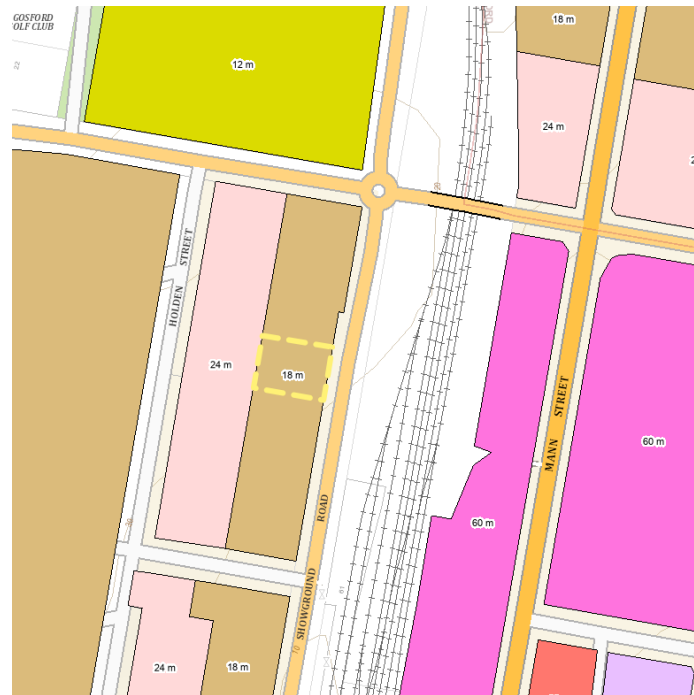


Figure 12 Maximum Building Height Map (Source NSW Planning Portal Spatial Viewer, accessed 10.03.2025)

The site benefits from an additional height allowance of up to 30% under Chapter 2, Part 2, Division 1 of the Housing SEPP, allowing for a total permissible height of 23.4m.

5.3 Floor space ratio

The maximum permissible Floor Space Ratio under section 5.26(2) of the RP SEPP 2021 is 2:1 (Figure 13).

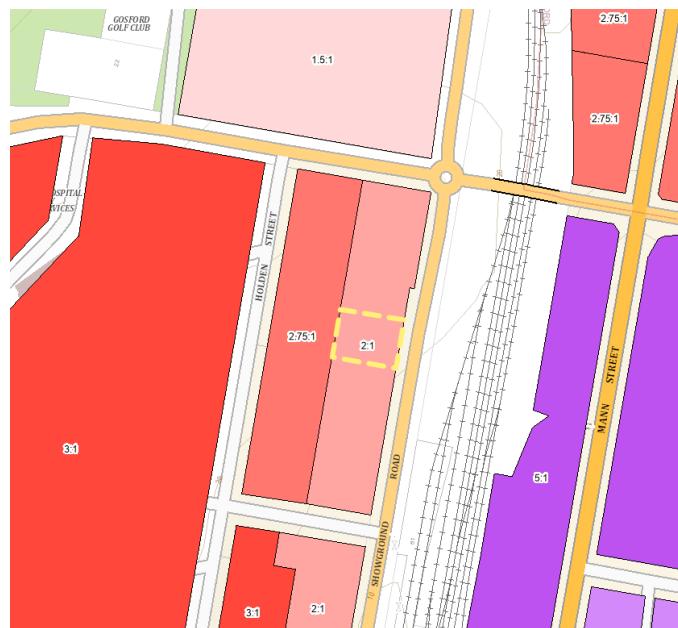


Figure 13 Maximum Floor Space Ratio Map (Source NSW Planning Portal Spatial Viewer, accessed 10.03.2025)

The site benefits from and additional FSR allowance of 0.5:1 if the affordable housing component is at least 50% under Chapter 2, Part 2, Division 1 of the Housing SEPP, allowing for a total permissible FSR of 2.5:1.

6 Proposed Development

Homes NSW is proposing the redevelopment of the land for an affordable housing residential flat building pursuant to the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP), *State Environmental Planning Policy (Precinct- Regional) 2021*, and Gosford City Centre DCP 2018. The main features of the proposed development are summarised as follows:

- Demolition of all existing structures
- Removal of 33 trees from within the site
- Construction of 5 storey residential flats buildings comprising of 26 residential units, as follows:
 - 17x 1-bedroom units
 - 9 x 2-bedroom units
- Basement car parking for 12 vehicles including 4 accessible spaces, 3 visitor bicycle parking spaces, waste room, building access, and services.
- Vehicle and pedestrian access to the site from Showground Road.
- Provision of photovoltaic solar system on the roof.
- Secure waste enclosure that accommodates 10 x 240L recycling bins, 10 x 240L waste bins, 3 x 240L organic bins, and a bulk waste storage room.
- Provision of private and communal open space area.
- Construction of new public footpath along Showground Road immediately adjacent to the site.
- Associated landscaping and civil works.
- Provision of private and communal open space areas.
- Landscaping and deep soil zones
- FSR of 2.5:1 and maximum height of 20.85m (top of the parapet wall)

A copy of the Architectural Plans prepared by DTA are provided in **Appendix E**. Excerpts of the 3D street massing diagram, section plan, site plan, all floor plans and basement plan are provided in

Figure 14 to 19

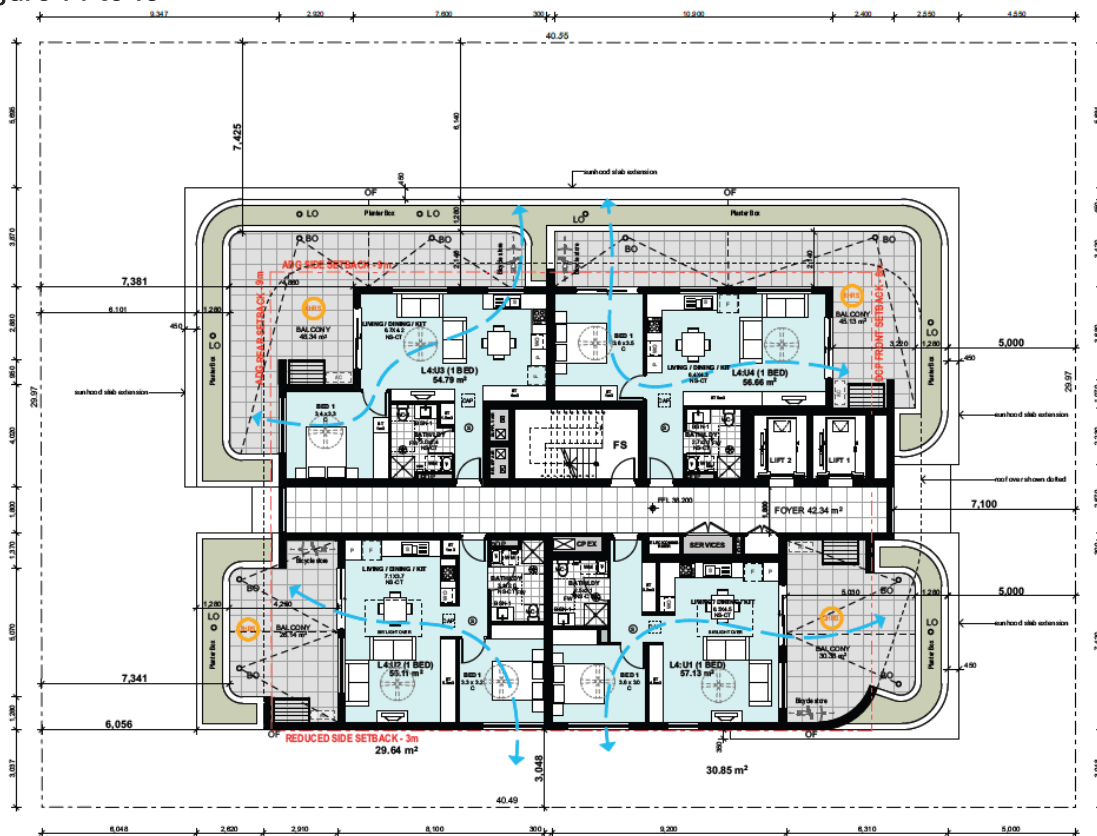


Figure 19 Level 4 Floor Plan. Source: DTA, [Revision A dated 26.02.2025

below. The development is proposed to be undertaken by, or on behalf of Homes NSW (LAHC).



Figure 14 Perspective view from Showground Road. Source: DTA [Revision A], dated 26.02.2025

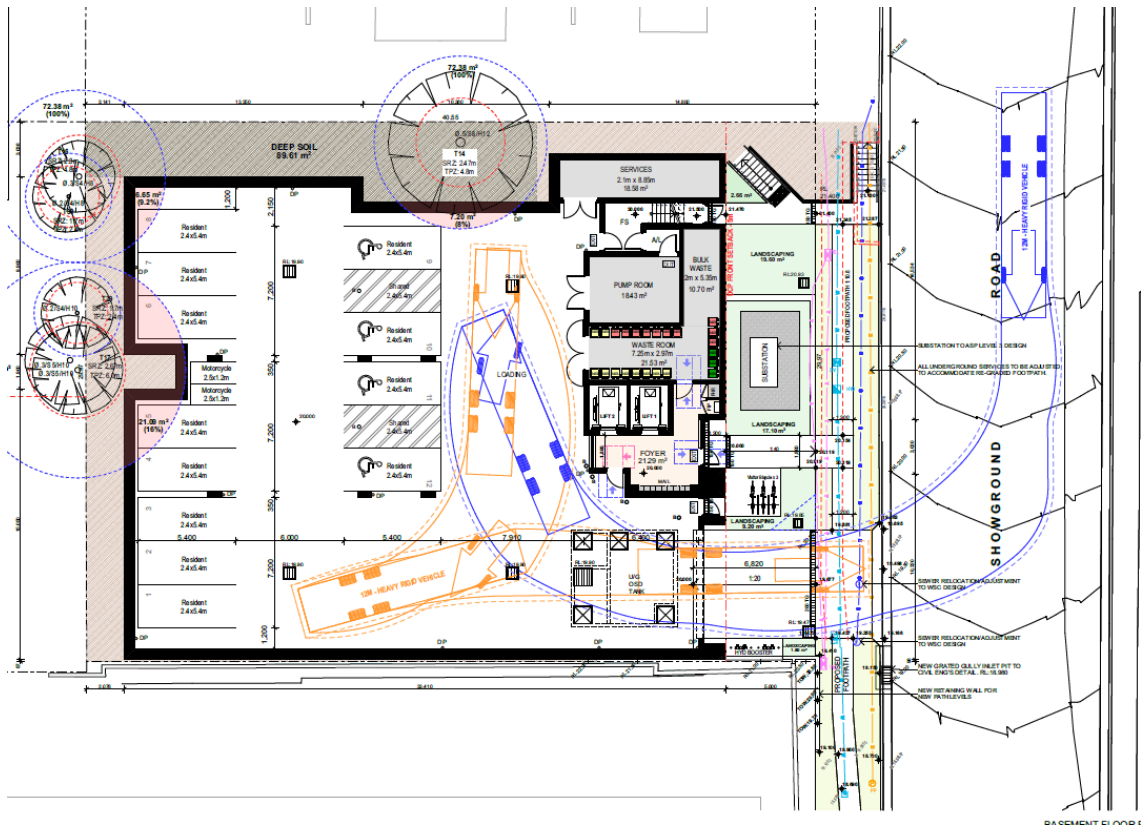


Figure 16 Basement Floor Plan. Source DTA [Revision A] dated 26.02.2025

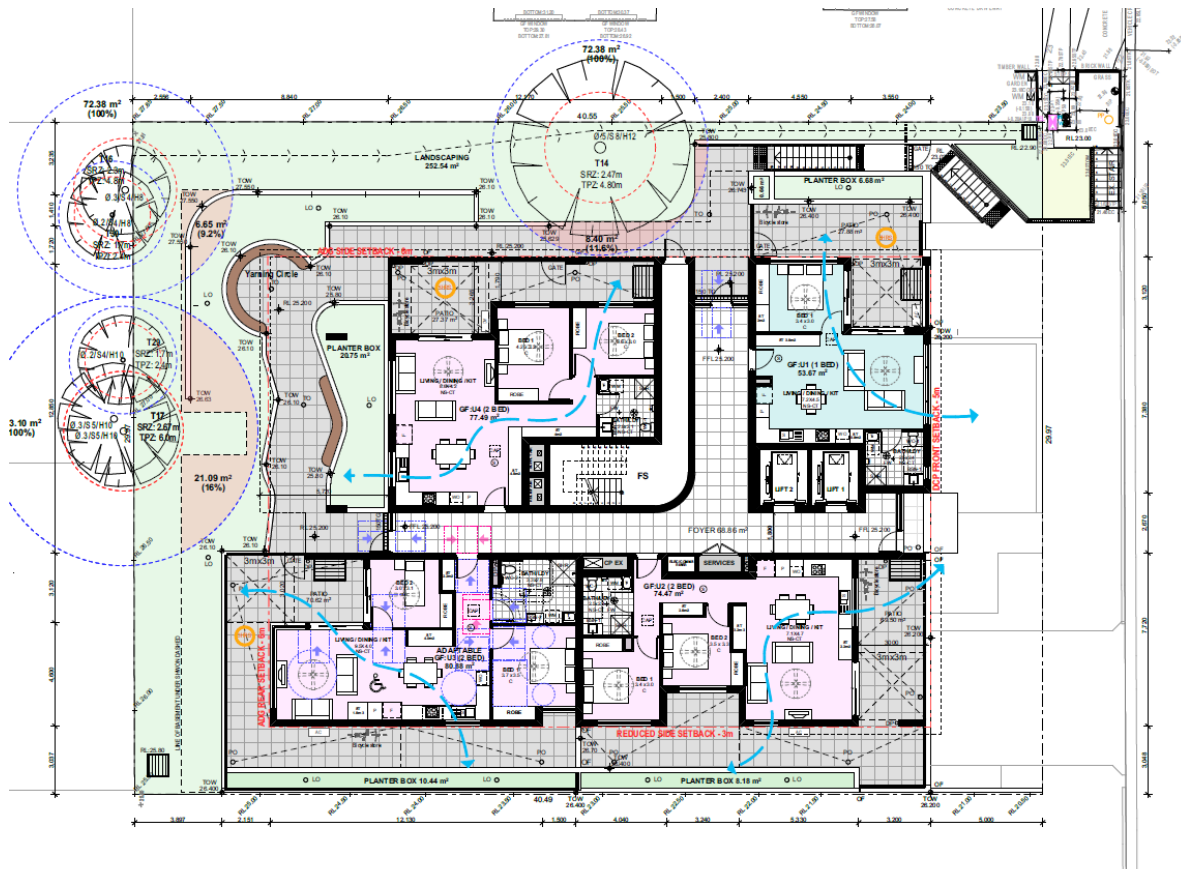


Figure 17 Ground Floor Plan. Source: DTA, [Revision A] dated 26.02.2025

7 Pre-DA Comments

7.1 Central Coast Council

Homes NSW have previously consulted with Council in relation to the proposed development. Central Coast Council issued their pre-DA consultation comments on the 13 September 2024. The proposal has been designed in consideration of Council's comments, and a summary of the responses is provided below:

Table 1 Pre-DA advice from Central Coast Council

Council Comments	Homes NSW Response
Planning Comments	
Flood planning The site is unlikely to be impacted by flooding however Council's PMF mapping shows the site being impacted by pockets of potential flooding. Therefore, the proposal must demonstrate how compliance is achieved with the provisions of Clause 5.40 of the SEPP within the SEE	Noted. This is addressed in the section 9.5 of this report.
Engineering Comments	
Vehicular Access Council has no fundamental objection to the location and alignment of the proposed vehicle access crossing given the site constraints within the site and the Showground Road reserve. The vehicle access crossing must be of an alignment to provide sufficient sight distances and offsets in accordance with Australian Standard 2890 to ensure pedestrian safety and the egress of vehicles including waste service vehicles (MRV).	Noted. A Traffic and Parking Impact Assessment has been submitted which provides the details of the vehicular access arrangements and confirms these have been built in accordance with the relevant standards.
Service Utilities The water main and the sewer main located within the footway area will require vertical realignment in accordance with the Water Authorities requirements and the final footway level. The existing electricity power lines across the frontage of the site will also require undergrounding consistent with the treatment adjacent the Hospital Car Parking station.	Noted.
Public Footpath works Two options have been proposed. The council strongly object to the option to reconstruct the non-complying concrete ramp adjacent to the site is strongly object. The new footpath can be located directly along the kerb alignment and transition into the adjoining vehicle access. Works will necessitate the replacement/relocation of the power pole, new retaining walls along the boundary, relocation of the secondary pedestrian access within the site to connect internally to the new vehicle access and the relocation of signage.	The application is accompanied by the following drawings which provide details on design, siting and specifications of the proposed public footpath: <ul style="list-style-type: none">Basement floor plan [revision A] dated 26.02.2025Sections 01 [Revision A] dated 26.02.2025Sections 02 [Revision A] dated 26.02.2025Streetscape East Elevation [Revision A] dated 26.02.2025 The proposed design includes a concrete footpath with a gradient of 1:10.8, in accordance with the Showground Road alignment. This footpath will

<p>Future applications should be accompanied by a preliminary engineering plan including longitudinal sections of the vehicle access crossing, cross sections, retaining wall details, footpath and service utility re-locations depths and alignments.</p>	<p>connect to the existing stairs within the public domain, thereby ensuring accessibility for able-bodied individuals. Due to the non-compliant and steep nature of the adjoining driveway, the transition of the proposed footpath to the adjoining property is not achievable. As a result, the existing stairs will be maintained to prevent the introduction of a retaining wall that could restrict pedestrian movement.</p> <p>It is noted all services which currently run within the council verge will be repositioned as a result of these works.</p>
Waste management	
<p>Waste Collection</p> <p>Service vehicle access and manoeuvring within the waste receptable area and turning paths should be detailed in the Traffic Impact Assessment.</p> <p>The development should be designed to accommodate Council's waste servicing vehicles on site so that they can enter and exit in a forward direction. Structural plans should be provided to demonstrate there are no structural elements which will impact the Council's vehicles from being able to enter and exit the basement in a forward direction.</p>	<p>Noted. A Traffic and Parking Impact Assessment has been submitted which includes a swept path analysis which demonstrates a HRV is able to manoeuvre safely within the site and access/egress in forward gear.</p> <p>A Waste Management Report has been prepared outlining full details on waste.</p>
Trees	
<p>Tree Removal</p> <p>An Arboricultural Impact Assessment is required to address the proposed tree removal on the site. All retained trees must include tree protection measures consistent with the Australian Standard Protection of Trees on Development Sites.</p> <p>Retention of some existing trees and provision of significant deep soil zones and landscaping on the north and west in conjunction with communal open space is supported in principle.</p> <p>A detailed landscape plan should be submitted with the DA. This should integrate with the Bushfire Assessment and Arborist Report. Landscape maintenance and replacement criteria should also be detailed.</p> <p>The removal of trees on public land should be carried out in line with the <i>Greener Places Strategy</i>.</p>	<p>An Arboricultural Impact Assessment and tree management plan has been submitted with this application. This document includes details of tree protection.</p> <p>A Landscaping Plan has been submitted which illustrates the trees to be removed, trees to be retained and location of proposed trees and planting areas.</p> <p>Trees located on public land are due to be removed. Noting the site constraints, it is challenging to replace each tree to be removed with 2 new trees. Notwithstanding, ample planting and landscaping is proposed along the frontage of the site and within the site. This is considered to contribute to enhancing the appearance of the site and street scene.</p>
Traffic Engineer Comments	
<p>The proposal must be supported by a Traffic Impact Assessment.</p>	<p>Noted. A Traffic and Parking Impact Assessment has been submitted which includes a swept path analysis which demonstrates service vehicle manoeuvring safely within the site and access/egress in forward gear.</p>

7.2 Department of Planning, Housing, & Infrastructure

Homes NSW have consulted with Department of Planning, Housing and Infrastructure on 30 August 2024, and DPHI issued their comments on 13 September 2024. The proposed development is designed in accordance with DPHI's comments.

Table 2 Pre-DA advice from DPHI

DPHI Comments	Homes NSW Response
Planning Comments	
The site is affected by Class 5 Acid Sulphate Sils. If confirmed that the water table is not likely to be lowered by more than 1 m in adjacent class 1-4 land, no acid sulphate soils management plan or further documentation is required.	Noted. A Geotechnical investigation including an Acid Sulfate Soil Assessment has been prepared to accompany this application. This confirms that the development will not intercept any ASS in the area or cause lowering of any groundwater tables. On this basis no ASS management plan or further documentation has been prepared to accompany the application.
The site is near the heavy rail corridor. Consultation with TfNSW and an acoustic assessment is required. The assessment should have regard to the Development near rail corridors and busy roads. Acoustic assessment should cross reference the provisions of SEPP 65 with respect to natural and cross ventilation.	An Acoustic Assessment has been prepared to accompany this application. The assessment confirms that the proposed development complies with the Transport and Infrastructure SEPP noise criteria, ensuring that the project meets all necessary regulatory requirements. A range of noise control treatments has been recommended to achieve this compliance. It is anticipated that the building will be served by typical mechanical ventilation and air conditioning systems.
No additional consultation is required with TfNSW with regard to the proximity to Racecourse Road.	Noted.
The removal of 3 trees is supported, however, as this is Council land, confirmation should be provided from the council.	Noted. The council has provided their in-principal support as per above Table 1 and the Landscape plan has been submitted with this application showing proposed planting and vegetation.
Confirmation from the council and DPHI that the site is not flood affected. No further comments provided.	Noted. The Council in their pre-DA advice have highlighted that the site is unlikely to be impacted by the flooding. Nonetheless, assessment against Clause 5.40 of SEPP RP 2021 is section 9.5 of this report.
3m set back is proposed to the southern boundary. ADG setback variation must be justified. However, rational for reduced setback given limited habitable rooms and hospital car park to the south is generally acceptable. ADG 9m setback required for upper storey (including balconies) minor variations may be acceptable subject to justification and privacy treatments.	Noted. A review of this has been provided in Table 4, section 9.4.
An assessment against the Gosford City Centre DCP should be provided. Street Wall height provisions usually apply to larger tower development, but the application should include an assessment against the provisions and any non-compliance should be adequately addressed.	Noted. A review of this can be found in in Table 7, section 9.7
Any proposed variations to the housing mix should be highlighted. Statistics to demonstrate the need for smaller dwellings should be provided.	Noted. A review of this can be found in Table 7, section 9.7.

<p>A review by the DRP is not required. However, the design statement should demonstrate design excellence in accordance with Chapter 5 of the Regional SEPP.</p>	<p>Noted. A Design Compliance checklist has been completed and accompanies this application (Appendix K).</p>
<p>Direction will be taken from the Council on footpath/public domain treatment given the public domain and footpath/stairs will be undertaken on Council land and become a Council Asset.</p>	<p>Noted this has been addressed in the submitted Architectural Plans (Appendix E)</p>

8 Strategic Planning Framework

A summary of the relevant New South Wales strategic plans that apply to the site and locality is provided below.

8.1 Future Directions for Social Housing

The NSW Government announced its 10-year vision for social housing on 24 January 2016 called the *Future Directions for Social Housing in NSW*.

The plan has three strategic priorities:

- To provide more social housing
- To provide more opportunities, support and incentives to avoid and/or leave social housing
- To provide a better social housing experience

An identified action to meet the strategic priorities of the plan include increasing redevelopment of Homes NSW (previously Land and Housing Corporation) properties to renew and grow supply.

The plan identifies the increasing need for social and affordable housing, with 62,592 households on the NSW social housing waiting list on 30 November 2024. Specifically, in the Gosford allocation zone (NN19) in which the site is located, the wait list for social housing is approximately 1,492 households with wait times between 5-10 years for 1-bedroom dwellings and greater than 10 years for 2-bedroom dwellings.

The proposed residential flat building development is in direct alignment with the *Future Directions for Social Housing* actions, particularly increasing development of homes NSW properties to renew and grow supply and is therefore consistent with the strategic priorities of the plan.

8.2 Central Coast Regional Plan 2018

The Central Coast Regional Plan 2041 came into effect in October 2022. It is a 20-year plan that identifies 9 objectives for the LGA, focused around four principles:

1. Growth
2. Community
3. Resilience
4. Equity

Of note is Objective 5 which is 'Plan for 'nimble neighbourhoods', diverse housing and sequenced development'. These objective endeavours to provide residents with housing choice. The Plan identifies that the number of senior residents aged over 80 years in the Central Coast LGA will double over the 20-year period. The plan states 'more manageable homes allow people to live independently in their local area as they get older'. Further, the plan stresses the importance of seniors housing within close proximity to local and strategic centres or key transit corridors.

The proposed residential flat building will increase the supply of affordable housing within the Central Coast region. The 26 new affordable social housing units will be located in close proximity to services and facilities, consistent with the objectives of the Regional Plan. This housing will be developed by Homes NSW, ensuring it remains affordable for the foreseeable future.

8.3 Central Coast Council Local Strategic Planning Statement

The Central Coast Local Strategic Planning Statement came into effect in August 2020. It is a 20-year plan that identifies Planning Priorities for the LGA, focused around four pillars of planning:

1. Place
2. Environment
3. Lifestyle
4. Infrastructure

The Statement identifies that the Central Coast LGA is experiencing demand for residential development. Further, that Gosford is within a growth corridor with an anticipated annual population growth of more than 3%. The Statement includes planning priorities surrounding the theme of housing including the provision of well-designed housing and housing to meet the needs of the community.

The proposed 26 social housing units will assist in meeting the needs of households on the social housing waiting list within the Central Coast LGA. The housing will be developed by the Homes NSW, ensuring it remains affordable for the foreseeable future. The site is well served by public transport options, and the proposal includes an energy efficient and accessible design, helping the development meet LSPS priorities for sustainability, transport and access.

8.4 ONE Central Coast Community Strategic Plan

The ONE Central Coast Community Strategic Plan 2018-2028 was adopted by Council in February 2022. It is a 10-year plan which outlines key strategic priorities and the strategies and activities to achieve the community's desired outcomes for the future.

These goals are informed by five key themes being:

1. Belonging
2. Smart
3. Green
4. Responsible
5. Liveable

The proposed development aligns with a series of Council's strategic planning goals, notably objective I4 which states –

- Provide a range of housing options to meet the diverse and changing needs of the community including adequate affordable housing.

The proposal will allow for additional affordable housing that increases the diversity and choice for seniors housing for the community within the Central Coast LGA.

8.5 Central Coast Affordable and Alternative Housing Strategy

The Central Coast Affordable and Alternative Housing Strategy was adopted by the Council in January 2020. This strategy seeks to provide effective policy solutions to address the growing need for affordable and alternative housing within the Central Coast LGA. A range of factors has made the Central Coast area less affordable than Greater Sydney for local resident, with higher rates of housing

stress and growing rates of primary homelessness. There are significant challenges in the local demographic and housing market context. There is demand for the delivery of new affordable housing to address housing stress and long-term homelessness.

The proposal seeks to deliver 26 units, all of which will be affordable dwellings. The development meets the aims and objectives of this strategy.

9 Planning and Design Framework

9.1 Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016* (BC Act) came into effect on 25 August 2017, superseding the previous *Threatened Species Conservation Act 1995* (TSC Act). In this regard, the site is not identified as being within an area of Outstanding Biodiversity Value, and the extent of clearing for the development will not exceed the biodiversity offsets scheme threshold. The proposal involves removing 33 trees: 4 noxious weeds are proposed for removal regardless of the proposal and 29 due to building and infrastructure placement. Details are in the Arboricultural Impact Assessment by REDGUM (Appendix D).

Based on the criteria set out in Section 7.3 of the BC Act, the proposed development is unlikely to significantly affect threatened species or ecological communities, or their habitats, as the land is not known to contain threatened species, ecological communities or constitute habitat of threatened species. The proposed development will not be a key threatening process, and the land is not part, or in the vicinity, of any declared area of outstanding biodiversity value.

Based on the above, it is considered that the proposed development is unlikely to significantly affect threatened species or ecological communities, or their habitats and therefore no further assessment is necessary under this Act.

9.2 Environmental Planning and Assessment Act 1979

9.2.1 Objects of the Act (Section 1.3)

The objects of this Act are as follows:

- (a) *to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- (b) *to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- (c) *to promote the orderly and economic use and development of land,*
- (d) *to promote the delivery and maintenance of affordable housing,***
- (e) *to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- (f) *to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) *to promote good design and amenity of the built environment,*
- (h) *to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- (i) *to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*

- (j) to provide increased opportunity for community participation in environmental planning and assessment.

In response to rising housing costs and a decline in housing affordability, the NSW Government amended the *Environmental Planning and Assessment Act 1979* in 1999 to make ‘provision and maintenance of affordable housing’ a specific objective of the EP&A Act. The proposed development is consistent with the Objects of the Act as it will provide affordable housing that has been designed to be consistent with the parameters of the local planning controls and environmental legislation. It will make best use of existing urban land and infrastructure and will support the social and economic wellbeing of the Central Coast LGA.

9.2.2 Evaluation

The relevant matters for consideration under Section 4.15 of the EP&A Act are identified in the following table.

Table 3 Section 4.15 – Matters for consideration

EP&A Act	Matters for consideration
S4.15(1)(a)(i)	SEPP Housing 2021 SEPP Regional-Precinct 2021 SEPP Biodiversity and Conservation 2021 SEPP Transport and Infrastructure 2021 SEPP Resilience and Hazards 2021 SEPP Sustainable Buildings 2022 SEPP Planning Systems 2021
S4.15(1)(a)(iii)	Gosford City Centre Development Control Plan 2018
S4.15(1)(a)(iiia)	Any planning agreement
S4.15(1)(a)(iv)	Any other prescribed matter: AS2601 – 2001: The Demolition of Structures.
S4.15(1)(b)	Likely impacts of the development
S4.15(1)(c)	Suitability of the site for the development
S4.15(1)(d)	Submissions made
S4.15(1)(e)	The public interest

The relevant provisions of these documents and other relevant planning controls are summarised in the following sections of this report:

9.3 Environmental Assessment

This section assesses the proposed development against the relevant legislation, environmental planning instruments, guidelines, and controls. The following Environmental Planning Instruments (EPIs) are relevant to the proposed development:

- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022

- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Precincts- Regional) 2021

In addition to the above, the following guidelines and policies apply to the proposed development:

- Gosford City Centre Development Control Plan 2018
- The Apartment Design Guide (ADG)

Key requirements of the above listed environmental planning instruments, policies and guidelines are addressed in this section of the report.

9.4 State Environmental Planning Policy (Housing) 2021

The site is located within an 'accessible area' as defined by the Housing SEPP, as it is within 800m walking distance of a public entrance to Gosford Train Station.

The site is located within the Six Cities Region under the Housing SEPP. Division 1 In-fill affordable housing under Chapter 2 Part 2 of the Housing SEPP applies to the proposed development. Therefore, the additional building height, floor space ratio and non-discretionary development standards applicable under the Housing SEPP apply to the subject development.

Furthermore, Chapter 4 of the Housing SEPP, Chapter 5 of the Regional- Precinct SEPP, Gosford City Centre DCP 2018 and the Apartment Design Guide (ADG) applies to proposed residential flat building.

An assessment of the proposal against these requirements is contained in **Table 4** below.

Table 4 Housing SEPP Assessment

Housing SEPP - Chapter 2 Part 2 Development for Affordable Housing	
Division 1 In-fill affordable housing	
Provision	Compliance
15C Development to which division applies (1) This division applies to development that includes residential development if – (a) the development is permitted with consent under Chapter 3, Part 4, Chapter 5, Chapter 6 or another environmental planning instrument, and	The proposed development is for a residential flat building (RFB), which is permitted with consent in the B4 Zone under Chapter 5 of the Regional- Precincts SEPP as it is not listed as a prohibited use.
(b) the affordable housing component is at least 10%, and	100% of the GFA of the proposed development will be used for the purposes of affordable (social) housing.
(c) all or part of the development is carried out – (i) for development on land in the Six Cities Region, other than in the City of Shoalhaven or Port Stephens local government area – in an accessible area, or (ii) for development on other land – within 800m walking distance of land in a relevant zone or an equivalent land use zone.	The site is located within the Central Coast LGA within the Six Cities Region and is located within an accessible area.

(2) Affordable housing provided as part of development because of a requirement under another chapter of this policy, another environmental planning instrument or a planning agreement is not counted towards the affordable housing component under this division.	N/A
(3) In this section — relevant zone means the following — (a) Zone E1 Local Centre, (b) Zone MU1 Mixed Use, (c) Zone B1 Neighbourhood Centre, (d) Zone B2 Local Centre, (e) Zone B4 Mixed Use.	noted
<p>17 Additional floor space ratio for relevant authorities and registered community housing providers</p> <p>(1) This section applies to residential development to which this division applies that is carried out —</p> <p>(a) by or on behalf of a relevant authority or registered community housing provider, and</p> <p>(b) on land with a maximum permissible floor space ratio of 2:1 or less.</p>	<p>(a) Pursuant to Schedule 10 of Housing SEPP, Homes NSW (LAHC), is a relevant authority.</p> <p>(b) The FSR for the land is 2:1 under the Regional-Precinct SEPP</p>
(2) The maximum floor space ratio for the development is — (a) the maximum floor space ratio calculated in accordance with section 16, or (b) the maximum floor space ratio calculated in accordance with subsection (3).	(2) noted
<p>(3) The maximum floor space ratio for subsection (2)(b) is the maximum permissible floor space ratio for the land plus an additional floor space ratio of —</p> <p>(a) if the affordable housing component is at least 50% — 0.5:1, or</p> <p>(b) if the affordable housing component is between 20% and 50% — Y:1,</p> <p>where —</p> <p>AH is the affordable housing component.</p> <p>Y is $AH \div 100$</p>	<p>(3)(a) The site will deliver 100% affordable housing an additional FSR of 0.5:1 is applicable.</p> <p>The maximum permissible FSR is therefore 2.5:1</p> <p>The development proposes an FSR of 1.7:1. The additional FSR has not been utilised.</p> <p>3(b) NA</p>
(4) If development to which this section applies uses the maximum floor space ratio under subsection (2)(a), section 16(3) also applies to the development.	Section 18 applies to the development in this instance given that the proposal uses the maximum FSR under (3)(a).

<p>18 Affordable housing requirements for additional building height</p> <p>(1) This section applies to development that includes residential development to which this division applies if the development —</p> <ul style="list-style-type: none"> (a) includes residential flat buildings or shop top housing, and (b) does not use the additional floor space ratio permitted under section 16. 	<ul style="list-style-type: none"> (a) The proposed development is for the purposes of a residential flat building (b) The proposal does not utilise the additional FSR under Section 16.
<p>(2) The maximum building height for a building used for residential flat buildings or shop top housing is the maximum permissible building height for the land plus an additional building height of up to 30%, based on a minimum affordable housing component calculated in accordance with subsection (3).</p>	<p>(2) noted</p>
<p>(3) The minimum affordable housing component, which must be at least 10%, is calculated as follows —</p> <p><i>affordable housing component = additional building height (as a percentage) ÷ 2</i></p>	<p>(3) As the proposal will deliver 100% affordable housing an additional building height of up to 30% applies.</p> <p>The maximum building height for this site is 18m under the Regional-Precinct SEPP.</p> <p>The applicable building height is 23.4m.</p> <p>The proposed building height is 20.34m which complies with the bonus height provisions</p>
<p>19 Non-discretionary development standards — the Act, s 4.15</p> <p>(1) The object of this section is to identify development standards for particular matters relating to residential development under this division that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.</p> <p>Note —</p> <p>See the Act, section 4.15(3), which does not prevent development consent being granted if a non-discretionary development standard is not complied with.</p>	<p>Noted. The provisions of section 19 apply to the development.</p>
<p>(2) The following are non-discretionary development standards in relation to the residential development to which this division applies —</p> <ul style="list-style-type: none"> (a) a minimum site area of 450m², (b) a minimum landscaped area that is the lesser of — <ul style="list-style-type: none"> (i) 35m² per dwelling, or (ii) 30% of the site area, (c) a deep soil zone on at least 15% of the site area, where — <ul style="list-style-type: none"> (i) each deep soil zone has minimum dimensions of 3m, and (ii) if practicable, at least 65% of the deep soil zone is located at the rear of the site, 	<ul style="list-style-type: none"> (a) The site area is 1214.6m² (b) The minimum required landscape area is 30% (364.38m²) of the site area. A total 42% of landscaped area has been provided (512.35m²).
<p>(d) living rooms and private open spaces in at least 70% of the dwellings receive at least 3 hours of direct solar access between 9am and 3pm at mid-winter,</p>	<p>N/A as per subsection (3). Refer to ADG assessment below.</p>
<p>(e) the following number of parking spaces for dwellings used for affordable housing —</p> <ul style="list-style-type: none"> (i) for each dwelling containing 1 bedroom — at least 0.4 parking spaces, 	<p>(e) 100% of the dwellings are used for affordable housing.</p> <ul style="list-style-type: none"> (i) 17 x 0.4 = 6.8 (ii) 9 x 0.5 = 4.5

Housing SEPP - Chapter 2 Part 2 Development for Affordable Housing

<p>(ii) for each dwelling containing 2 bedrooms — at least 0.5 parking spaces,</p> <p>(iii) for each dwelling containing at least 3 bedrooms — at least 1 parking space,</p>	<p>(iii) nil</p> <p>The total number of parking spaces required is 11.3.</p> <p>12 spaces have been provided, including 4 accessible spaces.</p>
<p>(f) the following number of parking spaces for dwellings not used for affordable housing —</p> <p>(i) for each dwelling containing 1 bedroom — at least 0.5 parking spaces,</p> <p>(ii) for each dwelling containing 2 bedrooms — at least 1 parking space,</p> <p>(iii) for each dwelling containing at least 3 bedrooms — at least 1.5 parking spaces,</p>	<p>N/A - 100% of the dwellings are used for affordable housing.</p>
<p>(g) the minimum internal area, if any, specified in the Apartment Design Guide for the type of residential development,</p>	<p>All units meet the minimum internal areas as detailed within the ADG.</p>
<p>(h) for development for the purposes of dual occupancies, manor houses or multi dwelling housing (terraces) — the minimum floor area specified in the Low Rise Housing Diversity Design Guide,</p>	<p>N/A. Development is for the purposes of an RFB.</p>
<p>(i) if paragraphs (g) and (h) do not apply, the following minimum floor areas —</p> <p>(i) for each dwelling containing 1 bedroom — 65m²,</p> <p>(ii) for each dwelling containing 2 bedrooms — 90m²,</p> <p>(iii) for each dwelling containing at least 3 bedrooms — 115m² plus 12m² for each bedroom in addition to 3 bedrooms.</p>	<p>N/A.</p>
<p>(3) Subsection (2)(c) and (d) do not apply to development to which Chapter 4 applies.</p>	<p>Noted.</p>
<p>20 Design requirements</p> <p>(1) Development consent must not be granted to development for the purposes of dual occupancies, manor houses or multi dwelling housing (terraces) under this division unless the consent authority has considered the Low Rise Housing Diversity Design Guide, to the extent to which the guide is not inconsistent with this policy.</p> <p>(2) Subsection (1) does not apply to development to which Chapter 4 applies.</p> <p>(3) Development consent must not be granted to development under this division unless the consent authority has considered whether the design of the residential development is compatible with —</p> <p>(a) the desirable elements of the character of the local area, or</p> <p>(b) for precincts undergoing transition — the desired future character of the precinct.</p>	<p>Subsection (1) does not apply as the development is for the purposes of an RFB</p>
<p>21 Must be used for affordable housing for at least 15 years</p> <p>(1) Development consent must not be granted to development under this division unless the consent authority is satisfied that for a period of at least 15 years commencing on the day an occupation certificate is issued for the development —</p>	<p>Noted. The development is carried out by or on behalf of Homes NSW (LAHC).</p>

Housing SEPP - Chapter 2 Part 2 Development for Affordable Housing

<p>(a) the development will include the affordable housing component required for the development under section 16, 17 or 18, and</p> <p>(b) the affordable housing component will be managed by a registered community housing provider.</p> <p>(2) This section does not apply to development carried out by or on behalf of the Aboriginal Housing Office or the Land and Housing Corporation.</p>	
<p>22 Subdivision permitted with consent</p> <p>Land on which development has been carried out under this division may be subdivided with development consent.</p>	Noted however no subdivision is proposed.

Housing SEPP – Chapter 4 Design of residential apartment development

<p>144 Application of chapter</p> <p>(2) This chapter applies to the following –</p> <p>(a) development for the purposes of residential flat buildings,</p>	Applies- Development is for the purposes of a RFB
<p>(3) This chapter applies to development only if –</p> <p>(a) the development consists of –</p> <p>(i) the erection of a new building, or</p> <p>(ii) the substantial redevelopment or substantial refurbishment of an existing building, or</p> <p>(iii) the conversion of an existing building, and</p> <p>(b) the building is at least 3 storeys, not including underground car parking storeys, and</p> <p>(c) the building contains at least 4 dwellings.</p>	Applies - Development is for the purposes of an RFB that is 5 storeys and consists of 26 units.
<p>145 Referral to design review panel for development applications</p> <p>(1) This section applies to a development application for residential apartment development, other than State significant development.</p> <p>(2) Before determining the development application, the consent authority must refer the application to the design review panel for the local government area in which the development will be carried out for advice on the quality of the design of the development.</p>	Noted. DPHI confirmed at the time of pre-DA consultation that the referral to Design review panel is not required.
<p>147 Determination of development applications and modification applications for residential apartment development</p> <p>(1) Development consent must not be granted to residential apartment development, and a development consent for residential apartment development must not be modified, unless the consent authority has considered the following –</p> <p>(a) the quality of the design of the development, evaluated in accordance with the design principles for residential apartment development set out in Schedule 9,</p> <p>(b) the Apartment Design Guide,</p> <p>(c) any advice received from a design review panel within 14 days after the consent authority referred the development application or modification application to the panel.</p> <p>(2) The 14-day period referred to in subsection (1)(c) does not increase or otherwise affect the period in which a development</p>	The design verification statement by DTA Architects at Appendix K demonstrates that the proposed development considers design principles under Schedule 9 and achieves majority of the Design Criteria of Part 3 & Part 4 of the Apartment Design Guide except some minor non-compliances that are addressed in the below table.

application or modification application must be determined by the consent authority.

(3) To avoid doubt, subsection (1)(b) does not require a consent authority to require compliance with design criteria specified in the Apartment Design Guide.

(4) Subsection (1)(c) does not apply to State significant development.

148 non-discretionary development standards for residential apartment development – the Act, s 4.15

(1) The object of this section is to identify development standards for particular matters relating to residential apartment development that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.

Note –

See the Act, section 4.15(3), which does not prevent development consent being granted if a non-discretionary development standard is not complied with.

Noted

(2) The following are non-discretionary development standards –

(a) the car parking for the building must be equal to, or greater than, the recommended minimum amount of car parking specified in Part 3J of the Apartment Design Guide,

Car parking has been provided in accordance with the non-discretionary development standards in Section 19(2)(e).

(b) the internal area for each apartment must be equal to, or greater than, the recommended minimum internal area for the apartment type specified in Part 4D of the Apartment Design Guide,

The proposed development achieves compliance with the minimum internal area Design Criteria as prescribed by Part 4D of the ADG:

Apartment type	Proposed Min. Internal Areas
1- bedroom	51.48m ² - 57.39m ²
2- bedroom	74.66m ² – 80.88m ²

ADG requirement:

1. Apartments are required to have the following minimum internal areas:

Apartment type	Minimum internal area
Studio	35m ²
1 bedroom	50m ²
2 bedroom	70m ²

(c) the ceiling heights for the building must be equal to, or greater than, the recommended minimum ceiling heights specified in Part 4C of the Apartment Design Guide.

ADG requirement:

1. Apartments are required to have the following minimum ceiling heights:

Minimum ceiling height	
Habitable rooms	2.7m
Non-habitable	2.4m

The proposed development achieves compliance with the minimum ceiling heights Design Criteria as prescribed by Part 4C of the ADG by providing minimum 2.7m high ceilings throughout the habitable rooms in the development.

149 Apartment Design Guide prevails over development control plans

(1) A requirement, standard or control for residential apartment development that is specified in a development control plan and relates to the following matters has no effect if the Apartment Design Guide also specifies a requirement, standard or control in relation to the same matter —

- (a) visual privacy,
- (b) solar and daylight access,
- (c) common circulation and spaces,
- (d) apartment size and layout,
- (e) ceiling heights,
- (f) private open space and balconies,
- (g) natural ventilation,
- (h) storage.

The proposed development is generally in compliance with Apartment Design Guide. Non-compliances are addressed in the below table.

APARTMENT DESIGN GUIDE

Communal open space

Minimum area equal to 25% (303.65m²) of the site (minimum 3m dimension).

Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (midwinter)

Complies - 356m² provided.

Minimum 3m dimension achieved.

A minimum of 50% of direct sunlight is achieved to the COS on the winter solstice between 1pm to 3pm. Refer to Sheet DA25 of the Architectural Set.

Deep soil zones

Min 7% (85m²) of site area and minimum 3m dimension.

Complies - 87.39m² with a minimum of 3m dimension.

Refer to architectural plans at **Appendix E**.

Visual privacy

Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:

Up to 12m (4 storeys)

Habitable rooms & balconies: 6m

Non-habitable rooms: 3m

Up to 25m (5-8 storeys)

Habitable rooms & balconies: 9m

Non-habitable rooms: 4.5m

Complies with intent

The development includes 6m set back to the north and western boundaries on ground level up to level 3.

At level 4, a 9m set back to the building line is provided from the north and western boundaries however the balconies encroach into the minimum set back required by the ADG. Notwithstanding, planter boxes have been proposed as the boundary treatment to the balconies. The planter boxes are approximately 1.2m in height from floor level and 1.28m deep barrier. The proposed design is considered to mitigate any unacceptable impact on visual privacy of neighbouring sites.

The proposal provides 3m side setback to the entire southern façade from southern boundary. Gosford Hospital Car Park sits to the south of this site. This is a non-residential use which has been constructed with a 9m set back from the shared boundary line. The overall separation distance meets the minimum requirements set by the ADG. The neighbouring multi storey car park site is a non-residential ancillary to the hospital. There are no adverse amenity impacts created to

	<p>the neighbouring site as a result of the reduced setback.</p> <p>Notwithstanding, the southern elevation of the proposed development has been designed to minimise the number of windows to habitable rooms. The natural sloping gradient of the road and land level change between the subject site and the neighbouring site also creates a sense of visual separation.</p>									
<p>Solar and daylight access</p> <p>Living rooms and private open spaces of 70% of units achieve minimum 3 hours direct sunlight between 9 am and 3pm at mid-winter</p> <p>A maximum of 15% of units receive no direct sunlight between 9am and 3pm at mid-winter</p>	<p>Complies - 84% (22/26) of residential apartments achieve a minimum of 3 hours solar access to living rooms and private open space at the winter solstice.</p> <p>Complies - 15% (4/26) of apartments do not receive direct sunlight between 9am-3pm at the winter solstice.</p>									
<p>Natural ventilation</p> <p>At least 60% of apartments are natural cross ventilated in 1st nine storeys</p>	<p>Complies -76.9% (20/26) of residential apartments are cross ventilated.</p>									
<p>Ceiling height</p> <p>Measured from finished floor level to finished ceiling level, minimum ceiling heights for apartments and mixed-use buildings are:</p> <ul style="list-style-type: none">Habitable rooms: 2.7mNon-habitable: 2.4m	<p>Complies - minimum 2.7m habitable ceiling heights provided to all rooms and 2.4m ceiling heights to non-habitable rooms.</p>									
<p>Dwelling size</p> <p>Studio: 35m² 1 bedroom: min 50m² 2 bedroom: min 70m² 3 bedroom: min 90m² Note: The minimum internal areas include one bathroom only. Additional bathrooms increase the minimum internal area by 5m² each.</p>	<p>Complies - minimum 50m² and 70m² provided to 1- and 2-bedroom apartments.</p> <table><tr><th>Apartment type</th><th>Proposed Min. Internal Areas</th></tr><tr><td>1 bedroom</td><td>51.48m²- 57.39m²</td></tr><tr><td>2 bedroom</td><td>74.66m² – 80.88m²</td></tr></table>	Apartment type	Proposed Min. Internal Areas	1 bedroom	51.48m ² - 57.39m ²	2 bedroom	74.66m ² – 80.88m ²			
Apartment type	Proposed Min. Internal Areas									
1 bedroom	51.48m ² - 57.39m ²									
2 bedroom	74.66m ² – 80.88m ²									
<p>Private open space</p> <p>Ground floor/podium: Min 15m² per unit Min depth 3m</p> <p>Upper floors: 4m² per studio 8m² per 1 bed unit 10m² per 2 bed unit Min Dimension 2m</p>	<p>Complies - minimum areas and dimensions provided to all balconies and ground floor private open spaces.</p> <table><tr><th>Apartment type</th><th>POS size</th><th>Min width</th></tr><tr><td>Ground floor</td><td>27-70m²</td><td>3m</td></tr><tr><td>Upper floors</td><td>1 bed – 10-48m² 2 bed – 11-22m²</td><td>2m</td></tr></table> <p>All POS meet minimum depth requirements of 3m on the ground floor and 2m on upper floors.</p>	Apartment type	POS size	Min width	Ground floor	27-70m ²	3m	Upper floors	1 bed – 10-48m ² 2 bed – 11-22m ²	2m
Apartment type	POS size	Min width								
Ground floor	27-70m ²	3m								
Upper floors	1 bed – 10-48m ² 2 bed – 11-22m ²	2m								
<p>Common circulation and space</p> <p>Max 8 apartments off a circulation core on single level</p>	<p>Complies – development consists of single circulation core. Maximum number of apartments accessed of this single core is 6.</p>									
<p>Storage</p> <p>Studio: 4m³ 1 bed: 6m³</p>	<p>Complies - The minimum storage requirements have been provided through a combination of basement & apartment storage.</p>									

Housing SEPP - Chapter 2 Part 2 Development for Affordable Housing

2 Bed: 8m³

Note: At least 50% of the required storage is to be located within the apartment.

Apartment type	Proposed storage areas
1 bedroom	6m ³ – 8.1m ³
2 bedroom	8m ³ – 8.8m ³

50% of storage is provided within the apartment.

9.5 State Environmental Planning Policy (Regional-Precinct) 2021

Table 5 Compliance with Regional-Precinct SEPPs

Chapter 5 Gosford City Centre	
Provision	Compliance
Part 5.2, Section 5.12 for the purposes of this Chapter, land within the zones shown on the Land Zoning Map	The site sits within the Gosford City Centre Land Zoning Map and has been zoned B4 Mixed Use.
Part 5.3 Objectives of Zone B4 Mixed Use <ul style="list-style-type: none"> - 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. 	The application site is in an accessible location in close proximity to public transport links, facilities and services. The development will densify the use of the site through the provision of a new RFB. The delivery of a high-density residential development in this location remains in keeping with the objectives of Zone B4 Mixed Use.
Part 5.5, Section 5.25 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 <i>Height of Buildings Map</i> . The maximum building height permissible is 18 metres.	Does not comply – Proposed height of 20.34m. However, this affordable housing development benefits from an additional height of up to 30% under Chapter 2, Part 2, Division 1 of the Housing SEPP.
Part 5.5, Section 5.26 Floor Space Ratio.	Complies - Proposed FSR of 1.7:1

Chapter 5 Gosford City Centre

(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 maximum floor space ratio permissible is 2:1.

Note – the proposed FSR is significantly below the maximum FSR of 2.5:1 applicable under the clause 17(3) of the Housing SEPP.

Part 5.7, Section 5.39 Acid Sulfate Soils

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

(3) Development consent must not be granted under this section for the carrying out of works unless an acid Sulfate soils management plan has been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and has been provided to the consent authority.

(4) Despite subsection (2), development consent is not required under this section for the carrying out of works if –

(a) a preliminary assessment of the proposed works prepared in accordance with the Acid Sulfate Soils Manual indicates that an acid Sulfate soils management plan is not required for the works, and

(b) the preliminary assessment has been provided to the consent authority and the consent authority has confirmed the assessment by notice in writing to the person proposing to carry out the works.

Complies

The site is located on Class 5 Acid Sulfate Soils land. A Geotechnical Investigation dated November 2021 ((Appendix N) includes an Acid Sulfate Soil assessment. This concludes the development will not intercept any ASS or cause lowering of any groundwater. An ASS management plan was not required to be prepared.

Part 5.7 Section 5.40 Flood Planning

(2) This section applies to land at or below the flood planning level.

(3) Development consent must not be granted to development on land to which this section applies unless the consent authority is satisfied that the development –

(a) is compatible with the flood hazard of the land, and

(b) is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and

(c) incorporates appropriate measures to manage risk to life from flood, and

(d) is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and

(e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.

Complies

S10.7 planning certificate identifies the land is between flood planning area and Probable Maximum Flood.

Further, the land is within Precinct 1 as shown in the on Central Coast LGA flood mapping system. Central Coast DCP 2021 Chapter 3, Section 3.1.4 prescriptive criteria within Development provisions notes that sites within Precinct 1 are not subject to development controls.

The map clearly shows irregular patterns of the PMF and given the topography of the site it is unlikely that the land will be impacted by flooding. Therefore, a further flood assessment report is not required.

Part 5.7 section 5.45 Design Excellence

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

A design verification statement submitted by DTA Architects (Appendix K) emphasises that the proposed development has been crafted with high standards, utilizes a diverse range of

Chapter 5 Gosford City Centre

<p>(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,</p> <p>(b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,</p> <p>(c) whether the development is consistent with the objectives of sections 5.52 and 5.53,</p> <p>(d) any relevant requirements of applicable development control plans,</p> <p>(e) how the development addresses the following matters –</p> <p>(i) the suitability of the land for development,</p> <p>(ii) existing and proposed uses and use mix,</p> <p>(iii) heritage issues and streetscape constraints,</p> <p>(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,</p> <p>(v) bulk, massing and modulation of buildings,</p> <p>(vi) street frontage heights,</p> <p>(vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,</p> <p>(viii) the achievement of the principles of ecologically sustainable development,</p> <p>(ix) pedestrian, cycle, vehicular and service access, circulation and requirements,</p> <p>(x) the impact on, and any proposed improvements to, the public domain.</p>	<p>materials and textures, and features a well-proportioned and balanced design.</p> <p>(a) The proposal has a high standard of architectural design and is generally consistent with the Gosford Centre DCP 2018 and recent residential developments in the Gosford City Centre area. The building is defined with a clearly articulated and defined base, middle and top with colour, materials and building projections to modify the prominence of building elements.</p> <p>(b) The bulk and height of the proposed building has been designed to complement the scale of the existing and future surrounding residential apartment developments. The design proposal for the residential building has emerged from a close and detailed contextual analysis of the existing and future urban form, streetscape, and environmental impacts.</p> <p>(c) Section 5.52 and 5.53 of SEPP RP are addressed in this table below.</p> <p>(d) The proposal is generally consistent with the applicable Gosford Centre DCP 2018.</p> <p>(e) (i) the suitability of the land is addressed in section 11 of this report.</p> <p>(ii) The proposed residential use is compatible with the surrounding mixed-use development and caters to the local demand of social housing for 1 and 2 bedrooms in Gosford City centre.</p> <p>(iii) There are no heritage items or conservation areas within the immediate vicinity of the site. A residential flat building development of this scale is not incongruent with the existing and future development in the area, noting the B4 context of the locality.</p> <p>(iv) The proposed development adheres to the objectives of the setback and separation requirements outlined in the ADG and GCCDCP 2018, ensuring an appropriate distance from the neighbouring residential property at 84 Showground Road, Gosford. Although the development casts significant shadows over the southern adjacent property, which is a hospital car park, it does not impact the amenity of any residential occupants, as the overshadowed area is non-residential.</p> <p>(v) The bulk and height of the proposed building has been designed to complement the scale of the existing and future surrounding residential apartment developments. The street façade is designed with balcony projections and a composition of materials to provide articulation to the streetscape.</p> <p>(vi) The façade is highly articulated along the street frontage and is not envisioned to be overbearing upon the public domain.</p> <p>(vii) The development has been designed such that impacts relating to overshadowing, solar access, visual privacy, wind and reflectivity have been suitably addressed. An acoustic report accompanies the application which details the required mitigation measures given the sites' proximity to the heavy rail line.</p> <p>(viii) The development employs various environmental design initiatives, including unit orientation to the north, cross ventilation, PV provision, efficient water fittings, and</p>
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	<p>rainwater storage tanks for toilet and common landscaping areas.</p> <p>(ix) Vehicle and pedestrian access into the site is off Showground Road. A Traffic Impact Assessment report (Appendix V) containing swept path analysis has been provided which demonstrates that vehicles including the council's waste collection truck can enter and exit the site safely. Additionally, a new compliant footpath will be constructed along Showground Road to replace the existing non-compliant footpath.</p> <p>(x) The proposal includes reconstructing the public footpath and lowering existing services beneath it. The redesigned footpath aligns with the road and connects to the existing public stair to ensure pedestrian access is maintained north of the site.</p>
<p>Part 5.8, Section 5.47 Car Parking in Zones B3 and B4</p> <p>(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 a new building or an alteration or addition to an existing building that increases the gross floor area of the building unless-</p> <p>(a) At least 1 car parking space is provided for every 75sqm metres of the gross floor area of the building that is to be used for commercial activities, and</p> <p>(b) At least 1 car parking space is provided for every 40sqm of the gross floor area of the building that is to be used for the purpose of retail premises.</p>	<p>N/A the proposal is a residential development.</p>
<p>Part 5.8, Section 5.52 Solar access to key public open spaces</p> <p>(2) Development consent may be granted to development if the development will not result in –</p> <p>(a) any more than 40 per cent of Kibble Park receiving less than 4 hours of sunlight between 9 am and 3 pm at the winter solstice, and</p> <p>(b) any more than 30 per cent of Leagues Club Field receiving less than 4 hours of sunlight between 9 am and 3 pm at the winter solstice.</p>	<p>The site is located a significant distance away from Kibble Park and Leagues Club Field. The proposal will not impact solar access to key public open spaces.</p>
<p>Part 5.8, Section 5.53 Key vistas and view corridors</p> <p>(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 section.</p>	<p>The key views and street vistas can be found in figure 4 of the Gosford City Centre DCP 2018. The development does not impact any key views. Notwithstanding, the site is located within the Showground Road street vista.</p> <p>The development has been designed sensitively with adequate setbacks, street wall height to maintain the long distance street vistas. The proposal also includes significant landscaping and planting in the front setback to improve the natural environment and public domain. The proposal is considered to enhance and protect the key vistas and view corridors in Gosford City Centre.</p>

9.6 Other SEPPs

Table 6 Compliance with other applicable SEPPs

SEPP	Compliance
State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP)	<p>The Transport and Infrastructure SEPP provides planning controls relating to development for the purposes of essential services infrastructure (hospitals, roads, water supply, telecommunications and electrical networks), educational establishments and child care facilities and major infrastructure corridors.</p> <p>The site is 50m from the rail corridor and separated by Showground Road. A referral to Transport NSW is triggered and should comply with requirements under s 2.98 and s 2.100.</p> <p>An Acoustic report from a qualified acoustic consultant has been prepared to accompany this application. Refer to Appendix B.</p> <p>The site is 82m from Racecourse Road, an unclassified Regional Road and does not trigger referral to Transport for NSW under section 2.119 of TI SEPP. Notwithstanding, the proposal complies with required noise levels under this SEPP by providing acoustic treatments and careful placement of habitable rooms away from the street to further filter the noise levels.</p>
State Environmental Planning Policy (Sustainable Buildings) 2022	<p>The Sustainable Buildings SEPP encourages the design and construction of more sustainable buildings across NSW. In accordance with the provisions of the SEPP, a BASIX Certificate has been prepared and is included in the DA submission.</p>
State Environmental Planning Policy (Biodiversity and Conservation) 2021	<p>The Biodiversity and Conservation SEPP (BC SEPP) provides planning controls related to conservation and management, to ensure protection of the natural environment.</p> <p>The development proposes tree removal and thus the provisions of the SEPP related to vegetation clearing do apply. Clause 2.6(1) of this SEPP requires a permit from Council for clearing of vegetation required under the policy.</p> <p>The proposal includes the removal of 33 trees. These trees are proposed to be removed for various reasons, 4 are noxious weed specimens and 29 are located in a position where they cannot be retained due to the proposed building footprint and associated infrastructure works. Only 1 high retention value tree is proposed to be removed. All other trees to be removed are medium to low retention value. A full assessment of the proposed tree removal is contained within The Arboricultural Impact Assessment prepared by REDGUM (Appendix D). Natural environment will be enhanced through the provision of new planting and landscaping. Details of this can be found in the Landscaping Plan (Appendix P)</p> <p>The site is not located within KoalaHabitat Land or River Murry Lands nor is it within a regulated catchment and therefore these chapters of the BC SEPP do not apply.</p>
State Environmental Planning Policy (Resilience and Hazards) 2021	<p>The Resilience and Hazard SEPP provides provisions for development in the coastal zone, management of hazardous and offensive development and remediation of contaminated land.</p> <p>The land appears to have been used solely for residential purposes since 1960. Given the long-term continuous use of the land for</p>

residential purposes, it is unlikely that the site has previously been used for any potentially contaminating uses.

If any contaminated material or suspected contaminated material is discovered during the site investigation processes, then actions consistent with the legislative requirements and guideline document will be considered for the safe removal of any contaminated material.

Notwithstanding, the draft Contaminated Land Planning Guidelines (draft Guidelines) prepared by the Department of Planning and Environment and the Environment Protection Authority provides a checklist of matters to be considered in an initial evaluation of land in relation to potential for contamination. These matters are considered in the table below:

Previous evidence of contamination	Yes/ No	Response
a) Was the subject land at any time zoned for industrial, agricultural or defence purposes?	No	Homes NSW records indicate that the land has been used for residential purposes since the 1960's
(b) Do existing records held by the planning authority show that a potentially contaminating activity listed in Table 1 in Appendix 1 has previously been approved or carried out on the subject land? (The use of records held by other authorities or libraries is not required for an initial evaluation.)	No	Homes NSW records indicate that the land has not been used for a potentially contaminating activity listed in Table 1, Appendix 1 of the draft Guidelines.
(c) Is the subject land currently used for a potentially contaminating activity listed in Table 1 in Appendix 1?	No	All of the lots contain a single storey dwelling and associated structures.
(d) Has the subject land ever been regulated through licensing or other mechanisms in relation to any potentially contaminating activity listed in Table 1 in Appendix 1?	No	Homes NSW records indicate that the land has not been regulated through licensing or other mechanisms.
(e) Are there any land use restrictions on the subject land relating to possible contamination, such as orders or notices issued under the CLM Act?	No	As noted in the section 10.7 certificates, there are no land use restrictions relating to contamination under the CLM Act.
(f) Has a site inspection indicated that the site may have been associated with any potentially contaminating activities listed in Table 1?	No	A site inspection has not been undertaken for this site.
(g) Are there any contamination impacts on immediately adjacent land which could affect the subject land?	No	Adjoining development is for residential purposes.
(h) Are there any human or environmental receptors that could be affected by contamination?	No	Site is not observed to be affected by contaminated land.
i) Is the site adjacent to a site on the EPA's list of notified sites under s60 of the CLM Act, or adjacent to a site regulated by the EPA under the CLM Act?	No	A review of the EPA's register of notified sites indicates that the land is not adjacent to a notified site under s60 of the CLM act or a site regulated by the EPA under the CLM Act.

Given the above, it is unlikely that the site is contaminated. It is anticipated that a condition in relation to unexpected finds would be included in any development consent.

9.7 Gosford City Centre Development Control Plan 2018

Gosford City Centre Development Control Plan 2018 (GCCDCP 2018) contains specific controls for residential development, including RFBs. The following key standards identified in Table 6 are relevant to the subject development.

Table 7 Compliance with other GCCDCP 2018

Control	Compliance
<p>CL 3.2 City North</p> <p>Provide a range of housing types to support a diverse and varied population, including key workers, students, young professionals and aged care.</p> <p>Future development should deliver a range of housing types including affordable housing and support a diverse range of households.</p>	<p>The proposal will deliver 26 affordable dwellings comprising of a mix of 1- and 2-bedroom units to address the local need. Complies with the objectives and character of City North.</p>
<p>CL4.4 Views and Vistas</p> <p>The floorplates of buildings above street frontage heights should be designed in accordance with the slender tower provisions in Chapter 5 of this DCP.</p> <p>Maintain and enhance significant view corridors from public spaces and streets to Brisbane Water and the identified view corridors.</p> <p>Maximise preservation of long-distance street vistas. Developments adjoining street vistas should comply with street wall and tower setback controls. View analysis should be provided and demonstrate that the proposed built form has been designed to minimise its impact on these views.</p>	<p>The site is not located within a view corridor. However, it would be located along one of the long-distance street vistas. The development has been designed sympathetically ensuring appropriate setbacks, landscaping and planting which contributes to enhancing and protecting the long-term views along Showground Road.</p>
<p>CL 5.2.1 Front/Street setbacks:</p> <p>3m-4m until street wall height</p> <p>Potential wider setback to accommodate pedestrian movement and street tree plantings.</p>	<p>5m Complies</p>
<p>CL 5.2.1 Rear setback:</p> <p>6m</p>	<p>N/A- complies with ADG</p>
<p>CL 5.2.2 Street wall heights</p> <p>Street Wall Height: 6-14 m</p> <p>All built form above street wall height should be set back a minimum of 3 metres from building line.</p>	<p>The proposal provides street wall of 6 stories, with a podium below. The varying heights of the street wall, ranging from 15m at the northern highest end to 17.6m at the southern lowest end and averaging 16.08m, are a result of the land's slope and the necessity of providing basement car parking.</p> <p>The slight increase in street wall height (approximately 2m) ensures consistent floor plate, thereby avoiding a stepped design along the narrow street frontage. This consideration is crucial for maintaining the design and façade's aesthetic integrity and ensuring the building's accessibility.</p> <p>Additionally, the proposal incorporates an increased street setback of 5m, setting the building behind the hospital car park. This increased setback not only enhances the public domain by creating more space for pedestrians but also improves the overall streetscape and visual appeal of the area by providing more opportunities for landscaping.</p>

Control	Compliance
<p>CL5.2.4 Building setbacks/separation:</p> <p>Side setbacks (to street wall height): 3m</p> <p>Side setbacks (above street wall height): 6m</p> <p>Note – for residential development, the provisions In the Apartment Design Guide are adopted for purposes of this DCP and for development in Gosford City Centre. Where DCP is inconsistent with the ADG, the controls within ADG prevails over this DCP.</p>	<p>The proposed residential development is designed generally in compliance with ADG building separation guidelines. The non-compliance with southern setback is addressed in detail in Table 4 under ADG compliance.</p>
<p>CL 5.2.14- Site coverage</p> <p>Residential component in Mixed use zone: 60%</p>	<p>Does not comply</p> <p>The development comprises of 100% residential development, noting that RFBs are permissible on the site.</p>
<p>CL 5.2.14- Deep soil:</p> <p>15% of the site area= 182m²</p>	<p>Does not comply – 89.6m² provided</p> <p>The development complies with ADG requirements in relation to deep soil.</p>
<p>CL 5.2.16 Safety and Security</p> <p>Address 'Safe-by-Design' principles to the design of public and private domain.</p> <p>Ensure building design allows for passive surveillance of public and communal spaces, access ways, entries and driveways.</p> <p>Avoid blind corners and dark alcoves.</p> <p>Maximises residential front entrances at ground level.</p> <p>Provide entrances in visually prominent positions which are easily identifiable.</p> <p>Define boundary lines to strengthen transition between public, semi-private and private space.</p> <p>Provide adequate lighting of all pedestrian access ways, parking area and building entries,</p> <p>Provide clear lines of sight and well-lit routes through development.</p> <p>Allow for casual surveillance of pathway where one is provided from the street.</p>	<p>The development has one main entrance at the ground level, designed to be secure and appealing. The area is surrounded by greenery, creating a welcoming first impression. Eight units overlook this entrance, providing additional security through passive surveillance.</p> <p>All units have private open space in the form of balconies or patios. Communal outdoor space has been proposed to the rear of the site. At ground floor level boundary treatment has been proposed which separates the private patios from the communal spaces. All outdoor communal space is overlooked by 8 units providing passive surveillance.</p> <p>The communal outdoor space has been landscaped to avoid dark corners and blind spots. All users will remain in areas which benefit from passive surveillance.</p> <p>Carparking and pedestrian access is from ground level. Adequate lighting will be provided throughout.</p> <p>The proposal has been designed to adhere to the secure by design principles.</p>
<p>Cl. 7.2 Pedestrians Access and Mobility</p> <p>Main building entry point should be clearly visible from primary street frontages.</p> <p>The design of facilities for disabled persons must comply with relevant Australian Standards,</p> <p>Barrier free access is to be provided to no less than 20% of dwellings in each development and associated common areas.</p> <p>All development must provide at least one main pedestrian entrance with convenient barrier free access to at least the ground floor levels.</p> <p>All development must provide continuous access paths of travel from all public roads and spaces as well as unimpeded internal access.</p> <p>Pedestrian access ways, entry paths and lobbies must use durable materials commensurate with the standard of adjoining public domain.</p>	<p>Pedestrian access into the site is at street level. Changes to the façade material, awning height and proportions of external walls articulate and emphasize the residential entry. Level access is provided into the site from the public footpath. All units are accessible by lift which provides level access to all units, parking services and communal outdoor space.</p> <p>All dwellings have been designed to comply with the provisions of the Silver Level Liveable Housing Design Guidelines</p> <p>4 units (15%) shall be adaptable. This meets the requirement of a minimum of 10% adaptable units.</p>

Control	Compliance
<p>CL 7.3 Vehicular Driveways and Manoeuvring areas</p> <p>Driveways should be:</p> <ul style="list-style-type: none"> provided from lanes and secondary streets rather than primary streets, wherever practical; Located taking into account any services within the road reserved; Located a minimum of 6 metres from the perpendicular of any intersection of any 2 road; If adjacent to a residential development, setback a minimum of 1.5m from the relevant side property boundary. <p>Vehicle access is to be integrated into the building design, so it is visually recessive.</p> <p>All vehicles must be able to enter and leave the site in a forward direction.</p> <p>Driveway crossing design must be in accordance with the Council's standard Vehicle Entrance Designs.</p> <p>Driveway width must comply with the relevant Australian Standards.</p> <p>Vehicular ramps less than 20m long within developments and parking station must have a maximum grade of 1 in 8.</p> <p>Access ways to underground parking should be sited to minimise noise impacts on adjacent habitable rooms.</p> <p>Building entries, building services including fire services and parking should be treated with high quality materials.</p>	<p>Access into the site is off Showground Road only. There are no secondary streets which service the development.</p> <p>The driveway has been integrated into the design of the scheme and is located on the southern side of the site adjacent to the boundary with Gosford Hospital Car Park, which is also the lowest point of the site.</p> <p>The siting of the access way has been designed to mitigate impacts on neighbouring residential sites. Vehicle access is located over 6m from any road intersection.</p> <p>Accompanying swept path analysis confirms that vehicles can enter and exit the site in a forward direction.</p> <p>The traffic report prepared by ParkTransit (Appendix V) confirms that the driveway has been designed to comply with all relevant standards.</p>
<p>CL 7.4 Bicycle parking:</p> <p>1 resident's space/ 3 dwellings +1 visitor space/12 dwellings (or par thereof)</p>	<p>Complies.</p> <p>Required bicycle parking = 9 (26/3 dwellings) + 3 (26/12 visitor) = 12</p> <p>Proposed</p> <ul style="list-style-type: none"> 3 visitor space Each unit is provided with cycle storage space on balcony.
<p>CL 7.4 Disability accessible car parking:</p> <p>Not less than 10% of the required resident and visitor spaces</p>	<p>Complies – 33%</p> <p>12 required car parking spaces, 4 accessible spaces provided.</p>
<p>CL 7.5 Waste collection</p> <p>Part 7.5 Site facilities and services and Section 8.6 Waste and Recycling of Gosford DCP 2018.</p> <p>On site waste storage areas to be provided that are visibly unobstructive from the street.</p> <p>On-site waste collection with access in accordance with the requirements of council's Waste Control Guidelines.</p>	<p>Complies</p> <p>On- site bin room within basement is provided</p> <p>On-site waste collection as per Central Coast Council's waste control guidelines is provided. Refer to Waste Management Plan at Appendix Z.</p>

Control	Compliance
<p>CL8.7 Noise and Vibration</p> <p>Development should be designed to minimise the potential for offensive noise.</p> <p>Where the proposed development may generate unreasonable noise to which may be affected by an existing noise source. An acoustic study should be undertaken to establish noise levels and provide mitigation strategy.</p> <p>New residential developments should be designed to reasonable protect the development from noise sources.</p> <p>Noise buffering should not be provided by high fences, garages or blank walls to public streets.</p> <p>Where the proposed development may be affected by existing noise, the development should be designed to incorporate adequate shielding from noise sources.</p>	<p>Complies</p> <p>A Road and Rail Traffic Noise Assessment dated 7 March 2025 accompanies this application.</p> <p>The proposed development includes glazing treatments and glass thickness to windows of the habitable rooms as recommended in the Acoustic report at Appendix B. Further, the report also assesses noise impact from mechanical plant and recommends conventional noise control methods and selection of plant. Based on the noise impact study conducted the proposal complies with the Transport and Infrastructure SEPP 2021 noise criteria. Refer to Appendix V.</p> <p>In accordance with <i>Development near Rail Corridors and Busy Roads – Interim Guideline</i>, a rail vibration impact assessment is not required for the site due to the distance of the rail line being more than 25m from the boundary.</p>
<p>CL 9.1 Housing Choice & mix</p> <p>Up to 40% mix of studio and one-bedroom apartments in permitted within residential development owned by LAHC</p>	<p>Does not comply</p> <p>1 Bed: 17 units (65.3%)</p> <p>2 Bed: 9 units (34.7%)</p> <p>The proposal exceeds the requirement of up to 40% studio and 1-bedroom apartments. There is a high demand for 1-bedroom units. Noting the proposal will deliver additional affordable housing and meet the needs of those on the Central Coast housing waiting list. On this basis the housing mix is considered acceptable.</p>
<p>CL 9.3 Communal Open Space</p> <p>Retain where possible existing mature trees in communal open space.</p> <p>Communal open space should be accessible to all dwellings in the development.</p> <p>Communal open space should receive a minimum of 3 hours of sunlight between 9am and 3pm to at least 50% of the space on 21st June.</p> <p>Communal open space is to consist of at least 50% deep soil, have a minimum dimension of 6m in any direction, contain landscaping, seating and barbecue areas.</p> <p>Dwellings should be design so that they overlook and provide informal surveillance of communal open spaces. Threshold between private and communal space not to exceed 1.2 m in height.</p>	<p>Complies</p> <p>252.54m² of communal open space has been provided to the rear of the site. This area consists of 89.61m² of deep soil, landscaping, planting and seating. Details of landscaping are found within the Landscaping Plan (Appendix P). Solar and shadow diagrams have been provided which shows this space receives a minimum of 3 hours sunlight on 21st June.</p> <p>5 trees are proposed to be retained. These are located within the area of communal open space and on neighbouring properties.</p> <p>The communal open space is thoughtfully designed to ensure all units have access through the main entrance lobby on the ground floor. Ground-floor units enjoy the added convenience of separate gated access via their private open spaces. Overlooked by residential units, the area benefits from passive surveillance, fostering a safe and connected environment.</p> <p>Communal open space has been designed to be high-quality and remains sympathetic to the character and appearance of the site whilst enhancing its visual appearance and natural environment.</p>

9.8 Development Contributions

The site is subject to the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 and Central Coast Section 7.12 Local Infrastructure Contributions Plan 2024.

9.8.1 Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023

Part 2, Division 1, Paragraph 5 of the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 requires residential developments in the Central Coast region to provide a housing and productivity contribution. Notwithstanding, exemptions to housing and productivity contributions apply to this development. Schedule 2, paragraph 1 confirms that development for public housing provided by or on behalf of Land and Housing Corporation or the Aboriginal Housing Office is exempt.

On February 1, 2024, Homes NSW, a division of the Department of Communities and Justice (DCJ) was formed. It has brought together the housing and homelessness services of DCJ with the NSW Land and Housing Corporation (LAHC), Aboriginal Housing Office (AHO) and key worker functions from across government under one roof. LAHC remains as a legal entity established under the Housing Act and is also the legal owner of the land. LAHC is now outwardly referred to as Housing Portfolio and is a part of the broader Homes NSW Division. LAHCs (Housing Portfolio's) functions, established under Housing Act, including to provide and manage social housing, remain unchanged.

On this basis development delivered by Homes NSW is exempt from this contribution.

9.8.2 Central Coast Section 7.12 Local Infrastructure Contributions Plan 2024

Central Coast s.7.12 Local Infrastructure Contributions Plan 2024 requires a contribution levy of 1% for developments proposed to cost more than \$200,000. The estimated development cost as per **Appendix L** is \$16,956,500.

While the Central Coast s.7.12 Local Infrastructure Contributions Plan 2024 does not make it explicitly clear that affordable housing is excluded from 7.12 contributions it is implied by the requirement for cost summary reports, used to calculate the contributions, excluding affordable housing (Schedule 3 (4)(l)). Since the proposed development is entirely for the affordable housing if the cost summary excluded the affordable housing component the cost summary would be zero. Hence a separate cost summary report has not been prepared for the purposes of calculating S.7.12 contributions.

Since the entire development is for affordable housing, it is concluded that the proposal is exempt from the 7.12 contribution levy.

9.9 Planning Agreements

No Planning Agreements are applicable.

9.10 Any Matters Prescribed by the Regulations

For the purposes of Section 4.15(1)(a)(iv) of the EP&A Act, Clause 92 of the EP&A Regulations specifies the additional matters a consent authority must take into consideration when determining a DA. In this regard, as the development involves the demolition of a structure, Council must consider (b) AS2601, The Demolition of Structures – 1991.

In considering Clause 92, Homes NSW will undertake demolition of all structures in accordance with AS2601. This includes the preparation of a Work Plan, outlining the identification of any hazardous materials, including surfaces coated with lead paint, method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.

10 Likely Impacts of the Development on the Natural and Built Environment

Any other impacts not already discussed, including the likely impacts of the development, and environmental impacts on both the natural and built environments, and social and economic impacts in the locality, are discussed below:

10.1 Access, Transport and Traffic

ParkTransit have prepared a Traffic and Parking Impact Assessment, which finds there will be a marginal increase in the trips generated by the site. Notwithstanding, it is not likely to have a detrimental impact on the surrounding road network, noting the development will only generate a slight increase of 3 vehicle trips per hour during peak hours.

The development provides 12 on-site parking spaces, including 4 accessible parking space and 3 visitor bicycle parking spaces. The car parking is provided within the basement level and is accessed via a single entry/exit point onto Showground Road. The proposed number of car parking spaces satisfies the non-discretionary development standards found in Section 19(2)(e) of the Housing SEPP, as the development proposes affordable housing within an accessible area in the 'Six Cities Region'.

An assessment of the car park layout, including the proposed parking spaces and associated aisle width, indicate the car park layout is generally compliant with the relevant applicable standards (AS2890.1 – 2004 and AS2890.6 – 2009).

In addition, the proposed development includes significant public domain works in the road reserve in front of the subject site. The footpath within the frontage of the site adjacent to Showground Road will be re constructed at grade with the existing road. Due to the significant cross fall of the site, access into the development is from the building's basement level and leads directly to the new lowered footpath level.

A 1.2m wide concrete footpath with gradient of 1:10.8 along the Showground Road alignment is proposed. A strip of turf is proposed on either side of the concrete footpath. The footpath connects to the existing stairs within the public domain which facilitates pedestrian access to adjoining properties. Services within the frontage will be required to be lowered accordingly.

10.2 Heritage

An Aboriginal Heritage Information Management System (AHIMS) search dated 12 March 2025 (refer **Appendix C**) has not found any record of Aboriginal Sites or Places on the site or in the surrounding locality. Consideration of the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* determines that no additional investigation is warranted.

No cultural heritage items have been identified in the Section 10.7 (2) & (5) Planning Certificates and the likelihood of any heritage relics being discovered during excavation/construction is minimal, given the disturbed nature of the site, and long-term residential use of the land. Furthermore, a search of the Department of Climate Change, Energy, the Environment and Water Heritage Database and the Department of Premier and Cabinet's State Heritage NSW Inventory revealed the site does not contain any Commonwealth, Local or State Heritage Items nor is it located within a heritage conservation area.

Should any relics be discovered during development activities, those activities will stop with the appropriate regulatory authority notified of the discovery.

10.3 Resources

The proposed development will not result in any significant depletion or degradation of natural resources. The proposal has been designed to meet water and energy efficiency targets as demonstrated by the BASIX certificate for the proposal (refer to **Appendix F**). Additionally, the development achieves an average NatHERS (Nationwide House Energy Rating Scheme) star rating of 7.9. NatHERS provides homes with a star rating out of ten based on an estimate of a home's potential (heating and cooling) energy use (refer to **Appendix Q**). Homes with a higher star rating are considered more thermally comfortable and cheaper to run than homes with a lower star rating. The redevelopment of the site will make efficient use of existing land resources and infrastructure, and the proposed development will provide contemporary housing that will satisfy current State Government environmental sustainability requirements, particularly through improved energy and water efficiency. The development will also incorporate photovoltaic solar panels located on the rooftop improve the development's energy use. These factors will ensure reduced depletion and degradation of natural resources in the long term.

10.4 Privacy

The proposed development has been designed to maintain visual privacy to adjoining properties and within the development. Design solutions to ensure visual privacy within the development and to adjoining properties would be maintained include:

- Compliant building separation distances to the north and west noting the ADG requirements. It is acknowledged the setback distance to the south do not meet ADG requirements. However, the proposal has been designed with limited habitable rooms facing this elevation. Additionally, noting the neighbouring use is a non-residential and the overall separation distance including the borrowed set back area meets ADG requirements. The design is considered to mitigate unacceptable impacts on privacy;
- The main building sits within the required ADG setbacks; however, it is noted the balconies encroach within this space. Proposed planter boxes along the balconies on the top floor (5th storey) of the building provides visual screening and restricts overlooking. On this basis privacy impacts are considered to be appropriately mitigated at this level.
- Inset balconies and timber privacy screens are incorporated across all balconies, except on level 04 to ensure privacy and prevent overlooking between balconies within the development.
- Balconies on Level 04 feature planter box parapets along their boundaries to enhance the building's aesthetics while addressing privacy concerns.
- Provision of landscaping, planting, retention of existing boundary trees and boundary treatment proposed to ensure adequate separation and screening between the proposal and neighbouring sites.

10.5 Solar Access

The proposed development has been designed to maximise direct sunlight access in midwinter. The development achieves ADG requirements for direct solar access, with 73% of the dwellings achieving at least 3 hours direct solar access between 9am – 3pm mid-winter, as required in part 4A-2 of the ADG.

10.6 Overshadowing

The Shadow Diagrams in Appendix E (excerpts below in Figures 20-23), have modelled the overshadowing impacts to the adjoining properties. The shadow diagrams demonstrate that the

adjoining properties will receive greater than 3 hours of mid-winter solar access to their principal private open space areas at mid-winter.

It is however noted that the proposed development will result in overshadowing of the Gosford Hospital Carpark to varying degrees throughout the day during 9am-3pm at midwinter. Given the lot orientation and non-residential use of the neighbouring site, the impact is considered to be acceptable.

Considering the envisioned built form for the site and the broader locality, it is demonstrated that the proposed development ensures that solar access to surrounding properties will not be unreasonably reduced.

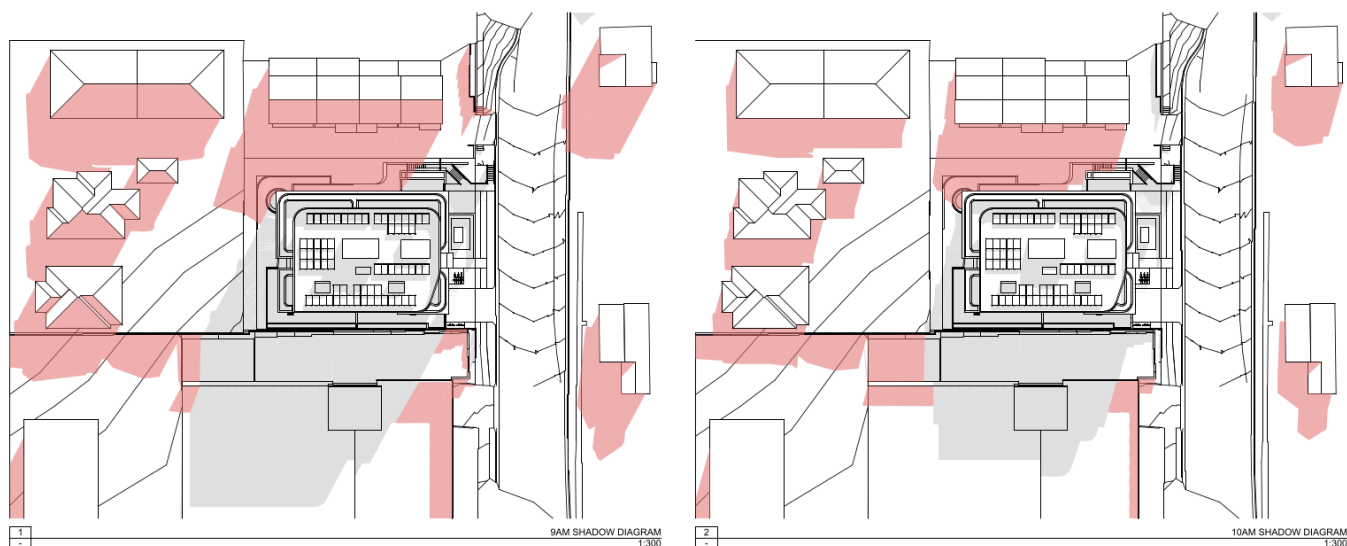


Figure 20 Shadow Diagram at 9am and 10am, Source: DTA, [Revision A] dated 26.02.2025

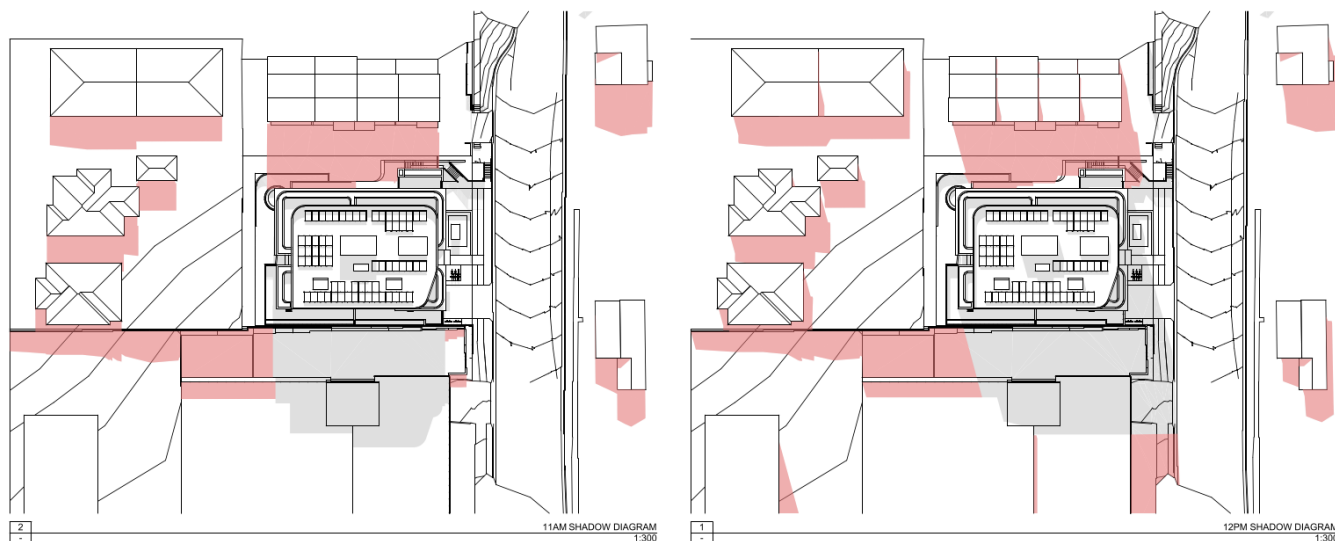


Figure 21 Shadow Diagram at 11am and 12pm, Source: DTA, [Revision A] dated 26.02.2025

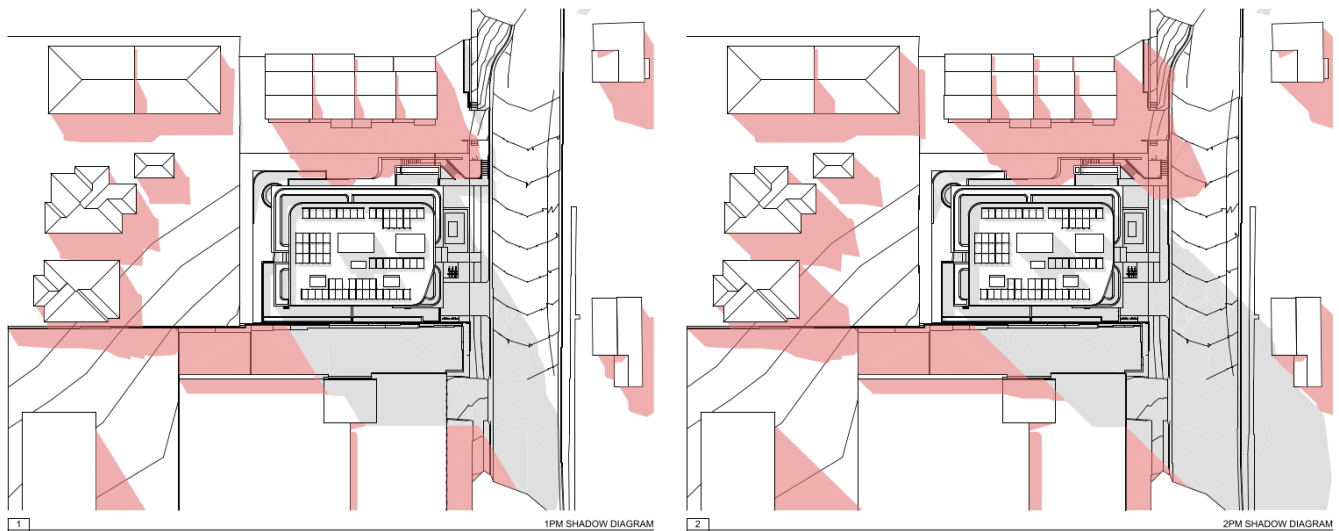


Figure 22 Shadow Diagram at 1pm and 2pm Source: DTA, [Revision A] dated 26.02.2025

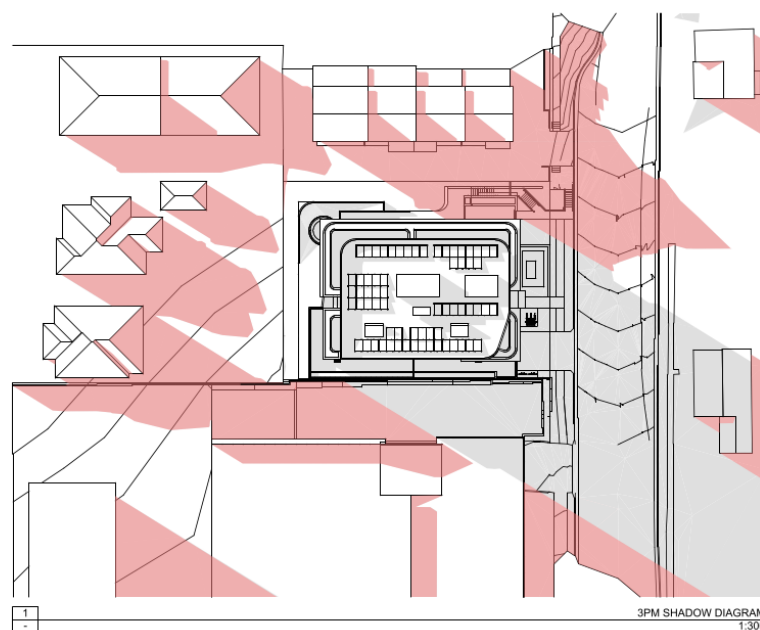


Figure 23 Shadow Diagram at 3pm, Source: DTA, [Revision A] dated 26.02.2025

10.7 Soils

Soil erosion and sediment control measures have been designed in accordance with the guidelines set out in the *Blue Book Managing Urban Stormwater: Soils and Construction* (4th edition, Landcom, 2004). All soil erosion and sediment control measures required to be put in place prior to the commencement of demolition / construction works will be maintained during the entire period of the works until disturbed areas are restored by turfing, paving or revegetation.

Refer to the Civil Drawings in **Appendix I**, for specific details.

Acid Sulfate Soils

The CCLEP 2022 Acid Sulfate Soils Map identifies the site within a Class 5 Acid Sulfate Soils area, the subject site as being affected by Acid Sulfate Soils (ASS).

STS Geotechnics, consulting geotechnical engineers was engaged to provide a Geotechnical Investigation, which can be found in **Appendix N**. The report found that the site development is

unlikely to result in the lowering of the groundwater where nearby ASS may be presents. The proposal is unlikely to result in exposure to ASS and the development of acidic conditions. Based on the assessment the proposal is not considered to intercept any ASS or cause lowering of groundwater.

Site Classification (AS2870)

In accordance with the Geotechnical Investigations prepared by SGS Geotechnics, the site has a classification of 'Class P', which is attributed to abnormal moisture conditions and some fill.

10.8 Air Quality

Temporary and localised air quality impacts including dust, smoke, grit, odours, and fumes could arise during the clearing and excavation of the site and construction of the proposed development.

Appropriate mitigation measures will be put in place to ensure any potential impacts are minimised, including site watering or damp cloth fences, requiring all vehicles transporting loose materials and travelling on public roads to be secured (i.e., closed tail gate and covered) to minimise dust generation. Any spraying of paint and other materials with the potential to become air borne particulates will only be undertaken in light wind conditions.

10.9 Flora and Fauna

The site is not identified as containing any mapped areas of biodiversity sensitivity, Biodiversity Values or Critical Habitat.

An Arboricultural Impact Assessment (Arborist Report) has been prepared by REDGUM Horticultural (**Appendix D**). The Arborist Report considers 38 trees, 31 within the site, 4 on a neighbouring property and 3 on the adjoining road reserve. A total of 33 trees have been nominated for removal and replacement as part of a comprehensive landscaping proposal.

There are 4 trees within the site that have been assessed as having a high retention value (Trees 4, 14, 16 and 17).. For trees 14,16,1&17, the alignment of basement will result in a minor encroachment to these specimens. A root mapping investigation has been undertaken along the building footprint closest to the specimens with the results supportive of the current proposal, due to the extent of structural woody roots identified with a diameter of 20 mm or more on the compression wood side where root growth is of reduced structural importance. The section of the basement within the TPZ of these specimens will be constructed using tree sensitive excavation and construction techniques such as a vertical cut with shotcrete and contiguous pilings to reduce the impact on their stability, as recommended by the Arborist in their report at **Appendix D**. Tree 4 is a Spotted Gum (*Corymbia Maculata*, 13 metres in height) located to the southeastern corner of the site and is the only high retention value tree to be removed to accommodate the proposed driveway

The landscaping proposal has been specifically designed to compensate for the trees proposed to be removed. Refer to the landscape plan in **Appendix P**.

10.10 Waste

Demolition

This development includes demolition of 2 single storey dwellings that are existing on the site. Details of waste management during the demolition phase, can be found in the Waste Management Plan in **Appendix W**.

On-site materials will be reused and recycled where possible, and the remainder of materials will be transported to a suitable recycling yard for reprocessing.

During Construction

The construction contract for the buildings and landscaping will specify the following requirements to be fulfilled by the construction contractor:

- Compliance with statutory obligations;
- Separate removal of any hazardous materials as per NSW EPA requirements and Guidelines;
- Removal and disposal of asbestos or other contaminants in accordance with applicable regulations;
- Collection, containment and removal of general building waste, food scraps and similar materials; and
- Collection, containment and removal of recyclable materials such as cardboard, scrap plasterboard, masonry, metals and plastics.

During Occupation

General waste has been calculated based on Council's document 'Waste Control Guidelines' dated June 2022 and has determined a required volume of 2260L/week of general waste (10 x 240L general waste bins), 2260L/week of recycling waste (10 x 240L recycling bins based on fortnightly collection) and 650L/week of green waste (3 x 240L green waste bins).

It is proposed to utilise Council's collection service. Waste bins are to be taken to the loading area by the contractor which is separate to the vehicle parking area. The waste collection vehicle will enter the basement and park in the loading area to collect waste. The swept path analysis shows that the waste collection vehicle can safely manoeuvre and enter and exit in forward gear. Council has no objection to this arrangement as per Pre-DA consultation.

10.11 Noise and Vibration

Construction

Any noise generated during the construction of the development will not exceed the limits specified in the July 2009 Interim Construction Noise Guidelines, published by the Department of Environment and Climate Change.

Construction work will be carried out in accordance with the NSW Interim Construction Noise Guidelines, recommended standard hours of work, being Monday to Saturday 7 am to 5 pm, with no work on Sundays or public holidays.

During Operation

Noise generated when the proposed buildings are completed and occupied will be entirely in keeping with their residential surroundings. No major plant or equipment, which would generate unacceptable noise during occupation, will be installed in the proposed development.

Buildings will be constructed to comply with the deemed-to-comply provisions of the Building Code of Australia contained in the NCC and EPA criteria with respect to noise transmission.

It is noted that the subject site is located in proximity to the Central Coast & Newcastle rail line associated with the Gosford railway station. An Acoustic Report (Appendix B) has been submitted with the DA which outlines measures to be implemented as part of the development to ensure that suitable amenity is provided for future occupants.

10.12 Community Need

According to the Parliament of Australia website, housing affordability in Australia has broadly declined since the early 1980s. In 2012, the National Housing Supply Council (NHSC) estimated that there was a deficit of 539,000 affordable rental properties for lower income renters. Anglicare Australia's annual rental affordability snapshots suggest that the situation for lower income renters remains difficult. The latest Anglicare survey of 69,000 rental properties across Australia, found that

at a national level, only 9 properties were affordable for single adults living on Jobseeker income, and only 3 were suitable for a single person living on Youth Allowance. In this context, an increasing number of Australian renter households are experiencing housing stress.

According to the NSW Department of Communities and Justice, affordable housing is housing that is appropriate for the needs of a range of very low to moderate income households and priced so that these households are also able to meet other basic living costs such as food, clothing, transport, medical care and education. As a rule of thumb, housing is usually considered affordable if it costs less than 30% of gross household income. The Department's website states that *"In Greater Sydney, low-income rental households are increasing at a faster rate than population growth."*

Social housing is affordable housing provided by the government and community sectors to assist people who are unable to afford or access suitable accommodation in the private rental market. Homes NSW is the largest provider of social housing in Australia and aims to provide housing opportunities for people most in need in our community.

Homes NSW has identified that in the Central Coast LGA, the greatest demand for social housing is for studio, 1- and 2-bedroom dwellings. On 30 June 2023 within the Gosford allocation zone, which Gosford is located in, the waiting time for a 1-bedroom dwelling is 5-10 years, and more than 10 years for a 2-bedroom dwelling. The proposed development has been designed to directly respond to this immediate need.

Therefore, considering the above, it is clear that there is a community need for the development, primarily because it provides more, well designed social and affordable housing to the LGA.

10.13 Social Impact in the Locality

The proposed development will have several positive community and social effects. The proposed development will:

- assist Homes NSW in meeting its' significant, long-standing and continually growing demand for social housing in the Central Coast Council local government and surrounding areas.
- assist Homes NSW in improving the amenity of accommodation for its tenants, by providing new, more appropriate housing.
- improve the environmental sustainability of housing on the site, particularly through improved thermal performance, solar access, natural ventilation, energy and water efficiency.
- assist Homes NSW to grow its social housing portfolio in line with the NSW Government's *Future Directions for Social Housing in NSW*.
- assist Central Coast Council to increase the provision of affordable housing in the LGA.

10.14 Economic Impact in the Locality

The proposed development is likely to contribute to a range of economic benefits in the Central Coast government and surrounding areas through:

- more efficient use of land resources, existing infrastructure and existing services.
- local sourcing of construction materials where possible,
- promotion of housing affordability, through the expansion of publicly owned social housing.
- the local sourcing of tradespeople and other construction-related professionals, where possible.
- ongoing consumption from new/additional households.
- the reduced maintenance costs of the newer housing.

- savings associated with improved energy and water efficiency.

10.15 Cumulative Impacts

The proposed development activity is not likely to have any cumulative environmental impacts which are likely to combine with each other or with impacts of other activities to produce any unacceptable adverse effects for the following reasons:

- the proposed development activity will not result in any adverse cumulative impact when considered in conjunction with any other proposals or developments in the area.
- there will be no synergistic effects of individual project impacts from the proposed development activity when considered in combination.
- there are no known environmental stresses in the area affected by the proposed development activity or likely contribution of the proposed activity to increasing or decreasing those stresses.

11 Suitability of Site for the Proposed Development

The suitability of the site for the proposed development has been addressed in the above sections of this report. There are no prohibitive constraints posed by adjacent developments. There are no zoning, planning or environmental matters that should hinder the proposed development of the site. In this regard, it can be concluded that the proposal fits into the locality and the site attributes are conducive to the development.

11.1 The Public Interest

The proposed development will provide housing to meet the needs of the community, assisting Homes NSW in meeting its' significant, long-standing and continually growing demand for social housing in the Central Coast LGA. The NSW Communities and Justice website details that in February 2025 there were 64,948 households on the waiting list for social housing in NSW. Specifically, in the Gosford allocation zone (NN19), the wait list for social housing is approximately 1533 households.

The development will also assist in allowing Homes NSW to grow its social housing portfolio in line with the NSW Government's *Future Directions for Social Housing in NSW*.

Furthermore, the development will assist Homes NSW to improve the amenity of accommodation for its tenants, by providing new, more appropriate housing aligning with demand for housing. The development will also improve the environmental sustainability of housing on the site, particularly through improved thermal performance, solar access, natural ventilation, energy, and water efficiency.

Considering the above, the development is clearly in the public interest.

12 Conclusion

This Statement of Environmental Effects has been prepared to inform a Development Application for an affordable housing development at 80-82 Showground Road, Gosford.

The proposed development will provide much-needed social housing to the Central Coast Local Government Area and has been designed in response to local context and preserving the amenity of neighbouring uses. The site is well located to local facilities and public transport and will provide a high level of amenity for the future residents.

As discussed throughout this report, the proposed development relies upon additional height permitted under the Housing SEPP. Given the development is permitted with consent in the zone and is consistent with the zone objectives applying to the land, the proposal is considered worthy of support given the site's proximity to Gosford railway station and local shops, and minimal impact on neighbours in terms of privacy and overshadowing.

The proposed development will deliver a well-designed affordable housing development that provides generous landscaped areas across the site, good solar access, and a high level of amenity for future residents due to proximity to public transport and local services.

Homes NSW welcomes DPHI's support of the application for the following reasons:

- The proposal is considered acceptable in terms of the provisions of Section 4.15 of the *Environmental Planning and Assessment Act 1979*;
- The proposal satisfies the NSW Government's and Central Coast strategic planning objectives;
- The proposal is consistent with the requirements of the Housing SEPP, including the Apartment Design Guide;
- The proposed development will provide housing to meet the needs of the community, assisting Homes NSW in meeting the significant, long-standing and continually growing demand for social housing in the Central Coast LGA and surrounding areas;
- The proposed development will not result in any unacceptable adverse environmental impacts; and
- The proposed development is suitable for the site, and its surrounds.

13 Appendices

Appendix A Access Report
Appendix B Acoustic Report
Appendix C AHIMS Search
Appendix D Arboricultural Impact Assessment
Appendix E Architectural Plans
Appendix F BASIX Certificate
Appendix G BCA Report
Appendix H Central Coast & DPHI Pre-DA Advice
Appendix I Civil Plans
Appendix J Design Compliance Certificates
Appendix K Design Verification Statement
Appendix L EDC Report
Appendix M Electrical Services & Structural Letter
Appendix N Geotechnical Report
Appendix O Hydraulic & Electric Plans
Appendix P Landscape Plans
Appendix Q NatHERS Certificate
Appendix R Notification Plans
Appendix S Safe Design Report
Appendix T Stormwater Plans
Appendix U Survey Plans
Appendix V Traffic and Parking Impact Assessment
Appendix W Waste Management Plan