

DRAFT Development Consent 18/09/2020

Section 4.38 of the Environmental Planning and Assessment Act 1979

The Independent Planning Commission (the Commission), as the declared consent authority under clause 8A of the *State Environmental Planning Policy (State and Regional Development) 2011* and section 4.5(a) of the *Environmental Planning and Assessment Act 1979*, determines:

- that, pursuant to section 4.38 of the Environmental Planning and Assessment Act 1979, to grant consent to the development application referred to in Schedule 1, subject to the conditions in Schedule 2 and Schedule 3
- that any subsequent part of the development that is not State significant development pursuant to the State Environmental Planning Policy (State and Regional Development) 2011 is to be determined by the relevant consent authority and that part of the development ceases to be State significant development.

These conditions are required to:

- prevent, minimise, and/or offset environmental impacts
- [ensure future buildings can achieve design excellence](#)
- set standards and performance measures for acceptable environmental performance
- require regular monitoring and reporting
- provide for the ongoing environmental management of the development.

Chris Wilson (chair)

Wendy Lewin

Sydney

xx September 2020

File: EF19/17736

SCHEDULE 1

Application No.:	SSD 9813
Applicant:	Lederer Group Pty Ltd
Consent Authority:	Independent Planning Commission
Land:	136-146 and 148 Donnison Street, Gosford Lot 6 DP598833 Lot 1 DP540292
Development:	Concept Proposal and Stage 1 works comprising: <u>Concept Proposal</u> <ul style="list-style-type: none">• building envelopes including three podia, five towers and basement, comprising:<ul style="list-style-type: none">○ maximum podium heights RL 24 m and RL 31 m○ maximum tower heights ranging between RL 60.7 m and RL 101 m○ maximum GFA of 72,782 m² comprised of residential and commercial uses○ site-wide concept landscape plan including through site links○ design guidelines and design excellence strategy.

Stage 1 works

- demolition of existing buildings and substation, removal of existing on-site vegetation, extinguish easements and realignment of stormwater / sewer infrastructure.

DEFINITIONS

Advisory Notes	Advisory information relating to the consent but do not form a part of this consent
Applicant	Lederer Group Pty Ltd, or any person carrying out any development to which this consent applies
Application	The development application and the accompanying drawings, plans and documentation described at Condition A2
Articulation zone	<u>The residual dimension between the inside face of an external wall and the limit of the permissible external envelope in which to develop material architectural and or structural expression and only includes building components that do not count as GFA such as balconies, lifts, stairs and open circulation space (and the like).</u>
Concept Proposal	A staged development application in accordance with the EP&A Act
Construction	Any works, including earth and building works
Council	Central Coast Council
DAP	Gosford Design Advisory Panel
Design Guidelines	Design Guidelines titled 'Gosford Alive Draft Design Guidelines' dated March 2020
Department	NSW Department of Planning, Industry and Environment
EIS	Environmental Impact Statement and attachments, prepared by Mecone Pty Ltd and dated 27 September 2019
Environment	Includes all aspects of the surroundings of humans, whether affecting any human as an individual or in his or her social groupings
EPA	NSW Environment Protection Authority
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
ESD	Ecologically Sustainable Design
FEAR	Future Environmental Assessment Requirement
Feasible	Means what is possible and practical in the circumstances
Future development application(s)	Subsequent development application(s) for detailed proposal(s) pursuant to this consent in accordance with the EP&A Act
GSEPP	<u>State Environmental Planning Policy (Gosford City Centre) 2018</u>
GFA	Gross floor area
Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
Material harm	Is harm that: involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial; or results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)
Minister	NSW Minister for Planning (or delegate)
Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
Planning Secretary	Planning Secretary under the EP&A Act, or nominee
Reasonable	Means applying judgement in arriving at a decision, taking into account: mitigation, benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements
Rehabilitation	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting.

Commented [KT1]: Other elements could fall within the articulation zone and the definition shouldn't be too restrictive.

Response to Submissions / RtS	Response to Submissions report and attachments, prepared by Mecone Pty Ltd and dated April 2020
Response to RFI / RRFI	Response to request for further information
Site	The site as described at Schedule 1
ToA	Terms of Approval

SCHEDULE 2 CONDITIONS OF CONSENT FOR CONCEPT PROPOSAL

PART A - TERMS OF APPROVAL

Obligation to Minimise Harm to the Environment

- A1. In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.

Development Description

- A2. Consent is granted to the Concept Proposal as described in Schedule 1 and the EIS (as amended by the RtS and RRFI) and as amended by Schedule 2 and does not authorise the carrying out of any physical works, including construction works, which must be the subject of future development application(s).

Determination of future development application(s)

- A3. In accordance with section 4.22 of the EP&A Act, all development under the Concept Proposal must be subject of future development application(s).
- A4. In accordance with section 4.24 of the EP&A Act, the determination of future development application(s) shall not be inconsistent with the terms of this development consent (SSD 9813) as described in Schedule 1, and subject to the conditions in Schedule 2.
- A5. For the avoidance of doubt, the consent authority for any future development application(s) pursuant to this consent shall be in accordance with Clause 1.6 of the *State Environmental Planning Policy (Gosford City Centre) 2018* or the *State Environmental Planning Policy (State and Regional Development) 2011*.

Development in accordance with plans and documents

- A6. The development may only be carried out:
- a) in compliance with the conditions of this consent
 - b) in accordance with all written directions of the Planning Secretary
 - c) generally in accordance with the EIS, RtS and RRFI
 - d) in accordance with the approved plans in the table below (as may be amended by the conditions in Schedule 2):

Concept Proposal Drawings by Buchan			
Drawing No.	Revision	Title	Date
DA-02	<u>G.F</u>	PROPOSED BUILDING ENVELOPE	<u>08.09/20</u> 01.06.20
DA-20	<u>G.F</u>	MASTERPLAN – ELEVATION HENRY PARRY DRIVE	<u>08.09/20</u>
DA-21	<u>G.F</u>	MASTERPLAN – ELEVATION WILLIAM ST	<u>08.09/20</u>
DA-22	<u>G.F</u>	MASTERPLAN – ELEVATION DONNISON STREET	<u>08.09/20</u>
DA-23	<u>G.F</u>	MASTERPLAN – ELEVATION ALBANY ST (N)	<u>08.09/20</u>
DA-24	<u>G.F</u>	MASTERPLAN – SECTION A	<u>08.09/20</u>
DA-25	<u>G.F</u>	MASTERPLAN – SECTION B	<u>08.09/20</u>
Landscape Drawings by Acadia			
Drawing No.	Revision	Title	Date
Unnumbered	G	Landscape Master Plan (Page 21)	April 2020

Commented [KT2]: Can the IPC please confirm what amendments were made in these plans? I don't think they're on the IPC website.

Commented [H3]: Refers to updated drawings – amended envelope dimensions provided by Applicant to Commission following meeting with Commission

Unnumbered	G	Ground Floor - Landscape Plan (Page 22)	April 2020
Unnumbered	G	Podium Level - Landscape Plan (Page 23)	April 2020
Unnumbered	G	Landscape Detail Plan Urban Forecourt (Page 24)	April 2020
Unnumbered	G	Landscape Detail Plan The Gully (Page 25)	April 2020
Unnumbered	G	Landscape Detail Plan Through Site Link (Page 26)	April 2020
Unnumbered	G	Landscape Detail Plan Tower 1 - Landscape Podium Level 05 (Page 27)	April 2020
Unnumbered	G	Landscape Detail Plan Tower 2 - Landscape Podium Level 05 (Page 28)	April 2020
Unnumbered	G	Landscape Detail Plan Landscape Podium Level 06 (Page 29)	April 2020
Unnumbered	G	Landscape Detail Plan Tower 5 - Landscape Podium Level 07 (Page 30)	April 2020
Unnumbered	G	Landscape Detail Plan Tower 5 - Landscape Podium Level 08 (Page 31)	April 2020
Unnumbered	G	Landscape Detail Plan Tower 2 - Landscape Podium Level 17 (Page 32)	April 2020
Unnumbered	G	Landscape Detail Plan Tower 1 - Landscape Podium Level 20 (Page 33)	April 2020
Unnumbered	G	Landscape Detail Plan Tower 1 - Landscape Podium Level 25 (Page 34)	April 2020
Unnumbered	G	Landscape Detail Plan Tower 4 - Landscape Podium Level 27 (Page 35)	April 2020
Unnumbered	G	Landscape Detail Plan Tower 5 - Landscape Podium Level 27 (Page 36)	April 2020
Unnumbered	G	Landscape Sections – Sections A & B – Urban Forecourt (Page 37)	April 2020
Unnumbered	G	Landscape Sections – Section C – Podium Gully Landscape (Page 38)	April 2020
Unnumbered	G	Landscape Sections – Section D – Through Site Link Section (Page 39)	April 2020
Unnumbered	G	Landscape Sections – Section E – Donnison Street Upgrade (Page 40)	April 2020
Unnumbered	G	Landscape Sections – Section F – William Street Upgrade (Page 41)	April 2020

Lapsing of approval

A6. ~~This~~ consent will lapse five years from the date of consent unless works the subject of Stage 1 of this consent have physically commenced ~~by the date~~.

Commented [KT4]: There are two conditions numbered A6. Please check all numbering and cross references throughout the document.

Legal notices

A7. Any advice or notice to the consent authority shall be served on the Planning Secretary.

Inconsistency between documents

A8. In the event of any inconsistency between conditions of this approval and the drawings / documents referred in Term of Approval (ToA) **A6**, the conditions of this approval prevail.

Gross floor area control

A9. ~~The maximum gross floor area (GFA) for the development shall not exceed 72,782 m², and shall comprise:~~
a) ~~a maximum of 67,360 m² residential GFA~~
b) ~~a minimum of 5,422 m² commercial premises GFA, including:~~
i) ~~a minimum of 886 m² retail GFA~~
ii) ~~determination of precise use of remaining 4,536 m² commercial GFA as part of future development application(s).~~

Commented [H5]: Deleted as these have been amended in Condition B3. Updated maximum figures are in the next Schedule

Building height control

A10. ~~The maximum building heights for the development are shown on the concept drawings listed in Condition A6 and shall not exceed maximum:~~
a) ~~Tower 1 and podium comprising:~~
i) ~~podium maximum height RL 21 m~~
ii) ~~Tower 1 maximum heights RL 70 m and RL 82.4 m~~
b) ~~Tower 2 and podium comprising:~~
i) ~~podium maximum height RL 21 m~~
ii) ~~Tower 2 maximum heights RL 60.7 m and RL 73 m~~
c) ~~Towers 3, 4 and 5 and shared podium comprising:~~
i) ~~shared podium maximum heights RL 24 m and RL 31 m~~

- ii) Tower 3 maximum height RL 88.6 m
- iii) Tower 4 maximum heights RL 91.7 m and RL 101 m
- iv) Tower 5 maximum height RL 91.7 m and RL 101 m

Car parking

A11-A9. Car parking for residential apartments shall be provided at a rate of not more than the requirements of the Gosford City Centre Development Control Plan 2018 (GDCCP) and no less than the requirements of the Roads and Maritime Guide to Traffic Generating Developments 2002, to be determined in future development application(s) in accordance with the requirements of Future Environmental Assessment Requirements (FEAR). This consent does not approve car parking rates. Future development application(s) shall provide for on-site car parking in accordance with the requirements of Future Environmental Assessment Requirements (FEAR) C18C19 to C20C24.

Airspace protection

A12-A10. Prior to the lodgement of any future development application(s) the Applicant shall prepare an Aviation Impact Assessment (AIA) to assess the potential impact of building height(s) and construction crane height(s) on helicopter flight paths including management and mitigation measures where necessary. The AIA shall be prepared in consultation with NSW Central Coast Health.

Development contribution levies

A13-A11. Development contribution levies will be required in accordance with the Central Coast Council 7.12 Contributions Plan for Gosford City Centre and/or the Gosford City Centre Special Infrastructure Contribution Levy, as determined in the relevant future development applications(s).

END OF PART A

Commented [H6]: In Table 2 of the AR, the Department states that the proposal seeks parking rates. It is not clear therefore why they would not be either approved or not approved, or modified in the draft conditions. There was a ToA in the draft Mann Street consent that reinforced this. However, in Mann Street, the Commission did not agree that the RMS Guideline overrode c18.5 of the GSEPP with regards to commercial parking, hence what the Applicant sought was amended in that consent. Similarly here, the Commission agrees with the rate sought for the Residential Parking. But for the commercial parking the proposed rate of 1 space /50m2 GFA is less than the rate in the GSEPP in c18.5 (1sp /40m2). So this aspect is a modification, also see related FEAR.

Commented [H7]: It is assumed that the s7.11 contributions would be paid AND the SIC, as they cover different infrastructure requirements

PART B – MODIFICATIONS TO THE CONCEPT PROPOSAL

Amendments to the Design Excellence Strategy

- B1. Prior to the lodgement of any future development application(s), the Gosford Alive Design Excellence Strategy prepared by Mecone Pty Ltd, dated April 2020 shall be amended to address the following requirements to the satisfaction of the Planning Secretary:
- ~~expand the Architect selection criteria by increasing the period for the consideration of awards or commendations from four to five years from DA lodgement~~
 - ~~a) future DA(s) to be presented to the DAP prior to lodgement.~~
 - ~~e)b) either collaborate with a variety of architects/design teams, or demonstrate how the precinct would foster appropriate architectural diversity throughout the precinct~~
 - ~~c) ongoing retention of the architectural firm selected for each stage of development until the completion of that stage.~~
 - ~~identify that a design competition is to be held for each future stages unless not required by the DAP.~~

Design guidelines

- B2. Prior to the lodgement of the first future development application, the Design Guidelines titled 'Gosford Alive, Draft Design Guidelines' dated March 2020, shall be ~~amended as set out in Attachment A and submitted revised, to the satisfaction of the Planning Secretary to be uploaded onto the major projects website, amended as shown as set out in Attachment A.~~

Amendments to concept envelopes

- B3. Prior to the lodgement of the next development application, the subject of this Concept Approval, revised concept proposal envelope drawings shall be submitted to and approved by the Planning Secretary that include the following amendments:

Slender towers

- The concept envelopes amended to show:
 - Tower 5 amended in plan and in elevation (but not in height), to show a zone within the envelope that represents 85% of the volumetric fill of the envelope plus an additional 5% 'articulation zone'.
 - Tower 4 amended in plan and elevation (plus height, see b) below) to show a zone within the envelope that represents 85% of the volumetric fill of the envelope plus an additional 5% 'articulation zone'.
The articulation zone represents the outer permissible limit of any built form.
 - Towers 1 and 2 reduced length to a maximum of 45m such that the eastern setback of the tower from the podia will be increased from 3m to 6m.

Reason: To ensure that the future built form of these towers will be more slender to improve impacts on views from the public domain; to meet the ADG 24 m building separation distance between Towers 1 and 3 (increased from 21m); and to improve overshadowing to Donnison Street, the Gosford Local Court and the Gosford TAFE buildings and within the Site. This condition is also imposed to increase the width of the view corridor through to Rumbalara Reserve from the public domain.

Reduced heights

- The concept envelope amended to show a reduction height of:
 - Tower 4 - 15% lower than Tower 5, Tower 4 to be maximum RL 76.2 m and RL 85.5 m
 - Tower 1 to be the same height as Tower 2, (being at least 15% lower than Tower 3), Tower 1 to be maximum RL 60.7 m and RL 73 m.

Reason: Towers 1 and 4 are reduced in height to improve the extent of overshadowing on land zoned B4 Mixed Use to the south of the Site and to ensure a greater gradation in heights from Kibble Park to the ridgeline of Rumbalara Reserve. Tower 1 is set to be at a paired height to Tower 2. This is consistent with the Gosford Urban Design Framework and GDCP and the provisions of cl 8.3(e) of GSEPP.

Commented [H8]: The Panel is of the view that Design competitions are required, hence these provisions are not applicable – see FEAR C1.

Commented [KT9]: DPIE recommends that this dot point should not be deleted. It is still relevant to design competitions, and is also relevant if the DAP decides a competition is not required.

Commented [H10]: The Panel has amended the Guidelines. The amended version is attached in A. It is not clear why the Department's amended version (or the version now further amended by the Panel) needs to go back to the Secretary. What is the process behind this – but it has been left as is. Is it because is it technically the Applicant's document that is being amended?

Commented [KT11R10]: DPIE believes it is important for future assessments and post-approval tasks that the revised/amended Guidelines are submitted to the Secretary. It's ok to delete 'to the satisfaction of'.

Commented [H12]: The Panel has amended the Guidelines. The amended version is attached in A. It is not clear why the Department's amended version (or the version now further amended by the Panel) needs to go back to the Secretary. What is the process behind this – but it has been left as is. Is it because is it technically the Applicant's document that is being amended?

Commented [KT13R12]: DPIE believes it is important for future assessments and post-approval tasks that the revised/amended Guidelines are submitted to the Secretary.

Commented [KT14]: DPIE believes this condition could be simplified by removing the need for a 'zone within the envelope'. It may be simpler for this condition to amend the envelope itself:
- reduce the height of the envelopes for Towers 1 and 4 to the RLs specified,
- reduce the outer perimeter (in plan) of the envelopes for Towers 4 and 5 by 15% (plus 5% articulation)
- reduce the eastern envelope for Towers 1 and 2 by 3m.

Commented [H15]: These are the amendments proposed by the Panel – the Reasons will be given in the SoR Report, but in summary is shown here

Commented [KT16]: This condition could simply say the envelopes must be reduced to the heights specified in condition B5

Commented [KT17]: If Towers 2,3 and 5 are not being reduced in height, the percentage reduction is not needed if a maximum RL is also being specified.

Activation of Donnison Street

- c) Within the Ground Level podium on Donnison Street, the concept proposal amended to delete the residential use (the 'townhouses') and allocation of this space to retail/ commercial, or other non-residential uses, with residential above

Reduction in Albany Street North Podium

- d)
 - i) The concept envelope of the podium on Albany Street North and on the corner of Donnison Street reduced by one storey from RL 31.00 to RL 28m.
 - ii) The residential uses in the two storey podium fronting Albany Street, as amended by i), being nominated as Small Office/Home Office (SOHO) units and not 'townhouses'.

Reason: To improve overshadowing to Donnison Street and to activate Albany Street North, through the introduction of mixed uses, and to support activation of future development on the eastern side of Albany Street North.

Commented [KT18]: DPIE recommends they be nominated as the more general 'non-residential uses' as the applicant indicated that SOHO units were only one option being considered.

Gross floor area control

B2-B4. The maximum gross floor area (GFA) for the development as amended as a consequence of Condition B3 shall not exceed ~~xxxxx72,782~~ m², and shall comprise:

- a) a maximum of ~~xxxxxx67,360~~ m² residential GFA
- b) a minimum of ~~xxxxx5,422~~ m² commercial premises GFA, including:
 - i) a minimum of 886 m² retail GFA
 - ii) determination of precise use of remaining ~~xxxxx4,536~~ m² commercial GFA as part of future development application(s).

Commented [KT19]: DPIE notes that any inconsistency between the GFA specified here and the GFA possible under the reduced building envelope in B2 could cause confusion for the applicant.

Commented [H20]: The approved GFA drops as a consequence of the amendment – less Residential GFA in Towers 1, 2, 4, 5, as a result of reduction in fill and heights, less residential on Donnison St and less residential in podium of Tower 5 as upper level removed. Final calculations are being checked.

Building height control

B3-B5. The maximum building heights for the development are shown on the concept drawings listed in Condition A6 are amended as a consequence of Condition B3 and shall not exceed maximum:

- a) Tower 1 and podium comprising:
 - ~~iii)j)~~ podium maximum height RL 21 m
 - ~~iv)j)~~ Tower 1 maximum heights RL ~~60.7 79~~ m and RL ~~73 82.4~~ m
- a) Tower 2 and podium comprising:
 - ~~iii)j)~~ podium maximum height RL 21 m
 - ~~iv)j)~~ Tower 2 maximum heights RL 60.7 m and RL ~~73.0~~ m
- b) Towers 3, 4 and 5 and shared podium comprising:
 - i) shared podium maximum heights RL 24 m and RL ~~28 34~~ m
 - ii) Tower 3 maximum height RL 88.6 m
 - iii) Tower 4 maximum heights RL ~~76.2 94.7~~ m and RL ~~85.5 104~~ m
 - iv) Tower 5 maximum height RL 91.7 m and RL 101 m.

Childcare centre and community facility

B6. The provision of a community facility and childcare facility or other equivalent public benefits shall be provided in Stages 1 and/or 2 of the development.

Commented [H21]: The Panel want this to be provided, and at an early stage, not just an 'explored opportunity' – also see proposed FEAR

Commented [KT22]: Stage 1 is the demolition and earthworks stage, so should not be referred to in this condition. DPIE recommends 'the next construction stage or as otherwise agreed by the Secretary'.

END OF PART B

PART C – FUTURE ENVIRONMENTAL ASSESSMENT REQUIREMENTS

Conditions to be met in future development applications

Design excellence

C1. All future development application(s) shall be carried out in accordance with the Gosford Alive Design Excellence Strategy prepared by Mecone, dated April 2020, except as may be amended by this consent, and shall be reviewed by the City of Gosford Design Advisory Panel (DAP).

Note: Prior to the lodgement of any future development applications(s) the Applicant should conduct a design competition unless the DAP agrees that it is not required.

Building Design

C2. All future development applications for new built form must include:

- a) detailed plans, elevations and sections
- b) artist's perspectives and photomontages
- c) a design statement demonstrating the design quality of the proposed development and having regard to the character of surrounding development
- d) addresses consideration of the Design Guidelines (Attachment A).

C3. The proposed new built form must be contained within the approved building envelopes illustrated in the approved plans referenced at **ToA A6, as amended by Modification B3.**

C4. Future development application(s) shall demonstrate consistency with the:

- (a) Consistency with the advice of the DAP (**FEAR ToAs C1**)
- (b) Consistency with the Design Guidelines, as endorsed by the Secretary (**Modification B2**)
- (c) building efficiency target of 85% volumetric fill of the building envelope, unless future development application(s) can demonstrate the increase maximises building articulation and does not have an adverse architectural design, visual, amenity or heritage impact.
- (e)(d) Provide Provision for the extension of the East-West through site link (24m width) to the western boundary of No 37 William Street, unless the impact on the loading arrangements in the basement makes this unfeasible. Allowance should be made for the link to extend potentially through to Albany Street North to create a publicly accessible link in the future redevelopment of the four lot site nos.37 to 43 William Street.

C5. Future development application(s) shall ensure the design of all podiums provide for active street and through site link frontages and minimise the occurrence of long inactive facades.

C6. Future development application(s) shall include a Reflectivity Analysis demonstrating that the external treatments, materials and finishes of the development do not cause adverse or excessive glare.

C7. Future development application(s) shall include an Access Report demonstrating that the development achieves an appropriate degree of accessibility.

Public domain and Landscaping

C8. Future development application(s) shall include a Public Domain and Landscape Report (Landscape Plan) including the design and treatment of all areas of public domain, through site links and landscaping and the relationship of these spaces with existing and proposed buildings, spaces, structures and connections.

C9. The Landscape Plan must:

- a) be generally in accordance with the concept landscape report titled 'Gosford Alive Landscape Concept Package' prepared by Acadia and dated April 2020 and the Design Guidelines, as endorsed by the Secretary (**Modification B2**)
- b) include relevant details of the species to be planted (preferably species indigenous to the area), landscape treatments, including any paving and seating areas, soil depths and volumes and any other relevant information
- c) include details of replacement street tree planting to the adjoining streets including Henry Parry Drive, Donnison Street, William Street and Albany Street North

Commented [H23]: Like Mann Street, the Panel is of the view that Design Competitions should be held for the next Stages – hence the amendment to the DES in condition

Commented [H24]: The Panel has amended the Guidelines. The amended version is attached in A. It is not clear why the Department's amended version (or the version now further amended by the Panel) needs to go back to the Secretary.

Commented [KT25R24]: Attachment A only includes the amendments, not the full Guidelines.

Commented [H26]: This is a mis-reference – should be 'FEAR'

Commented [H27]: Fill condition not required as the towers have been reduced in size by way of condition B3 and the Reference Scheme showed that the 'fill' (being built form as a percentage of total envelope) was about 90% in T1, 81% in T2, 93% in T3, 95% in T4, and 96% in T5. Reducing to 85% in a blanket fashion did not really take this into account – and would have set up a contradictory condition with total GFA where the built form could have been greater in T2 than proposed. The effect of the rider to the clause is however noted.

Commented [KT28]: DPIE suggests 'unless it can be demonstrated in the development application(s) that'

Commented [H29]: The Panel sees benefit in there being an extension to the E-W link and that this then being applied or shared with the development site to the north. Ideally this would have been a modification, but it would separate the loading dock from the rest of the car park on this level – and the consequences of this are not known.

- d) consider, and incorporate where necessary, the recommendations of the Public Art Strategy (**FEAR C14**)
- e) confirm method(s) / arrangement(s) to ensure the on-site through site links are publicly accessible 24 hours-a-day 7 days-a-week.
- e)f) Show that all publicly accessible areas have all abilities access.

Crime prevention through environmental design

C10. Future development application(s) shall include a Crime Prevention Through Environmental Design Report (CPTED) including method(s) / treatment(s) to ensure that all buildings, spaces and places within and around the development are safe and secure and the opportunity for crime has been minimised in accordance with CPTED principles.

Overshadowing

C11. Future development application(s) shall include an Overshadowing Impact Assessment (OIP), including shadow studies and diagrams showing the likely overshadowing impact of the development on surrounding existing open spaces and neighbouring developments including (but not limited to) land to the south of Donnison Street (TAFE and Local Court). This shall include the cumulative impacts of all development on the Site. The OIP shall demonstrate that buildings have been designed to minimise overshadowing to adjoining public open spaces and surrounding sites and proposed through site links within the Site.

Future Residential Amenity

- C12. Future development application(s) relating to residential use ~~shall consider residential amenity including any relevant requirements of the:~~
- a) ~~shall demonstrate that adequate regard has been given to~~ State Environmental Planning Policy 65 – Residential Apartment Development and the ~~objectives/residential guidelines within specified in~~ the associated Apartment Design Guide
 - b) address Gosford City Centre Development Control Plan 2018.

Commented [H30]: This the way SEPP 65 is worded with respect to the SEPP and the ADG.

Social and Economic Impact

- C13. Future development application(s) shall include a Social and Economic Impact Assessment (SEIA) that considers the social and economic impacts of the proposal and includes:
- a) consideration of the cumulative impacts (including cumulative health impacts) of the development in context with other existing/approved large developments within the Gosford City Centre (in consultation with the Central Coast Local Health District)
 - b) consultation with Council for the provision of a community facility and childcare facility or other equivalent public benefit in Stages 1 and/or 2 of the development and childcare facility
 - c) investigation into the potential for the development to accommodate affordable housing.

Commented [H31]: The Panel wishes to ensure that this will be provided, not just 'considered' and that it happens at an early stage of the development.

Public art

C14. Future Development Application(s) shall include a Public Art Strategy (PAS) for the inclusion of public art within the development. The PAS shall be prepared in consultation with Council.

Commented [KT32]: Per comment on condition B6.

Aboriginal Archaeology

- C15. Future development application(s) shall include an Aboriginal archaeological unexpected finds protocol (AUFPP) to address the potential for encountering Aboriginal archaeological resources on the site during construction. The AUFPP shall be prepared in consultation with the Biodiversity and Conservation Division.
- C16. In the event that an Aboriginal Cultural Heritage Assessment Report (ACHAR) is required in accordance with **Condition B1** of the Stage 1 works (and has not be waived in accordance with **Condition B2**), or if additional ground disturbance is proposed in future Stages, then future development application(s) shall include an Aboriginal Archaeological Assessment that considers and responds to the findings of the ACHAR and incorporates any recommended management / mitigation measures.

Environmental performance

C17. Future development application(s) for new built form must address the National Construction Code of Australia 2019 and demonstrate how the principles of Ecologically Sustainable Development (ESD) have

Commented [KT33]: Include the NCC in the list of environmental standards to be met or exceeded, if this is what the IPC wants.

been incorporated into the design, construction and on-going operation of the new buildings. ~~The development must meet or exceed, and demonstrate compliance with the following minimum environmental standards including the following or those equivalent to the following:~~

- a) 4-star Green Star Design and As Built rating
- b) 4-star NABERS Energy and Water rating
- c) BASIX certification

~~C18. Future development application(s) shall explore opportunities to exceed the minimum environmental standards (FEAR C17).~~

Traffic and transport

~~C19. C18.~~ Future development application(s) shall be accompanied by a Traffic Impact Assessment (TIA) that assesses the traffic, transport and pedestrian impacts on the road and footpath networks and nearby intersection capacity. The TIA shall also address:

- a) traffic generation impact and any necessary road infrastructure upgrades to adjoining and nearby roads and intersections
- b) vehicle and pedestrian safety within and around the site
- c) loading / unloading and servicing
- d) on-site car parking provision, location, access and operation
- e) the impact of the removal of any existing on-street car parking spaces
- f) pedestrian and bicycle infrastructure and facilities
- g) the Draft Gosford City Centre Transport Plan.

~~C20. C19.~~ Future development application(s) shall include a Car Parking Assessment Report (CPAR) that undertakes a detailed assessment of car parking demand and impacts to confirm the most appropriate number of on-site car parking spaces for the development. In reaching the final car parking rate for the site, the CPAR shall:

- a) consider any existing or draft car parking study or guideline applying to the Central Coast Council local government area
- b) provide for residential on-site car parking at a rate no more than the requirements of the Gosford City Centre Development Control Plan 2018 and no less than the requirements of the Roads and Maritime Guide to Traffic Generating Developments 2002
- ~~b)c) provide for on-site parking for 'commercial activities' as defined in the GSEPP at the rate no less than in clause 8.5 of the GSEPP~~
- ~~e)d) undertake a needs-based car parking assessment for the development~~
- ~~e)e) undertake parking surveys (or consider existing recent surveys that may have been undertaken) examining the existing parking pressure on surrounding streets and parking facilities~~
- ~~e)f) analyse existing and projected car ownership details of residents within Gosford and the development~~
- ~~f)g) compare the proposal with other existing and approved developments within Gosford and other similar NSW regional centres~~
- ~~g)h) consider green travel plan initiatives~~
- ~~h)i) consider the Draft Gosford City Centre Transport Plan.~~

~~C24. C20.~~ Future development application(s) shall provide on-site car parking at a rate consistent with the findings / conclusions of the CPAR (**FEAR C19C20**) with the final rate to be determined by the consent authority.

~~C22. C21.~~ Future development application(s) shall include green travel plans, identifying opportunities to maximise the use of sustainable transport choices.

Bicycle parking and facilities

~~C23. C22.~~ Future development application(s) shall include bicycle parking for residents / employees / visitors and end of trip facilities (toilets, change/locker rooms and showers) in accordance with the Gosford City Centre Development Control Plan 2018. Wayfinding / signage shall be provided as appropriate.

~~C24. C23.~~ Future development application(s) shall ~~demonstrate how explore opportunities to exceed~~ the Gosford City Centre Development Control Plan 2018 visitor bicycle parking requirements to encourage sustainable modes of transport will be met or exceeded.

Commented [H34]: Meeting or exceeding the standards is a prerequisite to achieving design excellence in cl8.3 of the GSEPP.

Commented [H35]: This was the drafting in Mann Street consent by the Department, and is appropriate

Wind assessment

C25-C24. Future development application(s) shall include a Wind Impact Assessment, including wind tunnel testing, which:

- a) assesses the existing and proposed wind environment including the cumulative impact of existing and proposed (approved) tower developments adjoining and nearby the Ssite
- b) demonstrates spaces within and around the Ssite are suitable for their intended purpose
- c) includes mitigation measures to address adverse wind conditions, where necessary. In the event that the Wind Impact Assessment recommends landscaping / planting mitigation measures, these shall be shown on the Landscape Plan (**FEAR C8**).

Operational waste

C26-C25. Future development application(s) shall include an Operational Waste Management Plan to address storage, collection, and management of waste and recycling within the development.

Utilities

C27-C26. Future development application(s) shall include a Utility Services Infrastructure Assessment (USIA) which addresses the existing capacity and any augmentation requirements of the development for the provision of utilities, including staging of infrastructure. The USIA shall be prepared in consultation with relevant agencies and service providers.

C28-C27. Future development application(s) shall consider the location of any existing drainage / sewer infrastructure on the site and the impact of the development on that infrastructure in consultation with Council and/or relevant service owner/provider. A section 307 Certificate under the Water Management Act 2000 must be obtained for each stage of the development.

Operational noise and vibration

C29-C28. Future development application(s) shall be accompanied by a Noise and Vibration Impact Assessment (NVIA) that identifies and provides a quantitative assessment of the main noise generating sources and activities during operation. The NVIA shall include details of any mitigations measures to ensure the amenity of sensitive land uses are protected during the operation of the development.

Hydrology

C30-C29. Future development application(s) shall consider potential flooding, stormwater, climate change/sea level rise, groundwater impacts and water quality impacts. Buildings shall be designed to appropriately respond to any constraints and address water sensitive urban design principles and the Gosford Development Control Plan 2013 water cycle management requirements.

Land Contamination

C30. Future development application(s) for Stage 2 and later shall include a Stage 2 Detailed Site Investigation Report which is required to be prepared post the demolition of the existing shopping centre (See Condition C31 in Part C of Schedule 3). This Report must review the past history of the Site, and where contamination is found through site testing (post demolition of the existing buildings), Site Contamination Assessment and, as necessary, a Remedial Action Plan reviewed and approved by a site auditor accredited under the Contamination Land Management Act 1997 is to be submitted.

Structure

C31. Future development application(s) shall include a Structural Report that demonstrates the proposal can be constructed in accordance with the Building Code of Australia.

Bushfire Assessment

C32. Future development application(s) shall include a Bushfire Assessment Report that demonstrates compliance with the requirements of 'Planning for Bush Fire Protection 20192006' and Australian Standard 3959 'Construction of Buildings in Bushfire-Prone Area', unless the Applicant provides written advice from the NSW RFS stating that a Bushfire Assessment Report is not required for the application.

Commented [KT36]: This may not be necessary to include as the requirement would probably be triggered by the WM Act anyway.

Commented [KT37]: And later

Commented [H38]: C31 in Schedule 3 will require that the Stage 2 report be prepared after demolition – this is because works will be undertaken as part of the Stage 1 approval, and before that works starts, it needs to be determined if the site needs a RAP or not, and the works can then be undertaken (at least for the areas to be disturbed in Stage 1. The Stage 2 report needs to be submitted with any future DAs, together with a RAP for the relevant part of the site if needed

Commented [KT39]: Should be C32.

Construction

C33. All future development application(s) must provide an analysis and assessment of the impacts of construction and include:

- a) Construction Pedestrian and Traffic Management Plan (CPTMP), prepared in consultation with Transport for NSW. The CPTMP must detail vehicles routes, numbers of trucks, hours of operation, access arrangements and traffic control measures and cumulative construction impacts (i.e. arising from concurrent construction activity)
- b) Community Consultation and Engagement Plans
- c) Construction Waste Management Plan
- d) Air Quality Management Plan
- e) Water Impact Assessments (WIA) and an Erosion and Sediment Control Plan (including water discharge and dewatering considerations). The WIA shall be prepared in consultation with the Water and the Natural Resources Access Regulator of the Department of Planning, Industry and Environment
- f) Geotechnical and Structural Investigation Report
- g) Acid Sulphate Soil Assessment and Management Plan
- h) Sediment and Erosion Management Plan.

C34. Future development application(s) shall provide for 170 temporary publicly accessible car parking spaces, with a two hour time limit, on the site generally in accordance with the staging plan contained within the Design Report titled Gosford Alive Stage 1 Development Application / Architectural Design Report Revision F' prepared by Buchan and dated 1 June 2020. The total number of temporary car parking spaces shall be incrementally reduced as each subsequent stage of the development is constructed.

Commented [H40]: Council requested this to encourage turn-over of parking.

C35. Future development application(s) shall include the need for any approval under section 318 of the Roads Act 1993 for any works to be carried out in the road reserve, taking into account Council's Civic Works Specifications.

Commented [H41]: Condition requested by Council

Commented [KT42]: This may not be necessary to include in this consent because it would be required prior to CC for future DAs.

END OF PART C

ATTACHMENT A – AMENDMENTS TO DESIGN GUIDELINES

Commented [H43]: The Panel wishes to inset these as amended, not showing the mark up. The intent is that the attachment will be a 'clean' version.

SEE SEPARAT ATTACHMENT FOR REVIEW

SCHEDULE 3

CONDITIONS OF CONSENT FOR STAGE 1 WORKS

PART A – TERMS OF APPROVAL

Obligation to Minimise Harm to the Environment

- A1. In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the demolition works.

Development Description

- A2. Consent is granted to Stage 1 works as described in **Schedule 1** and the EIS, as amended by the RtS and RFFI, and in accordance with the conditions contained in this development consent.

Terms of Consent

- A3. The development may only be carried out:
- (a) in compliance with the conditions of this consent
 - (b) in accordance with all written directions of the Planning Secretary
 - (c) in accordance with the EIS, RtS and RRFI
- A4. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:
- (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;
 - (b) any reports, reviews or audits commissioned by the Department regarding compliance with this approval; and
 - (c) the implementation of any actions or measures contained in any such document referred to in (a) above.

Lapsing of Approval

- A5. This consent will lapse five years from the date of consent unless the Stage 1 works have physically commenced.

Legal Notices

- A6. Any advice or notice to the consent authority shall be served on the Secretary.

Prescribed Conditions

- A7. The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.

Evidence of Consultation

- A8. Where conditions of this consent require consultation with an identified party, the Applicant must:
- (a) consult with the relevant party prior to submitting the subject document for information or approval; and
- provide details of the consultation undertaken including:
- the outcome of that consultation, matters resolved and unresolved; and
 - details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

Applicability of Guidelines

- A9. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.
- A10. Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and

management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

Monitoring and Environmental Audits

A11. Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.

Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.

Access to Information

A12. At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:

- (a) make the following information and documents (as they are obtained or approved) publicly available on its website:
 - i) the documents referred to in **condition A3** of this consent;
 - ii) all current statutory approvals for the development;
 - iii) all approved strategies, plans and programs required under the conditions of this consent;
 - iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;
 - v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;
 - vi) a summary of the current stage and progress of the development;
 - vii) contact details to enquire about the development or to make a complaint;
 - viii) a complaints register, updated monthly;
 - ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;
 - x) any other matter required by the Planning Secretary; and
- (b) keep such information up to date, to the satisfaction of the Planning Secretary.

Compliance

A13. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.

Incident Notification, Reporting and Response

A14. The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.

A15. Subsequent notification must be given and reports submitted in accordance with the requirements set out in **Appendix 1**.

Non-Compliance Notification

A16. The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.

A17. The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.

A18. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

Revision of Strategies, Plans and Programs

A19. Within three months of:

- (a) the submission of a compliance report under **condition B19**;
- (b) the submission of an incident report under **condition A14**;
- (c) the submission of an Independent Audit under **condition C53**;
- (d) the issue of a direction of the Planning Secretary under **condition A3** which requires a review,

the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.

A20. If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised. Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier within six weeks of the review.

Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.

END OF PART A

PART B PRIOR TO COMMENCEMENT OF DEMOLITION WORKS

Aboriginal Archaeology – Cultural Values

- B1. Prior to the commencement of demolition, the Applicant shall prepare, and submit to the Planning Secretary for approval, an Aboriginal Cultural Heritage Assessment Report (ACHAR). The Applicant shall consult with the local Aboriginal community and the Biodiversity and Conservation Division of the Department of Planning, Industry and Environment (BCD) to inform the consideration of cultural value(s). Any ACHAR recommended management and mitigation measures shall be implemented.
- B2. Notwithstanding **Condition B1**, the Applicant can write to the Planning Secretary to request the requirement to prepare an ACHAR be waived. Any request to waive the ACHAR requirement shall include the following:
- (a) a clear description of the SSD major project area
 - (b) a detailed description of the proposed works to be undertaken in relation to the level of ground surface and subsurface disturbance required
 - (c) the predicted extent of impacts from proposed demolition works with details of location, extent and depth of excavation of the ground surface. Including a comparison of the proposed depth and location of ground disturbance relative to previous ground disturbance for the development (i.e. will any impacts extend below previous ground disturbance for the development?)
 - (d) the proposed extent of ground disturbance from any proposed construction works including installation of associated infrastructure and utilities
 - (e) a detailed description of the consultation process undertaken with the Aboriginal community
 - (f) evidence of consultation with the Aboriginal community regarding any Aboriginal cultural heritage values relating to the site including a statement of significance
 - (g) evidence of support from the Aboriginal community for the findings of the ACHAR waiver application
 - (h) a predictive model identifying the likelihood of Aboriginal objects being present at the site and background research including an AHIMS search
 - (i) the results of any archaeological field survey an impact assessment detailing the extent of impacts from the proposed development on Aboriginal cultural heritage
 - (j) proposed mitigation and management of any Aboriginal cultural heritage values
 - (k) appendices should be attached showing evidence of consultation, extensive AHIMS search and any technical information

Aboriginal Archaeology – Management

- B3. All demolition contractors, subcontractors and personnel are to be inducted and informed by the nominated archaeological consultant prior to commencing work on site as to their obligations and requirements in relation to historical archaeological sites and 'relics' in accordance with guidelines issued by the Heritage Council of NSW.
- B4. An unexpected finds protocol must be created to manage the unexpected discovery of potential relics during demolition works. This should include details of what constitutes an archaeological relic for the project, stop work procedures, procedures for contacting a suitably qualified archaeologist to assess the find, and processes for notification and consultation with the Heritage Council. If a relic is uncovered work must cease in the affected area(s) and the BCD must be notified. Work may only recommence after approval from the BCD. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

Notice of Commencement of Works

- B5. The Applicant must notify the Planning Secretary and Council in writing of the intended dates of commencement of construction and operation at least 48 hours before those dates.

Access to Information

- B6. At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:

- (a) make the following information and documents (as they are obtained or approved) publicly available on its website:
 - i) all current statutory approvals for the development
 - ii) all approved strategies, plans and programs required under the conditions of this consent
 - iii) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent
 - iv) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs
 - v) a summary of the current stage and progress of the development
 - vi) contact details to enquire about the development or to make a complaint
 - vii) a complaints register, updated monthly
 - viii) audit reports prepared as part of any Independent Audit of the development and the Applicant's response to the recommendations in any audit report
 - ix) any other matter required by the Planning Secretary
- (b) keep such information up to date, to the satisfaction of the Planning Secretary.

Protection of Public and Private Property Infrastructure

- B7. Prior to the commencement of demolition, the Applicant must:
- (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;
 - (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths);
 - (c) prepare a dilapidation report identifying the condition of all adjoining and nearby premises including heritage items;
 - (d) submit a copy of the dilapidation report and engineers report to the Certifier and Council.

Pre-Construction Dilapidation Report

- B8. Prior to commencement of demolition, the Applicant must submit a pre-commencement dilapidation report to Council, and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties and Council assets that are likely to be impacted by the proposed works.

Utilities and Services

- B9. Prior to commencement of demolition or disconnection of any utilities / services, the Applicant must obtain relevant approvals from service providers.
- B10. Prior to commencement of demolition written advice must be obtained from the relevant electricity supply authority, telecommunications provider, gas carrier (where relevant) and water authority stating that satisfactory arrangements have been made with regard to services and connections.

Demolition

- B11. Prior to commencement of demolition, demolition work plans required by *AS 2601-2001 The demolition of structures* (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.

Demolition Environmental Management Plan

- B12. Prior to the commencement of works, a Demolition Environmental Management Plan (DEMP), shall be prepared in consultation with Council and submitted to the certifier.
- a) The DEMP shall address, but not be limited to, the following matters, where relevant:
 - i) hours of work
 - ii) 24 hour contact details of site manager
 - iii) traffic management, in consultation with Council and TfNSW

- iv) demolition noise and vibration management plan (DNVMP), prepared by a suitably qualified person, which addresses the relevant provisions of Australian Standard 2436 - 2010 Guide to Noise Control on Construction, Maintenance and Demolition Sites and the Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009)
 - v) management of dust and odour to protect the amenity of the neighbourhood
 - vi) erosion and sediment control
 - vii) procedures for encountering groundwater during demolition works including contact with NSW Office of Water and the Natural Resource Access Regulator (NRAR) of the Department of Planning, Industry and Environment
 - viii) stormwater control and water discharge management
 - ix) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject Site
 - x) waste storage and recycling control
 - xi) construction material storage
 - xii) litter control
 - xiii) unexpected finds protocol
 - xiv) external lighting in compliance with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.
- b) The DEMP must not include works that have not been explicitly approved in the development consent. In the event of any inconsistency between the consent and the DEMP, the consent shall prevail
- c) The Applicant shall submit a copy of the DEMP to Council prior to commencement of works.
- d) The DEMP (as revised from time to time) must be implemented by the Applicant for the duration of the demolition works.

Unexpected Contamination Procedure

B13. Prior to the commencement of demolition, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the DEMP and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.

Demolition Traffic and Pedestrian Management Plan

B14. Prior to the commencement of demolition, a Demolition Traffic and Pedestrian Management Plan (DTPMP), shall be prepared in consultation with Council and Transport for NSW and submitted to the certifier. The DTPMP must be prepared in consultation with Council, Transport for NSW and Roads and Maritime Services.

- a) The DTPMP shall address, but not be limited to, the following matters:
- i) location of proposed work zone(s)
 - ii) location of any cranes
 - iii) haulage routes
 - iv) vehicle access arrangements
 - v) management of the impacts to pedestrian and cyclist movements during and following demolition. Access arrangements should be able to cater for the current pedestrian and cyclist demand for the pedestrian bridge that is to be demolished
 - vi) construction hours
 - vii) estimated number of construction vehicle movements
 - viii) construction program
 - ix) consultation strategy for liaison with surrounding stakeholders
 - x) any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works
 - xi) cumulative construction impacts of other construction projects within Gosford City Centre. Existing CPTMPs for developments within or around the development site should be referenced

in the CPTMP to ensure that coordination of work activities are managed to minimise impacts on the road network

- xii) should any impacts be identified, the duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified and included in the CPTMP.
- b) The Applicant shall submit a copy of the final DTPMP to Council and Transport for NSW, prior to the commencement of work
- c) The DTPMP (as revised from time to time) must be implemented by the Applicant for the duration of demolition works.

Waste Management Plan During Demolition

B15. Prior to the commencement of demolition, a Demolition Waste Management Plan (DWMP), prepared by a suitably qualified person, shall be submitted to the certifier.

- a) The DWMP shall address, but not be limited to, the following matters:
 - i) recycling of demolition materials including concrete
 - ii) removal of hazardous materials and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.
- b) Details demonstrating compliance with the relevant legislative requirements, associated with the removal of hazardous waste, particularly the method of containment and control of emission of fibres to the air, are to be submitted to the certifier prior to the removal of any hazardous materials.
- c) The Applicant shall provide a copy of the DWMP to Council, prior to commencement of work.
- d) The Applicant must notify the Transport for NSW Traffic Management Centre of the truck routes(s) to be followed by trucks transporting waste material from the Subject Site, prior to the commencement of the removal of any waste material from the Subject Site.

Ongoing site treatment

B16. Prior to the commencement of works, an Ongoing Site Treatment Management Plan (OSTMP) shall be submitted to and approved by the Planning Secretary. The OSTMP shall provide details of the treatment and management of the site following demolition and before construction of an approved Stage 2 development.

- a) The OSTMP shall include, but not be limited to, the following matters:
 - i) the provision on-site of 170 temporary publicly accessible car parking spaces
 - ii) site surface treatment/stabilisation
 - iii) site access and fencing
 - iv) security
 - v) environmental health and prevention of contact with contaminants
 - vi) management of dust and odour to protect the amenity of the neighbourhood
 - vii) erosion and sediment control
 - viii) stormwater control and discharge
 - ix) water discharge management and protection of ~~Brisbane Water-Darling Harbour~~.
- b) The OSTMP (as revised from time to time) must be implemented by the Applicant for the duration of the period between the demolition works and the construction of a future Stage 2 development.

Erosion and Sedimentation Control

B17. Soil erosion and sediment control measures shall be designed in accordance with the document Managing Urban Stormwater-Soils & Construction Volume 1 (2004) by Landcom. Details are to be submitted to the certifier prior to commencement of above ground works involving vegetation removal or soil disturbance.

Community Involvement Plan

B18. A Community Involvement Plan (CIP) shall be prepared in consultation with Council and submitted to the certifier prior to commencement of works. The CIP shall include how notification of residents and complaints associated with the demolition works will be mitigated/managed.

Compliance Reporting

B19. No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary and the Certifier.

B20. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).

B21. The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary and notify the Planning Secretary and the Certifier in writing at least seven days before this is done.

B22. Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.

Water Management and Infrastructure

B23. Prior to commencement of demolition the Applicant shall obtain the appropriate approvals/licenses from the NSW Office of Water and Council for any dewatering of the site required as a result of the proposed works.

B24. Prior to commencement of demolition the Applicant shall submit an application to Council under Section 305 of the Water Management Act 2000 to obtain a Section 307 Certificate of Compliance. The Application for a 307 Certificate under Section 305 Water Management Act 2000 form can be found on Council's website www.centralcoast.nsw.gov.au. Early application is recommended.

B25. A Section 307 Certificate must be obtained prior to the issue of any Construction Certificate.

B26. Prior to commencement of demolition the Applicant shall submit engineering details prepared and certified by a practising structural engineer that comply with Council's Building Over or Adjacent To Sewer and Water Main Guidelines to the satisfaction of Council. Engineering details must be submitted to Council's Water Assessment Team for approval. Plan assessment fees apply.

B27. Prior to commencement of demolition the Applicant shall submit design details of the following engineering works within private property:

Commented [KT44]: To whom? Council?

a) Interallotment drainage within the site to capture stormwater from Lot 7 Sec 2 DP 6039, Lot 8 Sec 2 DP 6039, SP 53237, & Lot 2 DP 270116 and discharge this stormwater to Council's piped drainage system in William Street. The interallotment drainage system must be designed in accordance with Council's Civil Works Specification and have a minimum capacity for the 1%AEP storm event.

b) Piping of all stormwater from impervious areas within the site via an on-site stormwater detention structure to Council's drainage system located in Henry Parry Drive.

~~b)c) Sewer re-alignment works~~

~~e)d) These design details and any associated reports must be included in the Construction Certificate.~~

Commented [H45]: There are conditions for the drainage, but no reference to the sewer works, hence inserted here

Roads

B28. Prior to commencement of demolition the Applicant shall submit an application to Council under section 138 of the *Roads Act 1993* for the approval of required works to be carried out within the road reserve.

B29. Prior to commencement of demolition the Applicant shall submit to Council Engineering plans for the required works within a public road that have been designed by a suitably qualified professional in accordance with Council's *Civil Works Specification* and Chapter 6.3 - *Erosion Sedimentation Control* of the Gosford Development Control Plan 2013. The Engineering plans must be included with the Roads Act application for approval by Council. Design the required works as follows:

a) Construction and/or reconstruction of stormwater drainage within Albany Street North, William Street, and Henry Parry Drive to comply with the following:

- i) Trunk drainage pipelines with a design capacity for the 1%AEP storm event along the following alignment: Commencing on the eastern side of Albany Street North at the Albany Street North / William Street intersection, across Albany Street North at this intersection (in the vicinity of the existing pedestrian crossing), continuing down the full length of William Street to the Henry Parry Drive / William Street Intersection, and then along Henry Parry Drive to the existing sag low pit within this frontage of the site.
 - ii) Reconstruction/upgrade of the stormwater drainage that crosses Henry Parry Drive from the sag low point within the site frontage in Henry Parry Drive to accommodate the 1%AEP storm event and connect to the existing trunk drainage system (that has a 1%AEP capacity) within Kibble Park (and that is presently constructed to the eastern boundary of Kibble Park near the Henry Parry Drive boundary).
 - iii) The existing pipe and pit in the Albany Street North adjacent to Lot 2 DP 270116 is blocked off so that the pipeline within Lot 7 Sec 2 DP 6039, Lot 8 Sec 2 DP 6039, SP 53237, & Lot 2 DP 270116 will be decommissioned as a Council stormwater pipelines such that it will then only operate as an interallotment drainage pipeline.
- iv) The pipeline within the site frontage in William Street that crosses William Street is blocked off at the pit.
- iv) The inter-allotment drainage system is to be connected to Council's trunk drainage system in William Street.
- b) Erosion and sedimentation control plan
 - c) The Roads Act application must be approved by Council prior to commencing works in the road reserve.

END OF PART B

PART C DURING DEMOLITION AND WORKS AS APPLICABLE

Approved Plans to be On-Site

- C1. A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the Subject Site at all times and shall be readily available for perusal by any officer of the Department, Council or the certifier.

Site Notice

- C2. A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements:
- (a) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;
 - (b) the notice is to be durable and weatherproof and is to be displayed throughout the works period;
 - (c) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and
 - (d) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.

Operation of Plant and Equipment

- C3. All ~~demolition/work~~construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.

Demolition

- C4. Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by **Condition B11**.

Demolition Hours

- C5. Demolition, including the delivery/removal of materials to and from the site, may only be carried out between the following hours:
- (a) between 7:00am and 5:00pm, Mondays to Fridays inclusive; and
 - (b) between 7:30am and 3:00pm, Saturdays.
 - (c) No work may be carried out on Sundays or public holidays.
- C6. Demolition activities may be undertaken outside of the hours in **Condition C5** if required:
- (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or
 - (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or
 - (c) where the works are inaudible at the nearest sensitive receivers.
- C7. Notification of such demolition activities as referenced in **Condition C6** must be given to affected residents before undertaking the activities or as soon as is practical afterwards.

Implementation of Management Plans

- C8. The Applicant must carry out the construction of the development in accordance with the most recent version of the approved DEMP and associated management plans (**Condition B12 to B15**).

Construction Traffic

- C9. All vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or approved on-street work zone before stopping.

Road Occupancy Licence

- C10. A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.

Hoarding Requirements

C11. The following hoarding requirements must be complied with:

- (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and
- (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application
- (c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.

No Obstruction of Public Way

C12. The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.

Construction Noise Limits

C13. The development must be constructed to achieve the construction noise management levels detailed in the *Interim Construction Noise Guideline* (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved DEMP (**Condition B12**).

C14. The Applicant shall schedule intra-day 'respite periods' for demolition activities identified in the Interim Construction Noise Guideline as being particularly annoying to surrounding residents and other noise sensitive receivers. Respite periods shall be scheduled at the same time each day (e.g. 8 am to 11 am Monday to Saturday, 12 pm to 3 pm Monday to Friday and 4 pm to 6 pm Monday to Friday) unless otherwise negotiated with the most affected noise sensitive receivers.

C15. If the noise from a demolition activity is substantially tonal or impulsive in nature (as described in Chapter 4 of the NSW Industrial Noise Policy), 5dB(A) must be added to the measured construction noise level when comparing the measured noise with the construction noise management levels.

C16. The Applicant must ensure **heavy** demolition vehicles do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under **Condition C5**.

C17. The Applicant must implement, where practicable and without compromising the safety of demolition staff or members of the public, the use of audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.

C18. Any noise generated during demolition must not be offensive noise within the meaning of the *Protection of the Environment Operations Act 1997* or exceed approved noise limits for the site.

Vibration Criteria

C19. Vibration caused by construction at any residence or structure outside the site must be limited to:

- (a) for structural damage, the latest version of *DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures* (German Institute for Standardisation, 1999); and
- (b) for human exposure, the acceptable vibration values set out in the *Environmental Noise Management Assessing Vibration: a technical guideline* (DEC, 2006) (as may be updated or replaced from time to time).

C20. Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in **Condition C19**.

C21. The limits in **Conditions C19** and **C20** apply unless otherwise outlined in a DEMP.

Protection of Trees

C22. No street tree is to be trimmed or removed unless prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property.

C23. All street trees **to be retained** shall be protected at all times during construction. Any tree on the footpath, which is damaged or removed ~~during construction~~ due to an emergency, shall be replaced, to the satisfaction of Council.

Commented [KT46]: Definition of what constitutes a heavy demolition vehicle?

Safety

C24. To protect the safety of work personnel and the public, the work site shall be adequately secured to prevent access by unauthorised personnel, and work shall be conducted at all times in accordance with relevant Work Cover requirements.

Contamination / Waste

C25. All material in the buildings to be demolished are to be removed in accordance with the guidelines of the WorkCover Authority and the requirements of the EPA.

C26. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 shall be satisfied, with particular reference to Part 7 'asbestos waste'. In addition, the Applicant shall consult with Safework NSW concerning the handling of any asbestos waste that may be encountered during the course of the project.

C27. All waste generated and any subsurface soils excavated during the demolition shall be assessed, classified and managed in accordance with the Waste Classification Guidelines: Part 1 Classifying Waste NSW DECC, 2009.

C28. A site auditor accredited under the Contamination Land Management Act 1997 shall be engaged for the various stages of the project which involve remediation work.

C29. the Applicant shall implement the unexpected contamination finds procedure for identifying and dealing with unexpected finds of site contamination (**Condition B13**).

C30. In the event that unexpected ground contamination is discovered, the site auditor is to review the site contamination assessments and undertake the following actions:

- a) provide an opinion on whether the nature and extent of contamination has been appropriately determined
- b) ensure any necessary remedial work is carried out in accordance with best practice and reporting is to the standards required by the EPA.

C31. Should any new information come to light during demolition works which has the potential to alter previous conclusions about site contamination then the Planning Secretary must be immediately notified and works must cease. Works must not recommence on site until the consultation is made with the Planning Secretary.

C32.

a) Post demolition but prior to the works referred to in Condition B27, a Stage 2 Detailed Site Investigation Report must be prepared. This Report must review the past history of the Site, and if contamination is found through site testing in the locations subject to the infrastructure works or locations in any other areas to be disturbed by the Stage 1 works, a Remedial Action Plan for that part of the Site must be prepared and reviewed and approved by a site auditor accredited under the Contamination Land Management Act 1997. A copy of this report shall be submitted to the Planning Secretary.

b) If remediation is required, the requirements of SEPP 55 including clause 16 Prior notice of Category 2 remediation work and clauses 17, 18 and 19 of SEPP 55 must be complied with.

Waste Control and Management

C31-C33. The body of any vehicle or trailer, used to transport waste or excavation spoil from the site, shall be covered before leaving the site to prevent any spill or escape of dust, waste or spoil from the vehicle or trailer.

C32-C34. Mud splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site, shall be removed before the vehicle, trailer or motorised plant leaves the site.

C33-C35. Concrete waste and rinse water shall not be disposed of on the project site and instead that:

- a) waste concrete shall either be returned to the agitator truck(s) to the supplier or directed to a dedicated watertight skip protected from the entry of precipitation
- b) concrete rinse water shall be directed to a dedicated watertight skip protected from the entry precipitation or a suitable water treatment plant.

Commented [H47]: If the site is contaminated, this can only be established once the building is demolished. So, after this occurs and before the Stage 1 works start is the appropriate time to undertake the Stage 2 Contamination investigations. If remediation is needed for that part of the site where the Stage 1 works are going to occur, then a RAP is needed for that. If there is remediation needed for other part the site then the Stage 2 report and RAP can be submitted with the relevant future DA.

Disposal of Seepage and Stormwater

[C34-C36](#). Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.

Erosion and Sediment Control

[C35-C37](#). All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication *Managing Urban Stormwater: Soils & Construction* (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.

Dust Control and Management

[C36-C38](#). The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.

[C37-C39](#). During demolition, the Applicant must ensure that:

- (a) exposed surfaces and stockpiles are suppressed by regular watering;
- (b) all trucks entering or leaving the site with loads have their loads covered;
- (c) trucks associated with the development do not track dirt onto the public road network;
- (d) public roads used by these trucks are kept clean; and
- (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.

[C38-C40](#). The Applicant shall minimise dust emissions on the site and prevent dust emissions from the site resulting from:

- a) the breaking down of existing structures and structural elements
- b) excavation, processing and handling of excavation spoil
- c) wind action on demolition waste and excavation spoil stock piles
- d) wind action on and plant movement across areas bare of vegetation or other cover.

[C39-C41](#). The Applicant must install and operate equipment in line with best practice.

Unexpected Finds Protocol – Aboriginal Heritage

[C40-C42](#). The demolition shall be carried out in accordance with the Aboriginal archaeology unexpected finds protocol (**Condition B2**)

[C41-C43](#). In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Biodiversity and Conservation Division of the Department of Planning, Industry and Environment (BCD) and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of BCD.

Protection of Public Infrastructure

[C42-C44](#). Unless the Applicant and the applicable authority agree otherwise, the Applicant must:

- a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and
- b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.

Waste Storage and Processing

[C43-C45](#). All waste generated during demolition must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.

~~C44-C46.~~ All waste generated during demolition must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).

~~C45-C47.~~ The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.

~~C46-C48.~~ The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.

~~C47-C49.~~ The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.

Outdoor Lighting

~~C48-C50.~~ The Applicant must ensure that all external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.

Independent Environmental Audit

~~C49.~~ Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.

~~C50.~~ Prior to the commencement of demolition, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary and the Certifier.

~~C51.~~ Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is:

- (a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and
- (b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.

In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks notice to the applicant of the date upon which the audit must be commenced.

~~C52.~~ Independent Audits of the development must be carried out in accordance with:

- (a) the Independent Audit Program submitted to the Planning Secretary and the Certifier under **condition C51** of this consent; and
- (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).

~~C53.~~ In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:

- (a) review and respond to each Independent Audit Report prepared under **condition C53** of this consent;
- (b) submit the response to the Planning Secretary and the Certifier; and
- (c) make each Independent Audit Report and response to it publicly available 60 days after submission to the Planning Secretary and notify the Planning Secretary and the Certifier in writing at least seven days before this is done.

~~C54-C51.~~ Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.

Roads

~~C55-C52.~~ The Applicant shall cComplete works within the road reserve in accordance with the approval under the Roads Act 1993. The works must be completed in accordance with Council's Civil Works Specification and Chapter 6.3 - Erosion Sedimentation Control of the Gosford Development Control Plan 2013. Documentary evidence for the acceptance of such works must be obtained from the Roads Authority.

Commented [H48]: Is this condition needed given the menial scope of work? The Panel is happy to leave it in, if it is necessary but it seems fairly onerous given the time frame for the work as well. Advice is sought or a 'light version of the condition please provided suited to more minor works.

Commented [KT49R48]: We recommend it be kept given the scale of works. There is some flexibility built into the requirements.

[C56-C53](#). Do not carry out construction work or store building materials on the road reserve unless they are associated with a separate approval under the Roads Act 1993.

Damage

[C57-C54](#). The Applicant shall rectify to the satisfaction of Council any damage not shown in the dilapidation report submitted to Council before site works had commenced. Any damage will be assumed to have been caused as a result of the site works undertaken and must be rectified at the developer's expense.

Covenants

[C58-C55](#). The Applicant shall amend the Deposited Plan (DP) as follows and submit to the Certifier copies of registered title documents showing the restrictive covenants:

- (a) include an Instrument under the Conveyancing Act 1919 for the following restrictive covenants; with Council having the benefit of these covenants and having sole authority to release and modify. Wherever possible, the extent of land affected by these covenants must be defined by bearings and distances shown on the plan

~~(b)~~[\(a\)](#) create an easement to drain water for the diverted stormwater line through the site.

Safety

[C59-C56](#). The Applicant shall prevent public access to the construction site as required by Clause 298 of the Work Health and Safety Regulation 2011 when building work is not in progress or the site is unoccupied. Site fencing specifications are outlined under Australian Standard AS1725.1-2010 - Chain-link fabric fencing - Security fencing and gates. The use of barbed wire and/or electric fencing is not to form part of the protective fencing to construction sites.

[C60-C57](#). The Applicant shall action the following when an excavation extends below the level of the base of the footings of any building, structure or work on adjoining land:

- (a) notify the owner of the adjoining land, and
- (a) protect and support the building, structure or work from possible damage from the excavation, and
- (b) underpin the building, structure or work where necessary, to prevent any such damage.
- (c) these actions must be undertaken by the person having the benefit of the development consent at their own expense.

Asbestos / contamination

[C61-C58](#). Demolition work involving asbestos shall be undertaken in accordance with the Work Health and Safety Act 2011. The person having the benefit of this consent must ensure that the removal of:

- (d) more than 10m² of non-friable asbestos or asbestos containing material is carried out by a licensed non-friable (Class B) or a friable (Class A) asbestos removalist, and
- (e) friable asbestos of any quantity is removed by a licensed removalist with a friable (Class A) asbestos removal licence.

[C62-C59](#). The licensed asbestos removalist must give notice to the regulator before work commences in accordance with Clause 466 of the Work Health and Safety Regulation 2011.

[C63-C60](#). The Applicant shall submit to Council, a Clearance Certificate issued by a suitably qualified independent Occupational Hygienist or Licensed Asbestos Assessor certifying that the site has been made free of asbestos material following completion of demolition works.

[C61](#). In the event that construction works causes the generation of odours or uncovering of previously unidentified contaminants, works must immediately cease, Council and the Principal Certifying Authority must be notified in writing within 7 days and an appropriately qualified environmental consultant appointed to undertake an assessment of the potential contaminant and works required to make the site safe from potential human health and environmental harm.

[C64-C62](#). The applicant shall complete the internal drainage works required by Condition B29 within private property in accordance with the plans and details approved with the construction certificate.

END OF PART C

APPENDIX 1 WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

Written Incident Notification Requirements

1. A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A14 or, having given such notification, subsequently forms the view that an incident has not occurred.
2. Written notification of an incident must:
 - a. identify the development and application number;
 - b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);
 - c. identify how the incident was detected;
 - d. identify when the applicant became aware of the incident;
 - e. identify any actual or potential non-compliance with conditions of consent;
 - f. describe what immediate steps were taken in relation to the incident;
 - g. identify further action(s) that will be taken in relation to the incident; and
 - h. identify a project contact for further communication regarding the incident.
3. Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.
4. The Incident Report must include:
 - a. a summary of the incident;
 - b. outcomes of an incident investigation, including identification of the cause of the incident;
 - c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and
 - d. details of any communication with other stakeholders regarding the incident.

ADVISORY NOTES

Appeals

AN1. The Applicant has the right to appeal to the Land and Environment Court in the manner set out in the Environmental Planning and Assessment Act, 1979 and the Environmental Planning and Assessment Regulation, 2000 (as amended).

Other Approvals and Permits

AN2. The Applicant shall apply to the Council for all necessary permits including crane permits, road opening permits, hoarding or scaffolding permits, footpath occupation permits and/or any other approvals under Section 68 (Approvals) of the Local Government Act, 1993 or Section 138 of the Roads Act, 1993.

Responsibility for Other Consents / Agreements

AN3. The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.

Prescribed Conditions

AN4. The Applicant shall comply with all relevant prescribed conditions of the development consent under Part 6, Division 8A of the Regulation.

Disability Discrimination Act

AN5. This application has been assessed in accordance with the EP&A Act. No guarantee is given that the proposal complies with the Disability Discrimination Act 1992. The Applicant/owner is responsible to ensure compliance with this and other anti-discrimination legislation. The Disability Discrimination Act 1992 covers disabilities not catered for in the minimum standards called up in the BCA which references AS 1428.1 - Design for Access and Mobility. AS1428 Parts 2, 3 and 4 provides the most comprehensive technical guidance under the Disability Discrimination Act 1992 currently available in Australia.

Commonwealth Environment Protection and Biodiversity Conservation Act 1999

AN6.

- a) The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 provides that a person must not take an action which has, will have, or is likely to have a significant impact on a matter of national environmental significance (NES) matter; or Commonwealth land, without an approval from the Commonwealth Environment Minister.
- b) This application has been assessed in accordance with the New South Wales Environmental Planning & Assessment Act, 1979. The determination of this assessment has not involved any assessment of the application of the Commonwealth legislation. It is the Applicant's responsibility to consult the Department of the Environment and Energy to determine the need or otherwise for Commonwealth approval and you should not construe this grant of approval as notification to you that the Commonwealth Act does not have application. The Commonwealth Act may have application and you should obtain advice about this matter. There are severe penalties for non-compliance with the Commonwealth legislation.