



Central Coast Council

Review of Environmental Effects

Demolition of Existing Building

55 - 71 Mann Street, Gosford

30 April 2020

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Project No.	CC190147
Author	SH
Checked	LW
Approved	SH

Rev No.	Status	Date	Comments
1	Final	30/04/2020	

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1 Certification / Sign Off

This Review of Environmental Factors provides a true and fair review of the Proposal in relation to its potential effects on the environment. It addresses to the fullest extent possible all matters affecting or likely to affect the environment as a result of the Proposal. The information contained in this Review of Environmental Factors is neither false no misleading.

Author

Name	Sarah Hartley
Position	Senior Town Planner
Company	Barker Ryan Stewart
Declaration	I declare that the information contained in this report is neither false nor misleading.
Signature	
Date	30/04/2020

Central Coast Council Sign Off

We have examined this Review of Environmental Factors and the certification and accept the Review of Environmental Factors on behalf of Central Coast Council.

Name	
Position	
Business Area	
Signature	
Date	
Name	
Position	
Business Area	
Signature	
Date	

2 Introduction

2.1 Proposal Identification

Barker Ryan Stewart on behalf of Central Coast Council has prepared this Review of Environmental Factors (REF). Central Coast Council are the owners of the land which is located at 55 – 71 Mann Street, Gosford.

The proposal includes:

- Demolition of the existing building and surrounds;
- Installation of hoardings and fencing; and
- Landscaping works including grassing the site.

Detailed plans are included in Appendix A.

It is anticipated the demolition process will take up 3-6 months, with demolition proposed to commence in June 2020.

2.2 Purpose of this Report

The purpose of the REF is to describe the proposal; to document the likely impacts of the proposal on the environment; and to detail protective measures to be implemented.

The description of the proposed works and associated environmental impacts has been undertaken in context of the:

- *Environmental Planning and Assessment (EP&A) Act 1979*; and
- *Environmental Planning and Assessment (EP&A) Regulation 2000 - Clause 228*;
- *State Environmental Planning Policy (Gosford City Centre) 2018*; and
- *State Environmental Planning Policy (Infrastructure) 2007*.

The REF assists in fulfilling the requirements of Section 5.5 of the EP&A Act which requires the consent authority, being Central Coast Council, to examine and take into account, to the fullest extent possible, all matters affecting or likely to affect the environment by reason of the activity.

3 Site Analysis

3.1 Site Description

The subject site is located at 55 – 71 Mann Street, Gosford. The site benefits from a dual frontage to both Mann Street and Henry Parry Drive. The site is located south of the intersection with Donnison Street. The property description is included in Table 1 below.

An aerial photograph of the subject site is included in Figure 1 which shows the site and immediate surrounding development.

Table 1: Property description of the site

Lot	DP
Lots 1 – 3	129268



Figure 1: Aerial Photo of Subject Site (Source: Nearmap Pty Ltd 2019)

There are a number of mature canopy trees located in the centre of the site between the car park and the existing buildings, as well as adjacent to the property boundaries. These specimens are all to be retained as part of the overall scope of works for this project. The topography of the land has been

modified and includes a significant fall from the Henry Parry Drive frontage to Mann Street. The site supports an overall change in level of approximately 15.5m.

The subject site is not a local or state listed heritage item, but is located within the vicinity of a number of listed properties.

The subject site supports a part 1 and 2 storey building formerly used for administration purposes of the Council. Prior to that the building had a number of uses including as a hotel. Council acquired the property during the 1990s and transitioned the use from a licensed premises to public administration in 2001. The site is now in a derelict and hazardous state and is proposed to be demolished due to the hazard to the public. The site also supports a detached brick garage, generator, and staff car park.

Photographs 1-5 below show the existing buildings and facilities on site.



Photograph 1: Subject site and existing building viewed from Mann Street



Photograph 2: Rear view of existing building looking west



Photograph 3: Detached garage to be demolished



Photograph 4: Existing staff carpark as viewed from Henry Parry Drive entry



Photograph 5: Existing on site generator

3.2 Locality

The subject site is located in the Gosford CBD within the Central Coast Local Government Area. This precinct within the CBD comprises the Central Coast Council administration building, as well as the Central Coast Conservatorium of Music. Opposite the site, and to the north includes food retail premises, commercial offices and residential apartments above the ground floor level. There are also sites on the opposite side of Mann Street in derelict and partly demolished state which have been approved for significant mixed-use developments.

The site is in immediate vicinity to the TAFE campus and local Court located on Henry Parry Drive.

Figure 2 below is an aerial photograph of the locality showing the main elements.

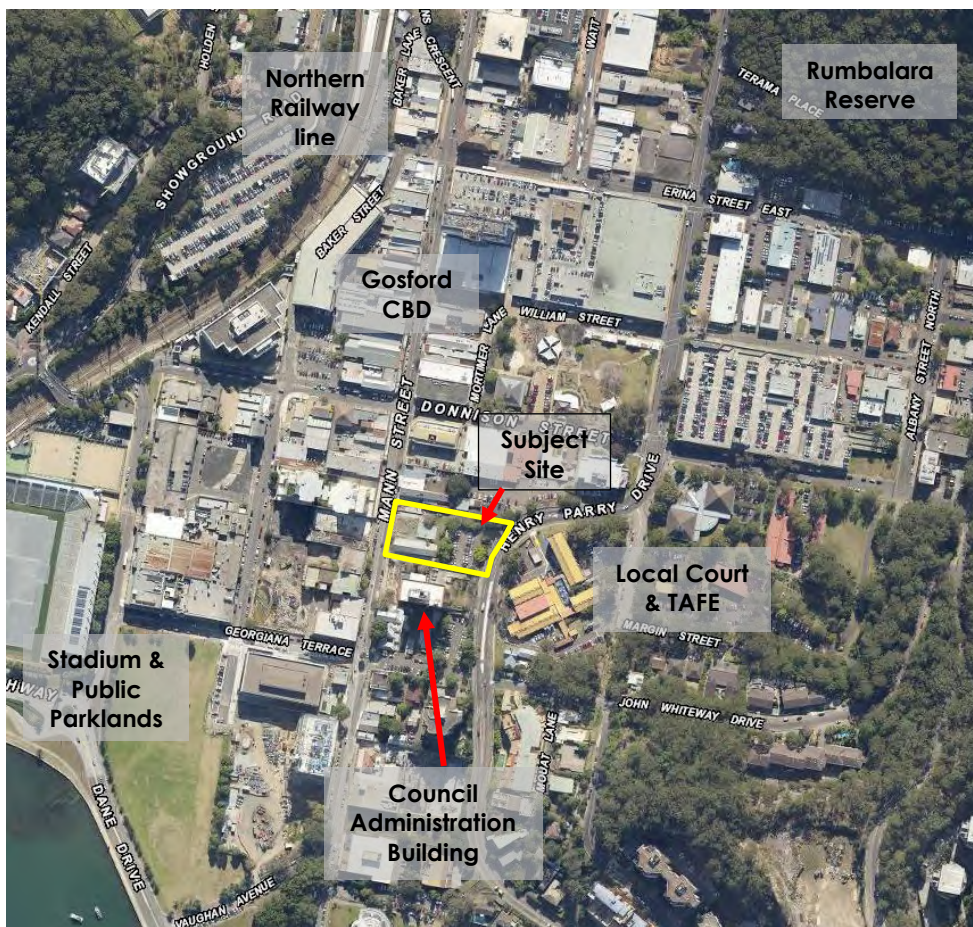


Figure 2: Aerial image of the surrounding locality of the CBD (Source: Sixmaps)

Access to the site is from Henry Parry Drive for staff vehicles in association with the Council administration building. There is no vehicle access from Mann Street. Pedestrian access is available at both frontages. Public transport is within walking distance, with the Gosford Railway station located within 550m of the site, and bus stops located opposite the site in both Mann Street and Henry Parry Drive.

The site is generally unconstrained in terms of physical issues, it is not bushfire prone, has only a minor flooding affectation, and there are also no known acid sulfate soils in the locality. The site is located adjacent to the Council public administration building that is a local heritage item, and further south the Conservatorium of Music is also a local heritage listed item.

The potential for Aboriginal archaeology is limited as the site has been disturbed.

4 Need and Options Considered

4.1 Strategic Need for the Proposal

The existing building is in a declined state and is no longer habitable. Continued use of the site exposes Council to risk due to the potentially unsafe state of the building, including the potential for hazardous materials and the unrestricted access to members of the community.

It is for these reasons that Council's asset management team have identified the site for demolition.

4.2 Project Objectives

The objective of the proposal is to demolish the existing facilities on site to remove risk to the public and allow for the future redevelopment of the site for public use.

Demolition of the existing public administration building on site prepares the land for future redevelopment for public use and minimises risk to Council by removing a potentially hazardous building.

4.3 Alternatives and Options Considered

Option 1 - Do nothing - do not demolish the buildings on site.

Although this is an option, not demolishing the existing building exposes Council to risk associated with the declining nature of the building, the potentially hazardous materials within the existing building materials, and the unrestricted access to the site available to members of the public (particularly homeless people using the site during inclement weather).

The Suspected Hazardous Building Materials Report prepared by Coffey (refer Appendix G) identifies the potential for hazardous materials, including asbestos in a damaged condition.

Option 2 - Demolish the existing building (only) on site as described in this REF (Section 5).

As identified above, the subject building is in a declined state and contains potentially hazardous materials. Access to the building in its present state is unrestricted which poses a risk to Council where members of the public utilise this building for shelter. Demolition of the building was recommended by Council's asset manager in order to minimise risk and prevent public access to a hazardous building environment. The demolition of this building removes this risk exposure.

Demolition of the building also allows for the future redevelopment of the site for a purpose that could contribute positively to the CBD. Initially, the site is proposed to be re-grassed however the land is located in a prime position in the CBD so has potential for greater community use.

Option 2 creates an opportunity for improved safety and amenity, minimises risk exposure for Council, and as compared with option 3 below, does not create additional impacts to the existing Council operations.

Option 3 - Demolish all structures and facilities on site including the staff car park and generator.

This includes demolition of the existing building, staff car park and generator. The demolition of the existing staff car park and generator would burden Council with the cost of replacing the generator as well as providing alternate parking for staff vehicles. The Gosford CBD has limited options for parking in the present circumstances, and where this facility is demolished, removing parking for 41 vehicles, places an unreasonable demand on the CBD parking capacity.

As the car park and generator on site are still in use, and do not have the same urgency for replacement, it is not critical that Council replace these items.

4.4 Preferred Option

Option 2 was considered the preferred option, as it responds to the most immediate safety need of the site and community without creating additional burden on the current infrastructure and parking. Were the project extended to include the removal of the existing generator this would need to be replaced to provide Council's public administration building with back up electrical supply.

If the existing staff car park was removed and not replaced, the car parking spaces would either need to be provided elsewhere within the city centre or the staff would be forced to park on street. Due to the parking limitations within Gosford, the additional parking pressure would not be able to be accommodated. As there is no pressing hazard associated with the existing staff car park, this is proposed to be retained under Option 2 and Option 3 is not considered appropriate.

Further if Option 1 were to proceed it would be necessary to fence off access to the subject site to prevent public access and provide some management strategies for the on-going protection of the surrounding environment from hazards of the fragmenting building materials. Therefore Option 1 was not preferred.

5 Description of the Proposal

5.1 Demolition of Existing Public Administration Building

The existing public administration building is in a declined and hazardous state and has not been used by Council for a number of years. The building was formerly used in association with Central Coast Council's administration and for storage purposes.

The building is currently empty and recently has been the subject of vandalism and damage. The building has also been used as a shelter for homeless people during inclement weather and has become an unsafe environment.

The building is a potential site for criminal and antisocial behaviour and activities as there are unrestricted access points to the building and the subject site has minimal passive surveillance opportunities.



Photograph 6: Southern elevation of existing building and view of enclosed public pathway



Photograph 7: Existing unrestricted access points to the existing building

5.2 Proposed Scope of Works

The proposed demolition and site remediation works include the following:

- Demolition of existing 1 – 2 storey brick building;
- Erection of a site fence and hoarding along the perimeter of the site; and
- Landscaping and site remediation works as required.

Figure 3 below shows these improvements, however more detail plans and information can be found in Appendix A.



Figure 3: Extract of site/demolition plan

5.3 Demolition Activities

The demolition is envisaged to take approximately 3 - 6 months, with an anticipated start around June 2020.

The proposal will involve the following activities:

- Establishment of compound areas for demolition equipment and materials;
- Fencing and controlled access; and
- Safety and wayfinding / directional signage during demolition.

Any works will be undertaken in accordance with Central Coast Council operating constraints involving dust, noise and vibration.

The majority of works would be conducted during standard working hours between 7am and 6pm Monday to Friday, and 8am to 1pm on Saturdays.

There is the potential for some utilities to be disturbed during construction. Enquiries should be undertaken prior to demolition to identify utilities with the potential to occur within the works area, including:

- Electricity;
- Telecommunications;
- Water and sewerage;
- Stormwater; and
- CCTV.

A Dial Before You Dig enquiry was undertaken and identified some infrastructure that may be impacted by works in this location. Appendix I references the items to be considered prior to the commencement of work.

A specific work methodology and demolition program, including traffic, access and safety arrangements, is to be developed further in consultation with the project contractor or Central Coast Council works staff, dependent on who undertakes the work.

Fencing and hoardings proposed to be erected during works are to remain on site until the site is redeveloped beyond the scope of this report.

5.4 Site Excavation and Retention Works

The demolition of the existing building on site will result in minimal earthworks required to remediate the site. This is largely due to the retention of the existing retaining walls on site. The site works do not propose any excavation beyond battering works to landscape the site following demolition. Section 9 of this report provides mitigation measures where any excavation is proposed beyond re-establishing the existing ground levels in association with the landscaping of the site.

5.5 Site Remediation

Once the demolition works have been undertaken, Council proposes to grass the land in order to prevent pollution from erosion.

The potential for contamination is low given that the site has previously been disturbed. However, the site does support a generator and contamination may have occurred on site during the use or the degradation of this equipment and supporting fuel storage.

A Preliminary Contamination Investigation Report should be prepared prior to any future construction occurring on site.

All demolition activities should consider the potential for known and unknown contaminants based on the further investigation works and a management plan prepared prior to further construction. Section 9 of this report will address when contaminants are discovered during the course of demolition.

6 Statutory Planning Framework

Section 6.1 provides a summary of the context and implications of relevant State and Federal Legislation.

6.1 Legislation

Environmental Planning & Assessment (EP&A) Act 1979

The proposed demolition of the existing building on site can be undertaken "without consent" pursuant to Division 10A Clause 58E of the *State Environmental Planning Policy (Infrastructure) 2007* as detailed below. These works require assessment under Part 5 of the EP&A Act. This REF considers the relevant provisions of the Act as part of the assessment.

Environmental Planning & Assessment Regulation 2000

Clause 228 of the *Environmental Planning and Assessment Regulation* identifies the factors that must be taken into consideration when preparing a review of environmental factors. They include:

- (a) any environmental impact on a community,
- (b) any transformation of a locality,
- (c) any environmental impact on the ecosystems of the locality,
- (d) any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality,
- (e) any effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations,
- (f) any impact on the habitat of protected fauna (within the meaning of the [National Parks and Wildlife Act 1974](#)),
- (g) any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air,
- (h) any long-term effects on the environment,
- (i) any degradation of the quality of the environment,
- (j) any risk to the safety of the environment,
- (k) any reduction in the range of beneficial uses of the environment,
- (l) any pollution of the environment,
- (m) any environmental problems associated with the disposal of waste,
- (n) any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply,
- (o) any cumulative environmental effect with other existing or likely future activities,
- (p) any impact on coastal processes and coastal hazards, including those under projected climate change conditions.

Refer to Appendix B for detailed assessment against these factors.

Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act* seeks to identify and protect threatened species, populations and ecological communities in NSW.

Based on the existing uses on the site and extent of the proposed works, the site is unlikely to contain suitable habitat for any listed threatened species or community and therefore will not have a significant impact on any threatened species or community on surrounding lands.

Environment Protection Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is Commonwealth legislation. The fact that a community is listed under the EPBC Act does not impose obligations on the Council. Any Commonwealth listing could be considered to reflect public interest when considering matters to be taken into account under Part 5 of the EP&A Act and Section 228 of the EP&A Regulations 2000.

These matters are considered in full in Appendix B. Based on this assessment the proposal will not have a significant impact on matters of NES and is not located on Commonwealth Land.

Waste Avoidance and Resource Recovery Act 2001 (NSW)

The objectives of the Waste Avoidance and Resource Recovery Act 2001 (WARR Act) are:

- (a) *to encourage the most efficient use of resources and to reduce environmental harm in accordance with the principles of ecologically sustainable development,*
- (b) *to ensure that resource management options are considered against a hierarchy of the following order:*
 - (i) *avoidance of unnecessary resource consumption,*
 - (ii) *resource recovery (including reuse, reprocessing, recycling and energy recovery),*
 - (iii) *disposal,*
- (c) *to provide for the continual reduction in waste generation,*
- (d) *to minimise the consumption of natural resources and the final disposal of waste by encouraging the avoidance of waste and the reuse and recycling of waste,*
- (e) *to ensure that industry shares with the community the responsibility for reducing and dealing with waste,*
- (f) *to ensure the efficient funding of waste and resource management planning, programs and service delivery,*
- (g) *to achieve integrated waste and resource management planning, programs and service delivery on a State-wide basis,*
- (h) *to assist in the achievement of the objectives of the Protection of the Environment Operations Act 1997.*

The demolition works would be carried out in accordance with the objects of this Act. A Waste Management Plan will be prepared by the project contractor in accordance with the Act.

6.2 State Environmental Planning Policies

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) aims to facilitate the effective delivery of infrastructure across the State.

Division 10A Clause 58E provides as follows,

58E Development permitted without consent

Development for any purpose referred to in clause 65(3) may be carried out without consent on operational land by or on behalf of a council.

The subject site is identified as operational land as shown in Figure 4 below.

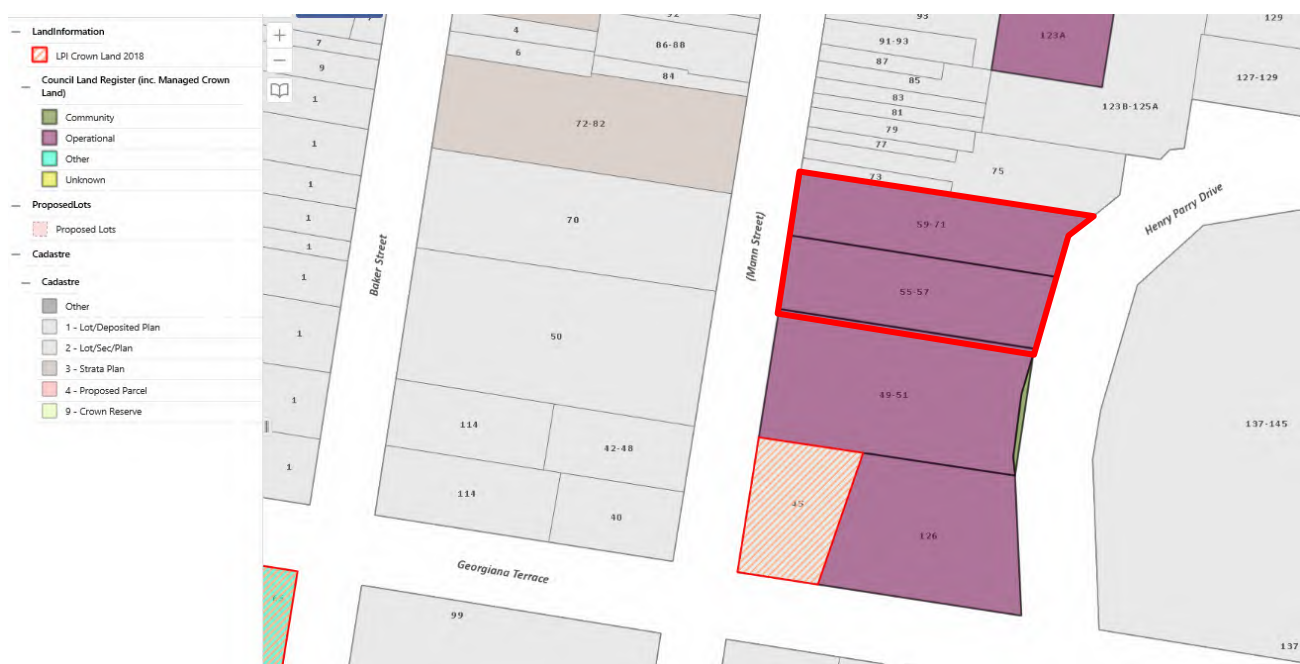


Figure 4: Extract from CCC Mapping

Clause 65(3) of ISEPP permits the following development.

- (a) development for any of the following purposes—
 - (i) roads, pedestrian pathways, cycleways, single storey car parks, ticketing facilities, viewing platforms and pedestrian bridges,
 - (ii) recreation areas and recreation facilities (outdoor), but not including grandstands,
 - (iii) visitor information centres, information boards and other information facilities,
 - (iv) lighting, if light spill and artificial sky glow is minimised in accordance with the Lighting for Roads and Public Spaces Standard,
 - (v) landscaping, including landscape structures or features (such as artwork) and irrigation systems,
 - (vi) amenities for people using the reserve, including toilets and change rooms,
 - (vii) food preparation and related facilities for people using the reserve,
 - (viii) maintenance depots,
 - (ix) portable lifeguard towers,
- (b) environmental management works,
- (c) demolition of buildings (other than any building that is, or is part of, a State or local heritage item or is within a heritage conservation area).

Note.

The term **building** is defined in the [Environmental Planning and Assessment Act 1979](#) as including any structure.

Therefore, the following works proposed would be permitted 'without consent' as follows;

- Demolition of the existing building; and
- Landscaping.

State Environmental Planning Policy (Gosford City Centre) 2018

State Environmental Planning Policy (Gosford City Centre) 2018 (SEPP GCC) establishes the statutory controls that recognise the State-significant importance of Gosford as a regional city. The SEPP GCC provides the overall zoning and development controls within Gosford City Centre and establishes where land use zones apply, land uses that are permissible within each zone and the primary controls for development.

The aims of the SEPP GCC are:

- to promote the economic and social revitalisation of Gosford City Centre,*
- to strengthen the regional position of Gosford City Centre as a multi-functional and innovative centre for commerce, education, health care, culture and the arts, while creating a highly liveable urban space with design excellence in all elements of its built and natural environments,*
- to protect and enhance the vitality, identity and diversity of Gosford City Centre,*
- to promote employment, residential, recreational and tourism opportunities in Gosford City Centre,*
- to encourage responsible management, development and conservation of natural and man-made resources and to ensure that Gosford City Centre achieves sustainable social, economic and environmental outcomes,*
- to protect and enhance the environmentally sensitive areas and natural and cultural heritage of Gosford City Centre for the benefit of present and future generations,*
- to help create a mixed-use place, with activity during the day and throughout the evening, so that Gosford City Centre is safe, attractive and efficient for, and inclusive of, its local population and visitors alike,*
- to preserve and enhance solar access to key public open spaces,*
- to provide direct, convenient and safe pedestrian links between Gosford City Centre and the Gosford waterfront,*
- to ensure that development exhibits design excellence to deliver the highest standard of architectural and urban design in Gosford City Centre.*

The subject site is zoned B3 Commercial Core as identified on the zoning map extract in Figure 5 below.

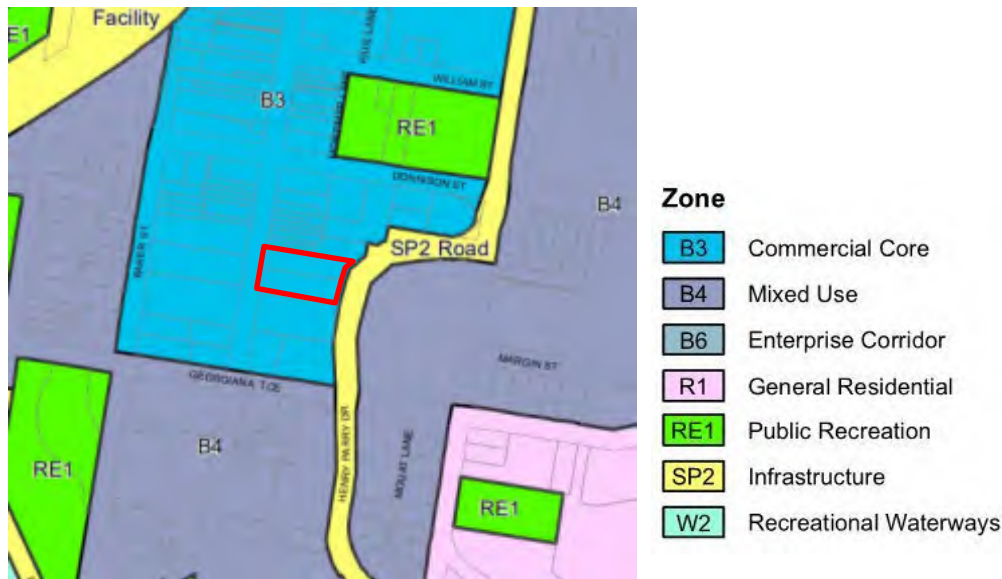


Figure 5: Extract from SEPP GCC Zoning Map

The proposed demolition is permissible with consent pursuant to Clause 2.7 of the SEPP GCC 2018 and provides as follows,

2.7 Demolition requires development consent

The demolition of a building or work may be carried out only with development consent.

Note *If the demolition of a building or work is identified in an applicable environmental planning instrument, such as this Policy or State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, as exempt development, the Act enables it to be carried out without development consent.*

Consent is, however not required pursuant to this SEPP as the authority to demolish is provided through the provisions of the SEPP (infrastructure) 2007 as detailed in the note above.

Other provisions of the SEPP GCC that are applicable to the proposed demolition and landscape works include the following:

Clause 5.10 – Heritage Conservation

Clause 5.10 of SEPP GCC includes provisions relating to heritage conservation. The subject site is not identified as a heritage item, however the site is located within proximity to a number of local items as shown in Figure 6 below.

A Heritage Impact Assessment is provided at Appendix D that addresses the impacts of the proposed demolition against the heritage provisions of the SEPP GCC.

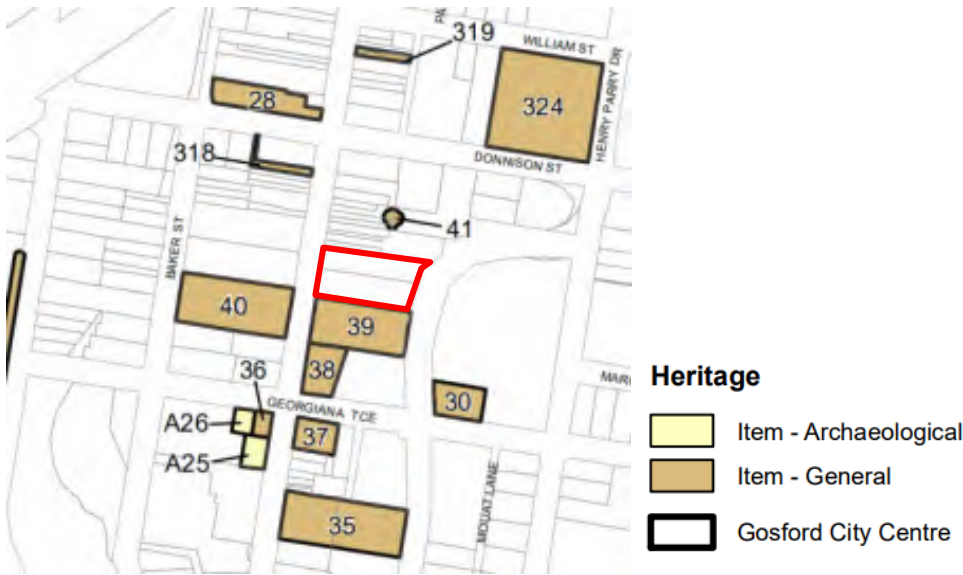


Figure 6: Extract from SEPP GCC Heritage Map

Clause 7.1 – Acid Sulfate Soils

The subject site is identified as potentially containing Class 5 acid sulfate soils as shown in Figure 7 below. Clause 7.1 refers to acid sulfate soils and requires works 5m below ground to prepare an Acid Sulfate Soils Management Plan. The proposed demolition works will not include excavation beneath the existing floor level. Footings or structural elements below the existing floor level are to be retained within the ground. The scope of this work does not include excavation to remove any footings, piers, piling or the like below the floor level.

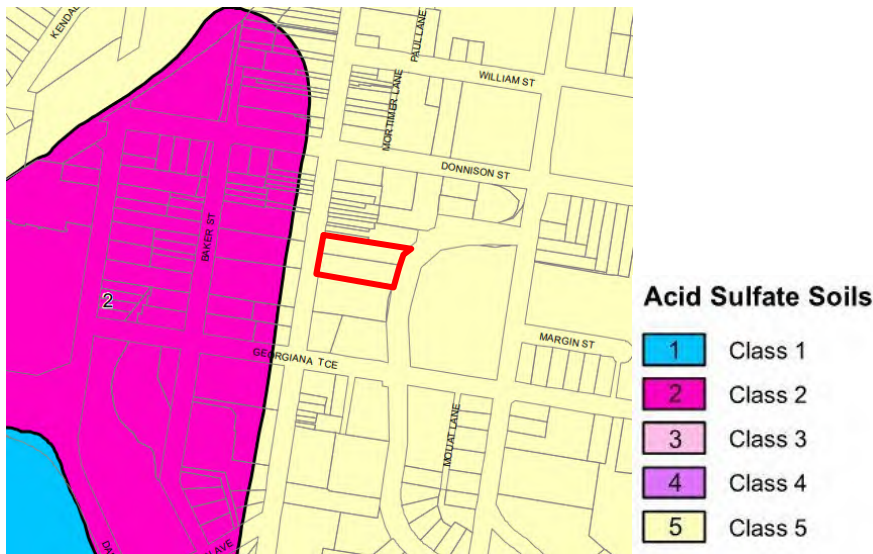


Figure 7: Extract from SEPP GCC Acid Sulfate Soils Map

The proposed works are unlikely to require an ASS Management Plan. More significant excavation and earthworks may be required where the site is redeveloped in the future for building works. At that time, it would be appropriate to prepare a management plan.

Clause 7.2 – Flood Planning

Clause 7.2 of the SEPP GCC includes provisions relating to flood planning. The subject site is not affected by flood planning as confirmed in the 10.7 Certificate issued by Council (refer Appendix H). Council's online mapping indicates a small flood affectation on the land (Figure 8), however discussion with Council's Flood Engineering section confirmed that the 10.7 Certificate takes precedent over the online mapping.

Notwithstanding this advice, the proposed works are for demolition of an existing building, which is unlikely to have a significant impact on the existing flood levels to surrounding buildings.

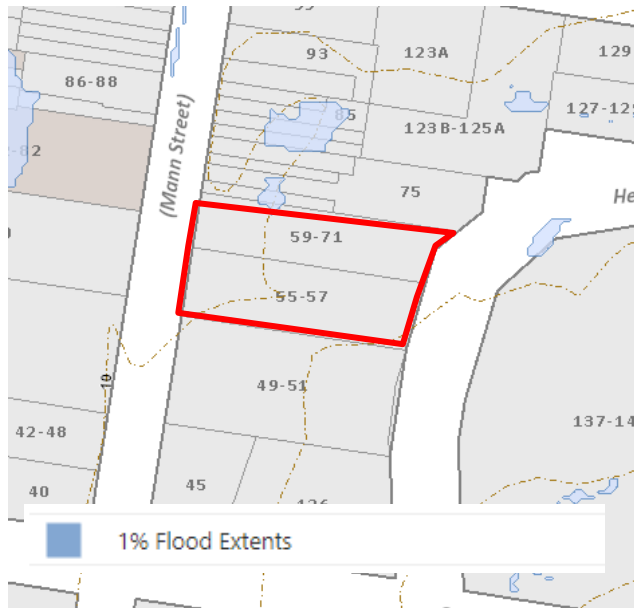


Figure 8: Extract from CCC Online Map

There are a number of development standards included in the SEPP GCC, including Part 8, that would be applicable to the future redevelopment of the site where new building works are proposed. There are no further provisions of the SEPP GCC that apply to the proposed demolition works.

State Environmental Planning Policy No 55 – Remediation of Land

State Environmental Planning Policy (SEPP) No 55 requires the approval authority to consider whether the land to which the application relates may be contaminated. Where a change of land use is proposed reference must be made to past uses identified to determine the likelihood of contamination.

The proposed demolition of the site is not a matter for consideration pursuant to the provisions of the SEPP as it is not a development application and consent is not required. Notwithstanding, the proposal will involve minimal earthworks that will not extend beyond removal of the existing structures on site and the likelihood of contamination is limited.

The proposed works will, however, retain the existing fuel tanks, where present on site, for the existing generator. Where evidence of contamination is revealed through the demolition works, Section 9 of this report will include remediation actions to be undertaken in this circumstance. Should approval for this remediation be required, it will be considered at that time.

Prior to establishing a new use on site, a preliminary investigation report in accordance with the SEPP would be required.

State Environmental Planning Policy (Coastal Protection) 2018

The subject site is located within the Coastal Environment Area according to SEPP (Coastal Management) 2018 mapping in Figure 9.

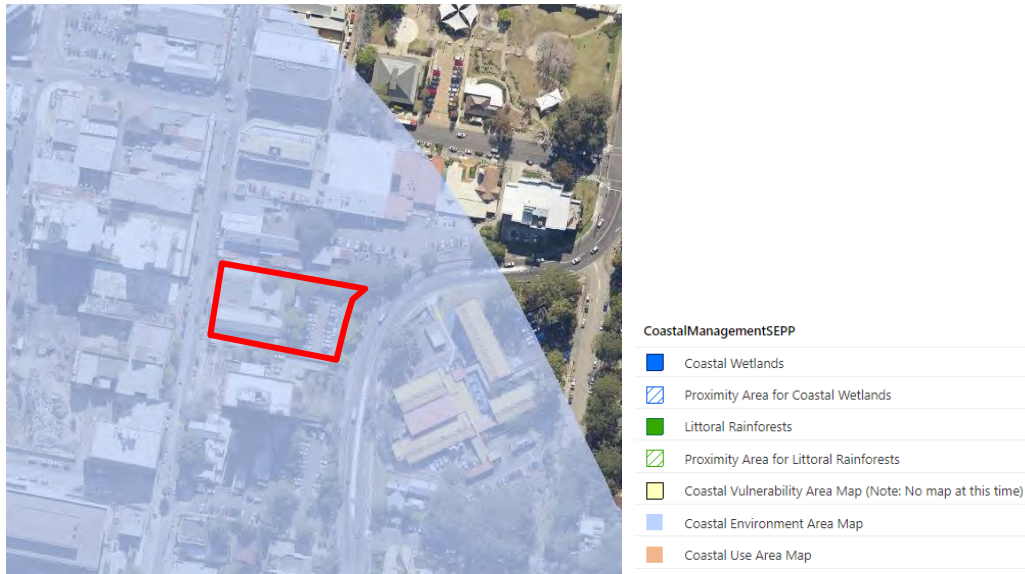


Figure 9: Extract from SEPP (Coastal Management) Map

The SEPP requires the consideration of the provisions of Clause 13 which are detailed in Table 2 below.

Table 2: Clause 13 of SEPP (Coastal Management) provisions assessment

Clause 13 provisions	Comment
(a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,	The proposed demolition will not impact on any natural attributes on site as the proposed scope of works is limited to the footprint of the existing building. Erosion and sedimentation controls will be put in place during on site works to protect the surrounding hydrological conditions. Trees are proposed to be retained on site.
(b) coastal environmental values and natural coastal processes,	The proposed works are unlikely to impact on the coastal environmental values and natural coastal processes given the distance to the waterline.
(c) the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,	The site is unlikely to impact on sensitive coastal lakes or the water quality of any marine estate given the proximity to these places.
(d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,	The proposed demolition will not impact on any natural attributes in this location as the proposed scope of works is limited to the footprint of the existing building.
(e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,	The demolition works will require the installation of hoarding and temporary fencing to remove public access to the site. This will have a temporary impact on the streetscape of the site however, this is not visible from key waterfront public open space areas within Gosford.
(f) Aboriginal cultural heritage, practices and places,	There are no known items of Aboriginal cultural heritage items in the immediate vicinity of the site.

Clause 13 provisions	Comment
	Section 9 identifies procedures where the proposed demolition works result in a chance find.
(g) the use of the surf zone.	The proposed works are not located within the surf zone.

The proposed demolition will therefore satisfy the provisions of the SEPP.

6.3 Local Environmental Plans

Gosford Local Environmental Plan (LEP) 2014

Clause 1.3 of the GLEP 2014 provides that the land identified as "Gosford City Centre" is not subject to the provisions of the GLEP 2014. The subject site is located in land identified as Gosford City Centre and therefore this LEP is not applicable.

6.4 Draft Environmental Planning Instruments

Draft State Environmental Planning Policy (Environment)

The State Environmental Planning Policy (Environment) was placed on exhibition for public comment on the 31 January 2018. This Policy seeks to consolidate seven existing SEPP's in order to simplify planning rules related to the protection and management of the natural environment. The Draft SEPP (Environment) has not been gazetted to date.

It is unlikely that the proposed demolition works will require any assessment under the Draft SEPP (Environment). Given the developed existing site conditions and the level of disturbance proposed by these works, no further consideration is required against this Draft SEPP.

Draft Central Coast Local Environmental Plan 2018

Central Coast Council is in the process of consolidating the existing local environmental planning instruments into one LEP.

The subject site is excluded from land that applies to this Plan pursuant to Clause 1.3(1A).

6.5 Development Control Plans

The provisions of the Gosford City Centre Development Control Plan 2018 (GCC DCP) apply to the site. The applicable provisions as they apply to the proposed demolition on site are addressed hereunder.

Places and character

The subject site is located within the City South precinct as shown in Figure 12.

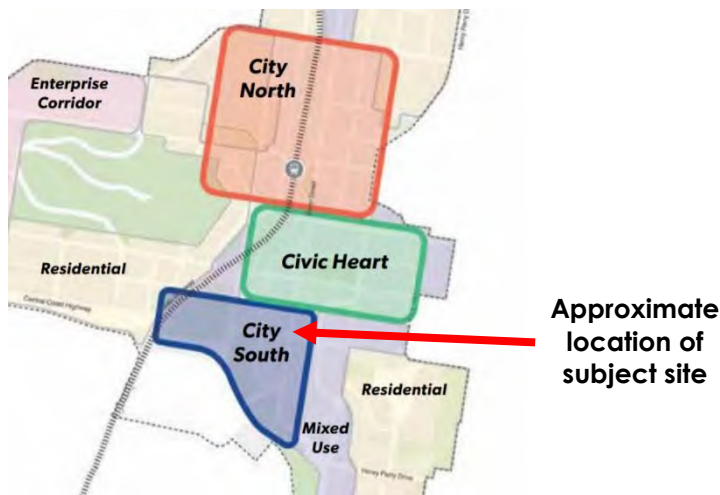


Figure 10: Extract of GCC DCP Character Areas Map

The proposed character of this area allows a range of uses including residential, employment, tourist/recreation and retail to support the city centre. The GCC DCP States:

City South is a key arrival point for visitors to the Central Coast, and with important regional attractors, including the Stadium, Olympic Swimming Pool and the Leagues Club, City South is a major draw for people from the wider region.

There is a growing local population of workers and residents in this part of the city. There is the opportunity to enliven City South at more times of the day, for locals, regional visitors and tourists. Building on the existing regional attractors to create a diversity of uses, will attract people at all times of the day, and week.

Improved connections from City South will better connect Gosford's city centre to the water's edge. City South will become more than just an arrival destination, it will be a place to spend time.

The demolition of the site removes a building in a derelict condition from the streetscape. Temporary hoardings and fencing will be installed on site until the site is redeveloped. The ultimate redevelopment of the site will need to be assessed in relation to the above, to create a sense of place and therefore be consistent with the DCP.

Public Spaces

The proposed demolition work includes hoardings to be installed along the Mann Street frontage of the site, this will not interfere with pedestrian networks.

The site is located within a key view corridor from the waterfront location towards the city centre, however as the proposal is unlikely to be visible from this location given other existing and approved buildings and the low scale nature of the proposal.

Built form

These provisions do not apply to the proposal as the works relate only to demolition.

Access and parking

No modification is proposed to the existing vehicle access to the site from Henry Parry Drive for the existing staff car park.

Environmental Management

The proposed demolition of the existing building addresses these provisions generally in Section 8 of this report.

6.6 Additional Relevant Codes and Policies

The following standards, regulations and guidelines will apply to the proposed demolition and will be considered by an appropriately accredited certifier during works:

- Building Code of Australia;
- Relevant Australian Standards; and
- Requirements of Council and any other authorities having jurisdiction over the works.

7 Stakeholder and Community Consultation

7.1 Central Coast Council

Part 2 Division 1 (clauses 13, 14 & 15) of ISEPP discusses consultation with Councils. Consultation with Council is required where the proposal will have an impact on Council related infrastructure or services, local heritage or flood liable land.

Council is the owner of the site and will be managing contractors for the proposed demolition and landscaping works. It is unlikely that there will be any impacts on Council infrastructure, however if during works, potential impacts arise, then Council and their contractors will be responsible for managing the impacts. Consultation will then need to occur with the relevant section of Council.

Flooding Engineer

The site is subject to flooding as identified in Council's online flood mapping, refer to Section 6.2.7 above.

Part 2, Clause 15 of the ISEPP provides

- (1) In this clause, **flood liable land** means land that is susceptible to flooding by the probable maximum flood event, identified in accordance with the principles set out in the manual entitled *Floodplain Development Manual: the management of flood liable land* published by the New South Wales Government and as in force from time to time.
- (2) A public authority, or a person acting on behalf of a public authority, must not carry out, on flood liable land, development that this Policy provides may be carried out without consent and that will change flood patterns other than to a minor extent unless the authority or person has:
 - (a) given written notice of the intention to carry out the development (together with a scope of works) to the council for the area in which the land is located, and
 - (b) taken into consideration any response to the notice that is received from the council within 21 days after the notice is given.

Informal consultation was undertaken with Central Coast Council Development Engineers. The 10.7 Certificate (Appendix H) issued for the subject site indicates that the site is not a flood control lot. While Council's online mapping indicates that the subject site is burdened as indicated in figure 10. Council's Development Engineer indicated that this mapping is in the process of being updated. As a consequence of this, this REF relies upon the issued 10.7 Certificate that identifies the subject site is not a flood-controlled lot and therefore does not require further consultation pursuant to the provisions of the ISEPP.

Notwithstanding the above, the proposed demolition works are unlikely to change any flood patterns that would impact, other than to a minor extent, and the works that are proposed at this time relate only to demolition. The assessment of future minimum floor levels and modification to the flood storage does not require restriction to the proposed demolition works. The site will be appropriately remediated following demolition to ensure no on-going impacts on the flood patterns in this location.

7.2 Community Consultation

Community consultation was not required in this case. Consultation in relation to the future development of the site may be required at that time.

7.3 Government Agencies

Consultation with other public authorities is required where development is specified and is:

- (a) adjacent to land reserved under the [National Parks and Wildlife Act 1974](#),
- (b) adjacent to a marine park declared under the [Marine Parks Act 1997](#),
- (c) adjacent to an aquatic reserve declared under the [Fisheries Management Act 1994](#),
- (d) in the foreshore area within the meaning of the [Sydney Harbour Foreshore Authority Act 1998](#),
- (e) a fixed or floating structure in or over navigable waters, and/or
- (f) in an area that is bush fire prone land.

None of the above criteria applies to the site so consultation is not required with other government agencies.

8 Environmental Assessment

8.1 Amenity

Existing Environment

The surrounding locality of the subject site consists of predominantly commercial offices, retail, café / restaurant developments with some high-density residential units and Councils administration building. There are a number of sites within proximity to the site that are in a part or demolished state and have hoardings erected at the street boundary.

The site of the proposed demolition works contains a one to two storey building. There are a number of trees and shrubs throughout the site, however these are proposed to be retained as they fall outside of the area affected by the subject demolition works.

There is a significant change in the topography across the entire site, however the proposed demolition works are limited to the existing building footprint at the Mann Street frontage.

The site is not subject to bushfire and it is unlikely that acid sulfate soils will be disturbed.

Potential Impacts

There is the potential for minor amenity impacts during construction for nearby residences (opposite the site in Mann Street), offices and cafés / restaurants.

The site is proposed to be fenced to prevent public access to the site. Hoardings will be erected across the Mann Street frontage to the site. These may be subject to graffiti and vandalism which will impact on the visual appearance of the site.

Refer to mitigation measures in Section 9 below for details on how these impacts can be managed.

The final completion state for the site is a grassed open space with limited access by the public.

8.2 Traffic and Access

Existing Environment

The site is bound by both Mann Street and Henry Parry Drive. No vehicle access to the site is currently provided from Mann Street. Henry Parry Drive provides the only vehicle access point to the site and this services the existing Council staff car park. On site vehicle parking is provided for Council staff who are located in the adjoining public administration building.

Both Henry Parry Drive and Mann Street provide regular public transport connection to the Gosford Railway Station, and regional areas within the Central Coast. Gosford railway station is located within 550m walking distance to the site. The site is serviced by pedestrian pathways via controlled intersections to the railway station.

Potential Impacts

The proposed demolition will introduce heavy vehicles into Mann Street to allow for the removal of waste and delivery of plant to site. A Traffic Management Plan will need to be prepared by the project contractor to ensure that the increased traffic moving to and from the site, will not adversely impact on traffic in the CBD.

The proposed works do not include any modification to this existing on-site arrangement. The proposed demolition works will need to be secured so as no access is provided from the staff car park on site, and to prevent damage to the vehicles parked in this location.

These short-term impacts should be controlled through appropriate management, detailed in the mitigation measures below.

8.3 Flora and Fauna

Existing Environment

The subject site is a developed allotment and exhibits single stand tree plantings as identified in Figure 3. Appendix E includes a preliminary tree assessment of the sites existing trees. There is a total of 27 trees on site that were assessed in the preliminary assessment, of these, only 1 was categorised as being of high retention value. The proposed works do not include any tree removal and therefore all tree species are proposed to be retained.

No threatened species under the Threatened Species Conservation Act 1995 or protected matters under the Environment Protection and Biodiversity Conservation Act 1999 have been identified.

All trees are proposed to be retained on site so as not to remove any habitat. However, it is unlikely that the site supports significant fauna given the disturbed environment and the on-going use of the staff car park activity.

Potential Impacts

The existing environment will be generally maintained outside of the footprint of the building to be demolished. Tree protection fencing and measures are recommended for where the proposed demolition works are in immediate proximity to tree. Specific mitigation measures for demolition impacts are detailed below in Section 9.

8.4 Flooding

Council confirmed that the site is not flood prone as detailed above in Section 7.2 and Appendix H.

8.5 Contaminated Land

Existing Environment

The site is not registered or identified as contaminated. There is likely to be hazardous building materials on site. Appendix G includes a preliminary Hazardous Building Assessment of the likely hazardous materials on site. This report provides as follows,

Due to the current health and safety hazards on site, no field based asbestos and hazardous materials inspection was able to be undertaken.

The objective of this report is to anticipate the presence of asbestos and other hazardous materials within the site which could potentially be impacted by future refurbishment or demolition works, and provide general management recommendations for the suspected asbestos and hazardous materials.

The acid sulfate soils show the site as being Class 5.

Potential Impacts

As there is only minimal excavation proposed, it is unlikely that any acid sulfate soils will be uncovered and no management plan will be required for the demolition. A demolition management plan will need to include provisions in the unlikely event that contaminants are disturbed and will need to reference the Coffey Report (Appendix G). Proposed mitigation measures are detailed in Section 9 below.

8.6 Water / Air Quality

Existing Environment

Air pollution would be predominantly from local traffic, while water pollution would be from urban runoff from extensive hard surfaces.

Potential Impacts

The proposal will not increase hard surfaces, however the demolition will result in an exposed site and there is the potential for runoff or water pollution. The Council does propose to grass the site following demolition works, and this will minimise the runoff from this site.

The truck and plant movements required during the demolition phase of work will temporarily increase traffic use of Mann Street, however this is a temporary arrangement and the project contractor will develop a traffic management plan to ensure there is no unreasonable traffic impact, and therefore no significant increase in air pollution.

The potential sources of air and water pollution, will be mainly from the demolition works, including:

- Erosion and runoff during the demolition works; and
- Dust emanating from the exposed site prior to grassing.

Appropriate management and mitigation measures will need to be used during demolition, including erosion and sediment controls. Refer to Section 9 below.

8.7 Bush Fire

The site is not identified as bush fire prone land as shown in Figure 11.

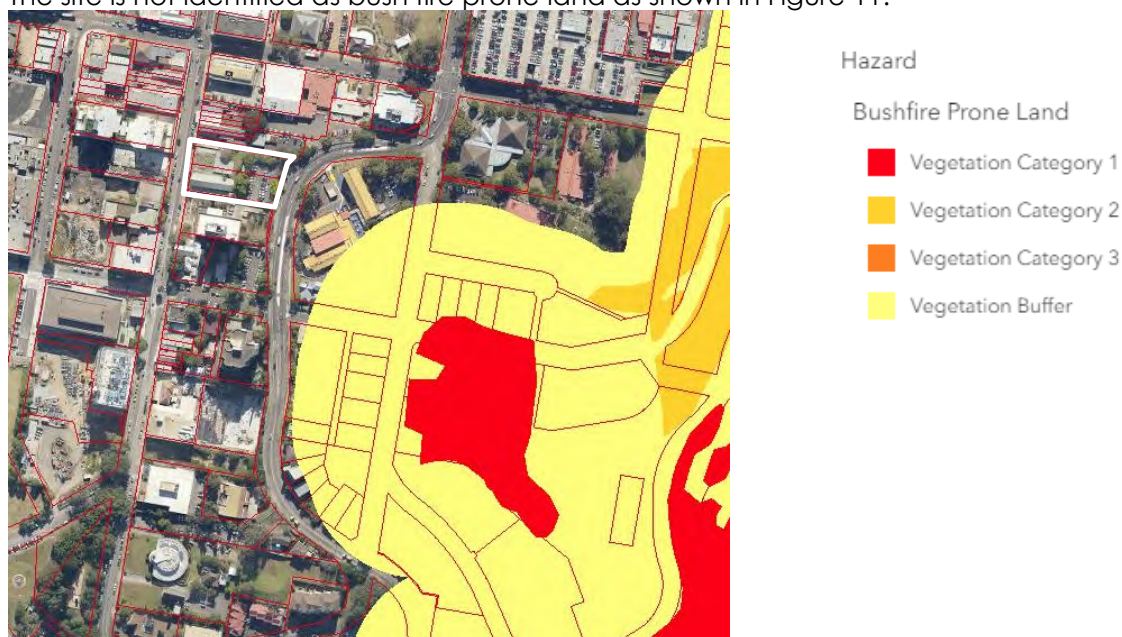


Figure 11: Extract from Bushfire Prone Land Map NSW Planning Portal

8.8 Aboriginal Archaeology and Heritage

Existing Environment

The subject site supports an existing building and is therefore considered to be a disturbed parcel of land.

A search of the Aboriginal Heritage Information Management System (AHIMS) did not reveal any registered items or places on or near the site, within a 50 metre buffer. A search within a 200m buffer did reveal 1 recorded site.

Potential Impacts

The NSW Office of Environment and Heritage published the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales to provide a framework to ascertain the potential impact of development on Aboriginal heritage.

The Code includes a flow chart that provides an indication on the type of measures to be incorporated into development to limit the impact on Aboriginal heritage.

The first step in the due diligence process is to ascertain whether the activity will disturb the ground surface or any culturally modified trees. The site investigation did not identify any culturally modified trees, and no significant work to the ground surface is proposed.

The second step requires a search of the AHIMS electronic database to identify whether any Aboriginal heritage items/places have been registered on or around the subject land. A search of the AHIMS database did not identify any registered items or places in or around the subject land (refer Appendix D), although a site was located within a broader search field. The proposed works are contained within the footprint of an existing building and therefore already a highly disturbed site. No excavation is proposed below the existing floor level of the building or beyond the existing footprint. It is therefore unlikely that the proposed demolition will impact on the item identified in the broader search. Further investigation work should be undertaken at the time redevelopment of the site is proposed.

Appropriate management recommendations are made in relation to potential archaeological sites in Section 9.

8.9 Non-Aboriginal Heritage and Archaeology

Existing Environment

The site is not identified as a heritage item within the SEPP (Gosford City Centre) 2018, however is located within proximity to a number of heritage items, including one immediately adjacent to the south of the site.

Figure 6 identifies the heritage items within proximity to the site.

Potential Impacts

A Heritage Impact Assessment was undertaken to assess the heritage impact of the proposal on the surrounding properties (see Appendix D).

Demolition works have the potential to impact on heritage and the HIA provides the following conclusion.

This assessment demonstrates that, subject to the recommendations below, the proposed demolition of the existing buildings at 55-71 Mann Street, will not result in any adverse impacts and maintains the embodied values and cultural significance of the heritage items nearby the site.

- *The proposed fencing / hoarding is only temporary, and it is recommended that Council consider opportunities for its treatment at street level, depending on the length of time it is proposed to be located there.*
- *Ensure that any future development on the site considers the nearby heritage items and the potential for adverse impacts on views, aesthetic values and the streetscape.*

Should excavation be needed there is also the potential for archaeological evidence to be found on site. Section 9 identifies mitigation measures to minimise damage to heritage items in the vicinity and provides details should any unexpected finds be uncovered.

8.10 Noise / Vibration Impacts

Existing Environment

The main source of noise and potential vibration is currently from the adjacent roads and intersections and the proposed demolition works to the surrounding residential properties.

Potential Impacts

There would be potential impacts during demolition where additional noise would be created that could impact on nearby residential development, accommodation and cafés / restaurants.

There are specific guidelines that should be followed for the management of demolition noise and vibration. Refer to Section 9 for details.

8.11 Waste

Existing Environment

Currently the site does not generate any waste as it is no longer in operation.

The existing building potentially contains hazardous materials such as asbestos and lead and these will need to be treated and removed from the site in accordance with specific guidelines and regulations.

Potential Impacts

The Waste Avoidance and Resource Recovery Act 2001 (WARR Act) is considered in Section 6.1 above.

During demolition, waste management on site will need to be incorporated into the project brief for the demolition contractor that addresses appropriate waste management in accordance with the WARR Act and Council's requirements for waste.

8.12 Cumulative Impacts

Cumulative impacts occur when two or more projects are carried out concurrently and near one another. The impacts may be caused by both construction and operational activities and can result in a greater impact to the surrounding area than would be expected if each project was undertaken in isolation.

The proposal is for the initial phase of works on site and as such the proposal is unlikely to result in any cumulative impacts. If, however there was additional construction at the same time the impacts would be relatively negligible and could be managed through the mitigation measures outlined below.

9 Environmental Management

9.1 Mitigative Measures

Having regard for the environmental assessment, the following mitigative / safeguard measures are recommended:

Amenity

To ensure the amenity of the surrounding area is maintained the following measures are recommended:

- Temporary hoardings, barriers, traffic management and signage to be removed when no longer required;
- Consider the finish of the hoardings to prevent graffiti and improve the streetscape character in this location; and
- Work/site compounds during construction to be screened, with shade cloth or similar material (where necessary) to minimise visual impacts.

Traffic and Access

There could be some disruption to traffic and parking during the demolition. A traffic management plan, including safety issues, should be developed by the project contractor to manage potential impacts resulting from the demolition and associated traffic. It should include the following methodology and management measures:

- Maintain pedestrian access along Mann Street and Henry Parry Drive, direction to another pathway is acceptable;
- Where a new vehicle access is established to allow plant and heavy vehicle access to the site, pedestrians are to be diverted to another pathway and appropriate obstacles provided to allow separation between pedestrian and vehicles;
- Truck movements on and to the site are to be scheduled so as not to create delay in the existing traffic in Mann Street;
- The Traffic Management Plan is to indicate alternate temporary truck standing areas for circumstances where truck access to the site is restricted or would contribute significant delay within the local traffic;
- Truck movements are to be scheduled outside of key peak periods on Mann Street and Henry Parry Drive, where possible;
- Truck movements on site should allow ingress and egress from the site in a forward direction;
- Demolition workers to be required to park on-street or alternate public areas in the immediate vicinity to the site;
- Workers to be encouraged to utilise public transport or car share arrangements where possible;
- Traffic Controllers to be required for trucks and other vehicles entering the work zone; and
- Details of advance warning signage, traffic flow management and pedestrian management measures.

Flora and Fauna

Prior to works commencing:

- Any trees located near the demolition works are to be marked and protected using tree protection barriers;
- Any works to be undertaken within the root zone for the trees (in accordance with Appendix E) should be undertaken with the supervision of a consulting arborist and may include hand digging; and
- Toolbox talks to be undertaken to inform contractors to be mindful of trees.

Any impacts to trees resulting from demolition impacts are to be assessed by a suitably qualified arborist in accordance with relevant legislation and guidelines.

Flooding

No mitigation measures as site is not subject to flooding.

Contaminated Land

It is recommended that the following mitigation measures be used in relation to potential land contamination:

- Destabilised surfaces would be reinstated as quickly as practicable after being disturbed.
- Where contaminants are encountered during demolition works, works must cease on site until the contaminants can be remediated. The project contractor is to put in place a management procedure for where this is encountered and details of this to be included in the induction to the site for all workers. Where contaminants are encountered, the site is to be remediated in accordance with a Remediation Action Plan prepared by a suitably qualified consultant and submitted to Council.
- Vehicles and machinery would be properly maintained to minimise the risk of fuel/oil leaks. Routine inspections of all vehicles and equipment would be undertaken for evidence of fuel/oil leaks.
- All fuels, chemicals and hazardous liquids would be stored within an impervious bunded area in accordance with Australian standards and EPA Guidelines.
- Emergency spill kits to be kept on-site at all times. All staff be made aware of the location of the spill kit and be trained in its use.
- Plant, vehicles and equipment would be refueled off-site, or in a designated re-fueling area.
- Adequate water quality and hazardous material procedures (including spill management procedures, use of spill kits and procedures for refueling and maintaining construction vehicles/equipment) would be implemented during the construction of the Proposal.
- Procedures for handling waste, record keeping, and site personnel awareness should be undertaken in accordance with the Coffey Suspected Asbestos and Hazardous Materials Report (Appendix G) and Workcover requirements.

Water/Air/Soil Quality

The following mitigation measures are proposed to manage air, water and soil quality impacts:

- Erosion and sediment control plans to be established prior to the commencement of works and be updated and managed throughout as relevant to the activities. The plans should include:
 - Stabilised surfaces to be reinstated as quickly as practicable after construction;
 - All stockpiled spoil materials to be stored in bunded areas;
 - Erosion and sediment control measures to be regularly inspected (particularly following rainfall events) to ensure their ongoing functionality;
 - Erosion and sediment control measures to be left in place until the works are complete and areas are stabilized; and
 - Works to be avoided during rainfall (or whilst the ground remains sodden) to minimise disturbance to the topsoil.
- Sediment to be prevented from moving off-site and sediment laden water prevented from entering any watercourse, drainage line or drainage inlet.
- Methods for management of emissions to be incorporated into project inductions, training and pre-start talks.
- Activities with the potential to cause substantial emissions would be identified in the management plan. Work practices, which minimise emissions during these activities, to be investigated and applied where reasonable and feasible.
- Dust to be visually monitored and where necessary the following measures implemented:
 - Apply water (or alternate measures) to exposed surfaces that are generating dust;
 - Appropriately cover loads on trucks transporting material to and from the construction site;
 - Securely fix tailgates of road transport trucks prior to loading and immediately after unloading; and
 - Prevent where possible, or remove, mud and dirt being tracked onto sealed road surfaces.

- Disturbed areas would be stabilised as soon as practical to prevent or minimize wind-blown dust. Site rehabilitation would be undertaken progressively as soon as practicable within given areas.
- A structural certificate prepared by a suitably qualified structural engineer, for the existing retaining walls is to be provided following completion of the demolition works. Where these are found to be unstable, stabilization works are to be completed with the supervision of a consulting structural engineer.
- A dilapidation survey and report (including photographic record) must be prepared by a suitably qualified consultant which details the pre-developed condition of the existing public infrastructure in the vicinity of the development site, the Council public administration building, and the adjoining commercial buildings to the north of the common boundary.

Particular attention must be paid to accurately recording any pre-developed damaged areas so that Council is fully informed when assessing any damage as a result of the demolition. A copy of the dilapidation survey and report is to be submitted to Council prior to the commencement of the demolition works.

The project contractor may be held liable for all damage to public infrastructure in the vicinity of the site, where such damage is not accurately recorded and demonstrated as pre-existing under the requirements of this condition. The project contractor shall bear the cost of carrying out works to restore all public infrastructure damaged as a result of the carrying out of the development. A copy of the dilapidation survey and report must be lodged with Central Coast Council by the project contractor prior to demolition works.

In the event that access for undertaking the photographic survey and dilapidation report is denied by an adjoining owner, the applicant MUST DEMONSTRATE, in writing, to the satisfaction of Council that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have failed. Written concurrence must be obtained from Council in such circumstances.

- A report from an appropriately qualified and practising structural engineer, certifying the structural adequacy of the adjoining properties which certifies their ability to withstand the proposed demolition works within the immediate vicinity to the existing structure, and outlines any measures required to be implemented to ensure that no damage will occur to adjoining premises during the course of the works. The measures outlined in the certified report must be complied with at all times.
- Ensure plant and machinery is regularly checked and maintained in a proper and efficient condition. This would reduce the likelihood of exceeding relevant emissions standards.
- Vehicle and machinery movements during demolition to be restricted to designated areas.
- All site vehicles and machinery to be switched off or throttled down to a minimum when not in use.

Bushfire

No mitigation measures as the site is not identified as bush fire prone land.

Aboriginal Heritage / Archaeology

A "chance find" procedure to be developed for the works, including but not limited to the following:

- In the event that any Aboriginal object/s are identified, work must cease immediately, the area should be isolated and the NSW Heritage / National Parks & Wildlife must be notified.
- If skeletal remains are identified, works must cease immediately, the area should be isolated, and the NSW Police should be notified. If the remains are thought to be Aboriginal, the NSW Heritage / National Parks & Wildlife must be notified and make a determination prior to works recommencing.
- If Aboriginal objects are located during works, all works must stop in the vicinity of the find, and the NSW Heritage / National Parks & Wildlife, the Local Aboriginal Land Council, and an archaeologist to be notified. Where required, further archaeological investigations and an Aboriginal Heritage Impact Permit to be obtained before works recommence.

A heritage induction to be provided to workers before construction begins, informing them of the guidelines to follow if unanticipated heritage items or deposits are located during construction.

Non-Aboriginal Heritage / Archaeology

To reduce the risk of impact on potential archaeological evidence the following mitigation measures are proposed:

- A heritage induction is to be provided to workers before construction begins, informing them of the guidelines to follow if unanticipated European heritage items or deposits are located during construction.
- Should previously unidentified non-Aboriginal items be uncovered during the proposal, works should cease and the items must be kept in situ or reburied and the Office of Environment and Heritage contacted to determine the next steps.

To reduce the risk of potential for adverse impacts on the heritage value of the adjoining and surrounding buildings, the following mitigation measures are proposed:

- The proposed fencing / hoarding is only temporary, and it is recommended that Council consider opportunities for its treatment at street level, depending on the length of time it is proposed to be located there.
- Ensure that any future development on the site considers the nearby heritage items and the potential for adverse impacts on views, aesthetic values and the streetscape.

A heritage induction should be provided to workers before construction begins, informing them of the location of known heritage items and guidelines to follow if unanticipated heritage items or deposits are located during construction.

Noise/Vibration Impacts

To limit the noise and vibration impacts during demolition, a management plan to be prepared and include, but not be limited to the following mitigation measures:

- Ensure out-of-hours works are kept to a minimum and reasonable and feasible measures to be implemented to minimise impacts should out-of-hours works be essential;
- Selection of appropriate plant and equipment, with lower sound pressure levels where possible, as per the noise certificates that outline design noise levels;
- Appropriate siting of noise generating plant, and conducting warm up of plant in areas away from residences, accommodation and cafés / restaurants;
- Where possible, no plant or equipment would be left idling in proximity of sensitive or residential receivers;
- Regular monitoring of plant and equipment to verify noise emissions and maintenance to ensure performance does not deteriorate due to damage;
- Regular toolboxes and inductions on the impact of noise and vibration on the community; and
- Central Coast Council should ensure that nearby businesses, residences and community members have been notified prior to the commencement of construction and again for when any works plan to be undertaken outside of standard hours.

Waste

To comply with the provisions of the WARR Act, it is recommended that a waste management plan be prepared by the project contractor that reflects the principles of reduce, reuse and recycle.

General

A Liaison Plan should be prepared to identify all potential stakeholders and the best practice methods for consultation with these groups during demolition, including progress, activities and impacts. The plan should include contact details for a 24-hour response line, project info-line and email address to be

provided for on-going stakeholder contact throughout the demolition phase. A complaints register should be established to ensure that all issues are promptly addressed.

10 Conclusion

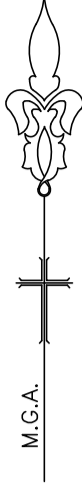
The Review of Environmental Factors has been prepared having regards for the requirements of the *Environmental Planning and Assessment Act, 1979* and satisfies all relevant planning legislative requirements.

The proposal will:

- Allow demolition of existing 1 – 2 storey brick building;
- Provide for landscaping and site remediation works as required; and
- Be undertaken in accordance with relevant sustainability, management and safety standards.

The proposal is an important proposal and will allow for the future redevelopment of the site, while removing a hazardous building from a prominent position in the CBD and should therefore be supported.

Appendix A – Site Plan



This plan has been prepared for Central Coast Council from a combination of field survey and existing records for the purpose of showing the physical features of the land to assist in designing future development, and should not be used for any other purpose.

The title boundaries shown hereon were not verified or marked at the time of survey but were determined by a combination of existing title dimensions, occupation (where available) and other evidence. Consequently, these measurements may be out of date due to more recent surrounding surveys or inaccurate by modern surveying standards. This plan should not be used for building in relation to a boundary without further boundary survey.

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 - BOTTOM OF BANK
 - EXISTING SURFACE CONTOUR
 - PHOTO INDICATOR (SEE SHEET 2)

- Notes:**
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 2. CONTOUR INTERVAL 0.5m
 3. LOCATION OF UNDERGROUND SERVICES NOT SURVEYED.
 4. NO INVESTIGATIONS HAVE BEEN MADE OF BUILDING RESTRICTIONS WHICH MAY APPLY TO THIS LAND

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BASE DRAWING SIZE A1

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DATE: 03/05/2018

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DATE: 03/05/2018

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75 Mann Street, Gosford, N.S.W. 2250

Client: **CENTRAL COAST COUNCIL**
PLAN OF DETAIL OVER LOT 1 DP33048, LOTS 1 & 2 DP543135,
LOT B DP321076, LOTS 1, 2 & 3 DP129288, AND LOT 1 DP564021
MANN STREET, GOSFORD

Phone: (02) 4324 2566	Fax: (02) 4323 2495
Web: www.bannisterhunter.com.au	
Email: admin@bannisterhunter.com.au	
Ref. No: 58511	Date: 3rd May 2018
Ccad Ref: 58511	Datum: AHD
Acad Ref: 58511-01c	REVISION B
SHEET No: 1 of 2	

TREE SHAPES ARE DIAGRAMMATIC ONLY AND MAY BE IRREGULAR AND LEANING. TREE POSITIONS ADJACENT TO ANY PROPOSED WORKS MUST BE VERIFIED.

Appendix B – Clause 228(2) of the Environmental Planning and Assessment Regulation 2000

The following factors, listed in Clause 228(2) of the Environmental Planning and Assessment Regulation 2000, have been considered:

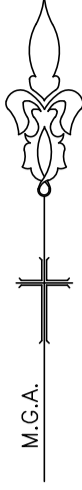
Factors	Potential Impacts
a. Any environmental impact on a community?	It is not expected that the proposed demolition works will have a lasting effect on the local community.
b. Any transformation of a locality?	The works represent the first stage in the redevelopment of the existing site and will therefore not transform the community.
c. Any environmental impact on the ecosystems of the locality?	Erosion and sedimentation control measures will be employed to ensure ecosystems in the area are not affected by runoff.
d. Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality?	The redevelopment of the site will remove the existing dilapidated buildings.
e. Any effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations?	The site is not considered of any particular value to future generations.
f. Any impact on the habitat of protected fauna (within the meaning of the National Parks and Wildlife Act 1974)?	The site does not contain any protected fauna.
g. Any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air?	The site has previously been developed and it is not anticipated that any endangered species are located on the site.
h. Any long-term effects on the environment?	The nature of the works is not expected to result in any long-term environmental impacts.
i. Any degradation of the quality of the environment?	The nature of the works is not expected to result in the degradation of the environment.
j. Any risk to the safety of the environment?	The nature of the works is not expected to result in any risk to the safety of the environment.
k. Any reduction in the range of beneficial uses of the environment?	N/A
l. Any pollution of the environment?	Specific erosion and sedimentation control measure will be implemented to ensure no pollutants enter the environment.
m. Any environmental problems associated with the disposal of waste?	All waste removed from the site will be disposed of responsibly in accordance with a future WMP.
n. Any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply?	The proposed demolition works will not contribute to an increased demand for any scarce resources.

Factors	Potential Impacts
o. Any cumulative environmental effect with other existing or likely future activities?	The relatively short period during which the works will be undertaken should not lead to any cumulative impacts on the community or environment.

Further, under the environmental assessment provisions of the Environment Protection and Biodiversity Conservation Act 1999, the following Matters of National Environmental Significance have been considered and it was determined the proposal does not require referral to the Australian Government Department of the Environment and Water Resources.

Factors	Potential Impacts
a. Any impact on a World Heritage property?	The subject land is not located within an area of World Heritage significance.
b. Any impact on a National Heritage place?	The land is not identified as a National Heritage place.
c. Any impact on a wetland of international importance?	The site is not located in proximity of any wetlands.
d. Any impact on a listed threatened species or communities?	The site has previously been developed and therefore it is unlikely that it will contain any threatened species.
e. Any impacts on listed migratory species?	It is not expected that the demolition works will have an impact on migratory species.
f. Any impact on a Commonwealth marine area?	The site is not located near the coast.
g. Does the proposal involve a nuclear action (including uranium mining)?	N/A
h. Additionally, any impact (direct or indirect) on Commonwealth land?	N/A

Appendix C – Site Survey



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Legend: Dial Before You Dig

- WATER
- GAS
- TELECOM
- SEWER
- ELECTRICITY
- OPTICAL FIBER

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PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5

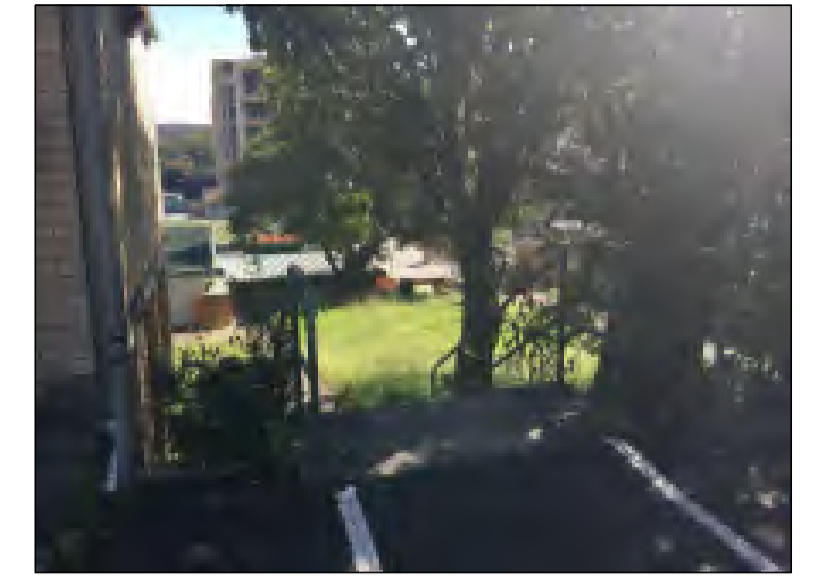


PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9



PHOTO 10



PHOTO 11



PHOTO 12



PHOTO 13



PHOTO 14



PHOTO 15



PHOTO 16

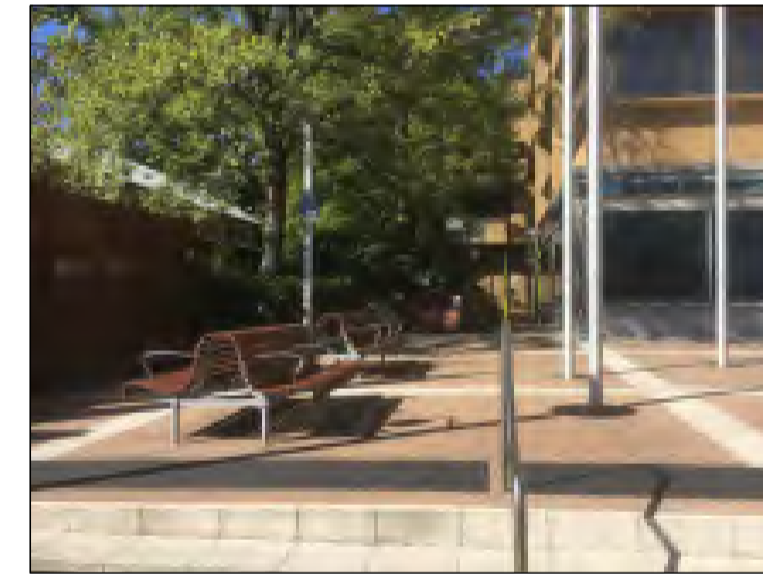


PHOTO 17



PHOTO 18



PHOTO 19



PHOTO 20



PHOTO 21

Legend:

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- G (DBYD)
- T (DBYD)
- S (DBYD)
- E (DBYD)
- LI (DBYD)
- SEWER
- ELECTRICITY
- OPTICAL FIBER

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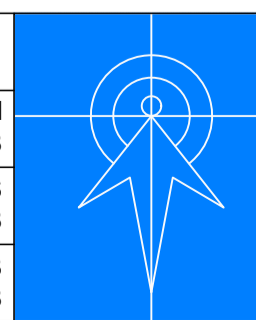


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Ref. No: 58511	Date: 3rd May 2018
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Appendix D – Heritage Impact Assessment



Central Coast Council

Heritage Impact Assessment

55-71 Mann Street, Gosford

01 May 2020

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Project No.	CC190147
Author	LW
Checked	SH
Approved	LW

Rev No.	Status	Date	Comments
1	DRAFT	16/04/2020	
2	FINAL	01/05/2020	

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1 Introduction

1.1 Background

Central Coast Council are proposing to demolish a building at 55-71 Mann Street, Gosford as development without consent under Part 5 of the Environmental Planning and Assessment Act 1979. As part of the assessment of this proposal through a Review of Environmental Factors (REF), heritage has been identified as an issue that requires consideration.

Barker Ryan Stewart have been engaged to prepare the Heritage Impact Assessment (HIA) for the proposed development, which is located in Mann Street, Gosford. The HIA has been prepared by Lisa Wrightson, Planning Manager / Heritage Advisor with Barker Ryan Stewart. Refer to Attachment A for Resume of Lisa Wrightson.

1.2 Methodology

This report has been prepared in accordance with the requirements of the Australia ICOMOS Burra Charter and more specifically the guidelines for *Statements of Heritage Impact and Assessing Heritage Significance* as issued by the NSW Heritage Office (now known as NSW Heritage).

These guidelines note that a Statement of Heritage Impact should address the following issues:

- Why the item is of heritage significance;
- What impact the proposed works will have on that significance;
- What measures are proposed to mitigate negative impacts; and
- Why more sympathetic solutions are not viable.

1.3 Limitations

This Heritage Impact Assessment is limited to the investigation of the non-Aboriginal cultural heritage of the site. Therefore, it does not include any identification or assessment of Aboriginal or archaeological significance. A detailed historical archaeological study is also beyond the scope of this assessment.

1.4 Proposed Development

The proposal generally includes:

- Demolition of the existing building and surrounds;
- Installation of hoardings and fencing; and
- Landscaping works including grassing site.

Detailed plans are included with the REF documentation.

1.5 Site

The site of the proposed demolition is located at 55-71 Mann Street, Gosford. The site is shown in Figure 1 below. There are a number of heritage listed properties that are located near or adjacent to the site and are identified on the locality plan shown in Figure 2. Details of the listings are included in Section 2.2,



Figure 1: Aerial Photograph of Site



Figure 2: Aerial Photograph of Locality showing heritage items

2 Historic Review

2.1 History of Site

2.1.1 Gosford

Until European settlement, the area around Gosford was inhabited by the Guringai peoples, who were principally coastal-dwellers and the Darkinjung people that inhabited the hinterland. Along with the other land around the Hawkesbury River estuary, the Brisbane Water district was explored during the early stages of the settlement of Sydney. In the early 19th century some pioneering European settlers began occupying the land, for timber cutting (mainly ironbark and Australian red cedar), lime production and grazing.¹

Gosford was initially explored by Governor Phillip but was not settled before 1823 as it was difficult to access. In 1830 the site of Gosford was decreed "most eligible" for a government township as it was "on the best anchorage". It was not surveyed and named until 1839.

East Gosford began to flourish as the main centre in the area following a private subdivision. It was not until the 1880s when the construction of the railway began that Gosford began to outgrow East Gosford as the main centre. The railway arrived in 1887 which accelerated the growth of the centre and the surrounding region and Gosford became the centre of administration.

2.1.2 51-71 Mann Street & Nearby Sites

This history of this site and nearby sites was considered in a heritage assessment undertaken by City Plan Services, an extract of which is included below:

From the 1880s to 1915 the space directly south of 51-71 Mann street was occupied by the Commercial Bank. The first Commercial Bank in west Gosford after 1915 was then occupied by various solicitors over a period of 4 years before being sold to Mrs. Florence George who then ran the site as the Stoneleigh guesthouse. The guesthouse built as a weatherboard structure burned to the ground on April 4th, 1930. In 1939 the Gosford Shire Council opened its new headquarters to the left of this site. However, over time as the building's structure became inadequate for the volume of staff housed by the Council Chambers, the building was demolished and replaced in 1976 in its current form as the Central Coast Council Administration Building.

Directly opposite the current Central Coast Council Administration Building was the space for the 'Produce and General market' opened in 1897. In 1909 this site and business was sold to one Frederick Cox, the market itself continued to operate and find itself a site of local importance as it facilitated the customers and goods which would flow from the ferry services arriving at Mann street Wharf. After the death of F. Cox the business was bought by the Chapman family and continued until the site burned to the ground in 1927. The Brisbane Water County Council building was built in 1957, comprised of mainly local materials and a source of great pride for the community. The sites of the Brisbane Water County Council building and the Gosford Shire Council office hold great historical importance in understanding the development and evolution of Mann street and Gosford. Both the sites contributing greatly to the streetscape.²

¹ Gosford City Council / Graham Brooks & Associates Pty Limited, *Gosford Heritage Review*, 1999, Gosford City Council.

² City Plan Services, *Regional Performing Arts & Conference Centre, Gosford CBD Heritage Assessment & Advice (FINAL)*, 2018, Gosford City Council.

2.2 Listings

There are different types of statutory heritage listings for local, state and national heritage items. A property, building, site or landscape is considered a “heritage item” if it is:

- Listed in the heritage schedule of a local Council local environmental plan (LEP) or a regional environmental plan (REP);
- Listed on the State Heritage Register, a register of places and items of particular importance to NSW under the NSW Heritage Act 1977; and/or
- Listed on the National Heritage List established by the Federal Government to list places of heritage significance on a national level under the Environmental Protection and Biodiversity Conservation Act 1999, which has since been abandoned.

These top two statutory registers and listings provide legal protection for heritage items. Table 1 below identifies the statutory heritage listings applicable to the listings in the vicinity of this site in Mann Street, Gosford.

Table 1: Statutory Listing Information

Level of Significance	List	Listing	Purpose of the List
World	World Heritage Register	No	The world heritage list includes properties forming part of the cultural and natural heritage, which are considered as having outstanding value at a world level.
National	National Heritage List	No	The National Heritage List included places of outstanding national heritage significance, including natural, historic and indigenous places that are of outstanding national value to the Nation of Australia.
State	NSW State Heritage Register	No	The State Heritage register lists a diverse range of places, buildings and objects that are of importance to the State of NSW. Included under NSW Heritage Act 1977. The list includes Aboriginal places, buildings, objects, monuments, gardens, natural landscapes, archaeological sites, shipwrecks, relics, streets, industrial structures, public buildings, shops, factories, houses, religious buildings, schools, conservation precincts, jetties, bridges and moveable items such as church organs and ferries.
Regional	No regional listings	N/A	Not applicable
Local	State Environmental Planning Policy (SEPP) (Gosford City Centre (GCC)) 2018 Refer to details below. Note: Gosford Local Environmental Plan	No the site is not listed, however nearby sites are as detailed below.	Statutory documents prepared under Part 3 of the Environmental Planning and Assessment Act 1979, listing items of local heritage significance. Items in the SEPP are protected in that any development proposal affecting a listed item must include a Heritage Impact Assessment. This includes work in the vicinity of a

Level of Significance	List	Listing	Purpose of the List
	(LEP) 2014 is not relevant to this site.		heritage item, which is applicable in this case. Refer to clause 5.10(5) of SEPP (GCC) 2018.

As mentioned above the site is not specifically listed as a heritage item, however is located within the vicinity of a number of heritage items as detailed below in Figure 3 and Table 2.



Figure 3: Extract of SEPP (GCC) 2018 Heritage Mapping

Table 2: Extract of Heritage Listings in SEPP (GCC) 2018

Suburb	Item name	Address	Property description	Significance	Item no
Gosford	Union Hotel	108 Donnison Street	Lot 5, DP 1015908	Local	28
Gosford	Former Gosford Public School and residence, now TAFE Building E	121 Henry Parry Drive	Part of Lot 1, DP 861564	Local	30
Gosford	Former School of Arts	Corner of Mann Street and Georgiana Terrace	Part of Lot 1, DP 1210298	Local	36
Gosford	Creighton's Funeral Parlour	37 Mann Street	Lot A, DP 355117	Local	37
Gosford	Conservatorium of Music (former courthouse and police station)	45 Mann Street	Lot 453, DP 727721	Local	38
Gosford	Central Coast Council administration building (Gosford office)	49 Mann Street	Lot 1, DP 564021; Lot 1, DP 251476	Local	39

Suburb	Item name	Address	Property description	Significance	Item no
Gosford	Former Brisbane Water County Council building	50 Mann Street	Lot 1, DP 433839	Local	40
Gosford	Feature tree – fig	Boundary of 81, 83 and 85 Mann Street and 123B Donnison Street	Lots 11, 14 and 15, DP 746819; Lot 3, DP 1023985	Local	41
Gosford	Former Orion Cafe	98 Mann Street	Lot A, DP 162813	Local	318

There are only two items that are close enough for potential impacts, including Items 39 and 40, so they are the buildings that are considered in the significance and assessment section of this report.

3 Heritage Significance

3.1 Assessment of Significance

The NSW Heritage Assessment Guidelines (published by the Office of Environment and Heritage in 2001) incorporates four possible values of heritage significance, which include:

- Historical significance;
- Aesthetic significance;
- Social significance; and
- Research / technical significance.

These four values are expressed a list of seven detailed assessment criteria, which specifically address key areas of possible significance. An item will be considered to be of significance if it meets one or more of the following criteria. Below are the extracts from the heritage listings for the two main heritage items affected, including:

- Central Coast Council administration building (Gosford office); and
- Former Brisbane Water County Council building.

Criterion (a) An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);

Council Administration Building *The site is valued locally for providing accommodation in successive premises for local government of the area.*

Former County Council Building *Associated with the establishment of electricity supply in the area. Associated with Gosford Quarries through the supply of materials, reflecting their commitment to the community. Represents the work of architect Henry Helman.*

Criterion (b) An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area);

Council Administration Building *The site is associated with Gosford City Council and the former related organisations.*

Former County Council Building *Henry Helman.*

Criterion (c)	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);
Council Administration Building	<i>The architecture reflects the brutalism evident in the mid 1970's with the work of McConnell Smith and Johnston, exploring pre-cast concrete modelled facades in the central core office tower format.</i>
Former County Council Building	<i>A good example of Post-War International Style.</i>
Criterion (d)	An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;
Council Administration Building	Not applicable
Former County Council Building	Not applicable
Criterion (e)	An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);
Council Administration Building	Not applicable
Former County Council Building	Not applicable
Criterion (f)	An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);
Council Administration Building	<i>Such a building is rare outside the capital cities of Australia.</i>
Former County Council Building	<i>The only surviving example of Post-War International Style in the Gosford area.</i>
Criterion (g)	An item is important in demonstrating the principal characteristics of a class of NSW's (or the local area's) cultural or natural places, or cultural or natural environments.
Council Administration Building	<i>The building is a fair example of the type generally erected in metropolitan and capital cities in the late 1970s.</i>
Former County Council Building	<i>Typical of civic buildings in the mid 20th century.</i>

3.2 Statement of Significance

The Statement of Significance for the Council Administration Building and Former County Council Building, prepared for the State Heritage Inventory on behalf of Gosford City Council is shown below:

Council Administration Building

In the Gosford City area, a rare example of a late 20th century Brutalism style office building - post 1960.

The podium levels are generally internationalist in approach, in their horizontality and proportions. The tower, more brutal, utilises a thinly expressed vertical frame, forward of a strong horizontal banding of dark frames and glass with spandrels of pre-cast concrete, with exposed aggregate finish.

The footprint provides a public plaza and civic context, setting the tower back from the street. It is not exceptional when assessed against state or national examples. It is a dominant building.

The site however is historically significant for the former Council Chambers building in the Art Deco style built 1930 and demolished for the construction of the current building. A bronze plaque in the garden bed marks the significance of this earlier building.

Former County Council Building

Significant for its history and townscape presence, the former Brisbane Water County Council building is a fine and rare surviving example of the Post International Gosford area. Largely constructed of local materials, with various original details surviving intact, the place is considered valuable for its demonstrable heritage within the Gosford area.

The full heritage listings are included in Appendix B.

4 Heritage Impact Assessment

4.1 Potential Impacts

The following aspects of the proposed demolition respects, will be positive or enhance the heritage significance of the nearby heritage items for the following reasons:

- Removal of building that potentially detracts from the heritage value of the nearby items;
- Create a landscape setting and open space element in the streetscape; and
- Removes potential asbestos and other potentially hazardous materials from area.

The following aspects of the proposal could detrimentally impact on the heritage significance of the item for the following reasons:

- Creation of a potential hole in streetscape;
- Uncertainty of what is proposed to replace building; and
- Lack of management of space, concern relating to fencing and impacts albeit temporary.

This Heritage Impact Assessment analyses the extent of these potential impacts and the measures taken to mitigate negative impacts.

4.2 Assessment of Proposal

The following assessment is based on the guidelines set out by the NSW Heritage Office (now NSW Heritage) publication 'Statements of Heritage Impact', referred to above. The standard format and questions have been adapted to suit the circumstances of this proposal.

New development adjacent to a heritage item

How is the impact of the new development on the heritage significance of the item or area to be minimised?

This development is a bit different in that, there is no new building as such proposed, mainly landscaping and fencing to secure the site, until options for the site are considered.

The proposed landscaping and temporary fencing will not have an adverse impact on the heritage value of the nearby items in the longer term as the fencing is only temporary to secure the site until a future use is determined. Further assessment will be undertaken at that time of any future development.

Why is the new development required to be adjacent to a heritage item?

The site is well placed for redevelopment, however it is currently unoccupied and is hazardous in its current condition. The demolition will provide a safer environment without having adverse impacts on the heritage items near by in the short term. The longer term proposal for the site will be considered in a future assessments.

How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?

No significant impacts on the curtilage or changes to the curtilage are proposed as part of this proposal.

How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?

The proposed demolition will alter the views and the streetscape. In the short term the fencing will potentially provide an adverse impact on views along the street. This is, however, only short term and there are options for minimising this impact such as:

- Setback of fencing to allow views to be retained and small scale landscaping to be established; and /or
- Artwork or similar along the streetscape fencing to reduce impact of white hoarding.

Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?

No archaeological deposits are known in this area and the site has been excavated a number of times for car parking, and other building alterations. As with any development, should any objects or relics be uncovered during demolition or future construction then the relevant provisions for discovery of relics under the NSW Heritage Act would be applicable.

Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?

The proposal is only temporary in nature and it is not really appropriate at this time to consider the impacts until the future development on the site is known. Further assessment should be undertaken at that time.

Will the public, and users of the item, still be able to view and appreciate its significance?

The location and setting of the nearby heritage items will not change and can still be viewed from Mann Street by the public. Council should consider some treatment of the streetscape view of the hoarding / fencing to reduce the potential impacts on nearby items until the future of the site is known.

4.3 Statement of Heritage Impact

The demolition of the building located on 55-71 Mann Street is adjacent to the Central Coast Council building and opposite the former Brisbane Water County Council building, both of which are heritage listed along with a number of other buildings in the general vicinity of the site.

The proposed demolition will not impact on views to and from each of the sites, nor are they materially impacted or altered by the proposal. The heritage significance of these buildings, in terms of historical importance and aesthetic impacts will not be adversely impacted.

5 Conclusion and Recommendations

The proposal, as outlined in Section 1.4, has been assessed against the relevant criteria for heritage significance and impact produced in NSW Heritage publications.

This assessment demonstrates that, subject to the recommendations below, the proposed demolition of the existing buildings at 55-71 Mann Street, will not result in any adverse impacts and maintains the embodied values and cultural significance of the heritage items nearby the site.

Subject to the following recommendations, the proposed development is supported on heritage grounds:

- The proposed fencing / hoarding is only temporary and it is recommended that Council consider opportunities for its treatment at street level, depending on the length of time it is proposed to be located there.
- Ensure that any future development on the site considers the nearby heritage items and the potential for adverse impacts on views, aesthetic values and the streetscape.

6 References

1. NSW Government, 1979, '*Environmental Planning and Assessment Act 1979 No 203*', viewed 9 April 2020, www.legislation.nsw.gov.au.
2. NSW Government, 2000, '*Environmental Planning and Assessment Regulation 2000*', viewed 9 April 2020, www.legislation.nsw.gov.au.
3. NSW Government, 2018, '*State Environmental Planning Policy (Gosford City Centre) 2018*', viewed 9 April 2020, www.legislation.nsw.gov.au.
4. NSW Heritage Office, 2001, '*Assessing Heritage Significance*', Part of NSW Heritage Manual, NSW Government.
5. NSW Heritage Office, undated, '*Statements of Heritage Impact*', Part of NSW Heritage Manual, NSW Government.
6. NSW Government, copy printed 9 April 2020, State Heritage Inventory, SHI No 1620245 and 1620221, Central Coast Council.
7. City Plan Services, *Regional Performing Arts & Conference Centre, Gosford CBD Heritage Assessment & Advice (FINAL) Sites: Memorial/ Rotary Park, 45 & 51-71 Mann Street*, April 2018, Central Coast Council.

Appendix A: Lisa Wrightson Resume



Lisa Wrightson

B.TownPlan, Dip. Local and Applied History,
Registered Planner

Current Position

Planning Manager
Heritage Advisor

Qualifications & Accreditations

- Bachelor's Degree in Town Planning
University of New South Wales
- Post Graduate Diploma in Local and Applied
History (Heritage Conservation)
- Certificate IV in Business (Frontline Management)
- Registered Planner

Other Professional Development

- Certificate in Public Participation
- Urban Design and Place Making
- Healthy Planning
- Conflict Resolution and Collaborative Negotiation
- Heritage Advisor Training
- Project Management
- Crime Prevention Through Environmental Design
(CPTED)

Summary of Experience

- Lisa has over 22 years' experience as a planner in local government and the private sector.
- Lisa has been involved in a wide variety of projects including strategic land use planning, development and environmental assessment, planning proposal preparation, development control plan preparation and assessment, development applications, heritage assessment, community engagement and public participation, preparation of strategic plans and policies, GIS mapping and manipulation of data, and project management.
- Lisa's experience in local government has been varied and diverse from rural to coastal locations as well as city and urban areas. This has included the preparation of strategies and policies for rural residential development, villages, urban design, coastal protection, heritage management, sustainable agricultural management, and community engagement.
- Lisa has been involved in the preparation, interpretation and recommendations for change for various legislative changes at both a local and state level, including the preparation of submissions.
- Lisa has experience as an expert witness in the Land and Environment Court which included the preparation of statements of evidence.
- Lisa has also presented to various conferences and seminars for a variety of audiences.
- Lisa is an independent expert to the Independent Hearing and Assessment Panel pool of consultants under the relevant provisions of the Environmental Planning and Assessment Act 1979.

Employment History

- Barker Ryan Stewart Pty Ltd— Planning Manager (2019— current)
- Barker Ryan Stewart Pty Ltd— Senior Town Planner (2013— 2019)
- Lisa Wheeler Town Planning (2010—2013)
- Lake Macquarie City Council (2012—2013)
- Byron Shire Council (2002—2010)
- Wyong Shire Council (1999—2002)
- Greater Taree City Council (1996—1999)

SYDNEY
P (02) 9659 0005
E sydney@brs.com.au

CENTRAL COAST
P (02) 4325 5255
E coast@brs.com.au

HUNTER
P (02) 4966 8388
E hunter@brs.com.au

SOUTH EAST QUEENSLAND
P (07) 5582 6555
E seql@brs.com.au

Appendix B: Heritage Listing

Brisbane Water County Council Building (former) + Clock Tower

Item details

Name of item:	Brisbane Water County Council Building (former) + Clock Tower
Type of item:	Built
Group/Collection:	Government and Administration
Category:	Council Chambers
Primary address:	50 Mann Street, Gosford, NSW 2250
Local govt. area:	Gosford

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
50 Mann Street	Gosford	Gosford			Primary Address

Statement of significance:

Significant for its history and townscape presence, the former Brisbane Water County Council building is a fine and rare surviving example of the Post International Gosford area. Largely constructed of local materials, with various original details surviving intact, the place is considered valuable for its demonstrable heritage within the Gosford area.

Date significance updated: 09 Apr 13

*Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the OEH **copyright and disclaimer**.*

Description

Designer/Maker: Henry Helman; Geoffrey Greenfell

Builder/Maker:	LH Howe & Bamber Pty. Ltd
Construction years:	1952-1972
Physical description:	<p>A 2 storey structure in Inter-War International style. The street facade is clad with Gosford and Piles Creek sandstone tiles - ranging in colour from rust to ivory to pearl. Prominent features include the blue ceramic tiles around the main window of the council chamber, and the clock tower - with three clock faces still operating - above the entry, with vertical sandstone fins and curved copper clad top.</p> <p>Timber joinery, except a large shopfront window. Entry foyer staircase of steel, timber and terrazzo construction is original. Original timber entry doors, one leaf retains BWCC etching in glass. Building set back from footpath with hard landscaping and gardens. In the former manager's office is a clock. bookcase which is an exact replica of the clock tower on the building exterior. The internal clock controls the external working clock.</p>
Physical condition and/or Archaeological potential:	Generally good
	Date condition updated: 09 Apr 13
Modifications and dates:	Large aluminium shopfront window; suspended ceilings; air conditioning - 1972, with Stage 3 construction. 1998 - reconstructed for use by football club.
Further information:	Original foyer staircase, entry doors, all timber joinery and all original decorative internal timber doors (e.g.. Doors to Council Chamber on first floor) should be retained. Key furniture elements, such as Roll of Principal Officers, were donated to Brisbane Water Historical Society.

History

Historical notes:	<p>The Brisbane Water County Council supplied electricity to the locality from 1942. This building was designed in 1952, and officially opened in 1957 by the Hon. JB Simpson, although the final stage in its construction was not completed until 1972. The third stage of construction was designed by Gosford architect Geoffrey Greenfell, who also designed the Gosford City Council Chambers. The original design called for ceramic tiles to the facade. However, Gosford Quarries agreed to supply local sandstone at no extra cost.</p>
--------------------------	---

The building was used for Gosford City Council meeting at various times.

Until European settlement, the area around Gosford was inhabited by the Guringai peoples, who were principally coastal-dwellers and the Darkinjung people that inhabited the hinterland. Along with the other land around the Hawkesbury River estuary, the Brisbane Water district was explored during the early stages of the settlement of Sydney. In the early 19th century some pioneering European settlers began occupying the land, for timber-cutting (mainly ironbark and Australian red cedar), lime production and grazing.[citation needed]

Gosford itself was explored by Governor Phillip between 1788 and 1789. The area was difficult to access and settlement did not start before 1823. By the late 19th century the agriculture in the region was diversifying, with market gardens and citrus orchards occupying the rich soil left after the timber harvest. The road between Hawkesbury (near Pittwater) and Brisbane Water was a cart wheel track even in 1850.

Convicts once lived and worked in the Gosford area. In 1825, Gosford's population reached 100, of which 50% were convicts.

East Gosford was the first centre of settlement. Gosford was named in 1839 after Archibald Acheson, 2nd Earl of Gosford a friend of the then Governor of New South Wales George Gipps.

In 1887, the rail link to Sydney was completed, requiring a bridge over the Hawkesbury River and a tunnel through the sandstone ridge west of Woy Woy. The introduction of this transport link and then the Pacific Highway in 1930 accelerated the development of the region.

Gosford became a town in 1885 and was declared a municipality in 1886.

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
4. Settlement-Building settlements, towns and cities	Utilities-Activities associated with the provision of services, especially on a communal basis	Water-
7. Governing-Governing	Government and Administration-Activities associated with the governance of local areas, regions, the State and the nation, and the administration of public	Council-

programs - includes both principled and corrupt activities.

Assessment of significance

SHR Criteria a)

[Historical
significance]

Associated with the establishment of electricity supply in the area. Associated with Gosford Quarries through the supply of materials, reflecting their commitment to the community. Represents the work of architect Henry Helman

SHR Criteria b)

[Associative
significance]

Henry Helman

SHR Criteria c)

[Aesthetic
significance]

A good example of Post-War International Style

SHR Criteria f)

[Rarity]

The only surviving example of Post-War International Style in the Gosford area.

SHR Criteria g)


[Representativeness]

Typical of civic buildings in the mid 20th century.

Integrity/Intact ness:

Intact facade and entry foyer

Assessment criteria:

Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended management:

List as Category 1 item.

Recommendations

Management Category	Description	Date Updated
Statutory Instrument	List on a Local Environmental Plan (LEP)	09 Apr 13
Recommended Management	Develop a Statement of Heritage Impact	09 Apr 13

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page

Local Environmental Plan			21 Dec 07		
Local Environmental Plan		8	21 Dec 12		
Local Environmental Plan		56	01 Sep 01		
Local Environmental Plan	Gosford LEP 2014	40	11 Feb 14		

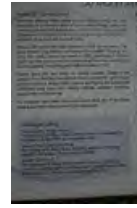
Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Gosford Heritage Review - Stage 2	2001	56	Suters Architects		Y e s
Gosford City Council Draft LEP Heritage Items	2004	25	Suters Architects		Y e s
Gosford Community Based Heritage Study	2013		David Scobie Architects Pty Ltd		Y e s

References, internet links & images

Type	Author	Year	Title	Internet Links
Written	Dignam, P & Hayes, I	1995	Heritage Assessment - former Brisbane Water County Council Building	
Written	Veale, S	1995	Architectural Bulletin (Dec)	

Note: internet links may be to web pages, documents or images.



(Click on thumbnail for full size image and image details)

Data source

The information for this entry comes from the following source:

Name: Local Government

Database number: 1620221

Central Coast Council Administration Building (Gosford Office)

Item details

Name of item:	Central Coast Council Administration Building (Gosford Office)
Other name/s:	Former Gosford City Council Administration Building
Type of item:	Built
Group/Collection:	Government and Administration
Category:	Other - Government & Administration
Primary address:	49 Mann Street, Gosford, NSW 2250
Local govt. area:	Gosford

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
49 Mann Street	Gosford	Gosford			Primary Address

Statement of significance:

In the Gosford City area, a rare example of a late 20th century Brutalism style office building - post 1960.

The podium levels are generally internationalist in approach, in their horizontality and proportions. The tower, more brutal, utilises a thinly expressed vertical frame, forward of a strong horizontal banding of dark frames and glass with spandrels of pre-cast concrete, with exposed aggregate finish.

The footprint provides a public plaza and civic context, setting the tower back from the street. It is not exceptional when assessed against state or national examples. It is a dominant building.

The site however is historically significant for the former Council Chambers building

in the Art Deco style built 1930 and demolished for the construction of the current building. A bronze plaque in the garden bed marks the significance of this earlier building.

Date significance updated: 30 Apr 13

*Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the OEH **copyright and disclaimer**.*

Description

Physical description:

The building exhibits a colour similar to an orange sandstone, from a distance.

The podium levels are generally internationalist in approach, in their horizontality and proportions. The tower, more brutal, utilises a thinly expressed vertical frame, forward of a strong horizontal banding of dark frames and glass with spandrels of pre-cast concrete, with exposed aggregate finish.

Physical condition and/or Archaeological potential:

The building is well maintained and appears to be in good condition

Date condition updated:21 Jul 14

Modifications and dates:

Various internal refurbishments and modifications to the ground level landscape and entry areas.

Further information:

Further research is warranted into the architectural origins of the work and the former Council building on the same site.

History

Historical notes:

Until European settlement, the area around Gosford was inhabited by the Guringai peoples, who were principally coastal-dwellers and the Darkinjung people that inhabited the hinterland. Along with the other land around the Hawkesbury River estuary, the Brisbane Water district was explored during the early stages of the settlement of Sydney. In the early 19th century some pioneering European settlers began occupying the land, for timber-cutting (mainly ironbark and Australian red cedar), lime production and grazing.[citation needed]

Gosford itself was explored by Governor Phillip between 1788 and 1789. The area was difficult to access and settlement did not start before 1823. By the late 19th century the agriculture in the region was diversifying, with market gardens and citrus orchards occupying the rich soil left after the timber harvest. The road between Hawkesbury (near Pittwater) and Brisbane Water was a cart wheel track even in 1850.

Convicts once lived and worked in the Gosford area. In 1825, Gosford's population reached 100, of which 50% were convicts.

East Gosford was the first centre of settlement. Gosford was named in 1839 after Archibald Acheson, 2nd Earl of Gosford a friend of the then Governor of New South Wales George Gipps.

In 1887, the rail link to Sydney was completed, requiring a bridge over the Hawkesbury River and a tunnel through the sandstone ridge west of Woy Woy. The introduction of this transport link and then the Pacific Highway in 1930 accelerated the development of the region.

Gosford became a town in 1885 and was declared a municipality in 1886.

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
7. Governing-Governing	Government and Administration-Activities associated with the governance of local areas, regions, the State and the nation, and the administration of public programs - includes both principled and corrupt activities.	Council-

Assessment of significance

SHR Criteria a)

[Historical significance]

The site is valued locally for providing accommodation in successive premises for local government of the area.

SHR Criteria b)

[Associative significance]

The site is associated with Gosford City Council and the former related organisations

SHR Criteria c)


[Aesthetic significance]

The architecture reflects the brutalism evident in the mid 1970's with the work of McConnell Smith and Johnston, exploring pre-cast concrete modelled facades in the central core office tower format

SHR Criteria f) Such a building is rare outside the capital cities of Australia.
[Rarity]

SHR Criteria g) The building is a fair example of the type generally erected in metropolitan and capital cities in the late 1970s.
[Representativeness]

Integrity/Intactness: Good/Good

Assessment criteria: Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended management:

Maintain the heritage listing while an adaptive re-use of the site could be feasible given the level of historic and aesthetic significance.

Recommendations

Management Category	Description	Date Updated
Statutory Instrument	List on a Local Environmental Plan (LEP)	21 Jul 14
Recommended Management	No Action, follow existing management controls	21 Jul 14

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan			21 Dec 07		
Local Environmental Plan		26	01 Jan 04		
Local Environmental Plan		26	21 Dec 12		
Local Environmental Plan	Gosford LEP 2014	39	11 Feb 14		

Study details

Title	Year	Number	Author	Inspected	Guidelines
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				by	used
Gosford City Council Draft LEP Heritage Items	2004	26	Suters Architects		Y e s
Gosford Community Based Heritage Study	2013		David Scobie Architects Pty Ltd		Y e s

References, internet links & images

None

Note: internet links may be to web pages, documents or images.



(Click on thumbnail for full size image and image details)

Data source

The information for this entry comes from the following source:

Name: Local Government

Database number: 1620245

Appendix E – Preliminary Tree Assessment

(Separately attached)

Appendix F – Preliminary Geotechnical Report

(Separately attached)

Appendix G – Suspected Hazardous Materials Building Report

(Separately attached)

Appendix H – Section 10.7 Certificates

(Separately attached)

Appendix I – Dial Before You Dig



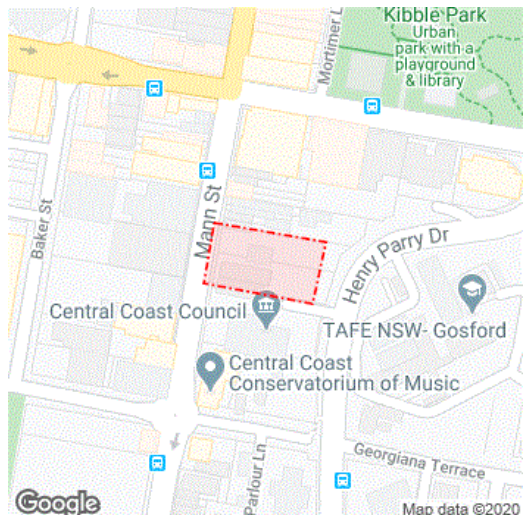
Caller Details

Contact: Mrs Sarah Hartley
Company: Barker Ryan Stewart. Sarah Hartley
Address: Studio 5, 78 Studio 5, 78 York Street
East Gosford NSW 2250

Caller Id: 2209530
Mobile: Not Supplied
Email: sarah@brs.com.au
Phone: 10243255255
Fax: Not Supplied

Dig Site and Enquiry Details

WARNING: The map below only displays the location of the proposed dig site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.



User Reference: CC190147 Broadwater REF
Working on Behalf of: Central Coast Council
Enquiry Date: 17/04/2020
Start Date: 01/06/2020
End Date: 30/10/2020

Address:
55 - 71 Mann Street
Gosford NSW 2250

Job Purpose:
Design

Location of Workplace:
Private Property

Onsite Activity:
Planning & Design
Location in Road:
Not Supplied

- Check the location of the dig site is correct. If not submit a new enquiry.
- If the scope of works change, or plan validity dates expire, resubmit your enquiry.
- Do NOT dig without plans. Safe excavation is your responsibility. If you do not understand the plans or how to proceed safely, please contact the relevant asset owners.

Notes/Description of Works:
Demolition of existing building

Your Responsibilities and Duty of Care

- The lodgement of an enquiry does not authorise the project to commence. You must obtain all necessary information from any and all likely impacted asset owners prior to excavation.
- If plans are not received within 2 working days, contact the asset owners directly & quote their Sequence No.
- ALWAYS perform an onsite inspection for the presence of assets. Should you require an onsite location, contact the asset owners directly. Please remember, plans do not detail the exact location of assets.
- Pothole to establish the exact location of all underground assets using a hand shovel, before using heavy machinery.
- Ensure you adhere to any State legislative requirements regarding Duty of Care and safe digging requirements.
- If you damage an underground asset you MUST advise the asset owner immediately.
- By using this service, you agree to Privacy Policy and the terms and disclaimers set out at www.1100.com.au
- For more information on safe excavation practices, visit www.1100.com.au

Asset Owner Details

The assets owners listed below have been requested to contact you with information about their asset locations within 2 working days. Additional time should be allowed for information issued by post. It is **your responsibility** to identify the presence of any underground assets in and around your proposed dig site. Please be aware, that not all asset owners are registered with the Dial Before You Dig service, so it is **your responsibility** to identify and contact any asset owners not listed here directly.

** Asset owners highlighted by asterisks ** require that you visit their offices to collect plans.

Asset owners highlighted with a hash require that you call them to discuss your enquiry or to obtain plans.

Seq. No.	Authority Name	Phone	Status
96778261	AAPT / PowerTel, NSW	1800786306	NOTIFIED
96778262	Ausgrid	0249510899	NOTIFIED
96778258	Central Coast Council	0243503111	NOTIFIED
96778265	Jemena Gas North	1300880906	NOTIFIED
96778266	NBN Co, NswAct	1800626329	NOTIFIED
96778260	Nextgen, NCC - NSW	1800032532	NOTIFIED
96778264	Optus and/or Uecomm, Nsw	1800505777	NOTIFIED
96778259	Roads and Maritime Services	0288370285	NOTIFIED
96778267	Superloop (Australia) Pty Ltd	0739052400	NOTIFIED
96778263	Telstra NSW, Central	1800653935	NOTIFIED

END OF UTILITIES LIST