

Gosford Alive

Pre Stage 1 Construction Works Compliance Report



Prepared By Bathla September 2025

Version Control

Revision No

3

Issue date

5/9/25

Approved By

Angelica Wu

Position

Project Design Manager

COMPLIANCE REPORT DECLARATION

I declare that I have reviewed relevant evidence and prepared the contents of the attached Compliance Report

And to the best of my knowledge;

1. The compliance report has been prepared in accordance with relevant conditions of consent.
2. The compliance report has been in accordance with the Compliance Reporting Post Approvals requirements.
3. The findings of the Compliance Report are reported truthfully, accurately and completely.
4. Due diligence and professional judgement have been exercised in preparing the compliance Report.
5. The Compliance report is an accurate summary of the compliance status of the development.

Name: Angelica Wu

Company: Bathla

Position: Project Design Manager

Signature: 

Date: 5/9/2025

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1. Introduction

This Pre-Construction Compliance Report has been developed in order to satisfy the conditions of the NSW Government Department of Planning and Environment (2018) Compliance Reporting Post Approval Requirements that applies to the State Significant Development: SSD-9813 mod 1 Gosford Alive Stage 1A. In this concept approval there is consent for stage 1a and 1b works that include demolition of existing buildings and vegetation removal.

This document satisfies the condition set out in item B20-B21 of the associated SSD-9813 conditions requiring:

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

B21 The applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary and notify the Planning Secretary and the certifier in writing at least 7 days before this has been done.

This report details how the terms of this consent that must be addressed before the commencement of construction have been complied with and the expected commencement date for demolition.

The key person responsible for the Environmental management of the development is Steven Shoesmith from SLR Consulting Pty Ltd. His contact number is 02 4037 3200.

2. Project Background

Gosford Alive Development is a urban renewal development that is seen as a revitalisation project for the centre of Gosford CBD. This revitalization is supported by State Government, Gosford City Council and The Hunter and Central Coast Development Corporation (HCCDC).

The Gosford Alive site is located to the east of Gosford CBD and just east of Kibble Park, bounded by Henry Parry Drive, Donnison St, William St and Albany St.

Stage 1A relates to the demolition of the existing old shopping centre.

Stage 1B relates to the stormwater and sewer diversion works (works below ground)



3. Stage 1A and Planning Approvals

The Development Consent was approved by the Department of Planning and Environment on the 21st May 2020. Details of the Development Consent are detailed below:

Application No:	SSD-9813
Project Name:	Gosford Alive
Applicant:	Universal Property Group
Consent Authority:	Independent Planning Commission
Land:	136 -148 Donnison St Gosford
Development:	Concept Proposal Building envelope includes three podia, five towers and basement, comprising: - Maximum podium heights of RL 24m and RL 31m. - Maximum tower heights ranging from RL 60.7m and RL 101m. - Maximum GFA of 72.782m² comprised of residential and commercial uses. - Site wide concept landscape plan including through sit links - Design guidelines and design excellence strategy.

Stage 1a Works

- Demolition of existing buildings and substation, removal of existing on-site vegetation

Stage 1b Works

- Stormwater and sewer diversion works

4. Compliance with Consent Conditions

Overview of Conditions

The Department of Planning and Environment determined the development application for the Gosford Alive development on 25/9/2020. The conditions were categorized into the following sections:

Schedule 3 Conditions of Consent for Stage 1

- Part A – Terms of Approval
- Part B – Prior to Commencement of Demolition Works
- Part C – During Demolition and works as Applicable
- Appendix 1 – Written Incident Notification and Reporting Requirements.
- Advisory Notes

	Total No. of conditions	Compliant	Outstanding	Non-compliant	Not triggered
Part A	20	19	1	-	-
Part B	29	28	1	-	-
Part C	67	-		-	67
Appendix 1	4	-		-	4
Total	120	49		-	71

Please refer Appendix A for the consent condition checklist from the certifier.

Appendix A

Project No:	VBS23-8875	
Project Address:	136-148 Donnison Street Gosford	
 VENTURA BUILDING SURVEYORS	Abbreviations:	
	CC1 - Construction Certificate 1 (Stage 1 Demolition, substation removal, vegetation, easement)	PWC
	CC2 - Construction Certificate 2 Works below ground (stormwater and sewer diversion works)	DC
	CC3 - Construction Certificate 3 (Internals, services, fitout etc)	OC
	CC4 - Construction Certificate 4 (if required) (Landscaping, roads etc (if applicable))	SC

DA is for Stage 1 works only and include concept proposal but not approval

Title	Requirements	Compliance Time Frame (Prior to ...)	Status
Lodgement on Planning Portal	Each Construction Certificate Application is to be lodged onto the Planning Portal. Each item listed below will be required as part of the Application documentation. Refer to the link for minimum documentation required for any Construction Certificate Application.	CC1	Outstanding
Payment of invoice	Stage 1 of our fee will be required to be paid prior to the issue of the Each Construction Certificate. Stage 2 of our fee will be issued upon commencement of works and required to be paid within 30 days or prior to the issue of the Occupation Certificate, whichever comes first.	CC1	Received
Long Service Levy	Long Service Levy is payable if the value of works to \$25,000 or more. LSL is for 0.35% of the cost of works and can be paid online at www.longservice.nsw.gov.au . Our CC number is VBS21/7618.	CC1	N/A
Drawings/Statements (Early Works)	Please provide the following drawings for CC stage; 1. CC set of Architectural a. demolition plans Each discipline will require to submit a design statement.	CC1	Satisfied
A7.	Prescribed Conditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	CC1	Outstanding
B1.	Aboriginal Archaeology — Cultural Values Prior to the commencement of demolition, the Applicant shall prepare, and submit to the Planning Secretary for approval, an Aboriginal Cultural Heritage Assessment Report (ACHAR). The Applicant shall consult with the local Aboriginal community and the Biodiversity and Conservation Division of the Department of Planning, Industry and Environment (BCD) to inform the consideration of cultural value(s). Any ACHAR recommended management and mitigation measures shall be implemented.	PWC-A	Received

B2.	Notwithstanding Condition B1, the Applicant can write to the Planning Secretary to request the requirement to prepare an ACHAR be waived. Any request to waive the ACHAR requirement shall include the following: (a) a clear description of the SSD major project area (b) a detailed description of the proposed works to be undertaken in relation to the level of ground surface and subsurface disturbance required (c) the predicted extent of impacts from proposed demolition works with details of location, extent and depth of excavation of the ground surface. Including a comparison of the proposed depth and location of ground disturbance relative to previous ground disturbance for the development (i.e. will any impacts extend below previous ground disturbance for the development?) (d) the proposed extent of ground disturbance from any proposed construction works including installation of associated infrastructure and utilities (e) a detailed description of the consultation process undertaken with the Aboriginal community (f) evidence of consultation with the Aboriginal community regarding any Aboriginal cultural heritage values relating to the site including a statement of significance (g) evidence of support from the Aboriginal community for the findings of the ACHAR waiver application (h) a predictive model identifying the likelihood of Aboriginal objects being present at the site and background research including an AHIMS search (i) the results of any archaeological field survey an impact assessment detailing the extent of impacts from the proposed development on Aboriginal cultural heritage the proposed mitigation and management of any Aboriginal cultural	PWC-A	Not applicable
B3.	Aboriginal Archaeology — Management All demolition contractors, subcontractors and personnel are to be inducted and informed by the nominated archaeological consultant prior to commencing work on site as to their obligations and requirements in relation to historical archaeological sites and 'relics' in accordance with guidelines issued by the Heritage Council of NSW.	PWC-A	Received
B4.	An unexpected finds protocol must be created to manage the unexpected discovery of potential relics during demolition works. This should include details of what constitutes an archaeological relic for the project, stop work procedures, procedures for contacting a suitably qualified archaeologist to assess the find, and processes for notification and consultation with the Heritage Council. If a relic is uncovered work must cease in the affected area(s) and the BCD must be notified. Work may only recommence after approval from the BCD. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.	PWC-A	Received
B7.	Protection of Public and Private Property Infrastructure Prior to the commencement of demolition, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); (c) prepare a dilapidation report identifying the condition of all adjoining and nearby premises including heritage items; (d) submit a copy of the dilapidation report and engineers report to the Certifier and Council.	PWC-A	Satisfied
B8.	Pre-Construction Dilapidation Report Prior to commencement of demolition, the Applicant must submit a pre-commencement dilapidation report to Council, and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties and Council assets that are likely to be impacted by the proposed works.	PWC-A	Satisfied

B9.	Utilities and Services Prior to commencement of demolition or disconnection of any utilities / services, the Applicant must obtain relevant approvals from service providers.	PWC-A	Received
B10.	Prior to commencement of demolition written advice must be obtained from the relevant electricity supply authority, telecommunications provider, gas carrier (where relevant) and water authority stating that satisfactory arrangements have been made with regard to services and connections.	PWC-A	Received
B11.	Demolition Prior to commencement of demolition, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to Council, the Certifier and the Planning Secretary.	PWC-A	Satisfied
B12.	Demolition Environmental Management Plan Prior to the commencement of works, a Demolition Environmental Management Plan (DEMP), shall be prepared in consultation with Council and submitted to the certifier. a)The DEMP shall address, but not be limited to, the following matters, where relevant: i)hours of work ii)24 hour contact details of site manager iii)traffic management, in consultation with Council and TfNSW iv)demolition noise and vibration management plan (DNVMP), prepared by a suitably qualified person, which addresses the relevant provisions of Australian Standard 2436 - 2010 Guide to Noise Control on Construction, Maintenance and Demolition Sites and the Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009) v)management of dust and odour to protect the amenity of the neighbourhood vi)erosion and sediment control vii)procedures for encountering groundwater during demolition works including contact with NSW Office of Water and the Natural Resource Access Regulator (NRAR) of the Department of Planning, Industry and Environment viii)stormwater control and water discharge management ix)measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject Site x)waste storage and recycling control xi)construction material storage xii)litter control xiii)unexcavated finds protocol	PWC-A	Satisfied
B13.	Unexpected Contamination Procedure Prior to the commencement of demolition, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the DEMP and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	PWC-A	Received

B14.	Demolition Traffic and Pedestrian Management Plan Prior to the commencement of demolition, a Demolition Traffic and Pedestrian Management Plan (DTPMP), shall be prepared in consultation with Council and Transport for NSW (RMS) and submitted to the certifier. a)The DTPMP shall address, but not be limited to, the following matters: - i)location of proposed work zone(s) - ii)location of any cranes - iii)haulage routes - iv)vehicle access arrangements - v)management of the impacts to pedestrian and cyclist movements during and following demolition. Access arrangements should be able to cater for the current pedestrian and cyclist demand for the pedestrian bridge that is to be demolished - vi)construction hours - vii)estimated number of construction vehicle movements - viii)construction program - ix)consultation strategy for liaison with surrounding stakeholders - x)any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works - xi)cumulative construction impacts of other construction projects within Gosford City Centre. Existing CPTMPs for developments within or around the development site should be referenced in the CPTMP to ensure that coordination of work activities are managed to minimise impacts on the road network - xii)should any impacts be identified, the duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrians and cyclist impacts should be clearly identified and	PWC-A	Satisfied
B15.	Waste Management Plan during demolition Prior to the commencement of demolition, a Demolition Waste Management Plan (DWMP), prepared by a suitably qualified person, shall be submitted to the certifier. a)The DWMP shall address, but not be limited to, the following matters: - i)recycling of demolition materials including concrete - ii)removal of hazardous materials and disposal an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works. b)Details demonstrating compliance with the relevant legislative requirements, associated with the removal of hazardous waste, particularly the method of containment and control of emission of fibres to the air, are to be submitted to the certifier prior to the removal of any hazardous materials. c)The Applicant shall provide a copy of the DWMP to Council, prior to commencement of work. d)The Applicant must notify the Transport for NSW Traffic Management Centre of the truck routes(s) to be followed by trucks transporting waste material from the Subject Site, prior to the commencement of the removal of any waste material from the Subject Site.	PWC-A	Satisfied
B18.	Community Involvement Plan A Community Involvement Plan (CIP) shall be prepared in consultation with Council and submitted to the certifier prior to commencement of works. The CIP shall include how notification of residents and complaints associated with the demolition works will be mitigated/managed.	PWC - A	Outstanding (Awaiting Council response)
B19.	Compliance Reporting No later than two weeks before the date notified for the commencement of demolition, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary and the Certifier	PWC - A	Satisfied

B21.	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary and notify the Planning Secretary and the Certifier in writing at least seven days before this is done.	PWC - A	This reprot will be made publicly available
C51.	Independent Environmental Audit Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	PWC - A	Received
C52.	Prior to the commencement of demolition, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary and the Certifier.	PWC - A	Received