



# JWP

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Our Ref: 11553

11 March 2022

Ms. Tahlia Sexton  
Planning Officer, Regional Assessments  
Planning and Assessment | Department of Planning, Industry and Environment  
PO Box 1148  
Gosford NSW 2250

Email: [tahlia.sexton@dpie.nsw.gov.au](mailto:tahlia.sexton@dpie.nsw.gov.au)

Dear Tahlia,

**RESPONSE TO REQUEST FOR FURTHER INFORMATION  
PROPOSED REDEVELOPMENT OF BRISBANE WATER LEGACY SENIORS VILLAGE  
51-57 & 59 MASONS PARADE, POINT FREDERICK NSW**

Thank you for your email dated 28 January 2022 and your invitation to submit further information in respect of the abovementioned application.

We have taken the liberty of tabulating the matters raised by the DPIE and the various referral agencies, and we are pleased to provide further details in reply to each issue based on our consultation with the applicant and the design team (refer to **Attachment A**).

Revised plans and supporting information referenced in Attachment A are provided in **Attachment B to Attachment F** inclusive.

We trust that the additional information meets your expectations and will enable the Department to finalise its assessment and favourably determine the proposal.

Should you have any further questions in relation to the proposal, please do not hesitate to contact me on 49484322.

Yours faithfully

**JW PLANNING PTY LTD**

**Jason Wasiak**  
**DIRECTOR – PRINCIPAL URBAN PLANNER**  
**Bach. Urban & Regional Planning (U.N.E)**  
**Assoc. Dip. Eng (LESD) (H.I.T)**

## Attachment A

### Brisbane Water Legacy - Responses to DPIE Request for Additional Information

Item	Requested Information	Applicant's Response
	<b>20<sup>th</sup> December 2021 - Regional Assessments</b>	
1	A sun shading resident lounge area is required. Design solutions used in the existing design may be suitable to be used at this location	Refer to drawing DA-3101 Detailed Section a 'hekahood' 900mm wide is proposed - <b>Attachment B</b>
2	Submit detailed sections of the proposed facades to satisfy the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development submission requirements under Schedule 2 Forms of the Environmental Planning and Assessment Regulation 2000.	Refer to drawing DA3100, DA-3101 and DA3102 Detailed Sections - <b>Attachment C</b>
3	Submit additional drawings, including elevations, for the maintenance and garbage storage building.	Refer to drawing DA 9400 Maintenance shed - <b>Attachment D</b>
	<b>27<sup>th</sup> January 2022 - Transport for NSW</b>	
1	It is noted the proposed Lot 2 has a boundary with York Street (State Road). Any future requests for access to the State Road network would not be supported as access is available via the local road network.	Noted. York Street access is not currently in use. Matter for consideration by future owners of Lot 2.
2	Council should ensure that appropriate traffic measures are in place during the construction phase of the project to minimise the impacts of construction vehicles on traffic efficiency and road safety within the vicinity.	Agree. Section 3.8.2 of the DA Planning Report anticipates that a Traffic Management Plan will be required prior to the issue of a Construction Certificate as a condition of consent.
3	Council should have consideration for appropriate sight line distances in accordance with Section 3 of the Austroads Guide to Road Design Part 4A (Unsignalized and Signalized Intersections) and the relevant Australian Standards (i.e. AS2890:1:2004) and should be satisfied that the location of the proposed driveway promotes safe vehicle movements.	Agree. Section 3.2.2 of Seca Traffic Impact Assessment Report (Attachment K to the DA Planning Report) notes the following in relation to Sight distances:  <i>"Sight distance has been assessed on site. Masons Parade provides clear visibility to the right in excess of 100 metres whilst to the left of the proposed driveway visibility is available to the intersection of Masons Parade and the Central Coast Highway (some 60 metres). Whilst this visibility to the left is less than required for a posted speed of 50km/hr, it does meet the minimum requirements for a 40km/hr frontage road speed. Given that vehicles entering Masons Parade would be negotiating the turn from the Central Coast Highway it is expected they would be travelling at less than 40km/hr and the sight visibility is therefore acceptable."</i>

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Item	Requested Information	Applicant's Response
4	Discharged stormwater from the development shall not exceed the capacity of the Central Coast Highway (HW30) stormwater drainage system. Council shall ensure that drainage from the site is catered for appropriately and should advise TfNSW of any adjustments to the existing system that are required prior to final approval of the development.	Noted. Section 4.5 of the Concept Stormwater Management Plan (Attachment F of the DA Planning Report). Northrop Engineers confirm that the proposed development will not have any detrimental impacts to the peak flow rates of stormwater runoff reaching the Central Coast Highway. No adverse impacts are anticipated from the development.
5	All matters relating to internal arrangements on-site such as traffic/ pedestrian management, parking, maneuvering of service vehicles and provision for people with disabilities are matters for Council to consider.	<p>Agree. Section 3.9.4 of the DA Planning Report provides relevant details. Northrop confirms that:</p> <ul style="list-style-type: none"> <li>• Vehicle Swept Path Plans (refer to Figures 72 and 73 in DA Planning Report) demonstrate compliance for the Central Coast Council design waste vehicle in accordance with the Gosford Inner City DCP.</li> <li>• Internal circulation roads and parking layout are designed in accordance with 2890.1 &amp; 2890.2.</li> <li>• The access way between all on-grade accessible car spaces and the building are within the max 1:40. All pedestrian ramps and pathways comply to AS1428.1 -2009.</li> </ul> <p>Council to condition compliance and setouts be provided prior to issue of relevant Construction Certificate.</p>
	<b>27<sup>th</sup> January 2022 - Central Coast Council</b>	
1	The proposed height of 5 storeys on the northern side and 7 storeys on the southern side should be reversed or reduced, subject to view loss assessment from existing and future development to the east. The 7 storeys severely overshadow proposed lot 2 and will impact future development on this lot.	<p>Refer to IDG Architects response - see <b>Attachment E</b> -which notes:</p> <p><i>The proposed development has gone through an extensive and rigorous design review process with the City of Gosford Advisory Panel prior to proceeding to the Design Review Panel and the Government Architect.</i></p> <p><i>Part of the initial feedback provided from the Design Advisory Group, dated 13 October 2020, was: 'Sunlight in the courtyard is essential. Solar performance and amenity requirements invite breaks into the built form. Loss of floor space could be compensated by more height at the rear.'</i></p> <p><i>The proposed height of five storeys on the northern side allows sunlight to penetrate deep into the courtyard. The bulk, scale and massing has been worked through at length with the Design Review Panel and has been accepted as an appropriate design response for this site.</i></p>

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		<p><i>The Government Architect stated the following. 'The proponent and the design team are commended for their commitment and responsiveness to the design review process. The masterplan plan approach has tested a number of options and has gone through an iterative process to address specific design issues and development constraints; The proposed scale, built form, use of materials and landscaping will positively contribute to the existing and local character; The building layout provides good levels of residential amenity and opportunities for social interaction.'</i></p> <p><i>Further, the proposed development is compliant with SEPP 65 requirements, particularly, setbacks, solar access and privacy. Refer to SEPP 65 Design Statement.</i></p> <p><i>There will be no impact to existing views to the neighbouring development to the east. The building is single storey, in close proximity to the boundary fence and about three (3) metres away from the existing Brisbane Water Legacy residences which are two storey and proposed to be demolished. The proposed development has a fifty-five (55) metre rear setback, well exceeding SEPP 65 requirements and therefore significantly increases visual amenity. The area created by this setback is landscaped to further ensure high visual amenity and improved privacy. Future developments will benefit from the landscaped area with opportunities for view sharing. Refer to page 61 &amp; 62 of the Planning Report and Statement of Environmental Effects by JW Planning Pty Ltd.. ...which shows the existing view from the carpark looking towards the site. The neighbouring building to the east cannot be seen.</i></p>
2	The site is subject to flooding and a minimum floor level will apply. A water cycle management plan is required.	Noted. Refer to Section 4.7 of the Stormwater Management Plan (Attachment F of the DA Planning Report). The design responds to flooding via minimum floor levels, access roads, driveways and parking areas as well as earthworks including site filling. Northrop confirms that all items required by a Water Cycle Management Plan have been addressed in the Concept Stormwater Management Plan.
3	A Traffic Construction Management Plan will be required prior to Issue of a CC.	Agree. Section 3.8.2 of the DA Planning Report anticipates that a Traffic Management Plan will be required prior to the issue of a Construction Certificate as a condition of consent.
4	The waste storage room is separated from the building being located on the other side of the access driveway. This may create vehicle/pedestrian conflicts, as well as an inconvenience to occupants. In addition, despite the proposed landscaping the waste storage room may be visible from the street. This is undesirable	<p>Refer to IDG Architects response - see <b>Attachment E</b>- which notes:</p> <p><i>Dedicated recycling bin areas are located on each floor near the lift, along with a dedicated garbage chute. Maintenance staff will handle all bin movements through the site to the waste storage room. Details have been provided that show the proposed materials and elevations of the waste storage / maintenance shed (refer to architectural drawing DA-9400). The proposed materials are a dark colour so that they disappear within the landscape.</i></p>



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Item	Requested Information	Applicant's Response
5	If Council's contractor is to provide a waste service by trucks entering the site, the driveway width and pavement strength has to be designed to comply with Council's Waste DCP requirements, as well as an indemnity that Council and its contractors are not liable for any damage caused.	Noted. Refer to Section 5 of the Operational Waste Management Plan (Attachment Q of the DA Planning Report) for dimensions of proposed Waste collection vehicles. Nonetheless, compliance with typical waste vehicle dimensions and weight under Appendix E of Section 7.2 of the Central Coast DCP 2013, and limitations of liability should Council waste contractors be required to service the site, are suitable to address by way of Conditions of Consent.
6	The deep soil planning shown in the middle of the building structure as shown on the ground floor level is unlikely to survive.	Disagree. Site Design Studios advise that the Deep soil planting in the middle of the building will survive and flourish with deep soil, mulching, irrigation and maintenance as with any garden care.
7	If not already done, the issue of affordable housing and past use for legacy needs to be addressed.	Both issues addressed extensively within DA Planning Report. Refer to: <ul style="list-style-type: none"> <li>• Precis</li> <li>• Section 1.0 Introduction</li> <li>• Section 1.1.2 The Project</li> <li>• Section 3.1 Previous and Present Use of the Site</li> <li>• Section 3.15 Social and Economic Impact</li> <li>• Section 4.7 The Public Interest</li> </ul>
8	A roads act approval is required from Council.	Agreed. Requirement applied by suitable Condition of Consent
	<b>28<sup>th</sup> January 2022 - Regional Assessment</b>	
1	<b>Architectural Drawings</b>  Please provide an overshadowing analysis/diagrams which shows overshadowing impacts arising from the proposal at the summer solstice.	Refer to Drawing DA 9105 Shadow Diagrams - <b>Attachment F</b> .

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2	<p><b>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</b></p> <p>Please provide information regarding the nature of the seniors housing in consideration of Chapter 2 of the SEPP. Please also clarify/advise if the proposal includes a <i>residential care facility</i> component (as defined in clause 11 of the SEPP). If a <i>residential care facility</i> component is proposed, please note building sprinkler protection requirements under clause 55 of the SEPP.</p>	<p>Request for details withdrawn. Refer to DPIE email dated 28 January 2022:</p> <p><i>On Fri, Jan 28, 2022 at 4:19 PM Tahlia Sexton &lt;<a href="mailto:tahlia.sexton@dpie.nsw.gov.au">tahlia.sexton@dpie.nsw.gov.au</a>&gt; wrote:</i></p> <p><i>Hi Jason,</i></p> <p><i>Please ignore dot point two of the Housing SEPP section in the Department's submission regarding Clause 45 of the SEPP. It was left in inadvertently and does not apply to this proposal.</i></p> <p><i>Regards,</i></p> <p><b>Tahlia Sexton</b>  <b>Planning Officer, Regional Assessments</b>  Planning &amp; Assessment   Department of Planning and Environment  P 02 9860 1560 E <a href="mailto:tahlia.sexton@dpie.nsw.gov.au">tahlia.sexton@dpie.nsw.gov.au</a>  Level 17, 4 Parramatta Square, Parramatta NSW 2150  <a href="http://www.dpie.nsw.gov.au">www.dpie.nsw.gov.au</a></p>
3	<p><b>Heritage Impact Assessment</b></p> <p>Please provide a Heritage Impact Statement (HIS) that assesses the extent to which the carrying out of the proposed development may impact the heritage significance of the existing heritage items in close proximity to the site</p>	<p>Request for details withdrawn. Refer to DPIE email dated 4 February 2022:</p> <p><i>From: <b>Tahlia Sexton</b> &lt;<a href="mailto:tahlia.sexton@dpie.nsw.gov.au">tahlia.sexton@dpie.nsw.gov.au</a>&gt;</i>  <i>Date: Fri, Feb 4, 2022 at 3:38 PM</i>  <i>Subject: RE: NSW Government concurrence and referral request update CNR-31373: Action required</i>  <i>To: Jason Wasiak &lt;<a href="mailto:jason@jwplanning.com.au">jason@jwplanning.com.au</a>&gt;</i></p> <p><i>Hi Jason,</i></p> <p><i>The Department has considered your request.</i>  <i>In the context of the nature of the proposal and the locality, in this instance the Department is satisfied that a HIS will not be required.</i></p> <p><i>Regards,</i></p> <p><b>Tahlia Sexton</b>  <b>Planning Officer, Regional Assessments</b>  Planning &amp; Assessment   Department of Planning and Environment  P 02 9860 1560 E <a href="mailto:tahlia.sexton@dpie.nsw.gov.au">tahlia.sexton@dpie.nsw.gov.au</a>  Level 17, 4 Parramatta Square, Parramatta NSW 2150  <a href="http://www.dpie.nsw.gov.au">www.dpie.nsw.gov.au</a></p>

## Attachment A

Item	Requested Information	Applicant's Response
4	<p><b>Visual Impact Assessment</b></p> <p>Please prepare a Visual Impact Assessment that assess the visual impacts of the proposal including:</p> <ul style="list-style-type: none"> <li>impacts on the public domain including on key views and vistas of Gosford City Centre outlined in Section 4.4 of the Gosford DCP</li> <li>impacts on the private domain including on views from neighboring residential properties towards Brisbane Waters and other key views.</li> </ul>	<p>The proposal has been the subject of three (3) design workshops with the City of Gosford Design Advisory Group which concluded with the preparation Photo Montages to assess Visual Impacts prior to the Design Review Panel and NSW Government Architect concluding:</p> <p><i>'The proponent and the design team are commended for their commitment and responsiveness to the design review process. The masterplan plan approach has tested a number of options and has gone through an iterative process to address specific design issues and development constraints; The proposed scale, built form, use of materials and landscaping will positively contribute to the existing and local character; The building layout provides good levels of residential amenity and opportunities for social interaction.'</i></p> <p>The Urban Design Analysis prepared by IDG Architects to inform the design of the building comprises an assessment of local topography, key views and vistas relative to the site. Section 4.4 of Gosford DCP does not apply to the subject site and any further visual impact assessment would not be a reasonable impost on the applicant. Refer to DA Planning Report, relevantly:</p> <ul style="list-style-type: none"> <li>Section 3.7 Visual Impact and Figures 64 and 65</li> <li>Attachment C Urban Design Analysis by IDG Architects</li> <li>Attachment U Photo Montages</li> <li>Section 4.1.1.1 SEPP (Gosford City Centre) 2018 – relevantly, Clause 8.11 Vistas and View Corridors</li> <li>Section 3.8 Views and Figures 66 and 97</li> </ul> <p>Additionally, refer to Drawing DA 9900 Photomontage enclosed within IDG Architects response - see <b>Attachment E</b> – with relevant comment hereunder:</p> <p><i>There will be no impact to existing views to the neighbouring development to the east. The building is single storey, in close proximity to the boundary fence and about three (3) metres away from the existing Brisbane Water Legacy residences which are two storey and proposed to be demolished. The proposed development has a fifty-five (55) metre rear setback, well exceeding SEPP 65 requirements and therefore significantly increases visual amenity. The area created by this setback is landscaped to further ensure high visual amenity and improved privacy. Future developments will benefit from the landscaped area with opportunities for view sharing. Refer to page 61 &amp; 62 of the Planning Report...</i></p>

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5	Additional to Council's comments, Council have also raised the need to consider the sewer mains which run through the site (see Figure 1 below). Details are to be provided of any proposed sewer main relocation and/or methods on how it is proposed to construct over the mains. We recommend you liaise with Council (as the relevant sewer authority) on any building over sewer mains construction requirements.	Northrop confirms that the existing sewer is to be retained. There are no intentions of a relocation/diversion. Structural foundations will be designed to comply with Central Coast Council's building over and adjacent to sewer and watermain design guidelines. This requirement would be appropriate to condition as part of the Consent.
<b>17<sup>th</sup> December 2021 - Summary of Public Submissions</b>		
	<b>SUB-917 (22/11/21) - In Support</b> <b>Long Jetty NSW</b> <p>This will be an excellent addition of a very attractive looking building to Masons Parade and enhance the general look of the Gosford water front. In addition, it will provide more affordable, modern and attractive accommodation for over 55's and for the Veteran Beneficiaries of this highly respected Central Coast charity (Brisbane Water (NSW) Legacy).</p>	Noted.
	<b>SUB-929 (24/11/21) – In Support</b> <b>Wyoming NSW</b> <p>What a great project to have accommodation right in Gosford. Not only does the design promote Gosford's development but it also offers affordable accommodation to low income beneficiaries</p>	Noted.
	<b>SUB-935 (25/11/21) – In Support</b>	Noted.

## Attachment A

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	<p><b>West Gosford NSW</b></p> <p>The site of this proposed development is perfect for the elderly war widows who currently reside there, and for future residents. Legacy provides a wonderful service to the community, and i understand with no government funding. The sub division makes sense, as the current buildings are no longer suitable for elderly residents, and the fact that it is a retirement village, means that the building and grounds will be well looked after for the long term. I support this proposal as a life long resident of the area, and see how this will continue to improve and revitalize the Gosford waterfront area.</p>	
	<p><b>SUB-964 (29/11/21) – In Support</b></p> <p><b>East Gosford NSW</b></p> <p>Clearly a wonderful decision to redevelop this site. A site, which, for as long as I can remember, has remained the very beating heart of a uniquely Australian Organization. An Organization which genuinely demonstrates its commitment to both meet the millennium head on and affirm its place approaching a second century of devoted care to the families of our Veterans. The solace provided by Legacy is unequalled nurture. Within a most accessible and beautiful location, I applaud Legacy's decision to further enhance its dependents lives and their site on the Central Coast.</p>	Noted.
	<p><b>SUB-965 (29/11/21) – In Support</b></p> <p><b>Point Fredrick NSW</b></p> <p>I completely support this application.</p> <p><b>SUB-966 (29/11/21) – In Support</b></p> <p><b>Wyoming NSW</b></p> <p>Great application.</p> <p><b>SUB-974 (30/11/21) – In Support</b></p>	Noted.

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	<p><b>Wyoming</b></p> <p>The Legacy Village provides accommodation to those less fortunate within our community, by providing affordable and safe housing. The redevelopment will be able to provide this type of accommodation for the future, in updated, modern facilities. It will stand strong and be an ideal redevelopment for those who require the most support.</p>	
	<p><b>SUB-1008 (10/12/21) – Objection</b></p> <p><b>Point Fredrick NSW</b></p> <p>I object to the Legacy redevelopment as it will block my view of the large beautiful trees and sky, which are the only nice things I view from my western facing living room windows.</p>	<p>Refer to IDG Architects response - see <b>Attachment E</b> – which notes:</p> <p><i>The proposed development has a rear setback, well exceeding the requirements of SEPP 65. The landscaping has been carefully designed to improve visual amenity, outlook, and privacy to neighbouring sites. Refer to architectural site plan DA-0100 and Landscape Architects site plan drawing L-0100. The proposed design significantly improves the overall amenity for all properties.</i></p>
	<p><b>SUB-1011 (14/12/21) – Objection</b></p> <p><b>Point Fredrick NSW</b></p> <p>The DA for the Legacy Seniors Village in it's current form has not addressed the following matters:</p> <ol style="list-style-type: none"> <li>1. The Proposed Subdivision - Creates site isolation to three sides of the development Lot:7 DP:218157, Lot: 4 DP: 327014 and Lot: 5 DP:218157. The proposed subdivision allotment shapes do not provide a satisfactory relationship to current and future adjoining developments.</li> <li>2. The non-compliance of Height and FSR are adverse and not compatible with the scenic character of the streetscape and neighborhood - The building is out of scale and bulky. The excessive height is detrimental to the current adjoining properties and any future developments amenity in terms of visual privacy, views, solar access, noise and other amenity design matters. It is not in line with the desired character.</li> </ol>	<ol style="list-style-type: none"> <li>1. The objection is misleading for it does not demonstrate or substantiate their suggestion of site isolation.</li> </ol> <p>It is understood that the owner opted to exclude Lot 7 from their recently approved application to redevelop their adjoining parcel (now redeveloped as the Ravello apartments (SP 104010)).</p> <p>Nonetheless, the BWL proposal does not preclude the development of Lot 7, Lot 4 or Lot 5 in an orderly and economic manner, compliant with the applicable development standards. For example, Lot 4 carries approval for a four storey apartment building with a basement.</p> <ol style="list-style-type: none"> <li>2. The objection is unfounded and clearly inconsistent with the considered assessment and opinion of the City of Gosford Design Review Panel and NSW Government Architect.</li> </ol> <p>Refer to IDG Architects response - see <b>Attachment E</b> – which notes:</p> <p><i>The Local Environment Plan (LEP) states a max allowable FSR of 2:1 for the site and our application proposes an FSR of 0.76:1. It is not reasonable to suggest that the development exceeds the allowable FSR and is an over development of the site. The proposal is modest and it is worth noting that the Design Advisory Panel initially</i></p>

## Attachment A

Item	Requested Information	Applicant's Response
	<p>3. The proposals sun diagrams indicate that more than 50% of the resulting subdivision allotment 2 and adjoining Lot: 4 DP: 327014 site areas will be affected by the proposed legacy's building overshadowing in winter. The resulting allotment 2 (and future development on that land) and further adjoining properties to the south will not receive at least 3 hours of sun. Additionally the street and park area where many families come to have lunch and BBQs will be affected and be in constant shadow.</p> <p>4. There should be an even softer landscape approach to streetscape. This design in conjunction with the newly built Ravello apartments create an extremely hard edge to the street level as opposed to what the current Legacy Village provides at present - open space and parklike setting.</p> <p>5. The proposals out of scale building creates additional traffic generation and exasperates street congestion for a small street with a cul-de-sac and dangerous street intersections to a state classified road. The recently built Ravello apartments on Masons Parade plus the Legacy proposal and proposed future subdivision (and future developments) plus the visitors to the locality are creating dangerous levels of traffic and street parking conditions.</p> <p>6. The proposal is in a sensitive flood affected area and the oversized building structure will further exasperate conditions.</p> <p>7. Overall the proposals subdivision and site design has not taken into consideration and does not resolve many aspects of current and future development of adjoining sites and desired streetscape and</p>	<p><i>suggested that the FSR should be increased.</i></p> <p><i>The proposed height is consistent with the [recently approved and developed] residential building to the north (63-65 Masons Pde) and the building mass has been deliberately broken to reduce a continuous built edge, in line with the Gosford City Centre DCP 2018.</i></p> <p><i>Building material and colour have been strategically applied to reduce the overall bulk and scale. The bulk, scale and massing has been worked through at length with the Design Review Panel and has been accepted as appropriate for this site.</i></p> <p><i>Further, the Design Review Panel have openly expressed their appreciation of the collaborative and responsive manner in which the design has been developed The proposed development is compliant with the requirements of SEPP65. The building is setback 6m from the side boundaries, and 9m for level 5 and 6 on the southern boundary. The rear boundary is set back 55 metres, and is significantly and meaningfully landscaped. Balconies on the side elevations are deliberately splayed towards the view with fixed louvres positioned to address visual privacy.</i></p> <p>3. <i>The park area mentioned with the BBQ facilities is further north, past our site and is not affected by the buildings shadow. The street and park area adjacent to our site achieves over 4 hours sunlight between 11am-3pm mid-winter.</i></p> <p>4. Objection unfounded. The proposal complies with the Gosford City Centre DCP 2018 which requires the site to provide an active street frontage, not parkland.</p> <p>5. The objection is unsubstantiated. Refer to DA Planning Report Section 3.9.6 (and Attachment K Traffic Impact Assessment). The proposal replaces 73 units of accommodation with 54 units of accommodation. The proposal is of a kind that has low trip generation, with traffic impacts well within the environmental capacity of the local network, and minimal impacts on intersections in the locality.</p> <p>6. Objection unsubstantiated. The proposed development replaces dwellings that do not comply with contemporary flood requirements with a building that is built up to provide a floor level above the PMF. Similarly, earthworks are proposed to offset the filling so that current and predicted flood behavior will not be altered by the proposal.</p> <p>7. Refer to IDG Architects response - see <b>Attachment E</b> – which notes:</p> <p><i>As outlined in the Gosford City Centre DCP 2018, the site is to have a primary active</i></p>

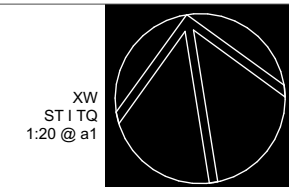
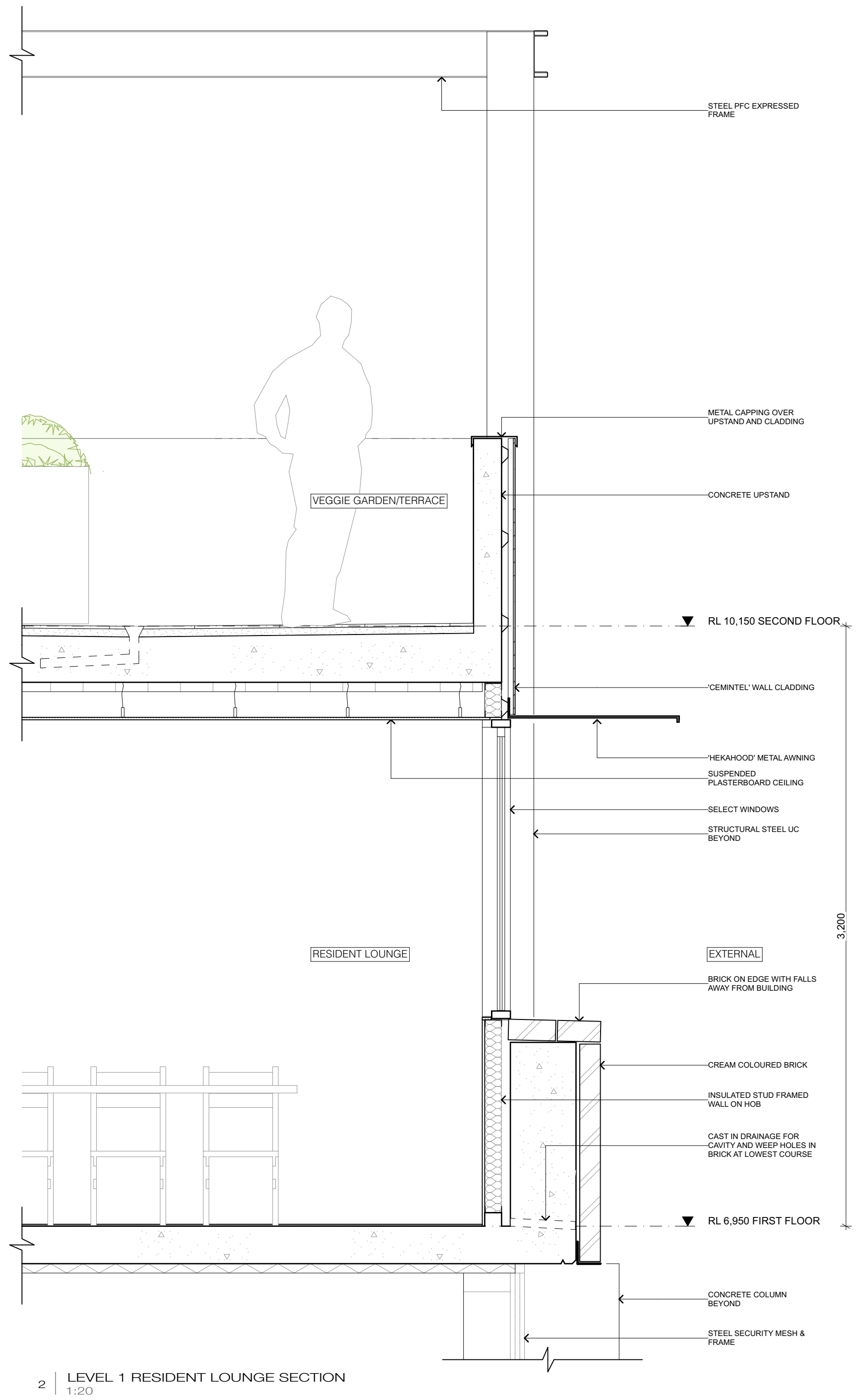
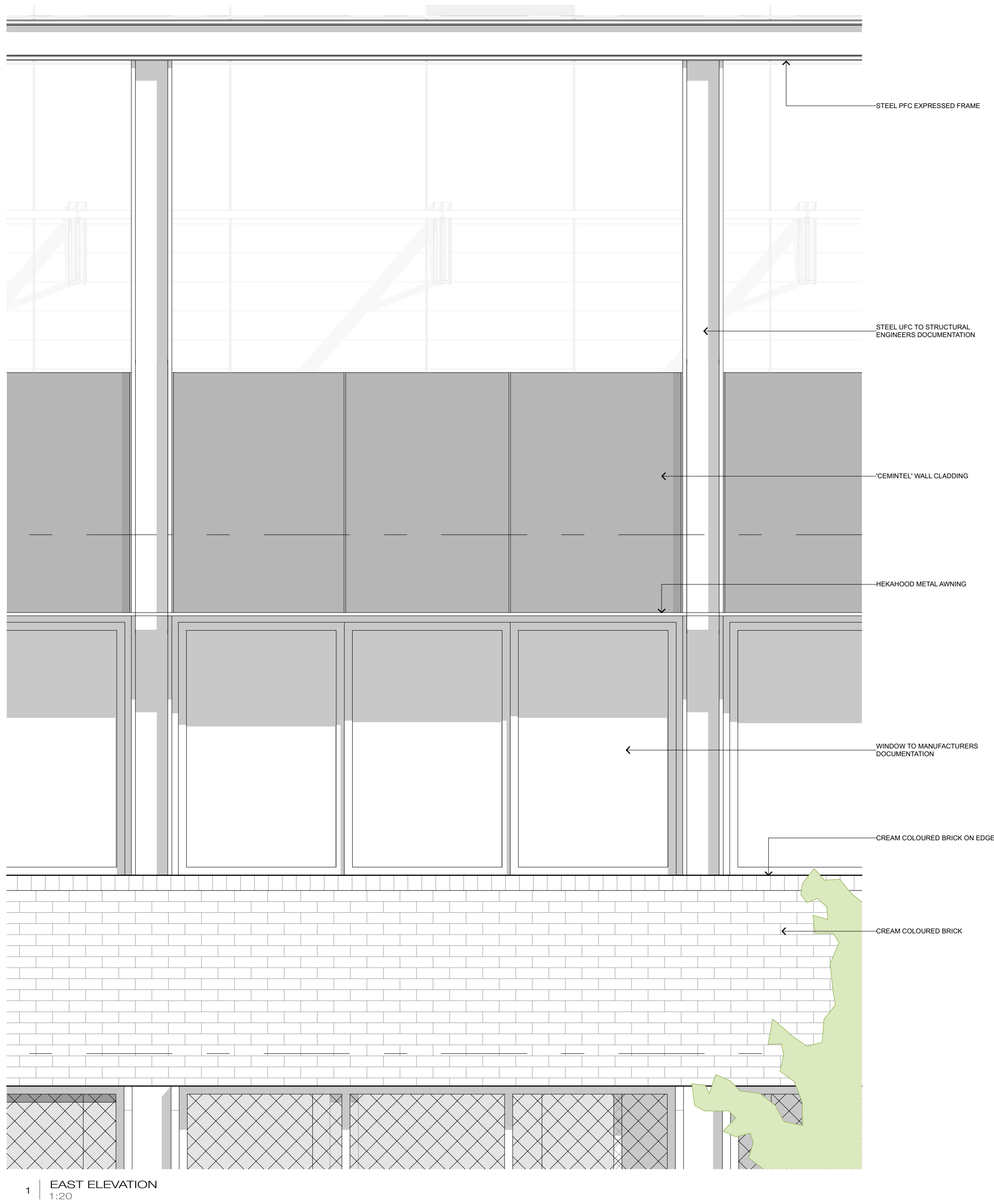


## Attachment A

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	<p>neighborhood character. The proposal should consider looking into a site design that opens up more to Masons Parade (shift landscaping to the front) and put the building further back to ameliorate the traffic/road noise for the senior residents and maintain the current openness to the street and corridor views.</p> <p>The proposals height, bulk and scale is not a good outcome for the future senior residents, neighbor's or visitors to the waterfront area.</p>	<p><i>street frontage and is to avoid a continuous built edge. The resulting design therefore adopts the rhythmical separation which breaks down the building forms along the street frontage, avoiding a continuous horizontal bulk along the streetscape. These breaks visually reduce the mass of the consolidated development and allow for visual connections between forms to the natural setting of Brisbane Water, which promotes a visual connection to the public open space along the water's edge, whilst also offering strong passive surveillance of the public domain.</i></p>

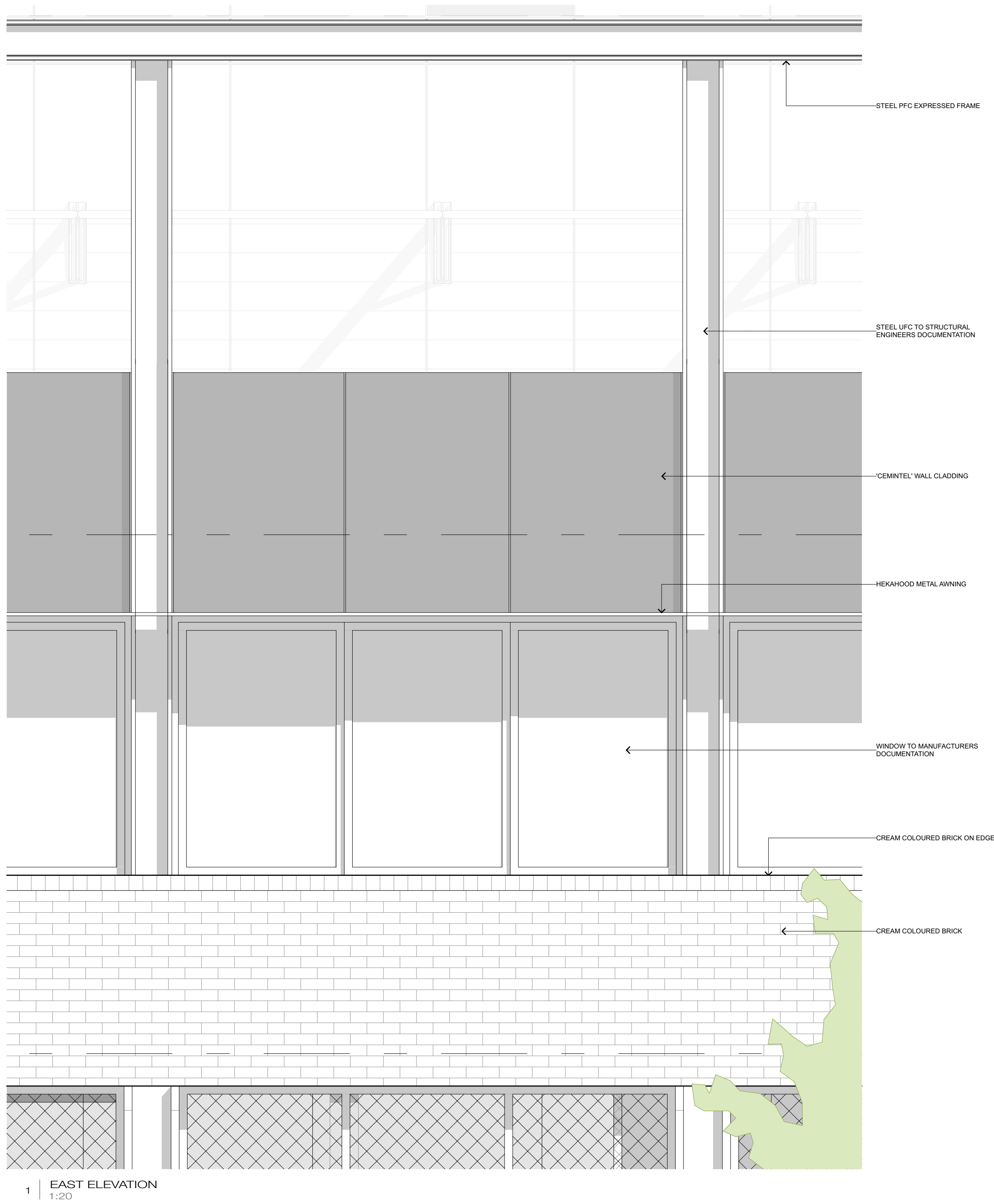
## **Attachment B**

### **Sun Shading Resident Lounge**

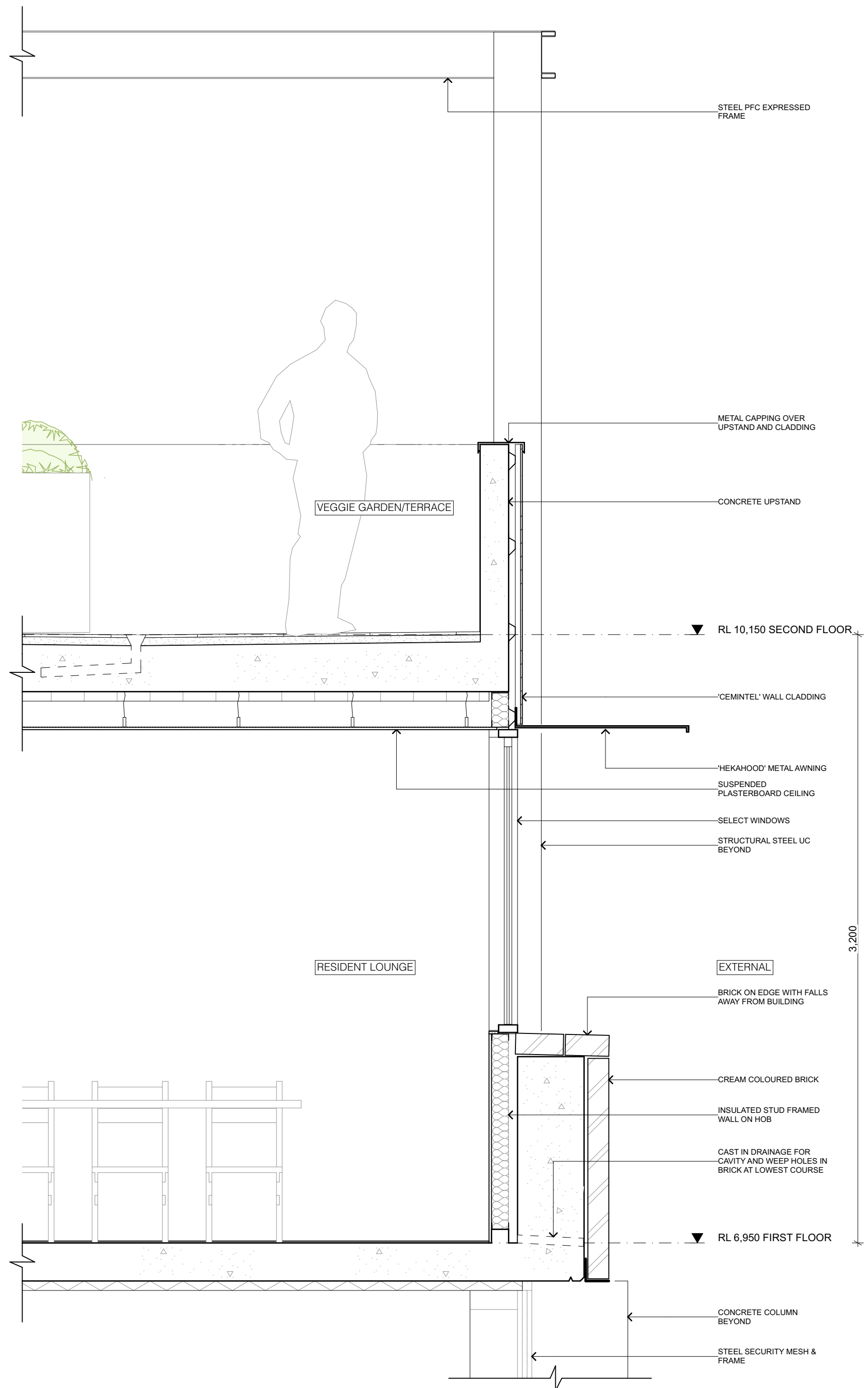


## **Attachment C**

### **Detailed Sections of Proposed Facade**



1 | EAST ELEVATION  
1:20



2 | LEVEL 1 RESIDENT LOUNGE SECTION  
1:20

ARCHITECT

INTEGRATED  
DESIGN  
GROUP

ARCHITECTURE | INTERIOR PLANNING | EXTERIOR DESIGN

© Integrated Design Group Pty Ltd  
ABN 84 115 006 329  
Nominated Architect  
Simon Thorne reg. no. 7093  
info@idgarchitects.com.au  
www.idgarchitects.com.au

NOTES

1. Figured dimensions take precedence over scaled drawings  
2. Contractors to check and verify all levels datum and dimensions on site  
3. All materials and workmanship to be in accordance with current written manufacturers instructions, local regulations and SAA codes  
4. Conflicting information to be brought to notice of the architect and clarification sought before proceeding with any works  
5. All drawings are not for construction and are subject to further design development, consultant input, council and legislative requirements.  
6. Refer to General notes page for legend and abbreviations

DISCIPLINES

Access  
Acoustic  
BCA  
ECI  
Landscape  
Project manager  
Planner  
Surveyor  
Traffic  
Waste

ACCESS:  
HARWOOD ACCUSTICS  
GROUP DLA  
GRINDLEY CONSTRUCTIONS  
SITE DESIGN + STUDIOS  
ENTRO  
JW PLANNING  
BANNISTER & HUNTER  
SECA SOLUTION  
UNIVERSAL FOODSERVICE DESIGNS

DISCIPLINES

Civil NORTHROP  
Electrical NORTHROP  
Hydraulic NORTHROP  
Mechanical NORTHROP  
Structure NORTHROP

CLIENT

Grindley

55 Grandview Street (PO Box 6246), Pymble NSW 2073

PROJECT

Brisbane Water Legacy Residential  
Apartments

SITE: 51-57 masons parade Point Fredrick NSW 2250  
REF: GR020033

REVISION

REVISION	DATE	ISSUE FOR CLIENT REVIEW
1/2/22	A	ISSUE FOR CLIENT REVIEW
8/3/22	B	AMENDMENTS FOR DA

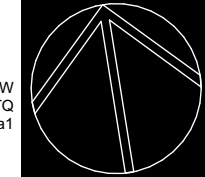
DRAWING

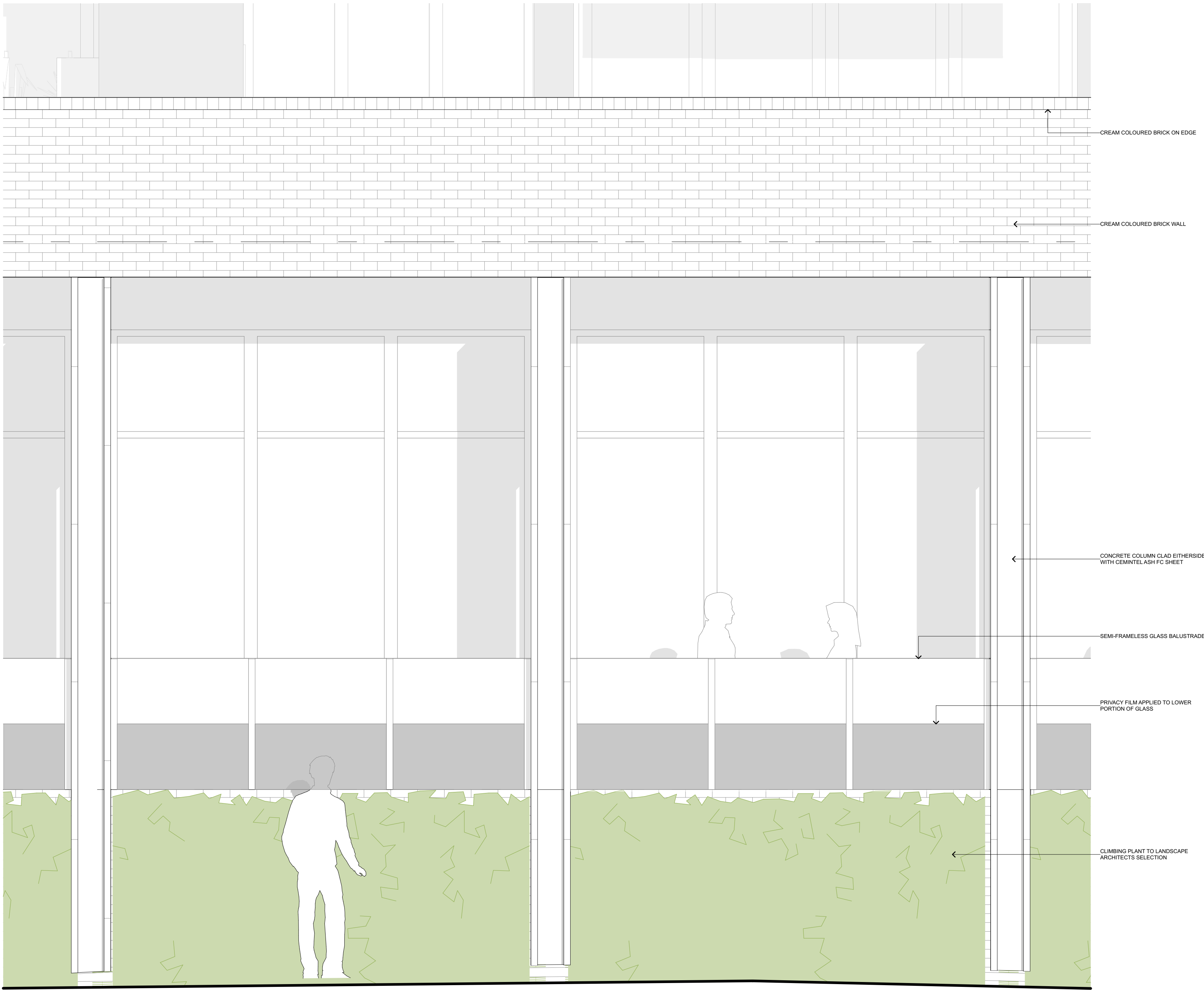
DA-3101 B

ISSUE

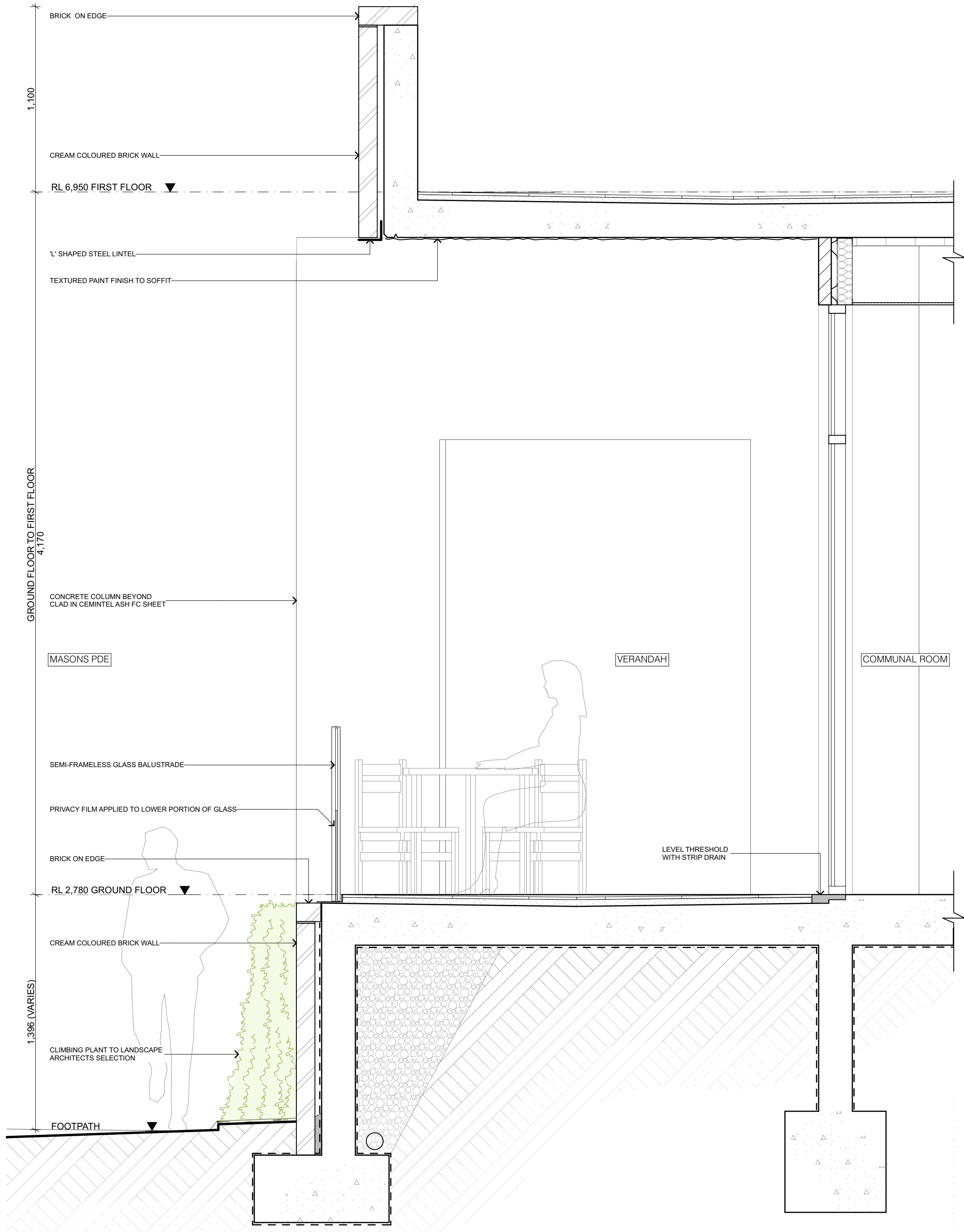
DRAWN  
CHECKED  
SCALE

ST 1 TO  
1:20 @ A1

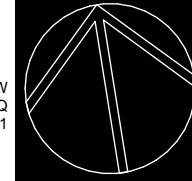




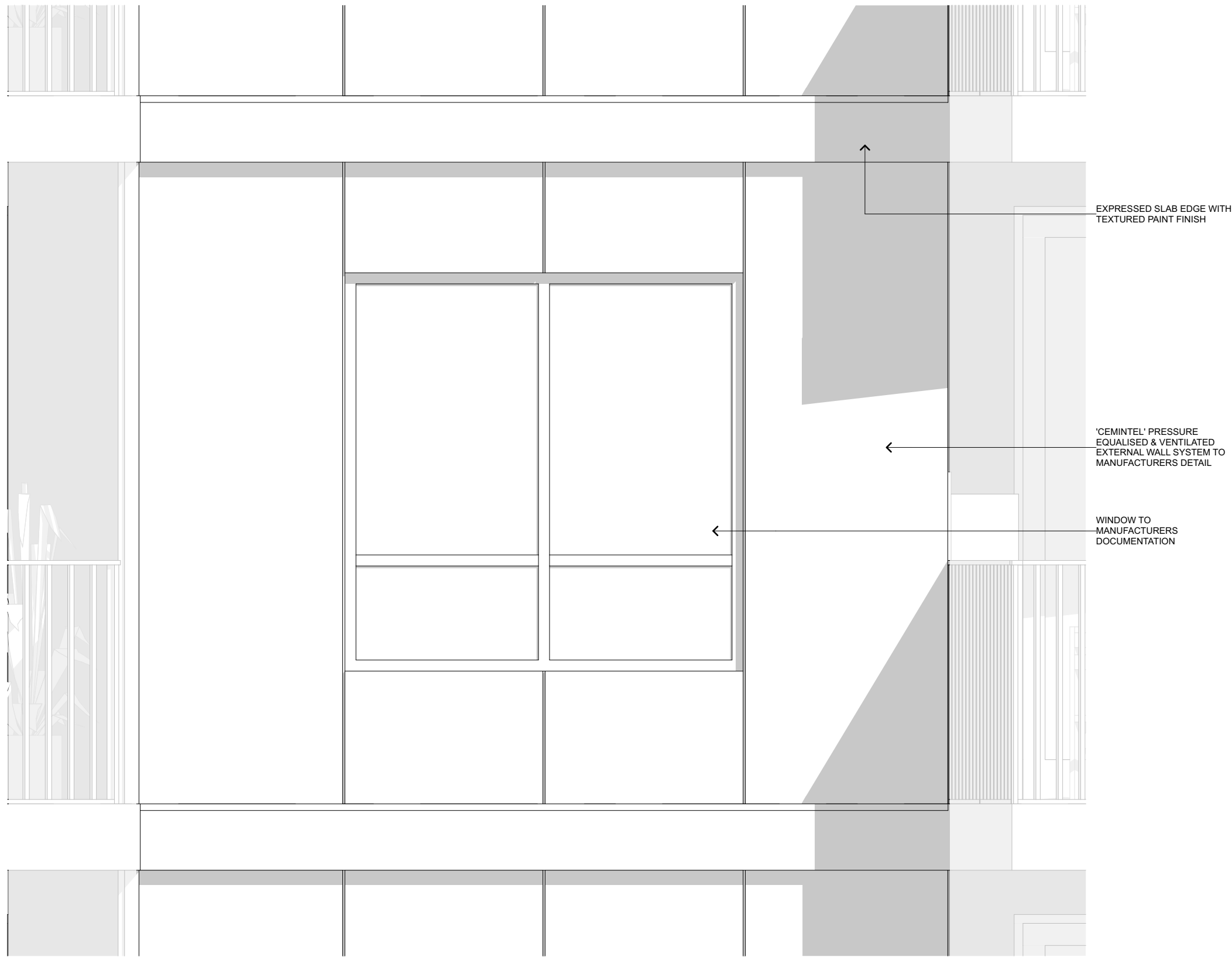
1 WEST ELEVATION (STREET ELEVATION)  
1:20



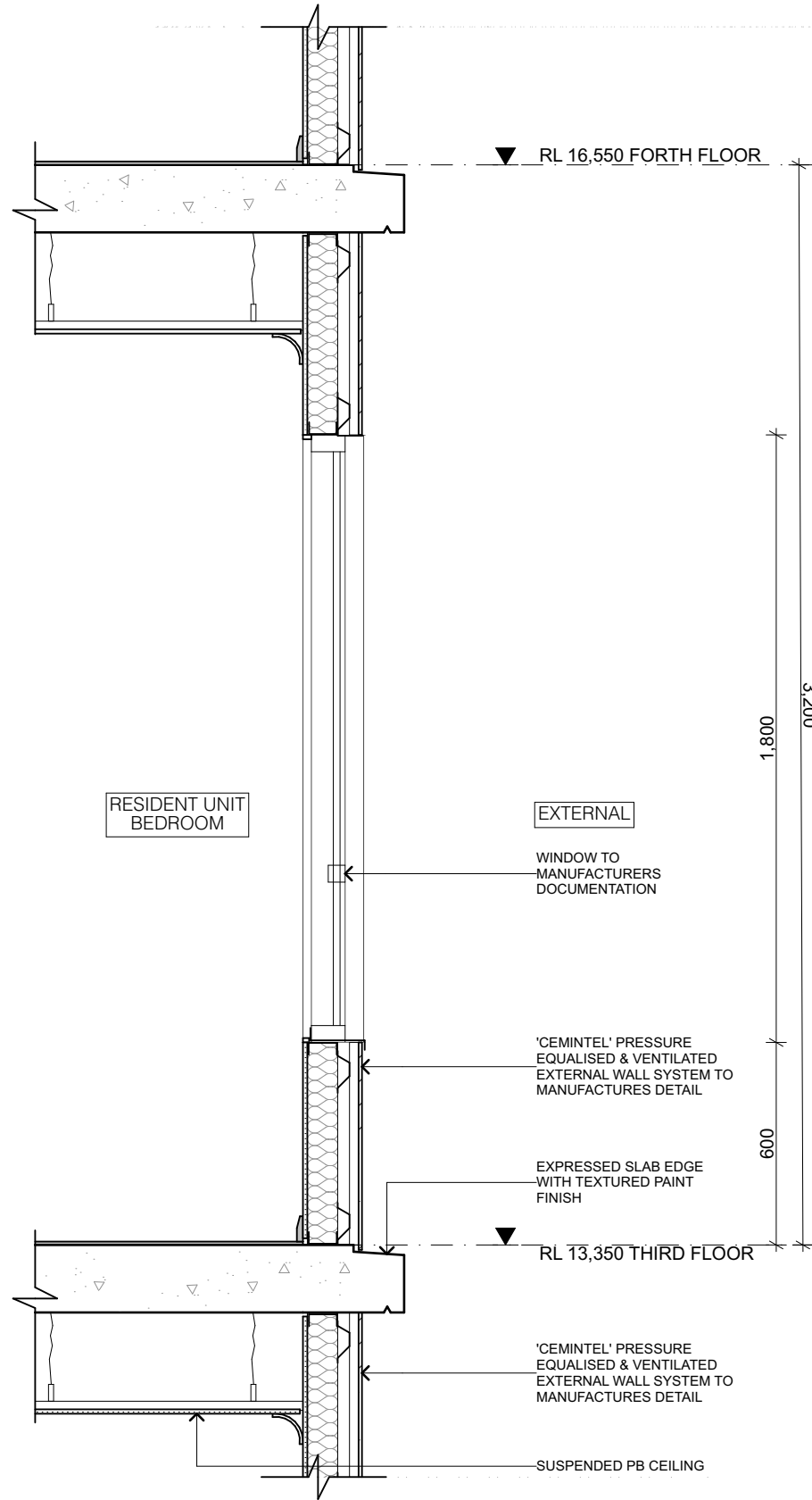
2 GROUND FLOOR COMMUNAL ROOM SECTION  
1:20



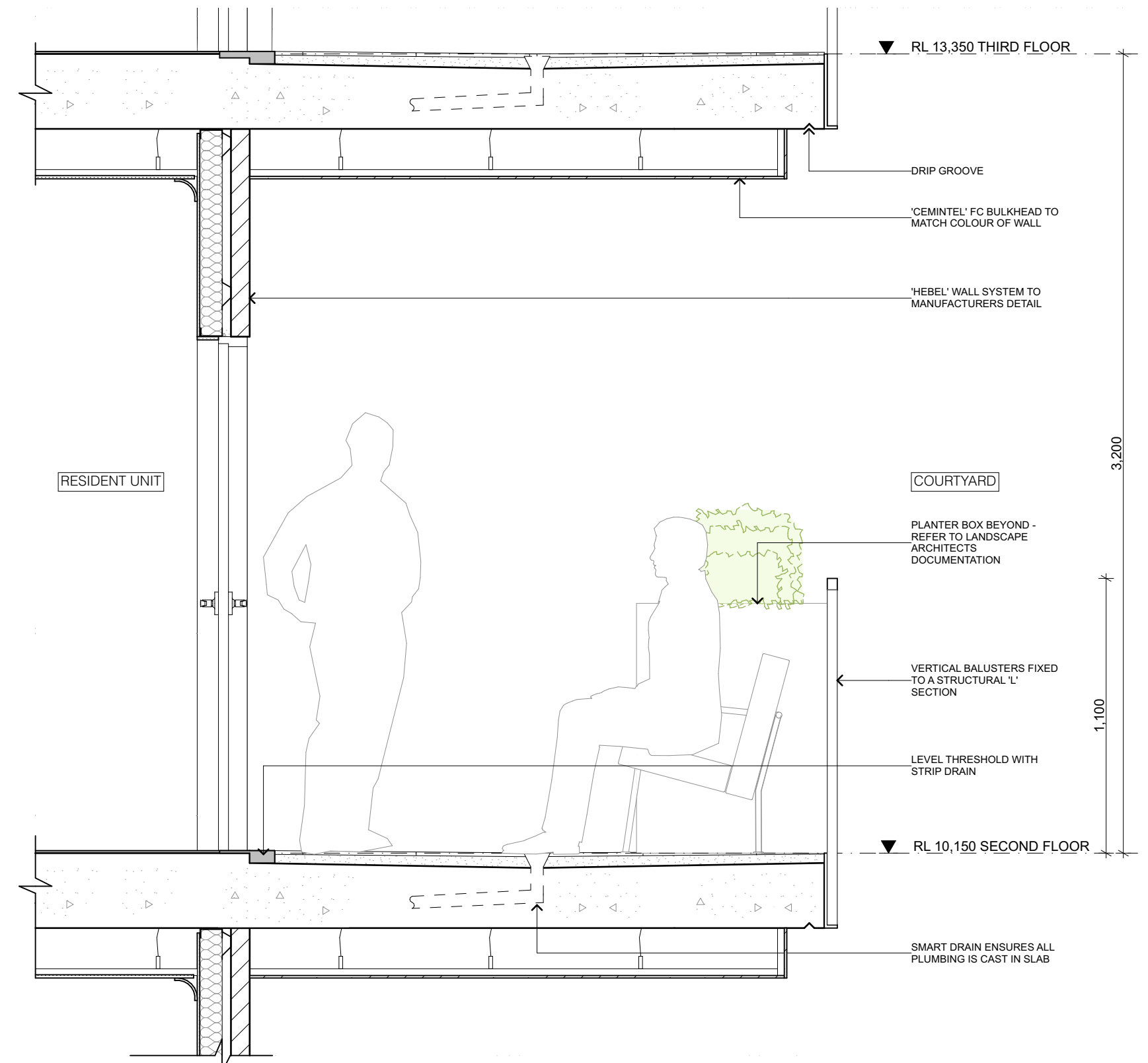




1 | SOUTH ELEVATION  
1:20



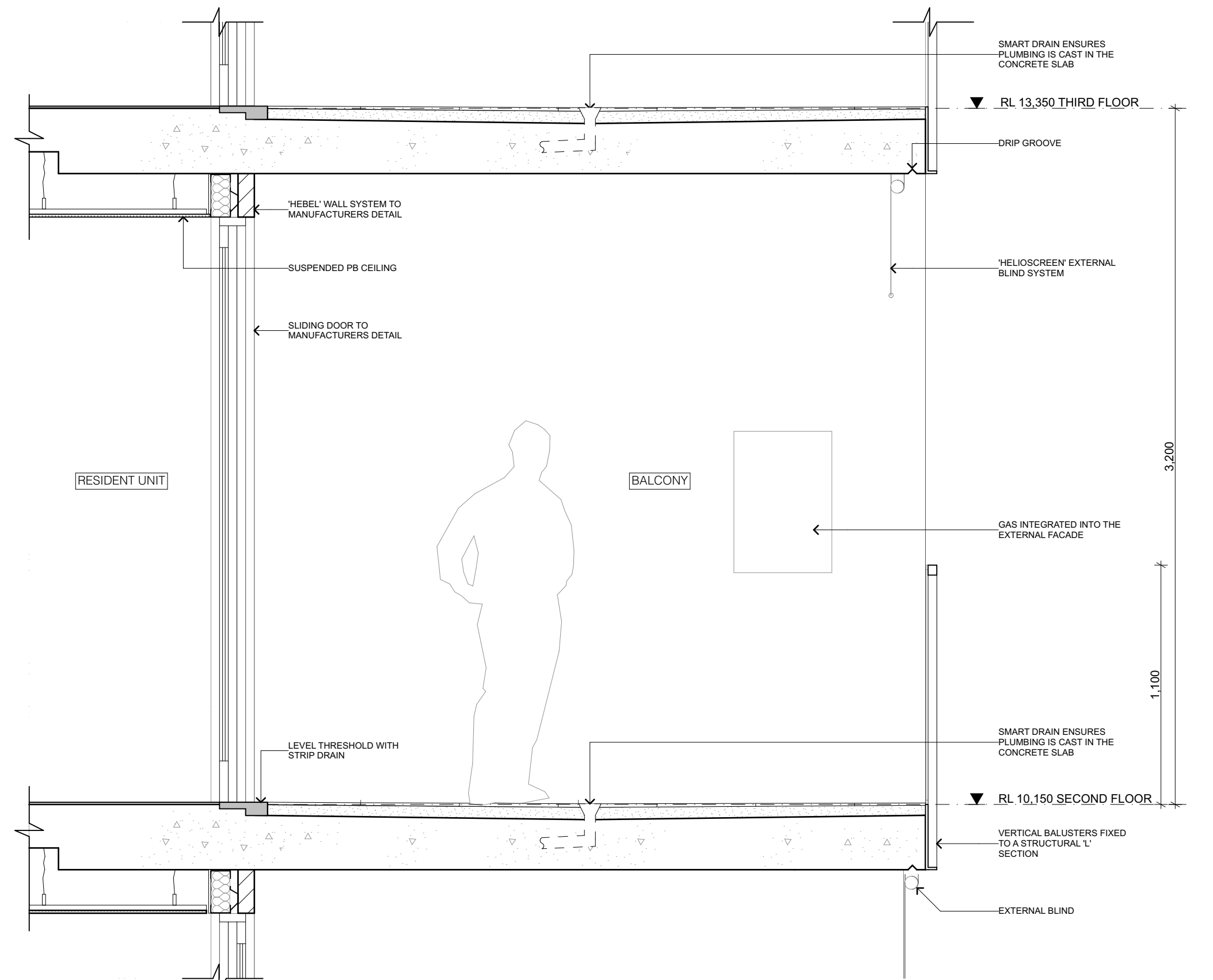
2 | SOUTH ELEVATION WINDOW DETAIL  
1:20



3 | INTERNAL COURTYARD UNIT ENTRY  
SECTION  
1:20



4 | WEST ELEVATION (STREET  
ELEVATION)  
1:20



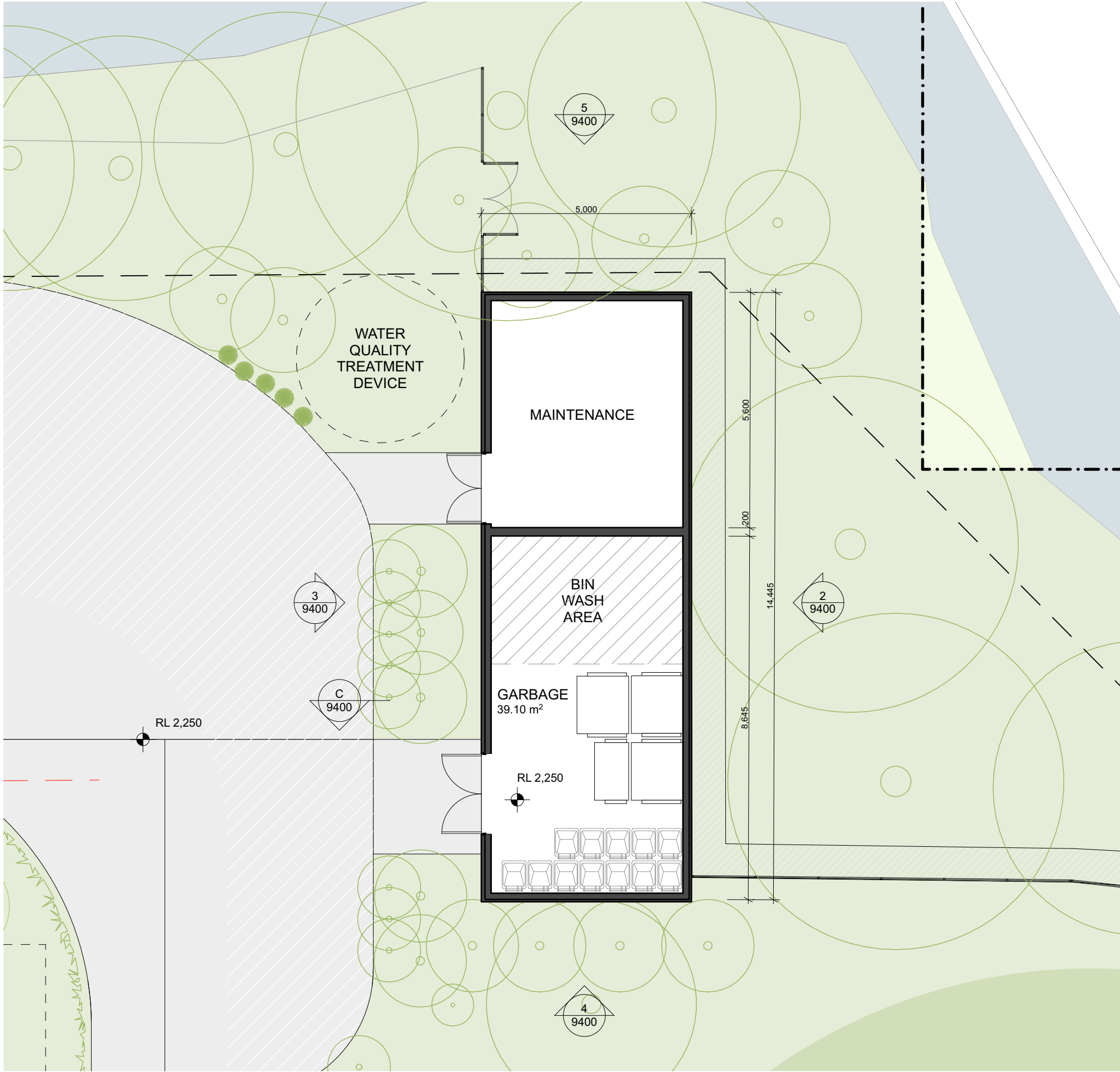
5 | WESTERN FACADE UNIT BALCONY  
SECTION  
1:20



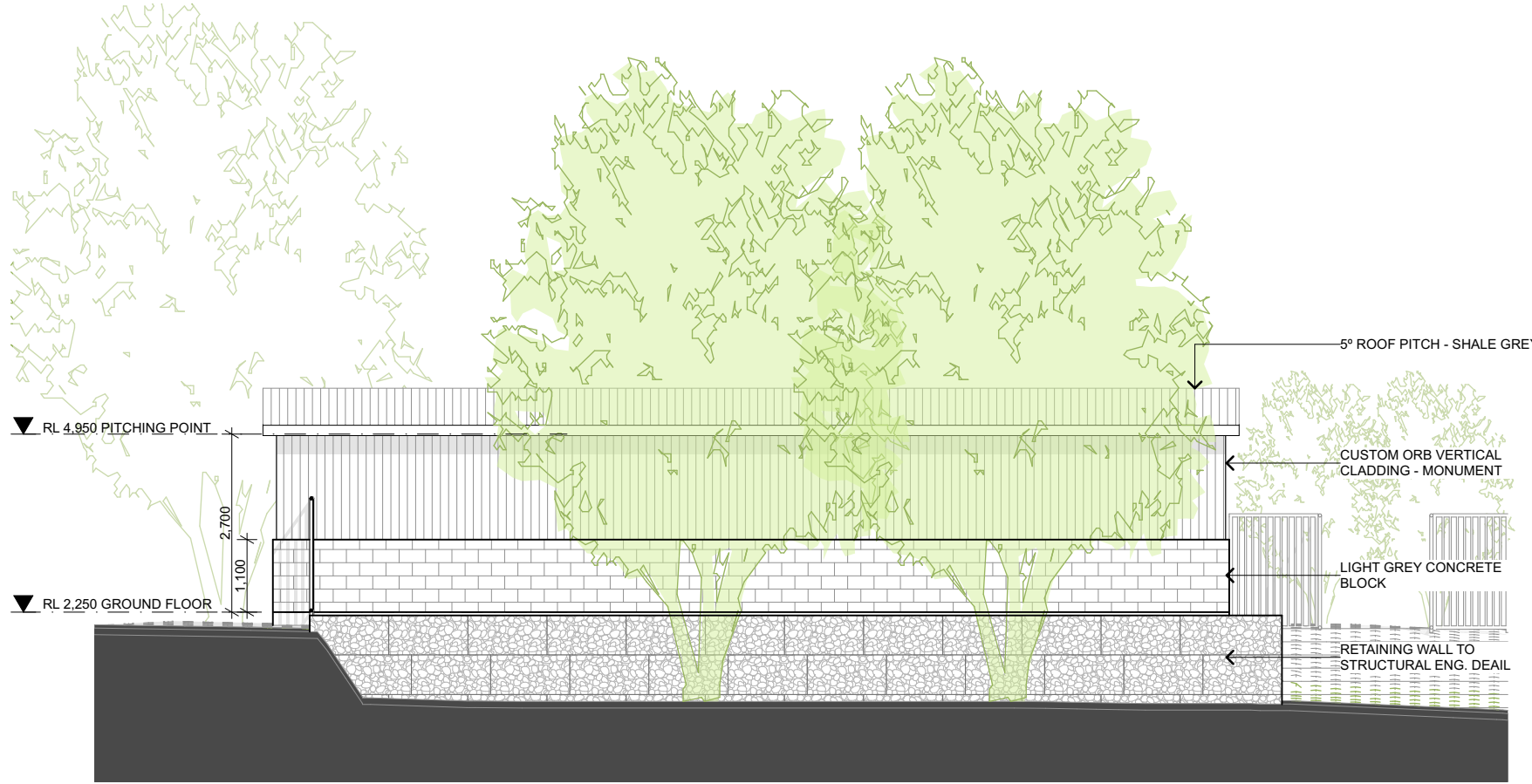
## **Attachment D**

### **Proposed Maintenance Shed Plans**

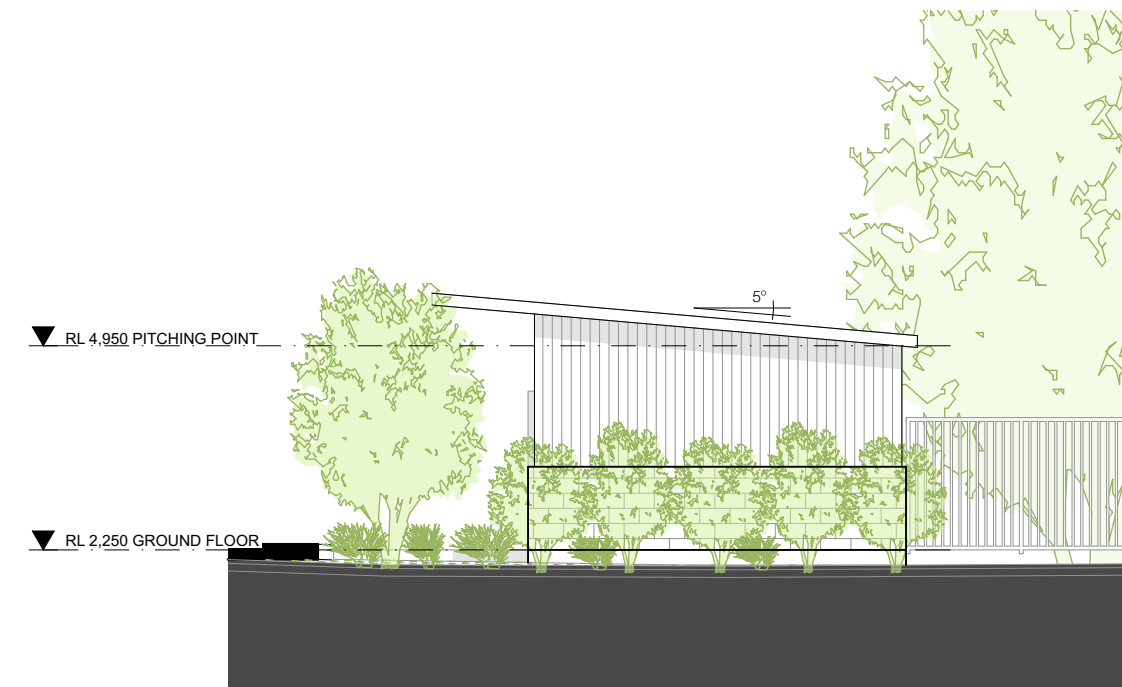




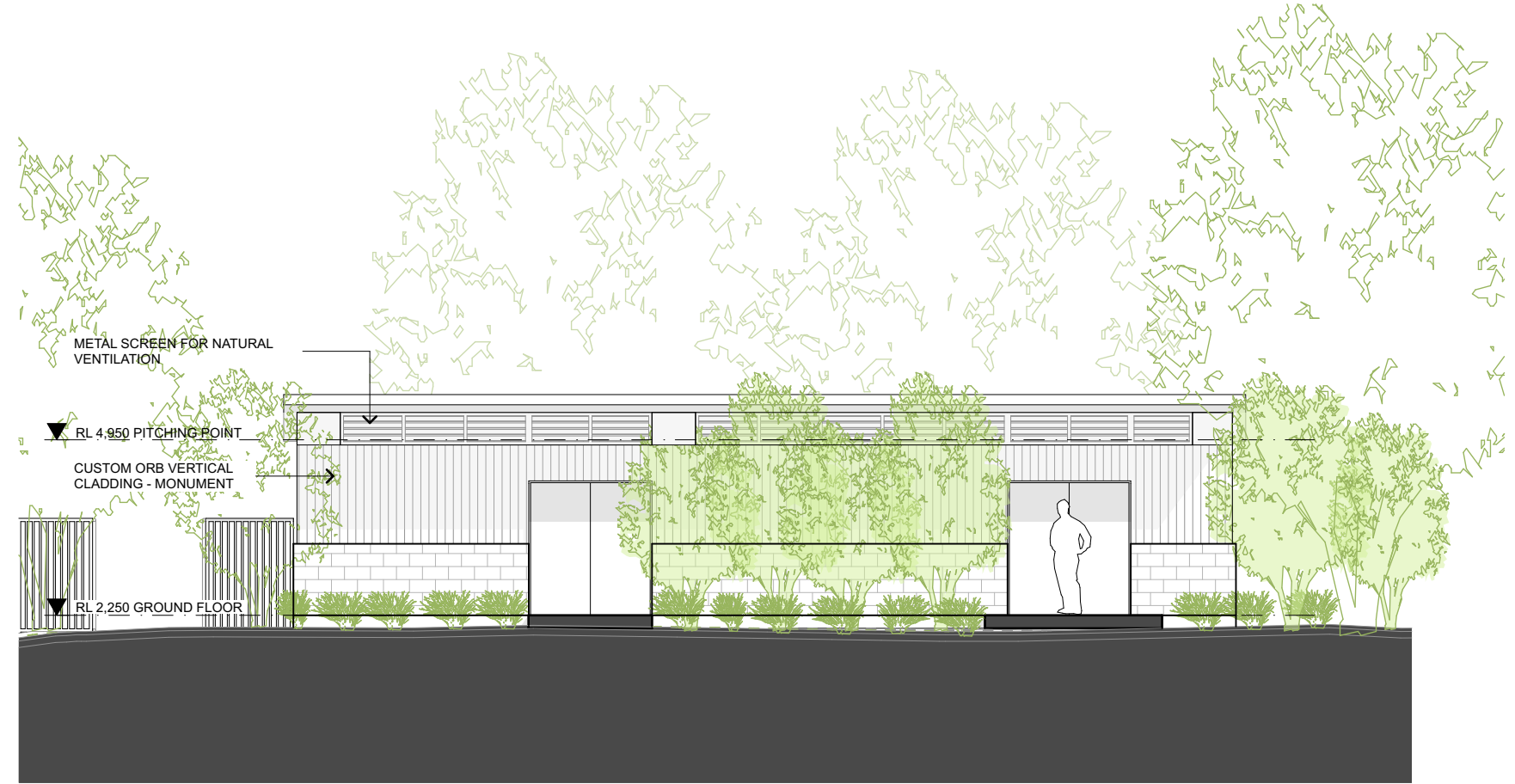
1 | GF - MAINTENANCE BUILDING  
1:100



2 | MAINTENANCE EAST ELEVATION  
1:100



4 | MAINTENANCE SOUTH ELEVATION  
1:100



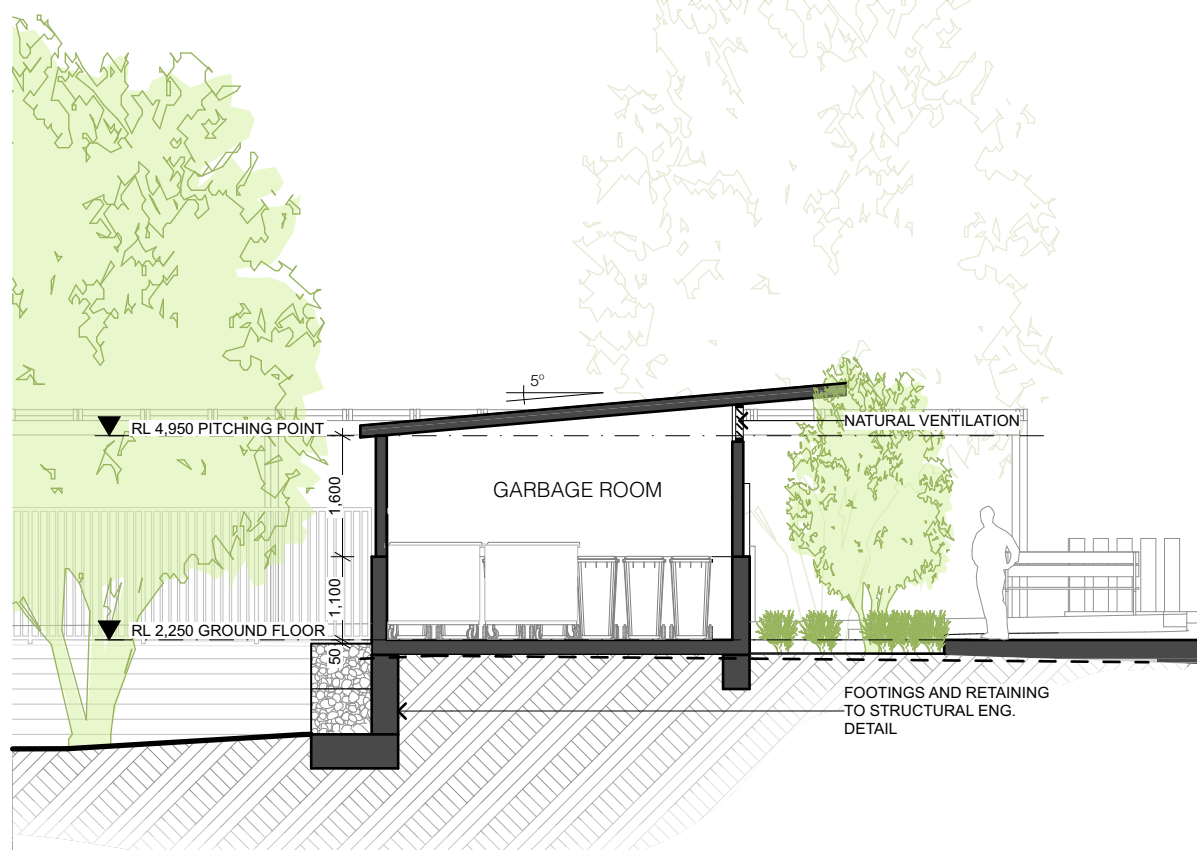
3 | MAINTENANCE WEST ELEVATION  
1:100



5 | MAINTENANCE NORTH ELEVATION  
1:100



6 | PEDESTRIAN PATH AT DRIVEWAY EXIT  
1:100



7 | SECTION C  
1:100



## **Attachment E**

### **IDG Architects Response to Referrals and Submissions**

10 March 2022

Central Coast Council  
Development Assessment South  
P.O. Box 21 GOSFORD NSW 2250

## **RE: Brisbane Water Legacy Redevelopment – 51-57 Masons Parade, Point Frederick**

To whom it may concern,

Thank you for your comments provided via email, dated 27 January 2022. In response to items 1 and 4 please find our comments and clarifications below.

### **Responses to via email, dated 27 January 2022**

#### **Item 1 – Proposed height & view loss**

The proposed development has gone through an extensive and rigorous design review process with the City of Gosford Advisory Panel prior to proceeding to the Design Review Panel and the Government Architect. Part of the initial feedback provided from the Design Advisory Group, dated 13 October 2020, was: *'Sunlight in the courtyard is essential. Solar performance and amenity requirements invite breaks into the built form. Loss of floor space could be compensated by more height at the rear.'* The proposed height of five storeys on the northern side allows sunlight to penetrate deep into the courtyard. The bulk, scale and massing has been worked through at length with the Design Review Panel and has been accepted as an appropriate design response for this site. The Government Architect stated the following. *'The proponent and the design team are commended for their commitment and responsiveness to the design review process. The masterplan plan approach has tested a number of options and has gone through an iterative process to address specific design issues and development constraints; The proposed scale, built form, use of materials and landscaping will positively contribute to the existing and local character; The building layout provides good levels of residential amenity and opportunities for social interaction.'*

Further, the proposed development is compliant with SEPP 65 requirements, particularly, setbacks, solar access and privacy. Refer to SEPP 65 Design Statement.

There will be no impact to existing views to the neighboring development to the east. The building is single storey, in close proximity to the boundary fence and about three (3) metres away from the existing Brisbane Water Legacy residences which are two storey and proposed to be demolished. The proposed development has a fifty-five (55) metre rear setback, well exceeding SEPP 65 requirements and therefore significantly increases visual amenity. The area created by this setback is landscaped to further ensure high visual amenity and improved privacy. Future developments will benefit from the landscaped area with opportunities for view sharing. Refer to page 61 & 62 of the Planning Report and Statement of Environmental Effects by JW Planning Pty Ltd.

Image 1 shows the existing view from the carpark looking towards the site. The neighboring building to the east cannot be seen.



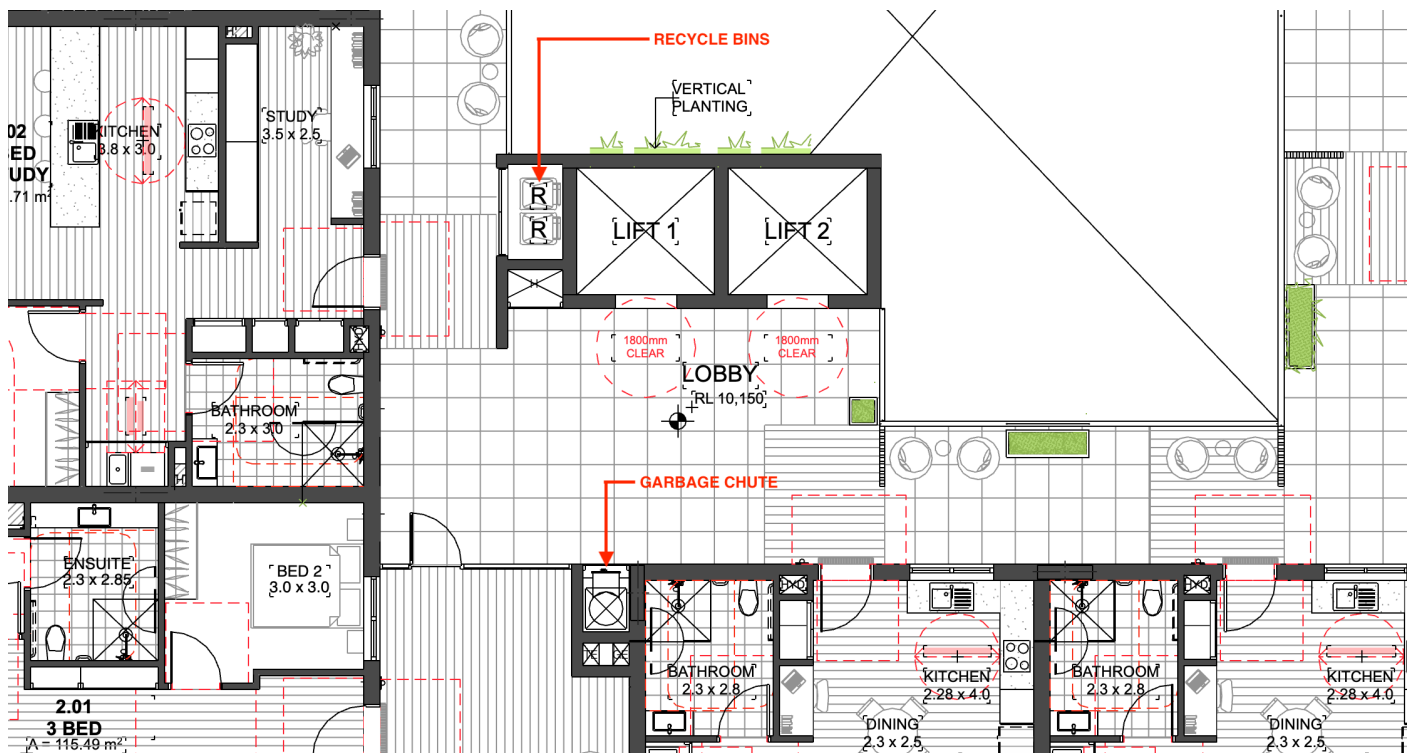
**Image 1 – view from carpark looking towards the site**

#### Item 4 – Waste Storage Room

Dedicated recycling bin areas are located on each floor near the lift, along with a dedicated garbage chute. Refer to image 2.

Maintenance staff will handle all bin movements through the site to the waste storage room. Details have been provided that show the proposed materials and elevations of the waste storage / maintenance shed. Refer to architectural drawing DA-9400 and the UFD Waste Management Report dated 22 September 2021.

The proposed materials are a dark colour so that they disappear within the landscape.



**Image 2 – typical floor plan – bin locations**

#### Responses to Public Submissions, dated 17 December 2021

In response to the feedback provided in the Summary of Public Submissions, dated 17 December 2021. We make the following comments and clarifications:

##### **SUB-1008 (10/12/21) Objection**

The proposed development has a rear setback, well exceeding the requirements of SEPP 65. The landscaping has been carefully designed to improve visual amenity, outlook, and privacy to neighboring sites. Refer to architectural site plan DA-0100 and Landscape Architects site plan drawing L-0100. The proposed design significantly improves the overall amenity for all properties.

##### **SUB-1011 (14/12/21) Objection**

##### **Item 1**

It is our understanding that Lot 7 DP:218157 is owned by the same people who developed 63-64 Masons Parade (SP 104010) and they have chosen not to include it as part of their development.

Lot 4 DP:327014 and Lot 5 DP: 218157 are not part of the Lot that Legacy are proposing to develop, but has sufficient area and dimension to meet all future development requirements and these can be addressed in the future by whomever chooses to develop the sites. Further, these sites constitute a much larger development site then, Lot 4 DP:327014 which should be noted, already has an approved DA for a four storey apartment building with a basement.

## Item 2

The Local Environment Plan (LEP) states a max allowable FSR of 2:1 for the site and our application proposes an FSR of 0.76:1, it is not reasonable to suggest that the development exceeds the allowable FSR and is an over development of the site, The proposal is modest and it is worth noting that the Design Advisory Panel initially suggested that the FSR should be increased.

The proposed height is consistent with the residential building to the north (63-65 Masons Pde) and the building mass has been deliberately broken to reduce a continuous built edge, in line with the Gosford City Centre DCP 2018. Building material and colour have been strategically applied to reduce the overall bulk and scale. The bulk, scale and massing has been worked through at length with the Design Review Panel and has been accepted as appropriate for this site.. Refer to image 3. Further, the Design Review Panel have openly expressed their appreciation of the collaborative and responsive manner in which the design has been developed

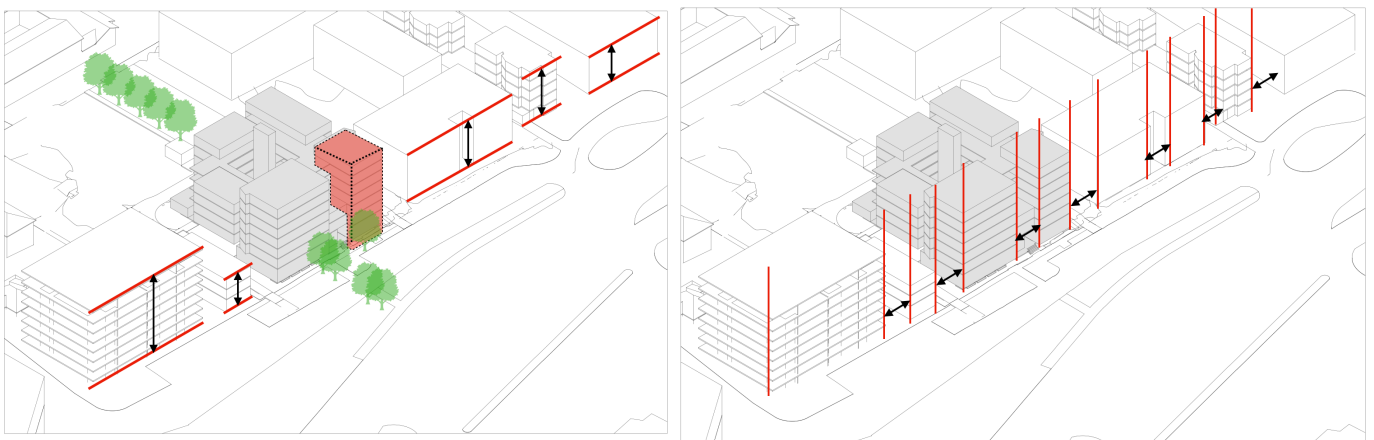
The proposed development is compliant with the requirements of SEPP65. The building is setback 6m from the side boundaries, and 9m for level 5 and 6 on the southern boundary. The rear boundary is set back 55 metres, and is significantly and meaningfully landscaped. Balconies on the side elevations are deliberately splayed towards the view with fixed louvres positioned to address visual privacy.

The park area mentioned with the BBQ facilities is further north, past our site and is not affected by the buildings shadow. The street and park area adjacent to our site achieves over 4 hours sunlight between 11am-3pm mid-winter.

## Item 7

Refer to page 17 & 18 of the Urban Design Analysis report.

As outlined in the Gosford City Centre DCP 2018, the site is to have a primary active street frontage and is to avoid a continuous built edge. The resulting design therefore adopts the rhythmical separation which breaks down the building forms along the street frontage, avoiding a continuous horizontal bulk along the streetscape. These breaks visually reduce the mass of the consolidated development and allow for visual connections between forms to the natural setting of Brisbane Water, which promotes a visual connection to the public open space along the water's edge, whilst also offering strong passive surveillance of the public domain.



**Image 3 – Relationship with Streetscape Rhythm**

Refer to the Urban Design Analysis – Attachment C in the Planning Report and Statement of Environmental Effects prepared by JW Planning for a more detailed response to all the above-mentioned issues.

Should you have any enquires regarding the below response, please feel free to contact.

Yours faithfully,



**Simon Thorne**  
DIRECTOR  
NSW ARB #7093





1 BRIAN MCGOWEN BRIDGE



2 WATERFRONT (POOL SIDE)



3 WATERFRONT



## **Attachment F**

### **Overshadowing Diagrams – Summer Solstice**

