

Regional Assessments

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Our Ref: DA 22/107

11 April 2022

Matthew Wales
6 Greenhaven Drive
Umina Beach NSW 2257

Dear Mr Wales,

Request for Additional Information for DA 22/107, 53-55 Donnison Street West, Gosford

I refer to the above development application (DA) lodged with the Department on 28 February 2022. The Department requests that you provide additional information under clause 54 of the Environmental Planning and Assessment Regulation 2000 (the Regulation).

The Department publicly exhibited the proposal from Friday 11 March 2022 until Thursday 31 March 2022 and notified relevant public authorities and neighbouring landowners. The Department received five public submissions, all by way of objection, as well as advice from several public authorities.

A copy of the submissions and agency advice is provided with this letter.

The Department requests that you review and respond to the issues raised in the submissions and agency advice as well as the Department's comments/request for information outlined in **Attachment A**, with a view to providing a Response to Submissions report and the requested information to the Department by **11 May 2022**. If you are unable to provide the requested information within this timeframe, you are required to provide, and commit to, a timeframe detailing the provision of this information.

Please note that the Department's assessment of the DA is on hold pending receipt of a satisfactory response to this request.

If you have any questions, please do not hesitate to contact Michelle Niles on (02) 9274 6272 or michelle.niles@planning.nsw.gov.au.

Yours sincerely,



Kendall Clydsdale
Team Leader, Regional Assessments
NSW Planning

ATTACHMENT A – Department comments

Traffic and Parking

1. The Department notes provision of two vehicle entries results in potential impacts relating to streetscape/visual amenity, pedestrian-vehicle interaction and vehicle manoeuvrability. Consider redesigning the two-level car park to provide for one single driveway/vehicle access point with an internal circulation ramp providing connectivity between levels. Alternatively, provide an assessment of the impacts mentioned above and justification for two vehicle entries for the proposed development.
2. The Department notes, for this site, the Gosford City Centre Development Control Plan 2018 (GDCCP) recommends a flat car parking rate of 38 spaces and the Apartment Design Guidelines (ADG) recommends a minimum car parking rate of 30 spaces (as the site is within 400m of B4 Mixed Use zone in a Regional Centre). The overall strategic objective of current transport policies is to reduce car parking provision within city centres, including regional centres. Provide justification for the additional car parking spaces provided. It is noted that a reduction in spaces, to the minimum required by the ADG, may aid in providing the basement internal circulation ramp raised in point 1.
3. Provide adequate swept paths for waste collection vehicles as the current swept path analysis indicates that vehicle movements would conflict with landscaping and tree planting along the southern boundary
4. Confirm the number of motorcycle parking spaces proposed to be provided.

Built Form, Design and Layout

5. Update the Visual Impact Assessment (VIA) to include 'as proposed' imagery to justify conclusions in the assessment. The VIA must include any design amendments arising as a result of responding to matters raised in this correspondence.
6. The exposed blank walls of the above ground car parking on the southern and western elevations are to be provided with architectural and/or landscape treatments/elements.
7. The development results in inconsistencies with the ADG requirements. The Department recommends the following:
 - a) provide an analysis of the predicted overshadowing of the adjoining north facing apartments within 2 Wilhelmina Street. In particular, confirm the number of apartments affected, the rooms affected and the resulting hours of solar access (Part 3B);
 - b) amend the development to include an additional accessible apartment (increase from 4 to 5) to meet the ADG (Part 4Q) minimum Universal Design Standard 20% requirement;
 - c) provide a communal open space at roof level, noting the current proposed communal open space (17%) does not meet the ADG minimum space requirement (25%) (Part 3D) and is largely taken up by ramps and level changes which materially reduces its usability/functionality;
 - d) provide an updated deep soil zone calculation noting the booster plant has been included in the calculation and some areas appear to be below the 3m dimensional requirements (e.g. the area adjacent to the POS of apartment 4) (Part 3E); and

- e) increase the size of the balcony of 3 bed unit (103) at first floor level by a minimum of 2m² (from 10m² to 12m²) (Part 4E).
8. The development results in inconsistencies with the GDCP requirements. The Department recommends the following:
- a) provide for 9 residential and 2 visitor bicycle parking spaces in accordance with the GDCP requirement (1 residential space per 3 dwellings and 1 visitor space per 12 dwellings);
 - b) justify the non-compliance with the street wall height and above podium setback requirements (Section 5.2.2);
 - c) confirm what the site coverage area is including hard-standing areas (paths, driveways etc) (Section 5.2.14);
 - d) provide a plan identifying the internal and site boundary fencing and retaining walls details including heights and materials (section 5.2.15);
 - e) provide for residential gates/entrances to apartments 01 and 04 directly from the street (Section 5.2.16) and address private open space privacy and security for these apartments;
 - f) confirm how the development has responded to the driveway and manoeuvring areas objectives and controls of Section 7.3 and the vehicle footpath crossing objectives and controls of Section 4.5.1 and justify the provision of two vehicle access points (Section 4.5.1);
 - g) provide for rainwater harvesting/recycling system for use in landscape irrigation / other water recycling processes (Section 8.3 and 5.2.13); and
 - h) increase the size of the balcony of apartment 504 by 1m² (from 9 m² to 10m²) (Section 9.3).
9. Provide a BCA report confirming the development can meet relevant building standards.
10. Provide a schedule of accommodation confirming gross floor area, apartment types and sizes, balcony sizes, storage sizes, communal open space sizes (internal/external), private open spaces sizes, solar access, car parking (residential, visitor, accessible), bicycle parking (residential and visitor) and motorcycle parking.

Environmental

11. Provide an updated BASIX certificate and stamped plans noting the issue date of the submitted certificate is more than 3 months prior to lodgement of the application. The BASIX certificate should include any design amendments arising as a result of responding to this correspondence.
12. The site is mapped as being located on Class 5 acid sulfate soils. Provide a response to clause 6.1 of the Gosford SEPP and update the Preliminary Geotechnical Assessment and Preliminary Site Investigation for Contamination report to include acid sulfate soils assessment and mitigation.
13. Identify any environmentally sustainable design initiatives/features would be incorporated in the development.
14. Confirm whether the development includes centralised air conditioning/plant/mechanical ventilation. Details of any plant equipment are to be shown on the architectural drawings.

15. Confirm the purpose of the 'water tank' located at Basement Level 2 and whether it forms part of a rainwater harvesting system for landscaping irrigation.
16. Consider replacing 'Magnolia Little Gem' with the Australian native alternative *Tristaniopsis laurina* 'Luscious'

Amenity

17. Provide a Noise Impact Assessment considering operational and construction noise and vibration impacts in accordance with relevant legislation and guidelines and include management and mitigation measures

Social and Economic Benefits

18. Provide an updated social and economic benefits assessment of the proposal noting that section 19.8 of the Statement of Environmental Effects includes benefits associated with land uses not proposed in the development as part of its assessment.
19. Clarify the number of construction jobs identified, noting 500 construction jobs is not typical for the scale of development proposed.
20. Clarify the number of operational jobs identified noting the development is purely residential in nature.

Airspace

21. Information and clarification, prepared by a suitably qualified aviation expert, whether the proposal will impact Gosford Hospital's helicopter flight paths, particularly from the use of cranes during the construction phase.

Subdivision

22. Clarify whether lot consolidation or strata subdivision forms part of the proposal.

3D Digital Model

23. Submit a 3D Digital Model of the development as requested in Attachment E of the Departments pre-DA advice dated 12 May 2020.

Landowner consent

24. Owners consent, on a company letter head, must be submitted. The letter must identify the subject site/allotments and if being signed by a representative of a company, the authorisation the individual has to sign behalf of the company. A recent land title search must also be provided to confirm the site/allotments ownership.