

Parkside@Terrigal

**DCP 122 - "CUT AND FILL RESTRICTIONS"
Compliance**

December 2008 – V1

Prepared by
Crighton Properties in conjunction with Peter Andrews and Associates.

1. INTRODUCTION

Development Control Plan No. **DCP 122 - “Cut and Fill Restrictions”** is currently in operation within the Gosford LGA having come into effect on the 16th December 1999.

The plan sets out restrictions with regard to cut and fill upon residential sites for the purpose of residential development. The stated objectives of the plan are in summary, to restrict cut and fill to;

- A. preserve existing topography and neighbourhood amenity
- B. ensure appropriate building design
- C. avoid dangerous excavations
- D. minimise siltation of waterways and erosion
- E. allow site rehabilitation
- F. minimise resultant spoil
- G. preserve topsoil resources
- H. ensure adequate provision for drainage.

Whilst the plan is intended to be taken into consideration at the time of assessing a Development Application upon land to which this plan applies, Council has requested that the principles within this plan be considered within the LES for the Parkside@Terrigal site, due to the slope of some areas of the site being in excess of 20%.

In keeping with this request, this report has been prepared to consider ‘in principle’ the likely options which may be further explored, in the preparation of a Development Application for actual development upon the site.

As the current process involves that of a rezone proposal (in the form of a Local Environment Study) no actual development upon the site is proposed at this point in time. The report therefore takes the form of identifying a number of design directions which may be adopted at the point of making a development application in order to address the provisions of this DCP.

It should be noted, that these design options are NOT proposed at this point in time, instead they demonstrate that a path to compliance would likely be available.

Design options generally fall into two classifications;

- 1. House design requirements
- 2. Civil works solutions

Due to the wide range of slope conditions across the site varying from flat to over 20%, further detailed analysis may show that no specific requirements need be put in place for some areas of the site, whilst others may require one of / or a combination of both of the above referred measures. They are explained in further detail in the following chapters.

1. House design requirements

The LES provides details to the effect that development upon the site would be carried out in the form of a Community Title development. As part of this structure, Architectural and Landscape Design Guidelines will be drafted and enforced by the Community Association. These guidelines provide an effective mechanism for enforcing appropriate design, via a series of requirements which would be in addition to Council's own general requirements for development.

Architectural and landscape controls will be contained within the "Architectural and Landscape Guidelines", which will be annexed to the Community Management Statement. The guidelines will set out specific provisions relating to appropriate house design and the built environment over and above those required by Council.

The Architectural and Landscape Guidelines are implemented by the Design Review Committee (DRC), which is a sub-committee of the Executive Committee of the Community Association. The Guidelines require all plans for development work to be submitted to the DRC for approval, before being submitted to Council, and again before work commences on site. No building can be built upon the site that has not been approved (stamped and written approval issued) by the DRC.

An example of appropriate principles of house design are detailed in the attached drawings SK01 and SK02. These drawings set out in both pictorial and written form, a number of principles based on the use of a variety of house structures, including split level and a combination of slab on ground and suspended floor structures. If implemented these measures would help to ensure compliance with DCP 122 in the following fashion;

1. If used in isolation – on sites of low to moderate slope.
2. If used in combination with 'civil works solutions' – on sites of moderate or greater slope.

A number of options exist with respect to implementation strategies of the above principles, which would be built into the Community Management Statement for perpetuity;

1. Individual DA's to be lodged by land purchasers and considered for compliance with Community requirements by the Design Review Committee (DRC) prior to submission to Council
2. A range of pre-approved (by the DRC) designs could be offered on a house and land package basis.
3. Finished dwellings, either by the developer or in a joint venture arrangement with a particular building company could be offered to the Market.

option A - house design requirements

REQUIREMENTS FOR HOUSE DESIGN

- 1. TRANSITION ZONE BETWEEN LOTS -**
SIDE AND REAR SETBACKS TO BE USED TO ACCOMMODATE A TRANSITION ZONE BETWEEN PROPERTIES TO FACILITATE CHANGES IN SITE LEVELS, AND ENSURE ADEQUATE SEPARATION, BY USE OF RETAINING WALLS AND LANDSCAPING

WHEN USED:
 - SIDE SETBACK - ALLOWS SIDE ACCESS FOR UTILITY PURPOSES
 - REAR SETBACK - PREFERRED AREA FOR RETENTION AND ENHANCEMENT OF EXISTING VEGETATION
 - REAR SETBACK - WHERE ADJUSTMENT TO EXISTING SURFACE LEVELS AND RETAINING WALLS ARE NOT REQUIRED
- 2. UNDERFLOOR UTILITY ZONE -**
TO MITIGATE AND ADJUST SITE LEVELS AND RETAINING TO MINIMISE VISUAL AND ENVIRONMENTAL IMPACT AND ENSURE STRUCTURAL INTEGRITY OF THE BUILDING AND ASSOCIATED SITEWORKS

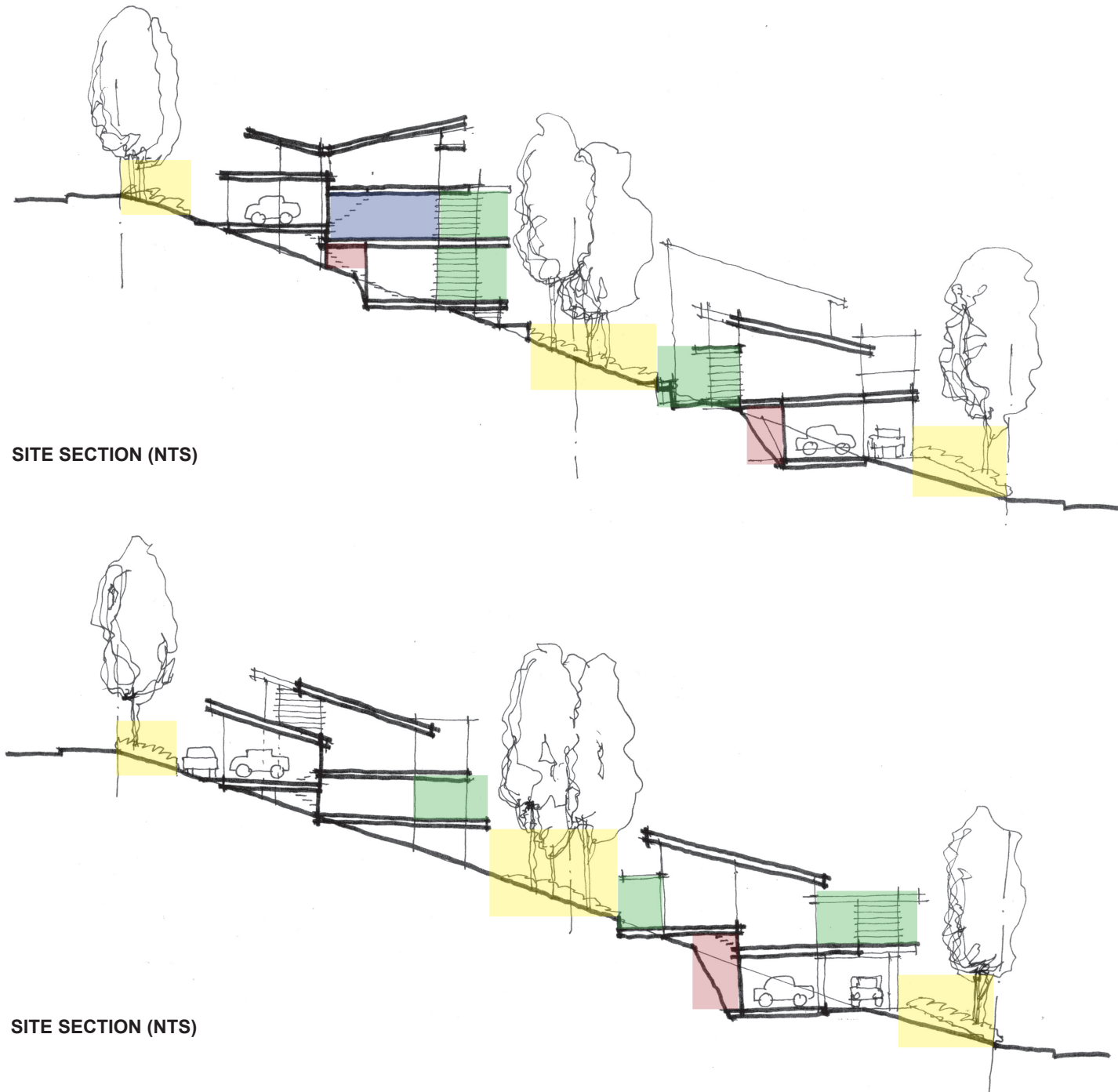
WHEN USED:
 - PREFERRED AREA FOR RAINWATER TANKS / ENERGY MANAGEMENT / PLANT AND STORAGE EQUIPMENT
- 3. MULTIPLE LEVEL DESIGN -**
ARTICULATION OF BUILDING FORM TO ADDRESS CHANGES IN LEVEL, ACCOMMODATING EXISTING AND PROPOSED SITE LEVELS

WHEN USED:
 - TO ADDRESS CHANGES IN SITE LEVEL
 - TO PROVIDE CONTAINED SINGLE LEVEL SPACES FOR INDIVIDUAL FUNCTIONS, SUCH AS PRIVATE OPEN SPACE OR HOME OFFICE
 - SCREENING TO UNDERCROFT SPACES, TO MAINTAIN VISUAL AMENITY TO STREETScape
- 4. CUT AND FILL -**
TO BE USED PRUDENTLY TO ADJUST EXISTING SITE LEVELS TO ACHIEVE OPTIMAL DWELLING DESIGN OUTCOME

WHEN USED:
 - WHERE ADJUSTMENT TO SURFACE LEVELS AND RETAINING WALLS IS REQUIRED, RETAINING WALLS OVER 1 METRE IN HEIGHT SHOULD BE TERRACED WITH APPROPRIATE LANDSCAPE



option A - house design requirements



SITE SECTION (NTS)

SITE SECTION (NTS)

REQUIREMENTS FOR HOUSE DESIGN

4. CUT AND FILL - CONTINUED

- WHERE CUT AND FILL EXCEEDING 1 METRE IS REQUIRED, THESE SHOULD GENERALLY BE RESTRICTED TO UNDERFLOOR AREAS
- WHERE CUT AND FILL EXCEEDING 1 METRE IS REQUIRED IN AREAS OTHER THAN UNDERFLOOR AREAS, APPROPRIATE DESIGN SOLUTIONS MUST BE ADOPTED TO ENSURE VISUAL AMENITY IS PRESERVED AND STRUCTURAL INTEGRITY OF BUILDINGS AND SITE WORKS IS MAINTAINED, EG THE USE OF APPROPRIATE RETAINING STRUCTURES, LANDSCAPE TREATMENT, AND CONTROLLING SURFACE RUN OFF AND EROSION

5. HOME OFFICE -

LOCATED WITH STREET FRONTAGE, TO ENSURE OPTIMAL VISIBILITY AND ACCESS

WHEN USED:

- PREFERRED AREA AT FRONT OF DWELLING OR ADJACENT TO PRIMARY DWELLING ENTRY
- LOCATED WITHIN EASY PROXIMITY TO VISITOR CARPARKING

6. CARPARKING -

RESIDENT / OWNER OCCUPIER CARPARKING ZONE LOCATED TO REDUCE VISUAL IMPACT AND BUILDING FOOTPRINT

WHEN USED:

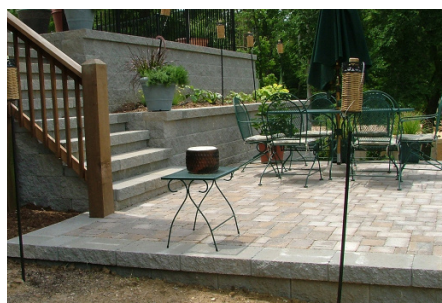
- CARPARKING ZONE LOCATED IN EITHER UNDERCROFT OR INCORPORATED AS BELOW DECK AREA
- VISITOR CARPARKING LOCATED TO ALLOW CONVENIENT ACCESS TO HOME OFFICE

7. PRIVATE OPEN SPACE -

LOCATED TO REDUCE VISUAL IMPACT AND BUILDING FOOTPRINT, AND TO MAINTAIN PRIVACY AND MINIMISE VISUAL IMPACT

WHEN USED:

- LOCATED AS DECKS OR EXCAVATED PRIVATE COURTS WITH APPROPRIATE RETAINING WALLS AND LANDSCAPING



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Parkside@Terrigal

COMMUNITY TITLE HOME BASED BUSINESS PARK

for Crighton Properties Pty Ltd

SK02

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2. Civil works Solutions

In addition to / instead of house design requirements, a variety of Civil works solutions would be suited to assisting home builders of regular house types to comply with the requirements of DCP 122. These suggested Civil Works Solutions, would be carried out at the time of subdivision construction by the developer as part of the subdivision works.

The benefit of this approach would be that the civil works would be carried out to a consistent standard and could form part of the Community association property – thereby being regularly maintained by the community association and its revenue raising mechanism.

Two such alternatives are detailed within drawings SK03 and SK04, which show two different approaches – there are bound to be many other solutions. If implemented these measures would help to ensure compliance with DCP 122 in the following fashion;

1. If used in isolation – on sites of low to moderate slope.
2. If used in combination with 'housing design requirements' – on sites of moderate or greater slope.

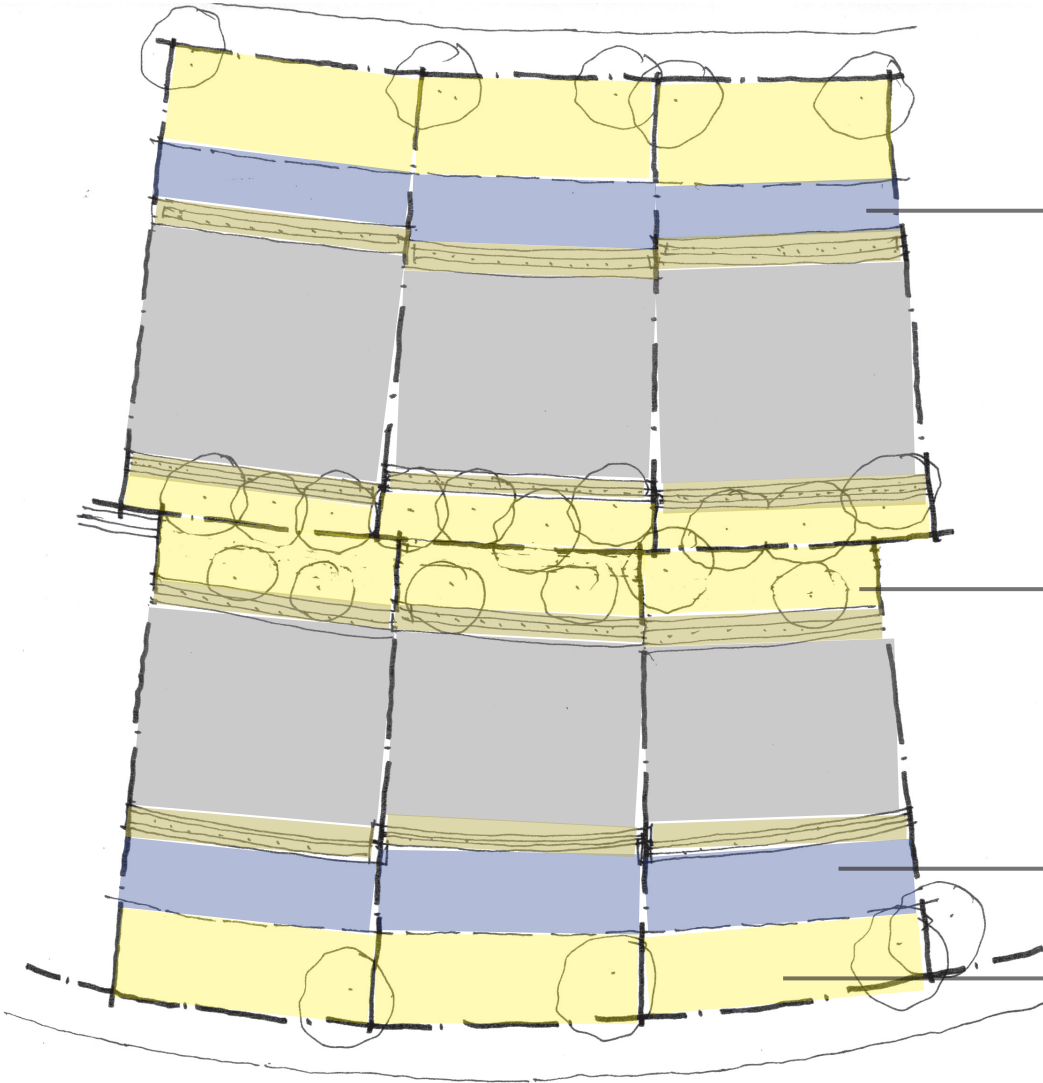
option B - civil works solution

MEASURES TO BE IMPLEMENTED

OPTION 1

RETAINING STRUCTURES -
TO BE INSTALLED AS PART OF SITE WORKS PROGRAMME, TO ESTABLISH SITE LEVELS PRIOR TO INDIVIDUAL DWELLING SITE WORKS.

- WHERE USED:
- MASONRY RETAINING WALLS TO FRONT BOUNDARY

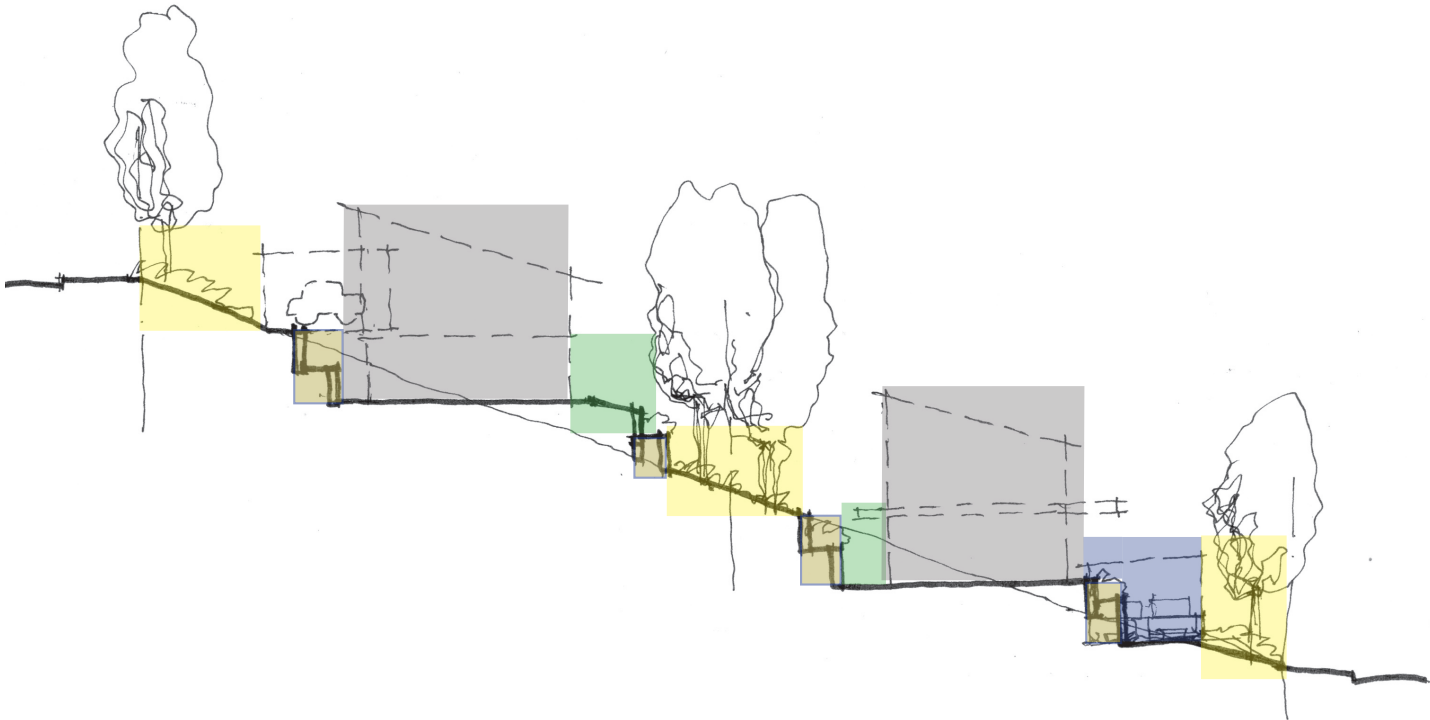


SLIGHT ADJUSTMENT OF ALIGNMENTS TO ADDRESS CROSSFALLS ACROSS LOTS, AVOIDING TREES WHERE POSSIBLE, AND ENSURING VARIATION TO HOUSE DESIGN

PARTIAL SITE BENCHING - USE OF TERRACED WALLS TO REDUCE APPARENT HEIGHT, AND RETENTION OF SIGNIFICANT SITE VEGETATION

PARKING AND HOME OFFICE ZONE

SETBACK - DRIVEWAYS GRADIENTS AND BATTERS TO STREET LEVEL



SITE PLAN (NTS)

SITE SECTION (NTS)



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option B - civil works solution

MEASURES TO BE IMPLEMENTED

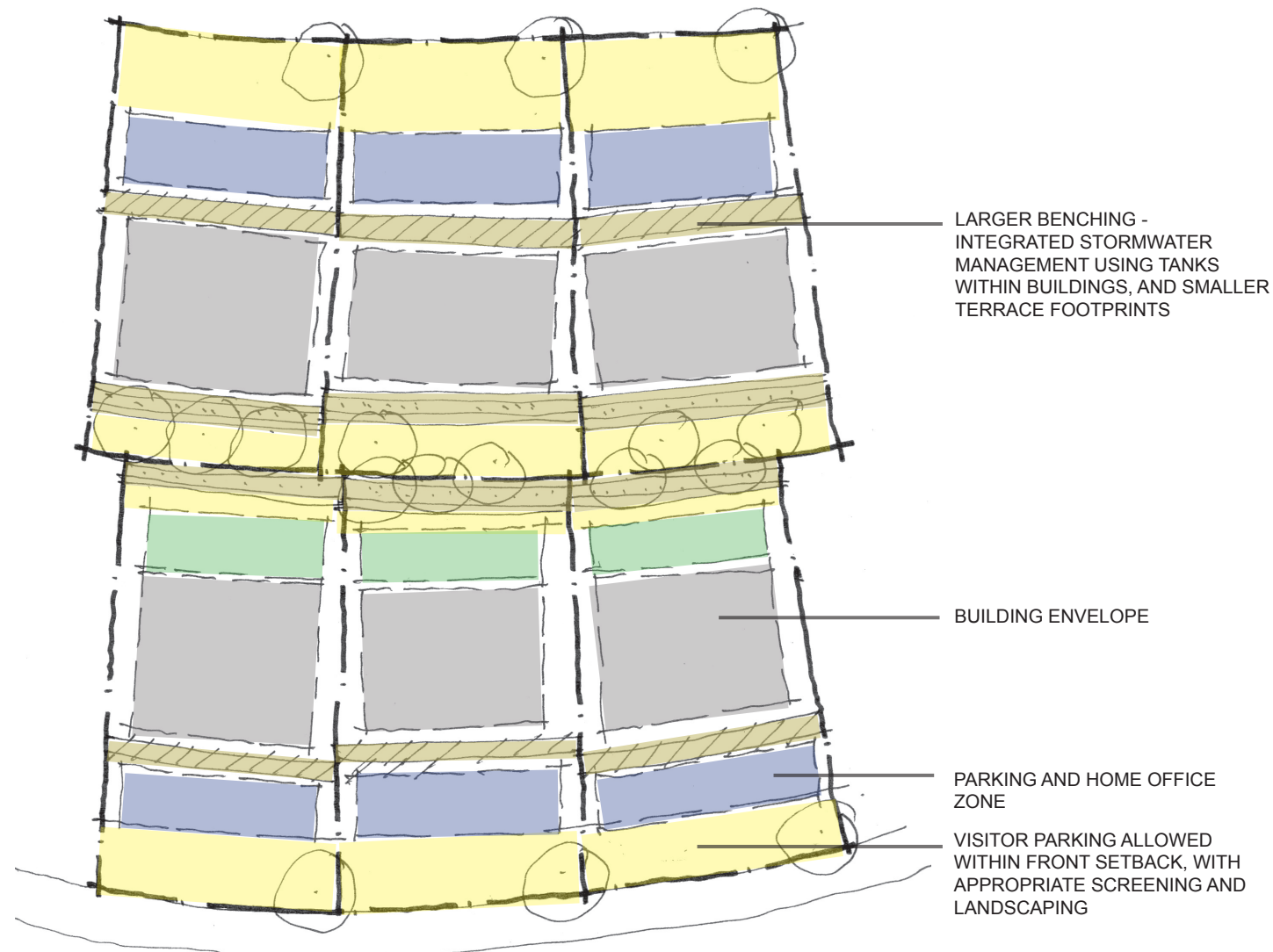
OPTION 2

TALLER RETAINING STRUCTURES WITH INTEGRATED WATER MANAGEMENT STORAGE -

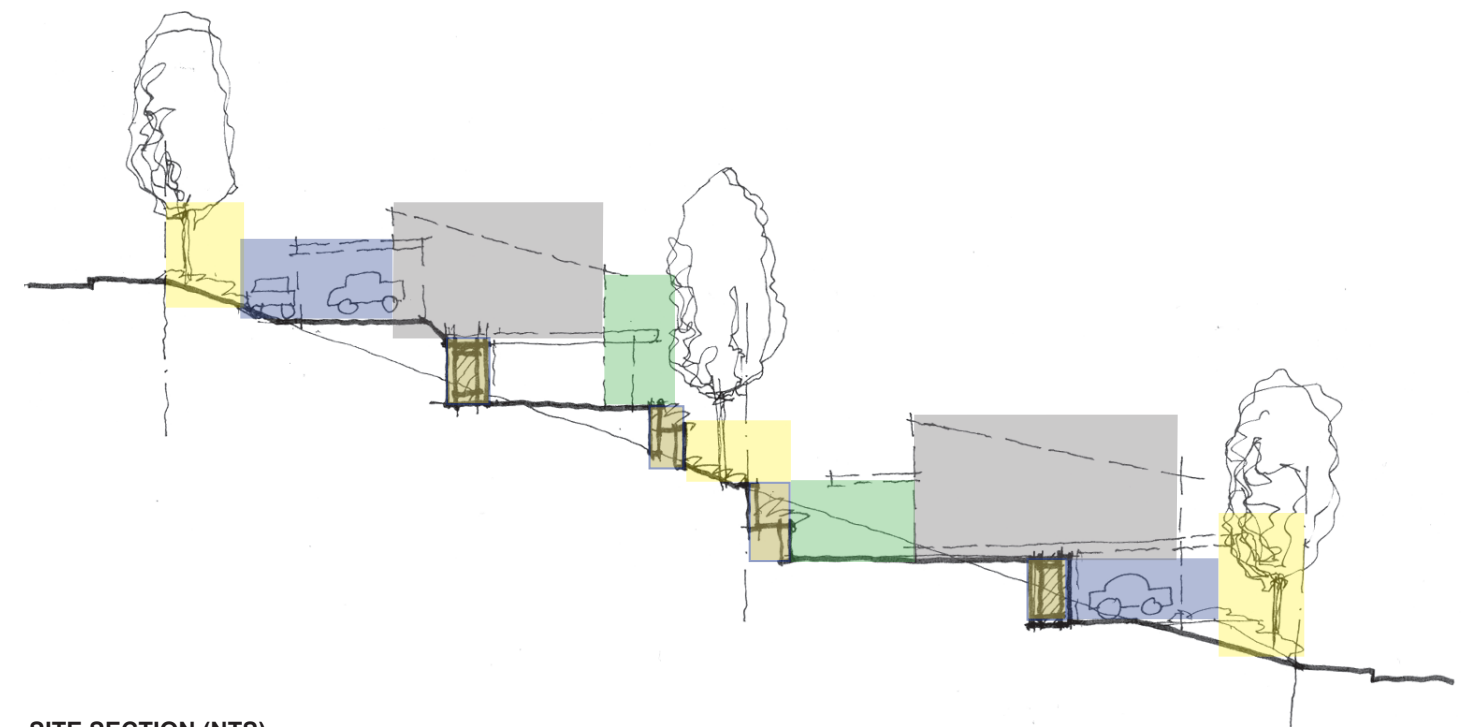
TO BE INSTALLED AS PART OF SITE WORKS PROGRAMME, TO ESTABLISH A MAJOR RETAINING STRUCTURE WITHIN AND / OR BETWEEN LOTS

WHERE USED:

- WATER STORAGE TANKS UP TO 3 METRES IN HEIGHT, BOUNDED BY MASONRY RETAINING WALLS, TO BE PLACED ALONG SIDE BOUNDARIES OR WITHIN SITE



SITE PLAN (NTS)



SITE SECTION (NTS)



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COMMUNITY TITLE HOME BASED BUSINESS PARK

for Crighton Properties Pty Ltd

SK04

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3. Conclusion

It is clear from this analysis that a holistic approach to dealing with house design and civil works design upon the Parkside at Terrigal site would result in the ability to comply with the objectives of DCP 122 for Residential development upon the site.

Community Title presents a unique opportunity upon this site for not only enforcing strict design requirements, but also providing an effective ownership and ongoing maintenance mechanism for commonly held assets – in this case, civil works infrastructure such as retaining walls and drainage devices.

Whilst no physical works are proposed as part of the LES, it is clear that a number of opportunities exist, which could be detailed further at the Development Application stage with respect to responsible hillside construction techniques. These opportunities are available at both the subdivision and individual house level.