

RECORD OF PROFESSIONAL CONSULTATION MEETING

DETAILS OF APPLICANT							
Name	Integral Financial C/o DEM Pty Ltd				Rudi Valla – DEM		
Phone	8966 6000	Mobile	0410583788	E-mail	edmond.tang@dem.com.au		
MEETING DETAILS							
Date	Thursday 18 December 2014			Time	3:00pm – 4:00pm		
Place	Ground Floor Meeting Room, Gosford City Council, 49 Mann Street Gosford						
PROPERTY DETAILS							
Proposal	Five (5) Storey Residential Flat Building comprising 75 Apartment Units and Basement Car Parking						
Owner	Murcielago Group Pty Ltd						
Lot No	100	DP	1066540	Zonings	R1 General Residential		
Address	70 John Whiteway Drive Gosford						
Previous Approvals	DAs		BAs		CAs		
ATTENDEES							
Development Planner		Robert Eyre					
Development Engineer		Carlo Favetta					
Architect		Mark Wasson					
Waste Management		Ross Spare					
Water & Sewer		Graham Masters - Comments provided					
ISSUES							
Substantial commencement has occurred with current DA Consent DA19775/2003 still valid. New DA is seeking to increase from 40 Units to 75 Units by changing unit mix on typical floors adding one extra floor and one extra basement carpark within the extent of the current approved building footprint.							
Gosford LEP 2014				Car Parking			
Gosford DCP 2013				S94A Contributions			
Height & FSR				Bushfire Prone Land			
Building Setbacks				Current Consent			
View Analysis (including from Gosford Waterfront)				Shadow Impact			
Landslip Risk				SEPPs 19 & 65			

MINUTES

Planning

- 1 Max height RL 77.0 on AHD
- 2 Zone R1 Residential GLEP 2014
- 3 Max FSR 1.5:1 (incl C/P above ground level)
Variations subject to Clause 4.6 GLEP 2014
- 4 S94 Contribution
2% up until end of January 2015
4% of value from 1 February 2015
Chapter 4.1 of Gosford DCP 2013
- 5 Street setback 5m – 6m (Landscape setback)
- 6 Setbacks Residential

Up to 12m height	Street 5m – 6m Side 3m /6m (non-habitable/habitable rooms) Rear 6m
Above 12m height	Street 5m – 6m Side 4.5m /9m (non-habitable/habitable rooms) Rear 6m/9m (non-habitable/habitable rooms)
- 7 Maximum site coverage 50%
Minimum Deep Soil Planting 15%
- 8 Car Parking

1 bed	-	1 space
2 bed	-	1.2 spaces
3 bed >	-	1.5 spaces
Visitor	-	0.2 / unit
10% disability parking spaces		
Motorcycle	-	1 space / 15 units
Bicycle	-	1 space / 3 units + 1 visitor / 12 units

Other Matters to be addressed

- 9 Show tree removal / clearing / Asset Protection Zone.
- 10 Water & Sewer / Services Est. \$320,000.00 (\$6477 ET).
- 11 Street Address required (consider breaking building into different components).
- 12 Geotechnical Report.
- 13 Quantity Survey Report.
- 14 BCA / BASIX.
- 15 Safer By Design.
- 16 Shadow Impact – show complying height and proposed height shadows.
- 17 CD disc required for electronic registration / Guide to Submitting Das.

- 18 Height Variation – view analysis from surrounding area including waterfront.
- 19 Comparison to previous consent.
- 20 Bushfire Report required.

Engineering

1. Engineering requirements will be similar to DA19775/2003. Eg provision of footpath, heavy duty vehicle crossing in Georgiana Terrace, tie-in with fire trail, catch drain at the top of the cliff line to direct stormwater to Georgiana Terrace.
2. The following are to be submitted with the DA:
 - a. Water Cycle Management Strategy in accordance with Chapter 6.7 DCP2013.
NB: Refer to Section 6.7.6.2 Table 1 and Section 6.7.6.5 of Chapter 6.7.
 - b. Design compliance statement from traffic consultant that the proposed development complies with AS 2890.
 - c. Traffic Impact Assessment prepared by a traffic consultant.
 - d. Preliminary engineering plans covering the proposed road and driveway works. The plans are to demonstrate that the development will comply with Council's Design Specification and the AS standards.
NB:
 - Long-sections are to be plotted along the steeper side edges of accesses to demonstrate that grades and grade changes are AS 2890 compliant.
 - Provide details on tie-in with fire trail.
 - Provide delineation between public roadway and heavy duty vehicle crossing.
 - Grade heavy duty vehicle crossing towards roadway to prevent ingress of stormwater into the development.
3. Water and Sewer contributions apply.

Architectural

The proposal is subject to SEPP 65 and the Residential Flat Design Code (RFDC).

A multi unit development is supported in principle but the proposal shown does not comply with the requirements of the DCP or the RFDC and requires amendments to address the following issues:

1. The RFDC recommends 20% of the site for sites over 1500m² is allocated to deep soil planting. The narrow setbacks, parking built to the boundary and large cuts reduce options for significant landscaping and deep soil planting, particularly on the street frontages.

The building and parking area should be redesigned to accommodate a minimum of six large (min. 15 metre mature height) trees within the front setback. Fewer but larger trees are more successful in providing visual breaks, softening and shade than large areas of shrubs or groundcover.

Street trees are supported but are an addition to, not a substitute for deep soil planting on site.

2. Units on level 1 facing the street are up to 4 metres below ground level resulting in poor outlook and solar access and should be amended.

3. There must be safe internal access to the pool from all blocks without passing through the carpark. This an amenity and particularly a safety issue for children.
4. Units and balconies above the carpark ramp and garbage collection area have poor amenity and should be amended.
5. The RFDC recommends 18 metres separation for buildings over 12 metres high. The top floor on the north eastern section of the building does not achieve this.

Solid Waste Management

1. Submission plans are to indicate fully dimensioned waste storage enclosures located to be readily accessible to residents, caretaker and the Council Domestic Waste Contractor for proposed Residential occupancies. **Note:** The proposed 75 residential units will require minimum 3 x 1.5m³ mixed waste bulk bins and 3 x 1.5m³ recyclable waste bulk bins for a twice weekly service.

A nominal number of 240 litre green waste MGB's may be proposed subject to available street frontage for kerbside collection for shared use of the residents.

2. A waste truck servicing location, bulk bin roll out area and waste storage enclosures are to be indicated at a maximum 3% gradient.

The waste truck servicing location to be located to not impede other vehicle movements within the development. Alternatively, arrangements including an internal traffic light system designed and certified by the applicants Traffic Engineer to the satisfaction of Councils Assessment Engineer to restrict internal vehicle movements while waste servicing is undertaken will be required to be provided.

3. Access for minimum 10.0m long, dual rear axle, rear locating HRV is to be demonstrated by turning template overlays onto submission plans. Turning and manoeuvring for waste vehicle movements to be designed and certified to AS2890.2 by the Applicants Traffic Engineer.
4. A minimum 4.0m height clearance is required in all waste vehicle manoeuvring areas.
5. Submission of a detailed Waste Management Plan in accordance with the Gosford City Council Development Application Guide and Gosford DCP 2013 for all demolition, construction, use of premises and ongoing management of waste.
6. Submission of a detailed Waste Management Strategy to clearly identify responsibilities, processes and procedures for management of waste generated within the completed development from all proposed uses.

NOTE

This is a pre application meeting only. The details are intended to guide the applicant in the preparation and lodgement of a formal development application. The proposal has undergone preliminary assessment only. Further issues may become apparent, and additional information may be required from the applicant during the formal assessment phase. This meeting in no way infers nor implies that development consent will be granted to this proposal. Applications as indicated above may not reflect the full development history of the property. Should a full development history be required a search application and fee will apply.

Signed: *Robert Eyre*

Date: 5 January 2015

Response to matters raised in Pre - DA meeting of 18 December 2014

Issues Raised by Council	Applicant Responses to Issues raised
Gosford LEP 2014	The proposal complies with all relevant LEP provisions and objectives for the site except for height. Refer to Relevant Sections in submitted SOEE & DA documentation.
Gosford DCP 2013	The proposal complies with all relevant DCP provisions and objectives for the site except for height. Refer to Appendix H DCP Compliance Table by DEM Architects for details and relevant sections in submitted SOEE and DA documentation.
Height & FSR	The additional height sought is justified on the basis of detailed Urban Design analysis including detailed shadow studies and visual impact analysis. FSR complies with density provisions for the site. Refer to Appendix C SEPP 65 Design Verification Statement by DEM Architects for details.
Building Setbacks	The proposal fully complies with all setback requirements stipulated in Council's codes. Refer to Appendix C SEPP 65 Design Verification Statement by DEM Architects and Appendix H DCP Compliance Table by DEM Architects for details.
View Analysis (including from Gosford Waterfront)	A detailed visual impact analysis has been undertaken as part of the design process and submitted as part of the DA which demonstrates minimal visual impacts stemming from the proposal. Refer to Appendix E Visual Impact Assessment by DEM Architects for details.
Car Parking	The proposal fully complies with all parking requirements stipulated in Council's codes. Refer to Appendix O Assessment of Traffic and Parking Implications by Transport & Traffic Planning Associates for details.
S94A Contributions	Council confirmed that 2% reduction of S94a contribution would apply if the DA will be lodged by 31st of January 2015.
Bushfire Prone Land	A detailed Bushfire Report has been undertaken as part of the design process and submitted as part of the DA which identifies suitable bushfire mitigation measures which can be incorporated into the proposal. The proposal includes an important upgrade to the emergency vehicle access to the Rumbalara Reserve from the proposed new extension to Georgiana Terrace. Refer to Appendix I Bushfire Protection Assessment by Eco Logical Australia and the submitted DA documentation for details.
Current Consent	Substantial commencement has occurred with current DA consent DA 19775/2003 till valid.
Shadow Impact	A detailed shadow impact analysis has been undertaken as part of the design process and submitted as part of the DA which demonstrates minimal overshadowing impacts stemming from the proposal. Refer to Shadow Diagrams for details
SEPPs 19 & 65	Refer to Appendix C, D and SEE for details.

Planning		
1. Max height RL 77.0 on AHD		The proposal seeks a maximum height or RL 81.20 The additional height sought is justified on the basis of detailed Urban Design analysis including detailed shadow studies and visual impact analysis. Refer to Appendix F - Exceed height control under Clause 4.6 of the LEP by Ingham Planning for details
2. Zone R1 Residential GLEP 2014		The proposed development is consistent with the objectives of the R1 Residential zoning.
3. Max FSR 1.5:1 (incl C/P above ground level) Variations subject to Clause 4.6 GLEP 2014		FSR complies with density provisions for the site as follows: Proposed GFA = 7160 sqm Site Area = 4776 sqm Proposed FSR = 1.5 : 1
4. S94 Contribution 2% up until end of January 2015 4% of value from 1 February 2015 Chapter 4.1 of Gosford DCP 2013		Noted.
5. Street setback 5m – 6m (Landscape setback)		The proposal fully complies with all setback requirements stipulated in Council's codes. Refer to drawings and compliance Table for details.
6. Setbacks Residential Up to 12m height Street 5m – 6m Side 3m /6m (non-habitable/habitable rooms) Rear 6m Above 12m height Street 5m – 6m Side 4.5m /9m (non-habitable/habitable rooms) Rear 6m/9m (non-habitable/habitable rooms)		The proposal fully complies with all setback requirements stipulated in Council's codes. Refer to drawings and compliance Table for details.
7. Maximum site coverage 50% Minimum Deep Soil Planting 15%		The proposal complies with maximum site coverage requirements stipulated in Council's codes as follows: Proposed site coverage = 37% of site area. Proposed deep soil zone = 30% of site area.
8. Car Parking 1 bed - 1 space 2 bed – 1.2 spaces 3 bed – 1.5 spaces Visitor – 0.2/unit 10% disability parking spaces Motorcycle – 1 space/15 units Bicycle – 1 space/3 units + 1 visitor/12c units Motorcycle – 1 space/15 units		The proposal fully complies with all parking requirements stipulated in Council's codes as follows: The proposed car park is split over one and half level. A total of 106 car parking spaces are provided for residents and visitors. Designated bicycle store and motorcycle parking spaces are provided in accordance with relevant codes requirements as follow. 1 Bed = 13 car spaces 2 Bed = 62.4 car spaces 3 Bed = 15 car spaces Visitor = 15 spaces Motorcycle = 5 space Bicycle = 25 resident's spaces + 7 visitor spaces
9. Show tree removal / clearing / Asset Protection		All tree removal has been illustrated on the

Zone.	submitted landscape drawings and Arborist Report Refer to landscape drawings and Bush Fire report.
10. Water & Sewer / Services Est. \$320,000.00 (\$6477 ET).	Noted.
11. Street Address required (consider breaking building into different components).	The proposal has been broken down to provide 3 residential apartment clusters all with their own individual street address and lobby. This assists in breaking down and humanizing the overall mass on the building and greatly enhances street activation along the Jonh Whiteway Drive streetscape. Refer submitted DA plans and 3D images.
12. Geotechnical Report.	The site is subject to a current approval which is very similar in footprint and size to the current proposal. The current Consent has already considered and addressed geotechnical constraints and issues. It was confirmed in the Pre-DA meeting that it would be appropriate to condition an updated Geotech investigation for the site to be provided prior to Construction Certificate approval.
13. Quantity Survey Report.	The applicant has received advice from their Quantity Surveyor that the estimated cost of the development is \$24,600,400.00
14. BCA / BASIX.	A detailed BASIX report and preliminary BCA review of the proposed design have been undertaken. Refer to Basix report for details
15. Safer By Design.	A detailed Safety in Design Report has been prepared. Refer to Appendix L Crime Prevention Through Environmental Design Statement by DEM Architects for details
16. Shadow Impact – show complying height and proposed height shadows.	A detailed shadow impact analysis has been undertaken as part of the design process and submitted as part of the DA which demonstrates minimal overshadowing impacts stemming from the proposal. Refer to Shadow Diagrams for details.
17. CD disc required for electronic registration / Guide to Submitting Das.	Noted and provided as part of the DA.
18. Height Variation – view analysis from surrounding area including waterfront.	The additional height sought is justified on the basis of detailed Urban Design analysis including detailed shadow studies and visual impact analysis. Refer to Appendix F - Exceed height control under Clause 4.6 of the LEP by Ingham Planning for details.
19. Comparison to previous consent.	A detailed compliance comparison between the existing Consent and the proposed DA has been provided. Refer to Appendix H DCP Compliance Table by DEM Architects for details
20. Bushfire Report required.	A detailed Bushfire Report has been undertaken as part of the design process and submitted as part of the DA which identifies suitable bushfire mitigation measures which can be incorporated into the proposal. Refer to Appendix I Bushfire Protection Assessment by Eco Logical Australia for details
Engineering	
1. Engineering requirements will be similar to DA19775/2003. Eg provision of footpath, heavy duty vehicle crossing in Georgiana Terrace, tie-in with fire trail, catch drain at the top of the cliff line to direct stormwater to	Engineering requirements have been addressed in the submitted Civil and Stormwater DA drawings. Refer to submitted civil and stormwater design DA package.

Georgiana Terrace.	
2. The following are to be submitted with the DA: a. Water Cycle Management Strategy in accordance with Chapter 6.7 DCP2013. NB: Refer to Section 6.7.6.2 Table 1 and Section 6.7.6.5 of Chapter 6.7.	Water Management requirements have been addressed in the submitted Civil and Stormwater DA drawings and BASIX Report. Refer to stormwater management report and basix report for details.
b. Design compliance statement from traffic consultant that the proposed development complies with AS 2890.	A detailed Traffic Report has been formulated and submitted as part of the DA package which confirms compliance with AS 2890. Refer to traffic and parking assessment report for details
c. Traffic Impact Assessment prepared by a traffic consultant.	A detailed traffic impact assessment has been formulated as part of the design process and included in the Traffic Report submitted as part of the DA package. Refer to traffic and parking assessment report for details
d. Preliminary engineering plans covering the proposed road and driveway works. The plans are to demonstrate that the development will comply with Council's Design Specification and the AS standards. NB: - Long-sections are to be plotted along the steeper side edges of accesses to demonstrate that grades and grade changes are AS 2890 compliant. - Provide details on tie-in with fire trail. - Provide delineation between public roadway and heavy duty vehicle crossing. - Grade heavy duty vehicle crossing towards roadway to prevent ingress of stormwater into the development.	Civil and Structural Engineering requirements related to the proposed road and driveway works have been addressed in the submitted Civil DA drawings. Refer to civil works package for details.
3. Water and Sewer contributions apply.	Noted.
Architectural	
The proposal is subject to SEPP 65 and the Residential Flat Design Code (RFDC). A multi unit development is supported in principle but the proposal shown does not comply with the requirements of the DCP or the RFDC and requires amendments to address the following issues:	The proposed development has been designed in full compliance with the provisions of SEPP 65.
1. The RFDC recommends 20% of the site for sites over 1500m ² is allocated to deep soil planting. The narrow setbacks, parking built to the boundary and large cuts reduce options for significant landscaping and deep soil planting, particularly on the street frontages. The building and parking area should be redesigned to accommodate a minimum of six large (min. 15 metre mature height) trees within the front setback. Fewer but larger trees are more successful in providing visual breaks, softening and shade than large areas of shrubs or groundcover. Street trees are supported but are an addition to, not a substitute for deep soil planting on site.	Approx. 30% of site area is deep soil area. The building and parking design adopts the same building footprint as the previous consent approval to maximise solar access and cross ventilation compliance. Refer to SEPP 65 and DCP compliance table and Design Verification statement for details. The proposal accommodates 21 Street Trees within the deep soil road reserve and allows for 6 substantial trees to be planted above the carpark podium. Given the level of the basement and the height and size of the podium tree planters these trees can grow to a height of 12 - 15m. Refer to landscape drawings and indicative 3D images for proposed large trees location and landscape treatment within street set back area.

2. Units on level 1 facing the street are up to 4 metres below ground level resulting in poor outlook and solar access and should be amended.	All apartments have been carefully designed to maximise solar access during the mid winter period. Due to the site's steep topography and the existing grade along John Whiteway Drive some benching of the site and terracing of the design is unavoidable. The majority of apartments which have been positioned below the road reserve have been structured as dual aspect apartments so that ample light and ventilation is provided from the more elevated eastern side of the development. In addition to this the proposal provides substantial landscape setbacks and treatments along the John Whiteway street frontage setback. This provides excellent privacy, a good landscaped outlook and ample feeling of space from the recessed courtyards and from inside of the apartments.
3. There must be safe internal access to the pool from all blocks without passing through the carpark. This an amenity and particularly a safety issue for children.	A series of safe and secure corridors has been provided to give direct access from all residential lobbies to the communal recreation terrace and pool area.
4. Units and balconies above the carpark ramp and garbage collection area have poor amenity and should be amended.	The bedroom immediately above the car park/garbage pickup area has been deleted. Adequate screening and architectural features have been incorporated to balconies and windows overlooking the driveway.
5. The RFDC recommends 18 metres separation for buildings over 12 metres high. The top floor on the north eastern section of the building does not achieve this.	The top floor/penthouse levels of the adjoining towers are setback from its typical floor footprint which provides setbacks of 18.6m to 28.9 m from habitable space to habitable space. This provides sufficient building separation to the proposed development. Refer to drawings for details.
Solid Waste Management	
1. Submission plans are to indicate fully dimensioned waste storage enclosures located to be readily accessible to residents, caretaker and the Council Domestic Waste Contractor for proposed Residential occupancies. Note: The proposed 75 residential units will require minimum 3 x 1.5m ³ mixed waste bulk bins and 3 x 1.5m ³ recyclable waste bulk bins for a twice weekly service. A nominal number of 240 litre green waste MGB's may be proposed subject to available street frontage for kerbside collection for shared use of the residents.	A detailed Waste Management Plan has been submitted with the DA. Refer to waste management plan for details.
2. A waste truck servicing location, bulk bin roll out area and waste storage enclosures are to be indicated at a maximum 3% gradient. The waste truck servicing location to be located to not impede other vehicle movements within the development. Alternatively, arrangements including an	The proposed design allows for this requirement to be accommodated. Refer to submitted plans, waste management plan and traffic report for details.

internal traffic light system designed and certified by the applicants Traffic Engineer to the satisfaction of Councils Assessment Engineer to restrict internal vehicle movements while waste servicing is undertaken will be required to be provided.	
3. Access for minimum 10.0m long, dual rear axle, rear locating HRV is to be demonstrated by turning template overlays onto submission plans. Turning and manoeuvring for waste vehicle movements to be designed and certified to AS2890.2 by the Applicants Traffic Engineer.	The proposed design allows for this requirement to be accommodated. Refer to submitted plans, waste management plan and traffic report for details.
4. A minimum 4.0m height clearance is required in all waste vehicle manoeuvring areas.	The proposed design allows for this requirement to be accommodated. The bedroom immediately above the car park/garbage pickup area has been deleted. More than 4.0m clearance is provided
5. Submission of a detailed Waste Management Plan in accordance with the Gosford City Council Development Application Guide and Gosford DCP 2013 for all demolition, construction, use of premises and ongoing management of waste.	A detailed Waste Management Plan has been submitted with the DA. Refer to waste management plan for details.
6. Submission of a detailed Waste Management Strategy to clearly identify responsibilities, processes and procedures for management of waste generated within the completed development from all proposed uses.	A detailed Waste Management Plan has been submitted with the DA. Refer to waste management plan for details.
NOTE This is a pre application meeting only. The details are intended to guide the applicant in the preparation and lodgement of a formal development application. The proposal has undergone preliminary assessment only. Further issues may become apparent, and additional information may be required from the applicant during the formal assessment phase. This meeting in no way infers nor implies that development consent will be granted to this proposal. Applications as indicated above may not reflect the full development history of the property. Should a full development history be required a search application and fee will apply.	Noted.