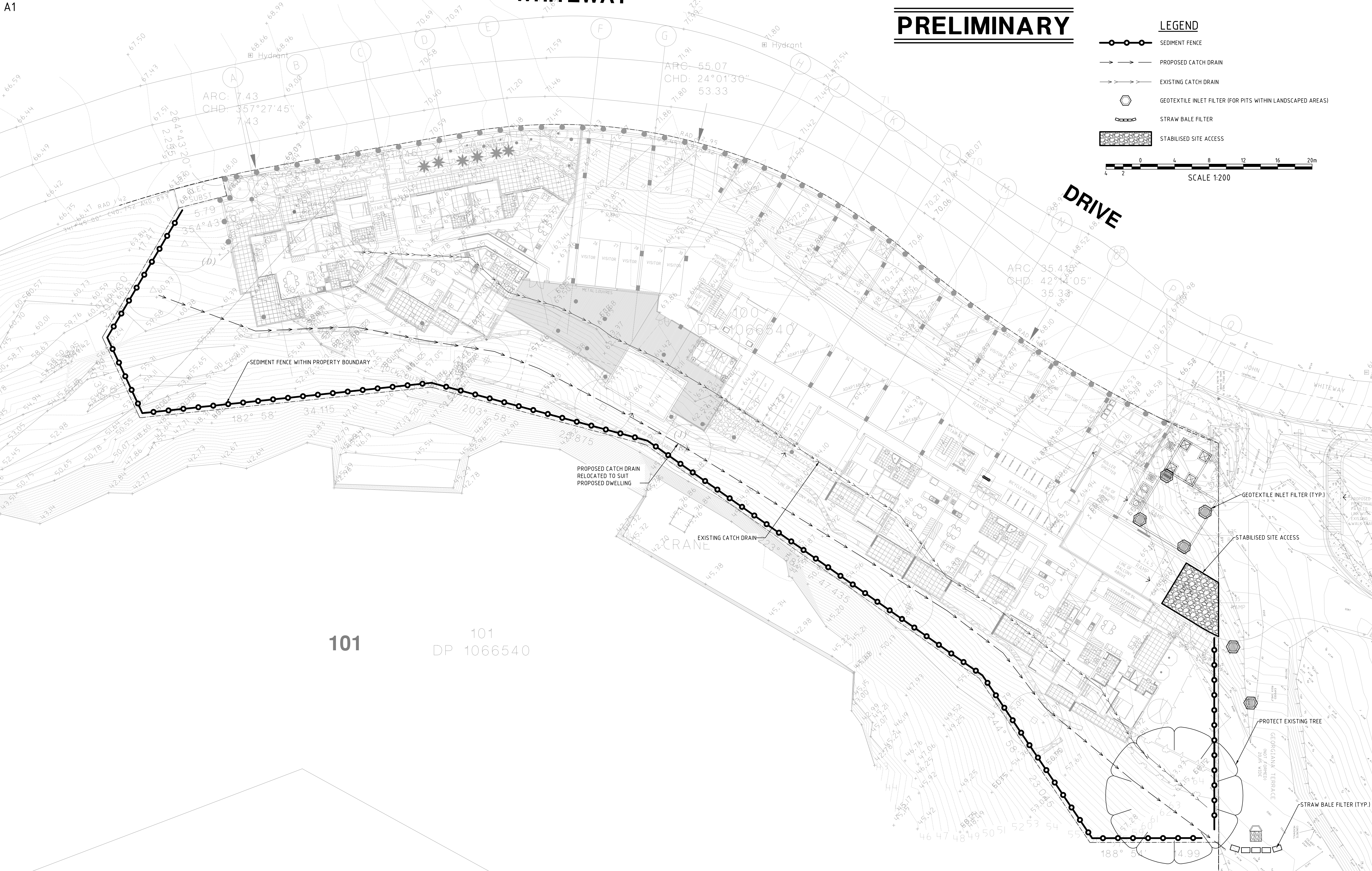
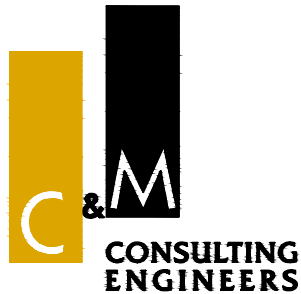
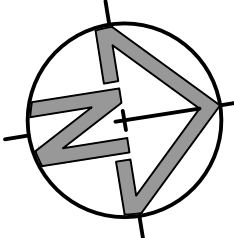




REV	DES.	DATE	VER.	DATE	DESCRIPTION
03	W.W.	27/01/15	A.M.	27/01/15	ISSUE TO COUNCIL FOR DEVELOPMENT APPLICATION
02	W.W.	16/01/15	A.M.	16/01/15	PRELIMINARY ISSUE
01	W.W.	17/12/14	A.M.	17/12/14	PRELIMINARY ISSUE



CIVIL AND HYDRAULIC
ENGINEERING DESIGN AND
PROJECT MANAGEMENT

SUITE 26
11 - 13 BROOKHOLLOW AVE
BAULKHAM HILLS NSW 2153

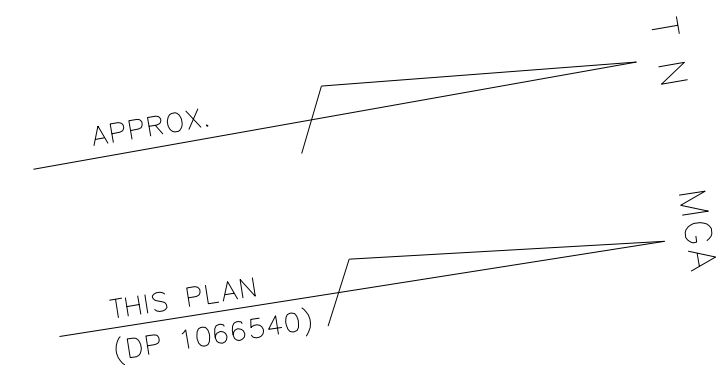
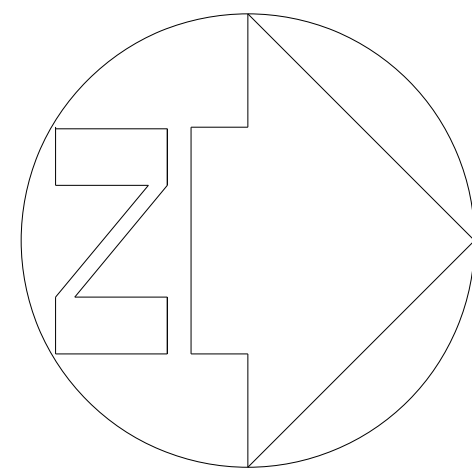
PHONE: (02) 9680 3100
FAX: (02) 9634 6989
ABN 21 118 134 240

DESIGNED	W. WEBB	DATE	27/01/15
VERIFIED	A. MANCONE	DATE	27/01/15
DRAWN	J. CHOI	SCALE @ A1	1:200

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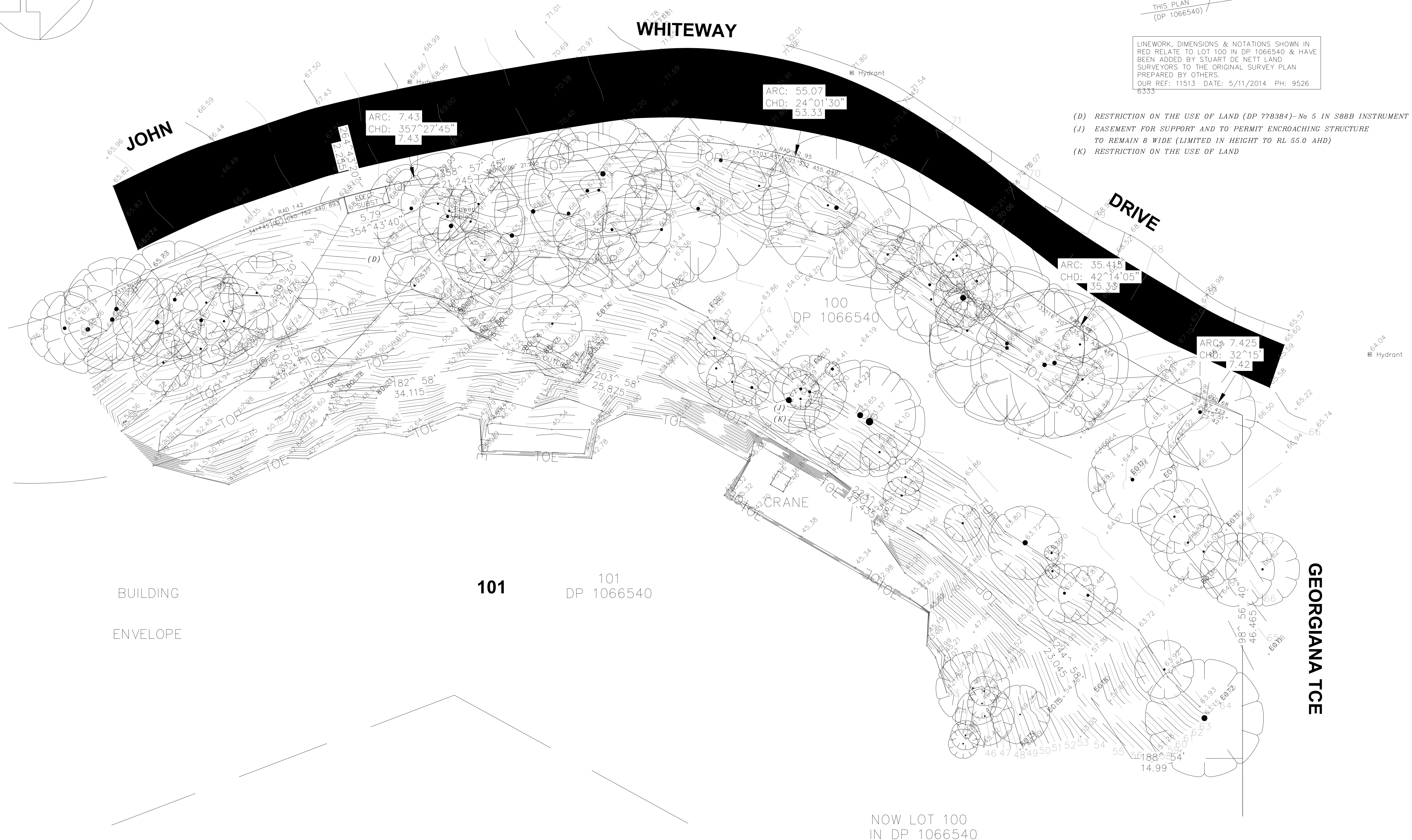
NO.70 JOHN WHITEWAY DRIVE, GOSFORD		
SEDIMENT & EROSION CONTROL PLAN		
STATUS	DEVELOPMENT APPLICATION	
DRAWING No.	01328_701	REVISION
		03





LINEWORK, DIMENSIONS & NOTATIONS SHOWN IN RED RELATE TO LOT 100 IN DP 1066540 & HAVE BEEN ADDED BY STUART DE NETT LAND SURVEYORS TO THE ORIGINAL SURVEY PLAN PREPARED BY OTHERS.
OUR REF: 11513 DATE: 5/11/2014 PH: 9526 6333

- (D) RESTRICTION ON THE USE OF LAND (DP 778384)-No 5 IN S88B INSTRUMENT
(J) EASEMENT FOR SUPPORT AND TO PERMIT ENCRANCHING STRUCTURE TO REMAIN 8 WIDE (LIMITED IN HEIGHT TO RL 55.0 AHD)
(K) RESTRICTION ON THE USE OF LAND



No.	Date:	Amendment

TITLE:
PLAN SHOWING DETAIL,
CONTOURS AND LEVELS
OVER PART LOT 2
D.P.778384 AT JOHN
WHITEWAY DRIVE AT
GOSFORD

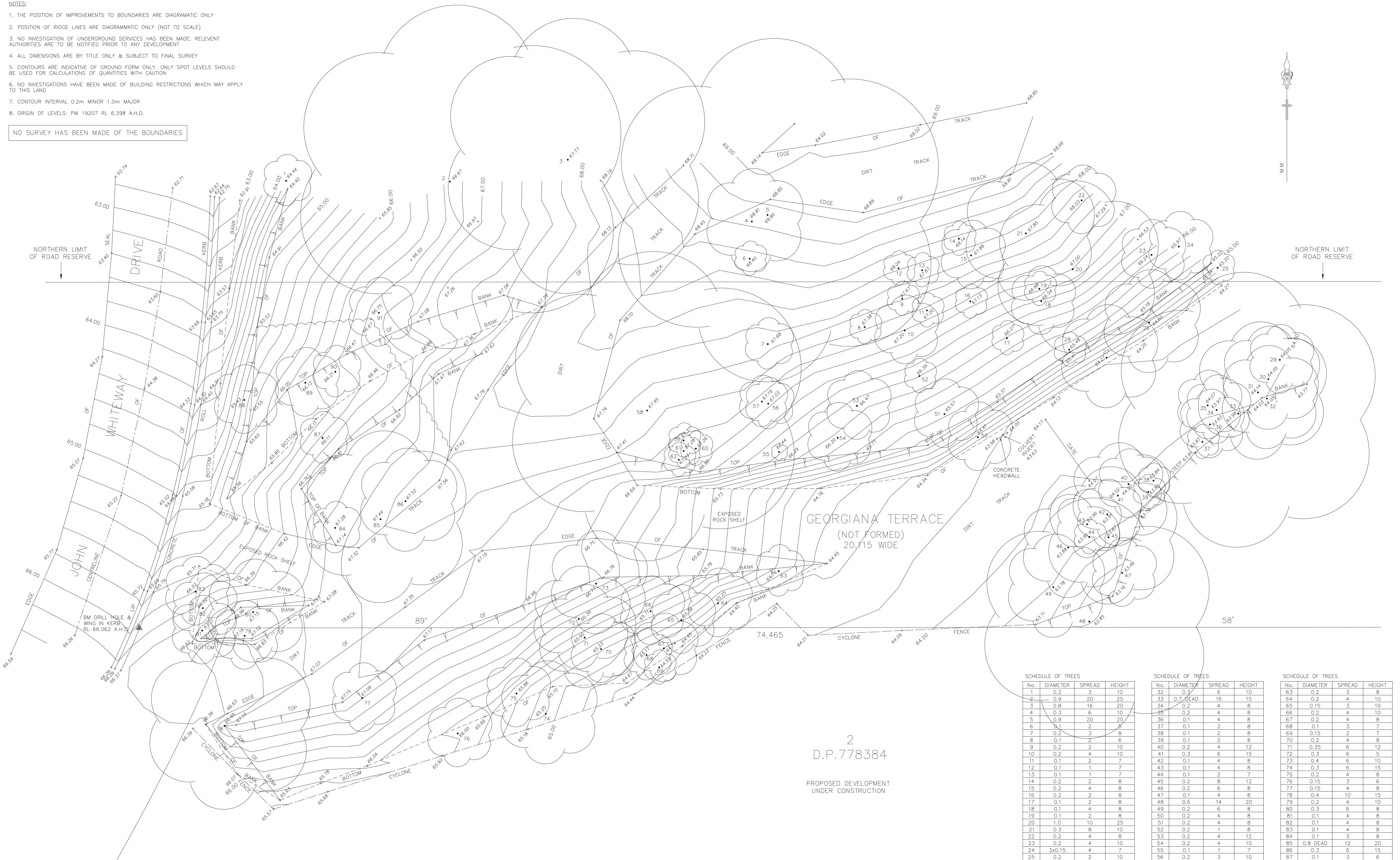
0m 5 10 15 20 25m
SCALES: PLAN:: 250
WORK TO FIGURED DIMENSIONS ONLY
DO NOT SCALE FROM PAPER OR
DIGITAL COPIES.

DRAWING: 4681DET4.DWG	DATA FILE: 4681G2.DAT
DATUM: A.H.D.	DATE: 11/4/2003
DRAWN: S.J.B.	DESIGNED/SURVEYED: /M.N.S.
REFERENCE No: S4681	PLAN No:
SHEET NUMBER 1 OF 1 SHEETS	A1

NOTES:

1. THE POSITION OF IMPROVEMENTS TO BOUNDARIES ARE DIAGRAMATIC ONLY
2. POSITION OF RIDGE LINES ARE DIAGRAMATIC ONLY (NOT TO SCALE)
3. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. RELEVANT AUTHORITIES ARE TO BE NOTIFIED PRIOR TO ANY DEVELOPMENT
4. ALL DIMENSIONS ARE BY TITLE ONLY & SUBJECT TO FINAL SURVEY
5. CONTOURS ARE INDICATIVE OF GROUND FORM ONLY, ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
6. NO INVESTIGATIONS HAVE BEEN MADE OF BUILDING RESTRICTIONS WHICH MAY APPLY TO THIS LAND
7. CONTOUR INTERVAL 0.2m MINOR 1.0m MAJOR
8. ORIGIN OF LEVELS: PM 19207 RL 6.398 A.H.D.

NO SURVEY HAS BEEN MADE OF THE BOUNDARIES



NOTE: TOP OF KERB SHOTS TAKEN AT REAR OF KERB

LEGEND

- | | | | |
|-----|--------------------|-----|---------------------|
| EP | - ELECTRICITY PIT | PP | - POWER POLE |
| FL | - FLOOR LEVEL | SMH | - SEWER MANHOLE |
| GP | - GULLY PIT | SO | - STORMWATER OUTLET |
| HYD | - HYDRANT | SV | - STOP VALVE |
| IC | - INSPECTION COVER | S/W | - STORMWATER |
| LH | - LAMP HOLE | TEL | - TELSTRA PIT |
| LP | - LIGHT POLE | VC | - VEHICLE CROSSING |
| MH | - MANHOLE | WM | - WATER METER |
| PB | - POWER BOX | WS | - WATER SERVICE |
| PC | - PRAM CROSSING | | |

REFERENCE:

3777/02

REG'D SURVEYOR

CRAIG JAUQUES & ASSOCIATES PTY LTD
LAND SURVEYING CONSULTANTS
P.O. BOX W249 WARRINGAH MALL, BROOKVALE NSW 2100
PH: 99480157 FAX: 9907 7763

DATE: 27/03/03

SCALE: 1:100

DATUM: A.H.D.

SITE AREA: N/A

SHEET 1 OF 1 SHEETS

CLIENT: DEM (AUST) PTY LTD

PROJECT: DETAIL & LEVEL SURVEY
UNFORMED ROAD RESERVE
GEORGIANA TERRACE, GOSFORD

LGA: GOSFORD

SCHEDULE OF TREES

No.	DIAMETER	SPREAD	HEIGHT
1	0.2	3	10
2	0.9	20	25
3	0.8	16	20
4	0.3	6	10
5	0.9	20	20
6	0.1	2	8
7	0.2	3	8
8	0.1	2	6
9	0.2	2	10
10	0.2	4	10
11	0.1	2	7
12	0.1	1	7
13	0.1	1	7
14	0.2	2	8
15	0.2	4	8
16	0.2	2	8
17	0.1	2	8
18	0.1	4	8
19	0.1	2	8
20	1.0	10	25
21	0.3	8	10
22	0.2	4	8
23	0.2	4	10
24	3x0.15	4	7
25	0.2	2	10
26	0.3	6	10
27	0.2	6	8
28	0.1	2	8
29	0.2	4	8
30	0.2	6	10
31	0.3	8	15

SCHEDULE OF TREES

No.	DIAMETER	SPREAD	HEIGHT
32	0.3	6	10
33	0.7 DEAD	16	15
34	0.2	4	8
35	0.2	4	8
36	0.1	4	8
37	0.1	2	8
38	0.1	2	8
39	0.1	2	8
40	0.2	4	12
41	0.3	6	15
42	0.1	4	8
43	0.1	4	8
44	0.1	2	7
45	0.2	8	12
46	0.2	6	8
47	0.1	4	8
48	0.6	14	20
49	0.2	6	8
50	0.2	4	8
51	0.2	4	8
52	0.2	1	8
53	0.2	4	12
54	0.2	4	10
55	0.1	1	7
56	0.2	3	10
57	0.1	3	10
58	0.8	18	18
59	0.1	2	8
60	0.1	2	8
61	0.1	2	8
62	0.1	2	8

SCHEDULE OF TREES

No.	DIAMETER	SPREAD	HEIGHT
63	0.2	3	8
64	0.2	4	10
65	0.15	3	10
66	0.2	4	10
67	0.2	4	8
68	0.1	3	7
69	0.15	2	7
70	0.2	4	8
71	0.35	6	12
72	0.3	6	5
73	0.4	6	10
74	0.3	6	15
75	0.2	4	8
76	0.15	3	6
77	0.15	4	8
78	0.4	10	15
79	0.2	4	10
80	0.3	6	8
81	0.1	4	8
82	0.1	4	8
83	0.1	4	8
84	0.1	3	8
85	0.8 DEAD	12	20
86	0.3	6	15
87	0.1	3	6
88	0.2	4	10
89	0.2	4	10
90	0.1	3	8
91	0.3	4	10

GENERAL NOTES:

- STORMWATER NOTES:

- | AS SIEVE | SAND | 7mm ROCK |
|----------|--------|----------|
| 9.5 | 100 | 100 |
| 6.7 | - | 75-100 |
| 4.75 | 90-100 | 20-55 |
| 2.36 | 75-100 | 0-15 |
| 1.18 | 50-90 | |
| 0.6 | 20-60 | |
| 0.3 | 10-30 | |
| 0.15 | 2-10 | |
| 0.075 | 0-3 | 0-2 |

- ### SETTING OUT NOTES:

- ENVIRONMENTAL CONTROL NOTES:

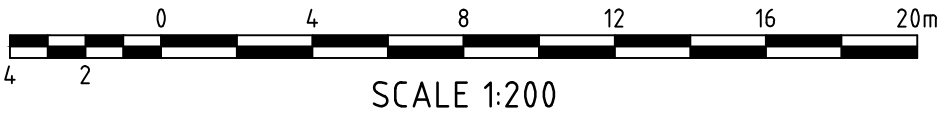
LOCALITY SKETCH

NOT TO SCALE

COVER SHEET, DRAWING INDEX
GENERAL NOTES & LOCALITY SKETCH

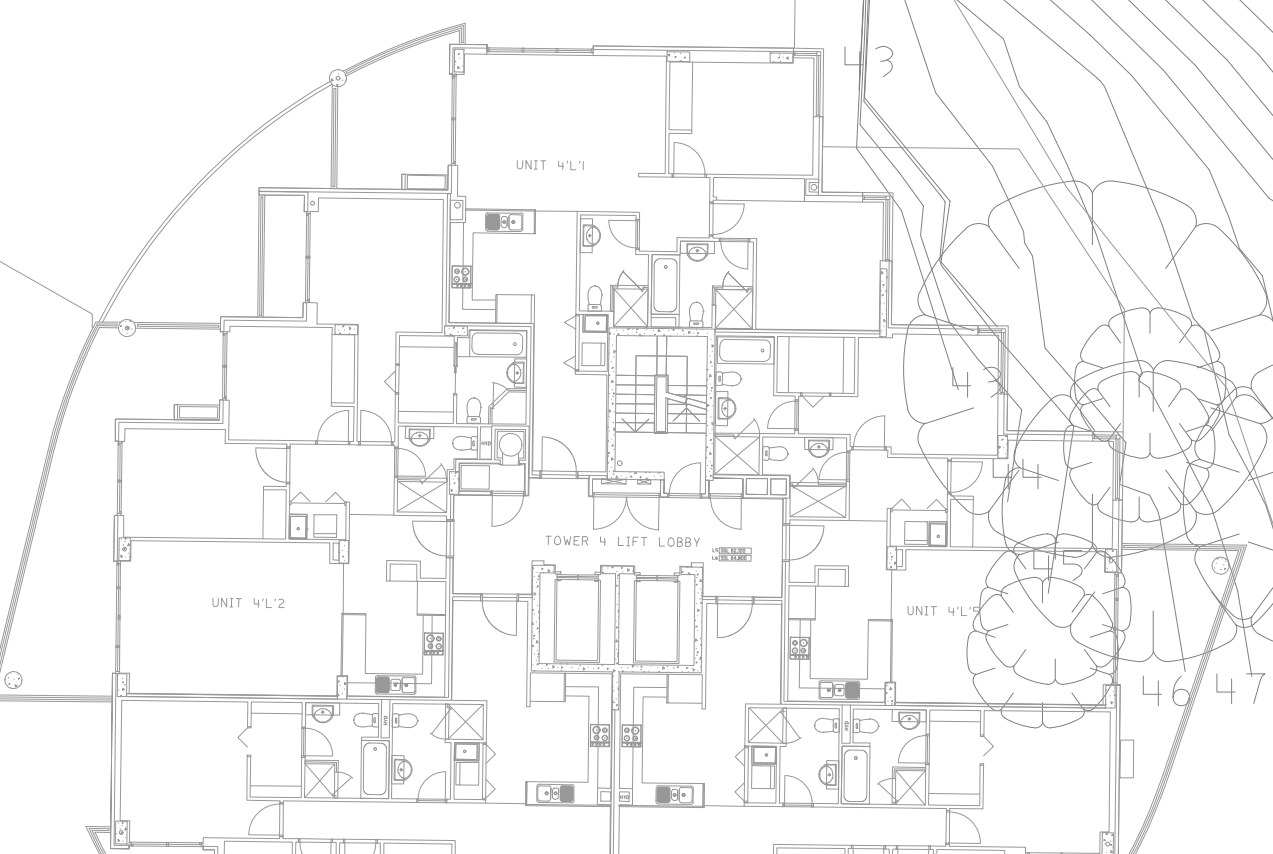
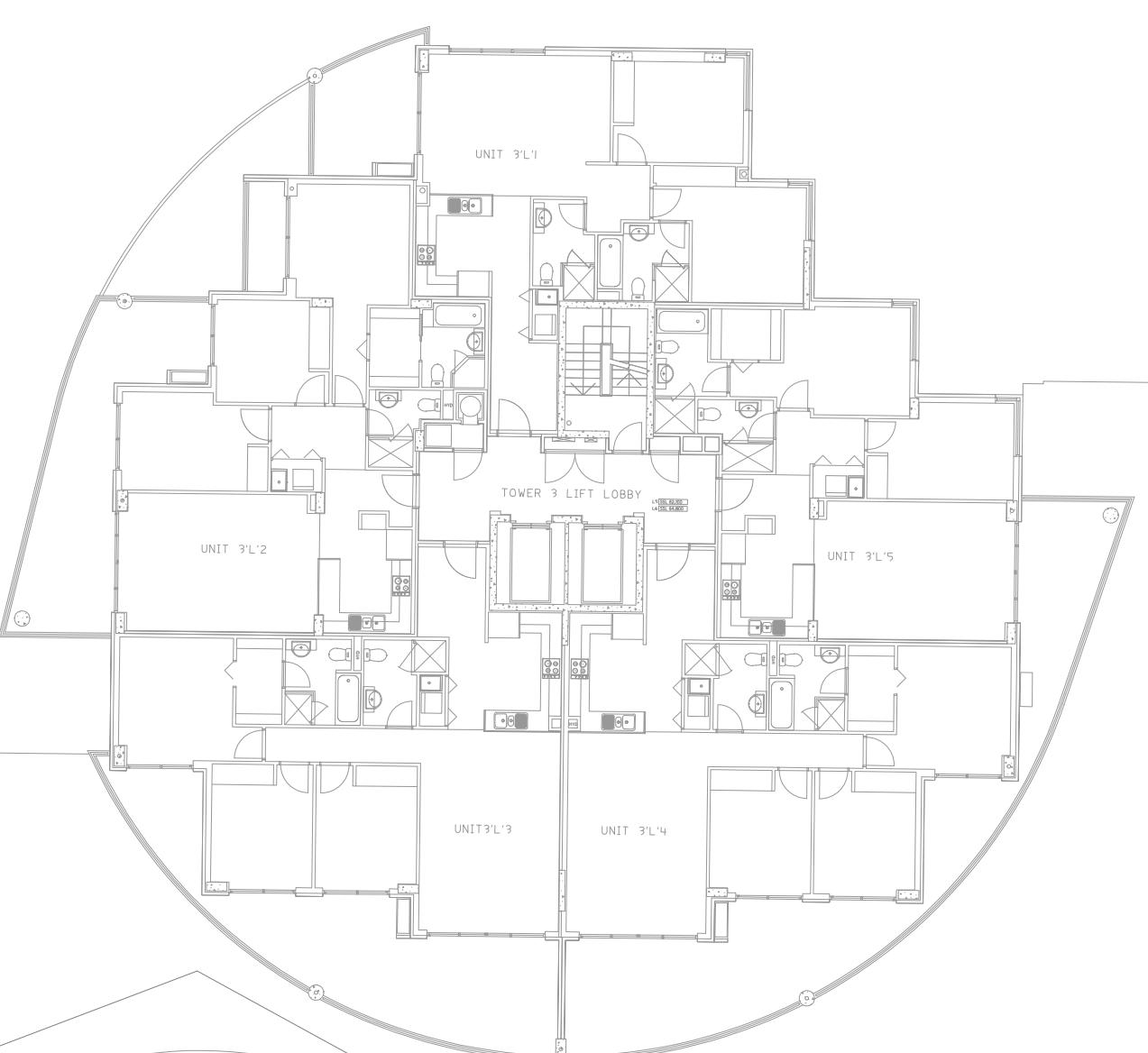
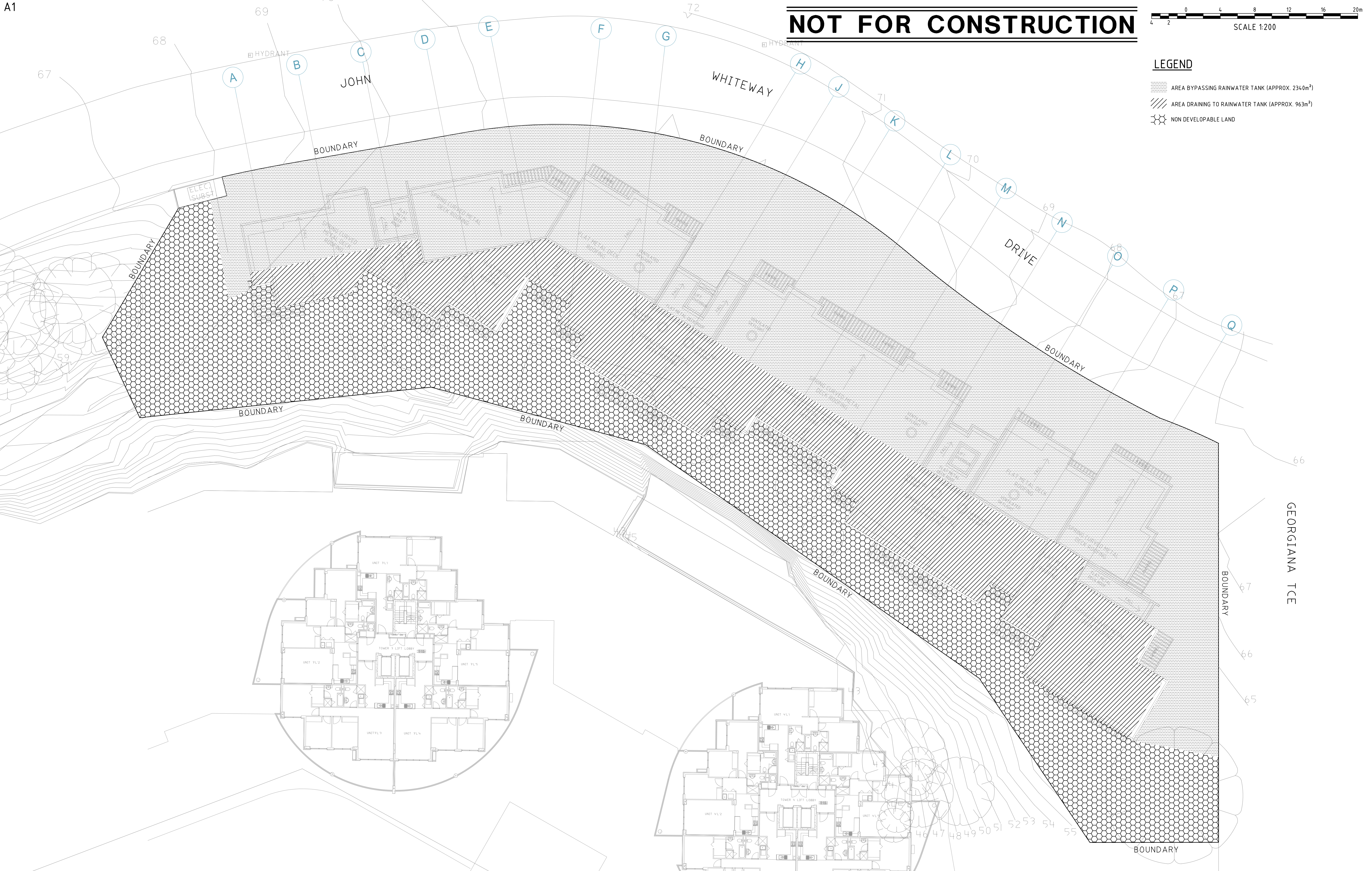
STATUS	DEVELOPMENT APPLICATION	DRAWING No.	01328_100	REVISION	03
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NOT FOR CONSTRUCTION

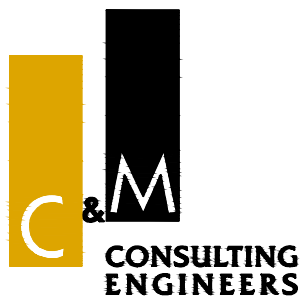
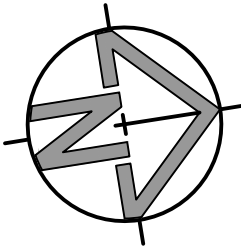


LEGEND

- AREA BYPASSING RAINWATER TANK (APPROX. 2340m²)
- AREA DRAINING TO RAINWATER TANK (APPROX. 963m²)
- NON DEVELOPABLE LAND



REV.	DES.	DATE	VER.	DATE	DESCRIPTION
03	W.W.	27/01/15	A.M.	27/01/15	ISSUE TO COUNCIL FOR DEVELOPMENT APPLICATION
02	W.W.	16/01/15	A.M.	16/01/15	PRELIMINARY ISSUE
01	W.W.	17/12/14	A.M.	17/12/14	PRELIMINARY ISSUE

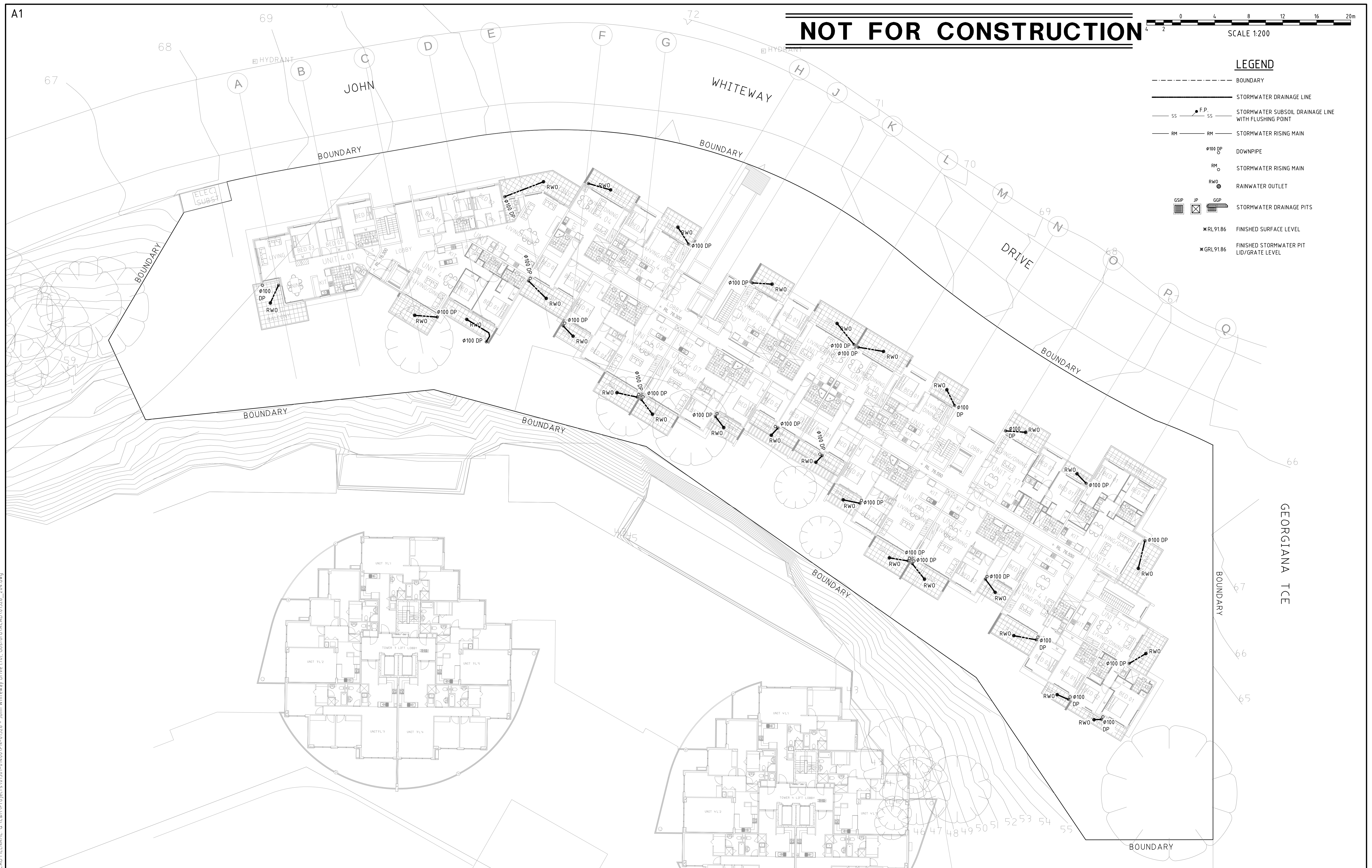


CIVIL AND HYDRAULIC
ENGINEERING DESIGN AND
PROJECT MANAGEMENT

SUITE 26
11 - 13 BROOKHOLLOW AVE
BAULKHAM HILLS NSW 2153

PHONE: (02) 9680 3100
FAX: (02) 9634 6989
ABN 21 118 134 240

DESIGNED	W. WEBB	DATE	27/01/15	NO.70 JOHN WHITEWAY DRIVE, GOSFORD		
VERIFIED	A. MANCONE	DATE	27/01/15	STORMWATER DRAINAGE CATCHMENT PLAN		
DRAWN	J. CHOI	SCALE @ A1	N/A			
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				DRAWING No.	01328_601	03



								CIVIL AND HYDRAULIC ENGINEERING DESIGN AND PROJECT MANAGEMENT	DESIGNED W. WEBB DATE 27/01/15	NO.70 JOHN WHITEWAY DRIVE, GOSFORD		
								VERIFIED A. MANCONE DATE 27/01/15	STORMWATER DRAINAGE SECOND TO FOURTH FLOOR PLAN			
03	W.W.	27/01/15	A.M.	27/01/15	ISSUE TO COUNCIL FOR DEVELOPMENT APPLICATION			DRAWN J. CHOI SCALE @ A1 1:200	© THIS DRAWING AND DESIGN IS THE COPYRIGHT OF C&M CONSULTING ENGINEERS PTY. LTD. NO PART OF THIS DRAWING OR DESIGN SHALL BE REPRODUCED OR USED WITHOUT PRIOR WRITTEN CONSENT FROM C&M CONSULTING ENGINEERS PTY. LTD.			
02	W.W.	16/01/15	A.M.	16/01/15	PRELIMINARY ISSUE			PHONE: (02) 9680 3100 FAX: (02) 9634 6989	STATUS DEVELOPMENT APPLICATION	DRAWING No. 01328_204	REVISION 03	
01	W.W.	17/12/14	A.M.	17/12/14	PRELIMINARY ISSUE			ABN 21 118 134 240				
REV.	DES.	DATE	VER.	DATE	DESCRIPTION							



03	W.W.	27/01/15	A.M.	27/01/15	ISSUE TO COUNCIL FOR DEVELOPMENT APPLICATION
02	W.W.	16/01/15	A.M.	16/01/15	PRELIMINARY ISSUE
01	W.W.	17/12/14	A.M.	17/12/14	PRELIMINARY ISSUE
REV.	DES.	DATE	VER.	DATE	DESCRIPTION



CIVIL AND HYDRAULIC
ENGINEERING DESIGN AND
PROJECT MANAGEMENT

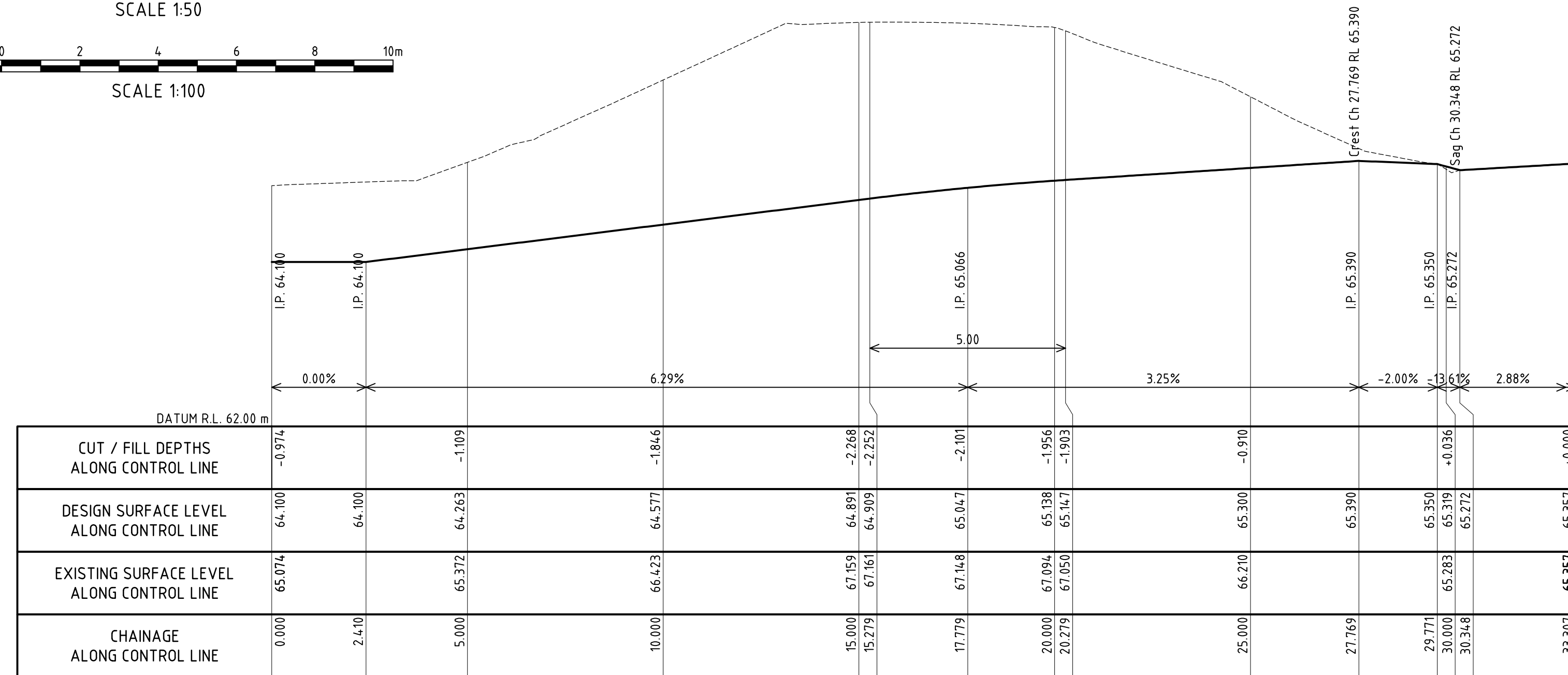
SUITE 26
11 - 13 BROOKHOLLOW AVE
BAULKHAM HILLS NSW 2153

PHONE: (02) 9680 3100
FAX: (02) 9634 6989

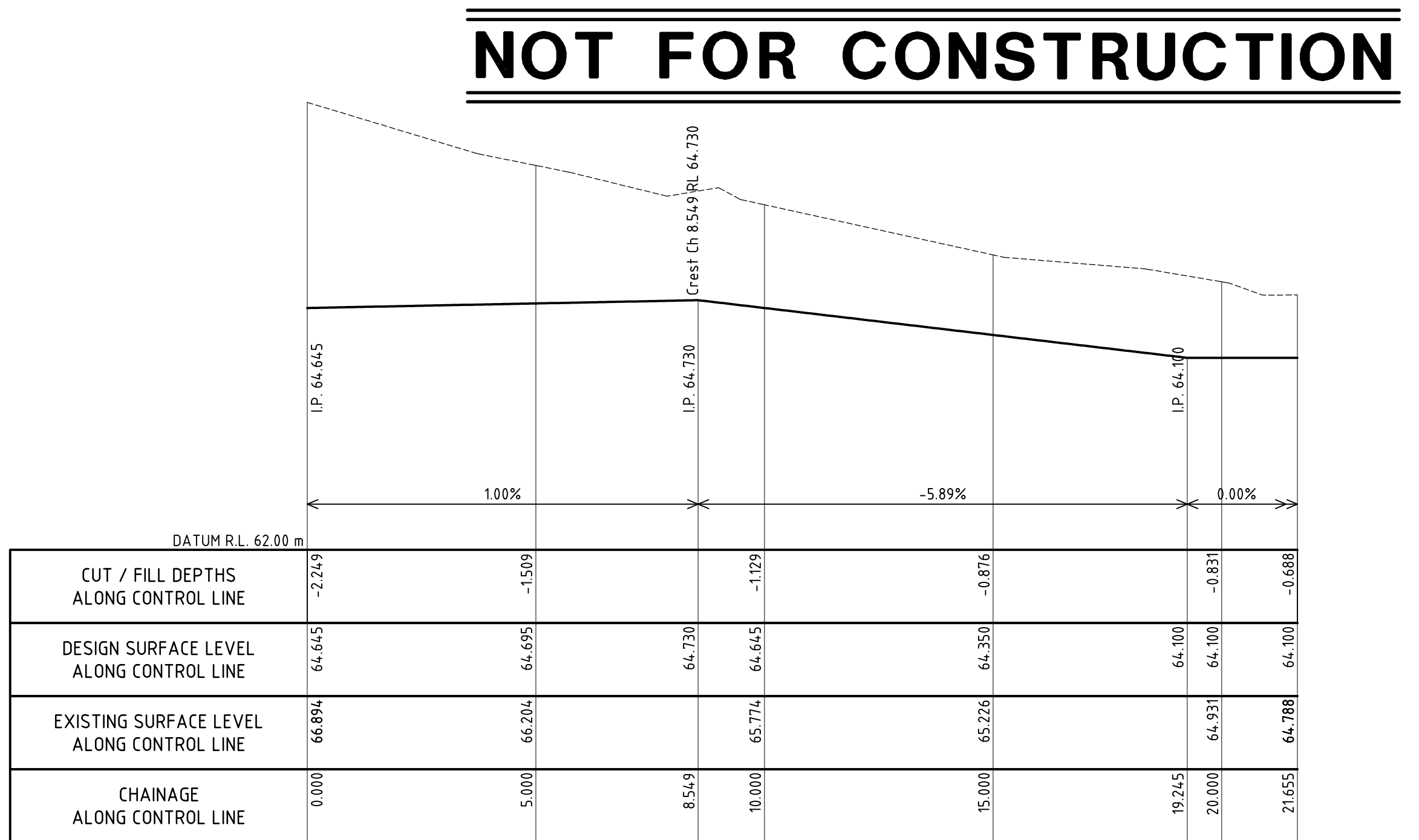
ABN 21 118 134 240

DESIGNED	W. WEBB	DATE	27/01/15
VERIFIED	A. MANCONI	DATE	27/01/15
DRAWN	J. CHOI	SCALE @ A1	1:100
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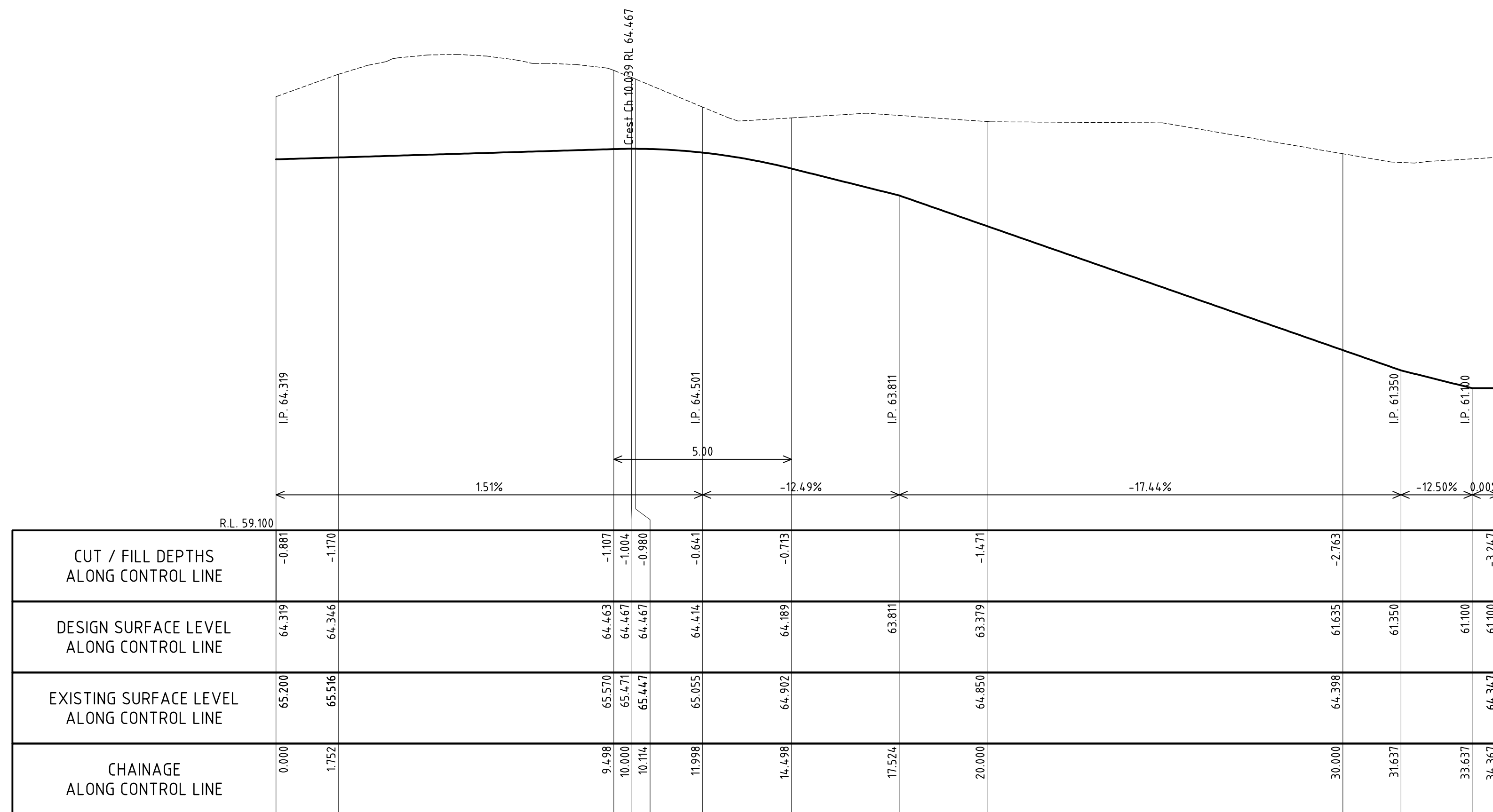
NO.70 JOHN WHITEWAY DRIVE, GOSFORD			
DRIVEWAY GENERAL ARRANGEMENT PLAN			
STATUS	DEVELOPMENT APPLICATION	DRAWING No.	01328_801
REVISION			01



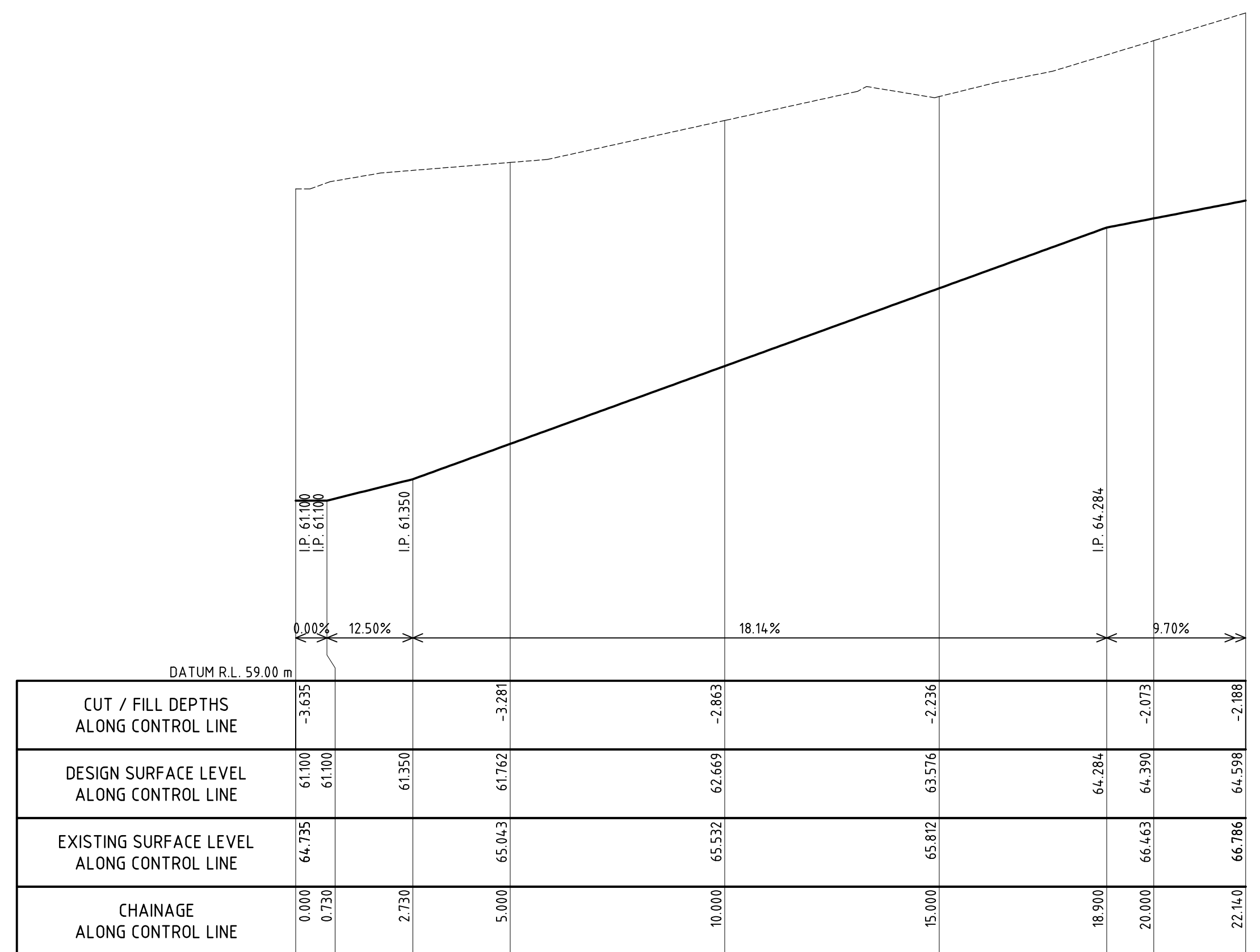
SCALE (V) 1:50 (H) 1:100



SCALE (V) 1:50 (H) 1:100

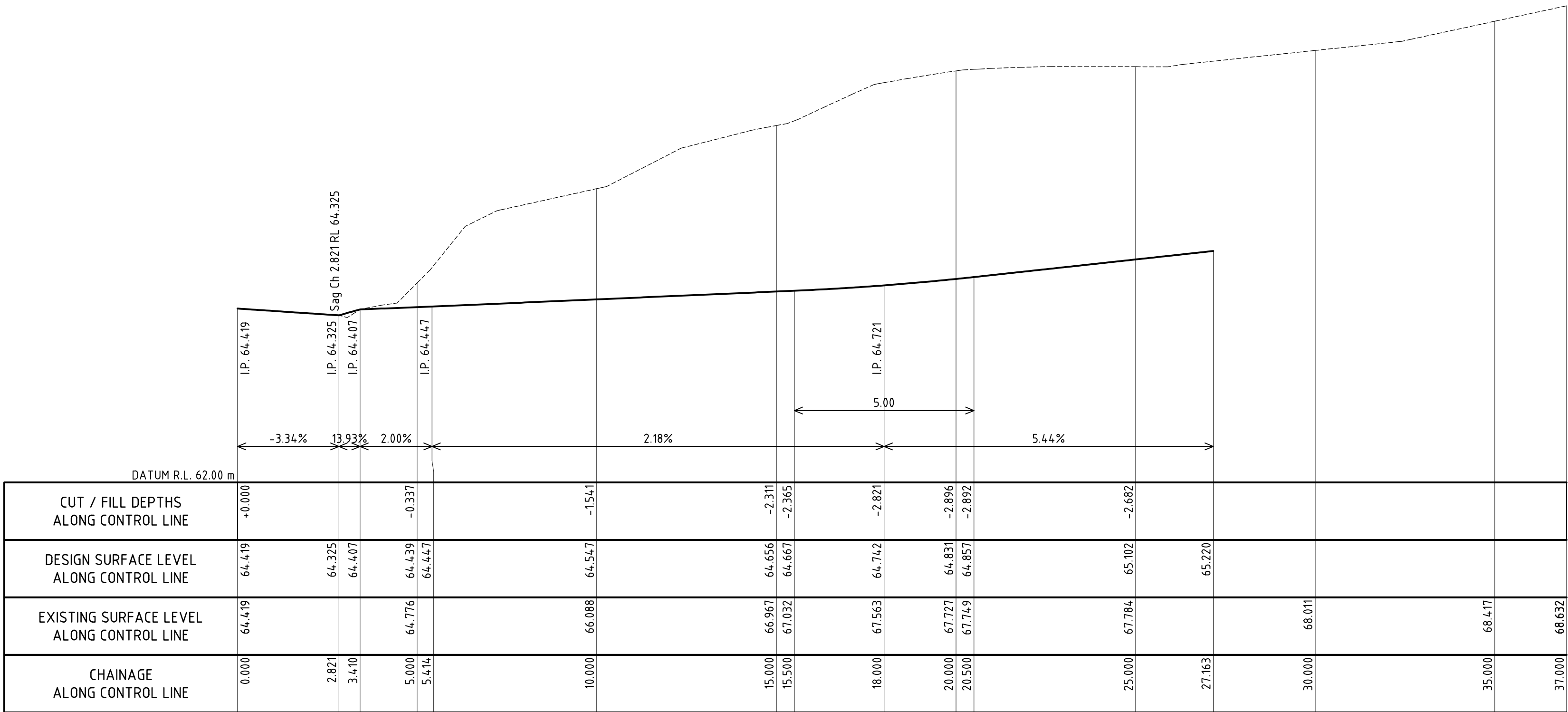


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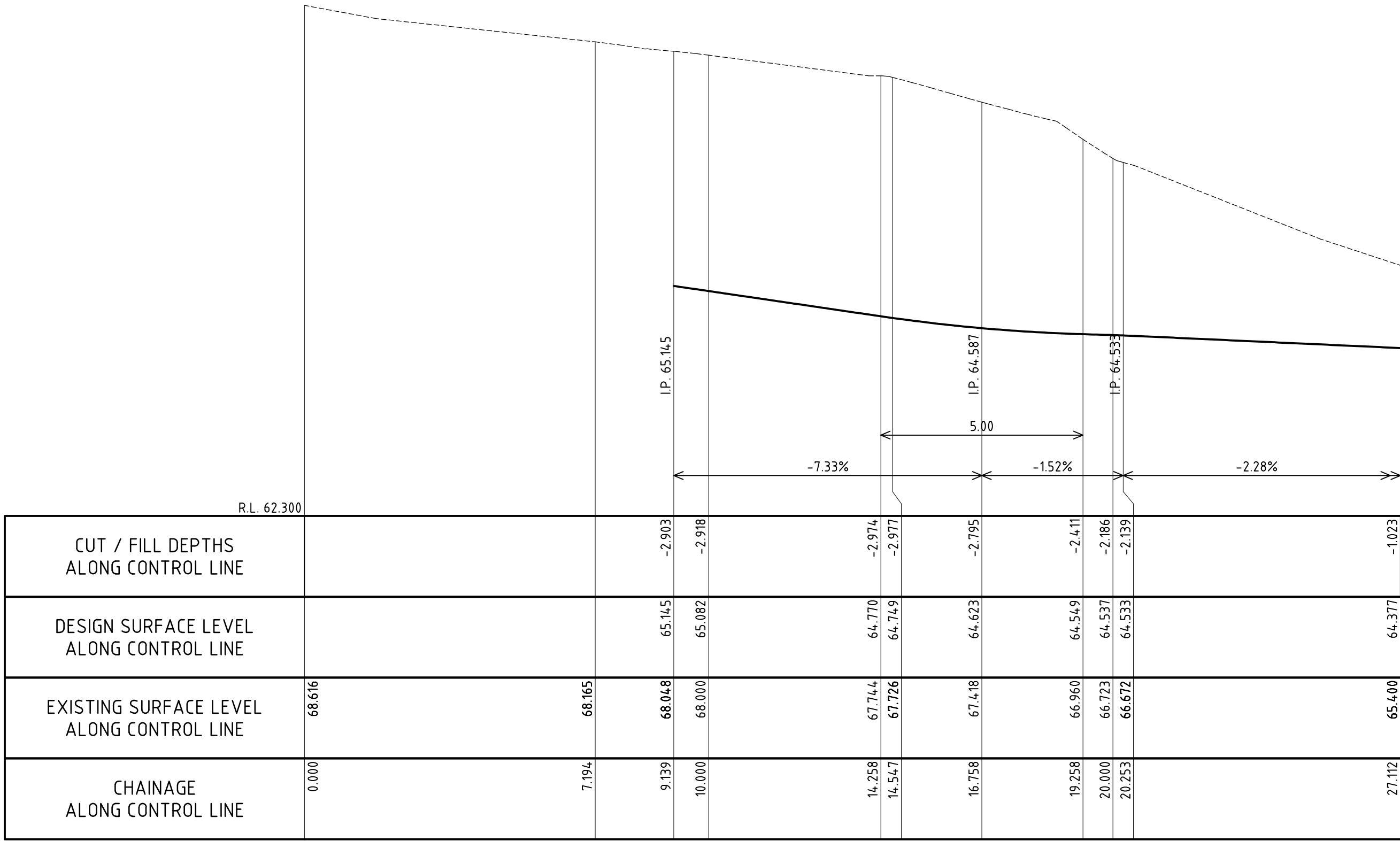
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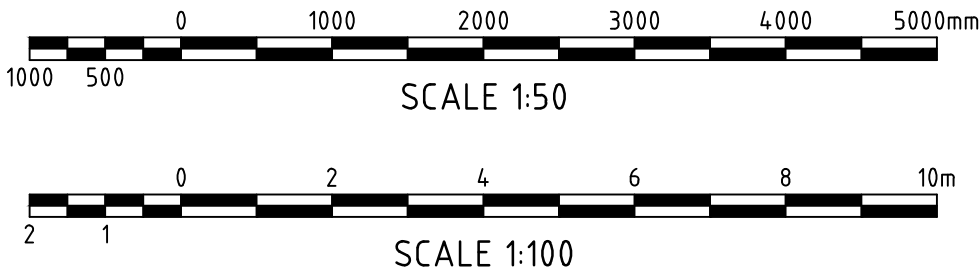
LONGITUDINAL SECTION ALONG KR2 CONTROL

SCALE (V) 1:50 (H) 1:100



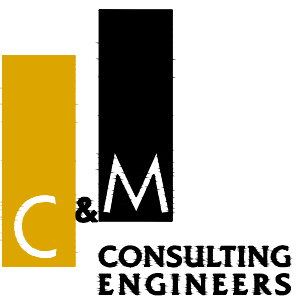
LONGITUDINAL SECTION ALONG KR4 CONTROL

SCALE (V) 1:50 (H) 1:100



NOT FOR CONSTRUCTION

03	W.W.	27/01/15	A.M.	27/01/15	ISSUE TO COUNCIL FOR DEVELOPMENT APPLICATION
02	W.W.	16/01/15	A.M.	16/01/15	PRELIMINARY ISSUE
01	W.W.	17/12/14	A.M.	17/12/14	PRELIMINARY ISSUE
REV.	DES.	DATE	VER.	DATE	DESCRIPTION



CIVIL AND HYDRAULIC
ENGINEERING DESIGN AND
PROJECT MANAGEMENT

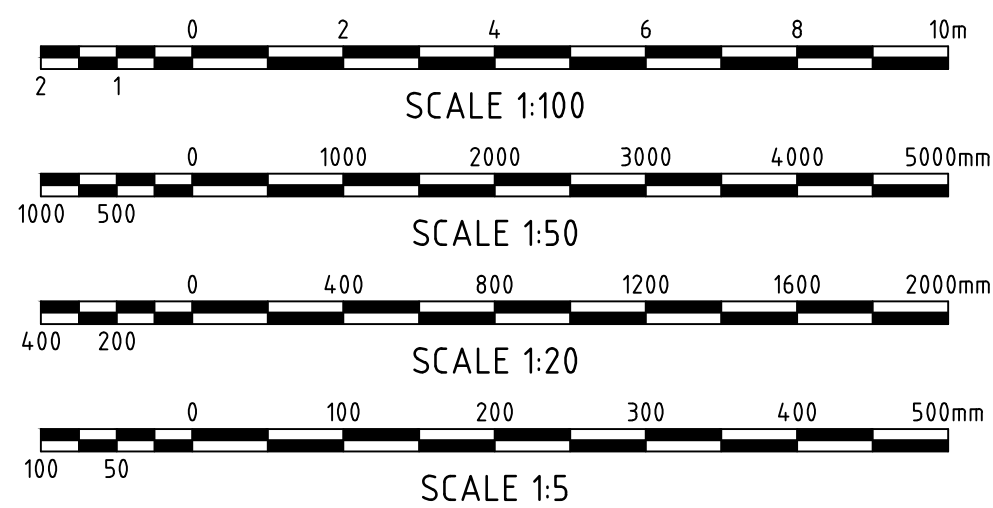
SUITE 26
11 - 13 BROOKHOLLOW AVE
BAULKHAM HILLS NSW 2153

PHONE: (02) 9680 3100
FAX: (02) 9634 6989
ABN 21 118 134 240

DESIGNED	W. WEBB	DATE	27/01/15
VERIFIED	A. MANCONE	DATE	27/01/15
DRAWN	J. CHOI	SCALE @ A1	AS NOTED
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NO.70 JOHN WHITEWAY DRIVE, GOSFORD			
DRIVEWAY LONGITUDINAL SECTIONS - SHEET 2			
STATUS	DEVELOPMENT APPLICATION	DRAWING No.	01328__803
REVISION	01		

[illegible]

[illegible]

unit schedule



dem

project name:

Residential development, No.70 John Whiteway Drive, Gosford

project no: 4366-00

date: 27 January 2015

Revision: A

Level	Unit No.	No. of Bed	Internal Area (sqm)	POS (sqm)	Apt. Storage (m3)	Carpark Storage (m3)	Total Storage (m3)	Solar Access 3HRS IN MID-WINTER (Y/N)	Cross Ventilation (Y/N)	Adaptable (Y/N)
Ground	G.01	3	108	69	6.5	7.2	13.7	Y	Y	N
	G.02	2	86	17	5	5.3	10.3	N	Y	N
	G.03	3	96	43	6.4	7.5	13.9	N	Y	N
	G.04	2	96	19	5.1	5.9	11	N	N	N
	G.05	2	96	19	5.1	5.9	11	N	N	N
	G.06	2	86	17	5.1	5.9	11	N	N	N
	G.07	2	84	20	5.1	5.9	11	Y	Y	N
Level 1	1.01	3	108	20	6.5	9.2	15.7	Y	Y	N
	1.02	2	83	23	5.3	5.4	10.7	N	Y	N
	1.03	3	108	20	6.3	10	16.3	Y	Y	N
	1.04	2	80	38	5.4	5.9	11.3	Y	Y	N
	1.05	1	50	27	3.8	5.9	9.7	Y	N	N
	1.06	2	96	19	5.1	8.3	13.4	N	N	Y
	1.07	2	96	19	5.1	9	14.1	N	N	Y
	1.08	1	50	28	3.8	4.3	8.1	Y	N	N
	1.09	2	78	39	5.1	8.8	13.9	Y	Y	N
	1.1	2	80	39	5.4	5.9	11.3	Y	Y	N
	1.11	1	46	26	3.7	6.9	10.6	Y	N	N
	1.12	2	96	19	5.1	5.9	11	N	N	Y
	1.13	2	96	19	5.1	11	16.1	N	N	Y
	1.14	2	91	17	5.1	5.9	11	N	N	N
	1.15	2	84	20	5.1	5.9	11	Y	Y	N
	1.16	1	69	14	4	6.9	10.9	Y	Y	N
	1.17	2	83	40	5.3	5.9	11.2	Y	N	N
Level 2	2.01	3	108	20	6.5	6.8	13.3	Y	Y	N
	2.02	2	83	23	5.3	5	10.3	N	Y	N
	2.03	3	108	20	6.3	9.5	15.8	Y	Y	N
	2.04	2	80	26	5.4	8.2	13.6	Y	Y	N
	2.05	1	50	11	3.8	5.9	9.7	Y	N	N
	2.06	2	96	19	5.1	9.3	14.4	N	N	Y
	2.07	2	96	19	5.1	8.1	13.2	N	N	Y
	2.08	1	50	11	3.8	5.7	9.5	Y	N	N
	2.09	2	78	29	5.1	6.6	11.7	Y	Y	N
	2.1	2	80	29	5.4	5.9	11.3	Y	Y	N
	2.11	1	46	9	3.7	5.9	9.6	Y	N	N
	2.12	2	96	19	5.1	5.1	10.2	N	N	Y
	2.13	2	96	19	5.1	5.1	10.2	N	N	Y
	2.14	2	91	17	5.1	5.1	10.2	N	N	N
	2.15	2	84	20	5.1	5.1	10.2	Y	Y	N
	2.16	2	86	25	5.4	5.1	10.5	Y	Y	N
	2.17	2	83	16	5.3	5.1	10.4	Y	N	N
Level 3	3.01	3	108	20	6.5	9.9	16.4	Y	Y	N
	3.02	2	83	23	5.3	5.3	10.6	N	Y	N
	3.03	3	108	20	6.3	8.5	14.8	Y	Y	N
	3.04	2	80	26	5.4	8.2	13.6	Y	Y	N
	3.05	1	50	11	3.8	5.1	8.9	Y	N	N
	3.06	2	96	19	5.1	8.1	13.2	N	N	Y
	3.07	2	96	19	5.1	5.9	11	N	N	Y
	3.08	1	50	11	3.8	6.9	10.7	Y	N	N
	3.09	2	78	29	5.1	6.4	11.5	Y	Y	N
	3.1	2	80	29	5.4	11	16.4	Y	Y	N
	3.11	1	46	9	3.7	5.1	8.8	Y	N	N
	3.12	2	96	19	5.1	11	16.1	N	N	Y
	3.13	2	96	19	5.1	10	15.1	N	N	Y
	3.14	2	91	17	5.1	5.1	10.2	N	N	N
	3.15	2	84	20	5.1	5.1	10.2	Y	Y	N
	3.16	2	86	25	5.4	5.1	10.5	Y	Y	N
	3.17	2	83	16	5.3	5.1	10.4	Y	N	N
Level 4	4.01	3	108	20	6.5	8.3	14.8	Y	Y	N
	4.02	2	83	23	5.3	6	11.3	Y	Y	N
	4.03	3	108	20	6.3	6.9	13.2	Y	Y	N
	4.04	2	80	26	5.4	8.1	13.5	Y	Y	N
	4.05	1	50	11	3.8	5.9	9.7	Y	Y	N
	4.06	2	96	19	5.1	5.9	11	Y	Y	N
	4.07	2	96	19	5.1	5.9	11	Y	Y	N
	4.08	1	50	11	3.8	5.9	9.7	Y	Y	N
	4.09	2	78	29	5.1	8.1	13.2	Y	Y	N
	4.1	2	80	29	5.4	5.1	10.5	Y	Y	N
	4.11	1	46	9	3.7	5.1	8.8	Y	Y	N
	4.12	2	96	19	5.1	5.1	10.2	Y	Y	N
	4.13	2	96	19	5.1	5.1	10.2	Y	Y	N
	4.14	2	91	17	5.1	5.1	10.2	Y	Y	N
	4.15	2	84	20	5.1	5.1	10.2	Y	Y	N
	4.16	2	86	25	5.4	5.1	10.5	Y	Y	N
	4.17	2	83	16	5.3	5.1	10.4	Y	Y	N

70 John Whiteway Drive, Gosford

Gosford City Council - DCP Part 4.1 Gosford City Centre Schedule of Compliance

Revision: B

Date: 23 Jan 2015



dem

OBJECTIVES	2003 DA CONSENT APPROVAL DESIGN (Total 48 units over 4 storey)	COMPLIANCE	2015 NEW DA DESIGN (Total 75 units over 5 storey)	COMPLIANCE
Part 4.1 – Gosford City Centre				
4.1.2 Building Form				
4.1.2.2 Street Alignment and Street Setbacks				
5 - 6 m range (build to min. 5m and max. 6 landscape setback)	Street setbacks from John Whiteway Drive range from 6 - 12m.	Yes	Street setbacks from John Whiteway Drive range from 5 - 12m.	Yes
4.1.2.3 Street Frontage Heights				
Three to five storey buildings that directly address the street give a sense of enclosure appropriate to Gosford. Controls setting street front heights apply primarily within the commercial core and mixed use, where the street frontage height component of the building is to have a high solid-to-void relationship (refer to Figure 2.3).	The previous design is not a mixed use development and has a street frontage presentation of 2 - 3 storeys along John Whiteway only. The subject site is not located with commercial core and mixed use zone as identified under Figures 2.3	N/A	The proposed development is not a mixed use development and has a street frontage presentation of 2 - 4 storeys along John Whiteway Drive only. The subject site is not located with commercial core and mixed use zone as identified under Figures 2.3	N/A
4.1.2.4 Building Depth and Bulk				
The maximum footplate sizes and depth of buildings are illustrated in Figure 2.5. No building above 24m in height is to have a building dimension in excess of 45m. At street frontage height levels, and where development is built from street edge to street edge, articulate buildings using atria, light wells and courtyards to improve internal building amenity and achieve	The average building depth of the proposed development is approx. 8 - 25m The previous design does not have an effective building height over 24m or a dimension in excess of 45m. The previous design is comparable in scale with other residential developments in the area. However, it has not been designed in accordance with SEPP65 and does not	Yes	The average building depth of the proposed development is approx. 8.5 - 25.5m The proposed building does not have an effective building height over 24m or a dimension in excess of 45m. The proposed development is comparable in scale with other residential developments in the area. The proposed	Yes



OBJECTIVES	2003 DA CONSENT APPROVAL DESIGN (Total 48 units over 4 storey)	COMPLIANCE	2015 NEW DA DESIGN (Total 75 units over 5 storey)	COMPLIANCE
substantial day lighting at every level, and cross ventilation and/or stack effect ventilation.	meet the minimum requirement of relevant standards.		development fully complies with the provisions of SEPP 65. The depth of each unit has been carefully designed to allow for adequate natural ventilation. In excess of the required 60% of the apartments enjoy cross ventilation. The common corridors on each floor are to be fitted with operable windows/opening therefore further promoting cross ventilation in common areas.	
4.1.2.5 Boundary Setbacks and Building Separation				
The minimum building setbacks from the front, side and rear property boundaries are specified in the following table and illustrated in Figures 2.6 to 2.8. Figure 2.6: All uses up to 12m height: Front - Refer to street setback Side - 3m Rear - 6m All uses above 12m height Front - 3m Side - 4.5m Rear - 6m	Street setbacks provided from John Whiteway Drive range from 6 - 12m. 3.5 - 10m side setback and 11 - 19m rear setback provided 15.8 - 26.7 m separation from adjoining residential towers in the Sanctuary on Rumbalara residential apartment block.	Yes	Street setbacks provided from John Whiteway Drive Range from 5 - 12m. 3.5 - 9m side setback and 8 - 16m rear setback provided as per previous DA approval (19775/2003) and well in excess of Gosford DCP requirements. 14.5 - 26 m separation from adjoining residential towers in the Sanctuary on Rumbalara residential apartment block.	Yes



OBJECTIVES	2003 DA CONSENT APPROVAL DESIGN (Total 48 units over 4 storey)	COMPL IANCE	2015 NEW DA DESIGN (Total 75 units over 5 storey)	COMPLI ANCE
4.1.2.6 Mixed Use Buildings				
Minimum floor to ceiling heights 2.7 metres for residential. Locate clearly demarcated residential entries directly from the public street Provide security access controls to all entrances into private areas, including carparks and internal courtyards. Provide safe pedestrian routes through the site, where required. Front buildings onto major streets with active uses. Avoid the use of blank building walls at the ground level.	The previous design was not a mixed use development The minimum floor-to-floor height was 2.9m with 2.4m for ceiling height in all habitable rooms which is not in accordance with SEPP 65 provisions. The entries of the proposed development are accessed directly off the primary pedestrian accessway which is open, visible, but only Lift coreNo.1 has been designed fully accessible.	No	The proposed development is not a mixed use development The proposed minimum floor-to-floor height of 3.05m enables the SEPP 65 recommended 2.7m minimum for ceiling height in all habitable rooms to be achieved. The entries of the proposed development are accessed directly off the primary pedestrian accessway which is open, visible and fully accessible. The pedestrian pathway through the site is easy for visitors to orientate themselves. The view(s) from the lift lobbies will also enable the visitor to orientate themselves within the development and surrounding context.	Yes
4.1.2.7 Site Cover and Deep Soil Zones				
The deep soil zone shall comprise no less than 15% of the total site area. Where deep soil zones are provided, they must accommodate existing mature trees as well as allowing for the planting of trees/shrubs that will grow to be mature plants.	Approx. 32.5% of site area provided for deep soil planting.	Yes	Approx. 30% of site area provided for deep soil planting. Approx. 37% of site area is occupied by building footprint. (Less than 50% site coverage)	Yes



OBJECTIVES	2003 DA CONSENT APPROVAL DESIGN (Total 48 units over 4 storey)	COMPLIANCE	2015 NEW DA DESIGN (Total 75 units over 5 storey)	COMPLIANCE
No structures, works or excavations that may restrict vegetation growth are permitted in this zone				
4.1.2.8 Landscape Design				
Landscaped areas are to be irrigated with recycled water. Remnant vegetation must be maintained throughout the site wherever practicable. A long-term landscape concept plan must be provided for all landscaped areas, in particular the deep soil landscape zone. The plan must outline how landscaped areas are to be maintained for the life of the development.	A detailed landscape plan was formulated as part of the last approval.	Yes	A detailed landscape plan forms part of the DA application. The landscape vision for the site includes: - Provision of private, communal and public open spaces which are clearly delineated through the use of low height plant massing, fences / balustrades and varying site levels. - Incorporate small to medium sized trees and landscaping within public and communal areas. - Provide a mixed plant palette of indigenous trees, small courtyard landscaping and medium scaled feature plants to enhance the streetscape character. - Use of onsite water re-use tanks for irrigation of landscape areas.	Yes
4.1.2.9 Planting on Structures				
Areas with planting on structures are to be irrigated with recycled water.	- Incorporation of a mix of native and exotic vegetation to contribute to	Yes	- Incorporation of a mix of native and exotic vegetation to contribute to biodiversity and	Yes



OBJECTIVES	2003 DA CONSENT APPROVAL DESIGN (Total 48 units over 4 storey)	COMPLIANCE	2015 NEW DA DESIGN (Total 75 units over 5 storey)	COMPLIANCE
Design for optimum conditions for plant growth. Design planters to support the appropriate soil depth and plant selection. Increase minimum soil depths Provide sufficient soil depth and area to allow for plant establishment and growth	biodiversity and solar performance. - Limited use of impermeable surfaces to allow for infiltration of rainwater.		solar performance. - Selection of drought tolerant indigenous, native and exotic plant species to minimise water use on the site. - Limited use of impermeable surfaces to allow for infiltration of rainwater.	
4.1.2.10 Sun Access Planes and View Corridors				
Significant views to be protected are illustrated in Figure 2.14.	No significant view lost as illustrated in Figure 2.14.	Yes	No significant view lost as illustrated in Figure 2.14. Refer to Visual Impact Assessment report for details.	Yes
4.1.2 Pedestrian Amenity				
4.1.3.2 Permeability				
Through site links are to be provided as shown in Figure 3.1. Where possible, existing dead end lanes are to be extended through to the next street as redevelopment occurs New through site links should be connected with existing and proposed through block lanes, shared zones, arcades and pedestrian ways and opposite other through site links. Existing publicly and privately owned links are to be retained	No through site link is proposed. The primary vehicular access to the basement car parks is via the new side street, Georgiana Terrace, a 20m wide road reserve.	Yes	No through site link is proposed. The primary vehicular access to the basement car parks is via the new side street, Georgiana Terrace, a 20m wide road reserve.	Yes



OBJECTIVES	2003 DA CONSENT APPROVAL DESIGN (Total 48 units over 4 storey)	COMPLIANCE	2015 NEW DA DESIGN (Total 75 units over 5 storey)	COMPLIANCE
4.1.3.3 Active Street Frontages and Address				
Active street fronts are required on ground level of all areas identified in Figure 3.4	The subject site does not located within the identified zone.	N/A	The subject site does not located within the identified zone.	N/A
4.1.3.4 Front Fences				
Front fences include fences to the primary and secondary street frontages, and side boundary fences forward of the building alignment. Front fences must be a maximum weighted average height of 1.2m above street level. Notwithstanding the above, the maximum height of any portion of a front fence must not exceed 1.4m above street level The use of varied materials is preferred. The use of sheet metal is not permitted as a front fence material.	A max 1.2m height timber fence will be provided along the street boundary.	Yes	A max 1.2m height timber fence will be provided along the street boundary.	Yes
4.1.3.5 Safety and Security				
Address 'Safer-by-Design' principles to the design of public and private domain, and in all developments Ensure that the building design allows for passive surveillance of public and communal spaces, access ways, entries and driveways. Maximise the number of residential 'front door' entries at ground level. Provide entrances which are in visually prominent positions and which are easily identifiable, with visible	The entire development adopts passive surveillance techniques for safety with apartments overlooking communal and public open spaces. The pedestrian footpaths allow passive surveillance between apartments and pedestrians. Each section of the development has its own lobby which acts as the primary access point and are also visible from the street, again promoting passive surveillance between residents and passers-by. Design	Yes	The entire development adopts passive surveillance techniques for safety with apartments overlooking communal and public open spaces. The pedestrian footpaths allow passive surveillance between apartments and pedestrians. Each section of the development has its own lobby which acts as the primary access point and are also visible from the street, again promoting passive surveillance between residents and	Yes



OBJECTIVES	2003 DA CONSENT APPROVAL DESIGN (Total 48 units over 4 storey)	COMPL IANCE	2015 NEW DA DESIGN (Total 75 units over 5 storey)	COMPLI ANCE
numbering. Clearly define the development boundary to strengthen the transition between public, semi-private and private space. This can be actual or symbolic and can include landscaping, fences, change in paving material, etc provide adequate lighting of all pedestrian access ways, parking areas and building entries. Provide clear lines of sight and well-lit routes throughout the development Where a pedestrian pathway is provided from the street, allow for casual surveillance of the pathway	and landscaping elements have been introduced to promote safety: • Use of appropriate lighting for pedestrian safety, • Defining clear public/private boundaries, • Living areas/balconies to overlook pedestrian areas and public open space for passive surveillance, • Use of appropriate plantings to discourage concealment or "blind areas", • Orientating entrances towards the street for street activation and safety, • Providing direct access from car parks to lift lobbies for residents.		passers-by. Design and landscaping elements have been introduced to promote safety: • Use of appropriate lighting for pedestrian safety, • Defining clear public/private boundaries, • Living areas/balconies to overlook pedestrian areas and public open space for passive surveillance, • Use of appropriate plantings to discourage concealment or "blind areas", • Orientating entrances towards the street for street activation and safety, • Providing direct access from car parks to lift lobbies for residents.	
4.1.3.6 Awnings				
To provide shelter for public streets where most pedestrian activity occurs. To address the streetscape by providing a consistent street frontage in the city centre.	No retail or commercial on the ground floor along the main street. No awning structure is proposed.	N/A	No retail or commercial on the ground floor along the main street. No awning structure is proposed.	N/A
4.1.3.7 Vehicle Footpath Crossings				
No additional vehicle entry points will be permitted into the parking or service areas of development along those	The primary vehicular access to the basement car parks is via the new side	Yes	The primary vehicular access to the basement car parks is via the new side	Yes



OBJECTIVES	2003 DA CONSENT APPROVAL DESIGN (Total 48 units over 4 storey)	COMPL IANCE	2015 NEW DA DESIGN (Total 75 units over 5 storey)	COMPLI ANCE
streets identified in Figure 3.8 which are significant pedestrian circulation routes. In all other areas, one vehicle access point only will be generally permitted. Where practicable, vehicle access is to be from lanes and minor streets rather than primary street fronts or streets with major pedestrian activity.	street, Georgiana Terrace for residents and visitors.		street, Georgiana Terrace for residents and visitors.	
4.1.3.8 Pedestrian Overpasses and Underpasses	No overpass or underpass is proposed.	N/A	No overpass or underpass is proposed.	N/A
4.1.3.9 Building Exteriors				
Adjoining buildings (particularly heritage buildings) are to be considered in the design of new buildings Balconies and terraces should be provided. Articulate façades so that they address the street and add visual interest External walls should be constructed of high quality and durable materials and finishes with 'self-cleaning' attributes Finishes with high maintenance costs, those susceptible to degradation or corrosion from a coastal or industrial environment or finishes that result in unacceptable amenity impacts are to be avoided. To assist articulation and visual interest, expanses of any single material is to be avoided Limit sections of opaque or blank walls greater than 4m	The previous design was consistent with the rest of the development within the Gosford Town Centre and adjoining apartment towers. It respects and responds to the scale and character of the surround built form context. The building facades are articulated and broken down to a scale more appropriate to their residential use; different materials are proposed, including split-face block wall, rendered blocks and translucent glass balustrades.	Yes	The proposed development is consistent with the rest of the development within the Gosford Town Centre and adjoining apartment towers. It respects and responds to the scale and character of the surround built form context. However, whilst complementary in scale the buildings are articulated to create smaller scale components more appropriate for a residential use. Each of the units, regardless of size, has been provided with a usable balcony. This ensures that the residents are able to enjoy the outdoor lifestyle and the interface between the inside and outside is seamless. The proposed design achieves a high degree of articulation in its building form	Yes



OBJECTIVES	2003 DA CONSENT APPROVAL DESIGN (Total 48 units over 4 storey)	COMPL IANCE	2015 NEW DA DESIGN (Total 75 units over 5 storey)	COMPLI ANCE
in length along the ground floor to a maximum of 30% of the building frontage The design of roof plant rooms and lift overruns are to be integrated into the overall architecture of the building			and amenity for residents. The building facades are articulated and broken down to a scale more appropriate to their residential use; different materials are proposed, including split-face block wall, rendered blocks and translucent glass balustrades.	
4.1.3.10 Corner Treatments	The subject site is not a corner site	N/A	The subject site is not a corner site	N/A
4.1.3.11 Public Artworks	No public artwork is proposed	N/A	No public artwork is proposed	N/A
4.1.3.12 Advertising and Signage	No advertising sign is proposed.	N/A	No advertising sign is proposed.	N/A
4.1.4 Access, Parking and Servicing				
4.1.4.2 Pedestrian Access and Mobility				
Main building entry points should be clearly visible from primary street frontages The design of facilities for disabled persons must comply with the relevant Australian Standard and the Disability Discrimination Act 1992 Barrier free access is to be provided to not less than 20% of dwellings in each development and associated common areas. The development must provide at least one main pedestrian entrance with convenient barrier free access	The entries to each lobby are accessed directly off the primary pedestrian accessway. However, only Lift core No.1 has been designed fully accessible. No adaptable units have been allowed in the previous design as there was no requirement to provide adaptable units at the time of the original consent. The proposed design achieves a high degree of articulation in its building form and amenity for residents.	No No Yes	The entries to each lobby are accessed directly off the primary pedestrian accessway. These entries have been carefully sited to ensure that the levels are integrated with the street and pedestrian pathway, thus ensuring accessibility for the disabled or users of wheelchairs and the like. 15% of the units are designed as adaptable units in compliance with AS1428.1-2009 and AS4299, which provide excellent long term flexibility to	Yes



OBJECTIVES	2003 DA CONSENT APPROVAL DESIGN (Total 48 units over 4 storey)	COMPL IANCE	2015 NEW DA DESIGN (Total 75 units over 5 storey)	COMPLI ANCE
to at least the ground floor. The development must provide continuous access paths of travel from all public roads and spaces as well as unimpeded internal access. Pedestrian access ways, entry paths and lobbies must use durable materials commensurate with the standard of the adjoining public domain (street) with appropriate slip resistant materials, tactile surfaces and contrasting colours.	All internal common corridors and entries have been designed with good lines of site, visual links to surrounding outdoor spaces and communal/public spaces so as to facilitate resident safety and promote visual and communal interaction.		cater for the changing needs of residents. The internal building and circulation layout has been derived through careful analysis of the site's attributes and specific solar access and natural ventilation provisions. The proposed design achieves a high degree of articulation in its building form and amenity for residents. All internal common corridors and entries have been designed with good lines of site, visual links to surrounding outdoor spaces and communal/public spaces so as to facilitate resident safety and promote visual and communal interaction.	
4.1.4.3 Vehicular Driveways and Manoeuvring Areas				
Vehicle access is to be integrated into the building design so as to be visually recessive All vehicles must be able to enter and leave the site in a forward direction without the need to make more than a three point turn. Driveway widths, car parking space dimension must comply with the relevant Australian Standards. Driveway grades, vehicular ramp width/ grades and passing bays must be in accordance with the relevant Australian Standard Access ways to underground parking should be sited to	The primary vehicular access to the basement carpark is via the new side street, Georgiana Terrace for residents and visitors.	Yes	The primary vehicular access to the basement carpark is via the new side street, Georgiana Terrace for residents and visitors. All parking spaces dimension, driveway design, servicing vehicle manoeuvring are designed generally in accordance with AS. Refer to traffic consultant's report for details.	Yes



OBJECTIVES	2003 DA CONSENT APPROVAL DESIGN (Total 48 units over 4 storey)	COMPLIANCE	2015 NEW DA DESIGN (Total 75 units over 5 storey)	COMPLIANCE
minimise noise impacts on adjacent habitable rooms, particularly bedrooms. For residential development in the General Residential zone, use semi-pervious materials for all uncovered parts of driveways and parking areas to assist with stormwater infiltration.				
4.1.4.4 On-Site Parking				
Except as separately provided for in the Gosford Local Environmental Plan 2014, on-site vehicle and bicycle parking is to be provided in accordance with Table 4.1 of this chapter. 1 Bed = 1 car space/dwelling 2 Bed = 1.2 car spaces/dwelling 3 Bed = 1.5 car spaces/dwelling Visitor = 0.2 spaces/dwelling Motorcycle = 1 space/15 dwellings Bicycle = 1 resident's space/3 dwellings + 1 visitor space/12 dwellings Car parking is to be provided wholly underground. Car parking and associated internal manoeuvring areas provided over and beyond that required by this chapter and the Gosford Local Environmental Plan 2014 is to be calculated towards gross floor area. On-site parking must meet the relevant Australian	There were a total of 77 car parking spaces provided for residents and visitors. No designated bicycle store and motorcycle parking spaces were provided in accordance with relevant codes requirements. Table 4.1	Yes No	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	Yes Yes



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Standard (AS 2890.1 2004 – Parking facilities, or as amended). To accommodate people with disabilities, provide minimum of 2 spaces per development, as an appropriately designated and signed disabled parking space. Uncovered on-site parking areas, including the top of front building setbacks, are prohibited. Bicycle parking is to be in secure and accessible locations, with weather protection.				
4.1.4.5 Site Facilities and Services				
Provide mail boxes for residential building in one accessible location adjacent to the main entrance to the development. Locate satellite dish and telecommunication antennae, air conditioning units, ventilation stacks, integrated into the roof-scape design and in a position where such facilities will not become a skyline feature at the top of any building, and adequately setback from the perimeter wall or roof edge of buildings. A master antenna must be provided for residential apartment buildings. For waste storage and handling area is to be enclosed and located within a basement or enclosed carpark for residential flat buildings,	Mail boxes were proposed to provide within each lobby cores area Master Antenna was proposed for the proposed development Individual garbage room was provided next to each core in the car park. Separate bins for recycling and general waste rubbish will be provided. Building management will arrange bulk bins to be picked up from one single point of pickup/holding area for weekly collection on the side street	Yes	Mail boxes will be provided within each lobby cores area Master Antenna will be provided for the proposed development Individual garbage room is provided next to each core in the car park. Separate bins for recycling and general waste rubbish will be provided. Building management will arrange bulk bins to be picked up from one single point of pickup/holding area for weekly collection on the side street	Yes



OBJECTIVES	2003 DA CONSENT APPROVAL DESIGN (Total 48 units over 4 storey)	COMPLIANCE	2015 NEW DA DESIGN (Total 75 units over 5 storey)	COMPLIANCE
Provide adequate space within any new development for the loading and unloading of service/delivery vehicles. Preferably locate service access off rear lanes, side streets or rights of way.				
4.1.5 Environmental Management				
4.1.5.2 Energy Efficiency and Conservation				
New dwellings, including multi-unit development within a mixed use building and serviced apartments intended or capable of being strata titled, are to demonstrate compliance with State Environmental Planning Policy – Building Sustainability Index (BASIX).	No details provided	No	Refer to Basix Certificates	Yes
4.1.5.3 Water Conservation				
New dwellings, or developments which contain a residential component within a mixed use building or serviced apartments intended or capable of being strata titled, are to demonstrate compliance with State Environmental Planning Policy - Building Sustainability Index (BASIX)	No details provided	No	Refer to Basix Certificates and stormwater management reports for details	Yes
4.1.5.4 Reflectivity				
New buildings and facades should not result in glare that causes discomfort or threatens safety of pedestrians or drivers.	The building facades were articulated with different materials proposed, including split-face block wall, rendered blocks and	Yes	The building facades are articulated with different materials proposed, including split-face block wall, rendered blocks and	Yes



OBJECTIVES	2003 DA CONSENT APPROVAL DESIGN (Total 48 units over 4 storey)	COMPL IANCE	2015 NEW DA DESIGN (Total 75 units over 5 storey)	COMPLI ANCE
Visible light reflectivity from building materials used on the facades of new buildings should not exceed 20%.	translucent glass balustrades. The final selection of the glass will not result in glare or any other reflective issues		translucent glass balustrades. The final selection of the glass will not result in glare or any other reflective issues	
4.1.5.5 Wind Mitigation				
To ensure public safety and comfort, the maximum wind criteria are to be met by new buildings	Appropriated landscaping measures were incorporated with introduction of small to medium sized trees and landscaping within communal areas and around the building footprint to break down the wind tunnel effects	Yes	Appropriated landscaping measures are incorporated with introduction of small to medium sized trees and landscaping within communal areas and around the building footprint to break down the wind tunnel effects	Yes
4.1.5.6 Waste and Recycling				
All development is to provide for storage of waste bins on-site in an area of sufficient size to accommodate waste generated by the development. The storage area must be located in a position which is, visibly unobtrusive from the street and compatible with the design of the main building, easily accessible to dwelling occupants, accessible to waste collection vehicles and operators, has water and drainage facilities for cleaning and maintenance; and does not immediately adjoin private open space, windows or clothes drying areas. Provision is to be made to allow collection of the waste either directly from the waste storage area, or by transfer to a waste collection point	Individual garbage room is provided next to each core in the car park and has been designed to house adequate number of bins to serve each residential core. Separate bins for recycling rubbish were proposed within each garbage room. Building management will arrange bins to be pick up from one single point of pickup/holding area for weekly collection on the side street.	Yes	Individual garbage room is provided next to each core in the car park and has been designed to house adequate number of bins to serve each residential core. Separate bins for recycling rubbish will be provided within each garbage room. Building management will arrange bins to be pick up from one single point of pickup/holding area for weekly collection at the side street. Refer to waste management plan for details.	Yes



OBJECTIVES	2003 DA CONSENT APPROVAL DESIGN (Total 48 units over 4 storey)	COMPLIANCE	2015 NEW DA DESIGN (Total 75 units over 5 storey)	COMPLIANCE																												
4.1.5.7 Noise and Vibration																																
Development should be designed to minimise the potential for offensive noise. Noise sensitive developments should be designed to reasonably protect the proposed development from noise sources such as arterial roads, railway lines, sporting complexes and entertainment venues.	The site is located on the edge of Gosford Town Centre and does not locate adjacent to any noise sources such as arterial roads, railway lines, sporting complexes and entertainment venues. Common wall and party walls will be constructed to comply with the minimum acoustic standard for residential development.	Yes	The site is located on the edge of Gosford Town Centre and does not locate adjacent to any noise sources such as arterial roads, railway lines, sporting complexes and entertainment venues. Common wall and party walls will be constructed to comply with the minimum acoustic standard for residential development.	Yes																												
4.1.6 Residential Development Controls																																
4.1.6.2 Housing Choice and Mix																																
To achieve a mix of living styles, sizes and layouts within each residential development, comply with the following mix and size: provide a mix of bed-sitter/studio, one bedroom, two bedroom and three bedroom apartments, bed-sitter apartments and one bedroom apartments must not be greater than 25% and not less than 10% of the total mix of apartments within each development, two bedroom apartments are not to be more than 75% of the total mix of apartments within each development, and for smaller developments (less than six dwellings) achieve a mix	- There were a total of 48 units in the proposed development. The unit mix as follow <table><tr><th>No. of Beds</th><th>Area (m²)</th><th>No. of Units</th><th>% of total</th></tr><tr><td>1B</td><td>N/A</td><td>0</td><td>0%</td></tr><tr><td>2B</td><td>Min. 86m2</td><td>34</td><td>70.8%</td></tr><tr><td>3B</td><td>Min. 117m2</td><td>14</td><td>29.2%</td></tr></table> .No units have designed to be adaptable	No. of Beds	Area (m ²)	No. of Units	% of total	1B	N/A	0	0%	2B	Min. 86m2	34	70.8%	3B	Min. 117m2	14	29.2%	No	- There are a total of 75 units in the proposed development. The unit mix as follow <table><tr><th>No. of Beds</th><th>Area (m²)</th><th>No. of Units</th><th>% of total</th></tr><tr><td>1B</td><td>Min. 50m2</td><td>13</td><td>17.3 %</td></tr><tr><td>2B</td><td>Min. 79m2</td><td>52</td><td>69.3 %</td></tr></table>	No. of Beds	Area (m ²)	No. of Units	% of total	1B	Min. 50m2	13	17.3 %	2B	Min. 79m2	52	69.3 %	Yes
No. of Beds	Area (m ²)	No. of Units	% of total																													
1B	N/A	0	0%																													
2B	Min. 86m2	34	70.8%																													
3B	Min. 117m2	14	29.2%																													
No. of Beds	Area (m ²)	No. of Units	% of total																													
1B	Min. 50m2	13	17.3 %																													
2B	Min. 79m2	52	69.3 %																													

70 John Whiteway Drive, Gosford

Gosford City Council - DCP Part 4.1 Gosford City Centre Schedule of Compliance

Revision: B

Date: 23 Jan 2015



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OBJECTIVES	2003 DA CONSENT APPROVAL DESIGN (Total 48 units over 4 storey)	COMPL IANCE	2015 NEW DA DESIGN (Total 75 units over 5 storey)				COMPLI ANCE
appropriate to the locality. Where possible, adaptable dwellings shall be located on the ground floor, for ease of access. Dwellings located above the ground level of a building may only be provided as adaptable dwellings where lift access is available within the building. The lift access must provide access from the basement to allow access for people with disabilities.			3B	Min. 108m2	10	13.4 %	
			.15% of the units are designed as adaptable units in compliance with AS1428.1-2009 and AS4299. Refer to adaptable layout and access consultant's report for details.				
4.1.6.3 Storage							
Storage areas are to be in addition to kitchen cupboards and bedroom wardrobes. Storage areas are to be in accordance with the following average rates: 7.5m³ for studio and one bedroom units, 10m³ for two bedroom units, and 12.5m³ for three plus bedroom units. At least 50% of the required storage areas are to be provided within the dwelling.	Designated storage space were provided within each unit and in the basement car park.	Yes	The proposed development provided the following storage per apartment within the unit and in the basement ➤ 1-bedroom 7.5m3 ➤ 2-bedroom 10m3 ➤ 3-bedroom 12.5m3				Yes
4.1.6.4 Multi Dwelling Housing	Not Applicable. The proposed development does fall under the requirements of SEPP 65	N/A	Not Applicable. The proposed development does fall under the requirements of SEPP 65				N/A
4.1.7 Controls for Special Areas							
4.1.7.4 Special Area - John Whiteway Drive Precinct							



OBJECTIVES	2003 DA CONSENT APPROVAL DESIGN (Total 48 units over 4 storey)	COMPLIANCE	2015 NEW DA DESIGN (Total 75 units over 5 storey)	COMPLIANCE
In the John Whiteway Drive Precinct, the opportunity for high-rise residential development has largely arisen as a result of the existence of building platforms created from earlier sandstone quarrying. This precinct constitutes a unique site in which standardised controls are inappropriate considering the diversity of site constraints that affect various allotments. Where development proposals seek to vary numerical standards, the design principles and case for varying the control involved must be clearly documented in the development application. The development controls specified below seek to maximise development potential within clearly identified development parameters acknowledging the inherent biophysical constraints of the precinct as a whole and the site specific requirements of individual allotments. - Heights of Buildings Lot 2 DP 778384 = RL 77m AHD - Buildable Area The buildable area of each lot is illustrated in Figure 7.2 and coincides with the Restriction as to User on the title of the relevant lots under the Conveyancing Act, 1919. The Restriction as to User has application only where the restriction is not inconsistent with the provisions of the relevant planning instrument. - Built form	The previous design respects and responds to the scale of the surrounding buildings. The previous design has 3 - 4storeys in height overall. Due to the land falls away and along John Whiteway Drive, the development presents only 2-3 storey in height along the public western frontage of the site, 3-4 storeys at the northern section of the site and 4 storeys appearance on the bushland cliff side frontage of the site (South-East). The previous design was not designed in accordance with SEPP 65 and relevant controls to maximise solar access and cross ventilation opportunities. The building footprint has extended beyond the buildable area identified and into the area indicated as having 0m height limit as stated in Gosford Local Environmental Plan 2014. The previous design has been sited with appropriate and sufficient setback from the street to create a built environment that is cohesive, unified, composed, and comfortable in scale. There is careful layering and transition from the public to private zones by use of landscaping, scale and material without compromising the overall integration of the development.	Yes No	The proposed development respects and responds to the scale of the surrounding buildings. A 3 - 4 storey development approval remains valid at the subject site and the new proposed DA is now to seek one additional storey in height. The proposed development has 4 - 5 storeys in height overall. Due to the land falls away and along John Whiteway Drive, the development presents only 3-4 storey in height along the public western frontage of the site, 4-5 storeys at the northern section of the site and 5 storeys appearance on the bushland cliff side frontage of the site (South-East). The proposed development has utilised a similar footprint of the previous approved DA and maintain sufficient setback from all sides. The proposal maintains the required solar access to the apartments living and outdoor spaces while providing for the required solar access to the common open space. The development will primarily present itself as 2-4 storeys from the main public view corridors and is approx. 4.2m over the height limit control (RL 77).	No No



OBJECTIVES	2003 DA CONSENT APPROVAL DESIGN (Total 48 units over 4 storey)	COMPL IANCE	2015 NEW DA DESIGN (Total 75 units over 5 storey)	COMPLI ANCE
The built form should be designed and located to provide maximum orientation of future dwellings to sunlight, views, vistas and areas of public open space. Design should have special consideration for the scale, bulk and articulation of built form presented to the streetscape. Buildings adjacent to the public open space should be orientated to take advantage of the visual quality of the open space through views from internal and external living spaces. Where possible living areas within buildings should face the public open space. Density The residential development potential of the lots is controlled by the FSR provisions of the Gosford Local Environmental Plan 2014	The differentiation between public and private open spaces has been incorporated into the project by way of building setbacks, building level separation, landscape zones at the interface of the public/private realm and selection of materials. The proposed development is consistent with the rest of the development within the Gosford Town Centre and adjoining apartment towers. It respects and responds to the scale and character of the surround built form context. The building facades were articulated and broken down to a scale more appropriate to their residential use; different materials are proposed, including split-face block wall, rendered blocks and translucent glass balustrades. The total FSR was 1.04:1 which complies with the FSR controls established for the site under Gosford LEP 2014.	Yes	The proposed development also extends beyond the buildable area identified and into the area indicated as having 0m height limit as stated in Gosford Local Environmental Plan 2014. The proposed development has been sited with appropriate and sufficient setback from the street to create a built environment that is cohesive, unified, composed, and comfortable in scale. There is careful layering and transition from the public to private zones by use of landscaping, scale and material without compromising the overall integration of the development. The differentiation between public and private open spaces has been incorporated into the project by way of building setbacks, building level separation, landscape zones at the interface of the public/private realm and selection of materials. The proposed development is consistent with the rest of the development within the Gosford Town Centre and adjoining apartment towers. It respects and responds to the scale and character of the surround built form context. However, whilst complementary in scale the	Yes

70 John Whiteway Drive, Gosford

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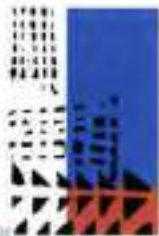


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OBJECTIVES	2003 DA CONSENT APPROVAL DESIGN (Total 48 units over 4 storey)	COMPL IANCE	2015 NEW DA DESIGN (Total 75 units over 5 storey)	COMPLI ANCE
			buildings are articulated to create smaller scale components more appropriate for a residential use. The building facades are articulated and broken down to a scale more appropriate to their residential use; different materials are proposed, including split-face block wall, rendered blocks and translucent glass balustrades. The depth of each unit has been carefully designed to allow for adequate natural ventilation. In excess of the required 60% of the apartments enjoy cross ventilation. The common corridors on each floor are to be fitted with operable windows/opening therefore further promoting cross ventilation in common areas. The orientation of the apartments maximise solar access. In excess of the required 70% of the apartments enjoy 3 hours of natural sunlight in mid-winter to living areas and balconies/private open spaces. The proposed development seeks an FSR of 1.5:1 which complies with the FSR controls established for the site under Gosford LEP 2014.	Yes Yes Yes



OBJECTIVES	2003 DA CONSENT APPROVAL DESIGN (Total 48 units over 4 storey)	COMPLIANCE	2015 NEW DA DESIGN (Total 75 units over 5 storey)	COMPLIANCE
4.1.7.5 Design Excellence				
Good building design should positively contribute to the overall architectural quality of the city and provide buildings appropriate to their context. In some circumstances, this contribution may be as an iconic or landmark building, but more typically it is as a well-mannered building that fits sensitively into the streetscape.	Design excellence provisions were not a requirement at the time of the original consent.		The proposal will be a high quality residential development which complies with the objectives and controls of the Gosford LEP and DCP and full complies with the design excellence provisions stipulated in SEPP 65. It is considered that the proposed development exhibits Design Excellence as discussed in the submitted Design Verification Statement. Also, refer to SEPP 65 Design Principle Statement for further details.	Yes



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Perspectives from South

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drawing no.
arsk9001

project no.
4386-00
revision
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No. 70 John Whiteway Drive, Gosford – Residential Development

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No. 70 John Whiteway Drive, Gosford – Residential Development

Aerial View from North

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East Elevation



Glass balustrade to balcony



Outdoor pool



Split face block



Steel curve roof

No. 70 John Whiteway Drive, Gosford – Residential Development

Materials

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MAX. BUILDING HEIGHT
ACCORDING TO GOSFORD
LEP 2014



West Elevation



Split face block



Balcony



Balcony awning and Glass balustrade



Color backed glass
spandrel panel

No. 70 John Whiteway Drive, Gosford – Residential Development

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North Elevation



Balcony



Color backed glass
spandrel panel



Split face block



Steel curve roof

No. 70 John Whiteway Drive, Gosford – Residential Development

Materials

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