

## ATTACHMENT 5

### GDCP 2013 Compliance Table.

Development Control	Required	Proposed	Compliance
<b>4.1.1.4 City Centre Character</b>	<p><u>General Residential Zone:</u> New development within this zone will consist of medium to high density with heights allowing for 5 to 7 storeys.</p> <p><u>Mixed Use (City Edge):</u> The rear (western) boundary of the site borders the Mixed Use (City Edge) character area, and is zoned B4.</p> <p>The Mixed Use Zone at the city edge complements the commercial core but also allows for residential units thereby providing for a walkable city for residents to work in.</p>	<p>The maximum height control within the City Centre is 72 (AA2) metres and this is located along Mann Street, 150 metres south of the train station. Significantly taller buildings are envisaged within the city centre, reducing in height to a maximum of 8.5 metres at the extremities of Gosford and the surrounding suburbs.</p> <p>Whilst the height control for the subject site is identified at 31.2 metres (southern end of the site) the maximum height proposed for this development results in a non-compliance in the centre of the site where the height control is 23.4 metres.</p> <p>In terms of providing an appropriate transition in built form and land use intensity, the development will provide an appropriate transition, as it steps down appropriately to the northern site boundary.</p>	Yes
<b>4.1.2.2 Building to street alignment and street setback</b>	2-2.5m range (min. 2m and max 2.5m)	The proposed development provides a front setback compliant with this requirement.	Yes
	Balconies may project up to 600mm into front building setbacks.	All balconies are located behind the 2.5m street setback.	Yes
<b>4.1.2.3 Street Frontage Height</b>	The street frontage height of buildings must comply with the minimum and maximum heights, being 10.5m- 16 m	<p>A portion of the southern tower does step back at the street frontage, however, the remainder of the development does not step back at the street frontage above the podium.</p> <p>Despite this, the design is considered to incorporate a strong architectural expression and the desired street frontage height is achieved through a consistent podium element and variation in materials.</p>	<b>No</b> , however minor variances are considered acceptable.
<b>4.1.2.4 Building Depth &amp; Bulk</b>	<p>Maximum floor plate up to a 500m<sup>2</sup> max above 12m</p> <p>Maximum building depth</p>	<p>Building A has a depth of 28m and a width of 30m.</p> <p>Building B has a depth of 31m and a width of 15m.</p>	<b>No</b> , but considered acceptable in this instance.

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	<p>(excluding balconies) – 18m</p> <p>No building above 24m in height is to have a building dimension in excess of 45m.</p>	<p>The floor plate for all floors above 12 metres (L4 +) is as follows:</p> <p><u>Building A (approximate)</u>  4th floor = 750m<sup>2</sup>  5th floor = 750m<sup>2</sup>  6th floor = 750m<sup>2</sup>  7th floor = 750m<sup>2</sup>  8th floor = 700m<sup>2</sup></p> <p><u>Building B (approximate)</u>  4th floor = 415m<sup>2</sup>  5th floor = 415m<sup>2</sup>  6th floor = 415m<sup>2</sup>  7th floor = 415m<sup>2</sup></p> <p>The depths of both buildings exceed 18 metres. Furthermore, Building A has floor plates in excess of 500m<sup>2</sup>.</p> <p>No building elements, above 24m in height, have building dimensions in excess of 45m.</p> <p>The variation noted above are considered acceptable as those floors exceeding the depth and floor plate criteria provide appropriate side and rear setbacks, and adequate internal amenity.</p>	
<b>4.1.2.5 Side Setback (up to 12m height)</b>	Habitable - 6m min.	<p><u>Northern (side) boundary:</u></p> <ul style="list-style-type: none"> <li>L1- L4: 5.7m- 5.9m (minor non-compliance)</li> </ul> <p><u>Southern (side) boundary:</u></p> <ul style="list-style-type: none"> <li>Ground Floor: <ul style="list-style-type: none"> <li>3.6m (balconies) (non-compliance)</li> <li>&gt;6m (building alignment) (complies)</li> </ul> </li> <li>L1- L4: 5.9m (minor non-compliance)</li> </ul> <p><u>Internal Separation:</u></p> <ul style="list-style-type: none"> <li>Ground – L1 (complies)</li> <li>L2-L3: 6m- 9m (complies) Blank Wall scenarios and Habitable to non-habitable</li> <li>L4-L8: 9m-12m (complies) Blank Wall scenarios and Habitable to non-habitable.</li> </ul>	<b>No</b> , however minor variances are considered acceptable.

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<b>4.1.2.5 Side Setback (above 12m height)</b>	Habitable - 9m min.	<u>Northern (side) boundary:</u> <ul style="list-style-type: none"> <li>L4- L7: 9m (complies)</li> </ul> <u>Southern (side) boundary:</u> <ul style="list-style-type: none"> <li>L4- L7: 9m (complies)</li> <li>L8: 9.1m (roof terrace) (minor non-compliance); &gt;12m (building alignment) (complies)</li> </ul> <u>Internal Separation:</u> <ul style="list-style-type: none"> <li>L4-L8: 9m-12m (complies)</li> </ul> Blank Wall and habitable to non-habitable scenarios.	<b>No</b> , however minor variations are acceptable.
<b>4.1.2.5 Rear Setback (up to 12m height)</b>	Habitable - 6m min.	Complies	Yes
<b>4.1.2.5 Rear Setback (above 12m height)</b>	Habitable - 9m min.	Complies	Yes
<b>4.1.2.7 Site Cover</b>	50%	Proposed at 53% (1766.4m <sup>2</sup> )	<b>No</b> , however variations are acceptable.
<b>4.1.2.7 Deep Soil Zones</b>	15% min.  Min. Dimension 6m	<p>All of the deep soil zones proposed have dimensions less than 6 metres (width or length).</p> <p>The proposed deep soil planting does not comply with the DCP requirement (15%) with only 14% of the total site provided as DCP deep soil zone. It is noted the 600mm zone of deep soil to the rear of Building A has not been included given its limited dimensions. However, all remaining deep soils zones adjacent to the rear and side boundaries and between the two towers have been included. The merits of which have been discussed previously.</p> <p>It is considered the proposed deep soil zones meet the objective of CI 4.1.2.7 of the DCP in that the development provides an area on site that enables soft landscaping and deep soil planting, permitting the retention and/or planting of trees that will grow to a large or medium size.</p>	<b>No</b> , however variations are acceptable.
<b>4.1.2.8</b>	Landscaped areas are to	An underground water tank is proposed	Yes

Development Control	Required	Proposed	Compliance
<b>Landscape Design</b>	<p>be irrigated with recycled water.</p> <p>A long-term landscape concept plan must be provided for all landscaped areas, in particular the deep soil landscape zone.</p>	<p>to the southern portion of the site (Building A). It will take water from a roof area of 1500m<sup>2</sup>. This water will be used for the watering of the landscaped areas as required by BASIX.</p> <p>A landscape plan was submitted with the development application and is otherwise considered acceptable by Councils Tree Assessment Officer.</p>	
<b>4.1.2.9 Planting on Structures</b>	<p>Constraints on the location of car parking structures due to water table conditions may mean that open spaces and courtyards might need to be provided over parking structures.</p>	<p>The provisions within this section only apply to the Commercial Core, Mixed Use and Enterprise Corridor Zones.</p> <p>Regardless, the minimum standards for soil depth and area have been considered in order to ensure plant establishment and growth can occur.</p> <p>At the podium level above the carpark, 120m<sup>2</sup> of planters are proposed, wherein the landscape plan identifies these planters will be occupied by mixed deciduous and evergreen small to medium trees.</p> <p>Section A-A indicate the planters in Building B will be at a depth of 1 metre. The stated areas are therefore considered appropriate to accommodate shrubs, small trees and medium trees (2m to 8m high) in accordance with this provision.</p> <p>A condition is recommended confirming a depth of one (1) metre to all landscape planters located above the carpark podium at the rear of the site. <b>Refer to Condition 2.11.</b></p>	Yes
<b>4.1.2.10 View Corridors</b>	<p>Protect significant view corridors</p>	<p>Figure 2.1.4 within the Gosford City Centre Development Control Plan nominates significant views which are considered integral to the character of the area and which require protection and consideration with regard to new development. The site is not located in any identified view corridor.</p>	Yes
<b>4.1.3.3 Street Address</b>	<p>Clear Street address</p>	<p>Units fronting Hills Street are provided with balconies overlooking the street. In addition to this, the majority of units in general have views towards the street. Primary access to the building is</p>	Yes

Development Control	Required	Proposed	Compliance
		provided via the ground floor lobbies from Hills Street.	
	Direct front door access for ground floor units.	No ground floor units are proposed.	Yes
	Residential buildings are to provide not less than 65% of the lot width as street address.	<b>78%</b> provided.  The only aspect of the street frontage which would not be considered to be providing a street address is the 16m associated with driveways. The remaining building, and significant landscaping all add to the street presentation.	Yes
<b>4.1.3.5 CPTED Principles</b>	Address Safer by Design and CPTED principles	<p>Passive Surveillance is prevalent throughout the development. The vast majority of the units have their private open spaces facing east or west.</p> <p>Eastern facing balconies allow for surveillance to Hills Street. The west facing balconies allow residents to observe activity taking place within the communal open space and the rear of the site.</p> <p>The northern and southern facades provide window openings which will also provide casual surveillance to the side boundaries. The main entry points to both buildings will be clearly articulated and well lit.</p> <p>The public and private domain is well articulated via landscaping treatments.</p> <p>Compliance with recognised CPTED principles will be confirmed via the imposition of <b>Condition 4.17</b>.</p>	Yes
<b>4.1.3.7 Vehicle Access</b>	<p>One access point only.</p> <p>Max. 2.7m width (or up to 5.4m wide for safety reasons)</p>	The vehicular crossings provided are acceptable given the density of the development.	<b>No</b> , however variations are acceptable.
<b>4.1.3.9 Building Exteriors</b>	Various controls, similar to clause 8.5 of GLEP.	Details of materials and colours are provided in the plans within the development application documentation and are supported by Council staff. Compliance will be endorsed via consent <b>Condition 1.1</b> and <b>2.11</b> .	Yes
<b>4.1.4.2 Pedestrian Access and</b>	<p>Building Entry Points - Clearly visible from street</p> <p>Design for disabled</p>	<p>Considered acceptable.</p> <p>Appropriate conditions are</p>	Yes

Development Control	Required	Proposed	Compliance
<b>Mobility</b>	persons	recommended for imposition requiring compliance with the BCA.	
	Barrier free access to not less than 20% of dwellings		
	At least 1 main pedestrian entrance with convenient barrier frees access to ground floor		
	Continuous access paths of travel from all public roads		
	Access paths of durable materials (slip resistant materials, tactile surfaces and contrasting colours)		
<b>4.1.4.3 Vehicle Footpath Crossings and Vehicular Driveways and Manoeuvring</b>	Located 6m min. from the perpendicular of any intersection	<p>The vehicle access crossings are considered acceptable and appropriate, given the need to provide for garbage truck and vehicular access.</p> <p>Appropriate conditions required by Councils Development Engineer are recommended for imposition.</p>	Yes
	Minimum driveway setback 1.5m from side boundary		
	Enter and leave in forward direction		
	Compliance with Council's standard Vehicle Entrance Design & subject to Roads Act approval		
	Compliance with AS2890.1		
	Use semi-pervious materials for driveways open car spaces		
<b>4.1.4.4 On-Site Parking</b>	<p>1 space/1-bed (29 units) = 29</p> <p>1.2 space/2-bed (52 units) = 62.4</p> <p>1.5 space/ 3- bed (4 units)= 6</p> <p>Visitor parking (0.2 per unit) =17</p> <p>Disability accessible car parking, Not less than 10% of the required resident and visitor spaces: 10.4</p> <p><b>Motorcycle parking</b> 1 space/15 dwellings (or part thereof): 5</p>	<p><u>Total Required:</u></p> <ul style="list-style-type: none"> <li>Residential spaces: 97</li> <li>Visitor spaces: 17</li> <li>Accessible spaces: 10</li> <li>Motorcycle parking: 7</li> <li>Bicycle parking: 35</li> </ul> <p><u>Total Proposed:</u></p> <ul style="list-style-type: none"> <li>Residential spaces: 97 spaces are required, wherein 88 are proposed. <b>(9% non- compliance)</b></li> <li>Visitor spaces: 17 (complies)</li> <li>Accessible spaces: 12 (complies)</li> <li><b>Motorcycle parking: 7 (complies)</b></li> <li><b>Bicycle parking: 39 (complies)</b></li> </ul> <p>Minimum parking has been provided in accordance with the RMS Parking Guide for Metropolitan Sub-Regional Centres. In this regard, no further objection is</p>	<b>No</b> , however minor non-compliance with the amount of residential car spaces is considered acceptable.

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	<b>Bicycle parking:</b> 1 resident's space per 3 dwellings + 1 visitor space/12 dwellings (or part thereof): 35	raised.	
	Provided car parking wholly underground unless unique site conditions prevent achievement.	Complies, with the exception of the car parking podium at the rear of the site.  However, given the unique site constraints, setbacks and nature of the development, no objection is raised.	<b>No</b> , however variations are acceptable.
	Compliance with AS2890.1	Capable of complying via condition	Yes
	Uncovered parking areas are prohibited	Not applicable	Not applicable
	Bicycle parking secure and accessible with weather protection	Complies	Yes
<b>4.1.4.5 Site Facilities</b>	Mail boxes in one location, integrated into a wall, similar building materials and secure and of sufficient size	Capable of complying via condition. Refer to <b>Condition 2.11</b> .	Yes
	Locate ancillary structures (e.g. satellite dish and air conditioning units) away from street. Integrated into roof scape design. One master antenna per residential apartment buildings.		
	Size, location and handling procedures for all waste to satisfaction of Council's Waste & Emergency Staff	Considered acceptable.  Appropriate conditions required by Waste Servicing are recommended for imposition.	Yes
	Waste storage not to impact on neighbours in terms of noise, and be screened from the public and neighbouring properties		
	Waste storage area well lit, easily accessible and on level grade, free of obstructions		
<b>4.1.4.5 Fire &amp;</b>	Waste storage area behind main building setback and facade		
	Compliance with Fire Brigades Code of Practice	Considered acceptable.	Yes

Development Control	Required	Proposed	Compliance
Emergency Vehicles	– Building Construction – NSWFB Vehicle Requirements		
4.1.5.2 Energy Efficiency and Conservation	Compliance with BASIX	Acceptable.	Yes
4.1.5.3 Water Conservation	Efficient best practice management of water resources	A Water Cycle Management Plan, prepared by Michel Ell Consulting Engineers Pty Ltd, dated 14 December 2017 was provided and deemed acceptable. Water recycling within the landscaped areas is proposed.	Yes
4.1.5.4 Reflectivity	Visible light reflectivity from building materials used on the facades of new buildings should not exceed 20%.	It is considered glare will not pose a problem to surrounding road users. In any instance, in order to ensure compliance, <b>Condition 2.11</b> is recommended for imposition.	Yes
4.1.5.5 Wind Mitigation	Wind Effects Report for buildings over 14m	The height of the proposed development and those surrounding negate the requirement to prepare a wind effects report.	<b>No</b> , not considered necessary.
4.1.5.6 Waste and Recycling	Length of storage area 0.65 x no of bins	Considered acceptable.	Yes
	Width of storage area 2.5m min.	Appropriate conditions required by Waste Servicing are recommended for imposition.	
	SEPP 65 & ADC		
4.1.5.7 Noise and Vibration	Effective management of noise and vibration in a city centre environment	An Environmental Noise Assessment and Noise and Vibration Intrusion Assessment accompany the development application, as supporting information.  The recommendations of these reports are to be implemented at the required stages of construction. Refer to <b>Condition 2.13</b> .	Yes
4.1.6.1 Residential Development Controls	3.3.3.5.2 Sunlight and Overshadowing		Yes
4.1.6.2 Housing Choice & Mix	1 bed units 10% min to max 25%  2 Bed not more than 75%	The proposed development generates the following unit mix:  <ul style="list-style-type: none"><li>• 1 bed: 34%</li><li>• 2 bed: 61%</li><li>• 3 bed: 5%</li></ul>	<b>No</b> , however minor variation is considered acceptable.
	15% of dwellings (for sites with slope less 20%) capable of adaption for disabled or elderly residents = 12 accessible	SEPP 65 - states that:  (2) <i>Development consent must not be granted if, in the opinion of the consent authority, the development or</i>	Yes



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	dwellings	<p><i>modification does not demonstrate that adequate regard has been given to:</i></p> <p><i>(a) the design quality principles, and</i>  <i>(b) the objectives specified in the Apartment Design Guide for the relevant design criteria.</i></p> <p>Objective 4Q-1 of the Apartment Design Guide states that:</p> <p><i>"Universal design features are included in apartment design to promote flexible housing for all community members"</i></p> <p>Twelve (12) dwellings will be capable of adaptation and will be confirmed via the imposition of <b>Condition 2.11.</b></p>	
	Where possible provide adaptable dwellings on the ground level	Provided, where possible.	Yes
	Application to be accompanied by an Access Consultant report	Complies.	Yes
	Car parking to adaptable dwelling to comply with AS	Complies.	Yes
<b>4.1.6.3 Storage</b>	<p>7.5m<sup>3</sup> for 1 bed units  10m<sup>3</sup> for 2 bed units  12.5m<sup>3</sup> for 3 bed plus</p> <p>Min 50% of required storage areas within dwelling</p>	Capable of compliance via condition.	<b>No</b> , however compliance capable via condition.
<b>6.3 Erosion and Sediment Control</b>	Plans required	Complies.	Yes
<b>6.4 Geotechnical Requirement</b>	Investigations	<p>The subject site is located in a high risk land slip area. A geotechnical investigation was not provided at the DA stage for review. It is considered that site disturbance can be minimised through several conditions of development consent.</p> <p>These conditions would require the submission of dilapidation reports, and reports from appropriately qualified and practicing structural engineers, detailing the structural adequacy of adjoining properties, and certifying those</p>	Yes, via condition.

Development Control	Required	Proposed	Compliance
		properties ability to withstand the proposed excavation and any measures required to be incorporated into the work to ensure that no damage will occur during the course of the works.	
<b>6.7 Water Cycle Management</b>	Minimise the impact of the development on the natural predevelopment water cycle.	Council's Development Engineer has reviewed the development water cycle management report and raised no objection subject to the imposition of conditions.	Yes

