

## Attachment 5

### GDCP 2013 Compliance Table

Development Control	Required	Proposed	Compliance
<b>2.1 Character</b>	<p><u>Desired Character</u></p> <p>The main elements of the sites desired character are identified below:</p> <ul style="list-style-type: none"> <li>These areas should remain medium-density residential estates that accommodate older people or people with a disability, where improved standards of amenity and urban design quality are achieved by new low-rise multi-unit buildings that are surrounded by leafy gardens to provide distinctive backdrops for Gosford city's town centres and major roads.</li> <li>Ensure that new developments complement the siting, form and scale of nearby detached dwelling neighbourhoods, as well as maintaining reasonable levels of sunlight, privacy and amenity that are enjoyed by neighbouring dwellings and their private open spaces.</li> <li>Minimise the height and scale of new buildings by using strongly-articulated forms, including floor-levels that are stepped to follow natural slopes and facades that vary in shape and height.</li> </ul>	<p>The subject site is located within the Forresters Beach Character Statement, Area 5, Medium Density Estate. Having regard to the desired character for this area, no objection is made for the following reasons:</p> <ul style="list-style-type: none"> <li>The project comprises a medium density residential development for senior's accommodation. The building will be surrounded by landscaping.</li> <li>The Tumby wetlands and hills to the south-west will remain a dominant backdrop.</li> <li>The proposed building is separated from dwellings on properties external to the Village or surrounding villas within the Village such that it will have no adverse impact on privacy, overshadowing or amenity in general.</li> <li>The building is strongly articulated and includes protruding box elements with light weight rendered planter boxes, timber and metal infill panels, and large protruding eaves to accentuate this aspect.</li> </ul>	Yes
<b>2.2 Scenic Quality</b>	<p>The subject site falls within the "North Coastal" geographic unit which comprises the Forresters Beach, Wamberal, Terrigal landscape unit. Within this unit, the site falls specifically within the Forresters – Wamberal</p>	<p>The proposal is subject to the provisions of GDCP 2013 Chapter 2.2 – Scenic Quality.</p> <p>The development includes a higher density of residential development than that existing in</p>	Yes

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	<p>Landscape Unit, which is characterised as follows:</p> <p><i>The Forresters Beach – Wamberal Landscape Unit contains a mix of landscape types. The most northerly section of the unit forming the Forresters Beach landscape has characteristics more typical of the Tuggerah landscapes of the Wyong Shire.</i></p> <p><i>Forresters Beach occupies a rocky ridge, formerly an offshore island, which is tied back to the land by alluvial sand bodies which drain south into Wamberal Lagoon and north to Tuggerah Lake. Residential development through the elevated areas and adjacent to The Entrance Road is visually dominant. The flat rear dune hinterland, including the Tumbi Road area, comprises a mixture of residential, rural-residential and recreational land uses. The flat landform, low vegetation and stunted characteristics result in a generally low visual quality. The forested ridgeline and side slopes of Tumbi Ridge, which form part of the Coastal Open Space System, provide a strong western boundary to the unit.</i></p>	<p>the area. However, it is considered the transition between neighbouring development and the proposed development is acceptable. The use of landscaping on boundaries and roof areas of the proposal enhances the scenic quality of the area.</p> <p>Overall the development does not propose a bulk and scale that will adversely affect the scenic quality of the area. Views will be maintained around and through the site.</p> <p>The proposal is <b>consistent</b> with the stated objectives of GDCP 2013 Chapter 2.2 - Scenic Quality.</p>	
<b>5.18 Forresters Beach</b>	<p>Clause 5.18.4 Development Controls (Environment)</p>	<p>The applicant has satisfied Council Officers and the Department of Primary Industries (Water) that concerns raised in submissions regarding erosion and sediment control will be adequately addressed by legislative requirements, enabling the development to proceed in a manner which is sensitive to the environmental characteristics of the site and its environs.</p>	Yes
	<p>Clause 5.18.4 Development Controls (Drainage)</p>	<p>Matters related to flooding and drainage were considered in a Water Cycle Management Plan (WCMP) prepared by ADW Johnson, dated September 2017 accompanying the development</p>	Yes

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		<p>application.</p> <p>Council's Development Engineer has advised the development will generate additional stormwater flows and potentially increase nutrient/pollutants from the site. However, previous development on the site has provided an onsite detention facility and nutrient/pollution control facilities that would cater for the proposed development. Therefore, specific on-site detention and nutrient/pollution control facilities are not required for the subject development application.</p>	
	<p>Clause 5.18.4 Development Controls (Traffic Access)</p>	<p>The site has three street frontages, these being The Entrance Road (i.e. Central Coast Highway), Bellevue Road and Bakali Road. There is existing kerb and gutter across all three street frontages that were constructed previously. Road works are not required with this subject development.</p> <p>The development application includes the construction of a fourth access to the site, this being off Bellevue Road and located on the eastern side of the existing access in Bellevue Road. This new access is proposed to be used for staff, servicing and visitor parking. A new heavy duty vehicular access crossing will be required in Bellevue Road to provide this access to the development. Within the site this driveway will provide access to a basement car park and servicing area.</p> <p>The existing internal road network is proposed to be used for residents and visitors (from within the retirement village). This internal road network will need to be extended within the proposed development area.</p>	<p>Yes</p>

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		Council's Traffic and Transport Planner and Development Engineer have raised no objection to the proposed vehicular access. It is concluded the proposed development will not have an adverse impact on the existing road network.	
	Clause 5.18.4 Development Controls (Visual Buffer)	A 6.5m wide landscaped visual buffer is proposed along the Central Coast Highway frontage of the land, in excess of the 5m wide buffer required.	Yes
<b>6.3 Erosion and Sediment Control</b>	Plans required.	Complies	Yes
<b>6.4 Geotechnical Requirement</b>	Investigations required.	<p>A Geotechnical Investigations and Waste Classification Assessment Report, prepared by Douglas Partners, dated December 2015, accompanies the development application.</p> <p>With regard to contaminants identified on site in the location of the proposed development, the applicant submitted a Detailed Site Investigation for Contamination, prepared by Douglas Partners, dated September 2017.</p> <p>Council's Environmental Health Unit reviewed the considerations of this report and advised the report was prepared generally in accordance with the NSW EPA Guidelines for Consultants Reporting on Contaminated sites and raised no further objection.</p>	Yes
<b>6.7 Water Cycle Management</b>	Minimise the impact of the development on the natural predevelopment water cycle.	In accordance with Chapter No. 6.7 – Water Cycle Management, a Water Cycle Management Plan (WCMP) for the proposed development has been prepared by ADW Johnson, dated September 2017. Council's Development Engineer reviewed the submitted WCMP and raised no objection.	Yes

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		<p>Although there are a number of drainage channels and drainage systems within the retirement village itself, there are two drainage channels within the site that are in close proximity to the proposed development, these being:</p> <ul style="list-style-type: none"> <li>• One channel located on the western side of the proposed development area that conveys stormwater from a catchment including an area located on the northern side of Bellevue Road; and</li> <li>• One channel located on the southern side of the proposed development area that conveys stormwater from a catchment including an area located on the eastern side of The Entrance Road.</li> </ul> <p>These channels were upgraded in conjunction with previous development applications associated with the retirement village.</p> <p>As part of the Water Cycle Management Plan, prepared by ADW Johnson, dated September 2017, these channels were analysed to confirm that the 1%AEP stormwater flows are contained within the banks of the channels with freeboards to the top of banks and proposed floor levels and car parking areas being provided in excess of 0.5m above the 1%AEP flood level in the channels.</p> <p>The proposal will generate additional stormwater flows and potentially increase nutrient/pollutants from the site. However, an onsite detention facility and nutrient/pollution control facilities exist onsite.</p>	

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		Therefore, specific on-site detention and nutrient/pollution control facilities are not required for the subject development application.	
<b>7.2 Waste Management</b>	Waste Management Requirements	<p>A Waste Management Plan, prepared by Elephants Foot Recycling Solutions, dated 29 August 2017 and a Construction Waste Management Plan, prepared by Retire Australia, dated 5 September 2017 accompany the development application.</p> <p>These reports have been reviewed by Council's Waste Officer and found acceptable. Appropriate conditions confirming compliance are recommended for imposition.</p>	Yes