

25 September 2019

Louise Starkey
Senior Planning Officer
Regional Assessments
Department of Planning, Industry & Environment
Via email louise.starkey@planning.nsw.gov.au

Dear Ms Starkey,

Re: Pre-Development Application advice request. Proposed Residential Flat Building (Affordable Housing) 56 Beane Street, Gosford

I refer to your email of 10 September 2019. The following comments are provided on the proposed development.

1. Planning

- The land is zoned R1 General Residential under SEPP (Gosford City Centre) 2018. The proposal is permissible with consent.
- The proposal must address the requirements of the SEPP (Gosford City Centre) 2018, Gosford City Centre DCP 2018, SEPP (Affordable Housing) 2009, SEPP 65 & Appointment Design Guide. Compliance tables for each to be submitted with the application.
- Mapped maximum building height 24 metres, maximum FSR 2.5:1 under SEPP (ARH).
- When the DA is submitted, a 3D model should be provided for loading into the Council 3D Digital model in accordance with the specification previously forwarded to the Department.
- Shadow diagrams to be submitted for March/ September & June. Shadow diagrams may need to be submitted one (1) hourly between 9.00am & 3.00pm in the winter time.
- Visual impact assessment is required.



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- Concept Landscape Plan & Street Tree Planting plan to be included with DA.
- Social impact assessment is required.
- Identify any impact on development potential of adjoining site.

2. Engineering

Road works, access, traffic

- Redundant vehicle access crossings to be removed and replaced with new kerb & gutter and reinstatement of footway with turf & concrete footpath.
- The proposed vehicle crossing in Gertrude Street is to incorporate a minimum 2.5m wide footway formation within the road reserve that grades up towards the property boundary at 2% from the proposed layback before incorporating a 'rollover' in the design profile. This would result a higher level of the access driveway at the boundary which in turn would require changes to the grades and transitions for the driveway ramp. (The present plan that grades from the proposed layback down towards the property boundary is not supported.)
- The footway in Beane Street is to be formed at 2% from the kerb and gutter up to the property boundary for the full frontage of the site.
- Access ramps, driveways and car parking arrangements to comply with AS2890.
- Refer to waste vehicle requirements related to servicing.
- The plans indicate that the Council footpath encroaches within the corner of the site near the intersection of Beane Street & Gertrude Street that will be affected by the proposed basement car park excavation. The footpath and pram ramp will need to be reconstructed.
- A traffic report required to address the impact of the development on the surrounding road network, & compliance with AS2890 in relation to access and parking provisions.

Flooding & drainage

- The Gosford CBD Overland Flood Flow Study site is subject to overland secondary stormwater flows that enter the site once the capacity of the pipe system and or sag inlet pit in Beane Street is exceeded. An unobstructed secondary stormwater flow path would need to be maintained/provided with the development which will need to be designed by a suitably qualified engineer competent in stormwater design at conceptual design stage to ensure it is workable. Preliminary design details of the

secondary stormwater flow path will need to be provided with a development application.

- Fencing to convey secondary stormwater flows from the low point in Beane Street through the site.
- Habitable areas are to be a minimum of 0.5m above the 1%AEP secondary flow levels derived by the stormwater engineer.
- The non-habitable areas (e.g. garbage storage area) will need to at a minimum level of the 1%AEP secondary flow levels derived by the stormwater engineer.
- The development will need to provide on-site detention to limit post development flows back to pre-development flows for all storms up to the 1%AEP storm event. A runoff routing method would need to be utilised in the design.
- The development will need to provide nutrient/pollution measures to achieve the reduction targets indicated in Chapter 6.7 of Council's Gosford DCP 2013.
- The development will need to provide retention of rainwater for reuse within the development site.
- Connection of stormwater into Council's drainage system will require formal approval under S68 of the Local Government Act.
- The development will need to comply with section 6.7.10 of Council's Gosford DCP213 in relation to structures adjacent to a Council stormwater pipeline / easement. Structures are not permitted over the pipeline and suitable clearance to the pipeline would be required to comply with a 3m wide easement to drainage centrally located over the pipeline alignment.

3. Architectural

Introduction

The application proposes the construction of a six storey residential flat building containing 20 one bedroom units, 21 two bedroom units and parking for 19 cars in a partially excavated carpark. The building is proposed to be used as affordable housing under SEPP Affordable Rental Housing (SEPP ARH)

The application is subject to SEPP 65 and has been assessed against the nine Design Quality Principles in the SEPP and the Apartment Design Guide (ADG) and SEPP Affordable Rental Housing (ARH).

Context and Neighbourhood Character

It is acknowledged that existing context is predominantly strata titled two storey town houses and RFBs that are unlikely to be redeveloped in the near future however the site is now zoned for greater height and density. The proposal complies with

current height, density, setback and deep soil controls and it is expected that future developments in the area will be of similar height and scale to the proposal and therefore it is considered compatible with likely future context and character.

Built Form & Scale

The proposal complies with height controls, setback and building separation controls in the ADG. The final design should be consistent with the recommendations in the ADG.

There are some non-compliances with podium and street wall heights but these are considered minor and have no detrimental impacts on the streetfront or adjoining sites.

Density

Complies with bonus density provision of SEPP ARH. Though the FSR is above that permissible in the GLEP it is considered that the non-compliance is small and does not result in any detrimental impacts on adjoining sites.

Sustainability

Mandatory energy efficiency certification will be required. The option of using solar power and hot water should be considered.

Landscape

The proposal complies with deep soil area controls but should address the following issues.

The existing trees on the Gertrude Street frontage form part of a continuous row of street trees along Gertrude Street, contribute to the green appearance of the street and will disguise the scale of the proposed building. Some of these trees, particularly those in the footpath reserve should be preserved to contribute to the existing character and disguise the scale of the new building.

The location of the drive way prevents provision of any screen planting between the proposal and adjoining site to the north. The driveway should be setback a minimum of 1 metre from the northern boundary to allow for screen planting and outlook between this and the adjoining site and to break up the continuous wall of buildings along Gertrude Street. A slight reduction in the Beane Street setback may be acceptable to facilitate this.

Amenity

It is noted that a similar development on the site to the north would likely result in the communal open space being in shade between 9am and 3pm in mid winter. There is also concern that the communal open space faces the carpark ventilation grilles.

The option of using some of the large area of level 4 floor slab for communal open space or larger balconies should be considered. Some reduction in the upper level

street setbacks to facilitate this and to increase the area of north facing balconies could be acceptable in this instance.

Consider extending the balcony of unit 01 to the west to improve solar access.

Safety

Balconies and windows provide surveillance of communal areas and the streets.

Housing Diversity & Social Interaction

Appropriate for the proposed social housing use.

Aesthetics

No comment at this time.

4. Water & Sewer

- The development site is located within the Gosford City Centre Water & Sewer Developer Services Plan (DSP) Area.
- Water and sewer is available to the land.
- The developer shall be required to obtain a Section 307 certificate for development of the land.
- Water and sewer developer (S307) contributions apply. The current rate is \$6917.01 per Equivalent Tenement (ET).

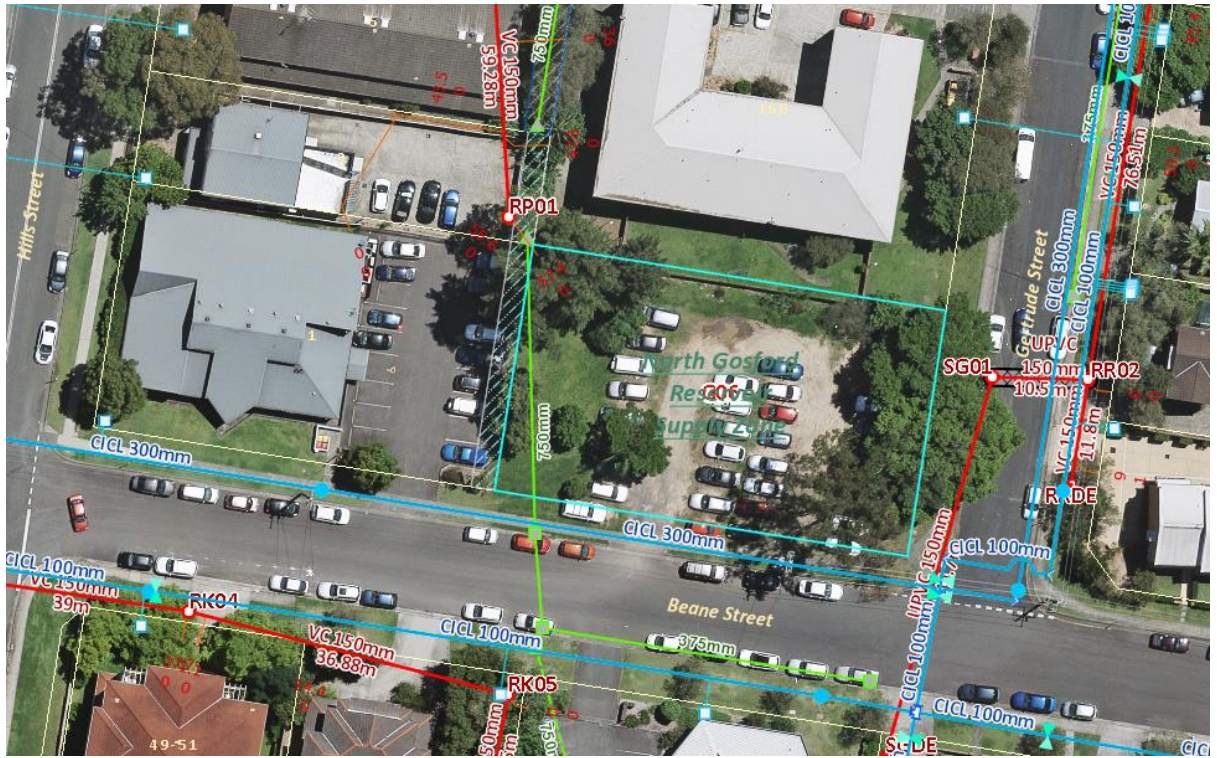


Figure 1- Water, sewer, drainage and easement plan

5. Waste

The proposal for a 41unit residential Flat Building is required to comply with the provisions of Chapter 7.2 – Waste Management of the former Gosford City Council DCP 2013.

A 41 residential unit development requires a design for an on-site bulk waste bin service with the waste vehicle and servicing area/s entirely within the boundaries of the site.

Mixed waste is to be assessed at 140 litres / unit / week. Recyclables waste to be assessed at 120 litres / unit /week.

1100 litre and/or 660 litre bulk waste bins will be provided for storage of residential waste.

Swept turning path details to AS 2890.2 designed and certified by a practising Traffic Engineer overlaid onto architectural plans are required to demonstrate waste vehicle movements.

The designated vehicle for servicing of multi-unit developments is a minimum 10.5m long, dual rear axle, rear loading HRV.

Waste vehicle entry to the site is to be forward in/ forward out without crossing the centre lines of the road.

A minimum 4.0m vertical height clearance is required in all waste vehicle manoeuvring areas.

Travel paths for residents to the waste storage enclosure to be clearly indicated.

The attached plans appear to indicate bins at the kerbside.

Kerbside collection of residential bins is non-compliant with current DCP requirements and is unsuitable for a development of the type and scale proposed

Waste Services is unable to support the residential waste storage/ waste servicing proposal as indicated on the drawings submitted.

It is recommended a revised proposal in accordance with current DCP requirements be prepared.

Yours sincerely,

A Roach

Andrew Roach
Unit Manager
Development Assessment
Central Coast Council

Our Reference: IR 27158031