

Central Coast

Local Planning Panel

Central Coast
LOCAL PLANNING PANEL MEETING
Business Paper
10 December 2020



Item No: 3.4
Title: DA57766/2019 - 24-28 Campbell Crescent and 26 Campbell Crescent, Terrigal - Demolition of Existing Structures and Construction of 4-storey Residential Flat Building containing 13 Units & 2 Levels of Basement Car Parking

Department: Environment and Planning

10 December 2020 Local Planning Panel Meeting

Reference: 011.2019.00057766.001 - D14349509
Author: Karen Hanratty, Senior Development Planner
Manager: Ailsa Prendergast, Section Manager, Development Assessment South
Approver: Andrew Roach, Unit Manager, Development Assessment

Summary

An application has been received for development a 4-storey residential flat building containing 13 units with 2 levels of basement car parking (for 27 vehicles) and the demolition of existing structures.

The development application has been referred to the Local Planning Panel as it is a development of 4 storeys subject to the provisions of *State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development* and there is a proposed variation to the height of buildings development standard of *Gosford Local Environmental Plan 2014*.

The application is recommended for approval.

Applicant	Design Cubicle Pty Ltd
Owner	The Owners Strata Plan No 6964
Application No	DA57766/2019
Description of Land	LOT: 0 SP: 6964, 24-28 Campbell Crescent TERRIGAL Lot: 1 DP: 1067146, 26 Campbell Crescent TERRIGAL
Proposed Development	Demolition of Existing Structures & Construction of 4-storey Residential Flat Building containing 13 Units & 2 Levels of Basement Car Parking
Site Area	Lot 0 SP 6964: 1714sqm Lot 1 DP 1067146: 152.5sqm Total site area: 1866.5sqm
Zoning	R1 General Residential
Existing Use	Residential Flat Building
Employment Generation	No
Estimated Value	\$7,000,000.00

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Recommendation

- 1 That the Local Planning Panel grant consent for Demolition of Existing Structures and Construction of 4-storey Residential Flat Building containing 13 Units & 2 Levels of Basement Car Parking subject to the conditions detailed in the schedule attached to the report and having regard to the matters for consideration detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979.**
- 2 That Council advise those who made written submissions of the Panel's decision.**

Key Issues

- Variation to height of buildings development standard
- Compliance with Gosford Development Control Plan 2013 (GDGP 2013) Chapter 3.3 Multi Dwelling Housing & Residential Flat Buildings
- Matters raised in public submissions

Precis:

Proposed Development	Demolition of Existing Structures & Construction of 4-storey Residential Flat Building containing 13 Units & 2 Levels of Basement Car Parking
Permissibility and Zoning	<p>The subject site is zoned R1 General Residential under Gosford Local Environmental Plan 2014 (GLEP 2014).</p> <p>The proposed development is defined in the GLEP 2014 as a Residential Flat Building:</p> <p style="text-align: center;"><i>residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.</i></p> <p>The use is permissible in the zone with the consent of Council.</p>
Relevant Legislation	<p>The following planning policies and control documents are relevant to the development and were considered as part of the assessment:</p> <ul style="list-style-type: none"> • Environmental Planning & Assessment Act 1979 – Section 4.15 (EP&A Act) • Local Government Act 1993 – Section 89 • Roads Act 1997 (Roads Act) • Water Management Act 2000 (WM Act)

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	<ul style="list-style-type: none"> • State Environmental Planning Policy (SEPP) No 55 – Remediation of Land (SEPP 55) • State Environmental Planning Policy (SEPP) No 65 - Design Quality of residential Apartment Development (SEPP 65) • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (SEPP BASIX) • State Environmental Planning Policy (Coastal Management) 2018 (Coastal Management SEPP) • Gosford Local Environmental Plan 2014 (GLEP 2014) • Gosford Development Control Plan 2013 (GLEP 2013) • Apartment Design Guide (ADG)
Current Use	Residential Flat Building
Integrated Development	No
Designated Development	No
Submissions	6 submissions

Variations to Policies

Clause	Clause 4.3 Height of Buildings
Standard	The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map
LEP/DCP	Gosford Local Environmental Plan 2014
Departure basis	Lift over-run: 2.37m-3.56m encroachments; a maximum height of 10.87m-12.06m (maximum 41.9% variation). Balustrade edges and wall element to rooftop: encroachments of 390mm-1.8m; a maximum height of 10.3m (maximum 21.2% variation).

Clause	Clause 3.3.3.1.2 Maximum Height Controls
Standard	New buildings and alterations to existing buildings shall not exceed <ul style="list-style-type: none"> a. Maximum building height - 8.5m b. Number of storeys – 2 storeys c. Exterior wall height – 7.5m d. 1m maximum floor height of the lowest occupied storey
LEP/DCP	Gosford Development Control Plan 2013
Departure basis	a. Lift over-run: 2.37m-3.56m encroachments; a maximum height of 10.87m-12.06m (maximum 41.9% variation).

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	<p>Balustrade edges and wall element to rooftop: encroachments of 390mm-1.8m; a maximum height of 10.3m (maximum 21.2% variation).</p> <p>b. 4 storeys to Campbell Crescent, 2-3 Storeys to side and rear boundaries</p> <p>c. 8.3m on the southern elevation (10.67% variation) and 9.0m on the northern elevation (20% variation).</p> <p>d. Ground level of the building a maximum of 2.9m above existing ground level near the rear portion of the building</p>
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Clause	Clause 3.3.3.2.2c – Exterior wall setbacks
Standard	For the exterior walls of any third storey (including a mezzanine): An additional setback of at least 2.5m measured from the face of the lower storey walls immediately below
LEP/DCP	Gosford Development Control Plan 2013
Departure basis	The northern elevation has a setback of 4 metres to the site boundary and does not comply for the exterior walls of any third storey which require a minimum setback to the site boundary of 6m.

Clause	Clause 3.3.3.3.3 Preferred Location of off-street parking
Standard	<p>a. Basements not extend across deep soil setbacks</p> <p>b. Basements may extend up to 1m above existing ground level if integrated into architectural and landscape design</p>
LEP/DCP	Gosford Development Control Plan 2013
Departure basis	<p>a. Basement predominantly consistent with prescribed deep soil setbacks</p> <p>b. Minor encroachment of basement above the existing ground level as a result of the sloping topography of the site – integrates with architectural and landscape design</p>

The Site

The subject site is irregular in shape and is described as Lot 0 SP 6964, 24-28 Campbell Crescent and has an area of 1,714sqm and Lot 1 DP 1067146, 26 Campbell Crescent Terrigal which has an area of 152.5sqm; a total site area of 1,866.5sqm. The strata plan was registered 15 February 1973.

The subject land has three road frontages with its principal frontage to Campbell Crescent (north-east boundary) and secondary frontages to Talgai Close on the north-western and south-western boundaries of the site, refer Figure 1.

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Figure 1 – Site and Locality Plan

The site is not identified as bushfire prone land, is not affected by flooding or flood planning controls. The site contains Class 5 Acid Sulfate Soils.

The site contains two, 2-storey separate buildings comprising of 10 small-sized units, all less than 70m² and inground swimming pool, refer Figure 2. The site has previously been excavated to accommodate the existing older motel style residential flat building and sits well below the level of Talgai Road and surrounding development (which is located upslope on higher land). Vehicle access to a double carport on the site and a car space occurs from Campbell Crescent as shown in Figure 3.

The site is generally cleared of vegetation with maintained lawns and vegetation along site boundaries.

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Figure 2 – Existing development on subject site – photo taken from Talgai Close



Figure 3 – Vehicle access onto the site from Campbell Crescent

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Talgai Close rises up from Campbell Crescent and is a narrow road with parking restrictions on its northern side from 6.00am to 12.00pm Fridays to allow garbage trucks access to service waste bins. At the rear of the site Talgai Close widens however there is limited manoeuvring area for garbage trucks and other large rigid vehicles to turn around. A large carport structure approximately 19.5m in length associated with the existing development on the subject site exists at the rear of the site accessed from Talgai Close. Vehicles parked within the carport encroach onto the roadway because the carport isn't deep enough to hold the entire length of the parked vehicles and the kerb and gutter and stormwater drainage is located through the rear carports, refer Figure 4.

Structures and driveways encroach the end of Talgai Close road reserve. Four dwellings, Nos. 2, 4, 6 & 8 Talgai Close have street frontage/driveway access from Talgai Close and two dwellings have rear boundaries to Talgai Close, refer Figure 4 & Figure 5:

No. 17 Grosvenor Road has a rear boundary to Talgai Close with no vehicle or pedestrian access. No. 19 Grosvenor Road has a rear boundary with pedestrian access via a constructed stairway over the road reserve to Talgai Close. No. 8 Talgai Close has only a small street frontage and gains access via a steep driveway from the street



Figure 4 – Talgai Close - carport to the left of the photograph associated with the existing development on the subject site

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Figure 5 – Right to Left - Nos. 2, 4 and 6 Talgai Close upper left properties in Grosvenor Road with part of subject site visible in the foreground

Surrounding Development

The site is located within a medium density residential area. Surrounding the site is a mix of 3-4-storey residential units of mixed architectural design, size and form interspersed by modern dwelling house developments and a cluster of older style two-storey multi-dwelling housing developments.

The site is located within walking distance of an established commercial precinct of Terrigal Village Centre and Terrigal Beach, refer Figure 6.

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Figure 6 - Locality Plan – subject site (blue outline)

The Proposed Development

The proposal comprises the following:

- Demolition of existing buildings and structures and filling in of the swimming pool.
- Construction of a 4-storey residential flat building containing 13 units over two levels of basement car parking.
 - Unit Mix
 - 2 x 1-bedroom units
 - 4 x 2-bedroom units
 - 7 x 3-bedroom units
- On-site car parking to accommodate 27 car parking spaces within 2 basement levels:
 - 23 residential parking spaces (including 2 accessible car spaces)
 - 4 visitor parking spaces
- Vehicle access to the site is provided via a new double width vehicle crossover and driveway from Campbell Crescent.
- Site excavation, landscaping and drainage works.

A brief description of the various aspects of the development is provided below.

- Basement Level (RL 7.1m AHD)
 - Vehicle access to the site via a new double width cross-over via Campbell Crescent with a driveway and graded ramp that provides vehicular access to the basement level
 - 17 car spaces within the basement level comprising:

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- 14 resident car spaces including 2 accessible car spaces
 - 4 visitor spaces
 - Motor cycle and bicycle parking
 - Storage
 - Caretaker water closet
 - Stairwell and lift core
 - Car park stairwell entry/exit access to Talgai close
- Lower Ground Floor (RL 10.3m AHD)
 - Vehicle access to the site via a new double width cross-over via Campbell Crescent with a driveway and graded ramp that provides vehicular access to the basement level.
 - 10 resident car parking spaces
 - Storage
 - Caretaker water closet
 - 2 x 3-bedroom units – with kitchen/living/dining area, laundry, bedroom(s), private open space
 - Lobby, stairwell and lift core
 - Car park stairwell entry/exit access to Talgai Close
- Mid Ground Floor (RL 13.4m AHD)
 - Pedestrian entry point via Talgai Close
 - 5 units - with kitchen/living/dining area, laundry, bedroom(s), private open space
 - 2 x 1-bedroom units
 - 1 x 2-bedroom unit
 - 2 x 3-bedroom units
 - Lobby, stairwell and lift core
 - Car park stairwell to Talgai close
- Upper Ground Floor (RL 16.6m AHD)
 - Pedestrian entry point via Talgai Close
 - 4 units - with kitchen/living/dining area, laundry, bedroom(s), private open space
 - 3 x 2-bedroom units
 - 1 x 3-bedroom unit
 - Lobby, stairwell and lift core
 - Common open space
 - Covered and enclosed waste bin storage with access from Talgai Close
 - Car park stairwell entry/exit access to Talgai close
- First Floor (RL 19.8m AHD)
 - 2 x 3-bedroom units - with kitchen/living/dining area, laundry, bedroom(s), private open space

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- Lobby, stairwell and lift core
- Roof Plan (RL 22.9m AHD)
 - Roof top communal open space
 - Lobby, stairwell and lift core

A 3D view of the proposal provides a site plan, refer Figure 7, and the building elevations are shown in Figures 8, 9, 10, & 11.



Figure 7 – 3D View – Photomontage

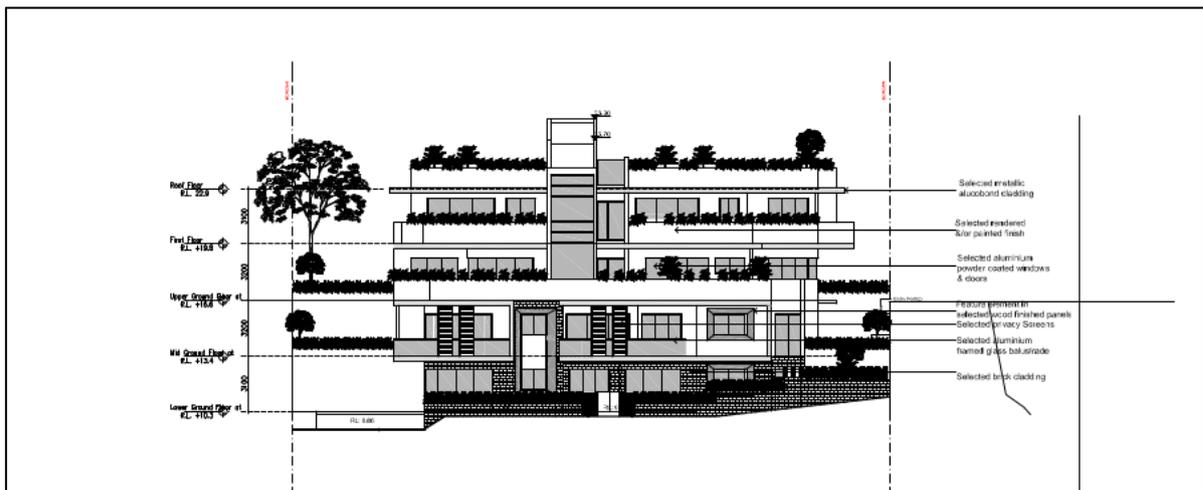


Figure 8 – North Elevation (Campbell Crescent street frontage)

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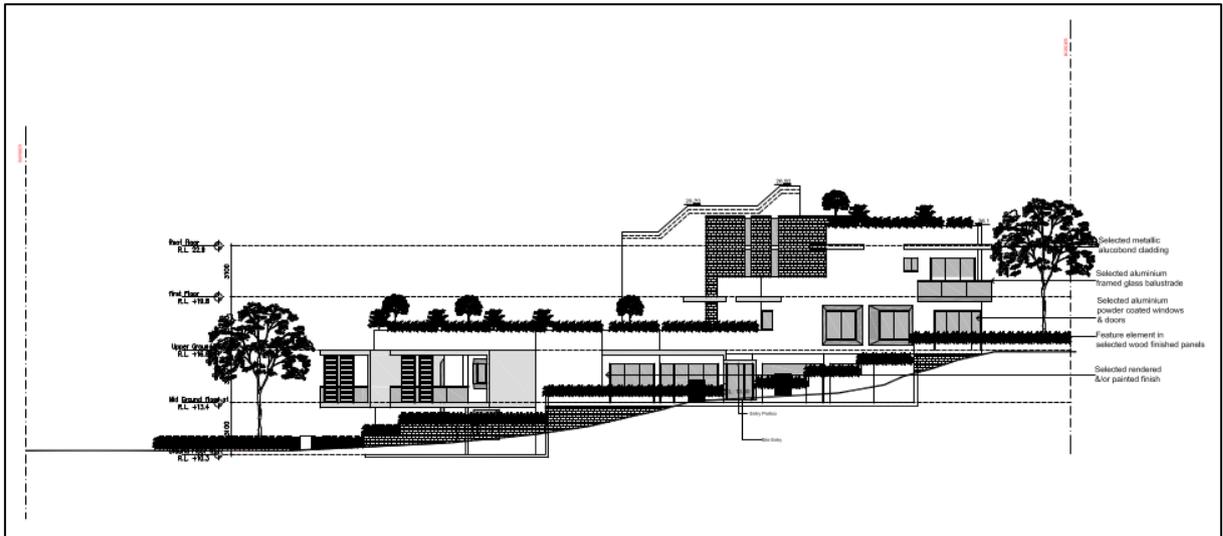


Figure 9 – West Elevation



**East Elevation/ Section C-C
1:200 (on A2)**

Figure 10 – East Elevation

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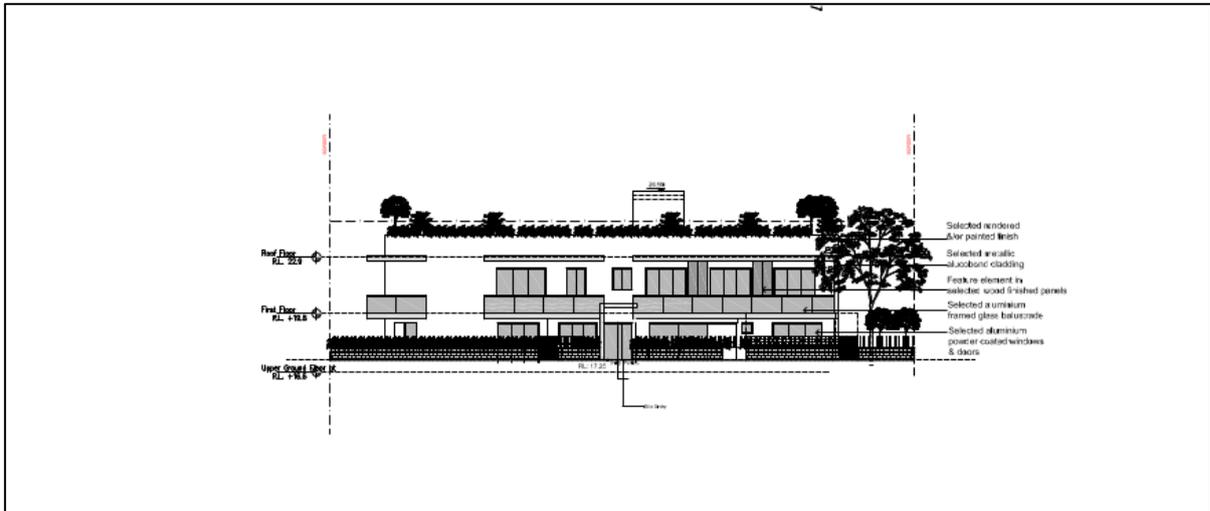


Figure 11 – South Elevation

History

Development consent 33596/2007 was granted approval by Council on 14 August 2008 for a residential flat building containing 10 Units. This development has not been constructed. The approved development requiring the demolition of an existing residential flat building / former motel "Surf and Sun" (containing 10 "small" sized units, less than 70m² each).

Assessment:

Having regard for the matters for consideration detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979 and other statutory requirements, the assessment has identified the following key issues, which are elaborated upon for the information of the Local Planning Panel. Any tables relating to plans or policies are provided as an attachment.

State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No 55 - Remediation of Land (SEPP 55) applies to all development and requires consideration and management of site contamination issues as part of the development assessment process. The current use of the site is for domestic residential purposes, and there are no known previous uses that would lead to the site being contaminated or unsuitable for the proposed use.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The application is supported by a BASIX certificate which confirms the proposal will meet the NSW government's requirements for sustainability, if built in accordance with the commitments in the certificate.

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The proposal is considered to be consistent with the requirements of *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*

State Environmental Planning Policy (Coastal Management) 2018

The provisions of *State Environmental Planning Policy (Coastal Management) 2018* (Coastal Management SEPP) require Council consider the aims and objectives of the SEPP when determining an application within the Coastal Management Area. The Coastal Management Area is an area defined on maps issued by the NSW Department of Planning & Environment and the subject property falls within this zone.

The relevant matters have been considered in the assessment of this application. The application is considered consistent with the stated aims and objectives.

State Environmental Planning Policy No 65 – Design Quality of residential Apartment Development

The proposal is subject to the provisions of *State Environmental Planning Policy No 65 – Design Quality of residential Apartment Development* (SEPP 65). SEPP 65 provides that in determining an application for a residential flat development, that the consent authority take into consideration of matters relating to design quality, including 9 design quality principles contained within Schedule 1 of SEPP 65, and the Apartment Design Guide (ADG).

The ADG provides objectives, design criteria and design guidance on how residential development proposals can meet the Design Quality Principles contained within Schedule 1 of SEPP 65, through good design and planning practice.

The application is accompanied by a table detailing compliance with the Apartment Design guide was provided with the development application the design criteria and objectives of the Apartment Design Guide (ADG) (Parts 3 and 4) within the Statement of Environmental Effects, **refer Attachment 7**.

An independent review was requested under Council Urban Design Panel Process and comments were provided by the independent urban consultant dated 16 March 2020, **refer Attachment 8**. This review noted the following issues:

- *Variation to building height in GLEP 2014 and GDCP 2013:*

Urban Consultant Comment:

Generally, the variations are minor in nature, well considered in the design to minimize any impact. These variations are in response to difficult hillside site constraints and are

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not trying for additional increases in complying FSR or the like. With this in mind, the variation should be supported.

The elements exceeding the height level are contained within the centre of the building. There is no discernible impact from street level given the inherent design quality of the design.

The design is only 3 storeys and/or exceeding the 7.5m wall height in minor areas of the design which includes basement carparking. The design is stepped up the sloping site and is well articulated to lessen any discernible impact.

The proposal is considered acceptable having regard to the requirements of the ADG. For further consideration, an assessment of the design quality principles below and the ADG Compliance Table contained within **Attachment 9**.

The proposed development has demonstrated that adequate regard has been given to the design quality principles contained within SEPP 65.

Principle 1: Context and Neighbourhood Character

The built form character within the immediate locality which is within walking distance to an established commercial precinct that comprises of a mix of three and four storey residential units of mixed architectural design, size and form interspersed by modern dwelling house developments and a cluster of older style two storey multi-dwelling housing developments.

This medium density residential development is considered appropriate in this location for a site zoned R1 General Residential and addresses the existing characteristics and topography of the site. The use of underground parking is supported, and the proposal makes a significant contribution to an acceptable architectural and urban design outcome.

Principle 2: Built Form and Scale

The proposal achieves a scale, bulk and height appropriate to the existing characteristics and topography of the site and its three street frontages and is consistent with the existing or desired future character of the street and surrounding buildings, despite minor non-compliance with building height.

The proposal achieves good design and an appropriate built form for the site and the building's purpose in terms of building alignments, proportions, building type, articulation and building elements.

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The proposal has a positive contribution to the streetscape and does not adversely impact on views and vistas of adjoining developments and provides good internal amenity and outlook for future residents.

The building design appears as 2-3 storeys from the side boundaries and 2-storeys from the rear of the site. The design is stepped up the sloping site and is well articulated to lessen any discernible impact. It is noted that the development may obstruct some views from the lower levels of residences to the southwest of the subject site at Talgai Close, no objection is made given the building complies with the building height at Talgai Close. The non-compliance arising from the lift overrun is to provide for suitable access to communal open space.

Principle 3: Density

The overall density of the development is appropriate in context and the design response ensures amenity impacts to adjoining properties will be minimised. The proposal will not impact on existing infrastructure, public transport, jobs, community facilities and the environment and will contribute towards increasing housing stock within the local government area especially within Terrigal.

Principle 4: Sustainability

BASIX and NatHERS certificate supporting the development application confirms compliance with mandatory energy efficiency standards. In addition, the design responds to sustainability principles by focusing on natural ventilation and access to natural light.

Principle 5: Landscape

The design of the development and its integrated landscaping provides a satisfactory level of landscaping that positively contributes to the landscape character of the streetscape and neighbourhood. The proposed landscaping works will include landscaped setback areas, screen/canopy plantings and strategically placed planters. Despite minor variations to setback provisions contained with the GDCP 2013 over 20% of site is to be deep soil planting and achieves the design criteria and objectives with Part 4O of the ADG.

Principle 6: Amenity

Generally, the quality of design meets the objectives and provides good level of amenity for residents and neighbours. Despite minor variations to setback provisions contained with the GDCP 2013.

The use of the stepped ground floor and proposed plantings within the site and around the site's boundaries will ensure the proposal results in an appropriate amenity and privacy

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outcome when considering the nature of the development, the unique sloping characteristics of the site and compliance with relevant Council controls.

Principle 7: Safety

The proposal provides a positive relationship between public and private spaces with defined access points.

Principle 8: Housing diversity and social interaction

The proposal provides 1, 2 and 3-bedroom units comprising a mix of apartment sizes and housing choice, as well adaptable units to cater for a variety of occupants and their living needs.

Principle 9: Aesthetics

The external appearance of the building is well considered and highly articulated to breakdown any perceived bulk on the very steep site. The composition has a variety of building elements defining both vertical and horizontal elements and is respectful to the hillside character.

The façade has recessing and protruding elements that varies the scale and creates interest in the building. The proportions and arrangement of building elements are well resolved. The curved balconies are unifying and soften the impact in its locale.

Although the proposal has requested a variation exceeding setback limits, this would appear minor in the context of the overall development bulk and scale, especially when considered at street level and the elements are well concealed. The proposal complies with most of the requirements for this challenging site.

Gosford Local Environmental Plan 2014

Gosford Local Environmental Plan 2014 - Permissibility

The subject site is zoned R1 General Residential under *Gosford Local Environmental Plan 2014* (GLEP 2014). The proposed development is defined as **residential flat building** which is permissible in the zone with consent of Council.

***residential flat building** means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.*

Gosford Local Environmental Plan 2014 - 2.3 Zone Objectives and Land Use Table

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Subclause 2.3(2) of the GLEP 2014 requires the consent authority to have regard to the objectives for development in a zone when determining a development application.

The subject site is zoned R1 General Residential under (GLEP 2014), refer Figure 12, Zoning Map.

The objectives for the R1 General Residential zone are as follows:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure that development is compatible with the desired future character of the zone.*
- *To promote best practice in the design of multi dwelling housing and other similar types of development.*
- *To ensure that non-residential uses do not adversely affect residential amenity or place demands on services beyond the level reasonably required for multi dwelling housing or other similar types of development.*



Figure 12 – Zoning Map – subject site (blue outline)

In this instance, it is considered that the proposal is consistent with the stated objectives of the zone as follows:

- The proposal provides additional housing for the local community and will increase housing choice in the area.

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- The site as it currently exists is underutilised in terms of its potential and is not expected to create substantial demand for new community infrastructures. It is expected that future residents will rely on existing infrastructures and public transport to access their everyday needs given the proximity to local services and public transport.
- The development is consistent with the future character of the area. The proposal will have a positive contribution to the streetscape and provides an appropriate transition in built form and land use intensity to that which currently exists in the form of single storey developments.
- The siting of the building together with the surrounding garden area is consistent with the predominant pattern of buildings in the neighbourhood.
- The design provides a quality residential development and responds to the site, provides housing with a high degree of accessibility and does not have adverse impact on the amenity of adjoining residential development.

Gosford Local Environmental Plan 2014 - Development Standards

An assessment of the proposed development against the relevant planning controls is detailed below.

Development Standard	Required	Proposed	Variation %	Compliance with Control	Compliance with Objective
4.1B Minimum lot sizes for attached dwellings, dual occupancies, multi dwelling housing and residential flat buildings	750sqm	1,866.5sqm	-	Yes	Yes
4.3 Height of buildings	8.5m	Lift over run: 10.87m – 12.06m Balustrade edges and wall element to rooftop Max 10.3m	27.9- 41.9% 21.2%	No	Yes – Clause 4.6 Exception to Development Standard has been lodged and considered satisfactory
4.4(2) Floor space ratio	0.7:1	0.67:1	-	Yes	Yes

Figure 13 – GLEP 2014 Development Standards

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Gosford Local Environmental Plan 2014 - 4.1B Minimum lot sizes for attached dwellings, dual occupancies, multi dwelling housing and residential flat buildings

Clause 4.1B(2) of GLEP 2014 provides that the minimum lot size development standard is 750sqm for residential flat buildings. The subject site has a total site area of 1,866.5sqm. The proposal complies with the development standard.

Gosford Local Environmental Plan 2014 - 4.3 – Height of Buildings

Clause 4.3(2) of GLEP 2014 provides that the height of a building on any land will not to exceed the maximum height shown for the land on the Height of Buildings Map. The maximum height shown on the relevant map is 8.5m. The GLEP 2014 defines this as the height above existing ground level.

The development proposes encroachments and heights above the development standard for the following building elements:

- Lift over-run: 2.37m-3.56m encroachments; a maximum height of 10.87m–12.06m or maximum 41.9% variation to the development standard.
- Balustrade edges and wall element to rooftop: encroachments of 390mm-1.8m; a maximum height of 10.3m or maximum 21.2% variation to the development standard.

These elements are recessed centrally within the development and the site such that they are not readily visible from the street and do not discernibly impact on bulk and scale. The actual variation to the control arises from the rooftop area and the desire to provide for accessibility to all persons via the lift. These elements do not have any streetscape impact or adverse impact on views to the dwellings to the rear of the site in Talgai Close.

A written request under clause 4.6 of GLEP 2014 to vary the development standard has been submitted by the Applicant. The Applicant's submission demonstrates the proposed development is of a satisfactory height bulk and scale and does not have adverse impact on adjoining development. The Applicant's objection is considered to be well founded as the proposal is considered to achieve the objectives of the standard and the development is recommended for support.

Figure 14 identifies these elements of the proposal that exceed the 8.5m building height.

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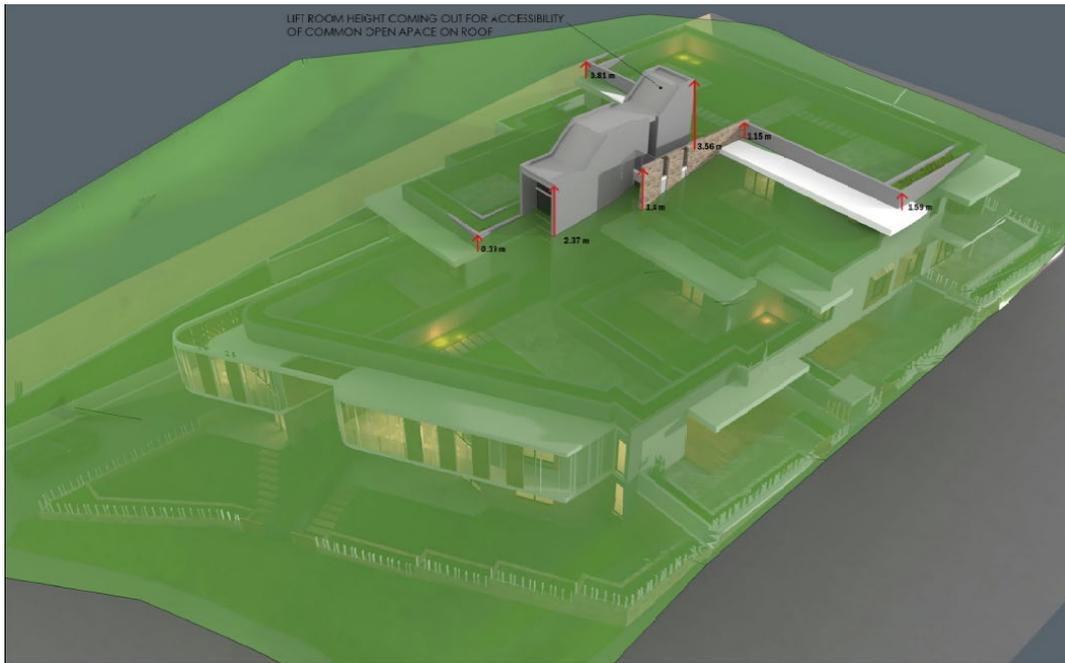


Figure 14 – Building Height plane diagram

Gosford Local Environmental Plan 2014 - 4.4 Floor Space Ratio

Clause 4.4(2) Floor Space Ratio of GLEP 2014 provides the maximum floor space ratio for a building on any land. The maximum floor space ratio (FSR) shown on the relevant map is 0.7:1.

The subject site has a total area of 1,866.5sqm (Lot 0 SP 6864 and Lot 1 DP 1067146). The building has a floor area of 1,198sqm. The proposal provides 4 car spaces in excess to that required under *Gosford Development Control Plan 2013* (GDGP 2013) and the additional floor area associated with these spaces results in a total floor area of 1,250.8sqm. The proposal has an FSR of 0.67:1 and complies with the FSR provisions of GLEP 2014.

Note: The Applicant's FSR calculation has been taken over Lot 0 SP 6864 only and failed to include Lot 1 DP 1067146, No. 26 Campbell Crescent, Terrigal in the calculations.

Gosford Local Environmental Plan 2014 - 4.6 Exception to Development Standards

A Clause 4.6 Exceptions to Development Standards variation for the non-compliance associated with building height development standard in Clause 4.3(2) of GLEP 2014) was provided by the applicant.

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Clause 4.6 of GLEP 2014 provides the ability to grant consent to a development application where the variation to a development standard can be adequately justified and where the objectives of clause 4.6 are satisfied, being:

- (a) *to provide an appropriate degree of flexibility in applying certain development standards to particular development,*
- (b) *to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*

In accordance with clause 4.6(3) the Applicant has submitted a written request seeking variation the maximum height of building development standards of 8.5m in clause 4.3 of GLEP 2014. A copy of the clause 4.6 variation is included as **Attachment 7**.

The development proposes encroachments and heights above the development standard for the following building elements:

- Lift over-run: 2.37m-3.56m encroachments; a maximum height of 10.87m–12.06m or maximum 41.9% variation to the development standard.
- Balustrade edges and wall element to rooftop: encroachments of 390mm-1.8m; a maximum height of 10.3m or maximum 21.2% variation to the development standard.

The applicant's written request refers to the first of the five tests established in *Wehbe v Pittwater Council* [2007] NSW LEC 827 to demonstrate that compliance with the numerical standard is unreasonable or unnecessary. The test seeks to demonstrate that the objectives of the standard are achieved notwithstanding non-compliance with the numerical standard, Clause 4.3 Height of Buildings of the GLEP 2014.

The Applicant's written request to vary the height of building development standard demonstrates the following:

In accordance with the provisions of this clause it is considered that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case as the underlying objectives of the control are achieved. The objectives of the maximum development standard are stated as:

- (1) *The objectives of this clause are as follows—*
 - a) *to establish maximum height limits for buildings,*
 - b) *to permit building heights that encourage high quality urban form,*
 - c) *to ensure that buildings and public areas continue to receive satisfactory exposure to sky and sunlight,*
 - d) *to nominate heights that will provide an appropriate transition in built form and land use intensity,*

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- e) *to ensure that taller buildings are located appropriately in relation to view corridors and view impacts and in a manner that is complementary to the natural topography of the area,*
- f) *to protect public open space from excessive overshadowing and to allow views to identify natural topographical features*

The current development proposal is consistent with the underlying intent of the control based on the following:

- *The proposal will provide a high-quality urban form that relates well to the context of the site in terms of the natural topography and adjoining developments;*
- *The height breach is limited to the lift element and the rooftop COS- and the habitable areas are below the height limit- which is a means of demonstrating that the actual height is not seeking to achieve greater density or yield- but relates to a site specific design response owing to topography and the rooftop common open space area and suitable disabled access to this area;*
- *The extent of variation does not discernibly increase the extent of amenity impacts in terms of loss of sunlight or visual and acoustic privacy;*
- *These elements over the height limit do not have any streetscape impact or view impacts to the dwellings to the rear of the site in Talgai Close.*
- *The proposal presents a suitable scale of development relative to surrounding development and future development within the locality given the provisions of the Gosford LEP 2014.*
- *Due to the minor nature of the variation it will not have any adverse amenity impacts. In this regard it is noted:*
 - *The variation will have no adverse impact on the physical bulk or scale of the development because it is recessed centrally to the development and will not be easily 'read' from the public domain.*
 - *The variation will not lead to a reduction in solar penetration on site or to adjoining properties nor will it lead to sunlight loss or overshadowing.*
 - *The proposed variation will not lead to view loss or interrupt on views to and from the site.*
 - *The proposed variation will not lead to a reduction in privacy afforded to existing residents or future residents of the proposal.*
- *The proposed development will permit the site to develop to its full zoning potential whilst complementing the future vision envisioned for the site by providing a residential flat building that will provide good address to the street frontage and clearly identifiable entrances and importantly for a good design outcome having regard to the context and nature of the site and the slope of the land;*
- *The development proposal has been designed to comply with key planning requirements, whilst providing an attractive building that addresses the context,*

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streetscape and sets the tone and scale for future medium density development in the locality. The development provides a residential flat building that will contribute towards increasing housing stock within the Gosford LGA, especially within Terrigal.

- *The variation is a point encroachment that allows servicing of the building as evident via architectural plans.*

As outlined above the proposal remains consistent with the underlying objectives of the control and as such compliance is considered unnecessary or unreasonable in the circumstances. The above discussion demonstrates that there are sufficient environmental planning grounds to justify the departure from the control.

In accordance with clause 4.6(4), development consent must not grant consent for a development that contravenes a development standard unless:

1. The consent authority is satisfied that the Applicant's written request has adequately addressed the matters required to be demonstrated in clause 4.6(3).

Comment:

The clause 4.6 submitted by the Applicant has addressed how strict compliance with the development standards is unreasonable or unnecessary having regard to various relevant decisions in the NSW Land and Environment Court and New South Wales Court of Appeal and how there are sufficient environmental planning grounds to justify the contravention.

Council is satisfied that the matters required to be demonstrated in subclause 4.6(3)(a) have been adequately addressed for the variation to the maximum height of building development standard.

2. The consent authority is satisfied that the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.

Comment:

In order to demonstrate if the proposal has merit, consideration of the proposed building height non-compliance regarding the objectives of the control contained within Clause 4.3(1) of GLEP 2014 is as follows:

The proposal is consistent with objectives in GLEP 2014 as follows:

- The maximum height limit for buildings has been identified for this property.
- The proposal is a well-designed building that reflects the topography of the site. The development achieves similar density to surrounding development. and the

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building is designed with large setbacks to boundaries, generous areas of open space and landscaping.

- The proposal generally complies with the 8.5m building height development standard as shown in Figure 15 - building height plane. The variations are minor in nature, the proposal is well considered in the design to minimise any impact. These variations are in response to difficult hillside site constraints and are not trying for additional increases in complying FSR.
- The elements exceeding the height level are contained within the centre of the building. There is no apparent impact from street level given the inherent design quality of the design.
- The design appears as 2-3 storeys from the side and rear boundaries of the site and/or exceeding the 7.5m wall height in minor areas of the design which includes basement car parking. The design is stepped up the sloping site and is well articulated to lessen any discernible impact.
- The proposal presents as a 2-storey development to Talgai Close and complies with the height provisions however will have impacts on existing views over the subject site to existing properties towards Terrigal village centre and beach obtained from properties at Nos 2, 4 & 6 Talgai Close. These properties have garages on the ground level with 2 levels of residential living above, where the living spaces on 1 level of the dwellings will be impacted. The lift over-run exceeds the height controls however is not considered to have detrimental impact on views. The building heights are appropriate to the site and do not adversely impact on significant views.
- The proposed building design maintains a similar building envelop to that which would be achieved by meeting the current standard which would be a poorer design outcome and also improves the design standards of adjacent residential development.
- The extent of the non-compliance does not contribute to the bulk and scale of the building and is not considered to have unreasonable impacts on the amenity of the adjoining residents by overshadowing, noise or overlooking. The design of the development provides for articulation, different materials selection, natural ventilation, acoustic and visual privacy from the neighbours.
- The roof top terrace is a preferable design outcome as it provides open space for use of all residents and their visitors, it is elevated with excellent solar access, provides views rather than at grade open space on the subject site owing to topography and accessibility.
- The proposal provides appropriate transition in built form and land use intensity being located adjacent single dwelling houses and other medium density developments.

The proposed development is consistent with the objectives for the R1 General Residential zone as follows:

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- The proposal provides additional housing for the local community and will increase housing choice in the area.
- The development is consistent with the future character of the area.
- The design provides a quality residential development and responds to the site and provides housing with a high degree of accessibility.
- The proposal does not impact on the amenity of adjoining residences and proposes leafy gardens and privacy screening to achieve desired future character of the zone.
- The development is consistent with the future character of the area. The density and siting of the building together with the surrounding garden areas are consistent with the predominant pattern of buildings in the neighbourhood.

The assessment of the proposal against the objective of the development standard and the R1 General Residential zone confirms that the proposal complies with these objectives despite the variation.

3. The concurrence of the Secretary has been obtained.

Comment:

Planning Circular PS 18-003 issued 21 February 2018 states that the consent authority may assume the concurrence of the Secretary of the NSW Department of Planning and Environment when considering exceptions to development standards under clause 4.6. The Central Coast Local Planning Panel is therefore empowered to determine the application.

Council is satisfied that the Applicant has demonstrated compliance with the objectives of the development standard and the zone objectives such that the proposal is in the public interest. The contravention of the building height control does not raise any matter of significance for State or regional environmental planning given the nature of the development proposal. Strict compliance with the prescriptive building height control is unreasonable and unnecessary in the context of the proposal in the circumstances of this case. The proposed development meets the underlying intent of the control and is a compatible form of development that does not result in unreasonable environmental amenity impacts.

This assessment concludes that the clause 4.6 variation of GLEP 2014 provided having regard to clause 4.3(2) of GLEP 2014 is well founded and worthy of support.

Gosford Local Environmental Plan 2014 - 7.1 Acid sulfate soils

This land has been identified as being affected by the Acid Sulfate Soils Map and the matters contained in clause 7.1 of Gosford Local Environmental Plan 2014 have been considered. The site contains Class 5 Acid Sulfate Soils.

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Class 5 Acid Sulfate Soils specifies:

- Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the water table is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

The application is supported by a Preliminary Geotechnical Investigation and Acid Sulfate Soils Assessment prepared by Ground Technologies, Ref GTE2086, dated 28 November 2019.

The report indicates that while the mapping did not indicate acid sulfate soils within the site, the deep alluvial profile within boreholes 1 and 2 was inconsistent with the regional geological mapping. The recovered spoil was visually observed as being potentially acid sulfate and additional testing was carried out. The report concludes that testing was below any action criteria for both the acid trail and sulfur trail and the test material was not considered to be Acid Sulfate or Potentially Acid Sulfate and a detailed management plan is not required.

In accordance with clause 7.1(3) it is considered adequate attention has been given at development application stage to the presence or not of Acid Sulfate Soils on the site. In this instance, the proposal works are not considered to impact on Acid Sulfate Soils however a condition of consent is imposed for appropriate measures to be undertaken during construction should Acid Sulfate Soils be found on the site contrary to the submitted report; **Refer Condition 4.7.**

Draft Central Coast Local Environmental Plan

The application has been assessed under the provisions of the draft *Central Coast Local Environment Plan 2018* (draft CCLEP) publicly exhibited from 6 December 2018 to 28 February 2019 with respect to zoning, development standards and special provisions.

Under the draft CCLEP the subject land retains its R1 General Residential zoning as well as the existing 8.5m maximum building height. The floor space ratio control is 0.7:1 and applies to the site where all on-site car parking is located in the basement and the site area is 1,000 square metres or more.

Residential flat building developments remain a permitted use with consent in the R1 General Residential zone.

The assessment concluded the proposal is consistent with the *Draft Central Coast Local Environment Plan*.

Gosford Development Control Plan 2013

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Gosford Development Control Plan 2013 (GDCP 2013) provides objectives, design criteria and design guidance on how development proposals can achieve good design and planning practice.

An assessment of the proposed development against the relevant chapters of GDCP 2013 is provided in a Compliance Table under **Attachment 10**. Despite resulting in several minor variations with the requirements of Chapter 3.3 Multi Dwelling Housing and Residential Flat Buildings of GDCP 2013, it is concluded the development is appropriate in the locale.

Additional detail is provided on the following relevant chapters of the GDCP 2013:

Chapter 2.1 Character

The site is located within the Character Area: Terrigal 6: Medium Density Hillsides of GDCP 2013 Chapter 2.1 Character.

The existing character identifies that the original character of modest holiday cottages is changing, and the semi-regular layout of allotments now supports a dense mix of apartment and townhouse developments as well as traditional coastal cottages and churches, facing narrow local access streets that are flanked by open turfed verges.

Multi-unit housing includes a wide mix of relatively modest older-style buildings and contemporary developments that are individually-designed, arranged either as terraces of repetitive units, as stepped apartments, or as simple slab blocks. Buildings set on prominent hillsides have simple bulky forms surrounded by extensive paved driveways and relatively small gardens, providing a contrast with the surviving mid-Twentieth Century bungalows that are modestly-scaled single storey timber-framed buildings surrounded by open gardens.

The character statement provides for the desired character. In this context, the proposal is consistent with the desired future character and densities of the area and is considered to comply with the objectives of Chapter 2.1 Character which are to protect and enhance environmental character of the development site and the surrounding area whereby the development displays improved standards of scenic, urban and civic design quality as follows:

- *These areas should remain medium-density residential hillsides where improved standards of amenity and urban design quality are achieved by new multi-unit developments that are surrounded by leafy hillside gardens, providing distinctive backdrops to Gosford City's town centres, main roads or the railway.*

Comment:

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The proposed development is visually compatible with the medium-density residential development occurring in the immediate locality. The building height is predominantly compliant with the permitted maximum building height and FSR controls and will also provide a leafy garden setting noting the level of landscape works proposed and will retain the natural slopes along the site boundaries as demonstrated in the submitted architectural and landscape concept plans.

- *Maintain the existing informal scenic qualities of hillside properties and road verges by site planning that conserves visually-prominent trees, particularly near hill crests, close to ridgelines or along street frontages and verges. Surround new developments with leafy gardens that retain natural slopes along all boundaries, providing space for new shady trees and shrubs, and avoiding the appearance of long or continuous buildings. On the steeper properties, use low-impact construction such as framed structures with suspended floors and decks that are elevated above basement parking, rather than extensive cut-and-fill that requires tall retaining walls or steep driveways. Plant a combination of trees and shrubs that are mostly-indigenous along all property boundaries and through courtyards, and use hedges or front fences that are low or see-through rather than tall and opaque.*

Comment:

The subject land does not contain any remnant tree canopy or natural biodiversity values requiring retention. The proposed building will not intrude on the scenic landscape of the locality.

The proposal will provide a more planned substantial level of landscaping than currently exists on the site. The building takes into consideration the sloping topography within the subject site, the proposed basement and building designs will adhere to the recommended built form in that it will be elevated above basement parking, rather than extensive cut-and-fill reducing the extent/height and visible impact of retaining walls where possible; no steep driveways are proposed.

- *Minimise the scale of new buildings and retain a proportion of the panoramic views that are available from any neighbouring property by using strongly-articulated forms, including floor-levels that are stepped to follow natural slopes plus facades that vary in shape and height. For example, divide floorspace into individual dwelling pavilions with a varied form or orientation, separated by verandahs and landscaped courtyards. Any facades that are taller or longer than buildings on neighbouring properties should be screened by a combination of extra setbacks and balconies or verandahs. Roofs should be gently-pitched to minimise the height of ridges, and flanked by wide eaves that disguise the scale and bulk of exterior walls. Parking is preferable in basements or open carports, rather than in wide garages*

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that would accentuate building bulk, dominate visible facades or require steep driveways.

- *A "light-weight appearance" is preferable for all visible facades to minimise their scale and bulk, incorporating walls of windows that are shaded by framed balconies or verandahs plus exterior sunscreens, some painted finishes and sheet or board cladding rather than extensive plain masonry. Where dwellings face a street or common access-way, provide a traditional "street address" with visible verandahs, living rooms and front doors.*

Comment:

The external appearance of the building is well considered and highly articulated to breakdown any perceived bulk on the very steep site. The composition has a variety of building elements defining both vertical and horizontal elements and is respectful to the hillside character.

The building design appears as 2-3 storeys from the side boundaries and 2-storeys from the rear of the site with basement car parking. The design is stepped up the sloping site and is well articulated to lessen any discernible impact. It is noted that the development may obstruct some views from the lower levels of residences to the southwest of the subject site at Talgai Close, no objection is made given the building complies with the building height at Talgai Close. The non-compliance arising from the lift overrun for suitable access to communal open space.

The façade has recessing and protruding elements that varies the scale and creates interest in the building. The proportions and arrangement of building elements are well resolved. The curved balconies are unifying and soften the impact in its locale. The proposed development provides a light-weight appearance while also providing a traditional street address.

Although the proposal has requested a variation exceeding setback limits, this would appear minor in the context of the overall development bulk and scale, especially when considered at street level and the elements are well concealed.

- *Screen any driveways, terraces, courtyards and balconies to protect the privacy and amenity of neighbouring dwellings.*

Comment:

The building is provided with adequate separation distances to site boundaries. The internal layout and orientation of the residential units, boundary and courtyard screen

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plantings and fencing will ensure no adverse impacts on the amenity and privacy of adjoining dwellings.

Chapter 2.2 Scenic Quality

The proposal is located within the North Coastal geographic unit and the Terrigal landscape unit, which is of regional significance and described as follows:

The Terrigal Landscape Unit is strongly enclosed as a result of landform characteristics and contains the most urban of the coastal settlements of Gosford centred on the beach, Terrigal Haven and The Skillion and surrounding the lagoon. As a result of the landform and vegetation characteristics, the landscape and development is co-dominant. The Terrigal area comprises significant coastal landscape features including the beach to Wamberal Lagoon and foreshore areas and The Skillion. The primary urban and commercial areas concentrate on the sea side of the lagoon while the area to the west is more suburban and surrounded by rural-residential hinterland. The rural-residential hinterland occupies higher ground in the unit and provides a natural backdrop to the unit and a contrast to highly urbanised sections of the unit.

For the Terrigal Landscape Unit generally, the maintenance of scenic character requires careful attention to siting and scale of urban elements so as not to overpower the natural elements of the lagoon, beach and surrounding natural backdrop. Particular attention needs to be paid to maintaining co-dominance of landscape and development with regard being given to retention of Environmental/Conservation zoned backdrop to the unit. Environmental Conservation/7(a) zoned lands in these areas act as the hinterland to the coastline and are intrinsic to the scenic qualities of the region. Environmental Conservation/7(a) land also adds "definition" to localities and contributes to overall perception of the coastal environment.

The principle aim of the Scenic Quality Development Control Plan is to provide guidelines for the interpretation and management of the scenic quality of the area and provides for the following objectives:

- i to provide a detailed assessment of Gosford's landscape character which highlights the diversity between and within landscape units;*
- ii to detail the components of that landscape character;*
- iii to provide a comparative ranking of the landscapes; and*
- iv to develop appropriate guidelines for the management of the landscape character.*

Comment:

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The proposal is considered to have appropriate context and compatibility within the character and streetscape of the area and is considered to appropriately respond to characteristics, topography and natural features of the site.

The proposal will not impact on the scenic quality of the area, overpower the natural elements of the coastal lagoon, beach and surrounding natural backdrop. The building incorporates a stepped building platform which will generally be contained within the slope of the site and will not be considered to have detrimental impact on views and vistas of surrounding residential developments. The proposal will present a building form to Campbell Crescent that will be consistent with the existing scale and pattern of development within the area.

Chapter 3.3 Multi Dwelling Housing & Residential Flat Buildings

The proposal has been assessed in accordance with the relevant provisions of GDCP 2013 Chapter 3.3 Multi Dwelling Housing & Residential Flat Buildings. The proposal is considered satisfactory notwithstanding minor areas of non-compliance with the following:

- Clause 3.3.3.1.2 Maximum Height Controls – building elements exceeds the 8.5m building height, number of storeys, exterior wall height and 1m maximum floor height of the lowest occupied storey.
- Clause 3.3.3.2.2c – Exterior wall setbacks - the northern elevation has a setback of 4 metres to the site boundary and does not comply for the exterior walls of any third storey which require a minimum setback to the site boundary of 6m.
- Clause 3.3.3.3 Preferred Location of off-street parking – basements may extend up to 1m above existing ground level – minor exceedance of the basement to this control.

The areas of non-compliance including other relevant development controls are detailed as follows:

Clause 3.3.3.1.2 Maximum Height Controls

Clause 3.3.3.1 of GDCP 2013 requires the maximum height of a building not exceed that specified in GLEP 2104. As stated previously in the report under Clause 4.3 Height of Buildings the development proposes encroachments and heights above the development standard in GLEP 2014 which are supported by a Clause 4.6 request to vary the development standard. The assessment has considered the variations satisfactory and supported. These building elements exceeding the maximum height control relate to the lift over run and balustrade edges and wall element to the rooftop. The building elements are recessed centrally within the development and the site such that they are not readily visible from the street and do not discernibly impact on bulk and scale. The actual variation to the control arises from the rooftop area and provide for accessibility to all persons via the lift. These

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elements do not have any streetscape impact or adversely impact on views of dwellings to the rear of the site in Talgai Close.

Clause 3.3.3.1 of GDCP 2013 provides further consideration to control the maximum height, bulk and scale of a development by the following:

- Limit on the number of storeys in the building to 2 storeys for 8.5m maximum height control.
 - Due to the design of the building with the protrusion of the basement level the development presents as a 4-storey building to the Campbell Crescent frontage although is stepped over each level. However, the design appears as 2-3 storeys from the side and rear boundaries of the site. The design is stepped up the sloping site and is well articulated to lessen any discernible impact. The proposal generally complies with the setback controls and landscaping is proposed within the setback areas/courtyard areas to soften the built form.
- Maximum height of exterior walls should be 7.5m. The development proposes wall heights of 8.3m on the southern elevation (10.67% variation) and 9.0m on the northern elevation (20% variation). The variations occur to the rear portions of the buildings which extend beyond the natural ground level to provide a stepped building platform on the very steep site. The rear elevation when viewed from Talgai Close complies with the control.
- The GDCP 2013 also provides limits on overall building height by limiting the maximum floor height of the lowest occupied storey to 1m for all rooms and areas that are enclosed by exterior walls. The proposal does not comply with this control as the development has a finished floor level for the ground level of the building a maximum of 2.9m above ground level near the rear portion of the building.

Comment:

The Applicant requests variation to the above controls in that the proposal has been designed to address the sloping topography of the site whilst also ensuring that the amount of cut required will be minimised. Therefore, the proposed variation is considered acceptable. In addition, the proposal will predominantly comply with the permitted maximum building height and the internal layout of each unit along with the orientation of the private open spaces/balconies will ensure that no adverse privacy, overshadowing or amenity impacts will be created by the variation.

Notwithstanding the numerical non-compliances for building height in GDCP 2013 the proposal complies with the objectives, the variations are considered minor and are supported. The scale of the building is compatible with the existing and desired streetscape

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character, will not adversely impact on views or privacy and amenity of adjoining residential developments and is of an appropriate height, bulk and scale with surrounding development. Clause 3.3.3.2.2b Setbacks to Exterior Walls

Clause 3.3.3.2 provides controls for deep soil planting and external wall setbacks to limit the intensity of new developments and provide controls which complement the FSR controls in GLEP 2014 and provide reasonable amenity for existing and proposed dwellings.

The proposal generally complies with the deep soil setbacks and setback provisions to exterior walls up to 2-storeys high, except for the following:

Clause 3.3.3.2.2c – for the exterior walls of any third storey

i. an additional setback of 2.5m measured from the face of the lower storey walls immediately below.

Comment:

The exterior walls of the building generally comply except for the Upper Ground Floor and First Floor levels at the northern elevation which fronts Talgai Close and is considered a side boundary in this instance. In addition, the garbage enclosure will be built within the setback area. This small and single storey scale located for accessibility for residents and ease of access for garbage collection.

- The non-compliance will not have any amenity impact on adjoining and proposed development by this encroachment as it is separated by Talgai Close and change in topography to development to the north.
- The proposed development has a density that is compatible to adjoining medium density developments and complies with the required FSR for the site.
- Landscaping is proposed within the setback areas to soften built form.
- The proposal is consistent with the desired character of the area.
- Notwithstanding the non-compliance with setbacks, no objection is made given the limited amenity implications associated with these encroachments. It is considered the proposal complies with the setback objectives.

In addition, allowable encroachments into setback area are permitted and encourage as stated in Clause 3.3.3.2.4 and the proposal has the following encroachments:

- Minor features and building elements - The proposal contains design elements that seek to reduce potential visual, privacy and acoustic impacts and promote a high standard of residential amenity as evident via side setbacks.
- Minor encroachments into the side and rear setbacks of up to 1m beyond minimum setbacks is permitted in accordance with Clause 3.3.3.2.4c for balconies that display a light-weight appearance and are cantilevered. The

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proposed balconies will enhance the articulation of the built form and will enable passive surveillance of public spaces. the proposal.

Clause 3.3.3.3 Preferred Location of off-street parking

Basements are the preferred location for off-street parking. Specifically, the following is addressed:

3.3.3.3a. Basements not extend across deep soil setbacks

3.3.3.3b. Basements may extend up to 1m above existing ground level if integrated into architectural and landscape design

Comment:

The development proposes a stepped basement level as follows:

- Predominantly consistent with the prescribed deep soil setbacks.
- Minor encroachment above the existing ground level as a result of the sloping topography of the site and as such will incorporate a variation to the permitted 1m basement protrusion control. The basement is integrated into the architectural design of the development and will not have visual impact on the streetscape or impact on privacy of adjoining and proposed development as a result of the elevated floor above the maximum requirement.

Conclusion

Although the proposal a number of variations exceeding height and setback limits, this is relatively minor in the context of the overall development bulk and scale, especially when considered at street level and the non-compliances are well concealed. The proposal complies with most of the requirements for this challenging site and does not have any adverse privacy and amenity impacts on surrounding developments. The proposal meets the aims of the chapter to achieve high standard of urban design quality for residential flat buildings.

Chapter 6.3 Erosion and Sediment Control

An Erosion and Sediment Control Plan and Landscape Plan has been prepared. The development requires the provision of Erosion & Sedimentation controls during construction. The proposal meets the minimum requirements of Clause 6.3 of the GDCP 2013.

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Chapter 6.4 Geotechnical Requirement

The proposed works will comprise the demolition of two separate residential structures allowing the construction of a 4-storey apartment building with two levels of basement car parking. The basement level car park will extend across the entire building envelope to a depth of approximately 3.0m to 6.0m below existing ground surface levels.

A preliminary Geotechnical Report and an In-situ Hydraulic conductivity Assessment has been prepared by Ground Technologies Ref GTE2086 dated 28 November 2019. The Report states that due to the lack of site access for drilling equipment, the recommendations provided are preliminary in nature and should be confirmed by further boreholes / investigation prior to detailed design.

The proposal will be required to comply with any further investigations and the preliminary design recommendations specified in the report for:

- Retaining wall design parameters,
- Excavation - the report recommends that prior to the excavation works, it is recommended that dilapidation surveys be undertaken out on the surrounding properties as a means of protecting all parties involved in or affected by the proposed works.
- Bored Pier Footings / Basement Level Footings
- Floor Slabs / Pavements

The Report is sufficient for consideration of the proposal at development application stage, subject to conditions of consent, **refer Conditions 2.4, 3.12, 4.9, 5.9.**

In addition, the following is to be addressed prior to commencement of works:

- Retain the land where any excavation is required below the adjoining land level and preserve and protect from damage any improvements or buildings upon that land including public roads and utilities. If necessary, the improvements or buildings must be designed by a suitably qualified Registered Structural Engineer. Any design proposals prepared to comply with this condition are to include geotechnical investigations, any excavation that impacts on public infrastructure, and are to be submitted for the approval of the Registered Certifier, **refer Condition 3.10.**
- A dilapidation provided to Council, the Registered Certifier and relevant adjoining property owners. The report is to be prepared by a suitably qualified person detailing the structural characteristics of all buildings located on properties immediately adjoining the site boundaries. The report must document and provide photographs that clearly depict any existing damage to the improvements erected upon allotments immediately adjoining the development site and to the road, kerb, footpath,

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driveways, water supply and sewer infrastructure, street trees and street signs or any other Council asset in the vicinity of the development, **refer Condition 3.11.**

Chapter 6.7 Water Cycle Management

Chapter 6.7 seeks to minimise the impact of development on the natural predevelopment water cycle. This will lead to more sustainable outcomes that will protect the environment. Council's Development Engineer has deemed satisfactory a water cycle management plan prepared by SGC Consulting Engineers which demonstrates that the proposal will comply with Chapter 6.7 Water Cycle Management having regard to the following:

Flooding

- The development is not identified as affected by flooding. Construction of the half cul-de-sac head kerb and gutter and drainage will intercept overland flows uphill of Talgai Close.

Stormwater

- The maximum permitted discharge to Council's kerb and gutter is 25 l/s. Information was received from the Applicant advising that the maximum discharge to kerb and gutter exceeds 25 l/s. Consequently, stormwater is to be piped to Council's piped system across the Road on the north side of Campbell Crescent and will require the construction of new 1.8m extended kerb inlet pit/s on the development's side of Campbell Crescent and piping across the road with a minimum 375mm diameter reinforced concrete pipe to an existing stormwater pit on the other side of Campbell Crescent.
- Following geotechnical testing, the stormwater consultant has adopted an infiltration rate in the bioretention basins of 180mm/hr.

Chapter 7.1 Car Parking

Car Parking

Chapter 7.1 Car Parking provides car parking requirements for residential flat building developments of 1.5 spaces per unit for residents and 0.2 spaces per unit for visitor parking. The proposed 13-unit development requires a total of 23 car spaces.

The proposal complies with the requirement and provides a total of 27 car spaces; 23 resident car spaces including 2 accessible spaces plus 4 visitor car spaces. Bicycle parking is provided in accordance with the controls and capable of complying with Australian Standard AS2890.3.

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Car parking is provided in a basement over two levels which is predominantly below ground level taking into consideration the existing site topography. The car parking design is integrated with the architectural and landscape design of the development and has minimal impact on the streetscape.

Traffic and Road Works

Council's Development Engineer has assessed the proposal in relation to traffic generation, capacity of the existing road network and civil engineering works, detailed as follows:

Traffic

The following vehicle trip movements have been calculated based on Technical Direction TDT 2013/04 published by Transport Roads & Maritime Services August 2013 on a per bedroom basis. The development consists of 2 x 1-bedroom units, 4 x 2-bedroom units and 7 x 3-bedroom units; a total of 31 bedrooms.

The calculations are as follows:

- The AM peak (1hour) vehicle trips / bedroom regional range = 0.20 to 0.22 vehicle trips per hour (vtpH). This results in a range of 6.20 to 6.82 vtpH.
- The PM peak (1 hour) vehicle trips / bedroom regional range = 0.07 to 0.22 vtpH. This results in a range of 2.17 to 6.82 vtpH.
- The Daily vehicle trips per bedroom regional range = 1.59 to 2.26 vtpd. This results in a range of 49.29 to 70.06 vehicle trips per day.

These calculations do not take into account the existing use trip generation. Taking this into account will lower the net vehicle trip generation. It is considered that the generated vehicle trips per peak hour and per day are not excessive and the road network has the capacity to cater for the additional traffic.

Road Works in Talgai Close

Talgai Close has very limited manoeuvring area for garbage trucks and other large rigid vehicles to turn around. It is undesirable to reduce the available roadway required for manoeuvring garbage trucks and other large vehicles. It is recommended that the kerb and gutter be located on the property boundary, roughly in line with the edge of the existing carport, which is approximately 19.5m long and is located just within the southwestern boundary of the site on Talgai Close. It was noted on site that vehicles parked within the carport encroached onto the roadway because the carport isn't deep enough to hold the entire length of the parked vehicles.

Waste Bin servicing and pedestrian access is proposed to the frontage of Talgai Close on the southwestern side of the development. (This forms the nexus for the provision of a 1.5m wide

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public footpath within the southwestern boundary of the development and road widening to accommodate it).

A new kerb return is to be constructed on the bend in Talgai Close with the removal of the existing kerb return which connects to existing kerb and gutter coming from beneath the carport within the site. The new kerb return will have a minimum radius of 8m in accordance with Council's design specification requirements. This will necessitate a small amount of road widening on the corner of the property to accommodate the kerb and gutter and any kerbside footpath behind it.

Due to the constraints within Talgai Close, road widening is required within the southern boundary of the site in order to provide a 1.5m kerbside footpath. This road widening should extend at least to the alignment of the existing kerb and gutter on the eastern end of Talgai Close. (NB the extent of this may change subject to further survey and investigation of kerb and gutter alignment at the eastern end of Talgai Close.

The imposition of parking restrictions within Talgai Close around the top end of Talgai Close on Fridays between 6.00am to 12pm is required to ensure manoeuvring room for waste collection vehicles is available on collection days.

Off-Street Car Parking

The development is to comply with AS 2890. Swept path diagrams were provided for the B85 design demonstrating compliance with AS 2890.

Road Works in Campbell Crescent

Half Road construction is required across the frontage of the site in Campbell Crescent. In addition, 2 on-street car parking spaces will be provided in an indented parking bay on Campbell Crescent within the property frontage. Preliminary engineering plans confirm that the 2 on-street car parking spaces can be accommodated within the street frontage.

The Applicant has amended the architectural and civil engineering plans showing the kerbside footpath and indented parking bay. Accordingly, the landscape plans will require amending prior to issue of any construction certificate and a condition of consent is applied, **refer Condition 2.3.**

The proposal meets the objectives of this chapter in that:

- The proposal facilitates traffic management and safe traffic movement.
- Parking facilities associated with site development are satisfactory, convenient and sufficient for the use of staff and visitors.

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- The proposal achieves a balance between the needs of the proposed development and its use, and that of vehicular and pedestrian traffic.
- The proposal is not considered to have detrimental amenity impacts to residents and the surrounding area.

Chapter 7.2 Waste Management

A Waste Management Plan signed by Design Cubicle, dated 29 May 2020 has been provided and deemed appropriate for the scale of the proposal. Appropriate conditions are applied.

Other Matters for Consideration

Crime Prevention through Environmental Design (CPTED)

The proposed development will incorporate security measures to minimise the opportunity for crime through provision of adequate lighting of surrounds and the basement car park, design on landscaping signage and CCTV.

A condition of consent is recommended to apply CPTED principles, **refer Condition 5.5.**

Construction Traffic and Pedestrian Management Plan (CTMP)

A Construction Traffic and Pedestrian Management Plan (CTMP), will be prepared and submitted to the certifying authority which will detail proposed construction works, the traffic impacts on the local area and how these impacts will be addressed. Council is not required to approve these plans, **refer Condition 2.12.**

Development Contribution Plan

The site is located within section 7.11 development contribution plan CP 47 Terrigal where residential flat building developments are subject to section 7.11 contributions.

The applicable contribution amount reflects the change in unit floor area from the existing 10 "small" sized units to the proposed 2 "small" sized units and 11 "medium" sized units.

A standard condition of consent has been imposed requiring the development contribution to be paid prior to the issue of any Construction Certificate, **refer Condition 2.5.**

Water and Sewer contributions will need to also reflect the change in unit floor area from the existing development to the proposed development.

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Planning Agreements

The proposed development is not subject to a planning agreement / draft planning agreement.

Referrals

Internal Referral Body	Comments
Engineering	Supported, subject to conditions
Trees	Supported, subject to conditions
Waste Services	Supported, subject to conditions
Water and Sewer	Supported, subject to conditions

Public Submissions

The development has been notified in accordance with the provisions of Gosford Development Control Plan 2013.

A total of 6 public submissions were received in relation to the application.

Those issues associated with key issues have been addressed in the above report. The remaining issues pertaining to various concerns were addressed in the assessment of the application pursuant to the heads of consideration contained within section 4.15 of the Environmental Planning and Assessment Act 1979.

A summary of the submissions objecting to the proposal is detailed below.

1. Overdevelopment of the site - Building height excessive, visible impact of Lift well

Comment

Submissions make reference to previous development applications considered on the subject site for less than the 13 units now proposed. These applications are detailed below:

- DA27682/2005 was refused on 2 November 2005 for a 12-unit residential flat building. The application did not comply with the development standards under Gosford Planning Scheme Ordinance applying to the site at that time as the proposal did not comply with the density and height provisions, and the design

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of the development was not in accordance with the scale, built form and density provisions of SEPP 65.

- DA33596/2007 was approved on 14 August 2008 for a 10-unit residential flat building with a ridge height of 21.4m AHD.

A comprehensive assessment has been undertaken in accordance with the matters for consideration under s4.15 of the EP&A Act, and subject to the architectural plans, associated reports and conditions in relation to the identified matters the proposal is deemed appropriate development for the site.

- The proposal will have a building height greater than previous approvals with a proposed roof height of 22.9m AHD plus roof top open space with balustrade height of 1.2m. The existing carport at the rear of the site fronting Talgai Close has a maximum height at 20m AHD.
- The development generally complies with the building height development standard in GLEP 2014; the areas of non-compliance are located centrally within the development associated with the lift over-run and balustrade edges and wall element to the rooftop. A Clause 4.6 exception to the development standard has been submitted and deemed satisfactory in the circumstances. The application was referred to the design review panel for SEPP 65 applications and supported. The proposal is considered to be a suitable design response for a difficult hillside site in context with the surrounding area and is of an appropriate height, bulk and scale. A detailed assessment is provided in the report.
- The maximum floor space ratio (FSR) for the site stipulated in GLEP 2014 is 0.7:1. The subject site has a total area of 1866.5sqm and floor area of 1,250.8sqm which results in FSR of 0.67:1 and complies with the development standard. The FSR proposed is in accordance with the GLEP 2014 and is consistent with the desired density and building envelope for the site.
- The proposal has non-compliances with the height provisions in the development control plan GDCP 2013 Chapter 3.3 Multi Dwelling Housing and Residential Flat Buildings however complies with the required setbacks for developments greater than 2 storeys with the exception of the northern elevation. The non-compliances area considered minor in this instance and will not create any negative impact on streetscape presentation to Campbell Crescent and Talgai Close.
- The proposal presents as a 2-storey development to Talgai Close and complies with the height provisions however will have impacts on existing views over the subject site obtained from properties at Nos 2, 4 & 6 Talgai Close. These properties have garages on the ground level with 2 levels of residential living above, where the living spaces on 1 level of the dwellings will be impacted. The lift over-run exceeds the height controls however is not considered to have detrimental impact on views.

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- The proposal is consistent with the objectives of the R1 zone and desired character of the area and despite some impacts on views as described above does not have adverse impact generally on the privacy and amenity of surrounding and adjoining properties.

2. *Out of character for the neighbourhood*

Comment

It is considered the proposed development is consistent with desired character as stated in Chapter 2.1 as detailed within the report.

The character of the area comprises a mix of apartment and townhouse developments and some single dwellings on semi-regular allotments. The impacts of the proposal have been considered in the assessment of the application. The proposal will provide an appropriate transition in built form and land use intensity to adjoining and surrounding developments. The proposal provides a good urban design outcome and will provide high quality residential flat building that will protect and enhance the existing setting by being stepped to address the site's sloping topography, will provide consistent street setbacks and will also be of a height, scale and bulk that is commensurate to the subject site which is considered to be in line with the desired future character of the area.

3. *Garbage bin collection in Talgai Close*

Comment

Talgai Close has very limited manoeuvring area for garbage trucks and other large rigid vehicles to turn around. It is undesirable to reduce the available roadway required for manoeuvring garbage trucks and other large vehicles. Consideration has been given to garbage bin collection/servicing in Talgai Close and proposal has been amended to address this matter with the submission of amended architectural and civil works plans.

Council has recommended kerb and gutter be located on the property boundary, roughly in line with the edge of the existing carport, which is approximately 19.5m long and is located just within the southwestern boundary of the site on Talgai Close.

Waste Bin servicing and pedestrian access is proposed to the frontage of Talgai Close on the southwestern side of the development.

Due to the constraints within Talgai Close, road widening is required within the southern boundary of the site in order to provide a 1.5m kerbside footpath. This road widening should extend at least to the alignment of the existing kerb and gutter on the eastern end of Talgai Close.

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The imposition of parking restrictions within Talgai Close around the top end of Talgai Close on Fridays between 6.00am to 12pm is required to ensure manoeuvring room for waste collection vehicles is available on collection days.

4. Overshadowing

Comment

Shadow diagrams for midwinter have been submitted which illustrate the overshadowing generated by the proposal.

As demonstrated by the shadow diagrams the shadows are cast:

- Over the road reserve of Talgai Close and small portion of the driveway areas of residential properties at Nos. 2 and 4 Talgai Close to the southwest at 9.00am. By 10.00am the shadow is cast over the road reserve only.
- in the afternoon, the overshadowing falls to the southeast and at 3.00pm shadows are cast over portions of residential properties at No. 8 Talgai Close, No. 3 Glen View Crescent and to a lesser extent No. 5 Glen View Crescent.

The proposal demonstrates that greater than 3 hours/day sunlight is retained to adjoining sites. The proposal generally complies with the setback provisions and the height of the proposed development will not have any adverse overshadowing effects on adjoining residential development.

5. Terrigal currently has huge problems with sewerage because of over development

Comment

The proposal is not considered to be overdevelopment of the site. The development is required to obtain a s307 Certificate of Compliance under the Water Management Act 2000 for water and sewer services and a condition of consent is applied to make application to the Water Authority (Council) for this purpose, **refer Condition 2.6**. The proposal may require additional works and contributions for access and any upgrades to Council's water and sewer services.

6. Concerned development will cause subsidence to adjoining property at 8 Talgai Close

Comment

The site is subject to significant slopes and works will be required close to adjoining properties. A detailed assessment in relation to geotechnical requirements is provided in the report, refer section 6.4 Geotechnical Requirements for Development Applications. The submitted Geotechnical Report is a preliminary report and as per the recommendations in that Report further investigations are required prior to a detailed design being undertaken and prior to the excavation works dilapidation surveys are to

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be undertaken on the surrounding properties as a means of protecting all parties involved in or affected by the proposed works. The dilapidation reports are to be provided to the Accredited Certifier, Council and adjoining owner.

The proposal will be required to comply with any further investigations and prepare dilapidation reports. The Report is sufficient for consideration of the proposal at development application stage.

All structural works will be required to be retained. To ensure further investigations, reporting and certification of works occurs conditions of consent are imposed, **refer Conditions 2.4, 3.10, 3.11, 3.12, 4.9, 5.9.**

7. Fences on boundary / stormwater concerns

Comment

Concerns raised regarding overland flow of water down the hillside over properties located upslope and southeast of the subject site and the impact this may have on the proposed development and Council's stormwater systems.

Council's Development Engineer has reviewed amended reports and plans and the proposal is considered satisfactory and will be designed according to the requirements of GDCP 2013 and Council's Civil Works Specifications.

Additional sections have been provided by the applicant demonstrating fencing/retaining walls will occur on the common boundary with adjoining properties to the south.

Likely Impacts of the Development

Section 4.15 (1)(b) of the EP&A Act requires consideration of the likely impacts of the development including environmental impacts on both the natural and built environments, and social and economic impacts in the locality. The likely impacts of the development are addressed below:

a) Built Environment

The subject site is zoned R1 General Residential under GLEP 2014, has 3 street frontages and adjoins residential developments to the southeast comprising single dwellings and medium density developments.

The siting and design of the proposed unit development within the subject land together with proposed landscaping works is appropriate response to difficult hillside site constraints and will ensure that the proposed development does not overlook or

3.4 DA57766/2019 - 24-28 Campbell Crescent and 26 Campbell Crescent, Terrigal - Demolition of Existing Structures and Construction of 4-storey Residential Flat Building containing 13 Units & 2 Levels of Basement Car Parking (contd)

adversely impact the visual and acoustic privacy of neighbouring residential properties.

A thorough assessment of the impacts of the proposed development on the built environment has been undertaken in terms of the SEPP 65 and the Apartment Design Guidelines, GLEP 2014 and GDCP 2013 compliance. There will be minimal amenity impacts as a result of the non-compliant building height. The proposed built form is considered acceptable in the context of the site.

b) Natural Environment

The proposal is satisfactory in relation to impacts on the natural environment as identified throughout this report. There will be no significant impact upon the natural environment as a result of the proposal.

c) Economic Impacts

The proposed development will contribute to the supply of housing needs in the locality and is satisfactory from an economic perspective.

d) Social Impacts

No social impacts will arise from the approval of this residential development.

Suitability of the Site for the Development

The site is zoned R1 General Residential under GLEP 2014. A residential flat building is permissible in the zone. The proposal is generally in keeping with the provisions of SEPP 65 and the Apartment Design Guidelines, GLEP 2014 and GDCP 2013.

A review of Council's records has identified the following constraints:

- Acid Sulfate Soils – The subject site is identified as containing Class 5 Acid Sulfate Soils. Preliminary testing indicated there may have been potentially acid sulfate in the recovered spoil and additional testing was carried out which concluded the site was below any action criteria for both the acid trail and sulfur trail and the test material was not considered to be Acid Sulfate or Potentially Acid Sulfate and a detailed management plan is not required. In this instance, the proposal works are not considered to impact on Acid Sulfate Soils.

The site is not subject to flooding or bushfire constraints. Previous and proposed use of the site is for a residential purpose. As such the site is considered suitable for this type of development subject to conditions of consent relating to civil works, traffic, visual and acoustic privacy and the provision of landscaping.

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The Public Interest

The approval of the application is considered to be in the public interest. The proposal will not have any adverse impact on the natural environment and will not unreasonably impact the amenity of neighbouring properties.

Political Donations

During assessment of the application there were no political donations declared by the applicant, applicant's consultant, owner, objectors and/or residents.

Conclusion

This application has been assessed under the heads of consideration of section 4.15 of the Environmental Planning and Assessment Act 1979 and all relevant instruments and policies. Subject to the imposition of appropriate conditions, the proposed development is not expected to have any adverse social or economic impact.

Accordingly, the application is recommended for approval pursuant to section 4.16 of the Environmental Planning and Assessment Act.

Reasons for the Decision

The reasons for the decision as recommended under the assessment of this application are as follows:

1. The proposal is satisfactory having regard for the relevant environmental planning instruments, plans and policies.
2. There are no significant issues or impacts identified with the proposal under s.4.15 of the Environmental Planning and Assessment Act 1979.

Attachments

1	Draft Conditions of Consent DA57766 24-28 Campbell Cres Terrigal		D14349887
2	Architectural Plans DA57766 24-28 Campbell Cres Terrigal	Provided Under Separate Cover	D14349888
3	Schedule of External Finishes DA57766 L0 SP6964 24-28 Campbell Crescent TERRIGAL Part 1		ECMD25483592
4	Landscape Plans DA57766 L0 SP6964 24-28 Campbell Crescent TERRIGAL Part 1	Provided Under Separate Cover	ECMD25483589

3.4 DA57766/2019 - 24-28 Campbell Crescent and 26 Campbell Crescent, Terrigal - Demolition of Existing Structures and Construction of 4-storey Residential Flat Building containing 13 Units & 2 Levels of Basement Car Parking (contd)

5	Revised Engineering Plans DA57766 24-28 Campbell Cres Terrigal	Provided Under Separate Cover	D14125849
6	Stormwater Concept Design- 24-28 Campbell Crescent, Terrigal	Provided Under Separate Cover	D14008060
7	Revised SEE and CI 4.6 Exception to Development Standards Request DA57766 24-28 Campbell Crescent Terrigal		D14330963
8	Design Review Panel Comments DA57766 24-28 Campbell Cres Terrigal		D13883545
9	ADG Compliance Table DA57766 24-28 Campbell Cres Terrigal		D14349889
10	GDCP 2013 Compliance Table DA57766 24-28 Campbell Cres Terrigal		D14349890
11	Revised BASIX Certificate DA57766 24-28 Campbell Crescent Terrigal	Provided Under Separate Cover	D14349853
12	Nathers Summary Certificate DA57766 L0 SP6964 24-28 Campbell Crescent TERRIGAL Part 1	Provided Under Separate Cover	ECMD25483594
13	Geotechnical Report DA57766 L0 SP6964 24-28 Campbell Crescent TERRIGAL Part 1	Provided Under Separate Cover	ECMD25483569
14	Geotech report- additional- 24-28 Campbell crscent, Terrigal	Provided Under Separate Cover	D14008050
15	Waste Management Plan- 24-28 Campbell Crescent, Terrigal	Provided Under Separate Cover	D14008073
16	Turning paths for cars in basement DA57766 24028 Campbell Cres Terrigal	Provided Under Separate Cover	D14057158
17	Talgai close redesign including MRV and HRV templates DA57766 24-28 Campbell Cres Terrigal	Provided Under Separate Cover	D14057164
18	Survey including Talgai Close- 22-24 Campbell crescent, Terrigal	Provided Under Separate Cover	D14008064
19	Water cycle management report- 24-28 Campbell Crescent, Terrigal	Provided Under Separate Cover	D14008075
20	PUBLIC Architectural Plans DA57766 24-28 Campbell Cres Terrigal		D14368291

Draft Conditions of Consent

DA57766/2019: Demolition of Existing Structure & Construction of Four (4) Storey Residential Flat Building. 13 Units over Two (2) levels & Two (2) levels of Basement Car Parking (for 27 vehicles)

Description of Land: LOT: 0 SP: 6964, 24-28 Campbell Crescent TERRIGAL
Lot: 1 DP: 1067146, 26 Campbell Crescent TERRIGAL

1. PARAMETERS OF THIS CONSENT**1.1. Approved Plans and Supporting Documents**

Implement the development substantially in accordance with the plans and supporting documents listed below as submitted by the applicant and to which is affixed a Council stamp "*Development Consent*" unless modified by any following condition.

Architectural Plans by: Design Cubicle

Drawing	Description	Issue	Date
180942 DA:000	Cover Sheet	C	undated
180942 UA:100	Site Analysis 1 of 2	C	10/06/2020
180942 UA:101	Site Analysis 2 of 2	C	10/06/2020
180942 DA:200	Site Plan	C	10/06/2020
180942 DA:201	Basement Plan	C	10/06/2020
180942 DA:202	Lower Ground Floor Plan	C	10/06/2020
180942 DA:203	Mid Ground Floor Plan	C	10/06/2020
180942 DA:204	Upper Ground Floor Plan	C	10/06/2020
180942 DA:205	First Floor Plan	C	10/06/2020
180942 DA:206	Roof Floor Plan	C	10/06/2020
180942 DA:207	Demolition and Site Storage	C	10/06/2020
180942 DA:301	Elevations 1 of 2 (West & North Elevations)	C	10/06/2020
180942 DA:302	Elevations 2 of 2 (East/Section C-C & South Elevations)	C	10/06/2020
180942 DA:303	Section A-A & B-B	C	10/06/2020
180942 DA:401	Shadow Diagrams 1 of 2	C	10/06/2020
180942 DA:402	Shadow Diagrams 2 of 2	C	10/06/2020
180942 DA:501	Area Schedule	C	10/06/2020
180942 DA:502	Key Compliance Schedule	B	29/05/2020
180942 DA:601	Height Plan Study	C	10/06/2020

Landscape Plans by: Vision Dynamics

Drawing	Description	Issue	Date
18154 DA1-2	Landscape Concept Plan – Lower Ground Level, Mid Ground Level, Upper Ground Level	A	25/11/2019

18154 DA2-2	Landscape Concept Plan First Level, Roof Level, Plant Schedule & Details	A	25/11/2019
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Public Domain / Civil Works Engineering Plans by: SGC Consulting Engineers

Drawing	Description	Issue	Date
20190069 C100	Cover Sheet Public Domain, Civil Works / Locality Plan	C	undated
20190069 C110	Site Layout Plan	C	13/08/2020
20190069 C201	General Arrangement Plan 1 of 3	C	13/08/2020
20190069 C202	General Arrangement Plan 2 of 3	C	13/08/2020
20190069 C203	General Arrangement Plan 3 of 3	C	13/08/2020
20190069 C301	Longitudinal Sections 1 of 2	C	13/08/2020
20190069 C302	Longitudinal Sections 2 of 2	C	13/08/2020
20190069 C351	Typical Road Sections	C	13/08/2020
20190069 C401	Cross Sections Campbell Crescent	C	13/08/2020
20190069 C402	Cross Sections Talgai Close	C	13/08/2020
-	CCC Specifications – Kerb and Channel / Footpath	-	-

Stormwater Concept Design Engineering Plans by: SGC Consulting Engineers

Drawing	Description	Issue	Date
20190069 SW100	Cover Sheet Stormwater Concept Design / Locality Plan	-	undated
20190069 SW200	Basement Plan	D	29/05/2020
20190069 SW201	Lower Ground Floor Plan 1 of 2	D	29/05/2020
20190069 SW202	Lower Ground Floor Plan 2 of 2	D	29/05/2020
20190069 SW203	Upper Ground Floor Plan	D	29/05/2020
20190069 SW204	Roof Plan	D	29/05/2020
20190069 SW300	Details Sheet	D	29/05/2020
20190069 SW400	Erosion and Sediment Control Plan and Details	D	29/05/2020
20190069 SW500	Music Catchment Plan	D	29/05/2020

Supporting Documentation

Document	Prepared by	Date
BASIX Certificate No. 1057661M-02	Green Star Energy Solutions	04/11/2020
Nathers Certificate No. 0004424180	Noura Al Hazouri	05/12/2019
Schedule of External Materials and Finishes, Ref 180942	Design Cubicle	undated
Preliminary Geotechnical Investigation & Acid Sulfate Soils Assessment Ref GTE2086	Ground Technologies	28/11/2019
In-situ Hydraulic Conductivity Assessment, Ref GTE2086-Perm1	Ground Technologies	14/05/2020

Waste Management Plan	Design Cubicle	29/05/2020
Turning Templates Basement Parking, Ref: 20166, 11 sheets	Varga Traffic Planning Pty Ltd	05/06/2020
Turning Templates MRV & HRV Talgai Close, Ref: 20166, 2 sheets	Varga Traffic Planning Pty Ltd	05/06/2020
Water Cycle Management Report, Issue B, Ref: 20190069-R01	SGC Consulting Engineers	29/05/2020
Survey Plan, Ref: 9598-18 DET V2, Rev 1		20/04/2020

- 1.2. Carry out all building works in accordance with the National Construction Code Series, Building Code of Australia, Volume 1 and 2 as appropriate.
- 1.3. Comply with all commitments listed in BASIX Certificate as required under clause 97A of the *Environment Planning and Assessment Regulation 2000*.

2. PRIOR TO ISSUE OF ANY CONSTRUCTION CERTIFICATE

- 2.1. All conditions under this section must be met prior to the issue of any Construction Certificate.
- 2.2. No activity is to be carried out on-site until the Construction Certificate has been issued, other than:
 - a) Site investigation for the preparation of the construction, and / or
 - b) Implementation of environmental protection measures, such as erosion control and the like that are required by this consent
 - c) Demolition
- 2.3. Submit amendments to the approved plans to the Registered Certifier pursuant to clause 139 of the *Environmental Planning and Assessment Regulation 2000* that must detail:
 - a) Amendment of the Landscape Concept Plan by Vision Dynamics to reflect the design changes to the development in accordance with the approved architectural plans by Design Cubicle, Drawing 180942 DA:204 Upper Ground Floor Plan Rev C dated 10 June 2020 to reflect the design changes to the courtyards of Unit 4, Unit 11, fire stairs and pedestrian entry ramp as a result of the inclusion of the footpath along the rear of the site at Talgai Close and the design of the footpath/on-street parking bay at the Campbell Crescent site frontage.
- 2.4. Undertake further investigation works as required by the geotechnical report(s) listed as supporting documentation in this development consent and submit to the Principal Certifier an addendum/amended geotechnical report. The geotechnical report shall address the proposal design in accordance with the plans listed in Condition 1.1.
- 2.5. Pursuant to Section 7.11 of the *Environmental Planning and Assessment Act 1979*, pay to Council a total contribution amount of **\$68,557.00**, that may require adjustment at the time of payment, in accordance with the relevant Council Contribution Plans No. 47A - Terrigal.

The applicable contribution amount reflects the change in unit floor area from the existing 10 "small" sized units to the proposed 2 "small" sized units and 11 "medium" sized units.

Open Space - Embellishment	A	(Key No 804)	\$1,120.00
Footpaths - Capital	A	(Key No 805)	\$2,920.00
Town Centre / Foreshore Improvements	A	(Key No 835)	\$38,563.00
Stormwater & Flood Mitigation	A	(Key No 836)	\$25,954.00
TOTAL AMOUNT			\$68,557.00

The total amount must be indexed each quarter in accordance with the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Statistician as outlined in the contributions plan.

Contact Council's Contributions Planner on 1300 463 954 for an up-to-date contribution payment amount.

Any Construction Certificate must not be issued until the developer has provided the Certifier with a copy of a receipt issued by Council that verifies that the contributions have been paid. A copy of this receipt must accompany the documents submitted by the certifying authority to Council under Clause 104/Clause 160(2) of the *Environmental Planning and Assessment Regulation 2000*.

A copy of the Contribution Plan may be inspected at the office of Central Coast Council, 49 Mann Street Gosford or on Council's website: [Development Contributions - former Gosford LGA](#)

- 2.6. Submit an application to Council under Section 305 of the *Water Management Act 2000* to obtain a Section 307 Certificate of Compliance. The *Application for a 307 Certificate under Section 305 Water Management Act 2000* form can be found on Council's website www.centralcoast.nsw.gov.au. Early application is recommended.

A Section 307 Certificate must be obtained prior to the issue of any Construction Certificate.

- 2.7. Submit engineering details prepared and certified by a practising structural engineer that comply with *Council's Building Over or Adjacent to Sewer and Water Main Guidelines* to the satisfaction of Council. Engineering details must be submitted to Council's Water Assessment Team for approval. Plan assessment fees apply.
- 2.8. The road signage and pavement marking design drawings identifying parking, other regulatory elements and traffic management facilities must be endorsed by the Local Traffic Committee prior to any installation on site. The road signage and pavement marking design drawings are to be submitted to Council with the *Application for Subdivision Works Certificate or Construction Certificate, Roads Act Works Approval and other Development related Civil Works* form.
- 2.9. Obtain a Roads Act Works Approval by submitting an application to Council for a Section 138 Roads Act Works Approval for all works required within the road reserve. The

application is to be lodged using an *Application for Subdivision Works Certificate or Construction Certificate, Roads Act Works Approval and other Development related Civil Works* form.

The application is to be accompanied by detailed design drawings, reports and other documentation prepared by a suitably experienced qualified professional in accordance with Council's *Civil Works Specifications*.

Fees, in accordance with Council's Fees and Charges, will be invoiced to the applicant following lodgement of the application. Fees must be paid prior to Council commencing assessment of the application.

Design drawings, reports and documentation will be required to address the following works within the road reserve:

- a) Up to half width road construction including kerb and guttering, subsurface pavement drainage, concrete footpath, verge formation, street stormwater drainage and a minimum 4m wide new road pavement with end transitions across the full frontage of the site in Campbell Crescent. The road works are to include the construction of an indented parking bay for two (2) parallel car parking spaces designed in accordance with AS 2890.5:2020.
- b) Half width road construction including half cul-de-sac head, kerb and guttering, subsurface pavement drainage, street stormwater drainage and a minimum 6m wide new road pavement with end transitions across the full south-western frontage of the site in Talgai Close. The rear of kerb alignment is to be on the existing property boundary and the kerb return is to be reconstructed with an 8m radius.
- c) Construction of concrete footpath 1.5m wide for the full street frontage of the development in Campbell Crescent and Talgai Close, generally in accordance with preliminary engineering plans prepared by SGC project number 20190069 sheets C201 (C), C202 (C) & C203 (C).
- d) Construction of the road verge/footway formation graded at +2% from the top of proposed kerb towards the property boundary, across the full frontage of the site in Campbell Crescent. Construction to include transitions to existing formation either side of the site.
- e) Construction of the road verge/footway formation graded at +2% from the top of existing kerb towards the property boundary, across the full north-western frontage of the site in Talgai Close. The footway is to be split approximately 35m from the centreline of Campbell Crescent to provide for a low level footpath generally as shown on preliminary engineering plans prepared by SGC project number 20190069 sheets C202 (C) & C351 (C).
- f) Construction of a footway formation with a minimum width of 1.5m graded at +2% from the top of proposed kerb, within the south-western frontage of the site in Talgai Close, generally as shown on preliminary engineering plans prepared by SGC project number 20190069 sheets C201 (C), C202 (C) & C203 (C).
- g) Construction of an industrial/commercial vehicle access crossing that has a minimum width of 10.2m at the road gutter crossing and a minimum width of 7.2m at the property boundary including construction of a heavy-duty gutter crossing.
- h) Removal of all redundant vehicle gutter crossings / laybacks and replacement with kerb.

- i) Removal and replacement of all damaged kerb and gutter with new kerb and channel.
- j) Construction of street storm water drainage. This drainage is to include the extension of the piped stormwater system from the intersection of Talgai Close and Campbell Crescent to the end of the half width cul-de-sac road construction in Talgai Close.
- k) Construction of any works required to transition new works into existing infrastructure and the surrounding land formation.
- l) Installation of roadside furniture and safety devices as required by design e.g. fencing, signage, guide posts, chevrons, directional arrows, and/or safety barriers in accordance with Austroads Guides, NSW Transport Roads and Maritime Services Supplements and Australian Standards and manufacturers requirements.
- m) "No Stopping 6am -12 noon Friday" signage to be installed around the whole of the Talgai Close cul-de-sac head. Installation of road signage and pavement marking to be in accordance with Austroads guides, Transport for NSW Roads and Maritime Services Supplements and Australian Standards.
- n) Construction of retaining walls, including details of surface and subsurface drainage required for the retaining wall. Retaining wall design must not conflict with existing or proposed services or utilities. Retaining wall designs must be certified by a registered practising Civil or Structural engineer as being in accordance with Australian Standards.
- o) Construction of a storm water drainage connection from the development site to Council's storm water drainage system within the road reserve. The stormwater shall be connected to a new 1.8m extended kerb inlet pit east of the heavy-duty vehicle crossing and piped across Campbell Crescent to the existing piped system.
- p) Road pavement designs. An Investigation and Design report prepared by a practising Geotechnical Engineer must be provided. The pavement design thickness must be determined in accordance with Council's specifications and the following traffic loadings:

Name of Street	Traffic Loading (ESAs)
Campbell Crescent	2,000,000
Talgai Close	300,000

The section 138 Roads Act Works Approval must be issued by Council and all conditions of that approval must be addressed prior to occupying and commencing any works in the road reserve.

- 2.10. Submit to Council a dilapidation report detailing the condition of all Council assets within the vicinity of the development. The report must document and provide photographs that clearly depict any existing damage to the road, kerb, gutter, footpath, driveways, street trees, street signs, street lights or any other Council assets in the vicinity of the development. The dilapidation report will be required to be submitted to Council prior to the issue of the Section 138 Roads Act Works approval or the issue of any construction certificate for works on the site. The dilapidation report may be updated with the approval of Council prior to the commencement of works. The report will be used by Council to establish damage to Council's assets resulting from the development works.

- 2.11. Submit to the Accredited Certifier responsible for issuing the construction certificate for works within the development site detailed design drawings and design reports for the following engineering works:
- a) Construction of kerbside concrete footpath 1.5m wide and part of the 8m radius kerb return within the south-western property boundary with Talgai Close as generally shown on preliminary engineering plans prepared by SGC project number 20190069 sheet C203 (C).
 - b) Construction of driveways, ramps and car parking areas in accordance with the requirements of the current edition of Australian Standard AS/NZS 2890: Parking Facilities and other applicable Australian Standards.
 - c) Construction of nutrient and pollution control measures. Design in accordance with Chapter 6.7 - Water Cycle Management of the Gosford Development Control Plan. A nutrient and pollution control report including an operation and maintenance plan must accompany the design.
 - d) Construction of on-site stormwater retention measures. Design in accordance with Chapter 6.7 - Water Cycle Management of the Gosford Development Control Plan 2013. A report detailing the method of stormwater harvesting, sizing of retention tanks for re-use on the site and an operation and maintenance plan must accompany the design.
 - e) Construction of stormwater drainage collection and piping of all stormwater runoff from areas within the site to the approved connection to Council's storm water drainage system located in Campbell Crescent.
 - f) Construction of retaining walls where indicated on development approval documentation. Retaining wall design must not conflict with existing or proposed services or utilities. Retaining walls designs for wall greater than 600mm in height must be certified by a registered practising Civil or Structural engineer as being in accordance with Australian Standards.

Detailed design drawings and design reports acceptable to the Registered Certifier must be included in the Construction Certificate documentation.

- 2.12. Prepare a Construction Traffic and Pedestrian Management Plan (CTPMP) for all activities related to works within the site. The plan must be prepared and implemented only by persons with Roads and Maritime Service accreditation for preparing and implementing traffic management plans at work sites.

The CTPMP must describe the proposed construction works, the traffic impacts on the local area and how these impacts will be addressed.

The CTPMP must address, but not be limited to, the following matters:

- Ingress and egress of construction related vehicles to the development site.
- Details of the various vehicle lengths that will be used during construction and the frequency of these movement.
- Use of swept path diagrams to demonstrate how heavy vehicles enter, circulate and exit the site or Works Zone in a forward direction.
- Deliveries to the site, including loading / unloading materials and requirements for work zones along the road frontage to the development site. A Plan is to be included that shows where vehicles stand to load and unload, where construction

- plant will stand, location of storage areas for equipment, materials and waste, locations of Work Zones (if required) and location of cranes (if required).
- Works Zones if heavy vehicles cannot enter or exit the site in a forward direction.
 - Control of pedestrian and vehicular traffic where pre-construction routes are affected.
 - Temporary Road Closures.

Where the plan identifies that the travel paths of pedestrians and vehicular traffic are proposed to be interrupted or diverted for any construction activity related to works inside the development site an application must be made to Council for a Road Occupancy Licence. Implementation of traffic management plans that address interruption or diversion of pedestrian and/or vehicular traffic must only take place following receipt of a Road Occupancy Licence from Council or the Roads and Maritime Service where on a classified road.

Where a dedicated delivery vehicle loading and unloading zone is required along the road frontage of the development site a Works Zone Application must be lodged and approved by Council. A minimum of 3 months is required to allow Traffic Committee endorsement and Council approval.

The Construction Traffic and Pedestrian Management Plan must be reviewed and updated during construction of the development to address any changing site conditions.

A copy of the Construction Traffic and Pedestrian Management Plan must be held on site at all times and be made available to Council upon request.

- 2.13. Arrange with the relevant service provider / Authority (eg. Ausgrid, Jemena, NBN or other communications provider) for the supply of services concurrently with the engineering works required by this consent. Arrangements must include, where required, any relocation of existing mains and services, and dedication of easements for mains and services.

3. PRIOR TO COMMENCEMENT OF ANY WORKS

- 3.1. All conditions under this section must be met prior to the commencement of any works.
- 3.2. No activity is to be carried out on-site until the Construction Certificate has been issued, other than;
- a) Site investigation for the preparation of the construction, and / or
 - b) Implementation of environmental protection measures, such as erosion control and the like that are required by this consent
 - c) Demolition approved by this consent.
- 3.3. Appoint a Principal Certifying Authority for the building work:
- a) The Principal Certifying Authority (if not Council) is to notify Council of their appointment and notify the person having the benefit of the development consent

of any critical stage inspections and other inspections that are to be carried out in respect of the building work no later than two (2) days before the building work commences.

- b) Submit to Council a *Notice of Commencement of Building Works* or *Notice of Commencement of Subdivision Works* form giving at least two (2) days' notice of the intention to commence building or subdivision work. The forms can be found on Council's website www.centralcoast.nsw.gov.au
- 3.4. Erect a sign in a prominent position on any work site on which building, subdivision or demolition work is being carried out. The sign must indicate:
- The name, address and telephone number of the principal certifying authority for the work; and
 - The name of the principal contractor and a telephone number at which that person can be contacted outside of working hours; and
 - That unauthorised entry to the work site is prohibited.
 - Remove the sign when the work has been completed.
- 3.5. Submit both a Plumbing and Drainage Inspection Application, with the relevant fee, and a Plumbing and Drainage Notice of Work in accordance with the *Plumbing and Drainage Act 2011* (to be provided by licensed plumber). These documents can be found on Council's website at: www.centralcoast.nsw.gov.au.
- Contact Council prior to submitting these forms to confirm the relevant fees.
- 3.6. Provide and maintain a garbage receptacle at the work site until the works are completed. The garbage receptacle must have a tight-fitting lid and be suitable for food scraps and papers.
- 3.7. Install run-off and erosion controls to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land by:
- erecting a silt fence and providing any other necessary sediment control measures that will prevent debris escaping into drainage systems, waterways or adjoining properties, and
 - diverting uncontaminated run-off around cleared or disturbed areas, and
 - preventing the tracking of sediment by vehicles onto roads, and
 - stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot.
- 3.8. Notify the intention to commence works by giving written notice to the owner of the adjoining property affected by the proposed excavation and/or structural protective works. The required notice must be accompanied by details of the proposed work at least seven (7) days prior to the commencement of proposed excavation and/or structural protection works.
- 3.9. Disconnect, seal and make safe all existing site services prior to the commencement of any demolition on the site. Sewer and water services must be disconnected by a licensed

plumber and drainer with a Start Work Docket submitted to Council's Plumbing and Drainage Inspector as the Water and Sewer Authority.

- 3.10. Retain the land where any excavation is required below the adjoining land level and preserve and protect from damage any improvements or buildings upon that land including public roads and utilities.

If necessary, the improvements or buildings must be designed by a suitably qualified Registered Structural Engineer. Any design proposals prepared to comply with this condition are to include geotechnical investigations, any excavation that impacts on public infrastructure, and are to be submitted for the approval of the Registered Certifier.

- 3.11. Submit a dilapidation report to Council, the Registered Certifier and relevant adjoining property owners. The report is to be prepared by a suitably qualified person detailing the structural characteristics of all buildings located on properties immediately adjoining the site boundaries. The report must document and provide photographs that clearly depict any existing damage to the improvements erected upon allotments immediately adjoining the development site and to the road, kerb, footpath, driveways, water supply and sewer infrastructure, street trees and street signs or any other Council asset in the vicinity of the development.

In the event that access to an adjoining property(s) for the purpose of undertaking the dilapidation report is denied, submit evidence in writing demonstrating that all steps were taken to obtain access to the adjoining property(s).

- 3.12. Provide certification to the Principal Certifier that the structural engineer's details have been prepared in accordance with the recommendations of the geotechnical report(s) listed as supporting documentation in this development consent.

- 3.13. Erect a temporary hoarding or temporary construction site fence between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works, if the works:

- a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
- b) could cause damage to adjoining lands by falling objects, or
- c) involve the enclosure of a public place or part of a public place.

Note 1: A structure on public land or on or over a public road requires the prior approval of the relevant authority under the Local Government Act 1993 or the Roads Act 1993, respectively.

Note 2: The Work Health and Safety Act 2011 and Work Health and Safety Regulation 2011 contain provisions relating to scaffolds, hoardings and other temporary structures.

- 3.14. Provide or make available toilet facilities at the work site before works begin and maintain the facilities until the works are completed at a ratio of one toilet plus one additional toilet for every twenty (20) persons employed at the site.

Each toilet must:

- a) be a standard flushing toilet connected to a public sewer, or
- b) have an on-site effluent disposal system approved under the Local Government Act 1993, or
- c) be a temporary chemical closet approved under the Local Government Act 1993.

3.15. Undertake any demolition involving asbestos in accordance with the Work Health and Safety Act 2011.

The person having the benefit of this consent must ensure that the removal of:

- a) more than 10m² of non-friable asbestos or asbestos containing material is carried out by a licensed non-friable (Class B) or a friable (Class A) asbestos removalist, and
- b) friable asbestos of any quantity is removed by a licensed removalist with a friable (Class A) asbestos removal licence.

The licensed asbestos removalist must give notice to the regulator before work commences in accordance with Clause 466 of the Work Health and Safety Regulation 2011.

3.16. Submit to Council a completed Notice of Intention to Commence Subdivision, Roads and Stormwater Drainage Works form with supporting documentation prior to the commencement of any Subdivision Works Certificate works, Roads Act Works Approval works, or Section 68 Local Government Act Stormwater Drainage Works Approval works. These works are not to commence until a pre-commencement site meeting has been held with Council.

4. DURING WORKS

4.1. All conditions under this section must be met during works.

4.2. Carry out construction or demolition works during the construction phase of the development only between the hours as follows:

- 7:00am and 5:00pm Monday to Saturday

No construction or demolition works associated with the development are permitted to be carried out at any time on a Sunday or a public holiday.

4.3. During the construction phase of the development, if any Aboriginal object (including evidence of habitation or remains) is discovered during the course of the work:

- a) All excavation or disturbance of the area must stop immediately in that area, and
- b) The Office of Environment & Heritage must be advised of the discovery in accordance with section 89A of the *National Parks and Wildlife Act 1974*.

Note: If an Aboriginal object is discovered, an Aboriginal heritage impact permit may be required under the *National Parks and Wildlife Act 1974*.

- 4.4. Implement and maintain all erosion and sediment control measures at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.
- 4.5. Keep a copy of the stamped approved plans on-site for the duration of site works and make the plans available upon request to either the Principal Certifying Authority or an officer of Council.
- 4.6. Notify Council when plumbing and drainage work will be ready for inspection(s) and make the work accessible for inspection in accordance with the *Plumbing and Drainage Act 2011*.
- 4.7. Cease all excavation works if acid sulfate soils are identified until such time as details of mitigation and treatment measures are submitted to, and approved by, the Principal Certifier.
- 4.8. Demolish all buildings and / or building components in a safe and systematic manner in accordance with Australian Standard AS 2601-2001: The demolition of structures. Waste materials must be disposed of at a waste management facility.
- 4.9. Implement all recommendations of the geotechnical report(s) listed as supporting documentation in this development consent and where modified by conditions of consent. Furthermore, the geotechnical engineer must provide written certification to the Principal Certifier that all works have been carried out in accordance with the recommendations contained within the geotechnical report(s).
- 4.10. Submit a report prepared by a registered Surveyor to the Principal Certifier at each floor level of construction of the building (prior to the pouring of concrete) indicating that the finished floor level is in accordance with the approved plans. A compilation of these reports is to be provided to Council at completion of the Occupation Certificate.
- 4.11. Arrange with the relevant service provider / Authority (eg. Ausgrid, Jemena, NBN or other communications provider) for the supply of services concurrently with the engineering works required by this consent. Arrangements must include, where required, any relocation of existing mains and services, and dedication of easements for mains and services.
- 4.12. Re-use, recycle or dispose of all building materials during the demolition and construction phase of the development in accordance with the Waste Management Plan signed by Design Cubicle, dated 29 May 2020.

5. PRIOR TO ISSUE OF ANY OCCUPATION CERTIFICATE

- 5.1. All conditions under this section must be met prior to the issue of any Occupation Certificate.
- 5.2. Prior to the occupation or use of the building/structure, an application for an Occupation Certificate for the development must be submitted to and approved by the Principal Certifier. The Occupation Certificate application is to satisfy all of the requirements of the Environmental Planning and Assessment Regulation 2000.
- 5.3. Provide to the Principal Certifier a design verification statement from a qualified designer, being a statement in which the qualified designer verifies that the residential flat development achieves the design quality of the development as shown in the plans and specifications in respect of which the Construction Certificate was issued, having regard to the Design Quality Principles set out in Part 2 of State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development.
- 5.4. Complete the landscaping works in accordance with the Landscape Plan as amended with the Construction Certificate documentation.
- 5.5. Implement the following Crime Prevention through Environmental Design (CPTED) principles and strategies to minimise the opportunity for crime:
 - a) provide adequate lighting to common areas as required under Australian Standard AS 1158: Lighting for roads and public spaces
 - b) paint the ceiling of the car park white
 - c) design of landscaping, adjacent to mailboxes and footpaths, must not provide concealment opportunities for criminal activity
 - d) design the development to avoid foot holes or natural ladders so as to minimise unlawful access to the premises
 - e) provide signage within the development to identify all facilities, entry / exit points and direct movement within the development
 - f) install a system of Closed Circuit Television of a type and in locations on the site that will record high-quality images of all public areas within the site.
- 5.6. Provide mail receptacles appropriately numbered for each dwelling unit in the development, as well as for the managing body, in consultation with Australia Post.
- 5.7. Submit a Certificate of Compliance for all plumbing and drainage work and a Sewer Service Diagram showing sanitary drainage work (to be provided by licensed plumber) in accordance with the *Plumbing and Drainage Act 2011*.
- 5.8. Complete the building in accordance with the relevant provisions and requirements of the National Construction Code Series.
- 5.9. Provide certification from a geotechnical engineer to the Principal Certifier that all works have been carried out in accordance with the recommendations contained within the geotechnical report(s) listed as supporting documentation in this development consent and where modified by conditions of consent.

- 5.10. Construct any additional civil works, where required by Council, to ensure satisfactory transitions to existing site formations and pavements where designs contained in the Roads Act Works Approval do not adequately address transition works.
- 5.11. Complete construction of the stormwater management system in accordance with the Stormwater Management Plan and Australian Standard AS 3500.3-Stormwater drainage systems. Certification of the construction by a suitably qualified consultant must be provided to the Principal Certifier.
- 5.12. Complete construction of all works within the road reserve in accordance with the Roads Act Works Approval. Completion of works includes the submission and acceptance by Council of all work as executed drawings plus other construction compliance documentation and payment of a maintenance/defects bond to Council in accordance with Council's Fees and Charges.
- 5.13. Repair any damage to Council's infrastructure and road reserve as agreed with Council. Damage not shown in the dilapidation report submitted to Council before the development works had commenced will be assumed to have been caused by the development works unless the Developer can prove otherwise.
- 5.14. Complete the civil engineering works within the development site in accordance with the detailed design drawings and design reports plans within the construction certificate.
- 5.15. Dedicate to Council as road reserve at no cost to Council the area required to accommodate the footpath and part of the kerb return constructed within the south-western boundary of the property.
- 5.16. Amend the Deposited Plan (DP) for lot number DP number to:
 1. Include an Instrument under the Conveyancing Act 1919 for the following restrictive covenants; with Council having the benefit of these covenants and having sole authority to release and modify. Wherever possible, the extent of land affected by these covenants must be defined by bearings and distances shown on the plan. The plan and instrument must:
 - Create a 'Restriction on the use of Land' over all lots containing a nutrient / pollution facility restricting any alteration to such facility or the erection of any structure over the facility or the placement of any obstruction over the facility.
 2. Include an instrument under the Conveyancing Act 1919 for the following positive covenants; with Council having the benefit of these covenants and having sole authority to release and modify. Covenant(s) required:
 - a. To ensure on any lot containing on-site stormwater detention system and / or a nutrient / pollution facility that:
 - i. the facility will remain in place and fully operational.
 - ii. the facility is maintained in accordance with the operational and maintenance plan so that it operates in a safe and efficient manner.

- iii. Council's officers are permitted to enter the land to inspect and repair the facility at the owner's cost.
- iv. Council is indemnified against all claims of compensation caused by the facility.

Note: Standard wording, acceptable to Council, for covenants can be obtained by contacting Council Subdivision Certificate Officer.

Submit to the Principal Certifier copies of registered title documents showing the restrictive and positive covenants.

- 5.17. Construct the car park and accesses in accordance with Australian Standard AS2890.1-2004: Parking facilities - Off-street parking. Certification of the construction of the car park and associated accesses by a suitably qualified consultant must be provided to the Principal Certifier.

6. ONGOING OPERATION

- 6.1. Operate and maintain all external lighting so as not to impact on any adjoining property.
- 6.2. Maintain all works associated with the approved Landscape Plans for a period of twelve (12) months from the date of the issue of any Occupation Certificate to ensure the survival and establishment of the landscaping.
- 6.3. Replace all damaged, dead or missing areas of lawn and plantings at the completion of the landscaping maintenance period, including adjoining road reserve areas that are in a state of decline, to a healthy and vigorous condition in accordance with the approved detailed Landscape Plans and Development Consent Conditions.
- 6.4. Store all waste generated on the premises in a manner so that it does not pollute the environment.
- 6.5. Transport all waste generated on the premises to a facility which is licensed to receive that material.
- 6.6. No obstructions to the wheel out of the waste bins are permitted including grills, speed humps, barrier kerbs, etc.
- 6.7. Comply with all commitments as detailed in the Waste Management Plan signed by Design Cubicle, dated 29 May 2020.
- 6.8. Locate the approved waste storage enclosure / area as indicated on Project No. 180942, Dwg No. DA:204, Issue C dated 10 June 2020 prepared by Design Cubicle.
- 6.9. Construct and manage the waste storage enclosure in accordance with the provisions of Gosford Development Control Plan 2013, Part 7: Chapter 7.2 - Waste Management, Appendix D and Appendix G, as applicable.

- 6.10. Do not place or store waste material, waste product or waste packaging outside the approved waste storage enclosure.
- 6.11. Place the mobile garbage/recycling/green waste containers at the approved location at the kerbside in Talgai Close no earlier than the evening prior to the collection day and return to the approved waste bin storage enclosure as soon as possible after service, no later than the evening on collection day. The residents, caretaker, owner, Owners Corporation are responsible for the placement and return of the mobile garbage bins.

7. PENALTIES

Failure to comply with this development consent and any condition of this consent may be a criminal offence. Failure to comply with other environmental laws may also be a criminal offence.

Where there is any breach Council may without any further warning:

- Issue Penalty Infringement Notices (On-the-spot fines);
- Issue notices and orders;
- Prosecute any person breaching this consent, and/or
- Seek injunctions/orders before the courts to retain and remedy any breach.

Warnings as to Potential Maximum Penalties

Maximum Penalties under NSW Environmental Laws include fines up to \$1.1 Million and/or custodial sentences for serious offences.

ADVISORY NOTES

- Discharge of sediment from a site may be determined to be a pollution event under provisions of the *Protection of the Environment Operations Act 1997*. Enforcement action may commence where sediment movement produces a pollution event.
- The following public authorities may have separate requirements in the following aspects:
 - a) Australia Post for the positioning and dimensions of mail boxes in new commercial and residential developments
 - b) Jemena Asset Management for any change or alteration to the gas line infrastructure
 - c) Ausgrid for any change or alteration to electricity infrastructure or encroachment within transmission line easements
 - d) Telstra, Optus or other telecommunication carriers for access to their telecommunications infrastructure
 - e) Central Coast Council in respect to the location of water, sewerage and drainage services.
- Carry out all work under this Consent in accordance with SafeWork NSW requirements including the *Workplace Health and Safety Act 2011 No 10* and subordinate regulations, codes of practice and guidelines that control and regulate the development industry.

- Dial Before You Dig
Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures. (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.
- Telecommunications Act 1997 (Commonwealth)
Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the *Criminal Code Act 1995 (Cth)* and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.
- Install and maintain backflow prevention device(s) in accordance with Council's *WS4.0 Backflow Prevention Containment Policy*. This policy can be found on Council's website at: www.centralcoast.nsw.gov.au



1. Alucobond Cladding
Pure white colour
(or equivalent)



2. Render & Paint Finish -
Dulux Terrace White colour
(or equivalent)



3. Render & Paint Finish -
Dulux Tea house colour
(or equivalent)



4. Brick
PGH Bricks Dark&Stormy Zephyr colour
(or equivalent)



5. Cladding Timber Look:
INNOWOOD External Cladding:
Tasmania Oak colour
(or equivalent)



6. Decorative Timber look privacy screen
to match with Timber look Cladding
(or equivalent)



7. Powder coated Aluminium Window
and Door Frames & Ballustrade
Colorbond Monument colour:
(or equivalent)



External Materials and Finishes
180942 - 24-28 Campbell Crescent, Terrigal

design cubicle
ARCHITECTURAL SOLUTIONS
ph: 02 9683 2778 | f: 02 9683 3242
Nominated Architect - Sam Min-Han Lu (#8842)



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Statement of Environmental Effects

24-28 CAMPBELL CRESCENT,
TERRIGAL

24 NOVEMBER 2020



QUALITY ASSURANCE	
PROJECT:	Residential Flat Building
ADDRESS:	24-28 Campbell Crescent, Terrigal
COUNCIL:	Central Coast
AUTHOR:	Think Planners Pty Ltd

Date	Purpose of Issue	Rev	Reviewed	Authorised
December 2019	Draft issue for client	Draft	LK	AB
December 2019	DA Submission	Final	LK	AB
November 2020	Revised DA	Final	JW	AB

Integrated Development (under S4.46 of the EP&A Act). Does the development require approvals under any of the following legislation?	
Fisheries Management Act 1994	No
Heritage Act 1977	No
Mine Subsidence Act 1992	No
Mining Act 1992	No
National Parks and Wildlife Act 1974	No
Petroleum (Onshore) Act 1991	No
Protection of the Environment Operations Act 1997	No
Roads Act 1993	No
Rural Fires Act 1997	No
Water Management Act 2000	No
Concurrence	
SEPP 1- Development Standards	No
SEPP 64- Advertising and Signage	No
SEPP Coastal Management 2018	No
SEPP (Infrastructure) 2007	No
SEPP (Major Development) 2005	No
SREP (Sydney Harbour Catchment) 2005	No

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EXECUTIVE SUMMARY

This Statement of Environmental Effects has been prepared in support of a development application for the demolition of existing structures and the construction of a 4 storey residential flat complex containing 13 apartments over two levels of basement carparking for 27 vehicles at 24-28 Campbell Crescent, Terrigal.

For clarity the development is proposed across the following allotments:

- SP 6964 &
- Lot 1 DP 1067146 irregular separate allotment of approximately 176sqm.

The subject site is located within the recently amalgamated Central Coast Council; however, it is noted that the development site is still subject to planning instruments associated with the former Gosford Council, including the Gosford Local Environmental Plan 2014 & Gosford Development Control Plan 2013.

A brief description of the proposal is provided below:

Unit Mix

- 2 x 1-bedroom units;
- 4 x 2-bedroom units; and
- 7 x 3-bedroom units.

Parking

A total of 27 carparking spaces are provided within 2 basement levels, comprising of;

- 23 residential parking spaces (including 2 accessible); and
- 4 visitor parking spaces.

Vehicle access to the site is provided via a new double width vehicle crossover and driveway from Campbell Crescent.

The subject land parcel is also within walking distance to a small neighbourhood centre, local parks, local schools, places of public worship and child care facilities. Local bus stops with regular services to Gosford and Terrigal (Routes 67 & 68) is within a 290m walking radius from the development site.

The development site is an irregular shaped corner land parcel, with frontages to Campbell Crescent and Talgai Close, with a total site area of 1714m². The development proposes a stepped design in order to mitigate the impacts of the sloping terrain due to the land parcel experiencing a cross-fall from Talagai Place to Campbell Crescent.

The subject site is zoned R1- General Residential under the Gosford Local Environment Plan 2014. 'Residential Flat Buildings' are permissible with consent within the R1 – General Residential zone.

The development seeks to utilise the land in accordance with the zoning and take advantage of its proximity to public transport, services, industrial precincts, schools and recreational opportunities. The development will positively contribute towards increasing housing opportunities within Terrigal.

The existing built form character within the subject area contains a combination of large residential dwellings and older style residential flat buildings, with the area currently trending towards higher density development.

Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts.

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents.

Having regard to the benefits of the proposal and considering the absence of adverse environmental, social or economic impacts, the application is submitted to Council for assessment and granting of development consent. Think Planners Pty Ltd recommends the approval of the application, subject to necessary, relevant and appropriate conditions of consent.



SITE AND CONTEXT

SUBJECT SITE

The development site is an irregular shaped corner land parcel, with frontages to Campbell Crescent and Talgai Close.

For clarity the development is proposed across the following allotments:

- SP 6964 &
- Lot 1 DP 1067146 irregular separate allotment of approximately 176sqm.

The development proposes a stepped design in order to mitigate the impacts of the sloping terrain due to the land parcel experiencing a cross-fall from Talgai Place to Campbell Crescent.

At present, the subject land parcel comprises of an older style single storey dwelling and associated structures including existing vegetation as well as a vehicular crossover. This is demonstrated via photograph 1 provided below.

Photograph 1: Shows the subject site as viewed via Campbell Crescent



SUBJECT AREA ANALYSIS

Residing within a residential area, the site is located within walking distance to an established commercial precinct.

The built form character within the immediate locality comprises of a mix of three and four storey residential units of mixed architectural design, size and form interspersed by modern dwelling house developments and a cluster of older style two storey multi-dwelling housing developments.

The broader locality is zoned general residential densities, however, the predominate built form along Campbell Crescent comprises of both older style and recently constructed apartment buildings.

The aerial map extract below shows the subject site and the immediate context.

Figure 1: Aerial Map Extract of Subject Site (Six Maps)



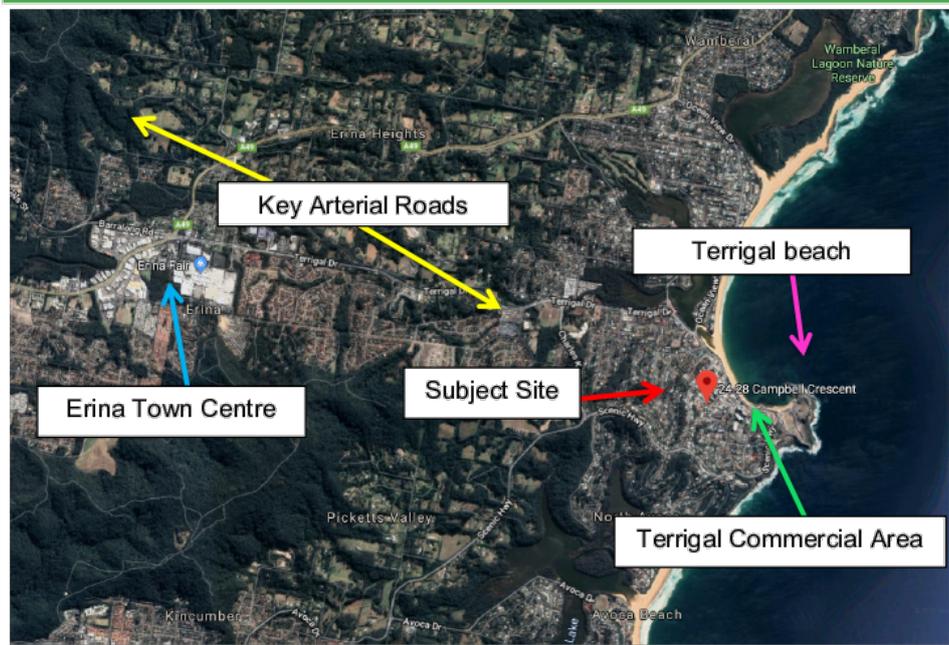
 Subject Site

BROADER LOCALITY ANALYSIS

The subject site is located within proximity to public transport, services, industrial precincts, schools and recreational opportunities, noting the broader locality is serviced by key arterial roads including Terrigal Drive, which grants access to A40 The Entrance Road. The development will positively contribute towards increasing housing opportunities within Terrigal.

An aerial photograph of the broader locality is provided below which demonstrates the development site in its current context.

Figure 2: Aerial Map of the Broader Locality (Source: Google Maps)



Photographs are provided below that give context to the locality and also the relationship of the development site with adjoining developments.

Photograph 2: Shows No.21 Campbell Crescent located directly opposite the site



Photograph 3: Shows No.22 Campbell Crescent, which is the adjoining property



Photograph 4: Shows No.2-6 Talagai Close which is located in the adjoining street



Photograph 5: Shows the car parking arrangement associated with the site



ZONING CONTROL

As evident via zoning map extract below, the subject site is zoned R1- General Residential under the Gosford Local Environment Plan 2014. 'Residential Flat Buildings' are permissible with consent within the R1 – General Residential zone.

Figure 3: Zoning Map Extract (Source: Gosford LEP 2014)



 Subject Site

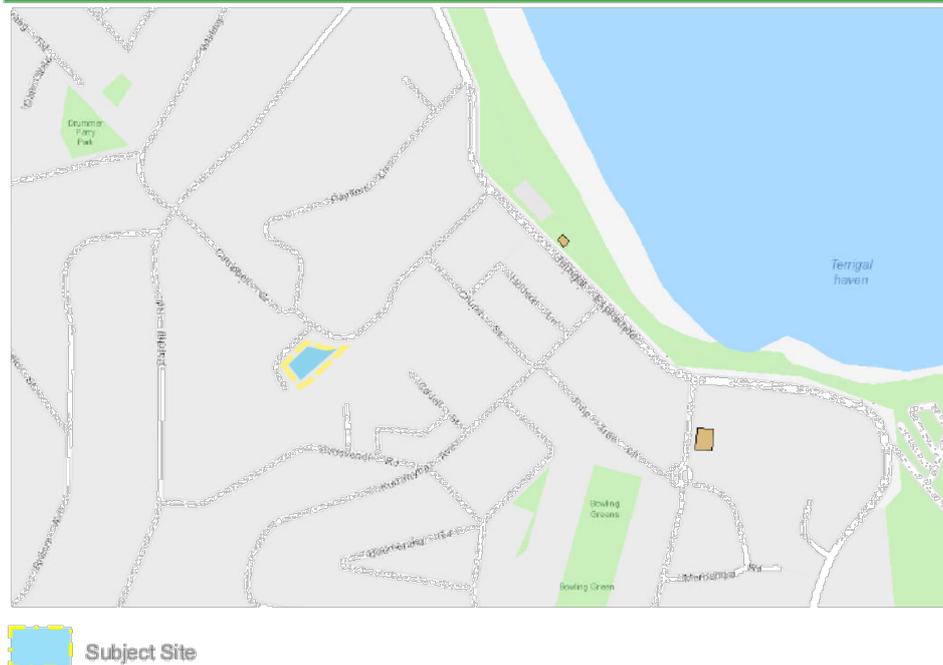
The proposal has been designed having regard to the Residential Flat Building controls in order to guide the built form to ensure compatibility with the context of the locality.

The development seeks to utilise the land in accordance with the zoning and take advantage of its proximity to public transport, services, industrial precincts, schools and recreational opportunities. The development will positively contribute towards increasing housing opportunities within Terrigal.

HERITAGE

The subject site is not identified as a heritage item nor is it located within a heritage conservation area nor are there any heritage items within proximity to the development site, as illustrated by the heritage extract map below.

Figure 4: Heritage Map Extract (Source: Gosford LEP 2014)



As a result, the subject site will not have any associated heritage restrictions and any heritage investigation is not required.

DESCRIPTION OF PROPOSAL

The Development Application for the demolition of existing structures and the construction of a 4 storey residential flat complex containing 13 apartments over two levels of basement carparking for 27 vehicles at 24-28 Campbell Crescent, Terrigal.

The subject site is located within the recently amalgamated Central Coast Council; however, it is noted that the development site is still subject to planning instruments associated with the former Gosford Council, including the Gosford Local Environmental Plan 2014 & Gosford Development Control Plan 2013.

A brief description of the proposal is provided below:

Unit Mix

- 2 x 1-bedroom units;
- 4 x 2-bedroom units; and
- 7 x 3-bedroom units.

Parking

A total of 27 carparking spaces are provided within 2 basement levels, comprising of;

- 23 residential parking spaces (including 2 accessible); and
- 4 visitor parking spaces.

Vehicle access to the site is provided via a new double width vehicle crossover and, driveway from Campbell Crescent.

Unit Configuration

A summary of the unit configuration is provided below:

Unit	Bedrooms	Solar	Cross
Unit 1	3	No	No
Unit 2	3	No	Yes
Unit 3	1	Yes	No
Unit 4	1	Yes	No
Unit 5	3	Yes	No
Unit 6	3	Yes	Yes

Unit 7	2	No	No
Unit 8	2	No	Yes
Unit 9	2	Yes	Yes
Unit 10	3	Yes	Yes
Unit 11	2	No	Yes
Unit 12	3	Yes	Yes
Unit 13	3	Yes	Yes

A brief description of the various aspects of the development is provided below.

Basement Level:

- Vehicle access to the site via a new double width cross-over via Campbell Crescent with a driveway and graded ramp that provides vehicular access to the basement level.
- The development proposal includes a total of 14 car parking spaces within a basement level.

The break down is listed below:

- o A total of 17 car parking spaces, noting 2 accessible space provided
- o 4 x visitor spaces
- Care taker water closet
- Stairwell and lift core provided

Lower Ground Floor Level:

- Vehicle access to the site via a new double width cross-over via Campbell Crescent with a driveway and graded ramp that provides vehicular access to the basement level.
- The development proposal includes a total of 10 car parking spaces within a basement level.

The break down is listed below:

- A total of 10 x resident parking spaces
- A total of 2 units are located on this level. Each unit have their own kitchen, laundry, bedroom and private open space
- Lobby, Stairwell and lift core provided

Mid Ground Level:

- Pedestrian entry point via Talgai Close
- A total of 7 units are located on this level. Each unit have their own kitchen, laundry, bedroom and private open space
- Lobby, Stairwell and lift core provided

Upper Ground Floor:

- Pedestrian entry point via Talgai Close
- A total of 4 units are located on this level. Each unit have their own kitchen, laundry, bedroom and private open space
- Lobby, Stairwell and lift core provided
- Common Open Space
- Bin storage area with access from Talgai Close

First Floor:

- A total of 2 units are located on this level. Each unit have their own kitchen, laundry, bedroom and private open space
- Lobby, Stairwell and lift core provided
- Common Open Space

Roof Plan

- Roof top communal open space is provided as evident via roof top plan. See attached plans for detail.
- Lobby, Stairwell and lift core provided



Council consent is sought for the excavation of the site as per the attached plans. It is considered that the proposed excavations particularly for the basement car parking area will have minimal adverse environmental or amenity impacts. The use of the stepped ground floor and proposed plantings within the site and around the site's boundaries will ensure the proposal results in an appropriate amenity and privacy outcome when considering the nature of the development, the unique sloping characteristics of the site and compliance with relevant Council controls.

The proposed excavations are consistent with the proposed use of the land and will develop the site in context with similar high-density residential developments within the Gosford Local Government Area.

The proposal will also incorporate a number of ancillary elements, including detailed landscape embellishment works and relevant drainage elements as shown on the submitted plans.

The relevant architectural plans for the proposal have been prepared by Design Cubicle, while supporting reports have been prepared by relevant sub consultants. The design of the proposed development incorporates contemporary architectural aesthetics that are consistent with residential flat buildings within Terrigal and relate to anticipated and existing development in proximity to the site. Furthermore, the proposed development aims to set the tone and scale for future comparable high-density developments along Campbell Crescent.

Design consideration has been given to the scale, size and form of the proposal in relation to the unique characteristics of the site, adjoining residences and existing character of the area. Design consideration has also been given to residential amenity including aspects such as privacy and solar access for both future residents of the proposal and those of surrounding properties.

As such, the development is considered a compatible and appropriate built form within a context to the streetscape.



PLANNING CONTROLS

STATUTORY CONTROLS

The relevant Statutory Planning Controls include: -

- State Environmental Planning Policy (BASIX) 2004;
- State Environmental Planning Policy No. 55 – Remediation of Land;
- State Environmental Planning Policy No. 65- Design Quality of Residential Apartments
- Gosford Local Environmental Plan 2014.

POLICY CONTROLS

The applicable policy control documents are: -

- Gosford Development Control Plan;



CONSIDERATION OF PLANNING CONTROLS

The following summarises the relevant planning controls in relation to the proposal and the compliance of each.

STATE ENVIRONMENTAL PLANNING POLICY (BASIX) 2004

The application has been assessed and is accompanied by a complying BASIX certificate demonstrating a commitment to thermal and water efficiency and aligning with the provisions of the SEPP.

STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND

Clause 7 of SEPP 55 provides:

(1) A consent authority must not consent to the carrying out of any development on land unless:

- a) it has considered whether the land is contaminated, and*
- b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

Given the historical use of the site for residential purposes, land contamination is not likely. Further investigation and reporting under SEPP 55 is not considered necessary. If any contaminated materials or suspected contaminated materials are unearthed during the construction process, then actions consistent with the legislative requirements and guideline document will be undertaken.

STATE ENVIRONMENTAL PLANNING POLICY NO. 65 – DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT

The development application is accompanied by a design verification statement, verifying that the company has directed and designed the proposal, and that the design quality principles set out in Part 2 of the SEPP are achieved for the residential apartment development.

A description of compliance with the applicable development controls such as setbacks, building depth, separation, height, etc is provided in the local planning controls discussion and tables below.

The table below provides a detailed discussion against the relevant provisions of the Apartment Design Guide, noting that a number of these provisions are embodied within the Gosford Local Environmental Plan 2014 and supporting Gosford Development Control Plan 2014.

An assessment against the relevant objectives and design guidelines contained in parts 3 and 4 of the Architectural Design Guide can be found below.

Clause 6A of the amended SEPP states that development control plans cannot be inconsistent with the Apartment Design Guide for the following matters set out in parts 3 and 4 of the guide:

- (a) visual privacy,
- (b) solar and daylight access,
- (c) common circulation and spaces,
- (d) apartment size and layout,
- (e) ceiling heights,
- (f) private open space and balconies,
- (g) natural ventilation,
- (h) storage.

The SEPP states that if a development control plan contains provisions that specify requirements, standards or controls in relation to a matter to which clause 6A applies, those provisions are of no effect.

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
Part 3 Siting the Development			
3A Site Analysis	Appendix 1 of the ADG	Provided	Yes
3B Orientation	Building to define the street, by facing it and	The proposed development has been designed to address its dual frontages, noting appropriate	Yes

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
	incorporating direct access from the street	pedestrian and vehicle access is to be provided.	
	Where an adjoining building does not currently receive 2 hours of sunlight in midwinter, solar access should not be further reduced by >20%	Not applicable.	N/A
	4 hours of solar access should be retained to solar collectors on neighbouring buildings	Not applicable.	N/A
3C Public Domain Interface	Terraces, balconies should have direct street entry, where appropriate	Due to the scale of the development and the design of the proposal, no direct access to street entry is provided to ground floor units, however appropriate access to all ground floor units is provided by the proposal.	Yes
	Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided	Mail boxes are appropriately located.	Yes
	Substation, pump room, garbage storage rooms and other service rooms should be located in the basement carpark or out of view	Garbage storage areas are located within the basement level.	Yes
3D Communal and Public Open Space	<u>Design Criteria:</u> Communal open space has a minimum area equal to 25% of the site	458m ² (26.7%) of the site area is dedicated for communal open space area.	Yes

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
	50% of the principal COS should receive 2 hours of sunlight between 9am and 3pm	Complies	Yes
	<u>Design Criteria:</u>		
	Minimum dimension of 3m	Complies	Yes
	Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies	Proposal ensures that direct, equitable access in line with relevant Australian Standard is provide to communal open space areas from common circulation areas, entries and lobbies.	Yes
	Where communal open space cannot be provided at ground level, it should be provided on a podium or roof	It is noted that the common open space areas are provided on the upper ground floor and the roof level.	Yes
	Facilities are provided within communal open spaces and common spaces for a range of age groups, incorporating some of the following elements:	Complies.	Yes
	<ul style="list-style-type: none"> • seating for individual or groups • barbecue areas • play equipment or play area • swimming pools, gyms, tennis courts or common rooms 		
	Communal open space and the public domain should be readily visible from habitable room and private open space areas while maintaining privacy	The proposed development has been designed with the orientation of balconies and windows to maximise passive surveillance to the communal open space areas on the ground floor and to the public domain.	Yes

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
	Public open space should be well connected with public street along at least one edge	Direct access to site is provided from pedestrian pathway from existing roads. See attached plans for detail.	Yes
3E Deep Soil Zones	<i>Design Criteria:</i> A deep soil zone equivalent to 7% of the site must be provided If the site is between 650m ² to 1500m ² then the DSZ must have minimum dimension of 3m. If over 1,500m ² then minimum dimension of 6m	The proposal has provided >7% of the site area is dedicated for deep soil zones. Minimum dimension of 6m	Yes Yes
3F Visual Privacy Buildings separation up to 4 storeys (up to 12m)	12m between habitable rooms (6m) 6m between non-habitable rooms (3m)	Clause 3F Building separation stipulates the following: <i>Buildings separation up to 4 storeys (up to 12m) to provide the following:</i> <ul style="list-style-type: none"> o 2m between habitable rooms (6m) o 6m between non-habitable rooms (3m) <p>The proposed RFB has provided appropriate setbacks. This is demonstrated as the minimum side setbacks that have been incorporated have been designed with respect to SEPP 65 as well as Gosford DCP.</p> <p>The proposal contains design elements that seek to reduce potential visual, privacy and acoustic impacts and promote a high standard of residential amenity as evident via side setbacks.</p> <p>This is demonstrated through the implementation of 1.9m planter boxes along private open spaces to reduce both acoustic and visual privacy</p>	Yes

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
		<p>It is considered that the proposed development produces an appropriate outcome on site that will provide a high level of residential amenity for future residents and will not adversely impact upon residential amenity currently enjoyed by adjoining properties.</p> <p>On the basis of the proposed building separation is considered acceptable and it is worthy of Council approval.</p>	
3G Pedestrian Access and Entries	Buildings entries should be clearly identified, and communal entries should be clearly distinguished from private areas	<p>The proposal provides multiple entries to the site via Campbell Crescent and Talagai Place and are clearly identified and visible from the street level.</p> <p>Considering the scale of the site and the proposal, where appropriate entrance is clearly identified and visible from the existing and planned street level</p>	Yes
3H Vehicle Access	Car park access should be integrated with the building's overall façade	Vehicle access point to the basement level and lower ground are integrated with the proposal building's overall façade	Yes
	Car park entry and access should be located on secondary streets or lanes where available	The entrance to the basement carpark is from Campbell Crescent.	Yes
	Adequate separation distance should be provided between vehicle entries and street intersection.	The location of the vehicle driveway is sufficiently separated from the street intersection. See attached Traffic Report for detail.	Yes
	Garbage collection, loading and service areas are screened	Garbage collection, loading and service area are located within the upper ground level with access from Talgai Close	Yes

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
	Clear sight lines should be provide at pedestrian and vehicle crossing	Clear sight lines are provided at pedestrian and vehicle crossing to ensure safety of pedestrians.	Yes
3J Carparking	<p><u>Design Criteria:</u></p> <p>Carparking for sites within 800m of a railway station or light rail stop can provide parking at the rate of:</p> <p>>20 units <u>Metropolitan Sub-Regional Centres</u> 0.6 spaces per 1 bedroom unit. 0.9 spaces per 2 bedroom unit. 1.40 spaces per 3 bedroom units.</p> <p>1 space per 5 units (visitor parking)</p> <p><u>Design Guidelines:</u></p> <p>Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas</p>	<p>N/A as not within 800m of railway station – therefore the proposal is designed to comply with Gosford DCP.</p> <p>Secure undercover bicycle parking spaces are provided within the basement level and have been located to be easily accessible from future residents.</p>	<p>Refer to discussion against the relevant section of the DCP for detail</p> <p>Yes</p>
Part 4 – Designing the Building			
4A Solar Access	<p><u>Design Criteria:</u></p> <p>Living rooms and private open space of at least 70% of units to receive 2 Hours Solar Access between 9am and 3pm Mid-Winter</p> <p>A maximum of 15% of apartments receive no direct sunlight between 9am and 3pm Mid-Winter</p>	<p>77% of units achieve the required 2 hours of solar access at mid-winter</p> <p><15%</p>	<p>Yes</p> <p>Yes</p>

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
4B Naturally Ventilation	<p><u>Design Criteria:</u></p> <p>60% of units are cross ventilated in a building up to 9 storeys</p> <p>Overall width of cross over or cross through apartments is < 18m</p> <p><u>Design Guidelines:</u></p> <p>The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths</p>	<p>62% of units are cross ventilated.</p> <p>Complies</p> <p>Development has a mix of dual aspect apartments and corner apartments. See attached architectural plans for detail.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
4C Ceiling Height	<p><u>Design Criteria:</u></p> <p>2.7m for habitable and 2.4m for non-habitable</p>	Complies.	Yes
4D Unit Sizes	<p><u>Design Criteria:</u></p> <p>1 bed 50m² 2 bed 70m² 3 bed 90m²</p> <p>+5m² for each unit with more than 1 bathroom</p> <p>Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10%</p>	<p>All units comply with many units exceeding, see attached plans for detail. Refer to unit configuration tables and also to the attached SEPP 56 Report.</p> <p>Every habitable room is provided with a window.</p>	<p>Yes</p> <p>Yes</p>
Habitable Room Depths	<p><u>Design Criteria:</u></p> <p>Limited to 2.5m x Ceiling Heights</p>	Despite the noncompliance with object 4D-2, Figure 4D.3 indicates	Yes

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
		that an 8.1m depth (3 x ceiling height) is ok for open plan apartments.	
Bedroom sizes			
Master	10m ²	Comply	Yes
Normal	9m ²	Comply	Yes
Living room/dining areas have a minimum width of:			
3.6m	Studio/ 1 br	Comply	Yes
4m	2br / 3br	Comply	Yes
Open plan layouts that include a living, dining room and kitchen	8m to a window	Comply	Yes
4E Private Open Space			
Balcony Sizes			
1 bed	8m ² & 2m depth	Comply	Yes
2 bed	10m ² & 2m depth	Comply	Yes
3 bed	12m ² & 2.4m depth	Comply	Yes
Ground level / podium apartments	15m ² & 3m depth	Comply	Yes
4F Common circulation and space	<u>Design Criteria:</u>		
Common circulation units per plate	8 – 12 unit per plate	Complies.	Yes
Corridors > 12m	Are articulated	N/A	N/A
4G Storage	<u>Design Criteria:</u>		
		The proposal provides:	Yes
	1 bed: 6m ³	1 bed: >6m ³	
	2 bed: 8m ³	2 bed: >8m ³	
	3 bed: 10m ³	3 bed: >10m ³	

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
	Minimum 50% of required storage is within the apartment	This is provided within the basement/ground floor and within the units themselves, and where appropriate a minimum of 50% of storage is to be provided within each individual unit. The proposed development is considered to offer storage space that aligns with the provision of the ADG.	Yes
4H Acoustic Privacy	<u>Design Criteria:</u> Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses Windows and door openings are generally orientated away from noise source Noisy areas within buildings including building enters and corridors should be located next to or above each other and quieter areas next to or above quieter areas.	Development has provided adequate separation from neighbouring buildings/properties in-line with 3F Visual Privacy – design criteria above. Where appropriate windows and door openings are orientated away from noise sources. The application is designed to create different 'zones' with more active areas clustered together and more passive areas also clustered together to maximise acoustic privacy and also take advantage of the lot orientation.	Yes Yes Yes
4K Apartment Mix	<u>Design Guidelines:</u> A variety of apartment types is provided	Dwelling diversity provided with the development providing the following unit mix: <ul style="list-style-type: none"> o 2 x 1-bedroom units; o 4 x 2-bedroom units; and o 7 x 3-bedroom units. 	Yes
4M Facades	<u>Design Guidelines:</u> Building facades should be well resolved with an appropriate scale and proportion to the	The proposed facades are well articulated with a mixture of vertical and horizontal features including windows, projecting walls and balconies and framed elements.	Yes

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
	streetscape and human scale	Overall the proposed facade is considered a quality design outcome that is compatible with other comparable modern mixed use development within the locality and within the wider local government area.	
4O Landscape design	<u>Design Guidelines:</u>	Consistent as per landscaping plan	Yes
4Q Energy efficiency		The application has been provided with a BASIX certificate indicating energy efficiency for each residential unit provided. Furthermore, it is noted that 77% of units achieve the minimum 2 hours of solar access at mid-winter and over 62% of units achieve natural ventilation.	Yes
4V Water management and conservation	<u>Design Guidelines:</u> Reduce mains consumption, and reduce the quantity of stormwater runoff	The residential development has been provided with BASIX certificate indicating energy efficiency for each residential unit provided.	Yes
4W Waste Management	<u>Design Guidelines:</u> Supply WMP Allocate storage area	Provided. Appropriate waste storage areas are provided.	Yes Yes
4X Building Maintenance	<u>Design Guidelines:</u> To ensure long life and ease of maintenance for the development	The proposed material is considered durable which may be easily cleaned.	Yes

GOSFORD LOCAL ENVIRONMENTAL PLAN 2014

As shown on the zoning map extract below, the development site is zoned R1 General Residential under the provisions of the Gosford LEP 2014, and 'Residential Flat Buildings' are permissible with consent within the R1 Zone.

Figure 5: Zoning Map Extract (Source: Gosford LEP 2014)



 Subject Site

The proposal remains consistent with the definition contained within the LEP:

Residential Flat Building means a building containing 3 or more dwellings but does not include an attached dwelling or multi dwelling housing.

Furthermore, the proposal remains consistent with the prescribed zone objectives that are stipulated as:

- *To provide for the housing needs of the community.*
- *To provide a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure that development is compatible with the desired future character of the zone.*
- *To promote best practice in the design of multi dwelling housing and other similar types of developments.*

- *To ensure that non-residential uses do not adversely affect residential amenity or place demands on services beyond the level reasonable required for multi dwelling housing or other similar types of development.*

The table below provides detail on the development standards relevant to the current proposal as well as other relevant LEP provisions.

Gosford Local Environmental Plan 2014 – Compliance Table			
Clause	Controls	Comment	Complies
Zoning	R1 – General Recreational	Residential Flat Buildings are permissible with Council consent in the R1 – General Residential zone.	Yes
Part 2 Permitted or Prohibited Development			
2.3	Zone Objectives and Land Use Table	<p>The proposal remains consistent with the zone objectives of the R1 – General Residential zone and will provide additional housing in the catchment that is serviced by local amenities whilst contributing towards increasing the housing stock within Terrigal to suit the needs of residents within a high-density context.</p> <p>The site as it currently exists is underutilized in terms of its potential and is not expected to create substantial demand for new community infrastructures. It is expected that future residents will rely on existing infrastructures and public transport to access their everyday needs given the proximity to local services and public transport.</p> <p>The proposal will not only permit the site to be developed to its full zoning potential but aims to enhance the tone and scale for future high-density development within the subject area.</p>	Yes
Part 4 Principal Development Standards			
4.3	Height of Buildings: 8.5m	A maximum building height of 8.5m is identified for the site under the Gosford Local Environmental Plan 2014 Maximum Building Height Map Sheet.	Clause 4.6

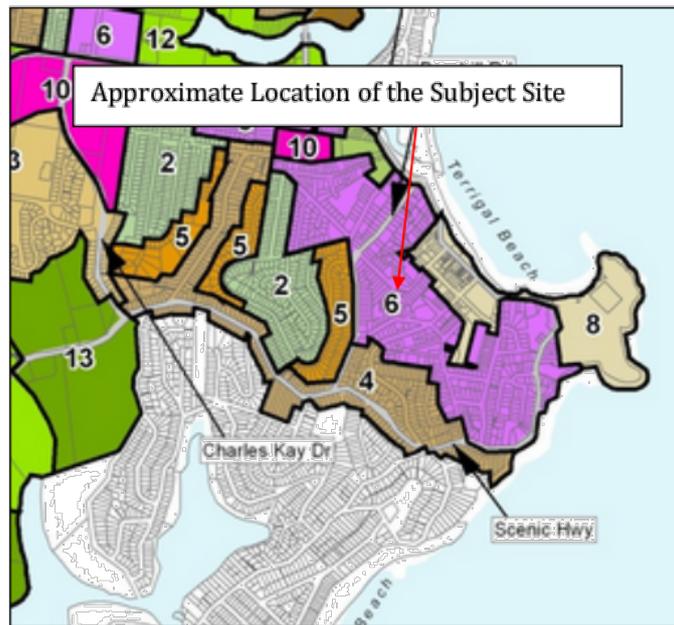
		<p>The overall density of the development is appropriate in context and the design response ensures amenity impacts to adjoining properties will be minimised.</p> <p>The proposal does have some encroachments to the building as follows:</p> <ul style="list-style-type: none"> - Lift Over-run: 2.37m-3.56m - Balustrade edges and wall element to rooftop: 390mm- 1.8m <p>It is noted that these elements are recessed centrally within the development and the site such that they are not readily visible from the street and do not discernibly impact on bulk and scale. The actual variation to the control arises from the rooftop area and the desire to provide for accessibility to all persons via the lift. The variation has merit and a Clause 4.6 is prepared for the variation to the height control with all applicable detail and justification provided within Annexure 1 at the end of the SEE.</p>	
4.4	Floor Space Ratio: 0.7:1	<p>A maximum floor space ratio of 0.7:1 is identified for the site under Gosford Local Environmental Plan 2014 Floor Space Ratio Map Sheet FSR</p> <p>The proposal has been designed to comply with the permitted maximum FSR.</p>	Yes
Part 5 Miscellaneous Provisions			
5.10	Heritage Conservation	There are no heritage restrictions on the site or within its immediate vicinity. Not applicable.	N/A
5.11	Bushfire Hazard Reduction	The subject site is not identified as being located within Bushfire prone land. Not applicable.	N/A
Part 7 Additional Local Provisions – General			
7.1	Acid Sulfate Soils	The subject site is identified as being affected by Class 5 Acid Sulphate Soils under Gosford Local Environmental Plan 2014 Acid Sulfate Soils Map Sheet Notwithstanding the proposal is not located within 500m of adjacent Class 1, 2, 3 or 4 Acid Sulphate Soils and the proposal will	Yes

		not have any adverse impact on site or on its surrounds Not applicable.	
7.2	Flood Planning	The site is not identified as being subject to flooding. Not applicable.	N/A
7.3	Floodplain Risk Management	The subject site is not identified as containing flood-affected portions	N/A

GOSFORD DEVELOPMENT CONTROL PLAN 2013 – PART 2 SCENIC QUALITY AND CHARACTER

2.1 Character – Terrigal

The subject site is located within the Medium Density Hillside character area as evident in the extract below.



The DCP outlines that the existing character of the area is defined as being located on gentle to moderate foot slopes that are backed by scenically-prominent wooded ridgelines that form a prominent backdrop to the beachfront, the town centre and to major thoroughfares. The area accommodates long term residents as well as holidaying visitors plus a range of community services.

However, it is noted that the area is undergoing a change in character as the DCP states that the original character of modest holiday cottages is changing rapidly, and the semi-regular layout of allotments now supports a dense mix of apartment and townhouse developments.

In light of the transitioning built form within the area, the DCP describes the desired future character of the area as remaining a medium-density residential hillside where improved standards of amenity and urban design quality are achieved by new multi-unit developments that are surrounded by leafy hillside gardens.

The proposed development represents a RFB development will maintain the medium density setting by incorporating a 2-3 storey building height that will be predominantly compliant with the permitted maximum building height and FSR controls and will also provide a leafy garden setting noting the proposed landscape embellishment works and will retain the natural slopes along the site boundaries as illustrated in the submitted landscape concept plan.

In addition and having regard to the sloping topography within the subject site, the proposed basement and building designs will adhere to the recommended built form in that it will be elevated above basement parking, rather than extensive cut-and-fill that would requires tall retaining walls or steep driveways.

Furthermore, the design of the proposed development with articulated facades that include balconies along the street elevation and a flat roof with a small angled section with clerestory windows and the proposed 6m break between the two building forms will ensure that the scale of the development will be minimised so that the proposal will adopt a 'light weight' appearance whilst also providing a traditional street address.

Consideration has also been given to the amenity and privacy of adjoining developments and the proposal will ensure that no adverse impacts will be created to ensure that it fully aligns with the desired future character of the area.



2.2 Scenic Quality – North Coastal

The subject site is located within the Terrigal Landscape Unit, which is defined by the DCP as being strongly enclosed as a result of landform characteristics and it contains the most urban of the coastal settlements of Gosford centred on the beach, Terrigal Haven and The Skillion and surrounding the lagoon. As a result of the landform and vegetation characteristics, the landscape and development is co-dominant.

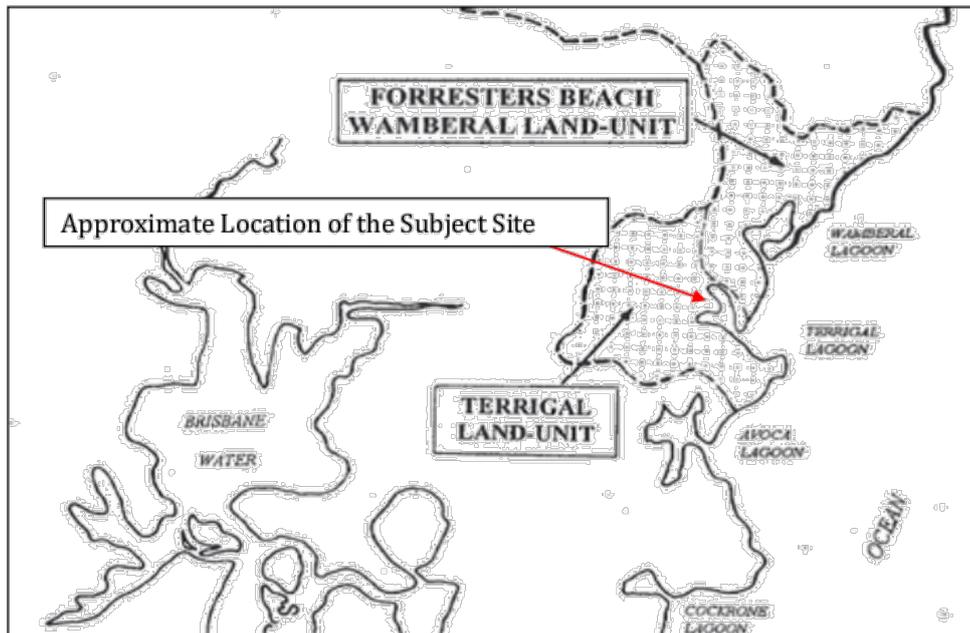


Image 8: GDCP 2013 Extract – Scenic Quality Geographic Unit – North coastal

In addition, the Terrigal area comprises significant coastal landscape features including the beach to Wamberal Lagoon and foreshore areas and The Skillion. The primary urban and commercial areas concentrate on the sea side of the lagoon while the area to the west is more suburban and surrounded by rural-residential hinterland. The rural-residential hinterland occupies higher ground in the unit and provides a natural backdrop to the unit and a contrast to highly urbanised sections of the unit. As outlined within the Character section above, the subject site is also located within the Medium Density Hillside character area, which is located along the eastern section of the Terrigal Landscape Unit.

The DCP also clarified what is expected of new developments to ensure that the sensitive scenic quality of the area is not jeopardised noting the short-term pressure that exists within this scenic area. As such it states the following:

For the Terrigal Landscape Unit generally, the maintenance of scenic character requires careful attention to siting and scale of urban elements so as not to overpower the natural elements of the lagoon, beach and surrounding natural backdrop. Particular attention needs to be paid to maintaining co-dominance of landscape and development with regard being given to retention of Environmental/Conservation zoned backdrop to the unit. Environmental Conservation/7(a) zoned lands in these areas act as the hinterland to the coastline and are intrinsic to the scenic qualities of the region. Environmental Conservation/7(a) land also adds "definition" to localities and contributes to overall perception of the coastal environment.

In cognizance of the sensitive area within which the subject site is located, the modified development has been carefully designed with consideration given to the siting and scale of the proposal. The sloping topography on site represents development constraints for the proposed development, however they also benefit the development in that the major portions of the buildings will be contained within the slope of the site towards the west and away from the eastern scenic portions of the area. In addition, the development will incorporate a stepped building platform that will address the sloping topography of the site and will predominantly comply with the maximum permitted building height to ensure that it will not incongruously protrude when viewed from the rear. Furthermore, the proposal will present a building form to Campbell Crescent that will be consistent with the existing scale and pattern of development within the area.

In this regard, the modified proposal will not create any adverse impacts on the existing scenic quality of the area and as such will be less than the existing scenic setting and will align with the intentions of this section of the DCP.



GOSFORD DEVELOPMENT CONTROL PLAN 2013 – PART 3 SPECIFIC CONTROLS FOR DEVELOPMENT TYPE

The table below provides detail on the development standards relevant to the current proposal.

Gosford Development Control Plan 2013 – Part 4 Compliance Table			
Clause	Controls	Comment	Compliance
3.3 Residential Flat Buildings			
3.3.1.1	Types of Multi unit Residential Development	The proposal aligns with the definition for residential flat buildings in that the building will contain more than 3 dwellings, the site area exceeds the minimum requirement under the GLEP 2014, and the parking provisions will be contained within a stepped basement level.	Yes
3.3.2	Desired Character	The proposed development has been designed to align with the desired character of the area as detailed above and will provide high quality residential flat building that will protect and enhance the existing setting by being stepped to address the site's sloping topography, will provide consistent street setbacks and will also be of a height, scale and bulk that is commensurate to the subject site.	Yes
3.3.2.1 Height			
3.3.3.1.2	Building Height	<p>A maximum building height of 8.5m is identified for the site under the Gosford Local Environmental Plan 2014 Maximum Building Height Map Sheet. The overall density of the development is appropriate in context and the design response ensures amenity impacts to adjoining properties will be minimised.</p> <p>The proposal does have some encroachments to the building as follows:</p> <ul style="list-style-type: none"> - Lift Over-run: 2.37m-3.56m - Balustrade edges and wall element to rooftop: 390mm- 1.8m <p>It is noted that these elements are recessed centrally within the development and the site such that they are not readily visible from the street and do not discernibly impact on bulk and scale. The actual variation to the control arises from the rooftop area and the desire to provide for accessibility to all persons via the lift. The variation has merit and a Clause 4.6 is prepared for the variation to the height control with all applicable detail and justification provided within Annexure 1 at the end of the SEE.</p>	See Annexure 1 for detail.

3.3.3.1.2	Storey Height	<p>As the subject site is attributed with an 8.5m maximum building height the corresponding storey control is two storeys.</p> <p>However, the proposed RFB will incorporate a 2-3 storey building form due to the proposed protrusion of the basement level that occurs as a result of the sloping topography within the subject site.</p> <p>Notwithstanding, the natural slope of the site's common boundaries will remain unaffected, the basement will be appropriately setback to ensure that it will not create any detrimental amenity impacts and the portion that protrudes is focused at the rear of the units which ensures that the development will present as a two storey structure to the street so as to maintain the medium density character envisaged for the area.</p> <p>Having regards to the above, and that the proposed development will only incorporate two levels of residential units, it is considered that the variation to the storey height control is acceptable as the proposal will comply with the intention of the control.</p>	Minor Variation
3.3.3.1.2	Exterior Height	<p>Wall The proposed development will comply with the maximum 7.5m exterior wall control along the front elevation. However, as outlined above, the rear portions of the buildings will protrude beyond the natural ground level to address the context of the site and to provide a stepped building platform noting the sloping topography within the site.</p> <p>As such the rear elevations will exceed the permitted maximum exterior wall control. Notwithstanding, the variation is considered acceptable noting its minor nature, the street presentation of the development will comply with the control and the relationship of the site-having 3 road frontages means the impacts to adjoining residential properties are limited and it will not create any negative visual or overlooking impacts.</p>	Minor Variation
3.3.3.1.2	Maximum Floor Height of Lowest Occupied Floor	<p>As a result of the sloping topography of the subject site, the proposed development will not comply with the 1m control for the lowest occupied floor level as the development will incorporate a FFL for the ground level of the proposed block that will be a maximum of 2.9m above the NGL near the rear portion of the buildings.</p> <p>However, the proposal has been designed to address the sloping topography of the site whilst also ensuring that the amount of cut required will be minimised. Therefore, the proposed variation is considered acceptable. In addition, the proposal will predominantly</p>	Minor Variation

			<p>comply with the permitted maximum building height and the internal layout of each unit along with the orientation of the POS balconies will ensure that no adverse privacy, overshadowing or amenity impacts will be created by the variation.</p> <p>As such, the proposal is considered worthy of support.</p>	
3.3.3.1.3	Minimum Heights	Ceiling	The modified proposal will remain compliant minimum ceiling heights of 2.7m for each of the residential levels.	Yes
3.3.2 Setbacks				
3.3.3.2.2	Deep Soil		<p>Gosford DCP stipulates the following regarding corner allotments and setbacks</p> <ul style="list-style-type: none"> • a front boundary setback applies to the shorter street frontage; • a side boundary setback applies to the longer street frontage; • a rear boundary setback applies to the boundary that is parallel to the shorter street frontage. <p>The proposal provides the following:</p> <ul style="list-style-type: none"> • Front Setback along the shorter side of the corner lot = 6m • Front Setback Along the longer side of corner lot = 4m • Rear setback= 6m • Side setback = 4m • Deep soil boundaries on sides = 2m-6m • Deep Soil boundaries on front and rear = 6m <p>It is noted that sections of lower ground units will minimally encroach into the front 6m setback. The proposed encroachments are considered acceptable noting their minor nature, they will not prevent the site from achieving the required deep soil areas, they will not prevent the site from achieving appropriately landscaped front setbacks and they will permit essential turning space and maneuverability for vehicles within the basement level.</p>	Minor Variation
3.3.3.2.2	Setbacks Exterior Walls	to	The proposed development has been designed to predominantly comply with the prescribed boundary setbacks.	Yes

		<p>It is noted that the proposed communal bin storage areas will be built to grant access via Talagai Place. The location is considered acceptable noting the small single storey scale of the proposed bin storage areas and the practicality that they will provide in terms of being accessible to residents whilst also permitting ease of access on bin collection day.</p> <p>Furthermore, the storage area structures have been designed to match the design quality of the proposed buildings and will be appropriately screened to reduce any negative visual and amenity impacts as prescribed by the DCP</p> <p>Therefore, the location and design of the two bin storage areas will ensure that these areas will not create any negative streetscape presentation, nor will they adversely affect the movement of pedestrians within the site and along the public footpath.</p>	
<p>3.3.3.2.4</p>	<p>Allowable Encroachments</p>	<p>The proposal has provided minor encroachments in accordance with Gosford DCP. This is evident as Gosford DCP stipulates the following encroachments are allowed:</p> <ul style="list-style-type: none"> o Minor features and building elements o Terraces above basements that are generally not more than 1m above ground level o Balconies which display a "light-weight" appearance o Large paved areas provided that they are flanked by a deep soil verge at least one metre wide which is planted with an avenue of trees and shrubs <p>The proposal has been designed with respect to the controls prescribed within Gosford DCP.</p> <p>In addition, the proposed balconies will enhance the articulation of the built form and will enable passive surveillance of Campbell Crescent and the rear communal open space areas.</p> <p>The proposal contains design elements that seek to reduce potential visual, privacy and acoustic impacts and promote a high standard of residential amenity as evident via side setbacks.</p> <p>As such, the encroachments to minor features and building elements as well as balconies are proposed in accordance with the criteria prescribed within the DCP.</p>	<p>Yes</p>

3.3.3.3 Car parking			
3.3.3.3.3	Preferred Location of Off-Street Parking	The proposed off-street parking will be appropriately located within a stepped basement level as a result of the cross fall within the subject site.	Yes
	Basements may extend up to 1m above existing ground level, provided that they are integrated with architectural and landscape design of the development.	<p>The basement has been designed to be predominantly consistent with the prescribed deep soil setbacks as previously outlined above at section 3.3.3.2.2</p> <p>The proposed basement will extend a above the existing ground level as a result of the sloping topography of the subject site and as such will incorporate a variation to the permitted 1m basement protrusion control.</p> <p>As a result, the proposal is appropriately defined as a 2-3 storey RFB. The proposal has been designed to ensure that the basement protrusion will be integrated into the overall architectural design of the development and noting that it will be focused at the rear of the site, it will not create any undue negative visual streetscape impacts. In addition, the internal layout of the units and rear balconies have been oriented to the rear and front sections of the site so as to remove the potential for visual and acoustic impacts associated with an elevated FFL and the protrusion will reduce the need for extensive cut works within an environmentally sensitive site.</p> <p>Having regard to the above, the context of the site and the previously mentioned benefits of the proposed design concept within the sections above, the proposed variation is considered acceptable.</p>	<p>Yes</p> <p>Variation</p>
3.3.3.3.5	Driveway Design	<p>The proposed driveway has been designed to ensure that safe and efficient vehicular access to the proposed development will be provided for future residents and visitors.</p> <p>The use of a double width driveway, waiting bay areas and a single access ramp are considered acceptable to service the proposed development considering its small-scale nature and the secondary status of Campbell Crescent.</p> <p>The design of the driveway and parking arrangements have been integrated with the overall design of the proposal and will not create any negative visuals or streetscape presentation Please refer to the Traffic and Parking report for further detail with respect to acceptability of the proposed access and parking arrangements and compliance with relevant Council, AS and BCA standards.</p>	Yes

3.3.3.4.1	Articulation	<p>The proposed residential flat building is contemporary in style and is consistent with the future vision envisioned for the locality by Council. The front façades address the street and will be well articulated with the use of vertical and horizontal building elements such as balcony spaces, windows, projecting and receding exterior walls, and framed elements.</p> <p>The proposal incorporates physical articulation of the built form and a mixed palette of building materials and finishes. Materials and finishes that are proposed to be used will be contemporary in character. The range of materials will significantly contribute to the articulation of the building and will help to reduce the overall bulk and mass of the building.</p> <p>The lift overrun is to be integrated into the design of the building with architectural features incorporated to minimise bulk and scale. See attached plans for detail.</p>	Yes
3.3.3.4.2	Maximum Dimensions of Buildings	The proposed residential flat building will not exceed the maximum permitted 25m dimensions.	Yes
3.3.3.4.3	Separation Between Buildings on the Same Site	This clause isn't relevant to the subject proposal.	N/A
3.3.3.4.4	Articulation of Building Forms	The proposed RFB has been appropriately articulated to include a 1m step in the alignment of the exterior wall, balconies that protrude at least 1m beyond the exterior wall and a contemporary flat roof.	Yes
3.3.3.4.5	Appearance of Adjoining Buildings	This clause isn't relevant to the subject proposal.	N/A
3.3.3.5.2	Residential Amenity	<p>The proposed residential flat building has been designed to ensure that future residents will be provided with high quality amenity whilst not sacrificing the level of amenity enjoyed by surrounding properties and residents.</p> <p>The proposed design concept will ensure that the proposed development is appropriate in terms of scale and bulk and will minimise overshadowing of adjoining properties. Please refer to the shadow diagrams for details.</p> <p>In addition, the dwellings adopt passive solar design principles through the orientation of the majority of living and private open space areas in a northerly, easterly and westerly direction as well as ensuring natural ventilation can also be provided.</p>	Yes

3.3.3.5.3	Site Planning		The proposed residential flat building has been designed with corner apartments that will either face the street or the rear communal open space area as prescribed by the GDCP 2013.	Yes
			The proposed separation distances are considered acceptable noting the internal layout and orientation of the proposed residential units, the boundary screen plantings, the orientation and location of the adjoining properties and the proposed fencing.	Yes
			In addition, the proposed balconies will incorporate a side privacy screen to reduce the potential for overlooking and privacy impacts.	
			The proposed residential units have been designed to create different 'zones' with more active areas clustered together and more passive areas also clustered together to maximise acoustic privacy.	
			The proposal will have limited acoustic impacts to adjoining properties given the design and layout of the proposed development and the proposed separation distances as it relates to surrounding properties.	Yes
3.3.3.5.4	Natural Ventilation	Cross	The proposed design concept will utilise the corner apartment layout for each unit so that an appropriate number of units can be naturally cross ventilated.	Yes
3.3.3.5.5	Private Space	Open	The proposed development will incorporate appropriately dimensioned private open space areas in the form of terraces and balconies.	Yes
			As such will comply with the provisions of the DCP to provide highly useable and functional private open space areas.	
			In addition, each POS area will incorporate at least a 2.5m x 2.5m area, which can comfortably-accommodate an outdoor table-setting or seating.	
3.3.3.5.6	Communal Space	Open	The proposal has incorporated Communal open space in accordance with SEPP 65, noting 458m ² or 26.7% of the site area.	Yes
		The COS areas will be appropriately landscaped and designed to provide functional and useable recreational areas for future residents to ensure that the development will provide high quality amenity.		

3.3.4.1.2	Dwelling Types	<p>The proposal is designed to incorporate a mix of dwelling types including 1, 2 and 3-bedroom apartments that have generous internal dimensions.</p> <p>The proposal is seeking to meet market demand for by providing a variety of units that will service people downsizing and looking for permanent accommodation in a coastal setting.</p> <p>Accordingly, the proposal complies with the intention of Council to provide a mix of apartments and a range of choice in the Terrigal area. The proposal itself provides an appropriate mix within the site, and contributes to an important, and often neglected, segment of the market.</p> <p>The apartments each enjoy two orientations and ample cross ventilation.</p> <p>In addition, the bedroom and POS sizes are varied to provide different pricing points for the alternative sizes, which will contribute to affordability.</p>	Yes
3.3.4.1.3	Accessible Dwellings 10% accessible	The proposal has been designed to comply with councils accessible dwellings calculation of 10%.	Yes
3.3.4.2	Residential Address	<p>The proposed development incorporates active façades that will permit casual surveillance of Campbell Crescent, the common open space areas and the driveway area. The proposal incorporates open space and landscaped areas that will contribute to activity and natural surveillance of the area.</p> <p>The proposed landscaping and fencing is appropriate when considering CPTED principles and will not permit easy concealment of intruders. The proposal incorporates built elements and landscaping that clearly distinguishes between the public and private domain.</p> <p>Clear entry points are proposed, that are easily read by resident, visitor and passer by alike. It is considered that the proposal does not impact on amenity or the streetscape of the area but is in context with anticipated future developments and street presentation.</p> <p>All materials and finishes are appropriate. The proposed development is appropriate and provides measures, built elements, landscaping and design features that are consistent with CPTED principles.</p>	Yes



3.3.4.2.6	Desired Lines	Sight	The proposed fencing is to be consistent with that existing within the Gosford Local Government Area for comparable residential flat buildings and it will be compliant with Council controls. Please see attached architectural plans for detail.	Yes
3.3.4.3.2	Articulation Facades	of	As previously outlined at sections 3.3.3.4.1 and 3.3.3.4.4 of the compliance table above, the proposed development will be appropriately articulated to provide high quality contemporary residential flat building that will positively address Campbell Crescent.	Yes
3.3.4.3.3	'Light appearance Facades	'Weight' of	The proposal has been designed to incorporate generously dimensioned balconies along the front facades that will provide a lightweight appearance and as such will comply with this section of the DCP.	Yes
3.3.4.3.4	Materials and Finishes that Accentuate a 'Light Weight' appearance		The finishes are designed to present a lightweight appearance as far as practicable.	Yes
3.3.4.3.5	Design of Facades for Privacy		The proposed RFB has been designed to provide passive surveillance opportunities along Campbell Crescent and towards the communal open space areas whilst also enabling future residents to achieve appropriate levels of privacy. Please see the submitted plans for details.	Yes
3.3.4.4	Landscaping		The proposal will provide landscape embellishment work that will improve and enhance the subject site whilst reducing the visual bulk of the proposal. The proposed landscaping works will include landscaped setback areas, screen/canopy plantings, retention of existing trees where practicable and strategically placed planters. It is highlighted that no significant vegetation is to be impacted as part of the proposal. Landscaping of the site is to be undertaken in accordance with the attached Landscape Plan.	Yes
3.3.4.4.4	Structures within Defined Setbacks		The proposed communal bin storage areas that will be located within the front setback area have been designed to match the design quality of the proposed buildings and will be appropriately screened to reduce	Yes

		<p>any negative visual and amenity impacts as prescribed by the DCP.</p> <p>In addition, they have been designed and located to ensure that they will be integrated with the overall development and access arrangements and as such will not be incongruous with the proposed streetscape presentation.</p>	
3.3.4.5.2	Stormwater	An On-Site Detention system, Stormwater Concept Plan and Stormwater Management Plan have been prepared and are attached as part of this application.	Yes
3.3.4.5.3	Design Location of Garbage Bin Enclosures	<p>and The proposed communal bin storage areas are of appropriately located to be easily accessible for residents whilst also permitting bins to be readily wheeled to the street on collection day and then easily returned to the holding areas.</p> <p>The separate access path from the bin storage area to the street footpath will ensure that the bin facilities will not impact on pedestrian movement within the development. Overall, they have been designed to be small-scale structures that will have a light weight appearance and will be appropriately screened.</p> <p>The proposed design and location of these structures will ensure that they comply with the intention of this control in that they will not create any negative visual or streetscape presentation impacts. In addition, the bin storage areas have been designed to incorporate letterboxes and secure entry points to enable the structures to integrate with the design of the development.</p>	Yes
3.3.4.5.4	Design and Location of Service Meters	Service meters will be located within the basement.	Yes
3.3.4.5.5	Storage	<p>The proposal has been designed to provide each unit with the prescribed 10m² of storage space within the basement. In addition, the majority of units will also be provided with additional internal private storage areas within the apartment.</p> <p>This will ensure that the future residents of these units will be provided with acceptable storage spaces to align with the intention of this control.</p>	Yes



GOSFORD DEVELOPMENT CONTROL PLAN 2013 – PART 6 ENVIRONMENTAL CONTROLS

The table below provides detail on the development standards relevant to the current proposal.

Gosford Development Control Plan 2013 – Part 6 Compliance Table			
Clause	Controls	Comment	Complies
Part 6: Environmental Controls			
6.1	Acid Sulfate Soils	The subject site is identified as being affected by Class 5 Acid Sulphate Soils under Gosford Local Environmental Plan 2014 Acid Sulfate Soils Map Sheet. Notwithstanding the proposal is not located within 500m of adjacent Class 1, 2, 3 or 4 Acid Sulphate Soils and the proposal will not have any adverse impact on site or on its surrounds. Not applicable.	Yes
6.2	Coastal Frontage	The subject site is not identified as being affected by coastal erosion as per the maps contained within this section of the DCP.	N/A
6.3	Erosion Sedimentation Control	Appropriate measures will be undertaken during the demolition and construction phases of the development application to ensure that all soil materials will be contained on the site. Appropriate erosion and sediment control measures such as the use of sediment fencing will be undertaken to minimise erosion during the demolition and construction phase of the proposal. In addition, an Erosion and Sediment Control Plan is attached as part of this application.	Yes
6.4	Geotechnical Requirements for Development Applications	As requested during the formal Pre-DA process, a Geotechnical report has been prepared and is submitted with this DA in support of the proposed development. Please refer to the appended Geotechnical report, which outlines all applicable and required specialist information.	Yes
6.6	Preservation of Trees	The subject site is within a well-established residential area, having historically been used for residential purposes. It is highlighted that no significant vegetation is to be impacted upon as part of the proposal. Landscaping of the site is to be undertaken in accordance with the attached Landscape Plan.	Yes

6.7	Water Cycle Management	<p>The proposed development incorporates Water Sensitive Urban Design (WSUD) principles that seek to minimise and manage the impact of stormwater on site and within the area. The proposed development appropriately addresses the unique characteristics of the site and will allow for the efficient management of stormwater.</p> <p>Please see Stormwater Management Plan for details.</p> <p>In addition, the proposal incorporates appropriate setbacks and landscaping that will permit stormwater penetration and will reduce runoff and the impact of stormwater on site and in the area.</p>	Yes
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GOSFORD DEVELOPMENT CONTROL PLAN 2013 – PART 7 GENERAL CONTROLS

The table below provides detail on the development standards relevant to the current proposal.

Gosford Development Control Plan 2013 – Part 7 Compliance Table			
Clause	Controls	Comment	Complies
Part 7: General Controls			
7.1	<p>On-Site Parking 1.5 car space/ dwelling = 19.5</p> <p>Visitor: 0.2 spaces/dwelling = 2.6</p> <p>Total = 27.2</p>	<p>The development proposes the construction of a 2-3 storey split level residential flat building with:</p> <ul style="list-style-type: none"> 13 rooms with the following mix <ul style="list-style-type: none"> 2 x 1-bedroom units 4 x 2-bedroom units 7 x 3-bedroom units. <p>As per the DCP, 1.5 spaces must be provided for every unit. Additionally, 0.2 spaces are to be provided per dwelling for visitor parking. Taking into account this requirement a total of 22.1 car parking spaces comprising of 19.5 residential car parking spaces and 2.6 visitor car parking spaces are required.</p> <p>The proposed development will provide a total of 27 car parking spaces including 24 residential car parking spaces 4 visitor car parking spaces within one stepped basement level and as such exceeds the car parking rate under the DCP.</p>	Yes

		<p>The proposal has been designed with generous car parking, storage and POS areas to ensure that future residents will be provided with appropriate amenity commensurate with the high-quality design concept.</p> <p>In addition, the proposed parking arrangements will be appropriately dimensioned to comply with the DCP and AS standards. Please also see the submitted Traffic and Parking report, which outlines further detail in terms of compliance.</p>	
	Disability car parking: 1 space per 100 spaces = 1 space	The Proposal provides a complying 2 accessible car parking spaces, which equates to 7.4% of the total car parking spaces provided and will exceed the 1 per 100 spaces rate.	Yes
	Bicycles: As per the Australian Standard AS 2890.3	The proposed development will provide sufficient space for bicycle storage and it is noted that the proposed domestic storage units will also be able to provide secure storage for a bicycle. As such, the proposal will comply with the Australian Standards.	Yes
7.2	Waste Management	<p>A Waste Management Plan is attached as part of this application. Notwithstanding it is noted that waste is to be appropriately managed during the demolition and construction stages of the development.</p> <p>Bin storage area is located within the upper ground floor and are designed to align with the Council design guidelines for a collect and return service.</p> <p>Areas adjacent are landscaped to minimise impact to the streetscape. Refer to attached Architectural Plans and Waste Management Plans for detail.</p>	Yes



CONCLUSION

Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts.

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents.

Having regard to the benefits of the proposal and considering the absence of adverse environmental, social or economic impacts, the application is submitted to Council for assessment and granting of development consent. Think Planners Pty Ltd recommends the approval of the application, subject to necessary, relevant and appropriate conditions of consent.



ANNEXURE 1: CLAUSE 4.6 VARIATION EXCEPTION TO DEVELOPMENT STANDARDS

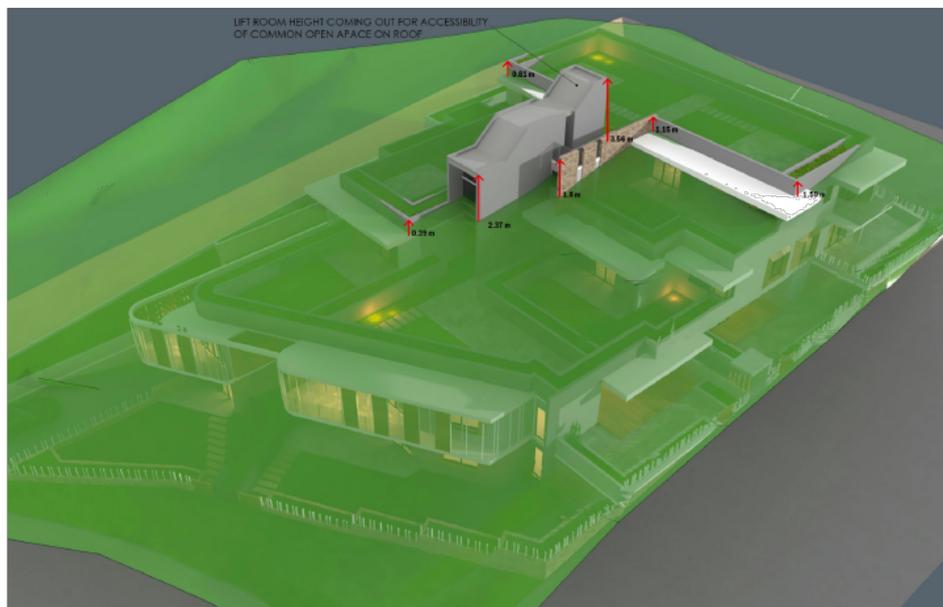
The proposed development will incorporate a minor variation to the Clause 4.3 – Height of Buildings that stipulates a maximum building height of 8.5m. It is noted that the proposal is predominantly compliant with the maximum building height. However the substantial topography and the desire to provide an accessible rooftop area leads to a portion of the building exceeding the height limit.

The extent of departure is as follows for varying elements of the proposal:

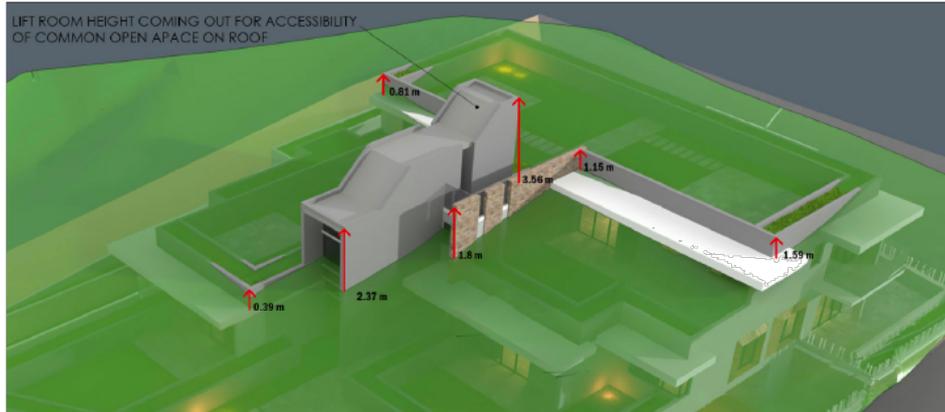
- Lift Over-run: 2.37m-3.56m
- Balustrade edges and wall element to rooftop: 390mm- 1.8m

It is noted that these elements are recessed centrally within the development and the site such that they are not readily visible from the street and do not discernibly impact on bulk and scale. The actual variation to the control arises from the rooftop area and the desire to provide for accessibility to all persons via the lift. These elements do not have any streetscape impact or view impacts to the dwellings to the rear of the site in Talgai Close.

An extract of the 3D height plane is provided below that demonstrates the centrally located elements that exceed the height limit.



Source: Design Cubicle Height Plane



Source: Design Cubicle Height Plane

It is noted that the extent of variation is not overly dominant of the street, it only relates to a minor area of the roof and will not discernibly increase privacy or overshadowing impacts on adjoining properties. It is further noted that the proposal is predominantly compliant with the setback controls and is consistent with the maximum permitted FSR on the site indicating an appropriate scale of development.

Relevant Case Law

There are a number of recent Land and Environment Court cases including *Four 2 Five v Ashfield* and *Micaul Holdings Pty Ltd v Randwick City Council* and *Moskovich v Waverley Council*, as well as *Zhang v Council of the City of Ryde*.

In addition a recent judgement in *Initial Action Pty Ltd v Woollahra Municipal Council (2018) NSWLEC 118* confirmed that it is not necessary for a non-compliant scheme to be a better or neutral outcome and that an absence of impact is a way of demonstrating consistency with the objectives of a development standard. Therefore this must be considered when evaluating the merit of the building height departure.

Further a decision in *Al Maha Pty Ltd v Huajun Investments Pty Ltd [2018] NSWCA 245* has adopted further consideration of this matter, requiring that a consent authority must be satisfied that:

- The written request addresses the relevant matters at Clause 4.6 (3) and demonstrates compliance is unreasonable or unnecessary and that there are sufficient environmental planning grounds; and
- The consent authority must consider that there are planning grounds to warrant the departure in their own mind and there is an obligation to give reasons in arriving at a decision.

Accordingly, the key tests or requirements arising from the above judgements is that:

- The consent authority be satisfied the proposed development will be in the public interest because it is "consistent with" the objectives of the development standard and zone is not a requirement to "achieve" those objectives. It is a requirement that the development be compatible with the objectives, rather than having to 'achieve' the objectives.
- Establishing that 'compliance with the standard is unreasonable or unnecessary in the circumstances of the case' does not always require the applicant to show that the relevant objectives of the standard are achieved by the proposal (Wehbe "test" 1). Other methods are available as per the previous 5 tests applying to SEPP 1, set out in *Wehbe v Pittwater*.
- There are planning grounds to warrant the departure, and these planning grounds are clearly articulated as reasons in arriving at a decision.
- The proposal is required to be in 'the public interest'.

In relation to the current proposal the keys are:

- Demonstrating that the development remains consistent with the objectives of the maximum building height control and on that basis that compliance is unreasonable or unnecessary;
- Demonstrating consistency with the R1 zoning;
- Establishing compliance is unreasonable and unnecessary;
- Demonstrating there are sufficient environmental planning grounds to justify varying the standard; and
- Satisfying the relevant provisions of Clause 4.6.



Address of Clause 4.6 Provisions

Clause 4.6 of the Gosford Environmental Plan 2013 provides that development consent may be granted for development even though the development would contravene a development standard. This is provided that the relevant provisions of the clause are addressed, in particular subclause 3-5 which provide:

(3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:

- (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
- (b) that there are sufficient environmental planning grounds to justify contravening the development standard.*

(4) Development consent must not be granted for development that contravenes a development standard unless:

- (a) the consent authority is satisfied that:*
 - (i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
 - (ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and*
- (b) the concurrence of the Director-General has been obtained.*

(5) In deciding whether to grant concurrence, the Director-General must consider:

- (a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and*
- (b) the public benefit of maintaining the development standard, and*
- (c) any other matters required to be taken into consideration by the Director-General before granting concurrence.*

Each of these provisions are addressed in turn.

Clause 4.6(3)- Underling Objectives are Satisfied

In accordance with the provisions of this clause it is considered that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case as the underlying objectives of the control are achieved. The objectives of the maximum development standard are stated as:

(1) The objectives of this clause are as follows:

- a) *to establish maximum height limits for buildings,*
- b) *to permit building heights that encourage high quality urban form,*
- c) *to ensure that buildings and public areas continue to receive satisfactory exposure to sky and sunlight,*
- d) *to nominate heights that will provide an appropriate transition in built form and land use intensity,*
- e) *to ensure that taller buildings are located appropriately in relation to view corridors and view impacts and in a manner that is complementary to the natural topography of the area,*
- f) *to protect public open space from excessive overshadowing and to allow views to identify natural topographical features.*

The current development proposal is consistent with the underlying intent of the control based on the following:

- The proposal will provide a high-quality urban form that relates well to the context of the site in terms of the natural topography and adjoining developments;
- The height breach is limited to the lift element and the rooftop COS- and the habitable areas are below the height limit- which is a means of demonstrating that the actual height is not seeking to achieve greater density or yield- but relates to a site specific design response owing to topography and the rooftop common open space area and suitable disabled access to this area;
- The extent of variation does not discernibly increase the extent of amenity impacts in terms of loss of sunlight or visual and acoustic privacy;
- These elements over the height limit do not have any streetscape impact or view impacts to the dwellings to the rear of the site in Talgai Close.
- The proposal presents a suitable scale of development relative to surrounding development and future development within the locality given the provisions of the Gosford LEP 2014.

- Due to the minor nature of the variation it will not have any adverse amenity impacts. In this regard it is noted:
 - o The variation will have no adverse impact on the physical bulk or scale of the development because it is recessed centrally to the development and will not be easily 'read' from the public domain.
 - o The variation will not lead to a reduction in solar penetration on site or to adjoining properties nor will it lead to sunlight loss or overshadowing.
 - o The proposed variation will not lead to view loss or interrupt on views to and from the site.
 - o The proposed variation will not lead to a reduction in privacy afforded to existing residents or future residents of the proposal.

- The proposed development will permit the site to develop to its full zoning potential whilst complementing the future vision envisioned for the site by providing a residential flat building that will provide good address to the street frontage and clearly identifiable entrances and importantly for a good design outcome having regard to the context and nature of the site and the slope of the land;

- The development proposal has been designed to comply with key planning requirements, whilst providing an attractive building that addresses the context, streetscape and sets the tone and scale for future medium density development in the locality. The development provides a residential flat building that will contribute towards increasing housing stock within the Gosford LGA, especially within Terrigal.

- The variation is a point encroachment that allows servicing of the building as evident via architectural plans.

As outlined above the proposal remains consistent with the underlying objectives of the control and as such compliance is considered unnecessary or unreasonable in the circumstances.



Sufficient Environmental Planning Grounds & Design Response

The below points demonstrate suitable environmental planning grounds exist to justify contravening the height development standard and further demonstrates that the height departure does not give rise to any environmental impacts, and therefore the proposal is an appropriate design response for the subject site:

- At the outset the location of the variation means that the non-compliance will have limited visual impact as viewed from the public domain or surrounding properties on both street frontages.
- The departure largely arises from the rooftop COS and lift access to provide good amenity and a good design outcome for future residents. The extent of the minor non-compliance could be reduced by the removal of these areas; however, this would be a poorer design outcome. Accordingly the minor departure enables a better architectural design outcome and façade treatment, consistent with the following Objects of the Environmental Planning and Assessment Act 1979:

(g) to promote good design and amenity of the built environment,

- A roof top terrace is also a preferable location in the circumstances as it will benefit from being elevated and enjoying views and excellent solar access and provide superior open space amenity to building occupants than at grade open space on the subject site owing to topography and accessibility.

Therefore, the current proposal is a preferred outcome from an environmental planning perspective and demonstrates that there is merit in varying the height control to achieve a better design response on the site which demonstrates sufficient environmental planning grounds to support the departure.



Clause 4.6(4)

In accordance with the provisions of Clause 4.6(4) Council can be satisfied that this written request has adequately addressed the matters required to be demonstrated by Clause 4.6(3). As addressed the proposed development is in the public interest as it remains consistent with the objectives of the building height control.

As addressed the proposed development is in the public interest as it remains consistent with the objectives of the building height control. In addition, the proposal is consistent with the objectives of the R1 zone, being:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure that development is compatible with the desired future character of the zone.*
- *To promote best practice in the design of multi dwelling housing and other similar types of development.*
- *To ensure that non-residential uses do not adversely affect residential amenity or place demands on services beyond the level reasonably required for multi dwelling housing or other similar types of development.*

The proposal is consistent with the zone objectives as ensures that the desired density of the zone is achieved. In addition, the proposal complements and enhances the local streetscape by virtue of the careful siting of the development. The proposal also provides for housing needs of the community in a different typology (apartments) as is desired in the R1 zone and the proposal is compatible with the desired future character. Finally the proposal does provide a high quality best practice example when considering the height breach and common open space configuration.

It is understood that the concurrence of the Director-General can be assumed in the current circumstances.



Clause 4.6(5)

As addressed, it is understood the concurrence of the Director-General may be assumed in this circumstance, however the following points are made in relation to this clause:

- a) The contravention of the building height control does not raise any matter of significance for State or regional environmental planning given the nature of the development proposal; and
- b) There is no public benefit in maintaining the development standard as it relates to the current proposal. The departure from the building height control is acceptable in the circumstances given the underlying objectives are achieved and it will not set an undesirable precinct for future development within the locality.

Strict compliance with the prescriptive building height control is unreasonable and unnecessary in the context of the proposal and its particular circumstances. The proposed development meets the underlying intent of the control and is a compatible form of development that does not result in unreasonable environmental amenity impacts.

The proposal will not have any adverse effect on the surrounding locality and is consistent with the future character envisioned for the subject area. The proposal promotes the economic use and development of the land consistent with its zone and purpose. Council is requested to invoke its powers under Clause 4.6 to permit the proposed variation.

The objection is well founded and taking into account the absence of adverse environmental, social or economic impacts, it is requested that Council support the development proposal.





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Independent Design Review

For Central Coast Council

DA – 57766/2019

24-28 Campbell Crescent Terrigal

Report Title: Independent Design Review
Report No: DDC_051
Issue No: v1.0
Date: 16.03.20
Prepared: Ken Dyer
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1. General

Purpose

The purpose of the Independent Design Review is to consider the proposal against the nine Design Quality Principles contained in State Environmental Planning Policy 65 – Design Quality of Residential Flat Buildings and the Apartment Design Guide.

When considering the Design Quality Principles, the review will also have regard to plans and policies, including Local Environmental Plans, Development Control Plans, urban design strategies and the like.

The report will identify any aspects of the design which do not achieve the one or more of the Design Quality Principles.

Details of Proposal

Property Address: 24-28 Campbell Crescent Terrigal.

Applicant: Design Cubicle Pty Ltd

Description of development

Demolition of Existing Structure & Construction of Four (4) Storey Residential Flat Building. 13 Units over Two (2) levels & Two (2) levels of Basement Car Parking (for 27 vehicles)

Documents Reviewed (as provided via onedrive link downloaded 16.03.20)

- BASIX Certificate DA57766 L0 S~pbell Crescent TERRIGAL Part 1Nathers Assessor
- Crime and Safety Report DA57766~pbell Crescent TERRIGAL Part 1
- Geotechnical Report DA57766 L0~pbell Crescent TERRIGAL Part 1
- Landscape Plans DA57766 L0 SP6~pbell Crescent TERRIGAL Part 1
- Part A Application Form DA57766~pbell Crescent TERRIGAL Part 1
- Part A-Application for Approva~pbell Crescent TERRIGAL Part 1
- Photo Montage DA57766 L0 SP696~pbell Crescent TERRIGAL Part 1
- Plans DA57766 L0 SP6964 24-28 ~pbell Crescent TERRIGAL Part 1
- Shadow Analysis Diagram DA57766~pbell Crescent TERRIGAL Part 1
- Site Photograph DA57766 L0 SP6~pbell Crescent TERRIGAL Part 1
- Statement of Environmental Eff~pbell Crescent TERRIGAL Part 1
- Storm Water Management Plan DA~pbell Crescent TERRIGAL Part 1
- Survey Plan DA57766 L0 SP6964 ~pbell Crescent TERRIGAL Part 1
- Waste Management Plan DA57766 ~pbell Crescent TERRIGAL Part 1
- Water Cycle Management Plan Re~pbell Crescent TERRIGAL Part 1
- Water Cycle Plan DA57766 L0 SP~pbell Crescent TERRIGAL Part 1
- Nathers Summary Certificate DA~pbell Crescent TERRIGAL Part 1
- Schedule of External Finishes ~pbell Crescent TERRIGAL Part 1

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Planning Controls

- New South Wales Government (1979) Environmental Planning & Assessment Act
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development.
- State Environmental Planning Policy 55 – Remediation of Land.
- Gosford Local Environmental Plan (2014)
- Gosford Development Control Plan (2013)

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2. Review

Apartment Design Guide.

Clause	Heading	Compliance Achieved		Comments
		Yes	No	
	Apartment Design Guide	-	-	
Part 1	Identifying the context	-	-	
Part 1A	Apartment building types	✓	-	Residential Flat Building – perimeter block apartments
Part 1B	Local Character and context Gosford DCP 2013 – 2.1 Character - Terrigal	✓		Objectives adequately addressed in documentation especially being within the medium density hillside character area of Terrigal as setout in the Gosford DCP.
Part 1C	Precincts and individual sites	✓		Objectives adequately addressed in documentation.
Part 2	Developing the controls	-	-	
Part 2A	Primary Controls	-	-	Refer the individual primary controls listed below
Part 2B	Building Envelopes	✓	✓	Objectives adequately addressed in documentation. <ul style="list-style-type: none"> General compliance with building envelope requirements in LEP & DCP Although minor variation is sort for some setbacks below
Part 2C	Building Height - Gosford LEP 2014 – Clause 4.3 Gosford DCP 2013 – Clause 3.3.3.1	✓	✓	Objectives adequately addressed in documentation. <ul style="list-style-type: none"> 8.5m height limit 2 storeys max 7.5m max wall height <p><i>Clause 4.6 Exception submitted -</i></p> <ul style="list-style-type: none"> <i>Generally, the variations are minor in nature, well considered in the design to minimize any impact. These variations are in response to difficult hillside site constraints and are not trying for additional increases in complying FSR or the like. With this in mind, the variation should be supported.</i>

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				<ul style="list-style-type: none"> • <i>The elements exceeding the height level are contained within the centre of the building. There is no discernable impact from street level given the inherent design quality of the design.</i> • <i>The design is only 3 storeys and/or exceeding the 7.5m wall height in minor areas of the design which includes basement carparking. The design is stepped up the sloping site and is well articulated to lessen any discernable impact.</i>
Part 2D	Floor Space Ratio Gosford LEP 2014 – Clause 4.4	✓		<p>Objectives adequately addressed in documentation.</p> <ul style="list-style-type: none"> • Control - FSR – 0.7:1 maximum • Proposed – 0.69:1
Part 2E	Building Depth	✓		<p>General objectives adequately addressed in documentation.</p> <ul style="list-style-type: none"> • 12-18m required • 10-12m provided
Part 2F	Building Separation	✓		<p>General objectives adequately addressed in documentation.</p> <ul style="list-style-type: none"> • Control – 6-12m setback required between building (half to boundary 3-6m). • 6m setback provided.
Part 2G	Street setbacks Gosford DCP 2013 – Clause 3.3.3.2	✓		<p>General objectives adequately addressed in documentation.</p> <ul style="list-style-type: none"> • Control – front setback = 6m, • Provided – front setback = 6m.
Part 2H	Side setbacks Gosford DCP 2013 – Clause 3.3.3.2	✓		<p>General objectives adequately addressed in documentation.</p> <ul style="list-style-type: none"> • Control – Side boundary = 4m. • Provided – Side boundary = 4m.
Part 2H	Rear setbacks Gosford DCP 2013 – Clause 3.3.3.2	✓		<p>General objectives adequately addressed in documentation.</p> <ul style="list-style-type: none"> • Control – Rear Boundary = 6m. • Provided – Rear Boundary = 6m.
Part 3	Siting the development			

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Part 3A	Site analysis	✓	Objectives adequately addressed in documentation
Part 3B	Orientation	✓	Objectives adequately addressed in documentation
Part 3C	Public domain interface	✓	Objectives adequately addressed in documentation.
Part 3D	Communal and open space	✓	<p>Design Criteria</p> <ol style="list-style-type: none"> 1. Communal open space has a minimum area equal to 25% of the site 2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (mid winter) 3. Note communal open space should have a minimum dimension of 3m <p>Design Criteria has been complied with in design.</p> <ul style="list-style-type: none"> • 472m² (27.5%) provided • 50% sunlight is complied with by Upper level communal area. • 4-6m width provided
Part 3E	Deep soil zones	✓	<p>Design Criteria minimum width 6m and area equal to 7% of the site.</p> <p>Design Criteria has been complied with in the design</p> <ul style="list-style-type: none"> • Over 20% of site is to be deep soil planting
Part 3F	Visual privacy	✓	Design Criteria and Objectives adequately addressed in documentation for external/neighbouring sites.
Part 3G	Pedestrian access and entries	✓	Design Criteria and Objectives adequately addressed in documentation
Part 3H	Vehicle access	✓	Design Criteria and Objectives adequately addressed in documentation
Part 3J	Bicycle and carparking	✓	Design Criteria and Objectives adequately addressed in documentation

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	Gosford DCP 2013 – Clause 7.1			Required – 22.1 spaces Provided – 27 spaces <ul style="list-style-type: none"> • Carparking is provided above the required rate.
Part 4	Designing the building			
	Amenity			
Part 4A	Solar and daylight access	✓		<p>Design Criteria</p> <ul style="list-style-type: none"> • In other areas, 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9am and 3pm mid-winter. • A maximum of 15% of apartments receive no direct sunlight between 9am and 3pm mid-winter • <i>Note the documentations refer to "minimum of 2 hours" which is incorrect. Nevertheless, the calculations provided support the achievement of the 3 hours requirement.</i> <p>Design Criteria has been complied with in the design.</p> <ul style="list-style-type: none"> • 77% (10 of 13) achieve the 3 hours solar access. • 0% achieve no solar access
Part 4B	Natural ventilation	✓		<p>Design Criteria and Objectives adequately addressed in documentation</p> <p>Design Criteria -</p> <ul style="list-style-type: none"> • 60% of apartments achieve natural cross ventilation. • Depth of not more than 18m <p>Design Criteria has been complied with in the design -</p> <ul style="list-style-type: none"> • 62% (8 of 13) of apartments achieve natural cross ventilation.
Part 4C	Ceiling heights	✓		Design Criteria and Objectives adequately addressed in the documentation
Part 4D	Apartment size and layout	✓		Design Criteria and Objectives adequately addressed written in documentation
Part 4E	Private open space and balconies	✓		Design Criteria and Objectives adequately addressed written in documentation

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Part 4F	Common circulation and space	✓		Design Criteria and Objectives adequately addressed in documentation
Part 4G	Storage	✓		Design Criteria and Objectives adequately addressed in documentation
Part 4H	Acoustic Privacy	✓		Design Criteria and Objectives adequately addressed in documentation
Part 4J	Noise and pollution	✓		Design Criteria and Objectives adequately addressed in documentation
Part 4K	Apartment mix	✓		Design Criteria and Objectives adequately addressed in documentation
Part 4L	Ground floor apartments	✓		Design Criteria and Objectives adequately addressed in documentation
Part 4M	Facades	✓		Design Criteria and Objectives adequately addressed in documentation
Part 4N	Roof Design	✓		Design Criteria and Objectives adequately addressed in documentation
Part 4O	Landscaping	✓		Design Criteria and Objectives adequately addressed in documentation
Part 4P	Planting on structures	✓		Objectives in general adequately addressed in documentation.
Part 4Q	Universal Design	✓		Objectives adequately addressed in documentation.
Part 4R	Adaptive Reuse	-	-	Not Applicable
Part 4S	Mixed Use	-	-	Not Applicable
Part 4T	Awnings and signage	✓		Objectives adequately addressed in documentation.
	Performance			
Part 4U	Energy efficiency	✓		Objectives adequately addressed in documentation.

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Part 4V	Water management and conservation	✓		Objectives adequately addressed in documentation.
Part 4W	Waste management	✓		Objectives adequately addressed in documentation.
Part 4X	Building Maintenance	✓		Objectives adequately addressed in documentation.

State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development.

Clause	Heading	Achieved		Comments
		Yes	No	
	SEPP 65 Schedule 1 – Design Quality Principles			
Principle 1	Context and neighborhood character	✓		Objectives adequately addressed in documentation.
Principle 2	Built Form and scale	✓		Generally, the quality of design of the built form and scale meets the objectives of this principle except for variations noted above.
Principle 3	Density	✓		Objectives adequately addressed in documentation.
Principle 4	Sustainability	✓		Objectives adequately addressed in documentation.
Principle 5	Landscape	✓		Generally, the quality of design of the landscaping meets the objectives of this principle except for variations noted above.
Principle 6	Amenity	✓		Generally the quality of design meets the objectives of this principle except for variations noted above.
Principle 7	Safety	✓		Objectives adequately addressed in documentation.
Principle 8	Housing Diversity and social interaction	✓		Objectives adequately addressed in documentation.

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Principle 9	Aesthetics	✓	Objectives adequately addressed in documentation.

Summary

The external appearance of the building is well considered and highly articulated to breakdown any perceived bulk on the very steep site. The composition has a variety of building elements defining both vertical and horizontal elements, and is respectful to the hillside character.

The façade has recessing and protruding elements that varies the scale and creates interest in the building. The proportions and arrangement of building elements are well resolved. The curved balconies are unifying and soften the impact in its locale.

Although the proposal has requested a variation exceeding setback limits, this would appear minor in the context of the overall development bulk and scale, especially when considered at street level and the elements are well concealed. It is worth mentioning that the development complies with most of the requirements for this challenging site.

Should you require any additional information, do not hesitate to contact the undersigned.

Sincerely,



Ken Dyer

Architect (B.Arch)
 NSW Reg No. 5838

DYER DESIGN COMPANY
 Trading for Dyer Family Trust
 ABN 67 787 548 438

Apartment Design Guide (ADG) Compliance Table

DA57766/2019: Demolition of Existing Structures & Construction of 4-storey Residential Flat Building containing 13 Units & 2 Levels of Basement Car Parking

Description of Land: LOT: 0 SP: 6964, 24-28 Campbell Crescent TERRIGAL
Lot: 1 DP: 1067146, 26 Campbell Crescent TERRIGAL

Design Criteria	Required	Proposed	Compliance
3A Site Analysis	<p>Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.</p> <p>Site Analysis Checklist addressed</p>	<p>Site Analysis objectives have been adequately addressed in the documentation.</p> <p>The design of the proposal has considered the opportunities and constraints of the site conditions and their relationship to the surrounding context.</p>	Yes
3B-1 Orientation	Buildings along the street frontage define the street, by facing it and incorporating direct access from the street.	<p>The building addresses the multiple street frontages and optimises solar access within the development.</p> <p>Direct pedestrian access is provided from each street frontage with vehicle access from Campbell Crescent.</p>	Yes
3B-2 Orientation	Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access.	<p>Adequate solar access received to living areas, private open space and communal open space of the development.</p> <p>The proposal does not impact/reduce solar access or impact on solar collectors to adjoining properties to the south due to building separation and site topography,</p>	Yes
3C-1 Public Domain Interface	<p>Terraces, balconies and courtyard apartments should have direct street entry, where appropriate.</p> <p>Changes in levels provide adequate surveillance and visual privacy for ground level dwellings.</p>	<p>No direct access to street entry is provided to ground floor units, however appropriate access to all ground floor units is provided by the proposal.</p> <p>Courtyard fencing to the public domain is variable in height and softened by landscaping. Site topography requires changes/transition in courtyard fencing to facilitate privacy to units at street</p>	Yes

Design Criteria	Required	Proposed	Compliance
	<p>Upper level balconies and windows should overlook the public domain.</p> <p>Fences and walls limited in height to 1m and solid walls limited along street frontages.</p>	<p>level yet provides adequate surveillance of the public domain.</p> <p>The proposal achieves the objective and provides suitable transition between the private and public domain without compromising safety and security.</p>	
3C-2 Public Domain Interface	Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking.	Achieves objectives in that the amenity of the public domain is retained and enhanced.	Yes
	Mailboxes located in lobbies / integrated into front fences.	Mailboxes to be suitably located.	
	Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view.	Garbage storage area covered and screened from public view.	
3D-1 Communal Open Space	Minimum communal open space area 25% of the site	<p>Communal open space (COS) has been provided at 458sqm or 26.7% of the site area.</p> <p>Provided as roof top terrace and on the Upper Ground Floor level at Talgai Close (COS 1) at the rear of the site and at the front elevation overlooking Campbell Crescent (COS 2) with landscaped surrounds and provides 4-6m width and achieves minimum dimension of 3m.</p> <p>Passive surveillance is achieved for Communal Open Space 2.</p>	Yes
	50% direct sunlight to principal usable part for min 2 hrs between 9am and 3pm mid-winter	50% sunlight is complied with by Upper level communal area.	
3E-1 Deep Soil Zone	Minimum 7% of the site, with minimum dimension 6m for a site greater than 1,500sqm	Plans indicate that >20% of the site is to be deep soil zones with a minimum width of 6m.	Yes

Design Criteria	Required	Proposed	Compliance
	On some sites, it may be possible to provide a greater area for deep soil zones. Sites greater than 1500sqm 15% should be achieved, if possible.		
3F-1 & 2 Visual Privacy	Separation from boundaries (side and rear boundaries) for buildings up to 12m in height (4 storeys): habitable rooms and balconies – 6m Non-habitable rooms - 3m	The proposal provides 6m setbacks to the boundary in accordance with the design criteria. Notwithstanding the site has three street frontages and separated by public road to surrounding developments to the north, east and west. Properties to the south adjoining the site are located generally upslope to the subject site.	Yes
	Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space	The proposal is designed with units and their living areas and private open spaces oriented toward boundaries. The proposal demonstrates acoustic and visual privacy can be attained by implementation of 1.9m planter boxes along private open spaces. The proposal meets the design criteria and objectives and achieves reasonable levels of external and internal visual privacy for future residents and is not considered to adversely impact upon residential amenity currently enjoyed by adjoining properties.	
3G Pedestrian access and entries	Building entries and pedestrian access connects to and addresses the public domain Access, entries and pathways are accessible and easy to identify Objective 3G-3 – n/a	The proposal provides multiple entries to the site via Campbell Crescent and Talgai Close. Entry locations are clearly identified and visible from the street level and the existing pedestrian network and will connect to new footpaths to be constructed for the development along all street frontages. For the size of the development, the proposal complies with the design criteria and objectives with well-planned and identified pedestrian access to the development.	Yes

Design Criteria	Required	Proposed	Compliance
3H Vehicle access	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	The proposal meets the design criteria and objectives. The vehicle access point is at the lowest point of the site, located behind the building line, separated from pedestrian access and integrated into the building façade. Garbage collection will occur from Talgai Close and the garbage bins are screened from public view.	
3J-1 Bicycle and Car Parking	Not located on within 800m of railway station or on land or within 400m of land zoned B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre. Car parking required in accordance with GDCP 2013 Chapter 7.1 Car Parking Clause 7.1.3.2 Schedule of Requirements: 22.1 car spaces required or rounded up to 23 car spaces as follows: Resident Parking: <ul style="list-style-type: none"> • 1.5 car spaces per dwelling (13) = 19.5 car spaces Visitor Parking: <ul style="list-style-type: none"> • 0.2 car spaces per dwelling (13) = 2.6 car spaces Disability Car Parking: <ul style="list-style-type: none"> • 1 space per 100 spaces = 1 space Bicycles: As per the Australian Standard AS 2890.3	RMS requirements do not apply. Car parking provided in accordance with GDCP 2013 Chapter 7.1 27 car spaces proposed which includes 2 accessible car spaces. Resident Parking: 23 car spaces Visitor Parking: 4 car spaces Bicycle storage provided in accordance with Australian Standards. The proposal complies with the required parking facilities in GDCP 2013 and meets the design criteria and objectives of the ADG.	Yes
	Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas	Secure bicycle storage provided in the basement and located to be easily accessible for residents.	Yes
4A-1	Living rooms and private open space of at least 70% of	77% (10 of 13) achieve the 3 hours solar access.	Yes

Design Criteria	Required	Proposed	Compliance
Solar and Daylight Access	apartments receive a minimum of 3hr sun between 9am and 3pm mid-winter.	It is noted that the Applicant's response refers to 'minimum of 2 hours' which is incorrect. As the site is not Metropolitan Sydney so 3 hours is required. However, the Design Review Panel indicates the calculations provided support the achievement of the 3 hours requirement.	
	Maximum of 15% of apartments receive no direct sun between 9am and 3pm mid-winter	0% achieve no solar access	Yes
4B-3 Natural Ventilation	Min 60% of apartments cross ventilated in the first 9 storeys of the building	62% (8 of 13) or apartments achieve natural cross ventilation.	Yes
4C-1 Ceiling Heights	Min 2.7m habitable Min 2.4m non-habitable	Complies.	Yes
4D-1 Apartment Size	Studio: 35sqm 1-bedroom: 50sqm 2-bedroom: 70sqm 3-bedroom: 90sqm (5sqm per additional bathroom)	Complies	Yes
	Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	All habitable rooms have a window within the external wall.	Yes
4D-2 Room depths	Habitable room depths and maximum 8m depth for open plan layouts.	Despite the Design Criteria the proposal complies with the Design Guidance and Figure 4D-3 for open plan apartments. Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths. All living areas and bedrooms should be located on the external face of the building.	Yes
4D – 3 Layout	Bedroom and living room sizes – 9 & 10sqm bedrooms with min 3m width, 3.6m-4m width living rooms	Complies with design criteria and Objectives.	Yes

Design Criteria	Required	Proposed	Compliance
4E-1 Private Open Space & Balconies	1-bedroom: 8sqm, min 2m depth 2-bedroom: 10sqm, min 2m depth 3-bedroom: 12sqm, min 2.4m depth Podium/Ground Level: 15sqm, min 3m depth	All units comply with required POS/balcony areas and objectives for location and orientation. <ul style="list-style-type: none"> • 7 x 3-bedroom units (2 x 3-bedroom units at ground level) • 5 x 2-bedroom units • 2 x 1-bedroom units 	Yes.
4F-1 Common Circulation	Maximum of 8 apartments off a circulation core (although design guidance allows up to 12 apartments)	Complies with design criteria and objectives. Maximum number of units from a circulation core is 5 (mid ground floor level).	Yes
4G-1 Storage	1 bedroom: 6m ³ 2 bedroom: 8m ³ 3 bedroom: 10m ³ Note: Minimum 50% within unit	All units provide storage greater than minimum requirements. This is provided within the basement/ground floor and within the units themselves, and where appropriate a minimum of 50% of storage is to be provided within each individual unit.	Yes
4H Acoustic Privacy	Noise transfer is limited through the siting of the buildings and building layout	Provides adequate separation from neighbouring buildings/properties in accordance with 3F Visual Privacy – design criteria above by the following: <ul style="list-style-type: none"> • Where appropriate windows and door openings are orientated away from noise sources. • The proposal is designed to create different 'zones' with more active areas clustered together and more passive areas also clustered together to maximise acoustic privacy and also take advantage of the lot orientation. • Generally, wet areas and utility rooms have been located adjoining stair cores and lift wells. 	Yes
4J Noise and Pollution	The impact of external noise transfer and pollution are minimised through the siting and layout of the building.	The site is not affected by significant noise and pollution sources.	N/A
4K Apartment Mix	A range of apartment types are provided to cater for different household types and	Provides a range of household types with a variety of unit sizes and floor plans: 2 x 1-Bedroom: 15%	Yes

Design Criteria	Required	Proposed	Compliance
	distributed throughout the building.	4 x 2-Bedroom: 30% 7 x 3-Bedroom: 55%	
4L Ground Floor Apartments	Maximise street frontage activation and amenity.	A reasonable level of street activation, amenity and safety for residents is achieved.	Yes
4M Facades	Provide visual interest whilst respecting the character of the area.	The proposed facades are well articulated with a mixture of vertical and horizontal features including windows, projecting walls and balconies and framed elements.	Yes
4N Roof Design	Roof features are incorporated in the roof design, response to the street and provide sustainability features.	Roof treatments are integrated into the building design and incorporates open spaces into roof design.	Yes
4O Landscape Design	Landscape design is viable, sustainable, contributes to the streetscape and amenity.	Landscape plan provided and meets the design guidelines and objectives. The proposal responds to the site conditions and changes in levels. The landscape plan will require minor amendments at the rear of the site in Talgai Close to cater for the changes to the development and provision of footpath and on-street parking bay at Campbell Crescent Refer Condition 2.3.	Yes
4P Planting on Structures	Appropriate soil depths are provided. Planting on structures contributes to the quality and amenity of communal and public open spaces.	Objectives in general are adequately addressed.	Yes
4Q Universal Design	Universal design features are included in apartment design to promote flexible housing for all community members.	Objectives adequately addressed.	Yes
4U Energy Efficiency	Development incorporates passive environmental design, solar design and adequate natural ventilation.	Objectives adequately addressed in accordance with BASIX and NatHERS certficiates.	Yes

Design Criteria	Required	Proposed	Compliance
4V Water	Water Management and Conservation is achieved.	Objectives adequately addressed in accordance with BASIX and NatHERS certificates.	Yes
4W Waste	Waste storage facilities are provided to minimise impacts on the streetscape, building entry an amenity of residents.	Complies	Yes

Gosford Development Control Plan 2013 (GDCP 2013) Compliance Table

DA57766/2019: Demolition of Existing Structures & Construction of 4-storey Residential Flat Building containing 13 Units & 2 Levels of Basement Car Parking

Description of Land: LOT: 0 SP: 6964, 24-28 Campbell Crescent TERRIGAL
Lot: 1 DP: 1067146, 26 Campbell Crescent TERRIGAL

Development Control	Required	Proposed	Compliance
2.1 Character	The desired character of the Terrigal 6: Medium Density Hillsides	<p>The proposal is subject to the provisions of GDCP 2013 Chapter 2.1 – Character. The proposed development is consistent with the desired character for the following reasons:</p> <ul style="list-style-type: none"> • The character of the area comprises a mix of apartment and townhouse developments and some single dwellings on semi-regular allotments. The impacts of the proposal have been considered in the assessment of the application. The proposal will provide an appropriate transition in built form and land use intensity to adjoining and surrounding developments. • The external appearance of the building is well considered and highly articulated to breakdown any perceived bulk on the very steep site. The composition has a variety of building elements defining both vertical and horizontal elements and is respectful to the hillside character. • The building design appears as 2-3 storeys from the side and rear boundaries of the site with basement car parking. The design is stepped up the sloping site and is well articulated to lessen any discernible impact. The building is predominantly compliant with the permitted maximum building height and FSR controls; the heights are appropriate to the site and is not considered to have adverse impact on significant views. • The façade has recessing and protruding elements that varies the scale and creates interest in the building. The proportions and arrangement of building elements are well resolved. The curved balconies are unifying and soften the impact in its locale. The proposed development provides a light-weight appearance while also providing a traditional street address. • Although the proposal has requested a variation exceeding setback limits, this would appear minor in the context of the overall development bulk and scale, especially when considered at street level and the elements are well concealed. 	Yes

Development Control	Required	Proposed	Compliance
2.2 Scenic Quality	The subject site is located within the North Coastal geographic unit and the Terrigal landscape unit.	<p>The proposal is subject to the provisions of GDCP 2013 Chapter 2.2 – Scenic Quality.</p> <ul style="list-style-type: none"> The proposal is considered to have appropriate context and compatibility within the character and streetscape of the area and is considered to appropriately respond to characteristics, topography and natural features of the site. The proposal will not impact on the scenic quality of the area, overpower the natural elements of the coastal lagoon, beach and surrounding natural backdrop. The building incorporates a stepped building platform which will generally be contained within the slope of the site and will have minimal impact on views and vistas of surrounding residential developments. The proposal will present a building form to Campbell Crescent that will be consistent with the existing scale and pattern of development within the area. <p>The proposal is consistent with the stated objectives of GDCP 2013 Chapter 2.2 - Scenic Quality.</p>	Yes
3.3 Multi Dwelling Housing & Residential Flat Buildings (General Controls)	3.3.1.4 Objectives	<p>The proposal aligns with the definition residential flat buildings. The proposed development is generally consistent with the objectives for residential flat building developments for the following reasons:</p> <ul style="list-style-type: none"> Provides improved standards of environmental planning, urban design, architectural and landscape quality. Complements the desired character of the area and does not impact on natural scenic qualities. Maintains and enhance current levels of residential amenity. Provides a variety of dwelling types providing improved housing choice for the area. 	Yes
3.3.2.1 Character	New developments are consistent with the desired character for the surrounding area.	Refer above under 2.1 Character	Yes
3.3.3.1 Height	<p>Clause 3.3.3.1.2 Maximum Height Controls</p> <ul style="list-style-type: none"> Max building height GLEP 2014 = 8.5m Max 2 storeys Max height exterior wall 7.5m 	<p>The development proposes the following:</p> <ul style="list-style-type: none"> The development proposes encroachments and heights above the development standard in GLEP 2014 for the following building elements: <ul style="list-style-type: none"> Lift over-run: 2.37m-3.56m encroachments; a maximum height of 10.87m-12.06m or maximum 41.9% variation to the development standard. 	No – Clause 4.6 submitted – variation supported

Development Control	Required	Proposed	Compliance
	<ul style="list-style-type: none"> • Max floor height lowest occupied storey 1m 	<ul style="list-style-type: none"> ○ Balustrade edges and wall element to rooftop: encroachments of 390mm-1.8m; a maximum height of 10.3m or maximum 21.2% variation to the development standard. • Max 4 storeys <ul style="list-style-type: none"> ○ Due to the design of the building with the protrusion of the basement level the development presents as a 4-storey building to the Campbell Crescent frontage although is stepped over each level. ○ However, the design appears as 2-3 storeys from the side and rear boundaries of the site. The design is stepped up the sloping site and is well articulated to lessen any discernible impact. The proposal generally complies with the setback controls and landscaping is proposed within the setback areas/courtyard areas to soften the built form. • Max height exterior wall - 8.3m on the southern elevation (10.67% variation) and 9.0m on the northern elevation (20% variation). The variations occur to the rear portions of the buildings which extend beyond the natural ground level to provide a stepped building platform on the very steep site. The rear elevation when viewed from Talgai Close complies with the control. • Max floor height of the lowest occupied storey. The proposal does not comply with this control as the development has a finished floor level for the Ground Level of the building a maximum of 2.9m above natural ground level near the rear portion of the building. • The building elements that exceed the maximum building height are recessed centrally within the development and the site such that they are not readily visible from the street and do not discernibly impact on bulk and scale. The actual variation to the control arises from the rooftop area and the desire to provide for accessibility to all persons via the lift. These elements do not have any streetscape impact or impact on views to the dwellings to the rear of the site in Talgai Close. • The applicant has submitted a Clause 4.6 request to vary the development standard which is considered satisfactory and is supported. • The proposal has been designed to address the sloping topography of the site whilst also ensuring that the amount of cut required will be minimised. Therefore, the proposed variation is considered acceptable. In addition, the proposal will predominantly 	<p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>Non-compliances are acceptable and are supported</p>

Development Control	Required	Proposed	Compliance
		<p>comply with the permitted maximum building height and the internal layout of each unit along with the orientation of the POS balconies will ensure that no adverse privacy, overshadowing or amenity impacts will be created by the variation.</p> <ul style="list-style-type: none"> Notwithstanding the numerical non-compliances for building height in GDCP 2013 the proposal complies with the objectives, the variations are considered minor and are supported. The scale of the building is compatible with the existing and desired streetscape character, will not adversely impact on views or privacy and amenity of adjoining residential developments and is of an appropriate height, bulk and scale with surrounding development. 	
	<p>Clause 3.3.3.1.3 Development Controls</p> <ul style="list-style-type: none"> All habitable rooms - min 2.7m ceiling heights for 2, 3 or 4 storey buildings Non-habitable rooms – min 2.2m 	<p>The development proposes the following:</p> <ul style="list-style-type: none"> All residential levels = min ceiling height 2.7m 	Yes
<p>3.3.3.2.2a Deep Soil Setbacks</p>	<p>Deep soil along boundaries:</p> <ul style="list-style-type: none"> Side boundary min width 2m Front & Rear boundary min width 6m 	<p>The development proposes the following deep soil boundary setbacks:</p> <ul style="list-style-type: none"> North side boundary 4m South side boundary 2m-6m Front boundary – Campbell Cres – >6m Rear boundary – parallel to Campbell Cres – 6m 	Yes
<p>3.3.3.2.2b Setbacks to exterior walls</p>	<p>Setbacks to exterior walls up to 2-storeys high:</p> <ul style="list-style-type: none"> Side boundary average 4m, min 3.5m Front Setback 6m Rear Setback 6m <p>Setbacks to exterior walls:</p> <ul style="list-style-type: none"> 3+Storey buildings – additional setback of 2.5m 	<p>Setbacks from site boundaries to exterior walls 2-storeys high:</p> <ul style="list-style-type: none"> North side boundary 4m South side boundary 6m-7m Front boundary – Campbell Cres >6m Rear boundary – parallel to Campbell Cres – presents as a 2-storey development - 6m <p>Setbacks 3+storeys</p> <ul style="list-style-type: none"> Side boundary requires 6m <ul style="list-style-type: none"> Upper Ground Floor & First Floor - North side boundary – provides 4m; variation 33% Upper Ground Floor & First Floor - South side boundary provides 6m-7m – complies Front boundary – Campbell Cres requires 8.5m <ul style="list-style-type: none"> Upper Ground Floor provides 14m-16m – complies First floor provides 14m-16m – complies <p>The purpose of setbacks is to provide reason amenity for both existing and proposed dwellings.</p>	Yes with minor variation (bold) – acceptable and supported

Development Control	Required	Proposed	Compliance
		<p>The building complies with the setback provisions for exterior walls up to 2-storeys high.</p> <p>The exterior walls of the third and fourth storeys of the building generally complies except for the northern elevation which fronts Talgai Close and is considered a side boundary in this instance.</p> <ul style="list-style-type: none"> • The non-compliance will not have any amenity impact on adjoining and proposed development by this encroachment as it is separated by Talgai Close and change in topography to development to the north. • The proposed development has a density that is compatible to adjoining medium density developments and complies with the required FSR for the site. • The proposal is consistent with the desired character of the area. • Notwithstanding the non-compliance with setbacks, no objection is made given the limited amenity implications associated with these encroachments. It is considered the proposal complies with the setback objectives. 	
3.3.3.2.4 Allowable Encroachments	Allowable encroachments into setbacks	<ul style="list-style-type: none"> • Minor features and building elements - The proposal contains design elements that seek to reduce potential visual, privacy and acoustic impacts and promote a high standard of residential amenity as evident via side setbacks. • Minor encroachments into the side and rear setbacks of up to 1m beyond minimum setbacks is permitted in accordance with Clause 3.3.3.2.4c for balconies that display a light-weight appearance and are cantilevered. The proposed balconies will enhance the articulation of the built form and will enable passive surveillance of public spaces. 	Yes
3.3.3.3 Car Parking	<p>Clause 3.3.3.3.2 Technical requirements to be in accordance with Chapter 7.1 Car Parking Appendix A.</p> <p>Clause 3.3.3.3.3 Preferred Location of off-street parking</p> <ul style="list-style-type: none"> • Basements not extend across deep soil setbacks • Basements may extend up to 1m above existing ground level if integrated into architectural and landscape design 	<p>Refer Section 7.1 Car Parking for compliance with GDCP 2013. The proposed parking arrangements are consistent with the objectives.</p> <p>The development proposes a stepped basement level as follows:</p> <ul style="list-style-type: none"> • Predominantly consistent with the prescribed deep soil setbacks • Minor encroachment above the existing ground level as a result of the sloping topography of the site and as such will incorporate a variation to the permitted 1m basement protrusion control. The basement is integrated into the architectural design of the development and will not have visual 	<p>Yes</p> <p>Minor variation - acceptable and supported</p>

Development Control	Required	Proposed	Compliance
		impact on the streetscape or impact on privacy of adjoining and proposed development.	
	Clause 3.3.3.4 Scenic Quality/Neighbourhood character of off-street parking – applies to above ground parking	Parking provided in a basement.	N/A
	Clause 3.3.3.5 Driveway Design <ul style="list-style-type: none"> • Less than 25 spaces/30 movements/hour – driveway 3m wide • More than 30 movements/hour, provision of a two-way driveway, 5.5m wide • Basement ramps comply with AS2890.1, not steeper than 1:20 within 6m of site boundary • Driveways and ramps integrated with landscaping 	The proposal provides the following: <ul style="list-style-type: none"> • The development proposes 27 car spaces with the potential for 49-70 vehicle trips per day. • The driveway ramp is two way - 6m wide single access ramp is acceptable to service the proposal considering the scale of the development and status of Campbell Crescent. • The design of the driveway and parking arrangements have been integrated with the overall design of the proposal and will not create any negative visuals or streetscape presentation and will comply with relevant AS and BCA standards. 	Yes
3.3.3.4 Articulation	Clause 3.3.3.4.2 Maximum dimensions of buildings <ul style="list-style-type: none"> • Max width and depth of building - 25m • Buildings between 25m-35m must be indented with 6 X 6 courtyard, including 1 canopy tree and reduced wall heights surrounding • Each courtyard planted with 1 large canopy tree • Surrounding each courtyard height of exterior walls reduced 	The proposal provides the following: <ul style="list-style-type: none"> • Maximum dimensions are measure between outside faces of exterior walls. The building has a maximum depth of 24m from the front elevation to the rear elevation measured at the Upper Ground Level and a width of 24m. • As the application has been amended at the rear of the site to include footpath, canopy trees unlikely to be able to be provided in the rear courtyards. Proposed level of landscaping is supported and provides satisfactory levels of amenity to residents and enhances streetscape character. 	Yes Minor variation - acceptable and supported
	Clause 3.3.3.4.4 Articulation of building forms and facades The unarticulated length of any wall should not exceed 8m.	Satisfactory articulation is achieved in accordance with the control. The proposal provides a variety of articulation measures to all facades: <ul style="list-style-type: none"> • The front façades address the street and will be well articulated with the use of vertical and horizontal building elements such as balcony spaces, windows, projecting and receding exterior walls, and framed elements. • Articulation is provided to the elevations using changes in building materials and fenestration, together with building lines and setbacks to break up the side elevations of the building. 	Yes

Development Control	Required	Proposed	Compliance
		<ul style="list-style-type: none"> Sufficient detailing has been applied to the building to prevent monotonous appearance and includes a 1m step in the alignment of the exterior wall, balconies that protrude at least 1m beyond the exterior wall and a contemporary flat roof. The lift overrun is integrated into the design of the building with architectural features incorporated to minimise bulk and scale. 	
3.3.3.5.2 Sunlight and Overshadowing	<p>Clause 3.3.3.5.2 Solar access requirements for living rooms and communal open space:</p> <ul style="list-style-type: none"> Min 3 hrs/day sunlight in living, dining, family rooms and 50% of principal open space areas. Received by 70% of dwellings. Minimum 3 hours/day sunlight is retained to existing neighbours. 	<p>The proposal provides the following:</p> <p>Solar access to the development:</p> <ul style="list-style-type: none"> 77% (10 of 13 units) achieve 3 hours solar access. 0% achieve no solar access. The dwellings adopt passive solar design principles through the orientation of the majority of living and private open space areas in a northerly, easterly and westerly direction as well as ensuring natural ventilation can also be provided. <p>Minimum 3 hours/day sunlight is retained to existing neighbours</p> <ul style="list-style-type: none"> Shadow diagrams have been submitted with the application which shows shadowing in mid-winter. Refer to Attachment 2, Architectural Plans, Drawings 180942 DA-401 Rev C and 180942 DA-402 Rev C. The proposal demonstrates that greater than 3 hours/day sunlight is retained to adjoining sites. The proposal generally complies with the setback provisions and the height of the proposed development will not have any adverse overshadowing effects on adjoining residential development. 	<p>Yes</p> <p>Yes</p>
3.3.3.5.3 Site Planning	<p>Clause 3.3.3.5.3 Controls</p> <ul style="list-style-type: none"> Site planning to provide for reasonable privacy for existing & proposed dwellings. For 2-storey buildings: provide 9m between adjacent dwellings, and 3-4-storeys 12m between adjacent dwellings If screening is provided these distances can be lessened. 	<p>The controls within this provision are discussed below:</p> <ul style="list-style-type: none"> The proposal is designed with corner apartments that will either face the street or the rear communal open space area as prescribed by the GDCP 2013. The proposal provides the required separation distance between adjacent dwellings to the south. Privacy is achieved by the internal layout and orientation of the proposed residential units, the boundary screen plantings, the orientation and location of the adjoining properties and the proposed fencing. The proposed balconies will incorporate a side privacy screen to reduce the potential for overlooking and privacy impacts. The development proposes less than 9m separation distance to residential development to the east, west and south. The 	<p>Yes</p>

Development Control	Required	Proposed	Compliance
	<ul style="list-style-type: none"> Cover 10% of setbacks and building separations Provided in one or more parcels Min area 50sqm Min dimension 5m 	<ul style="list-style-type: none"> The proposal comprises 13 dwellings and provides three separate communal open space areas that complies with the controls: <ul style="list-style-type: none"> Roof top: 221sqm Upper Ground Floor: <ul style="list-style-type: none"> COS 1 123sqm COS 2 114sqm 	
3.3.4.1 Housing Choice	<p>Clause 3.3.4.1.2:</p> <ul style="list-style-type: none"> Provide a variety of dwelling types No more than one third of dwellings should be the same type <p>Clause 3.3.4.1.3:</p> <ul style="list-style-type: none"> Developments with 10 or more dwellings – 10% should be accessible. 	<p>The development provides the following:</p> <ul style="list-style-type: none"> The proposal complies with Clause 3.3.4.1.2 and provides a mix of different dwelling types including 1, 2 and 3-bedroom units that have generous internal dimensions. Each unit in the development has a different layout. The proposal comprises 13 dwellings and requires 2 accessible dwellings. Compliance is achieved for Clause 3.3.4.1.3 by Units 003 & 004 as shown on the Mid Ground Floor level architectural plans Drawing 180942 DA: 203. 	<p>Yes</p> <p>Yes</p>
3.3.4.2 Residential Address	<p>Controls:</p> <ul style="list-style-type: none"> Provide a traditional street address - Front doors, windows, patios etc facing street. Developments with basement parking: communal open areas visible from windows of regularly -occupied rooms, private terraces or balconies. Dwellings with private open space at ground level have private entrance. Solid fences to a height of 1.2m, and partially transparent screening above that for fences that face public /communal areas. Design common areas to promote safety for building lobbies and basements. 	<p>The proposal provides the following:</p> <ul style="list-style-type: none"> Incorporates active facades that permit casual surveillance of Campbell Crescent, common open space areas and driveway area. The proposed landscaping and fencing is appropriate when considering CPTED principles and will not permit easy concealment of intruders. The proposal incorporates built elements and landscaping that clearly distinguishes between the public and private domain. Clear entry points are proposed, that are easily read by resident, visitor and passer by alike. It is considered that the proposal does not impact on amenity or the streetscape of the area but is in context with anticipated future developments and street presentation. All materials and finishes are appropriate. The proposed development is appropriate and provides measures, built elements, landscaping and design features that are consistent with CPTED principles. Terrace courtyards at ground level along street frontages propose variety of fencing materials, masonry fencing incorporating planter boxes varying in height to address slope along street frontages. 	<p>Yes</p>
3.3.4.3 Facades	<p>Controls:</p> <ul style="list-style-type: none"> Divide facade into a "panels" Use gently-pitched roof elements Roofs surrounded by wide eaves Balconies used to disguise expanses of flat exterior walls 	<p>Refer to response under Clause 3.3.3.4.4.</p> <p>The proposal meets the objectives for articulation of facades to prevent monotonous exterior walls and disguise the scale and bulk of new buildings. The development demonstrates compliance with the requirements of this section with the following features:</p> <ul style="list-style-type: none"> The proposal is a highly articulated building including changes in building materials and 	<p>Yes</p>

Development Control	Required	Proposed	Compliance
	<ul style="list-style-type: none"> • Light weight finishes incorporated • Design of facades for privacy 	<p>setbacks/alignment. The proposed development will be appropriately articulated to provide high quality contemporary residential flat building that will positively address Campbell Crescent.</p> <ul style="list-style-type: none"> • Further articulation in combination with use of building materials would not achieve a better design outcome nor improve the building visually. • The proposal has been designed to incorporate generously dimensioned balconies along the front facades that will provide a lightweight appearance and as such will comply with this section of the DCP. • Uses light weight finishes and a variety of materials. • Designed to provide passive surveillance opportunities along Campbell Crescent and towards the communal open space areas whilst also enabling future residents to achieve appropriate levels of privacy. 	
3.3.4.4 Landscaped Areas	<p>Controls:</p> <ul style="list-style-type: none"> • Provide a landscape plan • Site surrounded by canopy trees • New trees to have mature heights of 8-10m (similar height to building) • Continuous screen plantings to side and rear boundaries • Front setback to include 2 canopy trees, side setback to include 1, rear setback to include 2 • Side and rear setbacks should include screen plantings • Driveway flanked by landscaping 	<p>The proposed development demonstrates compliance with the requirements of this section as follows:</p> <ul style="list-style-type: none"> • The proposal nominates removal of all trees from the property which consist of planted ornamentals such as Norfolk Island Hibiscus, Frangipani, Phoenix Pam and Umbrella tree. • Landscape plan is provided. • The proposed landscaping works will include landscaped setback areas, screen/canopy plantings, retention of existing trees where practicable and strategically placed planters. The landscaping design and palette complements and enhances the existing and desire character of the area. • The Landscape Plan proposes to plant 3 x Spotted Gums within the front of the property with the potential to achieve 20m high on this site. There is also a mixture of smaller natives and exotics (Lilly Pilly, Water Gum, Magnolia, Ornamental Pear) around the perimeter of the building. • Due to proposed tree planting within the property, overhead power wires and footpath construction for Talgai Close, a street tree condition has not been provided on this occasion. • The landscape plan will require minor amendments at the rear of the site in Talgai Close to cater for the changes to the development and provision of footpath and on-street parking bay at Campbell Crescent Refer Condition 2.3. • Courtyard trees shown in the Landscape Plan for Units 8 & 11 may not be viable as space is 	Yes

Development Control	Required	Proposed	Compliance
		<p>now taken up by the pathway and buffer landscape.</p> <ul style="list-style-type: none"> The proposed landscaping is supported by Council's Tree Assessment Officer. Trees on the road reserve that require removal are all relatively small planted ornamentals and their removal is supported. Overall the proposal provides a satisfactory level of landscaping. The visual impact of the building and privacy to the development and surrounding residences is achieved by the proposed landscape design. 	
	<p>3.3.4.4.4 Structures & Site Facilities within defined setbacks</p> <ul style="list-style-type: none"> Basement walls above ground level and grilles should be screened New fences visible from street or public place integrate with buildings and landscaping Garbage storage areas and enclosures designed to match proposed building and should be screened On-site detention facilities, not visually intrusive and integrate with design of gardens or paved areas 	<p>The proposal provides the following:</p> <ul style="list-style-type: none"> Garbage enclosure integrates with the design quality of the building and suitably screened. Terrace courtyards at ground level along street frontages propose variety of fencing materials, masonry fencing incorporating planter boxes varying in height to address slope along street frontages. The design integrates with proposed landscaping palette. Structures have been designed, located and integrated with the overall development and access arrangements and as such will not be incongruous with the proposed streetscape presentation. 	
3.3.4.5 Building Services	<p>3.3.4.5.2 Design and Location of Stormwater Systems</p> <ul style="list-style-type: none"> 25% of the development site shall be deep soil 	Complies with SEPP 65 requirements for level of landscaping. Provides satisfactory level of deep soil to allow infiltration.	Yes
	<p>3.3.4.5.3 Garbage bin enclosures</p> <ul style="list-style-type: none"> Not compromise urban design quality 	<p>Garbage enclosure appropriately located for accessibility by residents and for collection in Talgai Close, integrates with the design quality of the building and is screened from the internal courtyards and from the street.</p> <p>The separate access path provided from the bin storage area to the street footpath will ensure that the bin facilities will not impact on pedestrian movement within the development.</p>	Yes
	<p>3.3.4.5.3 Design and location of service meters</p>	Service meters to be located within the basement.	Yes
	<p>3.3.4.5.5 Storage</p> <ul style="list-style-type: none"> 1-bedroom units: 6m³ 2-bedroom units: 8m³ 	Storage is provided within the basement and within each unit and achieves minimum storage required for the size of each unit.	Yes

Development Control	Required	Proposed	Compliance
	<ul style="list-style-type: none"> 3-bedroom units:10m³ 		
6.3 Erosion and Sediment Control	Plans required	Complies.	Yes Via condition
6.4 Geotechnical Requirements for Development Applications	Provide detailed guidelines and a management strategy for development	A Geotechnical report supports the proposed development.	Yes Via conditions
6.6 Preservation of Trees or Vegetation	Protect trees on privately owned land that contribute positively to the amenity, scenic landscape characteristics and ecological values of the Central Coast Local Government Area	Tree removal and replacement planting proposed. No significant vegetation is to be impacted upon by the proposed development.	Yes
6.7 Water Cycle Management	Minimise the impact of the development on the natural predevelopment water cycle.	The proposal is consistent with Chapter 6.7 – Water Cycle Management. Appropriate conditions have been recommended by Council's Development Engineer.	Yes
7.1 Car Parking	<p>Resident parking 1.5 car spaces per dwelling (13) = 19.5 car spaces</p> <p>Visitor parking 0.2 car spaces per dwelling (13) = 2.6 car spaces</p> <p>Total parking required = 22.1 car spaces rounded up to 23 car spaces.</p> <p>Disability Car Parking: 1 space per 100 spaces = 1 space</p> <p>Bicycles: As per the Australian Standard AS2890.</p>	<p>The proposal provides 27 car spaces.</p> <ul style="list-style-type: none"> Resident Parking: 23 car spaces including 2 accessible car spaces Visitor Parking: 4 car spaces Bicycle storage provided in accordance with Australian Standards. <ul style="list-style-type: none"> The proposal complies with the required parking facilities in GDCP 2013. The proposed parking arrangements are consistent with the objectives of the controls. Council's Development Engineer has reviewed the proposal. The development is to comply with AS 2890. Swept path diagrams were provided for the B85 design demonstrating compliance with AS 2890. 	Yes
7.2 Waste Management	To provide sustainable waste management	A Waste Management Plan has been provided and deemed appropriate for the scale of the proposal. Appropriate conditions are applied.	Yes Via conditions



ARCHITECTURALS

Unit Mix and Density	
1 Bedroom	2
2 Bedroom	4
3 Bedroom	7
Total	13
Units with views and outlook- 11 (84.6%)	
001, 002, 004, 005, 006, 007, 008, 009	
010, 101, 102	
Units with outlook- 02 (15.4%)	
003, 011	

Certificate no.: 0001421160
 Assessor Name: Noura Al Hazzouri
 Accreditation no.: VIC/BDAV/18/1891
 Certificate date: 05 December 2019
 Dwelling Address:
 24-28 Campbell Crescent
 Terrigal, NSW
 2260
www.nathers.gov.au

SITE AREA- 1714 Sqm		
	DCP Requirement	Provided
Minimum Lot Size	550 Sqm	Complies
F.S.R	.7 (1199.8 Sqm)	.69 (1198 Sqm)
Height Limit	8.5m (Max)	8.5m max
Front Setback along the shorter side of corner lot	6m (Min)	6m
Front Setback along the longer side of corner lot	4m (Min)	4m
Rear Setback	6m (Min)	6m
Side Setback	4m (Min)	6m
Deep Soil boundaries on Sides	2m (Min)	2m - 6m
Deep Soil boundaries on Front and Rear	6m (Min)	6m
Car Parking Requirement (Residents)	20	21
Car Parking Requirement (Visitors)	03	04
Maximum Building size	25m length max. or Upto 35m in length with one Deep soil courtyard 6m x6m	Complies
Solar Access to units	min 70% of units 3hrs in mid winter	77%
Natural ventilation	min 60% of units cross ventilated	62%
Private Open Space	1 Bedroom Units- 8 Sqm 2 Bedroom Units- 12 Sqm 3 or more Bedroom Units- 16 Sqm (One area to measure 2.5m x 2.5 m)	Provided
Private Open Space (for Ground Floor Units)	min 50 Sqm with a clear space of 5m x5m	Provided
Communal Open Space	min 25% of Site Area according to SEPP (392.25 Sqm)	458 Sqm (26.7%)
Accessible Dwellings	2	2

ARCHITECTURAL DRAWINGS		
Drawing Number	Drawing Title	Drawing Scale
DA 000	Cover Sheet	NA
UA 100	Site Analysis 1 of 2	NA
UA 101	Site Analysis 2 of 2	As marked
DA 200	Site Plan	1: 200
DA 201	Basement Plan	1: 200
DA 202	Lower Ground Floor Plan	1: 200
DA 203	Mid Ground Floor Plan	1: 200
DA 204	Upper Ground Floor Plan	1: 200
DA 205	First Floor Plan	1: 200
DA 206	Roof Floor Plan	1: 200
DA 207	Demolition and Site Storage Plan	1: 200
DA 301	Elevations 1 of 2	1: 200
DA 302	Elevations 2 of 2	1: 200
DA 303	Sections	1: 200
DA 401	Shadow Diagrams 1 of 2	1: 300
DA 402	Shadow Diagrams 1 of 2	1: 300
DA 501	Area Schedule	1:500
DA 502	Key Compliance Schedule	NA
DA 601	Height Plane study	NA

180942 - PROPOSED RESIDENTIAL DEVELOPMENT AT 24-28 CAMPBELL CRESCENT, TERRIGAL. Issue C



Site Location 24 - 28 Campbell Crescent

SUBJECT SITE



6 - 4 - 2 Talgai Close



22 Campbell Crescent

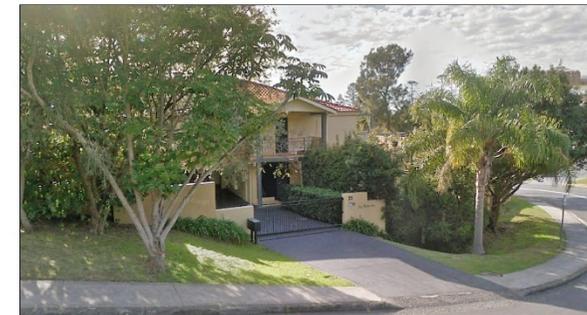
Certificate no: 000442180
 Assessor Name: Naura Al Hazzout
 Accreditation no: VIC-BOAV/19/1891
 Certificate date: 05 December 2019
 Dwelling Address: 24-28 Campbell Crescent
 Terrigal, NSW
 2260
www.nathans.gov.au



24 - 28 Campbell Crescent



21 Campbell Crescent



21 Campbell Crescent

2	KNMP REVISED TO MATCH HOA1 - 1081	10/08/2018	HP
3	ADDITIONAL INFORMATION BASED ON COUNCIL VAL DATED 13/02/2019	20/01/2019	HP
4	ISSUES FOR THE APPLICATION	27/11/2018	HP
ISSUE	WEEKEND	DATE	DRAWN

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NICE
 DESIGN SERVICE PTY. LTD IS A REGISTERED COMPANY UNDER THE NEW
 RESIDENTIAL DEVELOPMENT ACT IN ACCORDANCE WITH SECTION 37
 OF THE ENVIRONMENTAL PLANNING
 ACT 2009 AND IS AN APPROVED
 DEVELOPER OF NEW RESIDENTIAL
 DEVELOPMENT IN NSW. THE
 COMPANY'S NAME, NUMBER AND
 ADDRESS ARE LISTED IN THE
 REGISTER OF DEVELOPERS
 MAINTAINED BY THE NSW
 GOVERNMENT.
 CONTACT:
 NICE DESIGN SERVICE PTY. LTD
 12/211 STANLEY ROAD, SYDNEY, NSW 1585
 TEL: 02 9550 1234 FAX: 02 9550 1235
 WWW.NICEDESIGN.COM.AU

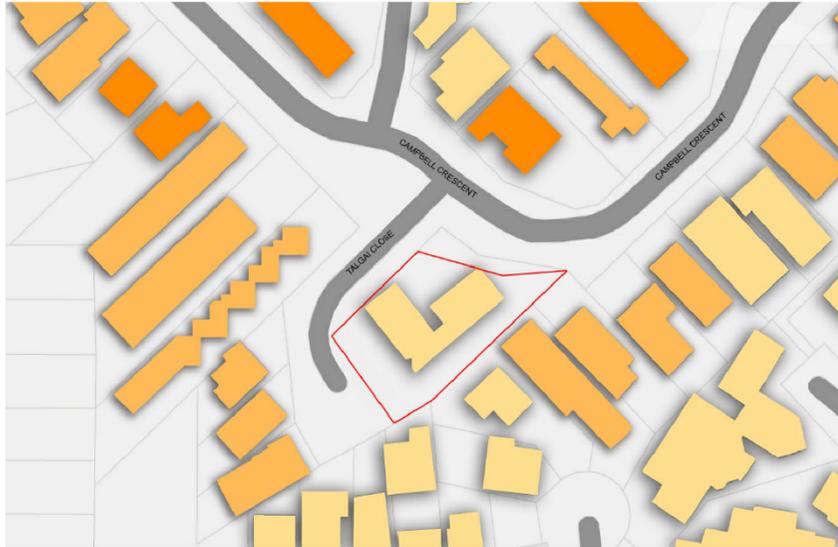


Design Cubicle Pty Ltd
 Notionally Accredited: Sarah Miah-Han (U 68842)
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 North Parramatta, NSW, 2151
 Tel: 9663 2778 Fax: 9688 3242
 Email: info@designcubicle.com.au
 Web: www.designcubicle.com.au
 ABN: 47 116 316 333

SHEET TITLE: SITE ANALYSIS 1 OF 2
 SHEET NO: 1
 SHEET TOTAL: 2
 COORDINATE: CENTRAL COAST COUNCIL

DRAWN BY: HP
 CHECKED BY: FG
 DATE: MAY 19
 PROPOSED RESIDENTIAL DEVELOPMENT AT 24 - 28 CAMPBELL CRESCENT TERRIGAL
 160942 UA: 100

ISSUE: C
 SCALE: NA (A2)



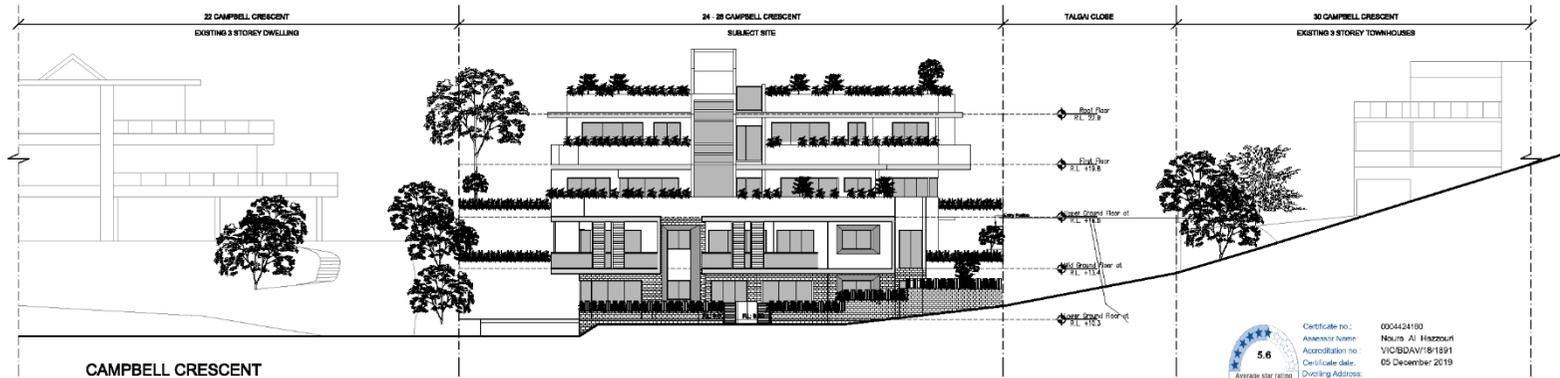
■ FOUR STOREY
 ■ THREE STOREY
 ■ TWO STOREY

Building Height
1:1000 (on A2)



■ RESIDENTIAL
 ■ VEHICULAR CIRCULATION
 ■ TREES
 — SUBJECT SITE

Figure Ground and Location
1:1000 (on A2)



CAMPBELL CRESCENT

Streetscape
1:200(on A2)

Certificate no: 000424190
 Assessment name: R4000 AS Hazardous
 Accreditation no: VIC/BDV/18/1891
 Certificate date: 05 December 2019
 Drawing Address:
 24-28 Campbell Crescent
 Terrigal, NSW
 2200

NO.	REVISION	DATE	DRAWN
C	KNIP REVIEW TO MATCH ROAD LEVEL	10.04.2020	PP
D	ADDITIONAL INFORMATION BASED ON CONSULT. MAIL DATED 13.02.2020	26.02.2020	PP
A	ISSUED FOR DA APPLICATION	27.11.2019	PP

INFO:
 COAST COUNCIL (PP) IS AN ASSOCIATED COMPANY UNDER THE NEW
 SOUTH WALES RESIDENTIAL DEVELOPMENT ACT 2019 WITH SECTION 27
 OF THE NEW SOUTH WALES ACT 1989.
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 TEL: 9485 2778 FAX: 9485 8246
 EMAIL: INFO@DESIGNCUBICLE.COM.AU
 WWW: WWW.DESIGNCUBICLE.COM.AU
 ABN: 47 116 316 333



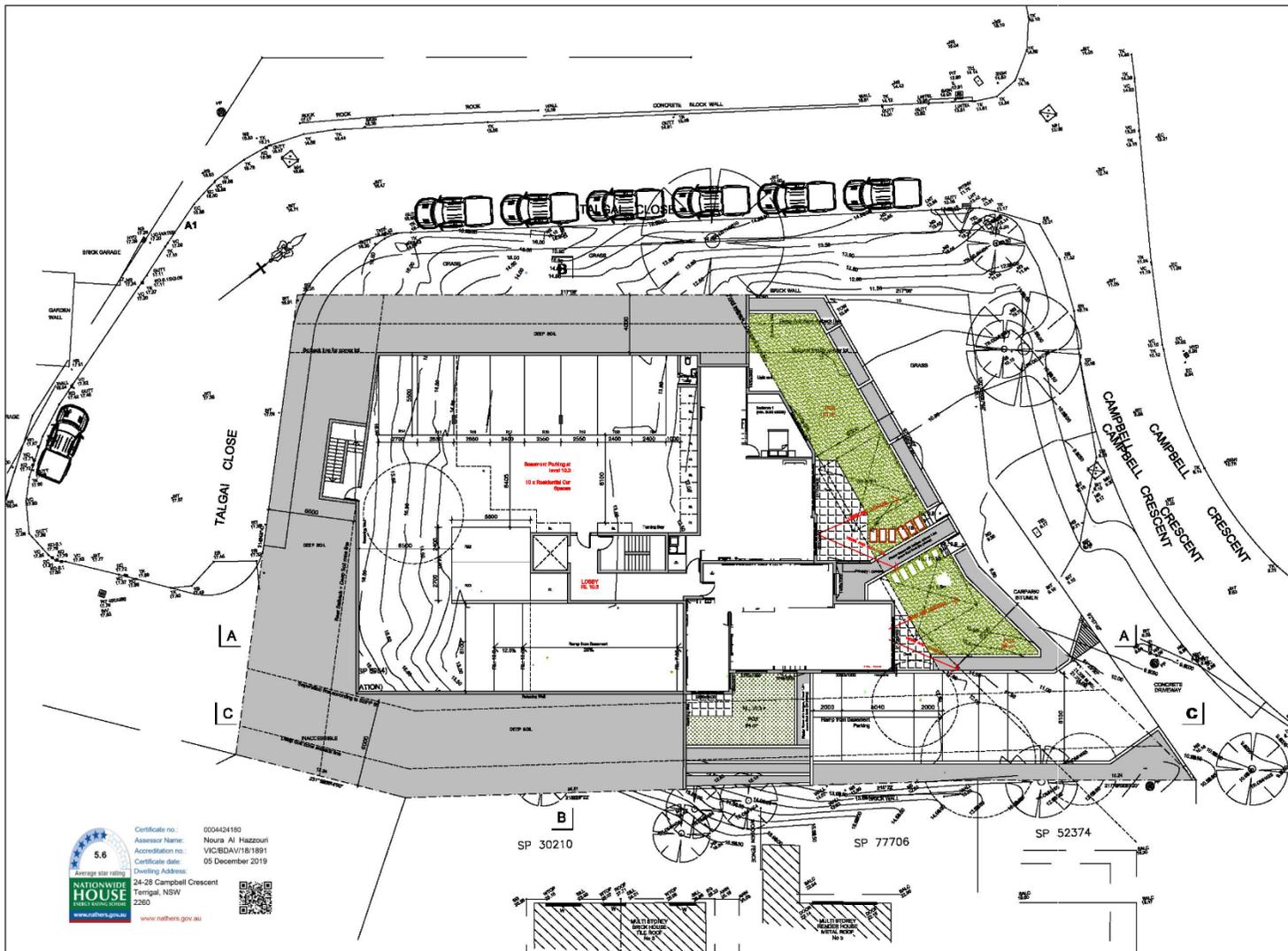
Design Cubicle Pty Ltd
 Notified Architect: Sam Mui-Har Lu G198442
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 Email: info@designcubicle.com.au
 Web: www.designcubicle.com.au
 ABN: 47 116 316 333



SHEET
 SITE ANALYSIS 2 OF 2
 LOGGED: CENTRAL COAST COUNCIL

DRAWN:
 PP
 CHECKED BY:
 FC
 DATE:
 MAY 19

PROPOSED RESIDENTIAL
 DEVELOPMENT
 AT 24 - 28 CAMPBELL CRESCENT
 TERRIGAL
 JOB NO:
 180942 UA: 101 AS MARKED(A2)



BASIX Commitments Water Commitments:

- *Planting – Must plant indigenous or low water use species of vegetation throughout the area of land specified.
- *Fixtures – Must install 3 Star rating showerheads in all showers (>4.5 but <6L/min).
 - Must install 5 Star rating toilet flushing system in each toilet.
 - Must install 5 Star rating taps in each kitchen.
 - Must install 5 Star rating taps in each bathroom.
 - Must install 4.5 Star rating dish washer in each bathroom.

Energy Commitments:

- *Hotwater
 - Must install a gas instantaneous 5 Star system for each dwelling.
- *Cooling/ Heating System
 - Must install 1-phase airconditioning 3.5 Star to the living areas of each dwelling.
- *Ventilation
 - Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof. Operation control: manual switch on/ off.
 - Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof. Operation control: manual switch on/off.
 - Must install ventilation systems to each Laundry of each dwelling individual fan, ducted to facade or roof. Operation control: manual switch on/ off.
- *Other – Must install gas cooktop and electric oven in the kitchen of all dwellings.
 - Must install 4.5 star energy rated dishwasher in the kitchen of all dwellings.

Common Areas
Water Commitments:

- *Fixtures
 - Must install 4 Star rating taps.

Energy Commitments:

- *Ventilation
 - Must install ventilation in: Basements Car park: Ventilating/Exhaust and Exhaust; Efficiency measure: Carbon monoxide rpm fan + VSD fan.
 - Lower Ground and Mid G.floor Lobby – Ventilation supply only.
- *Lighting – Must install lighting in:
 - Car park: Compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
 - Lift Lobby: Compact fluorescent; Efficiency measure: generated to lift call button.
 - Lift motor room: compact fluorescent; Efficiency measure: manual on/off.
 - Barbage room: compact fluorescent; Efficiency measure: manual on/off.
 - Plant room: compact fluorescent; Efficiency measure: motion sensor.
 - Ground floor lobby and Hallways/lobbies: compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
- *Other – Must install gearless traction with WV F motor for lift.

NATHERS Thermal Requirements:

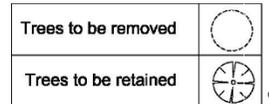
- R1.0 insulation to units 4, 5, 6, 9, 10, 101 & 102 ceilings with open space above
- Downlights which penetrate the ceiling to be fitted with approved fireproof, non-ventilated covers allowing uninterrupted ceiling insulation
- R1.5 insulation to all hebel external walls
- R1.0 insulation to each side of double stud partition walls
- Weather stripping to all external windows and doors
- All windows and sliding doors shall be: Aluminium standard single-glazed: clear glass: U = 6.70& SHGC = 0.70

Certificate no.: 000424180
 Assessor Name: Noura Al Hazzaoui
 Accreditation no.: VIC/REG/AV/18/1891
 Certificate date: 05 December 2019

Average star rating: 5.6
NATIONWIDE HOUSE
 www.nathers.gov.au

Dwelling Address:
 24-28 Campbell Crescent
 Terrigal, NSW
 2260

Site Plan
 1:200 (on A2)



NO.	REVISION	DATE	BY
C	KNIP REMOVED TO MATCH ROAD LEVEL	13.06.2020	FP
B	ADDITIONAL INFORMATION BASED ON COUNCIL MAIL DATED 13.03.2020	26.03.2020	FP
A	PREPARED FOR DA APPLICATION	27.11.2019	FP

NOTES:
 1. THESE ARCHITECTURAL PLANS ARE A REGISTERED COMPANY UNDER THE NEW SOUTH WALES REGISTERED PLANS IN ACCORDANCE WITH SECTION 27 OF THE ACT OF 1996 AND SECTION 122 OF THE ACT OF 1996.
 2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
 3. THE DIMENSIONS OF WALLS ARE TO FACE UNLESS OTHERWISE STATED.
 4. THE DIMENSIONS OF ROOFS ARE TO RISE UNLESS OTHERWISE STATED.
 5. THE DIMENSIONS OF FLOORS ARE TO FINISH UNLESS OTHERWISE STATED.
 6. THE DIMENSIONS OF CEILING ARE TO FINISH UNLESS OTHERWISE STATED.
 7. THE DIMENSIONS OF STAIRS ARE TO FINISH UNLESS OTHERWISE STATED.
 8. THE DIMENSIONS OF WINDOWS AND DOORS ARE TO FINISH UNLESS OTHERWISE STATED.
 9. THE DIMENSIONS OF CURBS AND KERBS ARE TO FINISH UNLESS OTHERWISE STATED.
 10. THE DIMENSIONS OF DRIVEWAYS ARE TO FINISH UNLESS OTHERWISE STATED.
 11. THE DIMENSIONS OF PATHS ARE TO FINISH UNLESS OTHERWISE STATED.
 12. THE DIMENSIONS OF TERRACES ARE TO FINISH UNLESS OTHERWISE STATED.
 13. THE DIMENSIONS OF BALCONIES ARE TO FINISH UNLESS OTHERWISE STATED.
 14. THE DIMENSIONS OF PORCHES ARE TO FINISH UNLESS OTHERWISE STATED.
 15. THE DIMENSIONS OF STAIRS ARE TO FINISH UNLESS OTHERWISE STATED.
 16. THE DIMENSIONS OF ROOFS ARE TO RISE UNLESS OTHERWISE STATED.
 17. THE DIMENSIONS OF FLOORS ARE TO FINISH UNLESS OTHERWISE STATED.
 18. THE DIMENSIONS OF CEILING ARE TO FINISH UNLESS OTHERWISE STATED.
 19. THE DIMENSIONS OF STAIRS ARE TO FINISH UNLESS OTHERWISE STATED.
 20. THE DIMENSIONS OF ROOFS ARE TO RISE UNLESS OTHERWISE STATED.
 21. THE DIMENSIONS OF FLOORS ARE TO FINISH UNLESS OTHERWISE STATED.
 22. THE DIMENSIONS OF CEILING ARE TO FINISH UNLESS OTHERWISE STATED.
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 24. THE DIMENSIONS OF ROOFS ARE TO RISE UNLESS OTHERWISE STATED.
 25. THE DIMENSIONS OF FLOORS ARE TO FINISH UNLESS OTHERWISE STATED.
 26. THE DIMENSIONS OF CEILING ARE TO FINISH UNLESS OTHERWISE STATED.
 27. THE DIMENSIONS OF STAIRS ARE TO FINISH UNLESS OTHERWISE STATED.
 28. THE DIMENSIONS OF ROOFS ARE TO RISE UNLESS OTHERWISE STATED.
 29. THE DIMENSIONS OF FLOORS ARE TO FINISH UNLESS OTHERWISE STATED.
 30. THE DIMENSIONS OF CEILING ARE TO FINISH UNLESS OTHERWISE STATED.

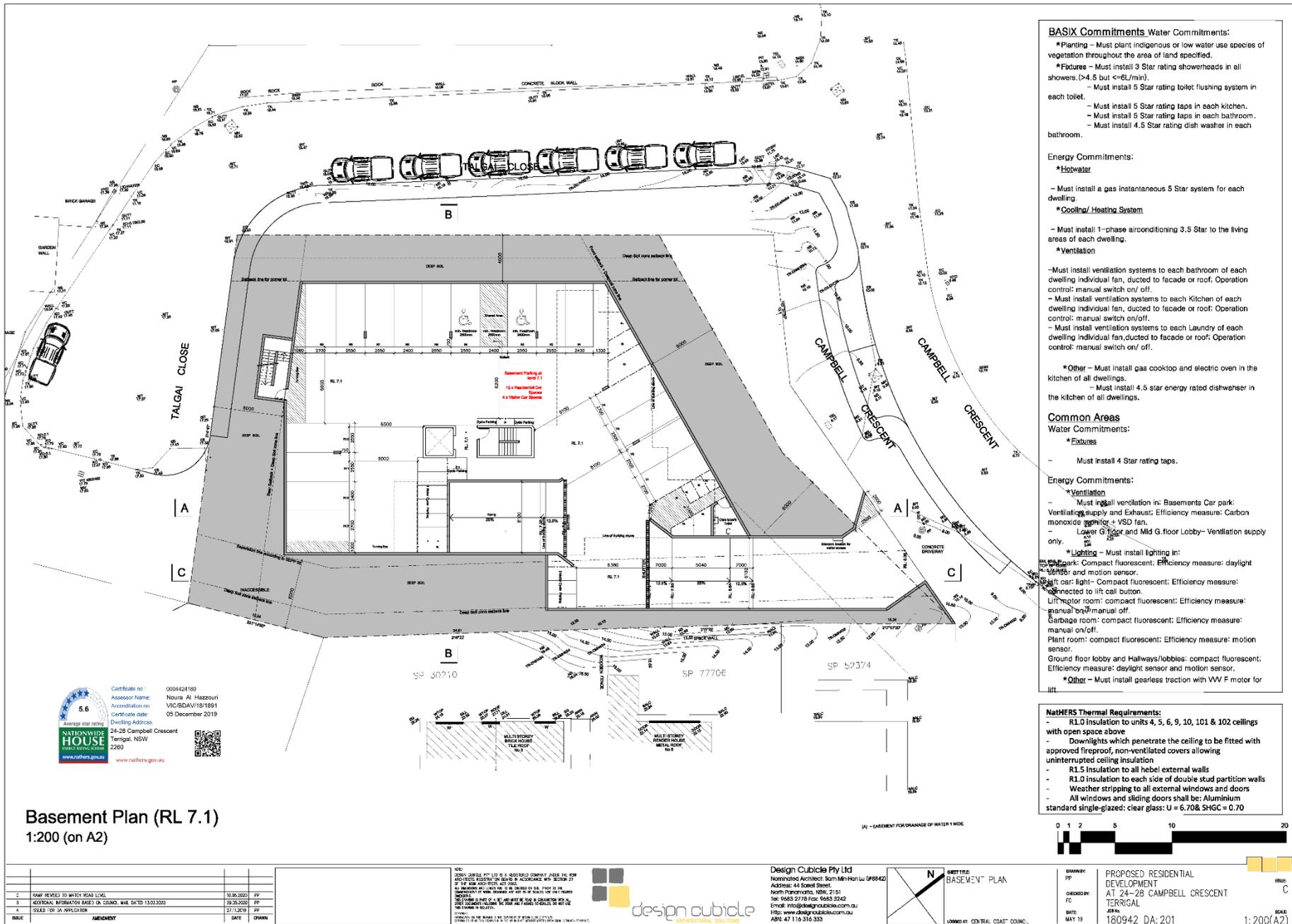
design cubicle
 architectural solutions

Design Cubicle Pty Ltd
 Notified Architect: Sam M. Han Lu (P68642)
 Address: 44 Small Street,
 North Parramatta, NSW, 2151
 Tel: 9663 2778 Fax: 9663 3242
 Email: info@designcubicle.com.au
 Hfile: www.designcubicle.com.au
 ABN: 47 116 316 333

PROPOSED RESIDENTIAL DEVELOPMENT
 AT 24-28 CAMPBELL CRESCENT
 TERRIGAL

DA: 200

1:200(A2)



BASIX Commitments Water Commitments:

- *Planting – Must plant indigenous or low water use species of vegetation throughout the area of land specified.
- *Fixtures – Must install 3 Star rating showerheads in all showers (>4.5 but <=6L/min).
 - Must install 5 Star rating toilet flushing system in each toilet.
 - Must install 5 Star rating taps in each kitchen.
 - Must install 5 Star rating taps in each bathroom.
 - Must install 4.5 Star rating dish washer in each bathroom.

Energy Commitments:

- *Hotwater
 - Must install a gas instantaneous 5 Star system for each dwelling.
- *Cooling/ Heating System
 - Must install 1-phase airconditioning 3.5 Star to the living areas of each dwelling.
- *Ventilation
 - Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof. Operation control: manual switch on/off.
 - Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof. Operation control: manual switch on/off.
 - Must install ventilation systems to each Laundry of each dwelling individual fan, ducted to facade or roof. Operation control: manual switch on/off.

*Other – Must install gas cooktop and electric oven in the kitchen of all dwellings.

– Must install 4.5 star energy rated dishwasher in the kitchen of all dwellings.

Common Areas Water Commitments:

- *Fixtures
 - Must install 4 Star rating taps.

Energy Commitments:

- *Ventilation
 - Must install ventilation in: Basements Car park: Ventilation supply and Exhaust; Efficiency measure: Carbon monoxide sensor; + VSD fan.
 - Lower G floor and Mid G floor Lobby– Ventilation supply only.
- *Lighting – Must install lighting in:
 - Car park: Compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
 - Lift car: light– Compact fluorescent; Efficiency measure: connected to lift call button.
 - Lift motor room: compact fluorescent; Efficiency measure: manual on/off.
 - Garbage room: compact fluorescent; Efficiency measure: manual on/off.
 - Plant room: compact fluorescent; Efficiency measure: motion sensor.
 - Ground floor lobby and Hallways/lobbies: compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
- *Other – Must install gearless traction with VVVF motor for lift.

NATHERS Thermal Requirements:

- R1.0 insulation to units 4, 5, 6, 9, 10, 101 & 102 ceilings with open space above
- Downlights which penetrate the ceiling to be fitted with approved fireproof, non-ventilated covers allowing uninterrupted ceiling insulation
- R1.5 insulation to all hebel external walls
- R1.0 insulation to each side of double stud partition walls
- Weather stripping to all external windows and doors
- All windows and sliding doors shall be: Aluminium standard single-glazed: clear glass: U = 6.70& SHGC = 0.70



Certificate no.: 0004424180
 Assessor Name: Noura Al Hazroui
 Accreditation no: VIC/SDA/18/1891
 Certificate date: 05 December 2019
 Dwelling Address: 24-28 Campbell Crescent Terrigal, NSW 2260

NATIONWIDE HOUSE
 5.6 Average star rating
 www.natherns.gov.au

Basement Plan (RL 7.1)
 1:200 (on A2)

NO	REVISION	DATE	BY	CHKD
2	REVISED TO MATCH ROAD LAYOUT	18.06.2020	FP	
3	REVISION INFORMATION BASED ON COUNCIL MAIL DATED 13.03.2020	28.05.2020	FP	
4	ISSUED FOR JN APPLICATION	27.11.2019	FP	

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8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

design cubicle
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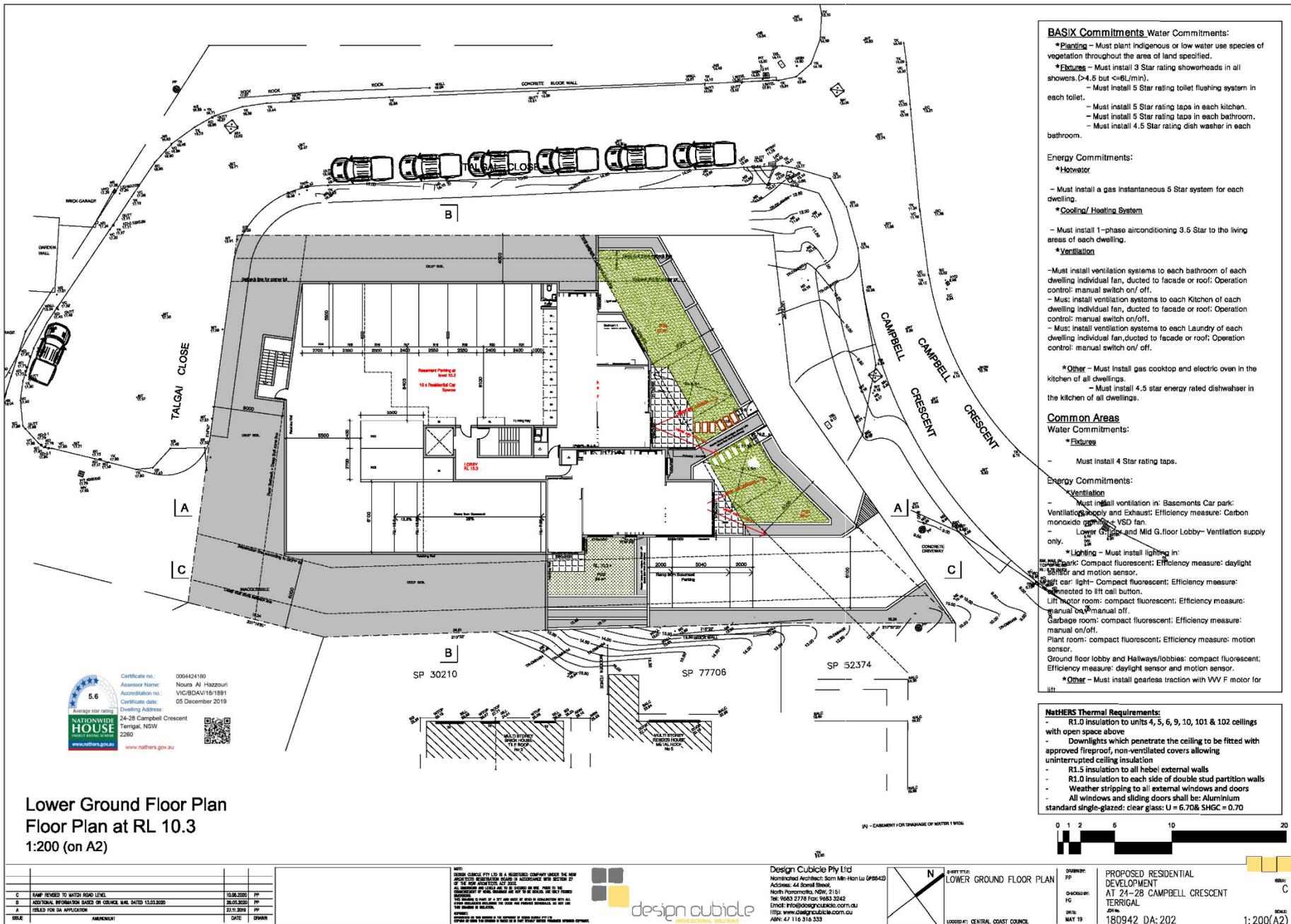
Design Cubicle Pty Ltd
 Nominated Architect, Surin Min Han Lu 698942
 Address: 44 Somers Street, North Manly NSW, 2101
 Tel: 9063 2778 Fax: 9063 3242
 Email: info@designcubicle.com.au
 URL: www.designcubicle.com.au
 ABN: 47 116 316 333

BASEMENT PLAN

LOBBY: CENTRAL COAST COUNCIL

PROPOSED RESIDENTIAL DEVELOPMENT
 AT 24-28 CAMPBELL CRESCENT TERRIGAL

DATE: 28 MAY 19
 SCALE: 1:200 (A2)



Lower Ground Floor Plan
 Floor Plan at RL 10.3
 1:200 (on A2)

Certificate no. 0004424180
 Assessor Name: Noura Al Hassouri
 Accreditation no. VIC02DA1818181
 Certificate date: 05 December 2019
 Dwelling Address:
 24-28 Campbell Crescent
 Terrigal, NSW
 2260
 www.nathers.gov.au

BASIX Commitments Water Commitments:

- *Planting - Must plant indigenous or low water use species of vegetation throughout the area of land specified.
- *Fixtures - Must install 3 Star rating showerheads in all showers (>4.5 but <=6L/min).
 - Must install 5 Star rating toilet flushing system in each toilet.
 - Must install 5 Star rating taps in each kitchen.
 - Must install 5 Star rating taps in each bathroom.
 - Must install 4.5 Star rating dish washer in each bathroom.

Energy Commitments:

- *Hotwater
 - Must install a gas instantaneous 5 Star system for each dwelling.
- *Cooling/ Heating System
 - Must install 1-phase airconditioning 3.5 Star to the living areas of each dwelling.
- *Ventilation
 - Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof; Operation control: manual switch on/off.
 - Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof; Operation control: manual switch on/off.
 - Must install ventilation systems to each Laundry of each dwelling individual fan, ducted to facade or roof; Operation control: manual switch on/off.

*Other - Must install gas cooktop and electric oven in the kitchen of all dwellings.
 - Must install 4.5 star energy rated dishwasher in the kitchen of all dwellings.

Common Areas Water Commitments:

- *Fixtures
 - Must install 4 Star rating taps.

Energy Commitments:

- *Ventilation
 - Must install ventilation in: Basements Car park: Ventilation supply and Exhaust; Efficiency measure: Carbon monoxide gas detector; VSD fan.
 - Lower Ground and Mid G.floor Lobby- Ventilation supply only.
- *Lighting - Must install lighting in:
 - Car park: Compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
 - Lift car: light- Compact fluorescent; Efficiency measure: connected to lift call button.
 - Lift motor room: compact fluorescent; Efficiency measure: manual on/off.
 - Garbage room: compact fluorescent; Efficiency measure: manual on/off.
 - Plant room: compact fluorescent; Efficiency measure: motion sensor.
 - Ground floor lobby and Hallways/lobbies: compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
- *Other - Must install gearless traction with VVVF motor for lift.

NATHERS Thermal Requirements:

- R1.0 insulation to units 4, 5, 6, 9, 10, 101 & 102 ceilings with open space above
- Downlights which penetrate the ceiling to be fitted with approved fireproof, non-ventilated covers allowing uninterrupted ceiling insulation
- R1.5 insulation to all hebel external walls
- R1.0 insulation to each side of double stud partition walls
- Weather stripping to all external windows and doors
- All windows and sliding doors shall be: Aluminium standard single-glazed: clear glass: U = 6.70& SHGC = 0.70



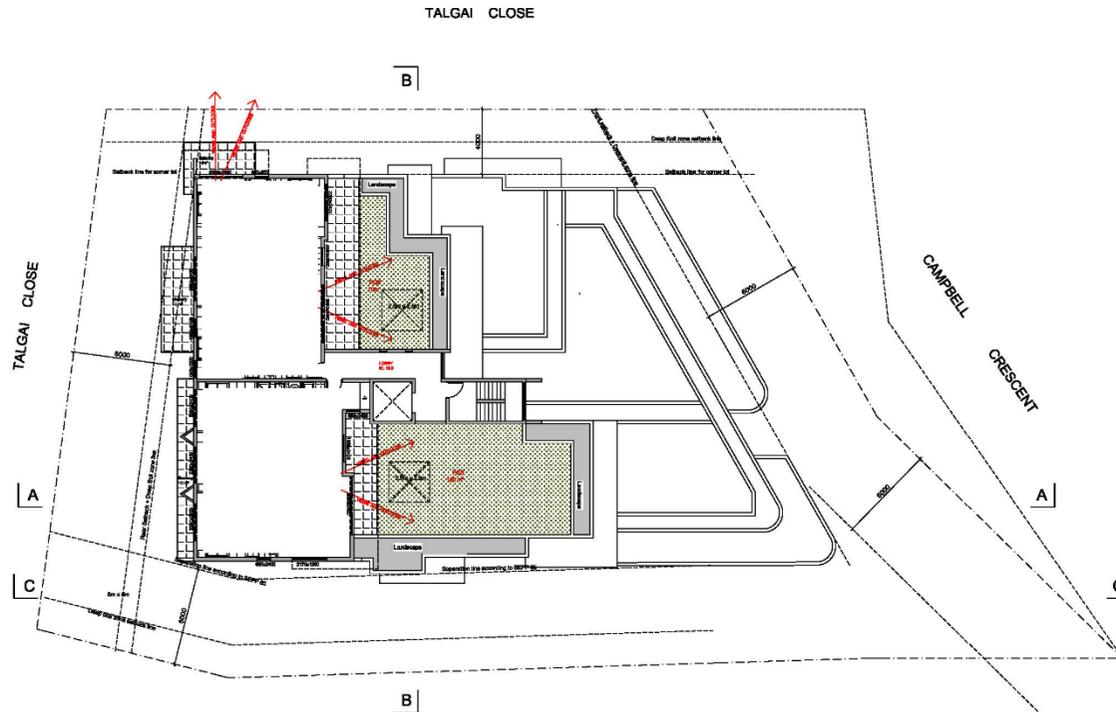
NO.	REVISION	DATE	BY
C	KNIP REMOVED TO MATCH ROAD LEVEL	13.06.2020	FP
B	ADDITIONAL INFORMATION BASED ON COUNCIL MAIL DATED 13.03.2020	26.03.2020	FP
A	PREPARED FOR AN APPLICATION	27.11.2019	FP

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Design Cubicle Pty Ltd
 Notified Architect: Sorn Min-Han Lu (P6842)
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 North Parramatta, NSW, 2151
 Tel: 9463 2778 Fax: 9463 3242
 Email: info@designcubicle.com.au
 Http: www.designcubicle.com.au
 ABN: 47 116 516 333

PROJECT TITLE: LOWER GROUND FLOOR PLAN
 DRAWN BY: PP
 CHECKED BY: FG
 DATE: MAT 19
 LOCATION: CENTRAL COAST COUNCIL

PROPOSED RESIDENTIAL DEVELOPMENT
 AT 24-28 CAMPBELL CRESCENT
 TERRIGAL
 DA: 202
 180942 DA: 202
 ROAD: 1:200(A2)



First Floor Plan
Floor Plan at RL 19.8
1:200 (on A2)

BASIX Commitments Water Commitments:

- * **Planting** – Must plant indigenous or low water use species of vegetation throughout the area of land specified.
- * **Fixtures** – Must install 3 Star rating showerheads in all showers (>4.5 but <6L/min).
 - Must install 5 Star rating toilet flushing system in each toilet.
 - Must install 5 Star rating taps in each kitchen.
 - Must install 5 Star rating taps in each bathroom.
 - Must install 4.5 Star rating dish washer in each bathroom.

Energy Commitments:

- * **Hotwater**
 - Must install a gas instantaneous 5 Star system for each dwelling.
- * **Cooling/ Heating System**
 - Must install 1-phase airconditioning 3.5 Star to the living areas of each dwelling.
- * **Ventilation**
 - Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof. Operation control: manual switch on/ off.
 - Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof. Operation control: manual switch on/off.
 - Must install ventilation systems to each Laundry of each dwelling individual fan, ducted to facade or roof. Operation control: manual switch on/ off.
- * **Other** – Must install gas cooktop and electric oven in the kitchen of all dwellings.
 - Must install 4.5 star energy rated dishwasher in the kitchen of all dwellings.

Common Areas

Water Commitments:

- * **Fixtures**
 - Must install 4 Star rating taps.

Energy Commitments:

- * **Ventilation**
 - Must install ventilation in: Basements Car park: Ventilation supply and Exhaust; Efficiency measure: Carbon monoxide monitor + VSD fan.
 - Lower G.floor and Mid G.floor Lobby – Ventilation supply only.
- * **Lighting** – Must install lighting in:
 - Car park: Compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
 - Lift car: light – Compact fluorescent; Efficiency measure: connected to lift call button.
 - Lift motor room: compact fluorescent; Efficiency measure: manual on / manual off.
 - Garbage room: compact fluorescent; Efficiency measure: manual on/off.
 - Plant room: compact fluorescent; Efficiency measure: motion sensor.
 - Ground floor lobby and Hallways/lobbies: compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
- * **Other** – Must install gearless traction with WV F motor for lift.

NATHERS Thermal Requirements:

- R1.0 insulation to units 4, 5, 6, 9, 10, 101 & 102 ceilings with open space above
- Downlights which penetrate the ceiling to be fitted with approved fireproof, non-ventilated covers allowing uninterrupted ceiling insulation
- R1.5 insulation to all hebel external walls
- R1.0 insulation to each side of double stud partition walls
- Weather stripping to all external windows and doors
- All windows and sliding doors shall be: Aluminium standard single-glazed: clear glass: U = 6.70& SHGC = 0.70



NO.	REVISION	DATE	BY
C	KNIP REMOVED TO MATCH ROAD LEVEL	13.06.2020	PP
B	ADDITIONAL INFORMATION BASED ON COUNCIL MAIL DATED 13.01.2020	26.01.2020	PP
A	PREPARED FOR AN APPLICATION	27.11.2019	PP

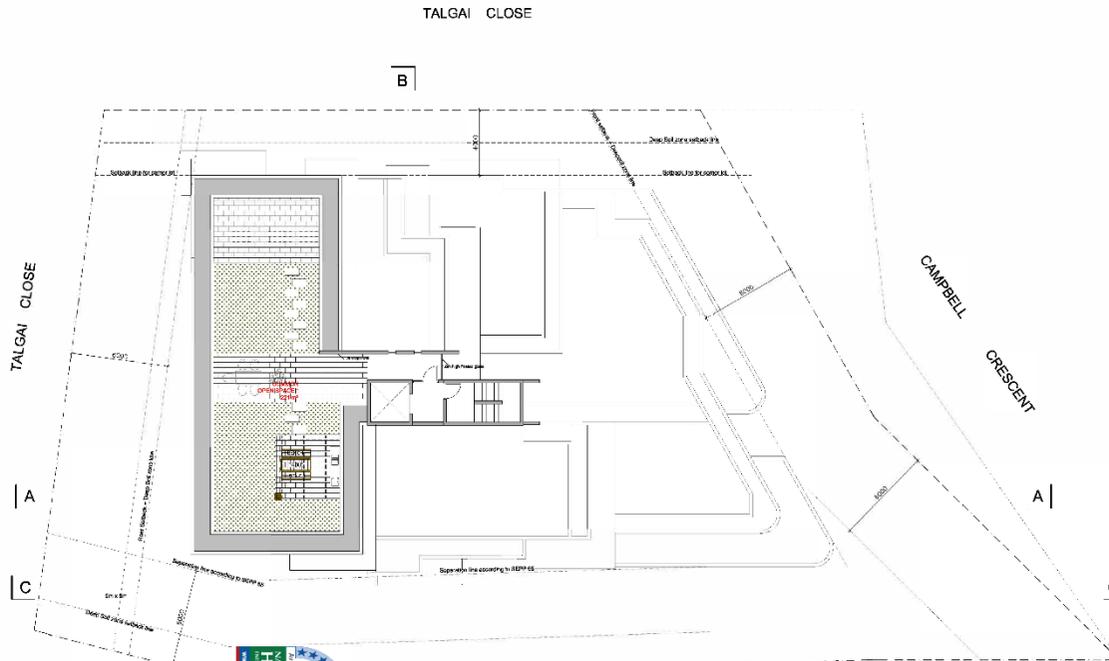
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Design Cubicle Pty Ltd
Notified Architect: Sarah Mei-Han Lu (P6842)
Address: 44 Somers Street, North Parramatta, NSW, 2151
Tel: 9463 2778 Fax: 9463 3242
Email: info@designcubicle.com.au
http://www.designcubicle.com.au
ABN: 47 116 316 333

PROJECT: FIRST FLOOR PLAN
DRAWN BY: [Signature]
DATE: [Signature]
CHECKED BY: [Signature]
DATE: [Signature]

PROPOSED RESIDENTIAL DEVELOPMENT AT 24-28 CAMPBELL CRESCENT TERRIGAL
DA: 205
180942 DA: 205
SCALE: 1:200(A2)



Roof Floor Plan (Common Open space)
 Floor Plan at RL 22.9
 1:200 (on A2)

BASIX Commitments Water Commitments:

- *Planting – Must plant indigenous or low water use species of vegetation throughout the area of land specified.
- *Fixtures – Must install 3 Star rating showerheads in all showers (>4.5 but <=6L/min).
 - Must install 5 Star rating toilet flushing system in each toilet.
 - Must install 5 Star rating taps in each kitchen.
 - Must install 5 Star rating taps in each bathroom.
 - Must install 4.5 Star rating dish washer in each bathroom.

Energy Commitments:

- *Hotwater
 - Must install a gas instantaneous 5 Star system for each dwelling.
- *Cooling/ Heating System
 - Must install 1-phase airconditioning 3.5 Star to the living areas of each dwelling.
- *Ventilation
 - Must install ventilation systems to each bathroom of each dwelling (individual fan, ducted to facade or roof. Operation control: manual switch on/off.
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- *Other – Must install gas cooktop and electric oven in the kitchen of all dwellings.
 - Must install 4.5 star energy rated dishwasher in the kitchen of all dwellings.

Common Areas

- Water Commitments:
- *Fixtures
 - Must install 4 Star rating taps.
- Energy Commitments:
- *Ventilation
 - Must install ventilation in Basements Car park: Ventilation supply and Exhaust. Efficiency measure: Carbon monoxide monitor + VSD fan.
 - Lower G-floor and Mid G-floor Lobby- Ventilation supply only.
 - *Lighting – Must install lighting in:
 - Car park: Compact fluorescent. Efficiency measure: daylight sensor and motion sensor.
 - Lift car: light- Compact fluorescent; Efficiency measure: connected to lift call button.
 - Lift motor room: compact fluorescent; Efficiency measure: manual on / manual off.
 - Garbage room: compact fluorescent; Efficiency measure: manual on/off.
 - Plant room: compact fluorescent; Efficiency measure: motion sensor.
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 - *Other – Must install gearless traction with VVVF motor for lift.

NATHERS Thermal Requirements:

- R1.0 insulation to units 4, 5, 6, 9, 10, 101 & 102 ceilings with open space above
- Downlights which penetrate the ceiling to be fitted with approved fireproof, non-ventilated covers allowing uninterrupted ceiling insulation
- R1.5 insulation to all hebel external walls
- R1.0 insulation to each side of double stud partition walls
- Weather stripping to all external windows and doors
- All windows and sliding doors shall be: Aluminium standard single-glazed: clear glass: U = 6.708, SHGC = 0.70



NO	REVISION	DATE	BY	CHKD
C	REVISION BY NAME: KAT LITTLE	05.07.2022	FF	
D	MODIFIED REFERENCE BASED ON LOCAL MAIL DATE 13.03.2023	26.03.2023	FF	
A	PROCESSED FOR APPROVAL	27.11.23	FF	

NOTES:
 1. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LOCAL COUNCIL REQUIREMENTS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL.

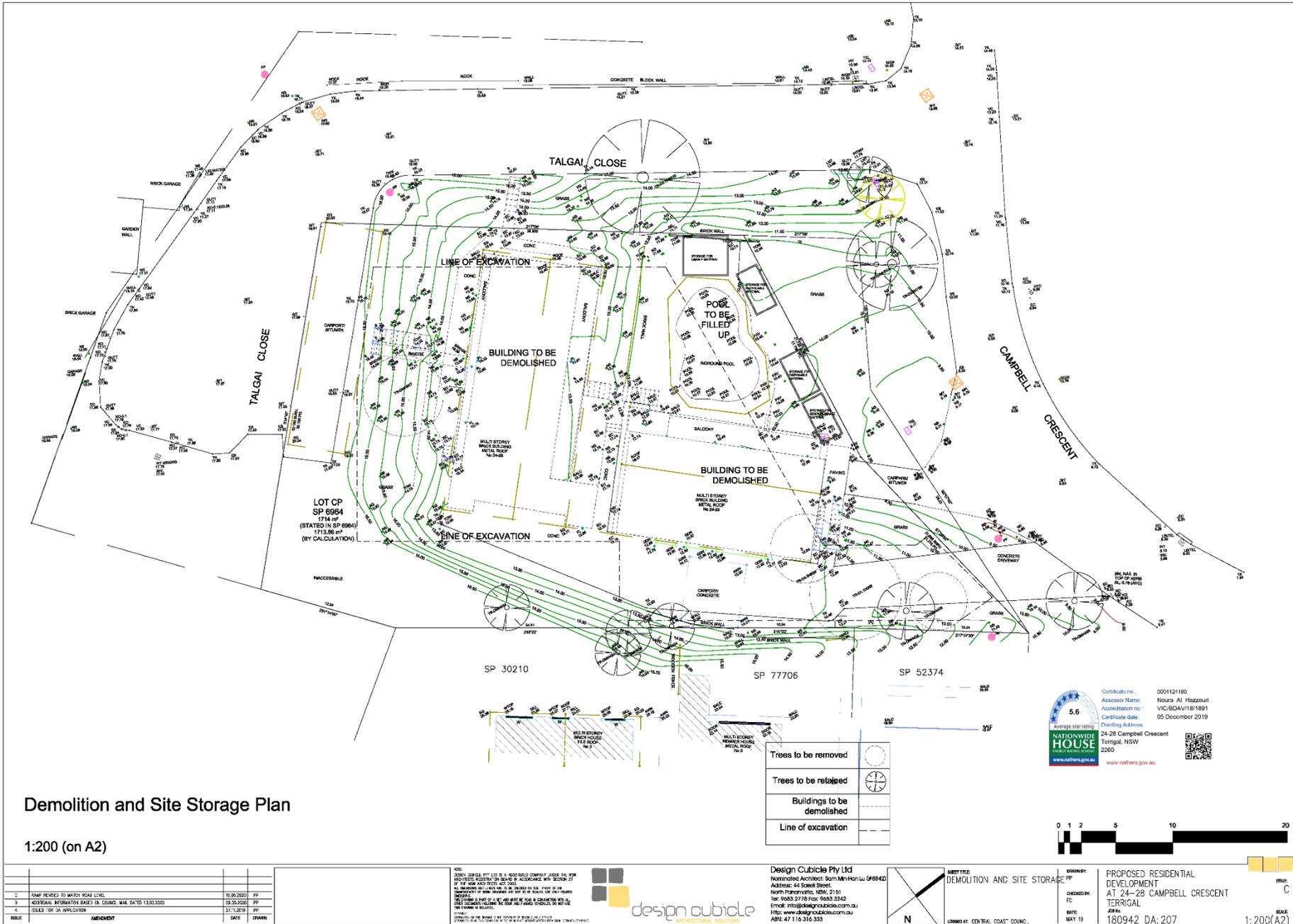
Design Cubicle Pty Ltd
 44 Somers Drive
 North Ryde NSW 1585
 Tel: 9483 2778 Fax: 9483 3242
 Email: info@designcubicle.com.au
 Website: www.designcubicle.com.au
 ABN: 47 116 816 533



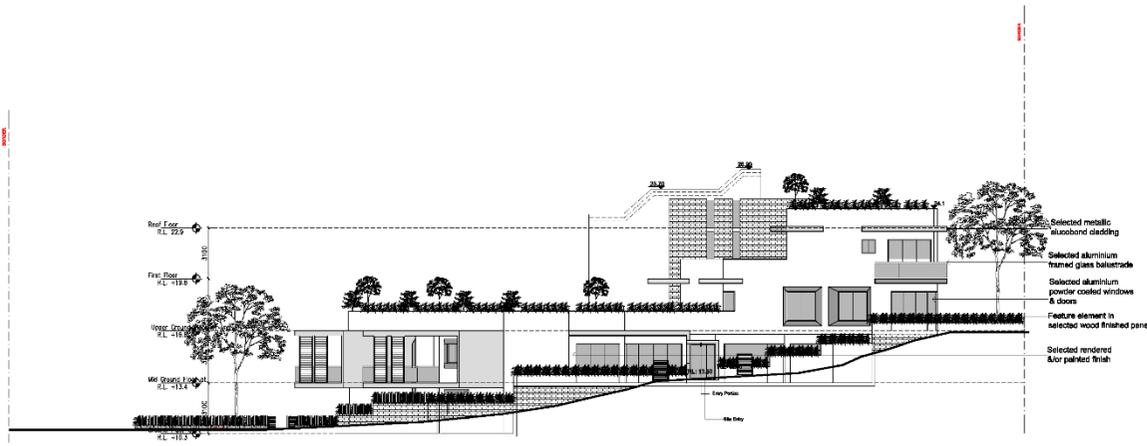
PROPOSED RESIDENTIAL DEVELOPMENT AT 24-28 CAMPBELL CRESCENT TERRIGAL NSW 1570
 DATE: MAY 19
 SCALE: 1:200 (A2)



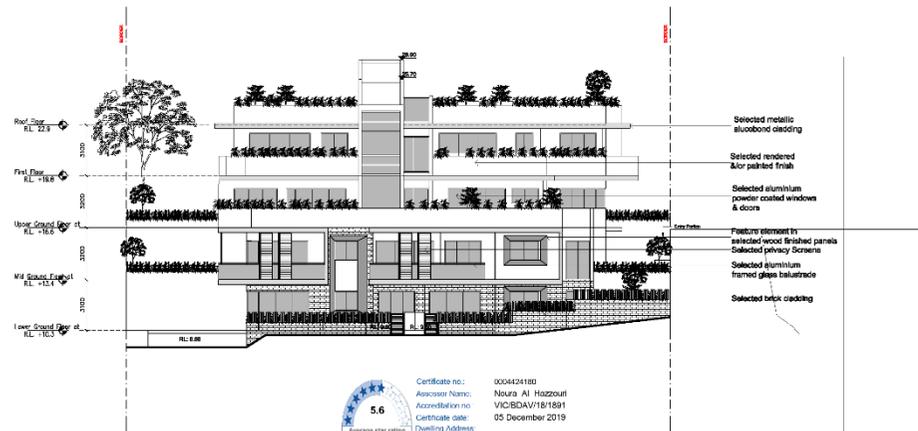
PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT AT 24-28 CAMPBELL CRESCENT TERRIGAL NSW 1570
 DATE: MAY 19
 SCALE: 1:200 (A2)



West Elevation
1:200 (on A2)



North Elevation
1:200 (on A2)



BASIX Commitments Water Commitments:

- *Planting – Must plant indigenous or low water use species of vegetation throughout the area of land specified.
- *Fixtures – Must install 3 Star rating showerheads in all showers (>4.5 but <=6L/min).
 - Must install 5 Star rating toilet flushing system in each toilet.
 - Must install 5 Star rating taps in each kitchen.
 - Must install 5 Star rating taps in each bathroom.
 - Must install 4.5 Star rating dish washer in each bathroom.

Energy Commitments:

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- *Cooling/ Heating System
 - Must install 1-phase airconditioning 3.5 Star to the living areas of each dwelling.
- *Ventilation
 - Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof. Operation control: manual switch on/off.
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- *Other – Must install gas cooktop and electric oven in the kitchen of all dwellings.
 - Must install 4.5 star energy rated dishwasher in the kitchen of all dwellings.

Common Areas Water Commitments:

- *Fixtures
 - Must install 4 Star rating taps.

Energy Commitments:

- *Ventilation
 - Must install ventilation in Basements Car park: Ventilation supply and Exhaust; Efficiency measure: Carbon monoxide monitor + VSD fan.
 - Lower G.floor and Mid G.floor Lobby– Ventilation supply only.
- *Lighting – Must install lighting in:
 - Car park: Compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
 - Lift car: light– Compact fluorescent; Efficiency measure: connected to lift call button.
 - Lift motor room: compact fluorescent; Efficiency measure: manual on / manual off.
 - Garbage room: compact fluorescent; Efficiency measure: manual on/off.
 - Plant room: compact fluorescent; Efficiency measure: motion sensor.
 - Ground floor lobby and Hallways/lobbies: compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
- *Other – Must install gearless traction with VVVF motor for lift.

NATHERS Thermal Requirements:

- R1.0 insulation to units 4, 5, 6, 9, 10, 101 & 102 ceilings with open space above
- Downlights which penetrate the ceiling to be fitted with approved fireproof, non-ventilated covers allowing uninterrupted ceiling insulation
- R1.5 insulation to all hebel external walls
- R1.0 insulation to each side of double stud partition walls
- Weather stripping to all external windows and doors
- All windows and sliding doors shall be: Aluminium standard single-glazed: clear glass: U = 6.70& SHGC = 0.70



Certificate no.: 000442180
 Assessor Name: Noura Al Hazout
 Accreditation no: VICBDAV181891
 Certificate date: 05 December 2019
 Dwelling address: 24-28 Campbell Crescent Terrigal, NSW 2260

www.nathers.gov.au

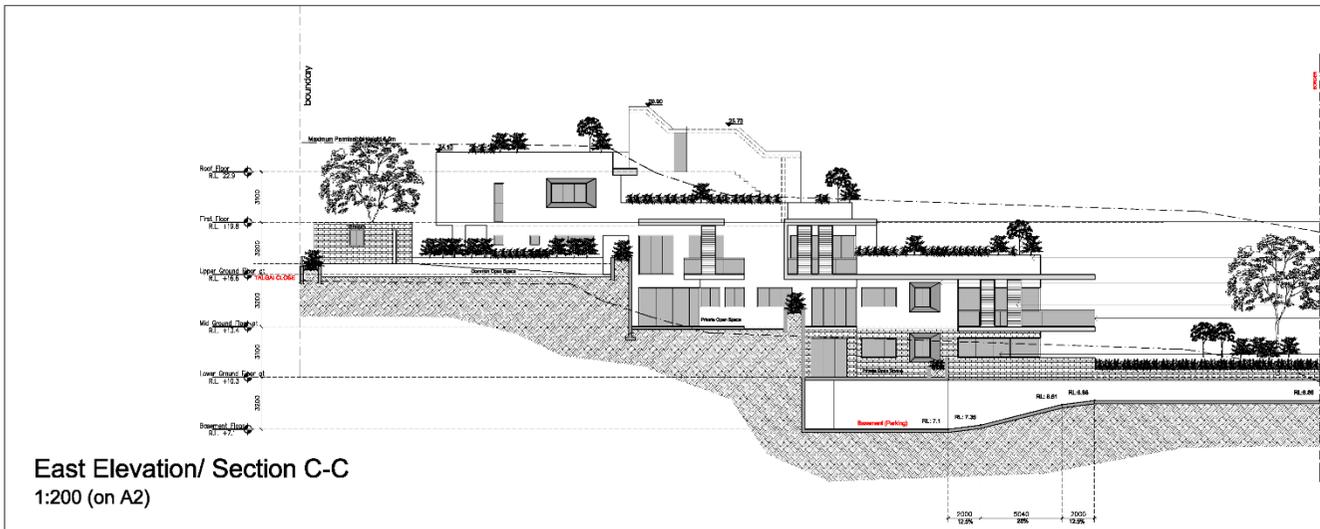
NO	REVISION	DATE	BY
2	REVISED TO MATCH ROAD LAYOUT	18.06.2020	FP
3	ADDITIONAL INFORMATION BASED ON COUNCIL MAIL DATED 13.03.2020	28.05.2020	FP
4	ISSUED FOR JN APPLICATION	27.11.2019	FP

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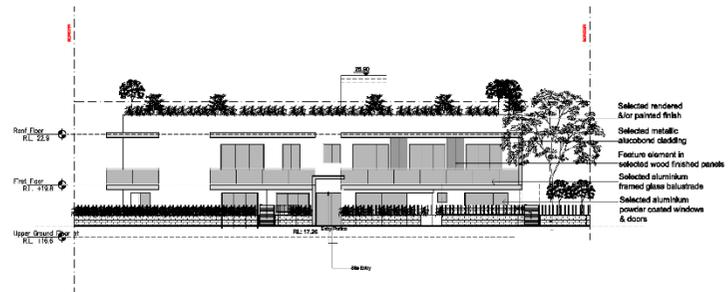
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 Web: www.designcubicle.com.au
 ABN: 47 116 316 333

SHEET TITLE: ELEVATIONS 1 of 2
ISSUED BY: CENTRAL COAST COUNCIL

PROPOSED RESIDENTIAL DEVELOPMENT AT 24-28 CAMPBELL CRESCENT TERRIGAL
 DRAWN BY: FP
 CHECKED BY: FC
 DATE: MAY 19
 180942 DA: 301
 SCALE: 1:200 (A2)



East Elevation/ Section C-C
1:200 (on A2)



South Elevation
1:200 (on A2)

BASIX Commitments Water Commitments:

- *Planting – Must plant indigenous or low water use species of vegetation throughout the area of land specified.
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- *Other – Must install gas cooktop and electric oven in the kitchen of all dwellings.
 - Must install 4.5 star energy rated dishwasher in the kitchen of all dwellings.

Common Areas

Water Commitments:

- *Fixtures
 - Must install 4 Star rating taps.

Energy Commitments:

- *Ventilation
 - Must install ventilation in: Basements Car park: Ventilation supply and Exhaust; Efficiency measure: Carbon monoxide monitor + VSD fan.
 - Lower G.floor and Mid G.floor Lobby– Ventilation supply only.
- *Lighting – Must install lighting in:
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- R1.5 Insulation to all hebel external walls
- R1.0 insulation to each side of double stud partition walls
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3	ADDITIONAL INFORMATION BASED ON COUNCIL MAIL DATED 13.03.2020	28.05.2020	FP
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NO	REVISION	DATE	BY
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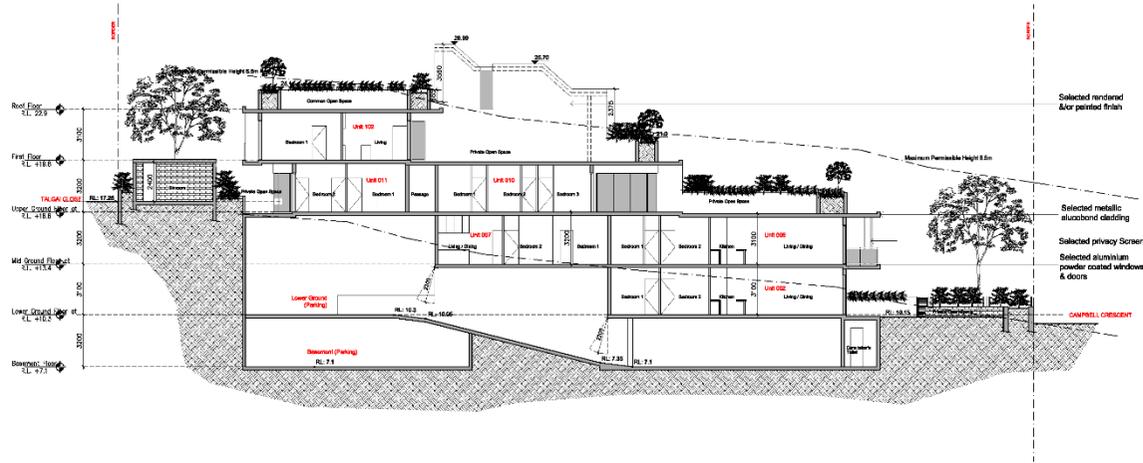
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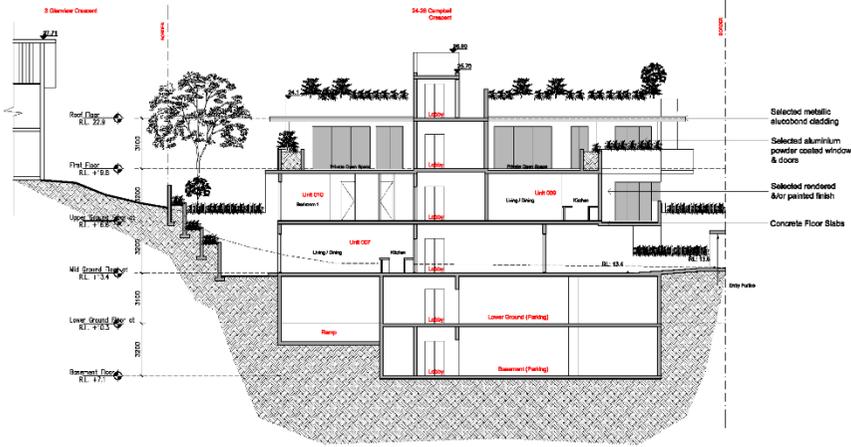
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SETTLES
 ELEVATIONS 2 of 2
 LAYOUT: CENTRAL COAST COUNCIL

PROPOSED RESIDENTIAL DEVELOPMENT
 AT 24-28 CAMPBELL CRESCENT
 TERRIGAL
 DA: 302
 DATE: MAY 19
 SCALE: 1:200 (A2)



Section A-A
1:200 (on A2)



SECTION B-B
1:200 (on A2)

BASIX Commitments Water Commitments:

- *Planting – Must plant indigenous or low water use species of vegetation throughout the area of land specified.
- *Fixtures – Must install 3 Star rating showerheads in all showers (>4.5 but <=6L/min).
 - Must install 5 Star rating toilet flushing system in each toilet.
 - Must install 5 Star rating taps in each kitchen.
 - Must install 5 Star rating taps in each bathroom.
 - Must install 4.5 Star rating dish washer in each bathroom.

Energy Commitments:

- *Hotwater
 - Must install a gas instantaneous 5 Star system for each dwelling.
- *Cooling/ Heating System
 - Must install 1-phase airconditioning 3.5 Star to the living areas of each dwelling.
- *Ventilation
 - Must install ventilation systems to each bathroom of each dwelling individual fan, ducted to facade or roof. Operation control: manual switch on/ off.
 - Must install ventilation systems to each Kitchen of each dwelling individual fan, ducted to facade or roof. Operation control: manual switch on/off.
 - Must install ventilation systems to each Laundry of each dwelling individual fan, ducted to facade or roof. Operation control: manual switch on/ off.

- *Other – Must install gas cooktop and electric oven in the kitchen of all dwellings.
- Must install 4.5 star energy rated dishwasher in the kitchen of all dwellings.

Common Areas

Water Commitments:

- *Fixtures
 - Must install 4 Star rating taps.

Energy Commitments:

- *Ventilation
 - Must install ventilation in: Basements Car park: Ventilation supply and Exhaust; Efficiency measure: Carbon monoxide monitor + VSD fan.
 - Lower G.floor and Mid G.floor Lobby– Ventilation supply only.
- *Lighting – Must install lighting in:
 - Car park: Compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
 - Lift car: light– Compact fluorescent; Efficiency measure: connected to lift call button.
 - Lift motor room: compact fluorescent; Efficiency measure: manual on / manual off.
 - Garbage room: compact fluorescent; Efficiency measure: manual on/off.
 - Plant room: compact fluorescent; Efficiency measure: motion sensor.
 - Ground floor lobby and Hallways/lobbies: compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
- *Other – Must install gearless traction with VVVF motor for lift.

NATHERS Thermal Requirements:

- R1.0 insulation to units 4, 5, 6, 9, 10, 101 & 102 ceilings with open space above
- Downlights which penetrate the ceiling to be fitted with approved fireproof, non-ventilated covers allowing uninterrupted ceiling insulation
- R1.5 insulation to all hebel external walls
- R1.0 insulation to each side of double stud partition walls
- Weather stripping to all external windows and doors
- All windows and sliding doors shall be: Aluminium standard single-glazed: clear glass: U = 6.70& SHGC = 0.70



NO	REVISION	DATE	DRAWN
2	KNR REVIEW TO WHICH WORK LOGS	18.06.2020	FP
3	REVISION INFORMATION BASED ON COUNCIL MAIL DATED 13.03.2020	28.05.2020	FP
4	ISSUED FOR JN APPLICATION	27.11.2019	FP

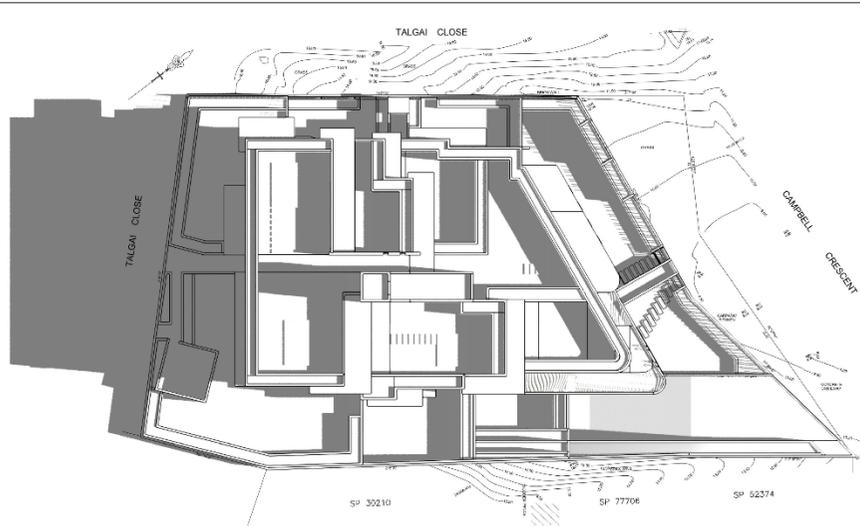
NOTE:
 THESE ARCHITECTURAL PLANS ARE TO BE CONSIDERED CORRECT AND THE OWNER AND OTHERS RECEIVING THEM ARE TO BE ADVISED WHO SHOULD BE CONTACTED IN THE EVENT OF ANY DISCREPANCY OR AMBIGUITY.
 ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED TO THE FACE OF THE WORK UNLESS OTHERWISE SPECIFIED.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL AND OTHER RELEVANT AUTHORITIES.
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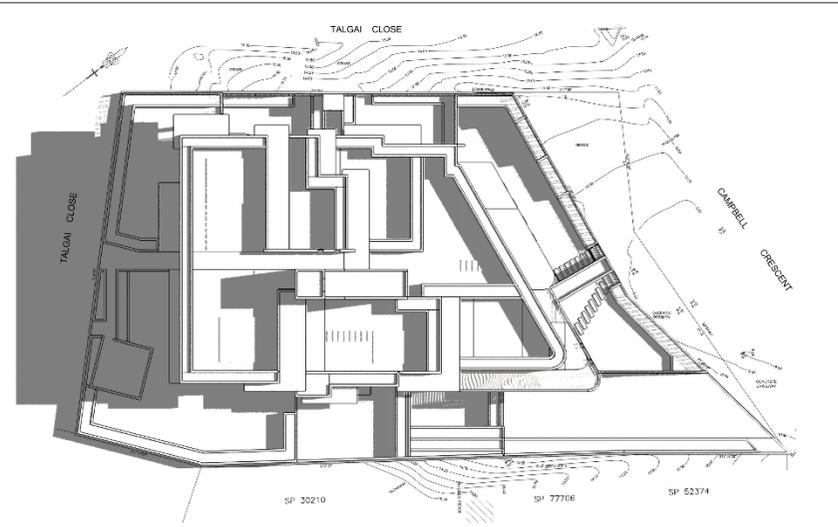
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REVISIONS
 DATE: 18.06.2020
 DRAWN: FP
 CHECKED BY: FC
 DATE: 28.05.2020
 DRAWN: FP

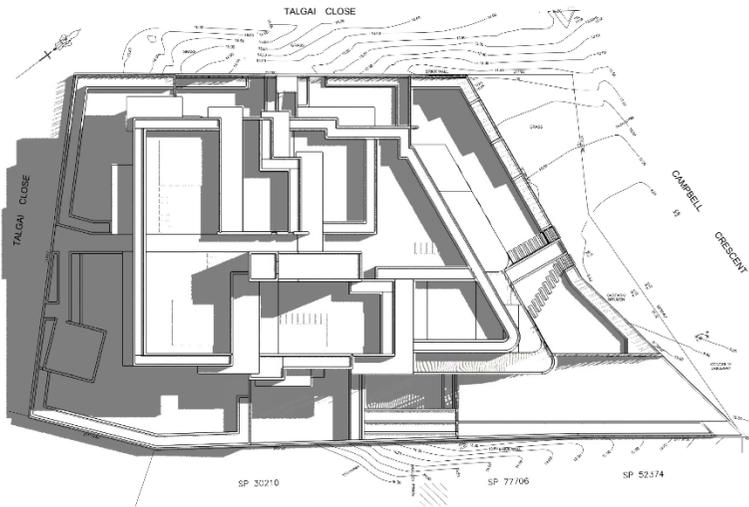
PROPOSED RESIDENTIAL DEVELOPMENT
 AT 24-28 CAMPBELL CRESCENT TERRIGAL
 180942 DA: 303
 SCALE: 1:200 (A2)



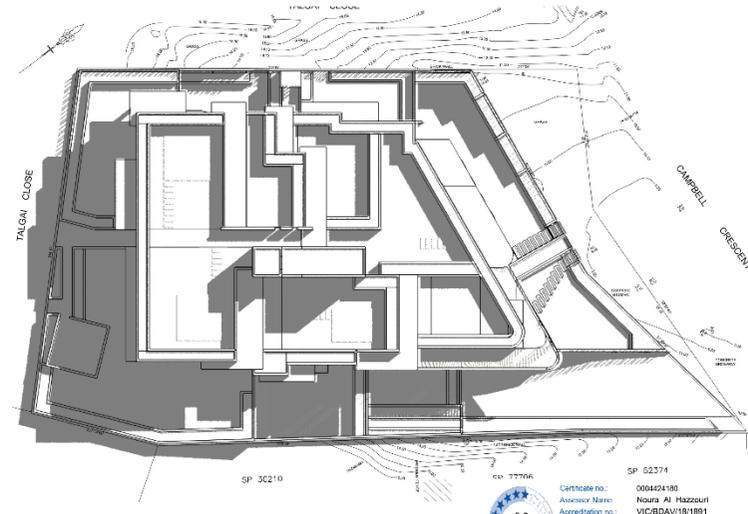
Shadow Diagram
at 9.00 Am on 21 of June



Shadow Diagram
at 10.00 Am on 21 of June



Shadow Diagram
at 11.00 Am on 21 of June



Shadow Diagram
at 12.00 Am on 21 of June

ISSUE	AMENDMENT	DATE	DRAWN
2	EMP. RENEWED TO MATCH EPCB JOB	13.05.2020	PP
3	ADDITIONAL INFORMATION BASED ON EPCB MAIL 3/03/2020	26.03.2020	PP
4	ISSUED FOR 3d AFFIDAVIT	27-12-19	PP

W/E: DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NEW SOUTH WALES COMPANIES ACT 1993 & HOLDING NO. 527024 27 OF THE NEW SOUTH WALES ACT 1993. DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NEW SOUTH WALES COMPANIES ACT 1993 & HOLDING NO. 527024 27 OF THE NEW SOUTH WALES ACT 1993. DESIGN CUBICLE PTY LTD IS A REGISTERED COMPANY UNDER THE NEW SOUTH WALES COMPANIES ACT 1993 & HOLDING NO. 527024 27 OF THE NEW SOUTH WALES ACT 1993.



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SHEET TITLE: SHADOW DIAGRAMS ' OF 2
 DESIGNER: CENTRAL COAST COUNCIL



Certificate no.: 008493-180
 Assessor Name: Noura Al Hazzouri
 Accreditation no.: VIC/BAV181891
 Certificate date: 05 December 2019
 Dwelling Address:
 24-28 Campbell Crescent
 Terrigal, NSW
 2200



DATE: MAY 2018

PROPOSED RESIDENTIAL DEVELOPMENT AT 24 - 28 CAMPBELL CRESCENT TERRIGAL
 180942 7A 101

SCALE: 1:500 (A2)

ADG Key Compliance Schedule : Part 4A - 4G

Unit	Beds	Bedrooms	Unit area	P.O.S / balcony area minimum 15 m²	Basement storage volume	Unit storage volume	Total storage volume	Width of 3rd room of living / dining room	Min. 2 hours solar access 9am - 3pm living rooms & P.O.S	No direct solar access 9am - 3pm	Naturally cross ventilated	Overall depth of cross-through apartment does not exceed 18m	Apartments achieve min. internal area based on the number of bedrooms & bathrooms	Min. ceiling height of 2.7m for habitable rooms & 2.4m for non-habitable rooms	Every habitable room has a window with glass area not less than 10% of the floor area of the room	Master bedrooms have min. area of 10m² & other bedrooms 9m² (excluding wardrobes)	Bedrooms achieve min. dimensions of 3m (excluding wardrobes)	Living rooms or combined living/dining rooms achieve min. width required based on number of bedrooms	The width of cross-through apartments are at least 4m	Apartments achieve min. P.O.S / balcony area & depth based on number of bedrooms	Apartments achieve min. storage volume based on number of bedrooms	
001	3	2	97 m²	Yes	8.3 m³	5.2 m³	13.5 m³	4000 mm	Yes	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes	
002	3	2	96 m²	Yes	8.3 m³	8.7 m³	17.0 m³	4300 mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
003	1	1	58 m²	Yes	8.3 m³	3 m³	11.3 m³	3600 mm	Yes	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes	
004	1	1	57 m²	Yes	8.3 m³	3.2 m³	11.5 m³	3600 mm	Yes	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes	
005	3	2	95.5 m²	Yes	8.3 m³	6 m³	14.3 m³	4000 mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes	
006	3	2	100 m²	Yes	8.3 m³	6 m³	14.3 m³	4000 mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes	
007	2	2	75 m²	Yes	8.3 m³	4 m³	12.3 m³	4000 mm	No	Yes	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes	
008	2	2	75 m²	Yes	8.3 m³	4.3 m³	12.6 m³	4325 mm	No	Yes	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes	
009	2	2	75 m²	Yes	8.3 m³	4 m³	12.3 m³	4615 mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes	
010	2	2	96 m²	Yes	8.3 m³	4 m³	12.3 m³	4275 mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes	
011	2	2	78 m²	Yes	8.3 m³	4.1 m³	12.4 m³	4785 mm	No	Yes	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes	
101	3	2	85.5 m²	Yes	8.3 m³	5 m³	13.3 m³	4590 mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes	
102	3	2	102 m²	Yes	8.3 m³	5 m³	13.3 m³	4000 mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes	
Total : 10 / 13										Total : 0 / 13		Total : 8 / 13										

Unit	Area and Percentage of Living rooms and Private Open Space with Solar Access.							Min. 2 hours solar access 9am - 3pm living rooms & P.O.S
	9.00 Am	10.00 Am	11.00 Am	12.00 Pm	1.00 Pm	2.00 Pm	3.00 Pm	
001	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
002	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
003	No	No	No	Yes	Yes	Yes	Yes	Yes
004	No	No	No	Yes	Yes	Yes	Yes	Yes
005	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
006	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
007	Yes	No	No	No	No	No	No	No
008	No	No	No	No	No	No	Yes	No
009	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
010	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
011	No	No	No	No	No	No	No	No
101	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
102	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Total : 10 / 13								

Overall Key Information Summary	
Unit Mix	1 Bed: 02 Units 2 Bed: 04 Units 3 Bed: 07 Units Total: 13 Units
Total min. 3 hours solar access 9am - 3pm living rooms & P.O.S	10 / 13 Units 77% (complies)
Total no direct solar access 9am - 3pm	0 / 13 Units 0% (complies)
Total natural cross-flow ventilation	8 / 13 Units 61.5% (complies)



NO.	REVISION	DATE	BY	CHKD
1	ISSUED FOR DA APPLICATION	13/05/2020	PP	
2	AMENDMENT	21/11/2019	PP	

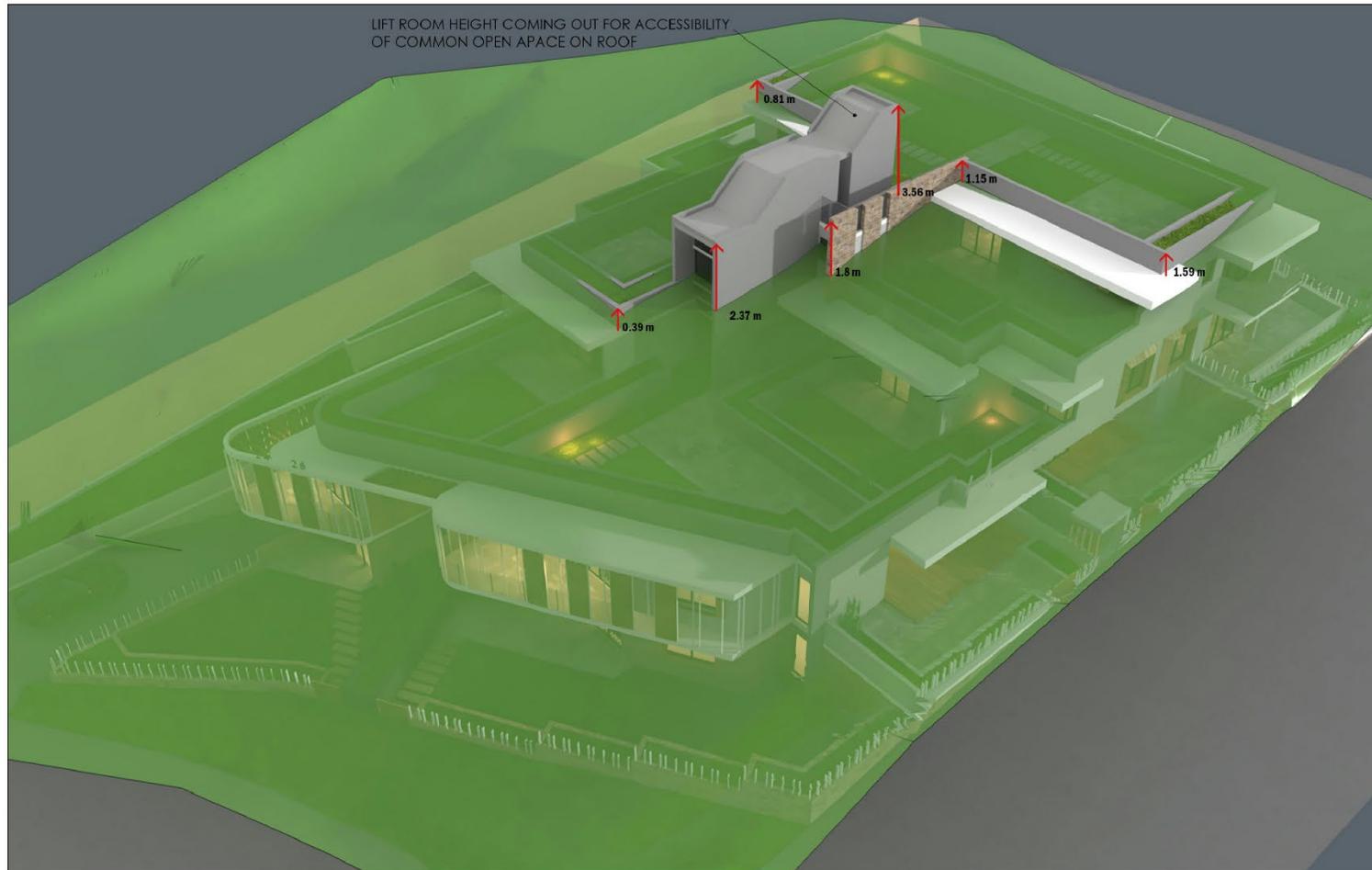
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PROJECT: KEY COMPLIANCE SCHEDULE
LOCATION: CENTRAL COAST COUNCIL

OWNER: PP
DESIGNED: PP
DATE: MAY 2019
PROPOSED RESIDENTIAL DEVELOPMENT AT 24 - 28 CAMPBELL CRESCENT TERRIGAL NSW 2260
SCALE: NA (A2)



HEIGHT PLANE STUDY

C	As per required to match road level.	10.06.2019	PP
B	Additional information based on Council VMA dated 13.02.2019	26.05.2019	PP
A	Ready for application	22.11.2018	PP
DATE	REVISION	DATE	DRAWN

WITH
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PROJECT:
 HEIGHT PLANE STUDY

DRAWN BY:
 PP
 CHECKED BY:
 TD
 DATE:
 MAY 2019

PROPOSED RESIDENTIAL
 DEVELOPMENT
 AT 24 - 28 CAMPBELL CRESCENT
 TERRIGAL

ISSUE:
 C
 SCALE:
 (A2)

