



Mr Todd Campling
Executive

Level 26
1 O'Connell Street
Sydney New South Wales 2000

14/05/2021

Dear Mr Campling

Residential Development at 89 John Whiteway Drive, Gosford (SSD-10321)

Response to submissions

I refer to the above State significant development (SSD) application at 89 John Whiteway Drive, Gosford. The Department publicly exhibited the Amended DA and Response to Submissions from 14 April 2021 until 27 April 2021.

The Department received 9 public submissions, comprising 9 objections, and advice from, Transport for NSW, Central Coast Council, NSW RFS and the Department's Biodiversity and Conservation Division. The submissions are available on the Department's website <https://www.planningportal.nsw.gov.au/major-projects/project/11961>.

Please note the Department is yet to receive advice from the Department's Water Group and Heritage NSW. These will be provided for a response once received, and the Department may raise further issues or request additional information in response to these submissions.

Having carefully reviewed the proposal, as well as the issues raised in submissions, the Department requires that further information also be provided to address the issues raised in Attachment A.

The Department requests that you provide a consolidated response to all submissions and the issues raised in Attachment A by 16 June 2021.

Please lodge your response by progressing the application on the major projects planning portal <https://majorprojects.planningportal.nsw.gov.au/>.

If you have any questions, please contact Lauren Saunders on (02) 8275 1525/ at Lauren.Saunders@planning.nsw.gov.au.

Yours sincerely

Keiran Thomas

Director Regional Assessments

as delegate for the Planning Secretary

Enclosed: Attachment A

ATTACHMENT A – KEY ISSUES

Solar and Daylight Access

- Please provide amended sun eye diagrams to clearly indicate where the living spaces and balconies are located. This information is required to allow cross reference between the solar access/overshadowing floor plan diagrams, summary schedules and the view from the sun.
- Please include elevation plans in the overshadowing analysis indicating the location of habitable rooms and private open space.
- Please indicate the 40 units which will not receive 3 hours of sunlight but will have water views.
- Please identify the units that receive 3 hours of sunlight to provide a complete understanding of the variation proposed.
- The extensive excavation proposed to the north east of the site will result in units in Block C being below ground/street level. Please demonstrate how adequate solar and daylight access will be provided to these units.

Visual Privacy

- The separation distance between blocks A and B (Levels 5 and 6) do not appear to comply with Objective 3F-1 of the ADG. Plans should be amended to clearly show the separation distance between the kitchen and dining windows (Block A) and Block B. Written justification and mitigation measures should be provided the proposal does not comply.

Communal Open Space

- Please clarify whether the public walkway and viewing platform are nominated as communal open space (Drawing No. DA001.4A).
- Please clarify access from the development to this walkway in the context of Objective 3D-3 of the ADG, as well as whether direct, equitable access can be achieved.
- Please clarify whether the areas highlighted in yellow (Drawing No. DA001.4B) are included in the calculation of communal open space in addition to the areas shown hatched.

Natural cross ventilation

- The ADG states that for an apartment to be considered cross ventilated, most of the primary living space and n-1 bedrooms (where n is the number of bedrooms) should be on a ventilation path. Single-aspect unit types, such as C1-02 and C1-03, do not appear to meet the ADG definition for cross ventilation. Please address cross ventilation for single aspect unit types.
- Several unit types, such as Townhouse Type 2 and Townhouse Type 3, include study areas without windows. The ADG definition of a Habitable Room includes a study. Please amend plans to comply with Objective 4B-1 of ADG.

Public Domain Interface

- Proposed excavation on the southern and eastern site edges means units in Block C are located below street level. Please assess the privacy impacts to these units in the context of Objective 3C-1 of the ADG.

- Please clarify the exact location of the security gate at the south-eastern corner of the site near the basement entry, and how potential areas of concealment are prevented.
- Please clarify whether public access is available to the bushland corridor along the southern boundary.
- Please provide design solutions to soften the appearance of the protruding basement at the southeast corner of the site from John Whiteway Drive and neighbouring development, demonstrating capacity to meet Objective 3H-1.

Common circulation and spaces

- Please provide additional articulation in the Block B common corridor to demonstrate compliance with Objective 4F-1 of the ADG.

Deep layouts

- Several of the proposed dwelling types, including Townhouse Type 1, 2 and 3, provide deep open plan layouts that seem not to meet Criteria 1 and 2 of Objective 4D-2 of the ADG. Please address the environmental performance of these deep units.

Sensitive interfaces

- Please provide sections, elevations and RLs on plans to demonstrate the visual quality and architectural treatment of the following sensitive interfaces:
 - The south eastern site interface (Block A)
The architectural plans (DA009.10 (Rev 10) and DA003.1 (Rev 11)) do not indicate the architectural character presented to the bushland corridor, the neighbouring site or public domain areas (on oblique angles).
 - The western and northern site interfaces (Blocks C and D)
The architectural character presented to the bushland corridor, and the amenity for lower-level units facing excavated areas and the bushland pathway should be shown.

GFA Calculation Plan

- Please confirm which areas are excluded from GFA. Based on the detail provided it is unclear whether all areas indicated in white have been excluded from the calculated GFA.

Access to Block D

- Vehicle access to Block D seems to be provided at basement level only. Please clarify the access arrangements for emergency vehicles, deliveries and removalists to Block D.

Tree canopy survey

- Please provide the tree canopy survey which supports the Visual Impact Assessment.

Public walkway and viewing platform

- Please nominate the location of the walkway and the separation distances between the proposed units and the walkway on the architectural plans, including sections, and the landscape plan.

- Please provide sections showing how the grade is managed between the public pathway at the north western corner (RL 68.50), the communal seating area and the upper boardwalk platform (RL 80.6).
- Please provide privacy mitigation measures between the proposed walkway, viewing platform and communal seating area, and the proposed development.
- Please clarify how the public walkway will sit above the area that is to be excavated and battered at the north eastern corner (Drawing No.DA005.9), including sections, elevations and RLs.

Encroachment into non-buildable area

- Please demonstrate that the excavated area within the non-buildable area is consistent with Section 10.3 Special Area – John Whiteway Drive Precinct of the Gosford City Centre DCP, in particular the subsection titled “Buildable Area”.

Landscape plans, deep soil areas, screening and wildlife corridors

- Please amend the Landscape plans to nominate vegetation to be removed, including trees within the non-buildable area.
- Please clarify how excavated and battered areas nominated as deep soil areas (Drawing No. 10-19.14) will be treated to achieve the deep soil planting/landscape screening/wildlife corridor. Please also clarify how the deep soil planting/landscape screening/wildlife corridor will be achieved along the southern boundary in deep soil areas as narrow as 2.5m due to the extent of the basement (DA002.1 (Rev 14)).