

5 June 2020

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 Department of Planning, Industry and Environment

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Dear Louise,

RE: Central Coast Council advice, State Significant Development (SSD-9813), 36-48 Donnison Street, Gosford.

I refer to your request for additional information, dated 26 May 2020, in relation to the above mentioned SSD application. We take this opportunity to provide a response to each of the items raised by DPIE, outlined in the table below.

DPIE Item	Response
Concept Proposal	
Confirm the gross floor area (GFA) that the concept application is seeking consent for.	The concept proposal seeks approval for a total GFA of 72,782m ² comprising: <ul style="list-style-type: none"> • 67,360m² of residential GFA; and • 5,422m² of non-residential GFA.
Clarify what the 'non-residential' floorspace allocation comprises.	The non-residential floorspace is all defined as 'commercial premises'. This will include 886m ² of retail premises floor space, noting 'retail premises' are a type of 'commercial premises' under <i>State Environmental Planning Policy (Gosford City Centre) 2018</i> ('SEPP GCC'). The exact uses for the balance of the commercial floorspace (4,536m ²) will be determined under future applications, likely to be a mix of business premises and office premises.
Provide predicted construction start and end dates for each stage.	Predicted construction dates are below, which are at this stage indicative: <ul style="list-style-type: none"> • Stage 1 (Demolition): Commence mid-2021 subject to residential pre-sales, market conditions and further approvals. This assumes:

	<ul style="list-style-type: none"> ○ Approval of subject application in mid-2020; ○ Tower 1 (Stage 2) design and approval process from mid-2020 to end-2020 (at the earliest), resulting in receipt of detailed DA and authority approvals; ○ Marketing and pre-sales early to mid-2021 whilst continuing to obtain authority approvals, detailed design and tendering; ○ Commence demolition mid-2021; and ○ Allow 3-4 months for demolition. ● Stage 2 (Tower 1): Commence excavation and construction end-2021, subject to residential pre-sales and market conditions. Allow 2 years to fully complete. ● Subsequent stages: Assume every 2 years for sales and construction, with market conditions impacting exact timing and potentially bringing projects forward or pushing projects back in line with demand.
<p>Confirm what the future built form site coverage would be.</p>	<p>Site coverage (excluding basement): 76% Site coverage (including basement): 93%</p> <p>Refer to updated reference scheme area schedule within the amended Architectural Design Report prepared by Buchan.</p>
<p>Update the 'reference scheme' area schedule to confirm the:</p> <ul style="list-style-type: none"> ● Predicted sizes of 1, 2 and 3 bed apartment sizes; ● Amount (sqm) and location of any deep soil zones and total percentage of site; ● Total amount of communal open space as a percentage of the site; and ● Percentage of the communal open space that would be overshadowed at mid-winter. 	<p>An updated reference scheme area schedule within the amended Architectural Design Report prepared by Buchan confirms these figures:</p> <ul style="list-style-type: none"> ● 1-bed apartments to range from 50m² – 65m²; ● 2-bed apartments to range from 75m² – 90m²; ● 1-bed apartments to range from 95m² – 120m²; ● Communal open space represents 30% of the site area; and ● The percentage of solar access to communal open space is able to comply with the ADG minimum of 2hrs to 50% of the principal communal open space in mid-winter.
<p>Confirm whether the application still seeks approval for a variation of clause 8.6 <i>Active Street Frontages</i>.</p>	<p>Plans have been amended to provide for fine grain frontages, as required by SEPP (GCC) 2018 and the Gosford City Centre DCP.</p>

	<p>The plans provide for a development that appropriately responds to the human scale, while providing for a high quality a diverse commercial environment. Suitable scale, modulation and faced articulation will be provided to respond to the site's context.</p> <p>As such, a variation to this clause is no longer sought, as all frontages have been 'activated' in line with the definition under Clause 8.6 of SEPP GCC.</p>
<p>Provide an addendum to the Phase 1 Contamination Assessment that confirms whether the land is suitable, or that it can and will be made suitable, for the proposed development.</p>	<p>An amended Phase 1 contamination assessment has been prepared and accompanies this response.</p> <p>The assessment confirms that the potential for soil contamination to be present is medium, while the potential for groundwater contamination to be present is not known. The assessment concludes that, notwithstanding some uncertainties regarding the potential for groundwater contamination, the site can be made suitable for the proposed mixed-use development in accordance with the requirements of SEPP 55, subject to the recommendations of the report.</p>
<p>The NIA appears to contain inaccuracies. Please review the report for accuracy and if required provide a revised NIA that identifies and assesses all sensitive receivers.</p>	<p>An updated Noise Impact Assessment is being finalised and will be submitted to DPIE by 12 June 2020 at the latest.</p>
<p>Drawings and images</p>	
<p>Please update drawing DA-02 as follows:</p> <ul style="list-style-type: none"> • Tower 1 annotated width appears incorrect (should it be 22m?); • Tower 2 annotated width should be a 'maximum' not 'minimum'; • Tower 3 should be provided with an annotated width; and • Separation distance between Tower 3 and 4 should be annotated. 	<p>DPIE's comments are noted with respect to annotations on drawing DA-02. Buchan have amended DA-02 to add or amend annotations as requested.</p>
<p>Please provide basement concept drawings indicating the location and extent of proposed basements.</p>	<p>Basement concept drawings have been provided and incorporated into the elevations and sections showing the extent of excavation required for basement parking, and including a minimum RL.</p>

Please update elevations to show basements.	As above.
<p>Please provide an updated version of the block massing images ... to include current RtS envelopes:</p> <ul style="list-style-type: none"> • Page 25 to show the RtS envelopes in context with other approved (108 Mann St and 50-70 Mann St) and potential (imperial Centre) towers. The field of view should be slightly wider to more clearly show the above envelopes. • Page 69 to show the RtS envelopes in context with immediate surroundings. 	These images are currently being updated and will form a part of the updated VIA, which will be submitted to DPIE by 12 June 2020 at the latest.
Update the photomontage provided at page 12 of the VIA to include the massing of the development (in green). Also review the heights of 50-70 Mann Street to ensure they accurately reflect the development consent heights.	The updated VIA will be submitted to DPIE by 12 June 2020 at the latest.
Stage 1 Works	
Clarify what works are proposed in the Stage 1 application.	The Stage 1 application proposes demolition and stormwater management works.
Please confirm the extent of excavation or below ground works during Stage 1. Please also clarify whether excavation has been added to Stage 1 works noting the commentary at pg. 13 of the Demolition CMP.	Excavation of the site is not proposed as part of Stage 1 works. The CMP has been updated to remove any reference to excavation. All earthworks will be undertaken as part of subsequent development applications.
Please clarify whether remediation is proposed as part of Stage 1 works.	Remediation works are not proposed as part of Stage 1 works. All remediation will be undertaken as part of subsequent development applications for proposed built form.
Please confirm what the Stage 1 works CIV is (\$3,661,500) and what the predicted jobs associated with Stage 1 is.	This cost is associated with demolition and stormwater diversion. The proponent estimates that this phase will create approximately 30 - 50 jobs on site at any one time, plus other indirect jobs (at depots, trucking, dump sites etc).

Confirm how many months the demolition and site preparation works are predicted to take and a likely start date.	It is anticipated that demolition and site preparation works will take approximately 3-4 months and begin mid-2021, dependant on other approvals and market conditions.
General Questions	
Provide the total amount of commercial floorspace in the existing Kibbleplex building.	Detailed floor plans are not available for the existing Kibbleplex building, however based on site inspections and survey plans, and an assessment against existing carparking provision, it is estimated that the two levels of commercial would comprise circa 12,000-15,000sqm GFA.
Provide additional detail on what the proposed SOHO are in terms of their use and operation and advise what GFA allocation they are contributing to.	The ground-floor component of the 'SOHO' units have contributed towards residential GFA . However, these have been indicated as SOHOs to provide future opportunities for conversion into commercial or retail areas.

Conclusion

Thank you for the opportunity to provide a response on these matters. We trust that the above provides you with the information required to continue your assessment. We look forward to progressing the assessment and working towards a favourable determination.

Yours sincerely



Adam Coburn
Practice Director – Western Sydney