

30 June 2020

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Regional Assessments  
Department of Planning, Industry and Environment

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Dear Louise,

**RE: Response to DPIE Request for Information dated 19 June 2020, State Significant Development (SSD-9813), 36-48 Donnison Street, Gosford.**

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

DPIE Item		Response
Confirm whether the following works are proposed as part of the Stage 1 demolition and site preparation works:	• removal of any of Council's street trees	No.
	• removal of any existing vegetation	Yes.
	• decommission of the substation on site	Yes.
	• extinguish any easements.	Yes.

DPIE Item	Response
<p>Please provide an in-principle assessment against ADG 4A-1 (2) and confirm whether the proposal is capable of compliance. The current assessment is against the Sydney metropolitan 4A-1(1) requirement of 70% of apartments for a minimum of 2 hours sunlight, however Gosford falls within 'all other areas' (see definition of Sydney metropolitan area in glossary) and should therefore also be assessed against the 3 hour requirement.</p>	<p>An in-principle assessment has been undertaken by Buchan and an updated SEPP65 report is attached, which includes assessment at both the 2-hour and 3-hour benchmarks.</p> <p>This demonstrates that the concept scheme achieves 2-hours of solar access to greater than 70% of units, and 3-hours of solar access to 68% of units. Given the concept nature of this proposal, this figure is considered to reasonably demonstrate that full compliance with the 3-hour control could be achieved with further design refinement in future stages.</p> <p>However, we also suggest that the 3-hour benchmark is unlikely to be relevant for Gosford moving forward. It is likely that when these solar access provisions were drafted for the <i>Apartment Design Guide</i>, the scale of development now being proposed in the Gosford City Centre was not anticipated. The 2-hour control applies to Sydney, Wollongong, and Newcastle, with Gosford a notable absence given its identification in strategic documentation as the 'capital of the Central Coast' and the significant densities that have been permitted under <i>State Environmental Planning Policy (Gosford City Centre) 2018</i>.</p>
<p>Please provide updated landscape drawings that include drawing numbers, dates, revisions, etc., so these can be referenced in the consent.</p>	<p>The submitted drawings by Arcadia include titles, dates, and revision numbers.</p>
<p>The EIS/RTS states that the existing Kibbleplex shopping centre has 600 car parking spaces, and the Council's car parking strategy states 535 spaces. It is not clear which document is correct. Please confirm the number of existing car parking spaces on site.</p>	<p>Council's figure can be referenced.</p>

DPIE Item	Response																				
<p>Please provide a tabled calculation of the floor space ratio (FSR) for each portion of the site based on the applicable FSR and relevant portion of the site area.</p>	<p>The below is provided as indicative GFA breakdowns per 'portion' of the site by the relevant underlying FSR control.</p> <p><b>NB:</b> the tower siting does not neatly align with the underlying FSR control boundaries (i.e. some towers straddle two FSR controls), hence for simplicity the site areas listed below align with the tower stages, not the specific areas of the FSR control.</p> <table border="1"> <thead> <tr> <th>Relevant towers</th> <th>Underlying FSR</th> <th>Site area (of towers) (sqm)</th> <th>GFA (sqm)</th> <th>Effective FSR</th> </tr> </thead> <tbody> <tr> <td>Towers 1 + 2</td> <td>2.5</td> <td>5,448</td> <td>13,620</td> <td>5.38</td> </tr> <tr> <td>Towers 3 + 4</td> <td>3</td> <td>5,492</td> <td>16,476</td> <td>4.98</td> </tr> <tr> <td>Tower 5</td> <td>4.75</td> <td>3,254</td> <td>15,457</td> <td>4.96</td> </tr> </tbody> </table>	Relevant towers	Underlying FSR	Site area (of towers) (sqm)	GFA (sqm)	Effective FSR	Towers 1 + 2	2.5	5,448	13,620	5.38	Towers 3 + 4	3	5,492	16,476	4.98	Tower 5	4.75	3,254	15,457	4.96
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**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 finalise your assessment.

Yours sincerely



Adam Coburn  
**Practice Director – Western Sydney**