

Table 5. Gosford City Centre Development Control Plan 2018		
Control	Control Description	Planning Assessment
Chapter 3 – Places and character		
3.5 Other areas	Objectives 1. Encourage a mix of uses including employment, residential, recreation and retail that support the commercial core. 2. Provide a diversity of housing, including higher density residential development in the city fringe to support the viability of the city centre and encourage 24-hour use of the city's amenities. 3. Facilitate tourism and increased residential development along the waterfront. 4. Provide a mix of lower scale employment uses in the enterprise corridor zone to encourage employment generating opportunities that complement the commercial core. Built form in the city fringe areas is to maintain the prominence of Presidents Hill and views to Brisbane Water The section goes on to describe the future character of the enterprise corridor, which states: <i>The enterprise corridor allows a mix of employment generating uses to complement those in the commercial core. Located to the west of Presidents Hill, built form is to remain relatively low to maintain the prominence of Presidents Hill and views to Brisbane Water.</i>	
Chapter 4 – Public Spaces		
4.1 Pedestrian network	1. Existing publicly and privately owned links are to be retained.	Complies – The proposed development seeks to maintain the existing publicly and privately owned links. The proposed development also seeks to construct a shared bicycle and pedestrian path for the full extent of the site.
	2. Where possible, existing dead end streets and lanes are to be extended through to the next street as redevelopment occurs to provide pedestrian links.	Complies – the proposed new private road will extend from

DCP Assessment Table

Northside Private Hospital

Faunce Street West, West Gosford (Lot 1 DP1226923)

		Racecourse Road to Faunce Street West. The proposed development also seeks to construct a shared bicycle and pedestrian path for the full extent of the site.
	<i>3. Open air links for pedestrians are to be provided as shown in Figure 2. These shall:</i> <i>a. be open to the air and publicly accessible.</i> <i>b. have a minimum width of 6m clear of all obstructions unless otherwise noted.</i> <i>c. connect with existing and proposed through block lanes, shared zones, arcades and pedestrian ways and opposite other through site links.</i> <i>d. have active frontages or a street address.</i> <i>e. be clear and direct through-ways for pedestrians.</i> <i>f. have signage at street entries indicating public accessibility and the street to which the through site link connects.</i>	Not Relevant – Figure 2 refers to the commercial core.
	<i>4. Arcades are to be provided as shown in Figure 2. These shall:</i> <i>a. have a minimum width as shown in Figure 2, clear of all obstructions (including columns, stairs, escalators)</i> <i>b. have a minimum clear floor to ceiling height of 6m for 8m wide links and 3m for 4m links (and 6m is desirable), however they can also be provided as open air links if desired</i> <i>c. provide direct visibility from street to street</i> <i>d. connect to existing footpaths and pedestrian crossings where possible e. have active frontages for their length f. be clear and direct throughways for pedestrians</i>	Not Relevant - Clause refers to the commercial core.

DCP Assessment Table

Northside Private Hospital

Faunce Street West, West Gosford (Lot 1 DP1226923)

	<i>g. provide public access at all business trading times</i> <i>h. where practical, have access to natural light for at least 30% of their length</i> <i>i. where air conditioned, have clear glazed entry doors comprising at least 50% of the entrance</i> <i>j. have signage at street entries indicating public accessibility and the street to which the through site link connects</i>	
	<i>5. Investigate a potential 5m setback for pedestrian access and street tree planting along the western side of Mann Street between Burns Place and Etna Street (this could be linked to increased height on medium and larger sites).</i>	Not Relevant – Does not relate to the development site.
	<i>6. Reference should be made to relevant guidelines in Austroads Guides, Australian Standards, NSW Government Planning Guidelines for Walking and Cycling and NSW Roads and Maritime Services technical directions.</i>	Complies – The proposed shared bicycle and pedestrian pathway will be built in accordance with the relevant standards.
4.4 Views and vistas	<i>1. The floorplates of buildings above street frontage heights should be designed in accordance with the slender tower provisions in Chapter 5 of this DCP.</i>	Does Not Comply – The floorplate provision for B3, B4 and B6 does not specifically apply to health services, however, the both level 3 and 4 do not comply with the floorplate requirements as set out for commercial uses as they consist of two inpatient wards which would comprise 2,635m ² . Level 5-8 would appear to comply with this floorplate provision as they have been reduced to one inpatient ward per floor and consist of 1,445m ² of GFA. Additionally, levels 9 and 10 comprise of plant rooms.

DCP Assessment Table

Northside Private Hospital

Faunce Street West, West Gosford (Lot 1 DP1226923)

	2. Key views (identified in Figure 4) are those existing views of the ridgelines of Presidents Hill, Rumbalara Reserve and views of Brisbane Water from important locations, including the centre of Kibble Park, Leagues Club Field and Brian McGowan Bridge.	Not Relevant – The proposed development would not affect key views shown in Figure 4.
	3. Other key views critical to the heritage significance of heritage items and places should be protected (for example views from the Memorial Park over to Brisbane Water and the waterfront, and views from the Cenotaph to the rising sun in the east).	Not Relevant – The proposed development is not located near any heritage items and within any of the view corridors outlined in the GCC DCP.
	4. Street vistas (identified in Figure 4) are those existing long distance street vistas that allow vision of the surrounding bushland and/or water views. To protect street vistas, development adjoining street vistas should comply with street wall and tower setback controls (identified in Chapter 5 Built form) to maximise preservation of long distance street vistas. Compliance with this control must be demonstrated in any development application for sites adjoining identified street vistas through view analysis. Specifically, the analysis should demonstrate that the proposed built form has been designed to minimise its impact on these views.	Complies – The proposed development does not comply with the street wall and slender tower controls as set out in Chapter 5. However, the street vista identified on Figure 4 is long views from the Gosford City Centre to the site looking down Faunce Street West. This has been assessed as part of visual analysis prepared by Roberts Day and demonstrates that the proposed development have minimal impact on this vista. Therefore, whilst the proposed development does not comply with the street walls and slender tower provisions it is considered to comply with this Clause of the GCC DCP.
Chapter 5 – Built Form		
5.2.1 Street setbacks and rear setbacks	1. Buildings should be designed to comply with streetscape controls as shown in Figure 8. These setbacks should be deep soil and contain no parking structures.	Does Not Comply – The proposed development is in the location shown as 'Other Streets' and does not comply with the street wall heights of 6-12m.

DCP Assessment Table

Northside Private Hospital

Faunce Street West, West Gosford (Lot 1 DP1226923)

		During discussions CoGDAP a 3-4 storey podium was considered appropriate. The proposed development proposes a 3-storey podium at 15m in height. The proposed development complies with the 3m setbacks and generally complies with the 4.5m setback above street wall. Parking structures are not contained within the setbacks.
	<i>2. In addition to the above, street building alignment and street setbacks are to comply with Figure 8. Parking structures may encroach into these setbacks by up to 1m (except for 0m ground setbacks).</i>	Complies – The proposed development complies with the 3m setbacks set out for 'Other Streets'.
	<i>3. Outside the B zones (B3, B4 and B6), a minimum rear setback of 6m is required.</i>	Not Relevant – proposed development is located within the B6 zone.
	<i>4. Balconies may project up to 600mm into front building setbacks, provided the cumulative width of all balconies at that level is no more than 50% of the horizontal width of the building façade measured at that level. This control does not apply to buildings with 0m setbacks.</i>	Not Relevant – the proposed development does not seek to provide balconies within the front building setbacks.
	<i>5. Building separation and visual privacy requirements of SEPP65 and the Apartment Design Guide will also apply as well as to the controls described above.</i>	Not Relevant – The proposed development is not for a residential apartment.
5.2.2 Street wall heights and upper podium	<i>1. The street frontage height of buildings must comply with the minimum and maximum heights above mean ground level on the street front as shown in Figure 8.</i>	Does Not Comply - street walls are generally 3 storeys high at 15m. This was a result of the collaborative design process undertaken with CoGDAP.

DCP Assessment Table

Northside Private Hospital

Faunce Street West, West Gosford (Lot 1 DP1226923)

	<i>2. All built form above the street wall height should be set back a minimum of 3m from the building line of the street wall frontage. This may include:</i> <i>a. an 'upper podium' of up to 2 storeys/7m (in height) and side setbacks should be provided consistent with the Apartment Design Guide; and</i> <i>b. a tower element above this, which is to be consistent with the controls in Section 5.2.5 of this document.</i> <i>3. For development fronting Mann Street, a building's street wall must:</i> <i>a. not be greater than 3 storeys at the building street frontage to Mann Street to maintain its existing scale, character and relative human scale, and to access to direct sunlight (refer clause 8.2 in GCC SEPP). Note - This control relates only to the ground level street wall at the building street frontage to Mann Street, and does not relate to any street wall of an upper podium that fronts Mann Street, and is set back from the (ground level) street wall.</i> <i>b. comply with the height in metres as shown in Figure 8.</i>	
5.2.3 Active street frontages and street address	<i>1. Frontages labelled 'primary active frontage' on Figure 8 are to:</i> <i>a. Include active uses (for example, retail and business premises) at ground level facing the street for sites within the following character areas: City North, City South and Civic Heart. For sites in other areas, high quality residential with street address may be provided at ground level</i> <i>b. Maximise operable and glazed shop frontages, entries for all uses, active office uses such as reception and any other activities which provide pedestrian interest and activation</i> <i>c. Minimise blank walls (with no windows or doors), fire escapes, service doors, plant and equipment hatches</i>	Not Relevant – The proposed development does not front Mann Street. Not Relevant – the site is not labelled as a primary active frontage on Figure 8. The proposed development does provide activated frontages.

DCP Assessment Table

Northside Private Hospital

Faunce Street West, West Gosford (Lot 1 DP1226923)

	<i>d. Not include more than 12m of frontage dedicated to office use (retail, business and other active uses should be provided at ground level)</i> <i>e. Provide elements of visual interest</i> <i>f. Provide a high standard of architectural finish and detail</i> <i>g. Not contain vehicular access unless demonstrated to be the only suitable location on the property for such access.</i>	
	<i>2. Frontages labelled 'active laneway' on Figure 8 are to provide similar activation to 'primary active frontage', however are preferred for vehicular access where a site has a frontage to both.</i>	Not Relevant – the site is not labelled as active laneway on Figure 8.
	<i>3. All locations are to provide street address and direct pedestrian access off the primary street frontage.</i>	Complies – the site will provide access from both Racecourse Road and Faunce Street West. Additionally, the site will be accessible from the proposed new private road.
5.2.4 Building setbacks and separation	<i>1. Minimum side setbacks up to street wall height are defined in Figure 8.</i>	Complies – the proposed development complies with the 3m setback that is shown on Figure 8.
	<i>2. In addition to the above, setbacks (including front, rear and side setbacks) for residential uses, serviced apartments and hotels should be compliant with the Apartment Design Guide that accompanies SEPP65 regarding visual privacy</i>	Not Relevant – the proposed development is not for residential uses, serviced apartments and hotels.
	<i>3. Above the street wall height, all building facades should be well articulated to be attractive in all views. Blank walls with minimal articulation facing any boundary will not be permitted.</i>	Complies - The building facades have been designed to be visually interesting and include detailed articulation. The proposed colours and materials are clearly outlined in the Design Excellence Statement prepared by Health Projects

DCP Assessment Table

Northside Private Hospital

Faunce Street West, West Gosford (Lot 1 DP1226923)

		International and summarised in Section 6.2.3 of the EIS.
5.2.5 Slender towers with high amenity	<i>1. For development within the B zones (B3, B4 and B6), the maximum floorplate size for towers is:</i> <i>a. 750sqm GFA for residential uses, serviced apartments and hotels.</i> <i>b. 1500sqm GFA for commercial uses (office space).</i> <i>Note - This maximum floor plate control applies only to towers, and not to podium level development.</i>	Does Not Comply - The floorplate provision for B3, B4 and B6 does not specifically apply to health services, however, the both level 3 and 4 do not comply with the floorplate requirements as set out for commercial uses as they consist of two inpatient wards which would comprise 2,635m ² . Level 5-8 would appear to comply with this floorplate provision as they have been reduced to one inpatient ward per floor and consist of 1,445m ² of GFA. Additionally, levels 9 and 10 comprise of plant rooms.
	<i>2. In other zones, the maximum GFA of a tower level is 20% of the total GFA and up to 500sqm GFA max.</i>	Not Relevant – Proposed development is located in B6 zone.
	<i>3. The maximum building length for towers in any direction is 45m.</i>	Does Not Comply - The floorplate provision for B3, B4 and B6 does not specifically apply to health services, however, the both level 3 and 4 do not comply with the floorplate requirements as set out for commercial uses as they consist of two inpatient wards. Level 5-10 would still remain over 45m in length, however, given the angled design of the building, the bulk and scale appears less when seen from the long views.

DCP Assessment Table

Northside Private Hospital

Faunce Street West, West Gosford (Lot 1 DP1226923)

	<i>4. All tower forms must be set back a minimum 8m from the street wall frontage, however reductions may be accepted (from 8m to 6m) on some sites where it is demonstrated that this control would compromise the ability to design the podium or tower appropriately.</i>	Complies - The tower form on top of the podium generally has a additional setback of 4.5 m with a minimum of 7.5m setback from the boundary except for the south eastern corner of the tower which is 7.075m from the boundary instead. The proposed development proposes a 3m setback from the boundary and a 4.5m setback above podium level which complies with the criteria of 'Other Streets' it is therefore considered that the setback meets the requirements provided by this clause as it is greater than a 6m setback to the tower form.
	<i>5. All building frontages for a tower with a length over 30m should be:</i> <i>a. expressed as two vertical forms</i> <i>b. include a clear 'break' of minimum 1m width and 1m depth</i> <i>c. include a stepped height difference of minimum two storeys</i>	Does Not Comply – Following consultation with CoGDAP the proposed development steps down 5 levels to show two distinct building forms. Additionally, the angled design of the building ensures that the bulk and scale is minimised from long views. The proposed development does include to tower components.
	<i>6. Tower heights should be varied. Where two towers are provided on one site, their height above ground level should have a minimum of 15% variation between each tower (e.g. with three towers, the tallest should be minimum 30% taller than the shortest).</i>	Not Relevant – The proposed development does not propose two towers.
	<i>7. For sites with more than one tower, separation between buildings should be considered in accordance with the specified distances for each component use, as if there is a boundary between them.</i>	Not Relevant – The proposed development does not propose two towers.

DCP Assessment Table

Northside Private Hospital

Faunce Street West, West Gosford (Lot 1 DP1226923)

5.2.6 Fine grain frontages	<i>1. The maximum continuous street frontage length of an individual podium (below street wall height) is 40m. Where a podium form exceeds this length it will be visually broken into two or more podium forms. This is described in Figure 9. Each of these forms will:</i> <i>a. not exceed 40m in length with a preferred length of less than 30m.</i> <i>b. be separated from other podium forms by full height breaks of a minimum of 3m (note: separation requirements within the Apartment Design Guide will apply in addition to this where relevant). These breaks should extend to the top of the street wall however may not extend to ground level to ensure continuity of active frontages.</i> <i>c. be designed to relate to the pattern of vertical circulation cores where possible.</i> <i>d. have its own architectural character which establishes 'fine grain' (through massing, articulation, composition of building elements, material use and details for different building elements, etc.) so that the street block presents as a group of buildings rather than a single building.</i>	Does Not Comply – Following consultation with CoGDAP the proposed development steps down 5 levels to show two distinct building forms. Additionally, the angled design of the building ensures that the bulk and scale is minimised from long views. The proposed podium has not been broken into two separate building forms.
	<i>2. Each podium form (below street wall height) is to be articulated into smaller elements at a scale or grain. This is described in Figure 9. Each of these forms should respond to:</i> <i>a. the established height datum of adjacent buildings, particularly where the street wall height proposed significantly exceeds this.</i> <i>b. the established rhythm of building frontages within the area (the lot pattern) of between 5 and 20 metres.</i> <i>c. the use of the building and the various components of the building.</i> <i>d. the location of the building, or that part of the building relative to pedestrian or outdoor recreation activity.</i>	Does Not Comply – Following consultation with CoGDAP the proposed development steps down 5 levels to show two distinct building forms. Additionally, the angled design of the building ensures that the bulk and scale is minimised from long views. The proposed podium has not been broken into two separate building forms.

DCP Assessment Table

Northside Private Hospital

Faunce Street West, West Gosford (Lot 1 DP1226923)

	<i>e. the details and building elements including building entries, ground floor, lower floors, top floor and roof.</i>	
5.2.8 Building sustainability and environmental performance for key sites, medium sites and large sites	<i>1. Measures to improve energy efficiency, water efficiency and waste minimisation should be investigated as part of the enhanced design excellence and design review process.</i>	Complies - Energy efficiency is maximised through the provision of active systems which generate more energy than they consume. High performance chillers using water cooled systems can achieve COPs of up to 8. For every 1Kw of electricity consumed 8 kW of coolth can be provided. Extensive water retention will be installed on site. There is currently provision for meeting landscaping and toilet flushing demand, while re-using rainwater in cooling towers will be investigated in subsequent stages. Waste minimisation has been targeted for the construction and in-use stages of the project.
	<i>2. Buildings are to comply with or where possible exceed the Building Sustainability Index (BASIX) by 10% for residential development.</i>	Not Relevant – The proposed development is not residential.
	<i>3. Buildings are to achieve a 4.5 star as built NABERS rating for commercial office buildings.</i>	Not Relevant – The proposed development is not commercial.
	<i>4. To minimise energy use, buildings are to be designed to:</i> <i>a. include high levels of insulation to reduce energy consumption and include energy efficient appliances; and</i>	Complies – A high performance façade will insulate the internal environment, thus requiring less energy to mitigate the effect of diurnal temperature swings while providing a stable environment for

DCP Assessment Table

Northside Private Hospital

Faunce Street West, West Gosford (Lot 1 DP1226923)

	<i>b. incorporate green roof and green facade/green wall elements to reduce heat loads on internal spaces.</i>	occupants. Green roofs have been incorporated throughout the podium levels of the building reducing cooling loads and providing green spaces for occupants.
	<i>5. Development is to reduce the need for active heating and cooling by incorporating passive design measures including design, location and thermal properties of glazing, natural ventilation, appropriate use of thermal mass and external shading, including vegetation.</i>	Complies – The built form embraces sustainable design principles as it has been planned to maximise the passive (i.e. energy free) performance of the building. This is achieved by orientating the building along the East-West axis and providing a relatively shallow plan to allow daylight to penetrate across the floor plate. External shading on the North façade aids reducing the load and energy consumption of the cooling system. Areas such as green roofs and landscapes surrounding entrances have been incorporated to provide localised cooling.
	<i>6. All new water fittings and fixtures in all non-residential development, the public domain, and public and private parks are to be the highest Water Efficiency Labelling Scheme (WELS) star rating available at the time of development.</i>	Complies - WELS rated fittings will be incorporated into a wider strategy to reduce water use on site.
	<i>7. Rainwater tanks are encouraged to be installed for all non-residential development.</i>	Complies - At concept stage, retention tanks are being sized to service the landscaped irrigation and toilets for the building. Using retention water for cooling towers is also being considered by the design team.

DCP Assessment Table

Northside Private Hospital

Faunce Street West, West Gosford (Lot 1 DP1226923)

	<i>8. Where possible, use building materials, fittings and finishes that:</i> <i>a. have been recycled;</i> <i>b. are made from or incorporate recycled materials; and</i> <i>c. have been certified as sustainable or 'environmentally friendly' by a recognised third-party certification scheme.</i>	Complies - The Project will include initiatives such as; high percentage of PVC products used in the project including those in all formwork, pipes, flooring, blinds and cables shall meet the Best Practice Guidelines for PVC in the Built Environment, published by the Green Building Council of Australia and a high percentage of timber used in building and construction will be from a reused source or certified by a forest certification scheme.
5.2.9 Above ground parking	<i>1. Car parking is to be provided wholly underground unless the determining authority is satisfied unique site conditions prevent achievement of parking in basements. The determining authority may require the provision of a supporting report (for example, a geotechnical report), prepared by an appropriately qualified professional as information to accompany a development application to the determining authority.</i>	Complies – Car parking is provided wholly underground
	<i>2. On-site car parking provided at or above ground level is to have a minimum floor to floor height of over 3.5m so it can be adapted to another use in the future.</i>	Not Relevant – Car parking not provided above ground.
	<i>3. On-site parking is to be accommodated underground, or otherwise fully integrated into the design of the building as illustrated in Figures 10 and 11. Where integration is not achieved, car-parking areas will count towards gross floor area for the purposes of calculating Floor Space Ratio.</i>	Complies – Car parking is provided wholly underground
	<i>4. Any on site above ground parking should be 'sleeved' by a minimum 8m depth activation (commercial or residential use) facing any street as illustrated in Figure 11.</i>	Not Relevant – Car parking not provided above ground.
5.2.11 Internal amenity	<i>1. Building depth, deep soil requirements, communal open space and planting on structures should follow the guidance provided in the Apartment Design Guide that accompanies SEPP 65.</i>	Not Relevant – The proposed development is not residential

DCP Assessment Table

Northside Private Hospital

Faunce Street West, West Gosford (Lot 1 DP1226923)

	<i>2. For commercial office uses, all areas should be within 10m of a source of daylight. An atrium/ lightwell can be provided to ensure that this is achieved in larger floorplate buildings.</i>	Not Relevant – The proposed development is not for commercial office uses.
	<i>3. Development applications are to demonstrate compliance with Apartment Design Guide sun access for residential uses.</i>	Not Relevant – The proposed development is not residential
	<i>4. Fixed shading devices are not to substantially restrict access to natural daylight and outlook.</i>	Complies – No fixed shading structures are proposed as part of the Landscape Report.
5.2.12 Building services and the streetscape	<i>1. Substations must be provided wholly within the subject site, either internal to the development or suitably located and integrated within the architectural or landscaping design. Substations are to be designed in accordance with Ausgrid's requirements for distribution substations which are set out in their network standards NS117 and NS141 for kiosks, and NS113 and NS114 for chambers (or as updated from time to time). Substations within the street will not be accepted.</i>	Complies – Space has been allowed for the provision of substation at ground floor.
	<i>2. Building entries, building services including fire services and parking and servicing locations should all be treated with high quality materials. Materials used to treat the external facade should 'turn in' and continue at least 3m into vehicular entry locations.</i>	Complies – The proposed development with be finished will high quality robust and durable materials.
	<i>3. Ground floor substations are preferred to simplify substation access and avoid the need for forced ventilation. Ausgrid will only permit a basement substation by exception when there are no technically viable alternatives.</i>	Complies – Space has been allowed for the provision of substation at ground floor.
5.2.13 Landscape design	<i>1. For all development applications, a landscape plan shall be submitted by a suitably qualified landscape architect that includes:</i> <i>a. the planting schedule with numbers and species of plants including botanical and common names,</i> <i>b. the number and name including botanical and common names of mature trees on site,</i>	Complies – A Landscape Report has been prepared by Arcadia Landscape Architecture.

DCP Assessment Table

Northside Private Hospital

Faunce Street West, West Gosford (Lot 1 DP1226923)

	<i>c. the type, levels and details of paving, fencing, retaining walls and other details of external areas of the site, and</i> <i>d. an outline of how landscaped areas are to be maintained for the life of the development.</i>	
	<i>2. All development proposals are to be designed to minimise the impact on significant trees on site, street trees and trees on adjoining land including remnant vegetation.</i>	Complies – An Arboricultural Impact Assessment prepared by Accurate Tree Assessment (at Appendix 15) states that the proposal would also require the removal of forty (40) existing trees, with the remaining seven (7) located in positions suitable for retention. The removal of trees will be offset by adequate replacement planting on the site and street planting shown in the Landscape Report prepared by Arcadia (at Appendix 7). Four (4) trees attributed with high retention value are located within the road reserve on Racecourse Road and would be required to be moved as part of the proposed vehicle access. Seven (7) trees would be required to be removed for the proposed pedestrian and bicycle shared path. The Landscape Report propose replacement planting within the public domain. The retention of trees will require the implementation of tree protection measures in accordance with the Australian Standard AS4970-2009, Protection of Trees on Development Sites. The appointment of a Project Arborist to oversee tree management on the site

DCP Assessment Table

Northside Private Hospital

Faunce Street West, West Gosford (Lot 1 DP1226923)

		will ensure that retained trees are given the best opportunity to remain viable.												
	3. Landscaped areas are to be irrigated with recycled water.	Complies - Allowances have been made in the retention tank sizing for an irrigation area of 2500m².												
5.2.14 Site cover and deep soil zones	1. The maximum site cover for development is specified in the following table: <table><tr><th>Zone</th><th>Commercial & Mixed Use</th><th>Residential</th></tr><tr><td>Commercial Core</td><td>100%</td><td>N/A</td></tr><tr><td>Mixed Use and Enterprise</td><td>75%</td><td>60%</td></tr><tr><td>All other zones</td><td>75%</td><td>50%</td></tr></table>	Zone	Commercial & Mixed Use	Residential	Commercial Core	100%	N/A	Mixed Use and Enterprise	75%	60%	All other zones	75%	50%	Does not comply – The proposed development would have a total site coverage of 83% at Stage 1 and 92% at Stage 2 which exceeds the requirement of 75%. However, the proposed landscape plan prepared by Arcadia shows that the proposed development incorporates sufficient landscaping which will be visually appealing to patients and visitors to the hospital and also users of the public domain and surrounding existing and future development.
Zone	Commercial & Mixed Use	Residential												
Commercial Core	100%	N/A												
Mixed Use and Enterprise	75%	60%												
All other zones	75%	50%												
	2. All developments with a residential component in all zones except the Commercial Core must include a deep soil zone.	Not Relevant – The proposed development does not include a residential component. However, the proposed landscape plan prepared by Arcadia shows that the proposed development incorporates sufficient landscaping which will be visually appealing to patients and visitors to the hospital and also users of the public domain and surrounding existing and future development.												
	3. The deep soil zone shall comprise no less than 15% of the total site area (or proportionate to the percentage of residential uses in a mixed-use development). It is	Does not comply – The proposed development would provide 756m² of deep soil landscaping which is 7% of												

DCP Assessment Table

Northside Private Hospital

Faunce Street West, West Gosford (Lot 1 DP1226923)

	<i>to be provided preferably in one continuous block but otherwise with no dimension (width or length) less than 6 metres.</i>	the total site area for Stage 1 and Stage 2 would provide 152m ² of deep soil landscaping which is 1% of the total site area. However,
	<i>4. Where non-residential development results in full site coverage and there is no capacity for water infiltration, the deep soil component must be provided on structure. In such cases, compensatory storm water management measures must be integrated within the development to minimise storm water runoff.</i>	Not Relevant – The proposed development does not propose full site coverage and provides generously landscaped areas.
	<i>5. Where deep soil zones are provided, they must accommodate existing mature trees as well as allowing for the planting of trees/shrubs that will grow to be mature plants.</i>	Complies – The proposed development would allow for the planting of existing mature trees and tree/shrubs that will grow in to mature plants.
	<i>6. No structures, works or excavations that may restrict vegetation growth are permitted in this zone (including but not limited to car parking, hard paving, patios, decks and drying areas).</i>	Complies – No structures, works or excavations are proposed to interfere with the deep soil landscaping.
<i>5.2.16 Safety and Security</i>	<i>1. Address 'Safer-by-Design' principles to the design of public and private domain, and in all developments (including the NSW Police 'Safer by Design' crime prevention through environmental design (CPTED) principles).</i>	Complies – The 'Safer-by-Design' principles have been considered throughout the design of the hospital.
	<i>2. Ensure that the building design allows for passive surveillance of public and communal spaces, access ways, entries and driveways.</i>	Complies – The proposed development allows for passive surveillance.
	<i>3. Avoid creating blind corners and dark alcoves that provide concealment opportunities in pathways, stairwells, hallways and car parks.</i>	Complies – The proposed development seeks to avoid blind corners and dark alcoves.
	<i>4. Maximise the number of residential 'front door' entries at ground level.</i>	Not Relevant – The proposed development is not residential.

DCP Assessment Table

Northside Private Hospital

Faunce Street West, West Gosford (Lot 1 DP1226923)

	<i>5. Provide entrances which are in visually prominent positions and which are easily identifiable, with visible numbering.</i>	Complies – The proposed development provides for clearly defined legible entrances.
	<i>6. Clearly define the development boundary to strengthen the transition between public, semiprivate and private space. This can be actual or symbolic and can include landscaping, fences, change in paving material, etc.</i>	Complies – The development boundary is clearly defined.
	<i>7. Provide adequate lighting of all pedestrian access ways, parking areas and building entries.</i>	Complies – The proposed development will ensure that adequate lighting is provided to public areas. A lighting strategy has been prepared as part of this application.
	<i>8. Provide clear lines of sight and well-lit routes throughout the development.</i>	Complies – The development provide clear lines of sight and well-lit routes throughout the development.
	<i>9. Where a pedestrian pathway is provided from the street, allow for casual surveillance of the pathway.</i>	Complies – The development allows for casual surveillance.
	<i>10. For large scale retail and commercial development with a construction value of \$7 million or over, provide a 'safety by design' assessment in accordance with the CPTED principles from a qualified consultant.</i>	Not Relevant – The proposed development is not retail or a commercial premise. The proposed has been designed in accordance with the 'safer by design' principles.
5.2.17 Building Exteriors	<i>1. Adjoining buildings (particularly heritage buildings) are to be considered in the design of new buildings in terms of:</i> <i>a. appropriate alignment and street frontage heights,</i> <i>b. setbacks above street frontage heights,</i> <i>c. appropriate materials and finishes selection,</i>	Complies - There are no heritage items within close proximity of the site. Buildings surrounding the site are predominately low scale community or industrial uses.

DCP Assessment Table

Northside Private Hospital

Faunce Street West, West Gosford (Lot 1 DP1226923)

	<i>d. facade proportions including horizontal or vertical emphasis.</i>	
	<i>2. Balconies and terraces should be provided, particularly where buildings overlook parks and on low rise parts of buildings. Gardens on the top of setback areas of buildings are encouraged.</i>	Complies – Balconies and terraces are provided particularly on Level 3 and a roof terrace on Level 5.
	<i>3. Articulate façades so that they address the street and add visual interest.</i>	Complies - Facades are visually interesting and address the street.
	<i>4. External walls should be constructed of high quality and durable materials and finishes with 'self-cleaning' attributes, such as face brickwork, rendered brickwork, stone, concrete and glass.</i>	Complies – The materials are robust and durable.
	<i>5. Finishes with high maintenance costs, those susceptible to degradation or corrosion from a coastal or industrial environment or finishes that result in unacceptable amenity impacts, such as reflective glass, are to be avoided.</i>	Complies – The materials are robust and durable and would not incur significant maintenance costs.
	<i>6. To assist articulation and visual interest, expanses of any single material is to be avoided.</i>	Complies - Facades are visually interesting and address the street.
	<i>7. Limit sections of opaque or blank walls greater than 4m in length along the ground floor to a maximum of 30% of the building frontage.</i>	Complies - Facades are visually interesting and address the street.
	<i>8. Maximise glazing for retail uses, but break glazing into sections to avoid large expanses of glass.</i>	Complies – The ancillary retail uses will be predominately glazed however will be broken up in sections to avoid large expanses of glazing.
	<i>9. Highly reflective finishes and curtain wall glazing are not permitted above ground floor level (refer to Section 8.4.1).</i>	Complies – A Façade Reflectance Statement has been prepared to confirm the materials above ground level would not exceed the acceptable allowed reflectance.

DCP Assessment Table

Northside Private Hospital

Faunce Street West, West Gosford (Lot 1 DP1226923)

	<i>10. A materials sample board and schedule is required to be submitted with applications for development over \$1 million or for that part of any development built to the street edge.</i>	Complies – Materials are clearly detailed in the Design Excellence Statement prepared by Health Projects International.
	<i>11. Minor projections up to 450mm from building walls in accordance with those permitted by the Building Code of Australia may extend into the public space providing it does not fall within the definition of gross floor area and there is a public benefit, such as:</i> <i>a. expressed cornice lines that assist in enhancing the streetscape,</i> <i>b. projections such as entry canopies that add visual interest and amenity, and</i> <i>c. provided that the projections do not detract from significant views and vistas (refer to Figure 4)</i>	Not Relevant – There are no minor projections from the building walls which would extend into public space.
	<i>12. The design of roof plant rooms and lift overruns are to be integrated into the overall architecture of the building.</i>	Complies - The proposed plant rooms and lift over runs are located on level 9 and 10 and have been designed to be integrated into the overall architecture of the building.
5.2.18 Public Artworks	<i>Major developments in the Gosford City Centre (over 5000sqm in floor space) are required to prepare a Public Art Plan as part of their development proposal.</i> <i>1. Public art is to respond to the particular site of the development as well as the city as a whole.</i>	Complies – A Public Art Plan has been prepared by Artscape.
	<i>2. Provide well designed and visually interesting public art made by artists or organisations that are competent in the selected field.</i>	Complies – The Public Art Plan sets out visually interesting public art opportunities with the theme being healing.

DCP Assessment Table

Northside Private Hospital

Faunce Street West, West Gosford (Lot 1 DP1226923)

	<i>3. Construct public art of materials that are hardwearing, resistant to vandalism and constructed to ensure minimal maintenance.</i>	Complies – The public art proposed will be hardwearing and resistant to vandalism.
Chapter 7 – Access and parking		
7.2 Pedestrian Access and Mobility	<i>1. Main building entry points should be clearly visible from primary street frontages and enhanced as appropriate with awnings, building signage or high quality architectural features that improve clarity of building address and contribute to visitor and occupant amenity.</i>	Complies - The building entry points would be clearly visible from street frontages.
	<i>2. The design of facilities (including car parking requirements) for disabled persons must comply with the relevant Australian Standard (AS 1428 Pt 1 and 2, or as amended) and the Disability Discrimination Act 1992 (as amended).</i>	Complies – An Accessibility Review Report has been prepared by Abe Consulting to ensure that the proposed development is accessible.
	<i>3. Barrier free access is to be provided to not less than 20% of dwellings in each development and associated common areas.</i>	Not Relevant – The proposed development is not for a residential dwelling.
	<i>4. All development must provide at least one main pedestrian entrance with convenient barrier free access to at least the ground floor level.</i>	Complies – The proposed provides at least one barrier free entrance.
	<i>5. All development must provide continuous access paths of travel from all public roads and spaces as well as unimpeded internal access.</i>	Complies – Access paths from public roads and spaces as well as internal spaces provide unimpeded internal travel.
	<i>6. Pedestrian access ways, entry paths and lobbies must use durable materials commensurate with the standard of the adjoining public domain (street) with appropriate slip resistant materials, tactile surfaces and contrasting colours.</i>	Complies - Pedestrian access ways, entry paths and lobbies will use durable materials commensurate with the standard of the adjoining public domain.
7.3 Vehicular Driveways and Manoeuvring areas	<i>1. Driveways should be:</i>	Complies – The proposed driveway is accessed via a new private road off Racecourse Road. The exit from the

DCP Assessment Table

Northside Private Hospital

Faunce Street West, West Gosford (Lot 1 DP1226923)

<i>a. provided from lanes and secondary streets rather than the primary street, wherever practical,</i> <i>b. located taking into account any services within the road reserve, such as power poles, drainage inlet pits and existing street trees,</i> <i>c. located a minimum of 6 metres from the perpendicular of any intersection of any two roads, and</i> <i>d. if adjacent to a residential development, setback a minimum of 1.5m from the relevant side property boundary.</i>	basement car parking is along Racecourse Road and will be 'left out' only.
<i>2. Vehicle access is to be integrated into the building design so as to be visually recessive.</i>	Complies – The access has been setback into the development and will be visually recessive. As part of Stage 1 the access will be surrounding by meaningful landscaping and once Stage 2 is built the access will be located behind this building and therefore visually recessive.
<i>3. All vehicles must be able to enter and leave the site in a forward direction.</i>	Complies – All vehicles entering the site can ingress/egress in forward direction.
<i>4. Design of driveway crossings must be in accordance with Council's standard Vehicle Entrance Designs, with any works within the footpath and road reserve subject to a Section 138 Roads Act approval.</i>	Complies – Vehicle entrances will be designed in accordance with all relevant standards.
<i>5. Driveway widths must comply with the relevant Australian Standards. Car space dimensions must comply with the relevant Australian Standards. Driveway grades, vehicular ramp width/grades and passing bays must be in accordance with the relevant Australian Standard, (AS 2890.1).</i>	Complies – Driveway widths and car spaces will be designed in accordance with all relevant standards.

DCP Assessment Table

Northside Private Hospital

Faunce Street West, West Gosford (Lot 1 DP1226923)

	<i>6. Vehicular ramps less than 20m long within developments and parking stations must have a maximum grade of 1 in 8. Ramp widths must be in accordance with AS 2890.2.</i>	Complies – Vehicular ramps will be design in accordance with all relevant standards.
	<i>7. Access ways to underground parking should be sited to minimise noise impacts on adjacent habitable rooms, particularly bedrooms.</i>	Complies – Access ways to underground parking have been sited to ensure minimal noise impacts.
	<i>8. For residential development in the General Residential zone, use semi-pervious materials for all uncovered parts of driveways and parking areas to assist with storm water infiltration.</i>	Not Relevant – The proposed development is not residential development.
	<i>9. Building entries, building services including fire services and parking and servicing locations should all be treated with high quality materials. Materials used to treat the external facade should 'turn in' and continue at least 3m into vehicular entry locations.</i>	Complies – The proposed development with be finished will high quality robust and durable materials.
7.4 On-Site Parking	<i>1. On-site vehicle and bicycle parking is to be provided in accordance with Table 2 of this chapter.</i>	Complies - the proposed basement car parking provides up to 389 car parking spaces for Stage 1 which is 42 car parking spaces over the minimum requirement. Further to this, the proposed would provide an additional 59 car parking spaces would be provided as part of Stage 2 which would provide a total of 448 car parking spaces, 50 car parking spaces over the minimum requirement. Stage 2 may be subject to change as the design evolves from concept to detailed design. GCC DCP does not provide bicycle parking rates for hospitals and therefore the proposed bicycle parking would be provided in

DCP Assessment Table

Northside Private Hospital

Faunce Street West, West Gosford (Lot 1 DP1226923)

		accordance with Cycling Aspects of Aust Roads Guide.
	<i>2. Car parking and associated internal manoeuvring areas provided over and beyond that required by this chapter is to be calculated towards gross floor area.</i>	Merit based – The proposed car parking will be rationalised at the development application stage.
	<i>3. Car parking above ground level is to have a minimum floor to ceiling height of 3.1m so it can be adapted to another use in the future.</i>	Complies – Car parking is located below ground.
	<i>4. On-site parking must meet the relevant Australian Standard (AS 2890.1 2004 – Parking facilities, or as amended).</i>	Complies – All on site car parking has been designed to meet the relevant standards.
	<i>5. To accommodate people with disabilities, provide a minimum of 4% of the required parking spaces, or minimum of 2 spaces per development, (whichever is the greater) as an appropriately designated and signed disabled parking space.</i>	Complies - Given that the proposed development is for a hospital it is expected the required number of accessible car parking spaces will be higher than the rates set out in GCC DCP. Therefore, reference has been made to Disability (Access to Premises – Buildings) Standards 2010. This standard requires the provision of 1 accessible car parking space every 50 car parking spaces. Therefore, the proposed development would require 8 accessible car parking spaces. The proposed development is capable of providing the necessary accessible car parking spaces.
	<i>6. A Transport Management Plan is required to accompany development applications to justify any proposed variation to parking rates.</i>	Complies – There is no variation to the parking rates. The proposed development seeks to provide above

DCP Assessment Table

Northside Private Hospital

Faunce Street West, West Gosford (Lot 1 DP1226923)

		the minimum requirement of car parking.
	<i>7. Uncovered on-site parking areas, including the top of front building setbacks, are prohibited.</i>	Complies – The car parking is provide below ground and therefore, no uncovered parking areas are proposed.
	<i>8. Bicycle parking is to be in secure and accessible locations, with weather protection.</i>	Complies – The proposed bicycle parking will be located in secure and accessible location.
	<i>9. The impact of any on-grade car parking must be minimised by:</i> <i>a. locating parking on the side or rear of the lot away from the street frontage,</i> <i>b. provision of fencing or landscape to screen the view of cars from adjacent streets and buildings,</i> <i>c. allowing for safe and direct access to building entry points, or</i> <i>d. incorporating car parking into landscape design of the site (such as plantings between parking bays to improve views, selection of paving material and screening from communal and open space areas).</i>	Not Relevant – No on-grade car parking is proposed.
	<i>10. Reference should be made to relevant guidance in Austroads Guides, Australian Standards, NSW Government Planning Guidelines for Walking and Cycling and NSW Roads and Maritime Services technical directions.</i>	Complies – Reference has been made to all relevant standards.
	<i>Bicycle lockers and shower facilities</i> <i>1. For commercial and retail development providing employment for 20 persons or more, provide adequate change and shower facilities for cyclists. Facilities should be conveniently located close to bike storage areas.</i>	Complies - The proposed development is nominally required to provide a total of 49 bicycle parking spaces for Stage 1 and 19 bicycle parking spaces for Stage 2. This represents a total of 68, comprising

DCP Assessment Table

Northside Private Hospital

Faunce Street West, West Gosford (Lot 1 DP1226923)

		22 spaces for the private hospital and 46 spaces for supporting services. It is noted that the development will provide appropriate end of trip facilities for staff members to encourage the use of sustainable means of travel to and from the site.
7.5 Site Facilities and Services	Mailboxes	Complies – It is considered that the development is capable of compliance.
	<i>1. Provide mail boxes for residential building and/or commercial tenancies in one accessible location adjacent to the main entrance to the development.</i>	
	<i>2. They should be integrated into a wall where possible and be constructed of materials consistent with the appearance of the building.</i>	Complies – It is considered that the development is capable of compliance.
	<i>3. Mail boxes shall be secure and large enough to accommodate articles such as newspapers.</i>	Complies – It is considered that the development is capable of compliance.
	Communication structures, air conditioners and service vents	Complies – It is considered that the development is capable of compliance.
	<i>1. Locate satellite dish and telecommunication antennae, air conditioning units, ventilation stacks and any ancillary structures:</i>	
	<i>a. away from the street frontage,</i>	
	<i>b. integrated into the roof-scape design and in a position where such facilities will not become a skyline feature at the top of any building, and</i>	
	<i>c. adequately setback from the perimeter wall or roof edge of buildings.</i>	
	<i>2. A master antenna must be provided for residential apartment buildings. This antenna shall be sited to minimise its visibility from surrounding public areas.</i>	Not Relevant – The proposed development is not residential.

DCP Assessment Table

Northside Private Hospital

Faunce Street West, West Gosford (Lot 1 DP1226923)

	<i>Waste (garbage) storage and collection - General (all development)</i> <i>1. All development is to accommodate waste handling and storage on-site.</i>	Complies – The proposed development is able to accommodate waste storage and collection on site.
	<i>2. Access for waste collection and storage is preferred from rear lanes, side streets or rights of ways.</i>	Complies – Access to waste storage areas is located from the new private access road on the eastern side of the site.
	<i>3. Waste storage areas are to be designed to:</i> <i>a. ensure adequate driveway access and manoeuvrability for any required service vehicles,</i> <i>b. be located so as not to create any adverse noise impacts on the existing developments or sensitive noise receptors such as habitable rooms of residential developments, and</i> <i>c. be screened from the public way and adjacent development that may overlook the area.</i>	Complies – The proposed waste storage area has been designed to ensure adequate driveway access and manoeuvrability, located at basement level to ensure there are no noise impacts and be adequately screened from the public.
	<i>4. The storage facility must be well lit, easily accessible and on level grade for movement of bins, free of obstructions that may restrict movement and servicing of bins or containers and designed to minimise noise impacts.</i>	Complies – The waste storage area will be well lit, easily accessible and on grade to ensure easy movement of bins. The waste storage will also be free of obstructions and designed to minimise noise impacts.
	<i>Location requirements for waste storage areas and access:</i> <i>1. Where waste volumes require a common collection, storage and handling area, this is to be located:</i> <i>a. for residential flat buildings, enclosed within a basement or enclosed carpark,</i>	Complies – The proposed waste storage area is located within the basement.

DCP Assessment Table

Northside Private Hospital

Faunce Street West, West Gosford (Lot 1 DP1226923)

<i>b. for multi-unit housing, at ground behind the main building setback and façade, or within a basement or enclosed carpark, and</i> <i>c. for commercial, retail and other development, on-site in basements or at ground level within discrete service areas not visible from main street frontages.</i>											
<i>2. Where above ground garbage collection is prohibitive or impractical due to limited street frontage, or would create an unsafe environment, an on-site basement storage area must be provided.</i>	Complies – The proposed waste storage area is located within the basement.										
<i>3. Where a waste vehicle is required to enter the site, access and circulation areas shall be designed to accommodate a vehicle with the following specification:</i> <table><tr><td>Vehicle length</td><td>10.5m</td></tr><tr><td>Vehicle height</td><td>4.0m</td></tr><tr><td>Ramp width</td><td>4m</td></tr><tr><td>Turning circle</td><td>AUSROADS template for HRV, R=12.5m, speed 5kph</td></tr><tr><td>Minimum truck loading</td><td>23 tonne</td></tr></table> <i>Any access route for waste collection vehicles and operators is subject a Section 88B Instrument under the Conveyancing Act for right of access being provided prior to an occupational certificate being issued.</i>	Vehicle length	10.5m	Vehicle height	4.0m	Ramp width	4m	Turning circle	AUSROADS template for HRV, R=12.5m, speed 5kph	Minimum truck loading	23 tonne	Complies – The waste storage area will comply with all relevant standards to accommodate waste vehicles.
Vehicle length	10.5m										
Vehicle height	4.0m										
Ramp width	4m										
Turning circle	AUSROADS template for HRV, R=12.5m, speed 5kph										
Minimum truck loading	23 tonne										
<i>Service docks and loading / unloading areas</i> <i>1. Provide adequate space within any new development for the loading and unloading of service/delivery vehicles.</i>	Complies – The service docks and loading/unloading areas will comply with the relevant standards.										
<i>2. Preferably locate service access off rear lanes, side streets or rights of way</i>											
<i>3. Screen all service doors and loading docks from street frontages and from active overlooking from existing developments.</i>											

DCP Assessment Table

Northside Private Hospital

Faunce Street West, West Gosford (Lot 1 DP1226923)

	4. Design circulation and access in accordance with AS 2890.1.	
	Fire service and emergency vehicles 1. For developments where a fire brigade vehicle is required to enter the site, vehicular access, egress and manoeuvring must be provided to, from and on the site in accordance with the NSW Fire Brigades Code of Practice - Building Construction - NSWFB Vehicle Requirements.	Complies – The proposed development is capable of providing access for a fire brigade vehicle.
	2. Generally provision must be made for NSW Fire Brigade vehicles to enter and leave the site in a forward direction where: a. NSW Fire Brigade cannot park their vehicles within the road reserve due to the distance of hydrants from the building or restricted vehicular access to hydrants, or b. otherwise required by the NSW Fire Brigades Code of Practice - Building Construction NSWFB Vehicle Requirements.	Complies – The proposed development is capable of providing access for a fire brigade vehicle.
Chapter 8 – Environmental Management		
8.2 Energy Efficiency and Conservation	<i>Residential</i> 1. New dwellings, including multi-unit development within a mixed use building and serviced apartments intended or capable of being strata titled, are to demonstrate compliance with State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.	Not Relevant – Proposed development is not residential.
	<i>Non-Residential</i> For all non-residential development: 2. Improve the control of mechanical space heating and cooling by designing heating/cooling systems to target only those spaces which require heating or cooling, not the whole building.	Complies - As the building contains a large number of private medical suites, the heating/cooling system has been designed on a zonal basis to allow for maximum control for occupants. Therefore, systems can respond to demand ensuring spaces are not overserved. This also serves to reduce the risk of cross

DCP Assessment Table

Northside Private Hospital

Faunce Street West, West Gosford (Lot 1 DP1226923)

		contamination as zones are isolated from one another.
	<i>3. Improve the efficiency of hot water systems by:</i> <i>a. insulating hot water systems, and</i> <i>b. installing water saving devices, such as flow regulators, 3 stars rated shower heads, dual flush toilets and tap aerators.</i>	Complies - The hospital has high ambitions for water reduction. As outlined in the following Sustainable Framework, rainwater will be harvested and re-used on site in a number of ways; fittings will be water conserving and insulating pipes will deliver hot water, reducing heat gains and improving system efficiency
	<i>4. Reduce reliance on artificial lighting and designing lighting systems to target only those spaces which require lighting at any particular 'off-peak' time, not the whole building.</i>	Complies - The buildings lighting control strategy will be based around "daytime" and "night time" settings to reduce lighting consumption. Where feasible, daylight dimming and PIR sensors will be installed so the lighting system responds to occupancy. Additionally, the shallow form of the building allows daylight to penetrate the floor plate illuminating the majority of spaces during the day.
	<i>For all commercial development over \$5 million</i> <i>5. Provide an Energy Efficiency Report from a suitably qualified consultant to accompany any development application for new commercial office development with a construction cost of \$5 million or more that demonstrates a commitment to achieve no less than 4 stars under the Australian Building Greenhouse Rating Scheme.</i>	Complies – An ESD Report has been prepared by Umow Lai and is provided as supporting documentation to the EIS.
	<i>6. All non-residential development Classes 5 to 9 need to comply with the Building Code of Australia energy efficiency provisions.</i>	Complies - The building will meet the BCA energy efficiency provisions as

DCP Assessment Table

Northside Private Hospital

Faunce Street West, West Gosford (Lot 1 DP1226923)

		outlined in the Sustainable Framework.
8.3 Water Conservation	<i>1. New dwellings, or developments which contain a residential component within a mixed use building or serviced apartments intended or capable of being strata titled, are to demonstrate compliance with State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.</i>	Not Relevant – The proposed development does not incorporate a residential component.
	<i>2. All new development shall demonstrate implementation of best practice water saving infrastructure including provision of rainwater / storm water retention tanks.</i>	Complies - Water retention has been sized for flushing 380 toilets and irrigating 2500m ² of landscape. Further allowances made by made for harvested rainwater to serve the cooling towers on site. This will be invested by the design team in the subsequent stages and is dependent on space availability for the retention tank.
8.4 Reflectivity	<i>1. New buildings and facades should not result in glare that causes discomfort or threatens safety of pedestrians or drivers.</i>	Complies – A Façade Reflectance Statement has been prepared by Northrop and concludes <i>We also confirm that the all façade materials will on this project be specified to achieve the general recommendation for solar reflectance control in Australia, which is that all façade materials will have a specular reflectance not exceeding 20%.</i>
	<i>2. Visible light reflectivity from building materials used on the facades of new buildings should not exceed 20%.</i>	
	<i>3. Subject to the extent and nature of glazing and reflective materials used, a Reflectivity Report that analyses potential solar glare from the proposed development on pedestrians or motorists may be required.</i>	
8.5 Wind Mitigation	<i>1. Site design for tall buildings (towers) should:</i> <i>a. set tower buildings back from lower structures built at the street frontage to protect pedestrians from strong wind downdrafts at the base of the tower,</i>	Complies - A Wind Impact Assessment has been prepared by Vipac Engineers. The assessment has considered the proposed development against the various

DCP Assessment Table

Northside Private Hospital

Faunce Street West, West Gosford (Lot 1 DP1226923)

	<i>b. ensure that tower buildings are well spaced from each other to allow breezes to penetrate city centre,</i> <i>c. consider the shape, location and height of buildings to satisfy wind criteria for public safety and comfort at ground level, and</i> <i>d. ensure usability of open terraces and balconies.</i> <i>2. To ensure public safety and pedestrian comfort, a Wind Effects Report is required to accompany development proposals with buildings greater than 14m in height.</i> <i>3. For buildings over 48m in height, results of a wind tunnel test are to be included in the report.</i>	comfort levels for wind impacts and concluded: ▪ <i>Wind conditions in the ground level footpath areas would be expected to be within the walking comfort criterion.</i> ▪ <i>Wind conditions in the building entrance areas would be expected to exceed the recommended standing comfort criterion. We recommend incorporating a canopy over the NW entrance to improve wind conditions in this area.</i> ▪ <i>The Level 2 & 7 courtyards would be expected to have wind conditions within the recommended walking comfort criterion.</i> ▪ <i>Wind conditions at some areas of the Level 3 & 5 courtyards would be expected to exceed the recommended walking comfort criterion. We recommend incorporating higher balustrades or landscaping at the perimeter, as well as additional landscaping within the terraces to create pockets sheltered from wind impacts.</i> The assessment goes on to say that the proposed development would achieve a high level of amenity subject to the implementation of the
--	---	--

DCP Assessment Table

Northside Private Hospital

Faunce Street West, West Gosford (Lot 1 DP1226923)

		recommended treatments. The recommended treatments included a canopy at the north western entrance and 1.5m high balustrades at Levels 3 and 5. These recommendations have been included within the proposed design.
8.6 Waste and Recycling	<i>Non-residential</i> <i>1. Development applications for all non-residential development must be accompanied by a waste management plan that addresses:</i> <i>a. best practice recycling and reuse of construction and demolition materials,</i> <i>b. use of sustainable building materials that can be reused or recycled at the end of their life,</i> <i>c. handling methods and location of waste storage areas that have no negative impact on the streetscape, building presentation or amenity of occupants and pedestrians, and</i> <i>d. procedures for the on-going sustainable management of green waste; garbage and recyclables including, glass, metals and paper; including access estimated volumes; required bin capacity and on-site storage requirements.</i>	Complies – A Waste Management Plan has been prepared by MRA Consulting and accompanies the EIS.
8.7 Noise and Vibration	<i>1. Development should be designed to minimise the potential for offensive noise.</i> <i>2. Where a proposed development includes an activity which may generate unreasonable noise or which may be affected by an existing noise source, an acoustic study is to be undertaken to establish noise levels and provide a mitigation strategy, demonstrating the measures to be taken to effectively mitigate noise.</i> <i>3. Noise sensitive developments, such as dwellings, should be designed to reasonably protect the proposed development from noise sources such as arterial roads, railway lines, sporting complexes and entertainment venues.</i>	Complies – A Noise and Vibration Assessment has been completed by JHA Services who have reviewed the DCP controls amongst other relevant legislation and standards. The report addresses both construction and operational phase of the development and concludes that the assessment the proposed development should not be refused on the grounds of

DCP Assessment Table

Northside Private Hospital

Faunce Street West, West Gosford (Lot 1 DP1226923)

	<i>4. Noise buffering should not be provided by high fences, garages or blank walls to public streets. Where screening by these or similar methods is the only practical solution, the screen should be no greater than 50% of the street frontage. Such screening should have visual interest and retain some surveillance from the building behind the screen's entries, windows or balconies, when practical.</i>	excessive noise and vibration generation.
	<i>8. Home based businesses should not generate unreasonable levels of noise beyond their property boundary.</i>	
	<i>9. When a development consent is granted and includes conditions of consent requiring monitoring of noise levels and setting of acoustic performance standards, provision should be made to test actual noise levels after the development is occupied and when noise generating activities commence; and for corrective acoustic treatment to be applied if necessary.</i>	