

Maureen

From: Kendal Hodgman [K.Hodgman@murdoch.edu.au]
Sent: Tuesday, 8 April 2008 7:33 PM
To: maureen@oakington.com.au
Subject: GDTA correspondence FW: Minutes of GCC Pre DA Meeting 270308
Attachments: MINUTES PROFESSIONAL CONSULTATION MEETING.doc

Dear Maureen,

To follow is the copy of the Minutes from the Pre DA Meeting 270308 with Gosford City Council, forwarded to me by our pro bono urban planner David Kettle.

Kind regards,
Kendal

From: David Kettle [mailto:davidkettle@bigpond.com]
Sent: Sat 29/03/2008 07:36
To: Kendal Hodgman
Subject: Fw:

Kendal

Copy of Minutes. Please let me know how you want to progress after the weekend.

Cheers
David

----- Original Message -----

From: [Fred Dobbs](#)
To: [David Kettle](#)
Cc: [John Tilston](#)
Sent: Friday, March 28, 2008 11:04 AM

David,

Attached are the minutes of the preDA meeting held yesterday.

Fred Dobbs
Senior Assessment Planner | Standard Assessment
Gosford City Council

Fax: (02) 4324 8509
fred.dobbs@gosford.nsw.gov.au

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MINUTES:

Planning Comments

1. The proposal is to upgrade the tennis courts to the highest competition level and to add additional courts.
2. This proposal qualifies as a priority **development due to its value of \$3 million** and its potential ongoing benefit to the tourist industry through regular tennis tournaments when completed. **In this regard any further meetings should be co-ordinated through Councils ECONOMIC DEVELOPMENT OFFICER (John Tiltson) who can be contacted on Ph 4325 8982.**
3. Although Council's Economic Development Officer has not been involved in this meeting, the following advice relates to the technical matters relevant to the application. Issues relating to requests for Council grants etc may be raised with Council's Economic Development Officer by either direct contact on the above number and/or at any future meeting to be convened by The Economic Development Officer
4. Land ownership needs to be verified prior to submission of the application. If the site is Crown Land in the care, control and management of Council therefore any application for development will need to be referred by Council to the landowner (Lands Department) for authorization as landowner to submission of the development application.
5. The proposal can be classified as either a sporting and recreation facility OR a Community Facility and the following definitions are relevant in this regard:

“Recreation and sporting facility” means a building or place used for the purpose of sport and recreation, but does not include anything elsewhere defined in this Ordinance.

“Community facility” means a building or place owned or controlled by a public authority or a community group which provides for the physical, social, cultural or intellectual development, safety or welfare of the community, but does not include a building or place elsewhere defined in this Ordinance.

“Community group” means a body of persons having articles of association or a constitution which provides that the group operates on a “not for profit” basis and where the activities of the group are available to the local community.

6. If the proposal complies with the definition of Community Group the proposal is permissible with consent. If the proposal does not fall into the community group/community facility category, the application will need to be based on any existing use rights that may exist . In this regard it will be necessary for the applicant to establish that existing use rights are applicable. Any documentation to support existing use in this instance should be submitted with the application
7. Relevant planning controls in assessment of the application are as follows:
 - EP & A Act 1979 - Sec 79C
 - SEPP 71 - Coastal Protection
 - Gosford Planning Scheme Ordinance
 - DCP 111 - Car Parking

- DCP 128 - Public Notification of Development Applications
 - DCP 159 - Character
 - DCP 165 - Water Cycle Management
8. The site is located within a bushfire prone area and consent under s79BA of the EP & A Act 1979 is required. In this regard the RFS have advised that Council should refer the application to the Kariong Office of the RFS when received. Initially a Bushfire Consultants report will NOT be required
 9. Car Parking is required under DCP 111 - Car Parking at the rate of 3 spaces per court. This car parking may however be insufficient and a parking and traffic study prepared by a qualified and experienced consultant. Issues covered by the consultant should include but not be limited to comparison to similar centres, peak usage times and number of times per year peak usage is envisaged proposed on-site parking, available on-street parking, available nearby off-street parking at the racecourse and the tennis centre opposite, access to the site from alternative overflow parking areas etc
 10. Any proposed staging should be clearly shown on both the plans and fully described in the Statement of Environmental Effects (SE).

Engineering Comments

1. The site is subject to the Lower Narara Creek Floodplain Management Plan 1993, which states the following for the area of the site below RL 2.2m AHD:
 - A Significant water interchange occurs between the Narara Ck floodway and the flood storage areas, and this is not to be impeded.
 - No filling should be permitted to reduce the volume in the storage area.
 - All development should be flood compatible.

Council's Flooding and Drainage Section have advised that **the proposed courts, toilet and change and cabanas below the RL 2.2m AHD are prohibited.**

2. Traffic and access report required.
3. Water and Sewer Section comments as follows:

Water

No building, including club house, in the vicinity of the 600 MSCL watermains that traverse the site.

Physically locate 600 watermains on site prior to locating any buildings/structures near the mains.

No compaction/structures over or near 600 MSCL watermains.

Sewer:

Unrestricted 24 hour access required to Councils sewer main manholes within the property.

Any building proposed to be constructed within the zone of influence of councils sewer main shall comply with Councils Building Over or Near Sewermain Guidelines.

W&S Section 307 contributions may apply to new club house.

Environment Comments

1. If the tennis court proposal requires vegetation removal past the indicated 'line of trees' on proposed plans, a Flora and Fauna Assessment Report will be required to determine the impacts on the Endangered Ecological Community (Swamp Mahogany - Paper Bark Forest).
2. It is recommended that the northern most courts are deleted from the plan and moved southward to prevent environmental issues.

NOTE

This is a pre application meeting only. The details are intended to guide the applicant in the preparation and lodgement of a formal development application. The proposal has undergone preliminary assessment only. Further issues may become apparent, and additional information may be required from the applicant during the formal assessment phase. This meeting in no way infers nor implies that development consent will be granted to this proposal. Applications as indicated above may not reflect the full development history of the property. Should a full development history be required a search application and fee will apply.

Signed: Fred Dobbs

Date: 28/03/08