

PRELIMINARY ASSESSMENT

Project: PROPOSED HOTEL & 80 TOURIST UNITS

Address: 253 Avoca Drive, Kincumber
Lot A in DP 449600 and Lot 2 in DP976799

Applicant: E & D Bourke

By: ADG ARCHITECTS

Date: 16 October 2006



Avoca drive



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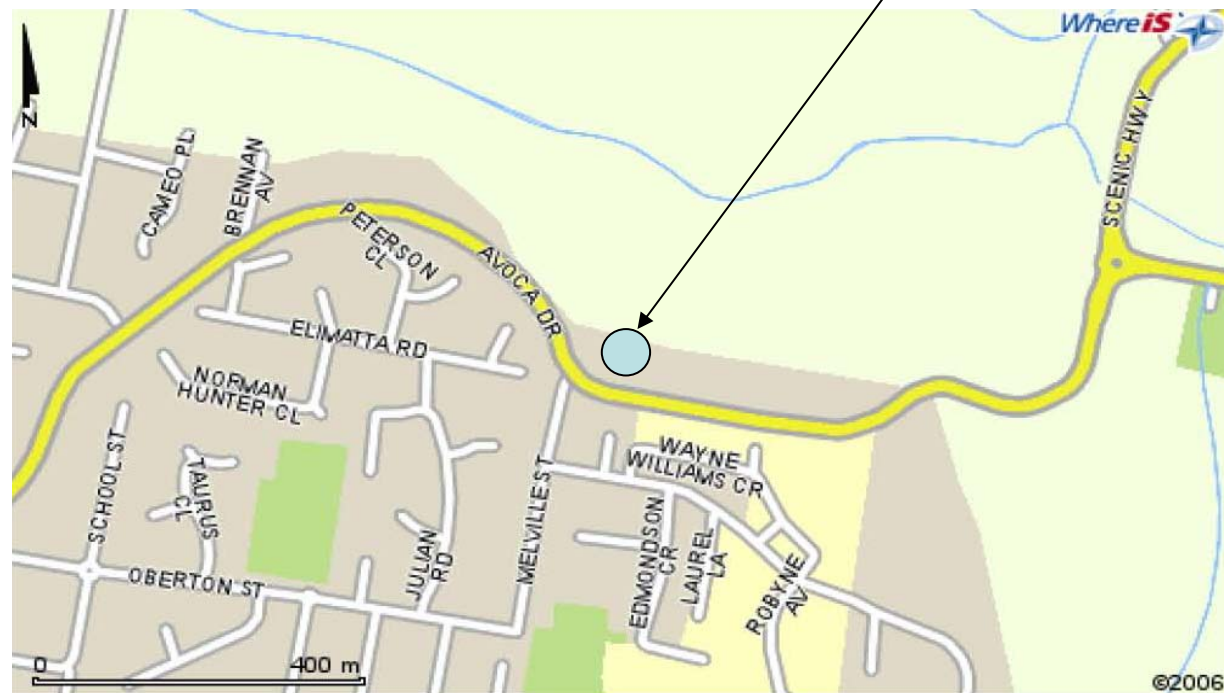
P.O. BOX 1530,
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Preliminary Assessment

Property Details

Property address: 253 Avoca Drive, Kincumber
Lot A in DP 449600 and Lot 2 in DP976799
Area: 6ha
Zoning: 7c3

Property Location



Site Location



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Proposed Hotel & Tourist Units
253 Avoca Drive, Kincumber



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Introduction

The project is for a hotel, 80 tourist accommodation units and associated day spa and conference facilities. The Site, 'Bangaloe', is zoned 7c(3) conservation zoning requires the development to be a sustainable, sensitive, environmental project.

It will have little effect on its natural features with the FSR being 0.15:1.. The facilities will be contained to the existing established cleared area where existing buildings & farmed areas are located. Refer to Conceptual plans in this report.

The accommodation villas will be contained to areas adjacent to the facility, meandering with the contours between tree lines etc. These will be connected by timber walkways supported by light steel section built with minimal site disturbance over the natural ground level. The north facing villas sit above the ground exploiting great views across the property. They will be constructed using light steel framing & various environmentally sensitive materials.ie: timber form sustainable yield forests, non toxic paints & finishes.

The site is not within Council's sewage catchment, so Woodlots & Wetlands Pty Ltd were engaged to develop an onsite sewage management plan.

This plan is part of an Integrated Water Cycle Management Strategy for the site. According to initial investigations the proposed system would reduce the potential load on Council's sewers by over 16 ML/year. Irrigation of effluent will reduce the contaminant load being discharged to the ocean. The proposed capture, treatment and use of roof runoff would also reduce potable water demand from 16 ML to less than 3 ML/year. Once operational the site will provide an excellent example of sustainable development.

The emphasis on sustainability will be continued within the buildings, which will be designed to take advantage of solar energy and natural ventilation.

We also estimate the development will provide employment for up to 100 people. Its location close to beaches and lakes will encourage holidaying in the region. Additionally the hotel facilities are expected to attract business conferences and seminars.

We recognise the vital importance of maintaining water quality in the area's lakes, streams as well as the Ocean. As part of the site investigations it is intended to measure stream water quality and establish a base line against which we can test and verify water quality models needed to ensure the development has no negative impacts on adjacent waters.

We also recognise the need for other studies such as traffic, energy, etc.

The components we see as critical are:

- Site Planning
- Potable water
- Sewage Disposal
- Environment



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Existing Zoning Provisions, Development Control Plans

Interim Development Order No 122

The total area of land is currently zoned 7c3 Conservation and Scenic Protection (Scenic Protection – Tourist Accommodation) under the provisions of the deemed environmental planning instrument , Interim Development Order No 122(IDO 122).

The objectives of the zone is to enable Tourist accommodation development.

FSR of 0.15:1

Height of any building cannot exceed 7 metres

A motel may be subdivided with the consent of council under the Strata Titles Act 1973.

DCP 149 - Environmental controls for development in the Conservation & Scenic Protection 7(c3) – Tourist Accommodation zone

DCP 159 - Character

DCP 89 - Scenic Quality

DCP 106 - Controls for Site Waste Management

DCP 114 - Building Lines

DCP 122 - Cut & Fill Restrictions

DCP 130 - Subdivision of Rural & Non Urban Land

Code of Practise for Erosion & Sedimentation Control

Best Practice Guideline for nutrient control

Avoca Lagoon Plan of Management

Residential Strategy

State Legislation & Policies

Water Management Act 2000 - DIPNR

Rural Fires Act 1997 – NSW RFS

Threatened Species Conservation Act



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Key issues

Following a review of relevant legislation and discussions with staff from both Gosford City Council (“Council”) and the Department of Planning (“DoP”), the proposed development is affected by the “Major Project” provisions under Part 3A of the Environmental Planning and Assessment Act, 1979 (the Act).

In this regard, the proposed development is identified as a Part 3A Major Project under Schedule 2 of State Environmental Planning Policy (Major Projects), as it is located in the Coastal Zone (but not in a “sensitive coastal location”) and constitutes the following:

“(1) Development within the coastal zone for any of the following purposes:

(f) recreational or tourist facilities (other than internal refits of, or minor alterations or minor additions to, existing facilities):

(iii) in the case of facilities outside a sensitive coastal location that are not connected to an approved sewerage treatment work or system—that provide accommodation (or additional accommodation) for 25 persons or more”

As a result, we are submitting this Preliminary Assessment to identify the key issues in accordance with the Guidelines set out under Part 3A.

The proposal would also constitute “Integrated Development”, as the separate approval of both the NSW Rural Fire Service and Department of Natural Resources is required. In this regard, the proposal constitutes a “Special Fire Protection Purpose”, thereby requiring the granting of a Bushfire Safety Authority under the Rural Fires Act 1997. Likewise, a 3A Permit under the Water Management Act 2000 is also required to be obtained due to the undertaking of works within 40 metres of a prescribed watercourse. Both of these approvals can be gained as part of the development application process.



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The following reports/consultants will address the Key issues

Contour and Detail Survey Plan

A comprehensive contour and detail survey of the subject site has been completed to establish the levels of the land, proposed means of access, the location of the existing watercourse (as identified on the attached aerial photograph), all trees with a diameter in excess of 300mm and any other existing site conditions or constraints. This survey will be used as a base for the required specialist's reports (see below).

Architectural Plans

Architectural DA documentation is currently being completed by ADG Architects, inclusive of a site plan, and elevations and floor plans of the proposed hotel, tourist units and ancillary structures. In addition, a site analysis, schedule of external colours and materials, shadow diagrams and a coloured perspective of the buildings is being completed, as is a plan identifying the extent of cut and fill where necessary.

Bushfire Threat Assessment

A bushfire threat assessment is being completed by Conacher Travers to determine the bushfire threat posed to the proposed development and the necessary measures to mitigate this threat, based on the requirements of the document *Planning for Bushfire Protection*, produced by the NSW Rural Fire Service. The findings of this report will determine to some degree the location of the proposed hotel, tourist units and access road into the site.

Ecological Assessment

An ecological assessment, is being prepared by Conacher Travers, addressing the provisions of section 5A of the Environmental Planning and Assessment Act 1979. As with bushfire, the findings of this report will influence the layout of the proposed development.

Effluent Disposal/On-site Sewage Management Report

Dr Peter Bacon, of Woodlots & Wetlands our environmental/geotechnical consultant, was engaged to prepare a report which identifies the amount of effluent likely to be generated by the proposed development, the ability of the site (i.e. soil conditions) to cope with this demand and the preferred location for an effluent disposal area if necessary, having regard for the impact on the existing watercourse running through the subject site.

Geotechnical Report

A geotechnical report has been prepared by Coffey Geosciences, geotechnical engineers addressing the stability of the land, having regard for the slope of the site and extent of excavation works proposed. In particular, the report will need to address the requirements of DCP No. 149 - *Environmental Controls for Development in the Conservation and Scenic Protection 7(c3) Tourist Accommodation Zone* and DCP No. 163 - *Geotechnical Requirements for Development Applications*.

Social Impact

Considering the proposal will result in positive social impact due to the creation of over 100 jobs during the construction & operation phases & via the provision of additional Tourist recreational & conference facilities. The development will complement local facilities such as restaurants & clubs.



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Water Management Strategy

To reduce the use of reticulated town water on the site, an integrated strategy is being developed by Dr Peter Bacon indicating the proposed means of supplying potable water to the development. This strategy will address/incorporate the collection and re-use of rainwater for potable purposes, as well as the use of recycled/grey water for laundries, toilets and irrigation.

Stormwater Management Plan

A stormwater management plan will be prepared to identify the proposed means of collecting and disposing of stormwater on the site. Such a plan will be integrated with the water management strategy being developed by Dr Peter Bacon to minimise the amount of run-off from the site and maximise the re-use of stormwater. The plan will also identify any nutrient control measures to ensure the quality of run-off entering the watercourse running through the site is maintained.

Character Statement

A brief discussion by ADG Architects is being prepared, to indicate how the design of the proposed development has had regard for the adopted character statement under Council's DCP No. 159 for this locality. In this regard, the site is located within area 13 (Scenic Buffers) of the character statement for Kincumber.

Landscape Design

A conceptual landscape design will identify the proposed landscaping to works to be undertaken as part of the development, inclusive of proposed species. The design will be prepared by a qualified landscape architect and have regard to the findings and recommendations of both the arborist's report and ecological assessment, with a view to enhancing the existing vegetation and natural setting of the site.

Construction Management Plan

Due to the scale of the development and sensitive location of the site, a construction management plan will be prepared addressing items such as erosion and sediment control, construction noise, hours of operation, traffic management, fencing and dust control during the construction phase.

Arborist's Report/Vegetation Management Plan

In general, it is considered that tree retention will be maximised to ensure that the scenic value of the locality is not compromised, as per the objectives of the 7(c3) Conservation and Scenic Protection Zone. As such, qualified Arborist, Sue Slaytor of Affiliate Tree and Landscape Consultancy, was engaged to prepare this information. Her report assesses the age, health and significance of the existing trees on the property and the likely impact of the proposed development on same. The assessment includes a Safe Useful Life Expectancy (SULE) rating for each tree, and subsequently provide recommendations for their retention or removal as necessary.

Traffic Report

Due to the scale of the proposed development and the location of the site, a traffic report will be prepared by a qualified traffic consultant to identify the likely impact of the proposed development on the local road network (particularly Avoca Drive). To this end, the report will need to identify the most appropriate form and location of access onto Avoca Drive and the extent of roadworks (if any) generated by the development. In addition, the report should also address car parking requirements and service vehicle arrangements. The proposal will address the requirements of the Roads Act 1993 as it has direct access onto a classified road.



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Avoca Lagoon

Avoca Beach



Resort Site



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Kincumber Mtn

Resort Site



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Proposed Site Layout

Proposed Hotel & Tourist Units 253 Avoca Drive, Kincumber



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Proposed Typical Unit layouts



TYPE 1 - 2 BED DUAL KEY
85 sqm

TYPE 2 - 2 BED DUAL KEY
98 sqm



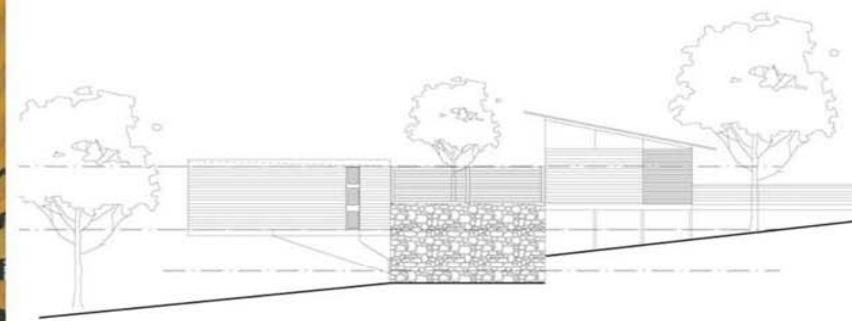
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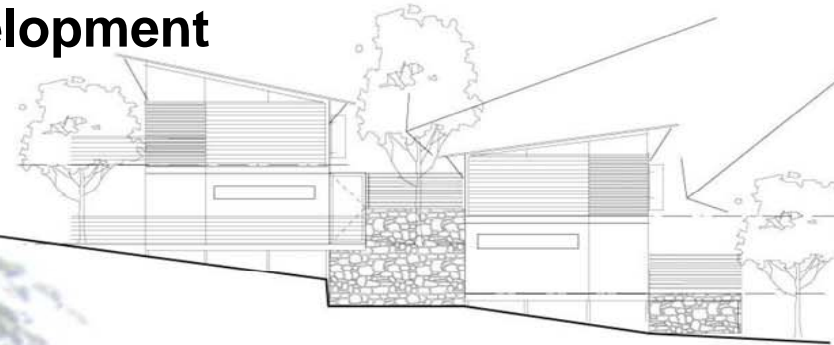
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TYPE 1 - 2 BED DUAL KEY UNITS 1 - 15
SECTION



Visual Impressions of Development



TYPE 3 - 2 LEVEL VILLA SECTION
70 sqm
UNITS 31 - 60



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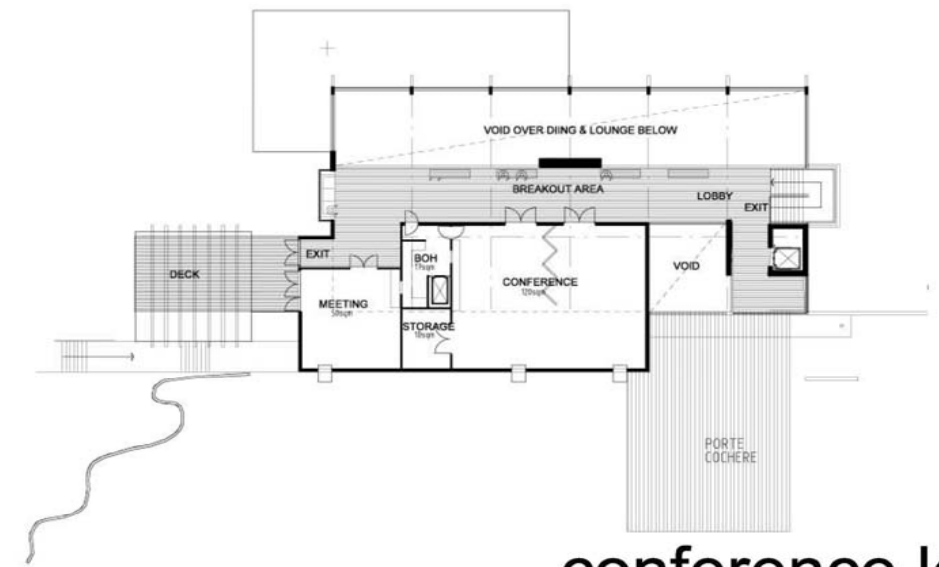
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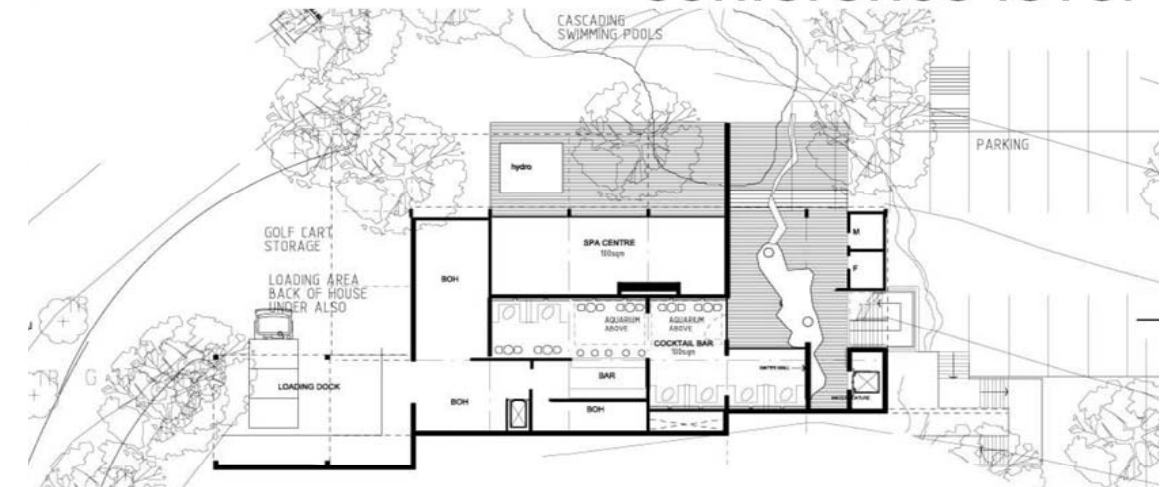
Main Hotel Building layouts

The Hotel building will be located at the top of the Property, fronting Avoca Drive. It will comprise of the following:

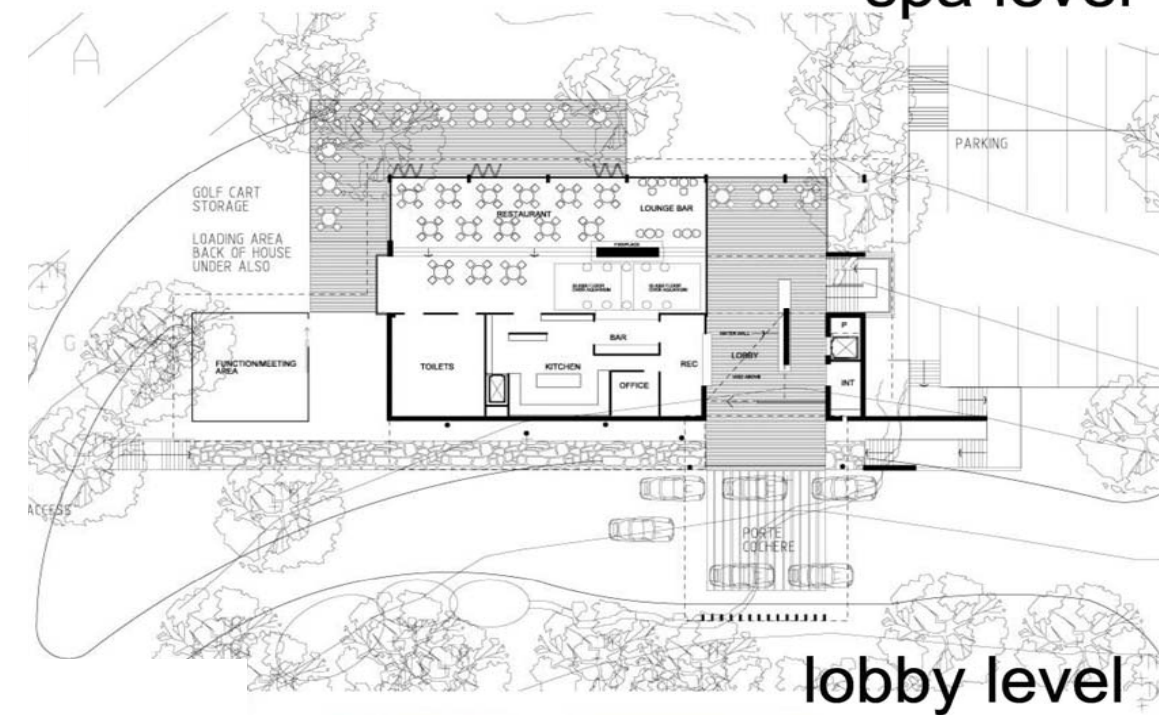
- Porte Cochere
- Hotel Lobby
- Restaurant/Bar
- Spa Centre
- Conference /meeting rooms



conference level



spa level



lobby level



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Conclusion

The Proposed Hotel & 80 Tourist Units will be an opportunity to provide the local community with an environmentally sustainable development. Considering its beautiful location in the Avoca Hinterland, we have tried to encapsulate the contextual qualities of the site in the location & design of the buildings. This will be achieved with minimal impact on the site and its flora. We will be utilising the results of Flora & Fauna studies to regenerate a property that has been farmed for nearly 100 years.

The proposal will address the ongoing concerns for a lack of water and increasing pressure on sewage lines. Adopting new technology in water catchment & reuse & sewage treatment and reuse. Solar Technology will be adopted for water heating and electricity. It will be the first completely sustainable project of its type.

The provision of an on site conferencing facility, is in demand on the central coast with its proximity to Sydney. It is an opportunity to provide employment and increase tourism to the Central Coast.



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