

marchesepartners

26th July 2021

87 – 89 John Whiteway Drive Apartments – Gosford

Apartments Amenity Peer Review Statement

Marchese Partners have undertaken a peer review process to assist in understanding the solar access performance and amenity to the units of the development proposed at 87 – 89 John Whiteway Drive Gosford.

Master Plan

We have found the development to have been generally well planned with an appropriate built form and scale for the site and context. The apartments are well planned and will achieve good levels of amenity with large balconies to enjoy the views over the city, Rumbalara Reserve and Brisbane Waters. There are several different unit types offering variety and choice for the local market.

The Master Plan comprises 4 residential buildings and associated amenities. Buildings A, B and C are sited to clearly address the street following the desired Urban Design outcome responding to the future streetscape character as per Objective 3B-1 of the Apartment Design Guide. As part of this Objective 3B-1 must do so “while maximising solar access to apartments.”

From a Master Plan perspective, the particular orientation of the site and the street, penalises the solar access performance for some of the buildings fronting the street due to its alignment with the street. In particular, Building B is oriented to 12:30 pm (as well as the street at that point) and therefore the units facing west in this building are not capable to reach 3 hours of sunlight to their living rooms, however the design choice to enhance amenity has been to provide large balconies to enjoy outdoor living and sunlight after 12:30 pm which we have found a good strategy. Overall, Building B's lower performance has been balanced in the Master Plan via intensifying the number of north aspect units in buildings C & D.

We have assessed buildings C and D overshadowing impact on Building B and concluded there is negligible impact to the solar access compliance to the apartments of building B except for unit B3-05 after 2 pm, overshadowed by building D. However, this unit already complies with 3h sunlight to living areas and balcony from 11 am to 2 pm.

Apartments Sunlight Peer Review

Marchese Partners have conducted an independent solar analysis to the apartments between 9 am and 3 pm at mid winter on the development designed by ADG architects in order to understand solar access optimisation as per Objective 4A-1 of the Apartment Design Guide. The analysis is part of the appendices of this statement.

In summary the conclusions of the analysis from a solar access performance criteria are:

- Appendix 1 and 2:
 - 2h solar performance 9 am – 3 pm: **70.6%** of the units enjoy at least 2 hours sunlight for living areas and balcony areas.

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- 3h solar performance 9 am – 3 pm: A range of **43.1% - 49%** of the units of the development enjoy or are capable to enjoy sunlight for at least 3 hours to living areas and balcony areas.
- Appendix 3: We have conducted also a solar access analysis for the units following the time range of the Design and Place SEPP in public exhibition in April 2021.
 - Solar performance 2h solar performance 8am-4pm: **76.5 %** of the units overall enjoy 3h sunlight in living areas and balcony areas.
 - Solar performance 3h solar performance 8am-4pm: **62.3 %** of the units overall enjoy 3h sunlight in living areas and balcony areas.

Apartments with significant views

It's worth noting that according to Objective 4A-1 of the Apartment Design Guide, 'achieving the design criteria may not be possible on some sites. This includes where significant views are oriented away from the desired aspect for direct sunlight.'

In order to understand views we have conducted a site visit and reviewed the documentation submitted. In our opinion, at least the views to Brisbane Waters are significant and oriented away from the desired aspect for direct sunlight. We believe the units enjoying demonstrably significant views should be considered as compliant as per Objective 4A-1.

A view analysis has been conducted by ADG architects and presented to Marchese Partners. We have reviewed their analysis and agree with ADG architects on the 47 units (23%) that can be included in the category of having significant views and don't comply with 3h solar access as well as 32 units that have Brisbane Waters views and don't comply with 2h solar access (15.6%).

In summary, in our opinion and according to Objective 4A-1 of the Apartment Design Guide, the amenity of the units including solar are:

- 2h solar performance 9 am – 3 pm(70.6%) plus units with significant views(15.6%) : **86.2%** of the units enjoy at least 2 hours sunlight for living areas and balcony areas or have significant views.
- 3h solar performance 9 am – 3 pm (43.1% - 49%) plus units with significant views(23%): A range of **66.1%-72%** of the units of the development enjoy or are capable to enjoy sunlight for at least 3 hours to living areas and balcony areas or have significant views.

In conclusion, it is our opinion the apartments enjoy excellent amenity and solar access consistent with Objective 4A-1 of the Apartment Design Guide, therefore contributing to and meeting the Design Excellence criteria for the overall development.



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