

18th February 2022

ARCHITECTURAL DESIGN STATEMENT

Prepared to accompany a S4.55 Application submitted to Gosford Council

RESIDENTIAL USE DEVELOPMENT

87-89 John Whiteway Drive Apartments

This statement has been prepared on behalf of Alceon Group PTY LTD in support of a Section 4.55 application submitted to Gosford Council.

This statement is intended to be read in conjunction with the Architectural plans prepared by Marchese Partners Architects and the associated reports.

Generally, changes related to this S4.55 include buildings C and D, with minor amendments to the basement carpark layouts. They have been adjusted to accommodate improved internal layouts, residential amenity, streetscape interface and structural and building services input.

Summary Key design changes:

- A. Reduced building envelope of building C.
- B. Reduced building envelope of Building D.
- C. Reduced number of units in building C from 56 to 52.
- D. Reduced number of units in building D from 68 to 62.
- E. Parking space increase from 296 to 298.
- F. Building C & D: replanned internal layouts of typical units.
- G. General façade amendment responding to internal layouts.
- H. Building C façade. Introduction of sandstone on Level 1 and 2 to be consistent architectural facade expression at upper podium level for the whole development.
- I. Building C. Enhancement Building C street interface with new townhouse typology.
- J. Building C, introduction of 2 storey apartments for level 7 & 8.
- K. Building C, Redesign of the roof form to Building C to include a roof overhang on the eastern façade, improve articulation and the proportions of the building profile; and provide protection from weathering.

- L. Building D: increase north setback by 4,8 m. to improve amenity to units on Level 1. Units D1-04 and D1-05 (replacing D1-06, D1-07 and D1-08) are separated 9m. from the rock wall and receive a minimum of 4 and 5 hours of sunlight respectively.
- M. Minor amendment to Buildings C & D lift cores location.
- N. Reduction of basement outline.
- O. Minor replanning of basement carpark layout to match amended lift cores.
- P. Associated replanning of outdoor landscape on the upper podium.
- Q. Associated minor changes to planters on the façade.

The above is identified in yellow square **Z** within the S4.55 documents (Please see the DA002 Floor Plans Overall and DA003 Elevations Overall packages to reference these changes).

Yours Sincerely,



Steve Zappia

Principal and Managing Director