marchesepartners

SEPP 65 DESIGN VERIFICATION STATEMENT

87-89 John Whiteway Drive, Gosford 2250 - SEPP 65 & ADG Compliance
ISSUE 18/02/2022

01. SEPP65 DESIGN QUALITY PRINCIPLES

Principle	Response
Principle 1: Context and neighbourhood character	Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.
Principle 2: Built form and scale	Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.
Principle 3: Density	Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.
Principle 4: Sustainability	Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.
Principle 5: Landscape	Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood. Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.
Principle 6: Amenity	Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being. Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.
Principle 7: Safety	Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety. A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.
Principle 8: Housing diversity and social interaction	Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.
Principle 9: Aesthetics	Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

02. ADG RESPONSE TABLE

Objective	Design Guidance / Criteria	Compliance (Y/N)	Comments
PART 3: Siting the Development			
3A Site Analysis			
Objective 3A-1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context		**Y**	
3B Orientation			
Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development	• Buildings along the street frontage define the street, by facing it and incorporating direct access from the street.	**Y**	
	• Where the street frontage is to the east or west, rear buildings should be orientated to the north.	**Y**	
	• Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west.	**Y**	
Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter	• Living areas, private open space and communal open space should receive solar access.	**Y**	Water views are towards the south and south-west. Private Open Spaces and communal spaces are designed to receive solar and daylight access to comply with Section 3D and also make use of the predominant water views.
	• Solar access to living rooms, balconies and private open spaces of neighbours should be considered.	**Y**	The neighbouring property towards the west is the closest neighbour. There is a 24m distance between the neighbour and the boundary, with the neighbour sitting on a lower RL. A tree buffer (natural site cover) is retained between Block D (western edge) and the neighbour towards the west.
	• Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%.	**Y**	
	• Overshadowing should be minimised to the south or down hill by increased upper level setbacks.	**Y**	
3C Public Domain Interface			
Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security	• Direct access to ground floor dwellings with changes in level to allow for privacy.	**Y**	
	• Upper level balconies and windows should overlook the public domain.	**Y**	
	• Front fences and walls along street frontages should use visually permeable materials and treatments.	**Y**	
	• Length of solid walls should be limited along street frontages.	**Y**	A diversity of different unit types are along the street with the townhouses having direct access to the street. This eliminates the need for continuous walls.
	• Opportunities should be provided for casual interaction between residents and the public domain.	**Y**	Lobbies, communal facilities and external areas allow for casual interaction.
	• In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated.	**Y**	
	• Opportunities for people to be concealed should be minimised.	**Y**	
Objective 3C-2 Amenity of the public domain is retained and enhanced	• Planting softens the edges of any raised terraces.	**Y**	
	• Mail boxes should be located in lobbies.	**Y**	
	• The visual prominence of underground car park vents should be minimised.	**Y**	
	• Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view.	**Y**	
	• Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels.	**Y**	
	• Durable, graffiti resistant and easily cleanable materials should be used.	**Y**	
	• On sloping sites protrusion of car parking above ground level should be minimised.	**Y**	
3D Communal and Public Open Space			
Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	**Design Criteria**	**Y**	
	Communal open space has a minimum area equal to 25% of the site. Relevant Design Guidance: Where developments are unable to achieve the design criteria (such as within business zones), the development should demonstrate that it is in good proximity to public open space and/or provides contributions to public open space.	**Y**	This is achieved through the public domain, communal podiums and other residential amenities. The Block B communal and gym is an additional 1244 m²
	• Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter).	**Y**	The southern podium communal open space is positioned to receive the minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)
	Design Guidance		
	• Communal open space should be consolidated into a well-designed, easily identified and usable area.	**Y**	
	• Communal open space should have a minimum dimension of 3m.	**Y**	
	• Communal open space should be co-located with deep soil areas.	**Y**	

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Objective	Design Guidance / Criteria	Compliance (Y/N)	Comments
Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		Y	The development offers a gym, a pool, play area, bocce court and various seating and outdoor dining opportunities. An alternative of areas are provided throughout the development, from sunny areas to shaded and protected areas.
Objective 3D-3 Communal open space is designed to maximise safety		Y	
Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		Y	
3E Deep Soil Zones			
Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	Deep soil zones are to have minimum width of 6m and minimum of 7% of site area	Y	Due to the size and natural formation on the site, a large part of the site has been left as deep soil and natural vegetation.
3F Visual Privacy			
Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room	Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from habitable rooms and balconies to the side and rear boundaries are as follows: • Up to 12m/4 storeys: 6m • Up to 25m/5-8 storeys: 9m • Over 25m (9+storeys): 12m Separation distances between buildings on the same site should combine required building separations depending on the type of room (see Figure 3F.2 in the ADG).	Y	The building is generally compliant, with minor noncomplaint areas (on angles) adequately screened. Refer to Architectural drawings.
Objective 3F-2 Site and building design elements increase privacy without compromising access to light		Y	
3G Pedestrian Access and Entries			
Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain		Y	
Objective 3G-2 Access, entries and pathways are accessible and easy to identify		Y	
Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations		Y	A pedestrian through site link is proposed to connect the Rumbalara Reserve and the community at John Whiteway Drive with Gosford. See Landscape Architects plans.
3H Vehicle Access			
Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes		Y	Carpark entries are strategically placed to minimize ramp lengths and provide adequate sight lines. Two entry points are provided to the site with one being on the lowest point, and the second as low as possible. Only one road serves the site. Due to the nature of the project, one entry point accommodates large vehicles to enter and turn around within the basement.
3J Bicycle and Car Parking			
Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas		Y	The development provides adequate parking spaces in regard to the DCP minimum requirements. No off street car parking has been provided. All the parking for residents and visitors has been provided on site. Car share schemes are not operating in the near vicinity
Objective 3J-2 Parking and facilities are provided for other modes of transport		Y	Charging stations are being investigated and the proposal endeavour to comply during the next phase of the design
Objective 3J-3 Car park design and access is safe and secure		Y	
Objective 3J-4 Visual and environmental impacts of underground car parking are minimised		Y	A jet fan system is proposed with natural air in.
Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised		Y	
Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised		Y	
Part 4 – Designing the Building			
4A Solar and Daylight Access			
Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	Y	72% of the apartments receive a minimum of 2 hours of direct sunlight. 49% of the apartments receive a minimum of 3 hours of direct sunlight. The predominant view is towards Brisbane Water which is south, south-east and south-west of the site. Views are maximised to the benefit of the residents with most apartments facing or having a view towards Brisbane Water. 88% of the apartments receive either a minimum of 2 hours of direct sunlight or signinficant views towards Brisbane Water
	In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter	N	49% of the apartments receive a minimum of 3 hours of direct sunlight. The predominant view is towards Brisbane Water which is south, south-east and south-west of the site. Views are maximised to the benefit of the residents with most apartments facing or having a view towards Brisbane Water. 77% of the apartments receive either a minimum of 3 hours of direct sunlight or signinficant views towards Brisbane Water
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.	Y	

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Objective	Design Guidance / Criteria	Compliance (Y/N)	Comments
Objective 4A-2 Daylight access is maximised where sunlight is limited.		**Y**	
Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months.		**Y**	
4B Natural Ventilation			
Objective 4B-1 All habitable rooms are naturally ventilated		**Y**	
Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation		**Y**	
Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.	**Y**	
	Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	**Y**	
4C Ceiling Heights			
Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access	Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	**Y**	Habitable rooms are minimum 2.7m ceiling height
	• Habitable: 2.7m		
	• Non habitable: 2.4m		
	• Ground/First Floors: 3.3m		
Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building			
4D Apartment Size and Layout			
Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	Apartments are required to have the following minimum internal areas:	**Y**	All apartments exceed the minimum internal areas required. Refer to architectural drawings.
	• Studio: 35sqm		
	• 1 bed: 50sqm		
	• 2 bed: 70sqm		
	• 3 bed: 90sqm		
	The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5sqm each.		
	A fourth bedroom and further additional bedrooms increase the minimum internal area by 12sqm each.		
Objective 4D-2 Environmental performance of the apartment is maximised	Habitable room depths are limited to a maximum of 2.5 x the ceiling height	**Y**	
	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window		
Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs	Master bedrooms have a minimum area of 10sqm and other bedrooms 9sqm (excluding wardrobe space)	**Y**	Complies. Refer to architectural drawings
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space).		
	Living rooms or combined living/dining rooms have a minimum width of:		
	• 3.6m for studio and 1 bedroom apartments		
	• 4m for 2 and 3 bedroom apartments		
4E Private Open Space and Balconies			
Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	All apartments are required to have primary balconies as follows:	**Y**	Complies. Refer to architectural drawings
	Minimum area:		
	• Studio: 4sqm		
	• 1 bed: 8sqm		
	• 2 bed: 10sqm		
	• 3 bed: 12sqm		
	Minimum depth:		
	• Studio: -		
	• 1 bed: 2m		
	• 2 bed: 2m		
	• 3 bed: 2.4m		
	The minimum balcony depth to be counted as contributing to the balcony area is 1m	**Y**	Complies. Refer to architectural drawings
	For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15sqm and a minimum depth of 3m.	**Y**	
	Storage areas on balconies is additional to the minimum balcony size	**Y**	Storage is provided within the basement and storage areas within the apartments. Balconies are prioritised for habitable use.
Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents.		**Y**	
Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.		**Y**	Due to the location of the site, views were prioritised and glass balustrades are preferred. To articulate the facades solid and partially solid (glass) balustrades are used.
Objective 4E-4 Private open space and balcony design maximises safety.		**Y**	
4F Common Circulation and Spaces			
Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments	The maximum number of apartments off a circulation core on a single level is eight.	**N**	Due to separation between Block A and Block B; Block B: 10 apartments are serviced by one core for 3 levels (Level 2,3,4).
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	**Y**	
Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents		**Y**	The development offers communal areas, lobbies, roof terrace, gym, spa, library, theatre and private indoor dining for residents.
4G Storage			

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Objective	Design Guidance / Criteria	Compliance (Y/N)	Comments
Objective 4G-1 Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: • Studio: 4m3 • 1 bed: 6m3 • 2 bed: 8m3 • 3 bed: 10m3 At least 50% of the required storage is to be located within the apartment.	Y	At least 50% of the storage is located in the apartment
Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments.		Y	Storage rooms are located in the basement for larger storage items. Storage will not be designed to impede the car parking spaces.
4H Acoustic Privacy			
Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout.		Y	
Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments.		Y	
4J Noise and Pollution			
Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.		Y	
Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.		Y	
4K Apartment Mix			
Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future.		Y	
Objective 4K-2 The apartment mix is distributed to suitable locations within the building		Y	Larger townhouse type units are on the ground floor. Some 3 bedroom units on most floor. Larger 3 and 4 bedroom apartments on top levels with larger open space.
4L Ground Floor Apartments			
Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located		Y	Street access provided where the street grade allows. Private open space allowed along the street façade, with street access where appropriate. Doors and windows face the street
Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents		Y	
4M Facades			
Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the		Y	
Objective 4M-2 Building functions are expressed by the facade		Y	Breaks along the streetscape and different façade materiality indicates where the entry points are.
4N Roof Design			
Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street		Y	Flat roofs have been used throughout the development. The roof steps to break up the mass in each block and picks up features along the façade.
Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are		Y	
Objective 4N-3 Roof design incorporates sustainability features		Y	
4O Landscape Design			
Objective 4O-1 Landscape design is viable and sustainable		Y	
Objective 4O-2 Landscape design contributes to the streetscape and amenity		Y	
4P Planting on Structures			
Objective 4P-1 Appropriate soil profiles are provided		Y	
Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance		Y	
Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open		Y	
4Q Universal Design			
Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all		Y	
Objective 4Q-2 A variety of apartments with adaptable designs are provided		Y	
Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs		Y	The area of the apartments are generally larger than the minimum requirements
4T Awnings and Signage			
Objective 4T-1 Awnings are well located and complement and integrate with the building design		Y	
Objective 4T-2 Signage responds to the context and desired streetscape character		Y	
4U Energy Efficiency			
Objective 4U-1 Development incorporates passive environmental design		Y	
Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer		Y	Screens are used where required on the northern, western and eastern facades to screen windows. Deep balconies cover larger sliding doors.
Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation		Y	
4V Water Management and Conservation			
Objective 4V-1 Potable water use is minimised		Y	As part of the Basix commitments. For planting requirements refer to the Landscape Architects drawings
Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters		Y	
Objective 4V-3 Flood management systems are integrated into site design		Y	
4W Waste Management			
Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents		Y	Storage of the rubbish bins are within the basement
Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling		Y	
4X Building Maintenance			
Objective 4X-1 Building design detail provides protection from weathering		Y	

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Objective	Design Guidance / Criteria	Compliance (Y/N)	Comments
Objective 4X-2 Systems and access enable ease of maintenance		**Y**	
Objective 4X-3 Material selection reduces ongoing maintenance costs		**Y**	