DESIGN EXCELLENCE REPORT

87- 89 John Whiteway Drive

Apartments

January 2022

Revision 7

Prepared by

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Contents.

Introduction.

This Design Excellence statement has been revised by Marchese Partners on behalf of Alceon Group Pty Ltd (Applicant) as part of the Section 4.55 Application of a Development Application for 89 John Whiteway Drive, State Significant Development (SSD) submitted and approved by the Department of Planning and Environment (DPE) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The extent of the application includes minor amendments to Building C, Building D, and minor amendments to Carpark layout to adequate lift cores.

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

Site Description

89 John Whiteway Drive is located in an area composed predominantly of residential apartment buildings ranging from seven to ten storeys in height. The site is 2.23 ha and is the site of a former sandstone quarry and is a brownfield site. The site is connected to Rumbalara Reserve and has extensive views to the South of Brisbane Water.

Vision.

89 John Whiteway Drive is a unique site of 2.23ha with attributes that can not be repeated. The vision for the site is to create a true community environment that maximises the opportunity for future residents to interact within the sites environment and extend their living experience beyond the walls of their apartment. Generous indoor and outdoor communal spaces are provided to encourage residents to participate in both active and passive activities and enhance their life experience. The wide variety of spaces available to future residents gives them the opportunity to embrace activities they enjoy and create strong community bonds with other residents. Quality housing is provided in a wide variety of types to attract a diverse community. Ranging from first home buyers to families as well as downsizers. The vision extends beyond the residents providing onsite access to public walkways and viewing areas connecting the site to Gosford and Rumbalara Reserve. This public walkway allows for a stronger connection between the Gosford CBD and the nature surrounding Gosford. It also provides viewing platforms that offer unique views over Gosford CBD as well as Brisbane Water.

Overview of the Proposed Development.

Note by Marchese Partners: This S4.55 is consistent with the objectives of the Development Application and Vision for the site. Therefore, the principles of the design Excellence Report remain valid as per below:

The proposed Development Application seeks approval for four residential buildings with basement parking under. Each residential building has been located to optimise views, solar access and natural ventilation as well as to reduce the impact of the buildings on the existing ridgeline. A large part of the site is not being developed with more than 50% deep soil area. Materials and form have been designed to minimise the visual impression of the buildings. There is a cohesive aesthetic and material strategy for the proposal. This methodology is outlined in this document. This document outlines how the proposal meets the requirements of Design Excellence as required under Clause 8.3 of the Gosford City Centre SEPP, mainly through the perspective of Design Principles from the Apartment Design Guide with reference to the following documents; Better Placed, Greener Places, Evaluating Good Design and Implementing Good Design.

Figure 0: Key Plan of Development

Design Excellence.

Design Excellence is a term used to describe a variety of requirements intended to lift design quality and achieve a high standard of architectural, urban and landscape design. Several documents exist that offer a set of objectives with the focus on good design process and outcomes across all project types and scales.

Better Placed document by Government Architect NSW is an integrated design policy which creates a clear approach to ensure we achieve a well-designed built environment. Better Placed defines seven objectives for good design and establishes a baseline of what is expected to achieve good design, across all projects in NSW. Good design creates useable, user friendly, enjoyable and attractive places, which continue to provide values and benefits to community, the place and the natural environment.

Evaluating Good Design and Implementing Good Design are short documents prepared in response to a request from practitioners for some practical tools to assist in delivery, evaluation and implementation of good design.

Compliance with SEPP 65 Apartment Design Guide is also being used increasingly to assess design excellence. This is a valuable tool when used in context and where the design team can balance the minimum requirements with the unique needs of the site.

Subclause 8.3 of State Environmental Planning Policy (SEPP) (Gosford City Centre) 2018 sets out the considerations to be considered when evaluating Design Excellence. This document responds to Subclause of clause 8.3 and describes how the design exhibits design excellence and contributes to the natural, cultural, visual and built character values of Gosford City Centre.

The concept builds upon the strategies outlined in the UDF, particularly, with a through-site link creating porous pedestrian links to the Gosford public domain, as well as creating a high level of amenity to future residents, with diverse unit options that exceed the SEPP65 requirements for Liveable Housing. These strategies have been amalgamated with the Gosford SEPP to meet the setbacks, site coverage and FSR provisions for a rationalised built form on a unusual site. This outcome has been achieved through re-thinking the LEP height RL's as an extension of the landform, with the natural treeline forming the maximum height.

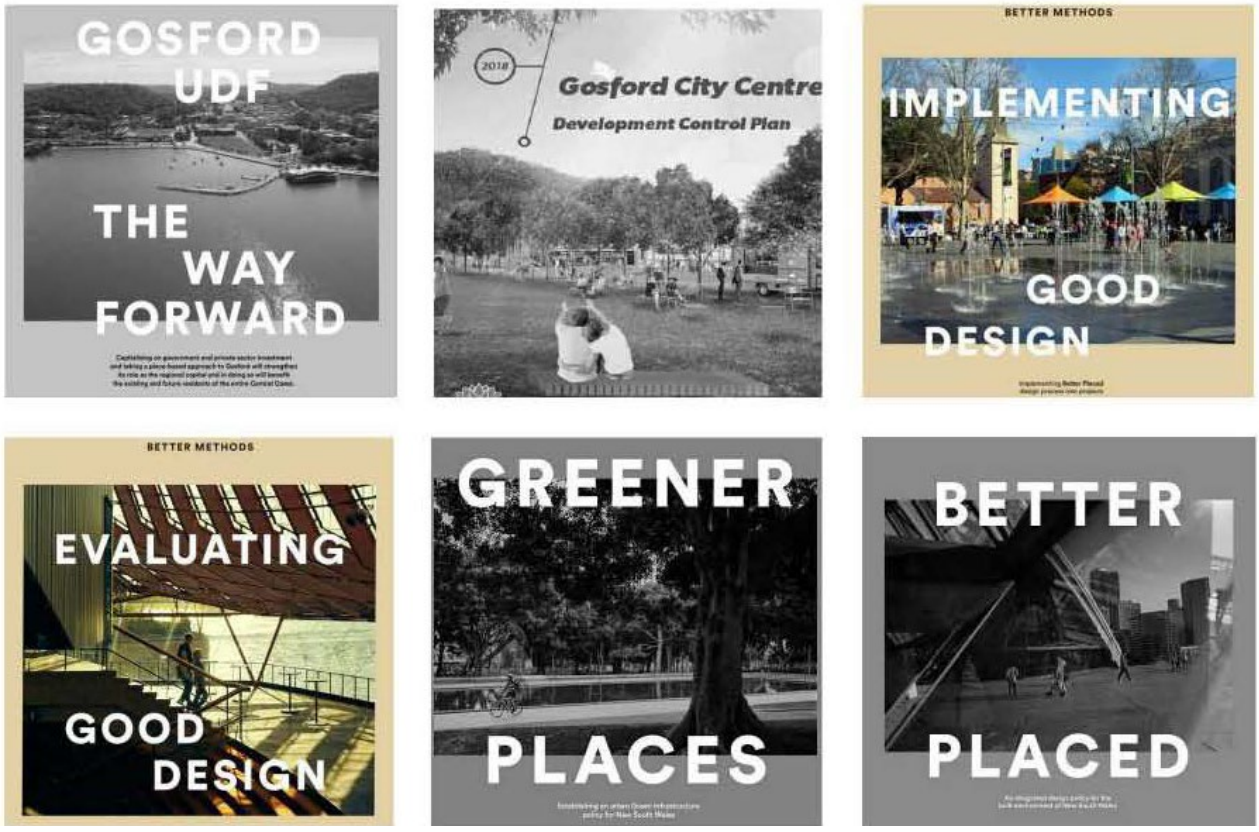


Figure 1: Key Documents

Background.

The site is located with the General Residential Precinct of the Gosford Urban Design Framework. With the Gosford City Centre Context, the site is a 2.23h cleared and vacant site, with a significantly removed ridgeline from past quarrying activities. The site is bounded by council owned RE1 public reserved, and neighbouring residential buildings. The Gosford CBD is currently undergoing significant redevelopment under the new DCP 2018 and UDF. The new transport links, pedestrian context, urban and built form will progressively change the shape of the future developments as they are completed.

The site has had 2 previous development applications submitted. Development consent (DA 19601 / 2003) was granted by Gosford City Council on 13 February 2004 for a residential flat building, with a Section 96 in 2004 approved 180 units. This consent has physically commenced and is still current. DA 54602/2018 was lodged with Central Coast Council on 13 June 2018 for a residential development comprising of five residential flat buildings including a total of 262 units plus basement car parking, swimming pool and communal landscaped open space areas.

DA 54602/2018 includes localized excavation towards the western and north-western end of the site to remove an unstable sandstone outcrop. Geotechnical investigations have identified that the best option for the long-term stabilization of the site is to remove as much of the outcrop as practical, leaving a benched face rising to the north-west of the site. DA 54602/2018 is under assessment with determination by the JRPP expected by year end. It is intended to obtain a Construction Certificate for the stage 1 removal of the rocky outcrop so that the site is ready for development when the SSD is approved. Accordingly, JWD Developments Unit Trust are taking a carefully considered and staged approached to revitalize the proposal with greater inclusion of amenities and public domain interface.

The approach of understanding the biophysical constraints of the site, in conjunction with the consideration of place and community is to ensure the building envelopes provide a consistent built form. The ADG design deliberately breaks down the 89 John Whiteway scale into 4 blocks. The slender, taller tower forms are in similar fashion to the proposed commercial and residential buildings to the south. This design has evolved through workshops with the Design Advisory Group, some of the massing is shown below. Marchese Partners amendments to the Application to Buildings C & D are consistent with the Overall strategy, introducing Townhomes expression for the lower levels of Building C, to maintain uniformity with the rest of the development, being consistent with the Building Envelope and the design intent.

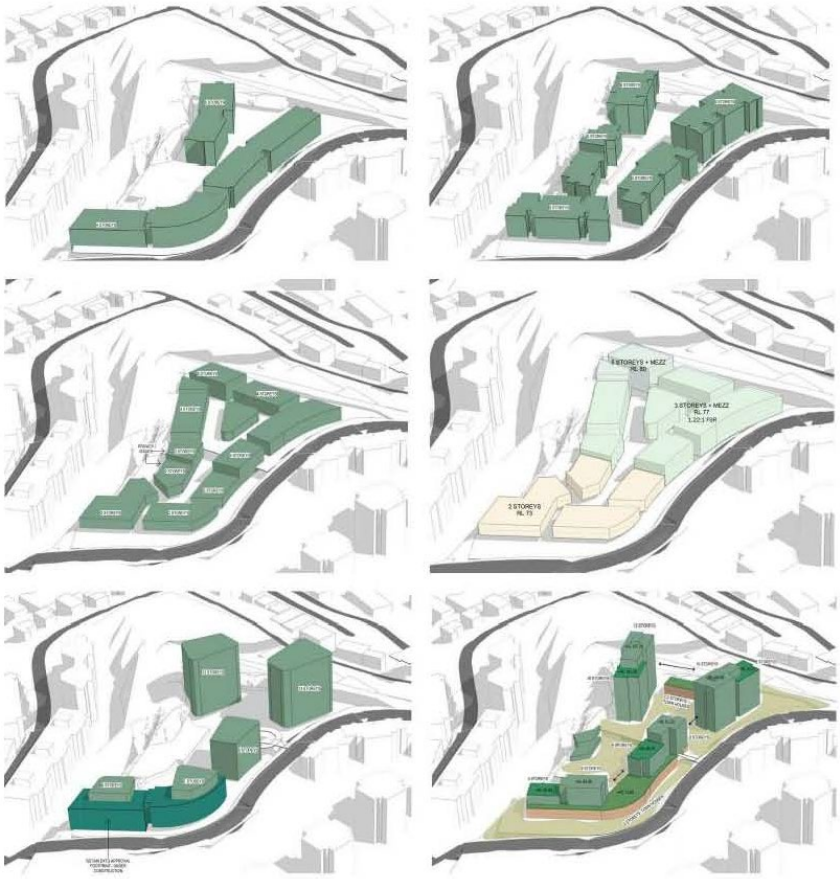


Figure 1: Evolution of Massing.

Principle 1 Context and Neighbourhood Character – History.
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.

Originally inhabited by the Darkinjung and Guringai people for many thousands of years, European settlement only started in around 1823. Remnants of the original inhabitants can be found in place names, artwork and other archaeological finds. There is a rich history of local aboriginal engravings in sandstone in the area. These sandstone platforms are scattered throughout the ridgelines of Gosford and provide unique ecosystems for plants and animals.

The site itself is a former quarry and has provided sandstone to many of Sydney's most prominent historic buildings. Large sandstone outcrops where the sandstone has been removed remain on the site. Sandstone will be utilised on the site to link back to its historic use and link it to its origin. Sandstone used in the development will be sourced from local sandstone quarries that remain in the area and continue to the operated by the same company.

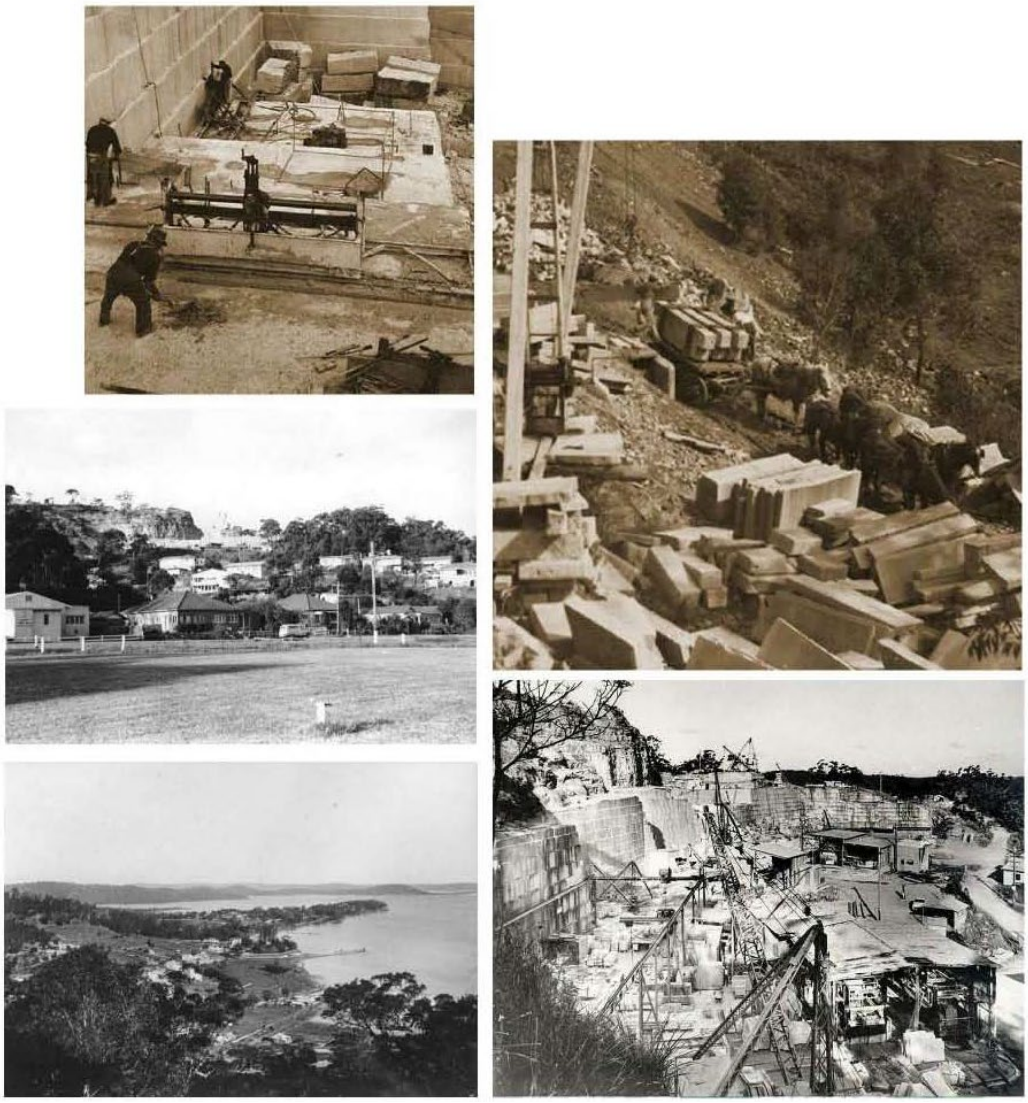


Figure 2: Historic Images of the Site and Gosford Quarry

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.

Gosford is located about an hour travel from both Sydney and Newcastle by both car and train. It is both a commuter town as well as being an administrative centre in its own right. The city is located along a business/industrial corridor as well as having its own retail areas, stadium and waterfront. It is located along Brisbane Water which has its own rich water and reserve landscapes that offer inhabitants large areas in which to bushwalk, kayak, boat and explore. The city itself has a population of around 4,000 people, with the greater surround of the central coast feeding into it with a larger population of 325,000.

The site is located in an area of higher density apartment housing and is designed to fit into this context and location. The figure foreground diagram below shows this. The site connects into Rumbalara Reserve and a pedestrian link into the reserve is part of this proposal. In terms of height, the proposal is in line with the number of storeys that existing neighbouring buildings in the area have, refer to diagram below.

Extensive modelling and view analysis has been undertaken to ensure that it does not adversely impact on the existing ridgeline.

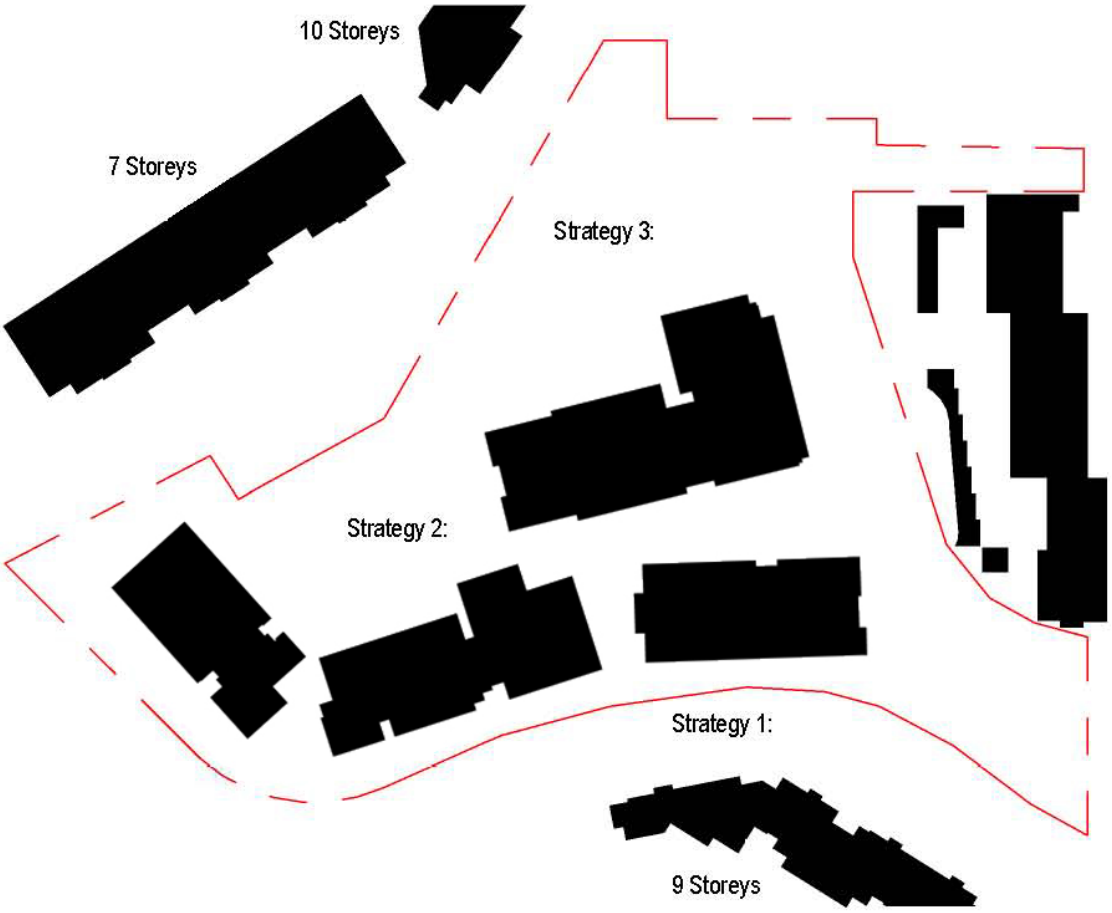


Figure 3: Figure Foreground Plan of proposal and neighbouring apartment buildings

Principle 1 - Context and Site Analysis.

A thorough analysis of the site was undertaken during the DAP process. This analysed the local Key Destinations, Links, Heritage Items, Zoning, Pedestrian Paths, Public Transport, Wind and Views.

The Site is located in close proximity to a walking path to Rumbalara Reserve with magnificent views over Brisbane Water. It offers a high level of amenity to inhabitants, being in close proximity to the CBD and East Gosford for shopping and cafe opportunities, as well as being a quiet, secluded area with Rumbalara Reserve located behind it. It is in a residential area, rich with other high quality apartments and the proposal to increase quality apartments in the area reflects the current character.

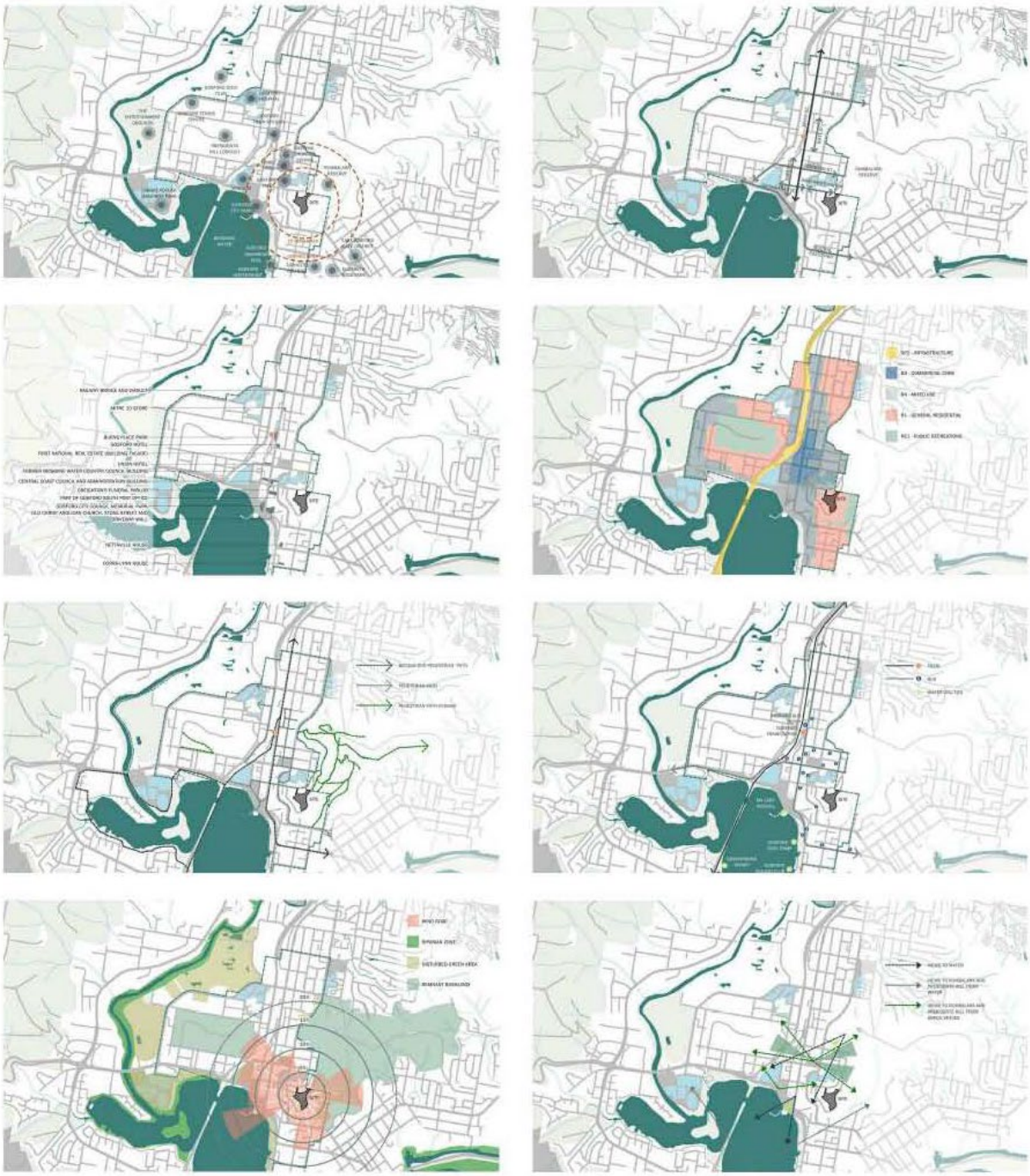


Figure 4: Site analysis of Key Destinations, Links, Heritage Items, Zoning, Pedestrian Paths, Public Transport, Wind and Views.

Principle 1 Context and Neighbourhood Character - Place Photos.

Gosford has an abundant number of Reserves, National Parks and Brisbane Water which makes it a great place to live and work. Some place photos of Gosford are shown below:

Figure 5: Place images of Gosford.

Principle 2 & 3: Built Form and Scale and Density.

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 and the manipulation of building elements.

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

The built form responds directly to the surrounding neighbouring context and provides additional residential accommodation in an area identified for Residential Growth in the new City Centre DCP. Proposed Setbacks comply with ADG setbacks.
The site is partly a brownfield site due to the quarrying activity that has taken place in the 20th Century. The buildings are nestled within the part of the site that has been levelled along the top of the hill. A large part (50% for deep soil) of the site remain undeveloped with as much as possible natural vegetation being retained. The building footprint on the site is only 19.4%.

Figure 6: Render of proposal

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.

The proposed development includes numerous initiatives that contribute to the efficient use of resources, through sustainable design measures and actively managed systems. These can be summarised as follows:

- 50% of the total site area has been designated as deep soil, which creates improved growing conditions for trees and vegetation. This in turn provides a variety of benefits related to sustainability such as the reduction of the urban heat island, greater sequestration of carbon and improved biodiversity outcomes. The quantity of deep soil proposed greatly exceeds the minimum requirement of 7% as defined by the Apartment Design Guideline and reflects overall intention for the development to provide improved sustainability outcomes.
- Use of local materials such as sandstone both reflects the heritage of the site but also reduces the embodied carbon by minimising the distance for transportation of materials.
- Native and indigenous species that have specifically adapted to the conditions of the surrounding environment have been selected as they provide the best biodiversity outcomes and require less water than that of exotic species.
- Orientation of the tower forms to maximise solar access to the development and surrounding neighbours.
- Minimum of 70% of apartments receiving 2 hours of direct sunlight to the main living spaces at midwinter.
- Minimum of 60% of apartments receiving natural cross ventilation to main living spaces.
- Operable glazing to allow natural ventilation and reduce heating and cooling requirements.
- Screened elements and deep recesses on the facade to reduce excessive solar gain and moderate occupant privacy, whilst also allowing for natural ventilation and daylight to the adjacent living space.
- Selection of low maintenance, local materials.
- Compliance with BASIX.
- Use of solar panels to reduce use of fossil fuel energy sources.
- Use of recycled water for toilets and landscaping.

Figure 7: Planting watered with rainwater collected onsite, local materials such as sandstone proposed.

Solar Access.

The site has water views to the South and the ideal solar orientation is to locate living areas and private open spaces to the North. The design seeks to balance these two conflicting site analysis considerations.

The buildings have been arranged to maximise views to the water, while providing a high standard of solar access. The proposal achieves two hours solar access to living areas and private open spaces in 72% of the units (135 units). Additionally, the combinations of units achieve three hours solar access to living areas (49%) and less than 3 hours of solar access with water views (28%) give **77% of total units balancing views to the water and solar access**.

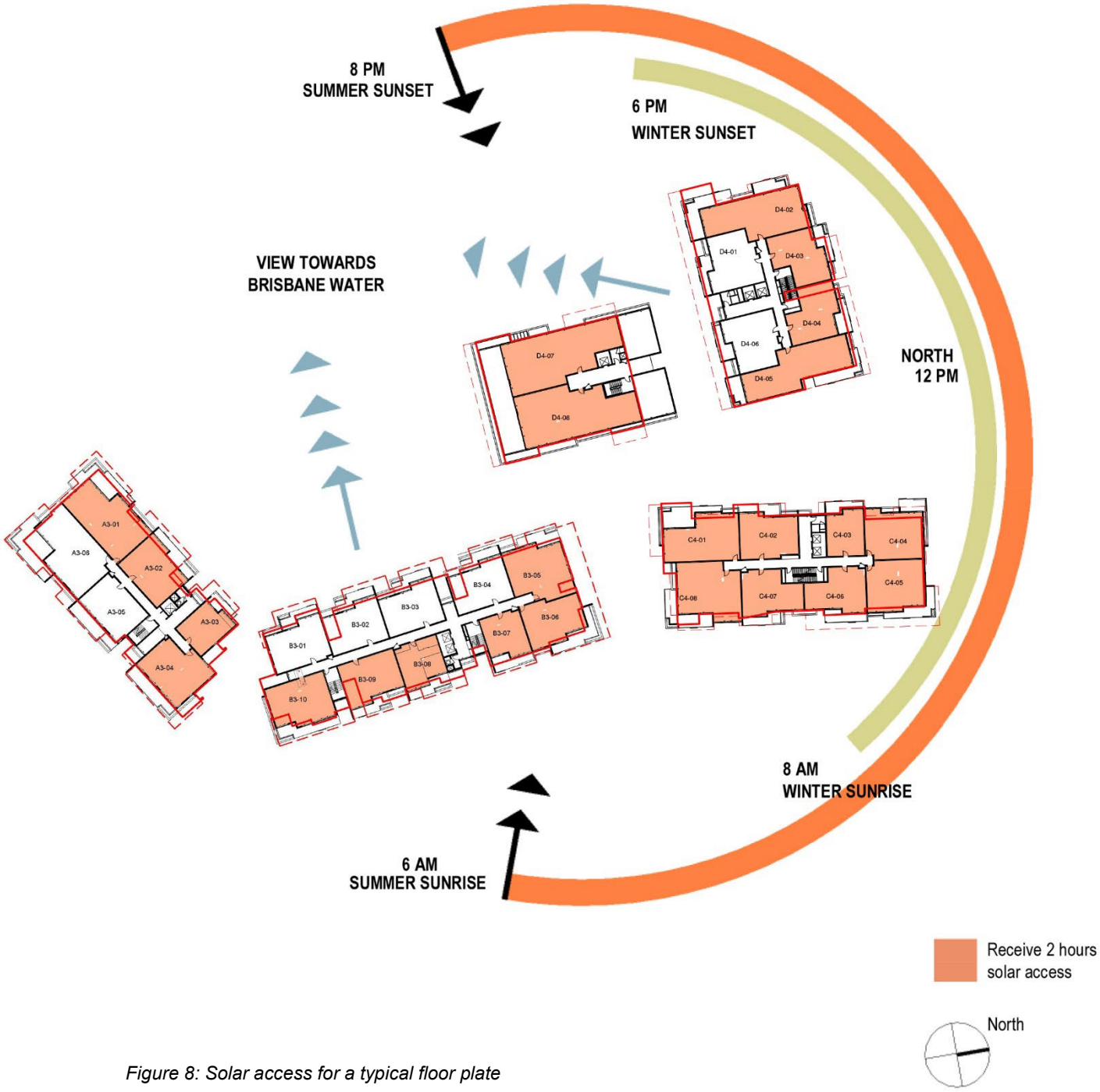


Figure 8: Solar access for a typical floor plate

Natural Ventilation

- Minimum of 60% of apartments receiving natural cross ventilation to main spaces.
- Screening elements on the facade reduce heating and excessive solar gain.
- Provide appropriate ceiling heights to maximise cross ventilation and airflow.

Figure 9: Solar access for a typical floor plate - improvements (level 4)

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.

Throughout the site a large quantity of deep soil has been retained around the development. The areas of deep-soil at approximately 50% of the total site area greatly exceeded the minimum requirement of 7% as set out by the Apartment Design Guidelines. The provision of large areas of deep soil allows for greater growth of trees within in the development and contributes to the overall canopy cover and shade that is provided. The proposed canopy cover at maturity has been estimated to approximately 15% coverage across the whole site, this helps to improve the microclimate of the development and surrounding area while also adhering to the requirements related to bush fires.

The retention of natural vegetation is a key focus for the project with large areas to the north and west of the development seeking to retain as many of the existing trees as possible. Additionally, a buffer of native and endemic understorey species has been proposed along the western side of the development to enhance the wildlife corridors and to connect the landscape into the existing environment. These two consolidated wildlife corridors are joined and promote the movement of wildlife through the site and to the surrounding areas, a boardwalk has also been proposed to allow for residents of the development as well as the general public to walk through theses spaces and to enjoy the natural environment.

The selection of plant species for the project has been carefully considered and selected so that the majority are native or locally indigenous to the local area, this has been pursued in order to reflect the local landscape characteristics of the Gosford area and Rumbalara Bushland. Native species are also specifically adapted the local environment and as such require less water use and maintenance than that of exotic species.

The rooftops of the buildings are proposed to be landscaped with green roofs. The inclusion of green roofs has a multitude of benefits including increased biodiversity and habitat creation as well as helping to reduce the urban heat island by reducing the amount of heat that is absorbed into the building from the sun. Additionally, the green roofs provide an attractive outlook for neighbouring dwellings and assist in shielding rooftop plant infrastructure.

The design of the landscape within the development has endeavoured to create a wide and extensive range of quality communal open spaces that facilitate both passive and active recreation for residents. A range of active recreation opportunities such as putting golf greens, bocce courts, swimming pools and wildlife corridor bush walks have been provided to encourage healthy and active lifestyles for the residents and in some cases the general public. Many passive recreation opportunities have also been provided that help to encourage social interactions and relaxation such as communal productive gardens, open space lawns and outdoor dining opportunities.

The sites former use as a sandstone quarry has been interpreted and will be expressed through the use of public art and informational signage as well as through the choice of materiality, specifically the use of sandstone. The residents and community will also be encouraged to learn about the human centred and environmental history of the site through the use of boardwalks that allow people to move through the environment and experience the dramatic sandstone environment that surrounds the development.

Figure 10: Landscaping prepared by Distinctive

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 wellbeing.

Residential apartments within the proposed development have been planned to maximise amenity, including ensuring views to Brisbane Water are maximised as these are a highly desired outlook. This has been considered in relation to solar access, visual privacy, cross ventilation and outlook, and ensures consistency with ADG requirements.

The overall building massing and placement on the site has been largely driven by opportunity for solar access. As such, a minimum of 70% of dwellings receive 2 hours of direct sunlight to living areas in midwinter. The use of generous balconies ensures the private open space offered is usable. Screening helps to provide privacy, particularly within a tower typology where additional protection from the surrounding environment is necessary.

The façade utilises screens, movable louvres and deep balconies to enhance resident wellbeing. These elements have been carefully placed to prevent overlooking and shield excessive solar gain, whilst allowing daylight penetration. Openings are maximised where living areas and balconies are located, with reduced openings to bedrooms offering increased privacy. The result is an articulated composition which carefully considers the amenity offered to apartments.

The communal open spaces have been designed to allow for a wide range of passive and active recreation opportunities that contribute to the overall amenity of the site and creates a desirable place for residents to live. The proposed vegetation throughout connects the development to the wider environment and also greatly improves the visual amenity of residents looking down from their balconies and from surrounding buildings that overlook the development. Consideration has been given to the location and selection of planting throughout the site to both provide privacy to apartments but also ensure the communal open spaces are comfortable places. The proposed boardwalk that passes through the Rumbalara bushland provides an opportunity for bushwalking through the natural environment that was previously not accessible to the surrounding community, this element of the development provides additional amenity to the residents and general public that was previously not available.

Figure 11: Overall Plan

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.

The design proposes the following security measures to restrict and control communal access in and around the proposed development:

- Communal Areas located on the Ground floor adjoining the communal open space.
- Residential entry points and circulation areas are clearly identified and securable.
- Townhouses with street frontages have private front gardens and direct access into their units. This offers passive surveillance of the adjoining public domain as shown.
- Central location of the communal open space allows passive surveillance from neighbouring towers. Access is controlled via gates at both entry points from the public domain.
- Screened windows at lower levels offer privacy whilst allowing for passive surveillance.
- High quality architectural lighting throughout the development will assist in securing the area at night.
- The proposed pocket park along John Whiteway Drive helps to activate the streetscape while also encouraging passive surveillance from residents.
- The development greatly improves the amount of passive surveillance onto the street compared to the site in its current form as an empty lot.
- Principles of Safety By Design have been implemented in the design to ensure that residents feel a sense of security and safety within the landscape.

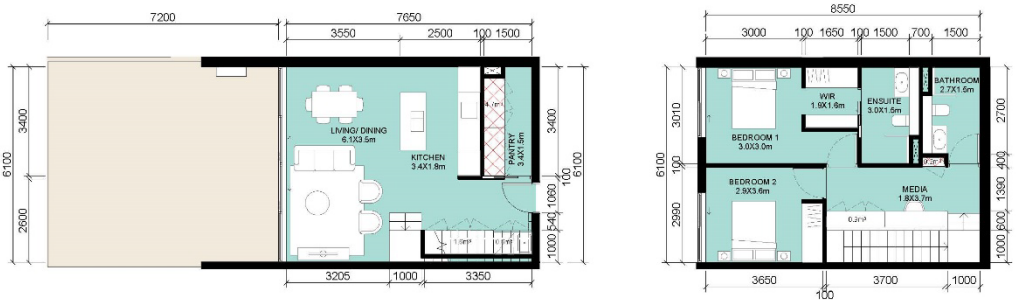
Figure 12: Communal Open Space

Principle 8: Housing Diversity and Social Interaction.

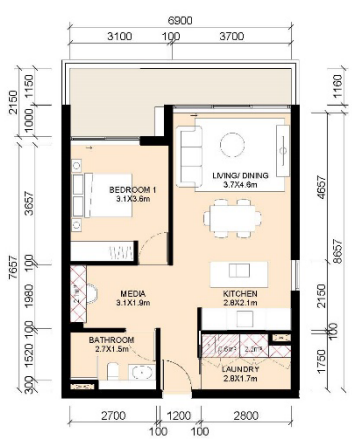
Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

The proposal has three different housing types:
Townhouses (44)
Apartments (145)

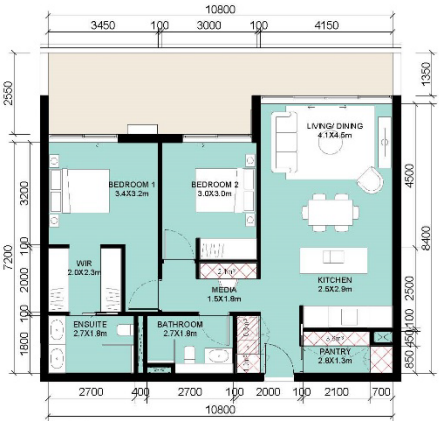
These townhouses activate the ground floor plane and provide additional passive surveillance and safety. A range of apartment types have also been provided of 1 Bed, 2 Bed & 3 Bed. The density of the development is in line with that of the surrounding developments.



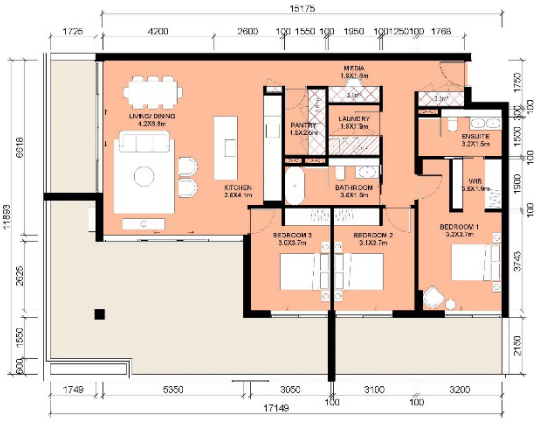
Typical Townhouse



Typical 1 Bed



Typical 2 Bed



Typical 3 Bed

Figure 13: Typical Plans

Facade Strategies to for different levels of Address.

The proposal uses a unified aesthetics and uses the following features to create a strong, confident design that reads as one development:
A. Sandstone and lighter coloured walls on lower levels, this grounds the building back to its original purpose as a sandstone quarry and brings these lower levels to the visual foreground of the viewer.
B. Floating podium planter that separates lower levels from the higher.
C. Darker upper levels that cause the viewer to perceive these levels in the background.
D. Planters in balconies to assist in privacy and to create visual interest.
E. Movable screens to create greater privacy and control over solar access.

Figure 14: Facade Strategies

Methodology: External Elevations - Material Strategy.

The material strategy for the external elevations is to use horizontal elements and materials for the lower areas where the townhouses are and use vertical elements and materials for those levels above. This reflects the natural environment of the location where angophoras/ tall, lighter vertical elements hover over stratified sandstone/ darker, horizontal elements. Use of sandstone and lighter colours will create light filled spaces with different sandstone patterns. It will bring forward the smaller scale of the lower levels and help the higher levels recede into the background.

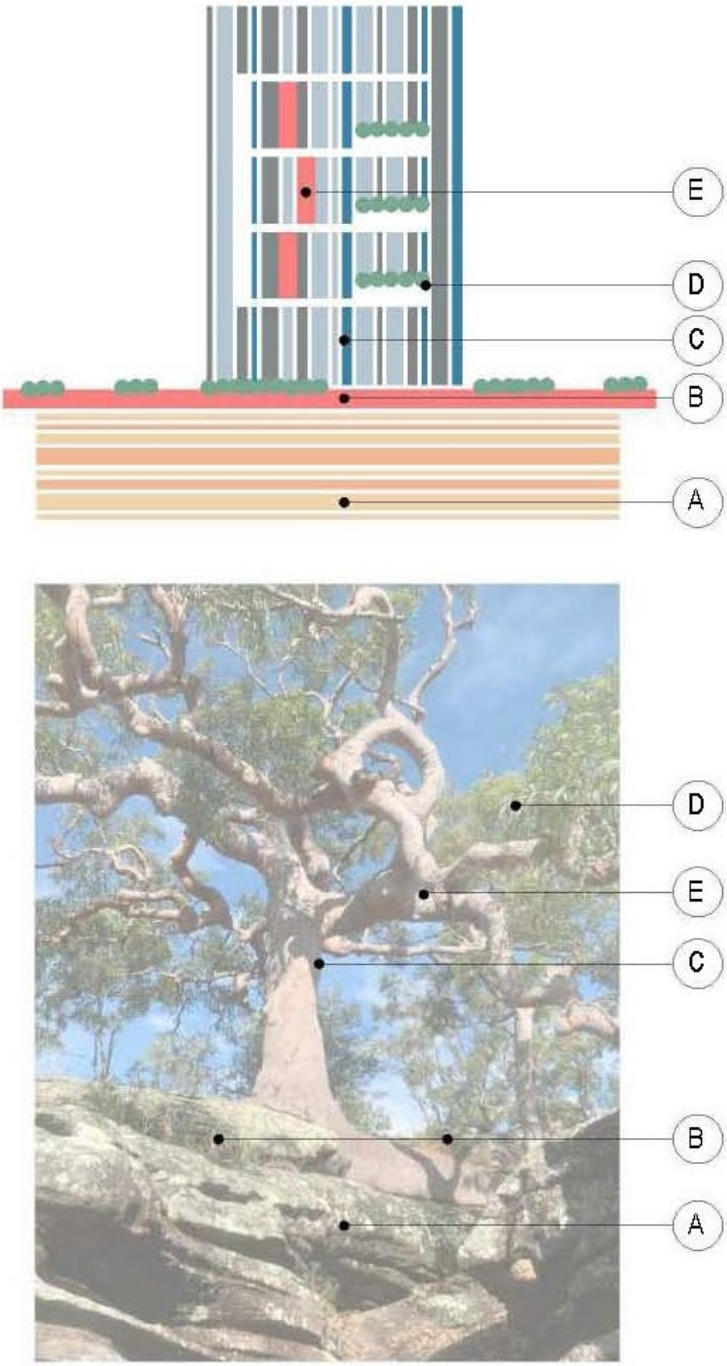
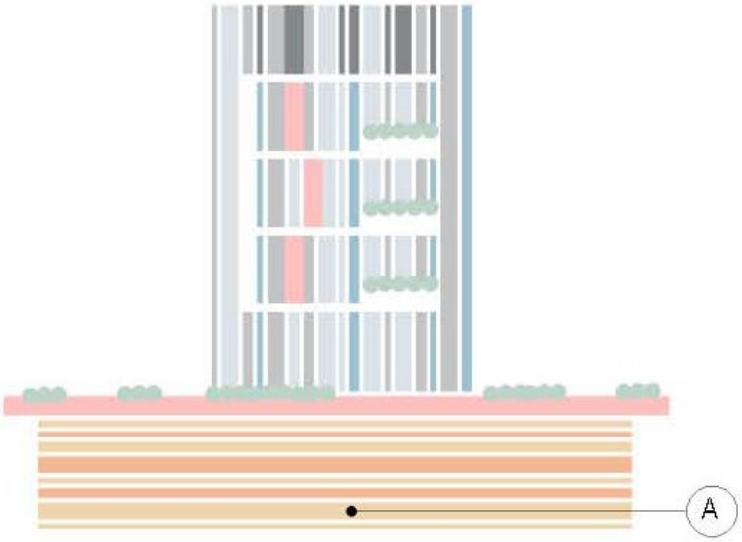


Figure 15: Diagram of Material Strategy

Strategy A: Sandstone and Lighter Colours on Lower Levels

The lower levels are clad with sandstone and lighter materials to ground the site back to its original purpose as a sandstone quarry. The sandstone is used as a feature with light coloured walls to give the base of the buildings more visual weight so that the smaller levels dominate the viewers perception and place the sandstone where its beautiful striation and detail can be appreciated.



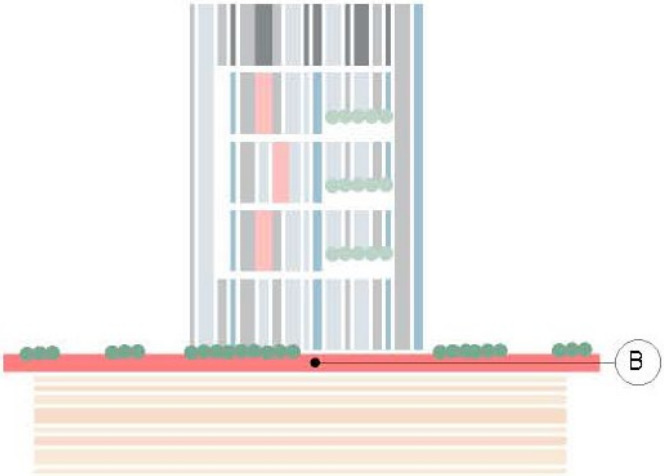
Natural Variation in colour and striation in Sandstone

Rendered Wall
Dulux Stowe White

Historic photos of Gosford Sandstone Quarries

Figure 16: Diagram of Material Strategy

Strategy B: Podium Planting.
The lower levels are separated from the higher levels by a level of podium planting that stratifies the project into two layers, the lower levels which stand out because of their lighter colours and proximity; and the higher levels fade into the background because of their darker colours and distance. The planting softens the structure and provides green views for the residents.



Overflowing planting
- Intent for planting on structures

Rendered Podium Planters
Dulux Stowe White

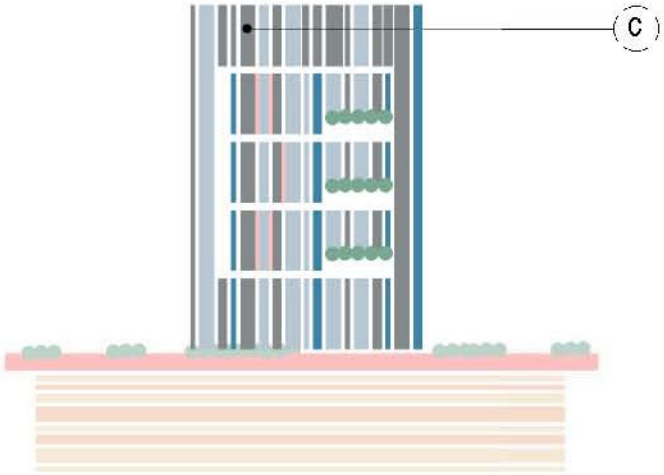
Overflowing planting
- Intent for planting on structures

Podium Planting Intent

Figure 17: Diagram of Material Strategy

Strategy C: Darker Upper Levels.

The lower levels are separated from the higher levels by a level of podium planting that stratifies the project into two layers, the lower levels which stand out because of their lighter colours and proximity; and the higher levels fade into the background because of their darker colours and distance.



Rendered Wall Colour
Burnished Bronze

Metal Wall Cladding –
Burnished Copper

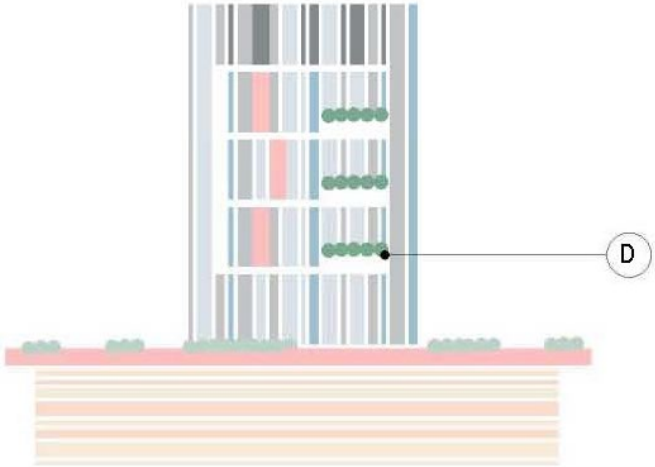
Rendered Wall Colour -
Mouse Grey

Rendered Wall -
Burnished Bronze

Light understory and podium with darker materials above – Intent

Figure 18: Diagram of Material Strategy

Strategy D: Planting on Balconies.
The lower levels are separated from the higher levels by a level of podium planting that stratifies the project into two layers, the lower levels which stand out because of their lighter colours and proximity; and the higher levels fade into the background because of their darker colours and distance. The planting on balconies softens the structure and provides green views for the residents as well as increasing privacy.



Intent for planting on balconies

Figure 19: Design intent for planting on balconies

Strategy E: Movable Louvres.

The balconies utilise louvres that move on tracks that run along the balconies. This allows residents to create areas of greater privacy within their outdoor areas when drying clothes. It also allows them to control solar access to their apartments. There is one type of timber louvre proposed for the project.

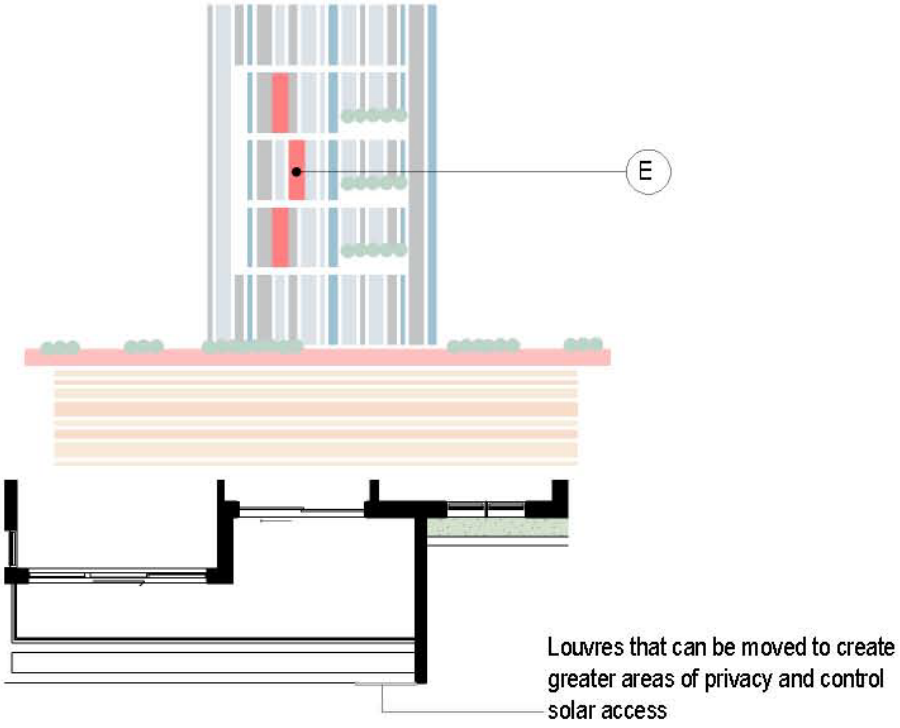


Figure 20: Design Intent for Movable Louvres

Streetscape - Block A & B.

The material strategy for the external elevations is to use horizontal elements and materials for the lower areas where the townhouses are and use vertical elements and materials for those levels above. This reflects the natural environment of the location where angophoras/ tall, darker vertical elements hover over stratified sandstone/ lighter, horizontal elements.

Figure 21: Render of Block A & B Streetscape & Material Palette

Streetscape - Block A & B.

The material strategy for the external elevations is to use horizontal elements and materials for the lower areas where the townhouses are and use vertical elements and materials for those levels above. This reflects the natural environment of the location where angophoras/ tall, lighter vertical elements hover over stratified sandstone/ darker, horizontal elements. Horizontal louvres are used for w ayfinding to show the community/ more commercial elements in this elevation

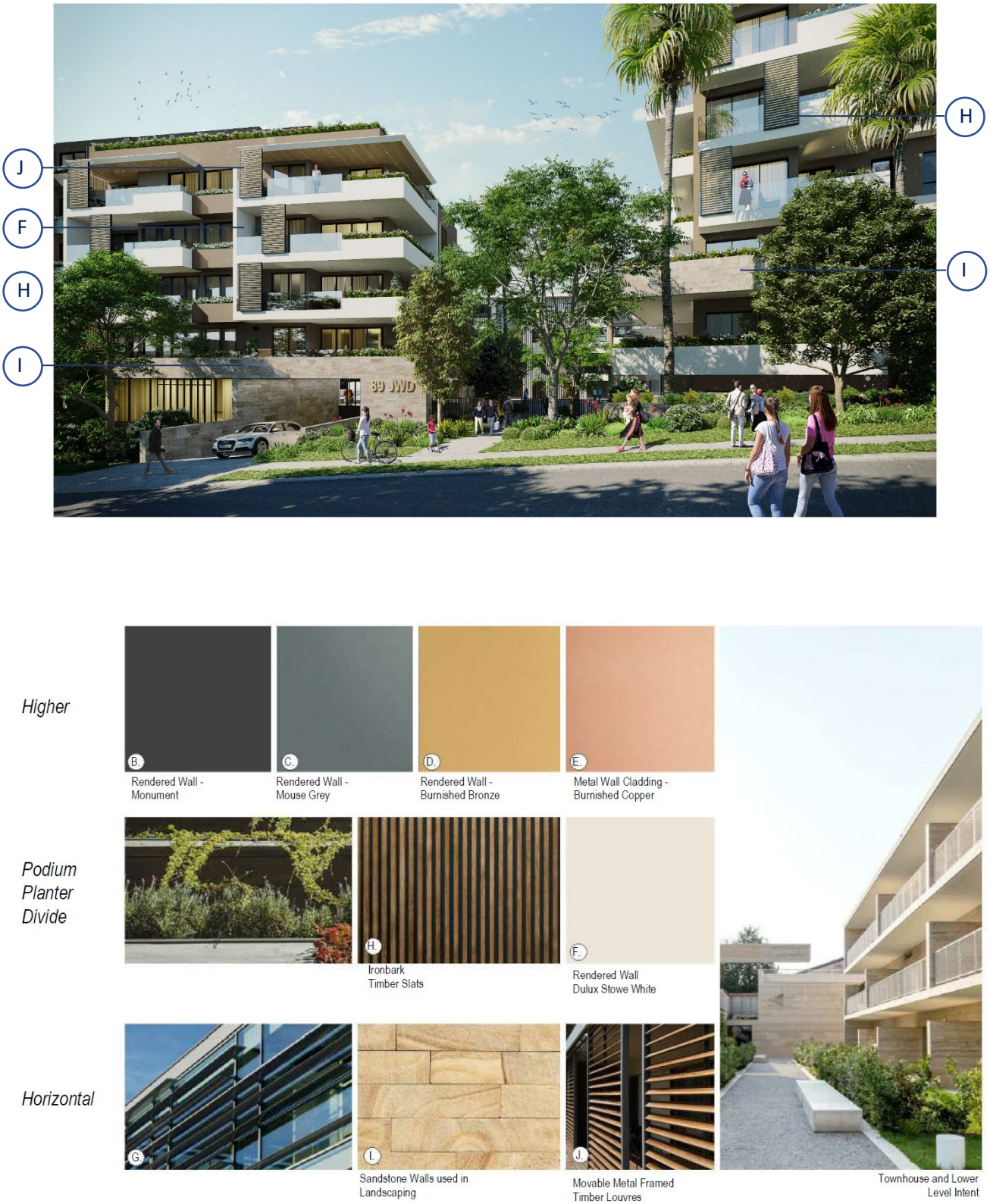
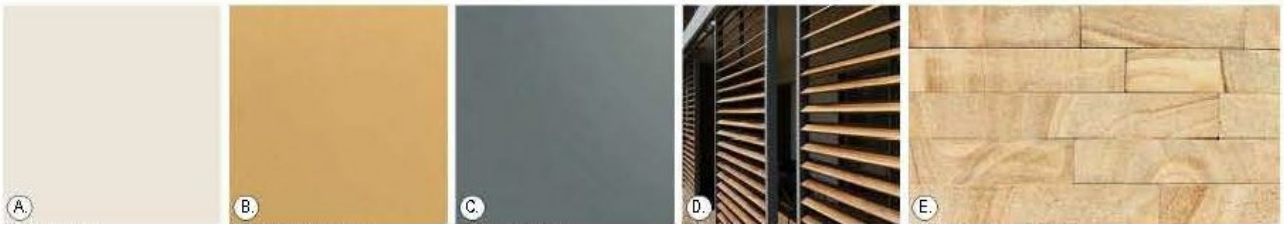


Figure 21: Render of Block B & C Streetscape & Material Palette

Internal Elevations - Resort Style Courtyard.

The internal courtyard/ communal open space is designed to be redolent of a holiday resort with the pool located centrally and surrounded by buildings with a pared back, simple, light material palette that illuminates the space.



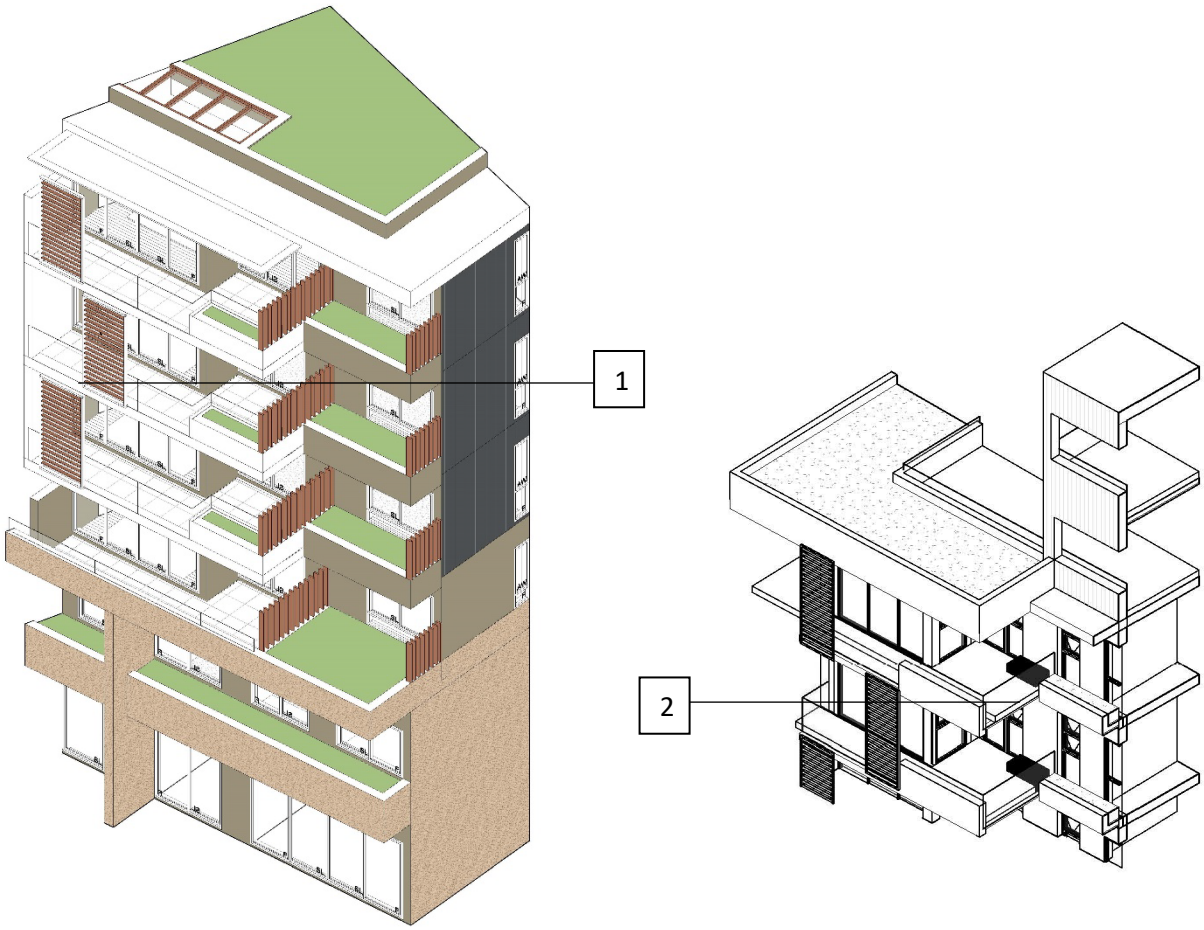
Rendered Wall Dulux Stowe White	Rendered Wall Colour Burnished Bronze	Rendered Wall – Mouse Grey	Movable Metal Framed Timber Louvres	Sandstone Walls used in Landscaping

Figure 22: Render of Courtyard/ Common Open Space & Material Palette

Figure 23: Precedent images of resort style courtyard

Concealing Air Conditioning Units.

Air conditioning units are often an unsightly afterthought that is tacked onto a building and is visible from great distances. The design has taken this into account and addressed it at this early stage with two techniques:
1. Concealing with solid balcony areas
2. Concealing with timber slated seats on balcony



Typical box spotted gum box seat concealing AC

Figure 25: Diagram of AC concealed on balconies

Typical Storage in Unit and Car Park.
A minimum of 6.0m³ Storage is provided for every apartment at the end of their carpark, the remainder is provided in the apartment as shown in the typical unit below.

SEPP 65 minimum Storage:

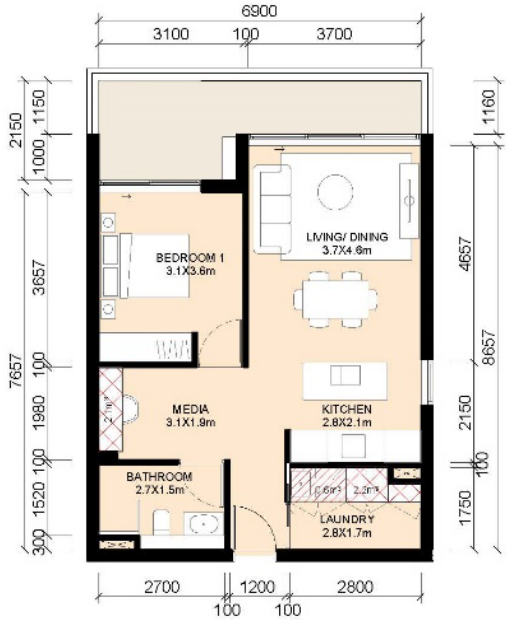
Dwelling type	Storage size volume
Studio apartments	4m³
1 bedroom apartments	6m³
2 bedroom apartments	8m³
3+ bedroom apartments	10m³

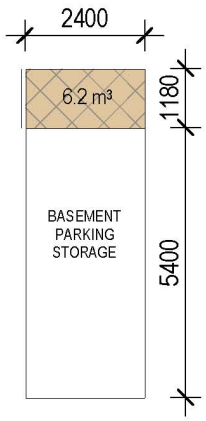
At least 50% of the required storage is to be located within the apartment

STORAGE (m^3) = AREA X 2.7 m CEILING HEIGHT

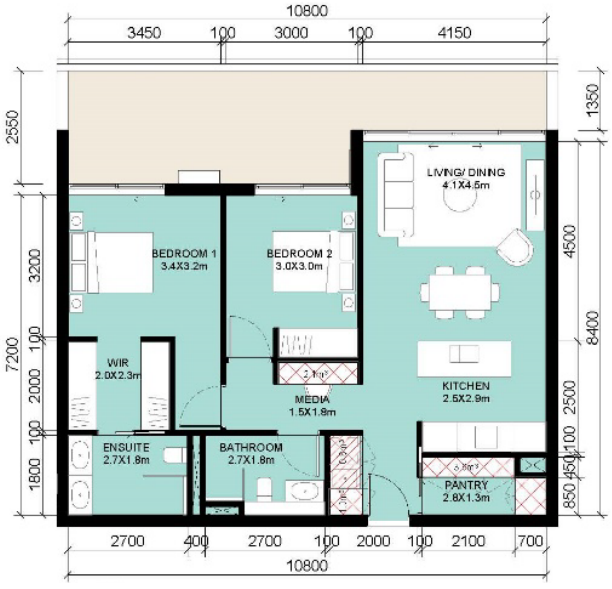
STORAGE (m^3) = AREA X 1.7 m TO CEILING HEIGHT
ABOVE LAUNDRY AREA

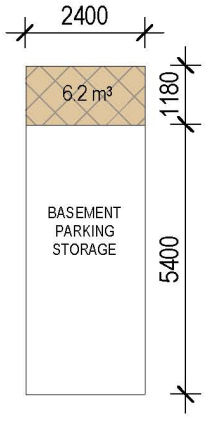
NOTES:
1) MINIMUM 1 BEDROOM STORAGE VOLUME = 3 m^3 LOCATE WITHIN THE APARTMENT
2) MINIMUM 2 BEDROOM STORAGE VOLUME = 4 m^3 LOCATE WITHIN THE APARTMENT
2) MINIMUM 3 BEDROOM STORAGE VOLUME = 5 m^3 LOCATE WITHIN THE APARTMENT





5.1 m^3 WITHIN THE UNIT + 6.0 m^3 BASEMENT STORAGE = 11.1 m^3 TOTAL STORAGE





7.6 m^3 WITHIN THE UNIT + 6.0 m^3 BASEMENT STORAGE = 13.6 m^3 TOTAL STORAGE

Figure 26: Typical Unit showing storage in apartment and carparking.

Considerations for Evaluating Design Excellence.

Subclause 8.3 of State Environmental Planning Policy (SEPP) (Gosford City Centre) 2018 sets out the considerations to be taken into account when evaluating Design Excellence. The information below responds to the Subclause of clause 8.3 and describes how the design exhibits design excellence and contributes to the natural, cultural, visual and built character values of Gosford City Centre.

(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,	The design is of a high standard of architectural design, with a unique character for each building linked by a common language of materials, landscaping on structure and screening. The buildings are all grounded and the use of sandstone is throughout the development links back to the history of the site and the new landscaping. This materials palette was developed in conjunction with the Design Reference Panel (DRP) and City of Gosford Design Advisory Panel (CoGDAP). The materials are high quality and their detailing references back to the building type and unique history and location.
(b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,	The form of the buildings has been developed inhouse and through meetings with the DRP and CoGDAP to create the most alterative massing, that gets the best results for separation, view retention and orientation. The path and viewing platforms to Rumbalara Reserve will also significantly improve the quality and amenity of the public domain. The landscaping along John Whiteway Drive assists in softening the scale of the development and greatly improves the visual amenity along the street front, additionally the pocket park provides an additional area of high quality open space within the public domain for the general public to use and enjoy.
c) whether the development is consistent with the objectives of clauses 8.10 and 8.11,	The design does not impact on the solar access of Kibble Park or the Leagues Club Field, refer to DA007.4. for shadow diagrams. The design also does not affect the identified key vistas and view corridors, in addition view impact assessments have been undertaken to minimise the impact of the development.
(d) any relevant requirements of applicable development control plans,	The design responds to the requirements of the DCP and is largely compliant.
(e) how the development addresses the following matters: (i) the suitability of the land for development,	The land is the site of a former quarry and is within an area of residential flat buildings and empty lots awaiting development of that nature. The land is suitable for the proposed development as it is not a greenfield site, has close proximity to Gosford CBD, public transport and recreational areas as well as being zoned R1 General Residential.
(ii) existing and proposed uses and use mix,	The design is residential with communal areas available to the residents, in line with the aims and objectives of the DCP which encourages medium and high density residential apartments to encourage increased housing within walking distance of the city centre in the area in which the site is located.
(iii) heritage issues and streetscape constraints,	The site is not heritage listed and care has been given to design an inviting, human scale streetscape with materials that reflect the history of the site. (See Heritage Report). The use of sandstone as a

predominant material as well as native species within the landscape helps to connect the site to both its historical use as a sandstone quarry but also to the great environment and landscape character.

Considerations for Evaluating Design Excellence.

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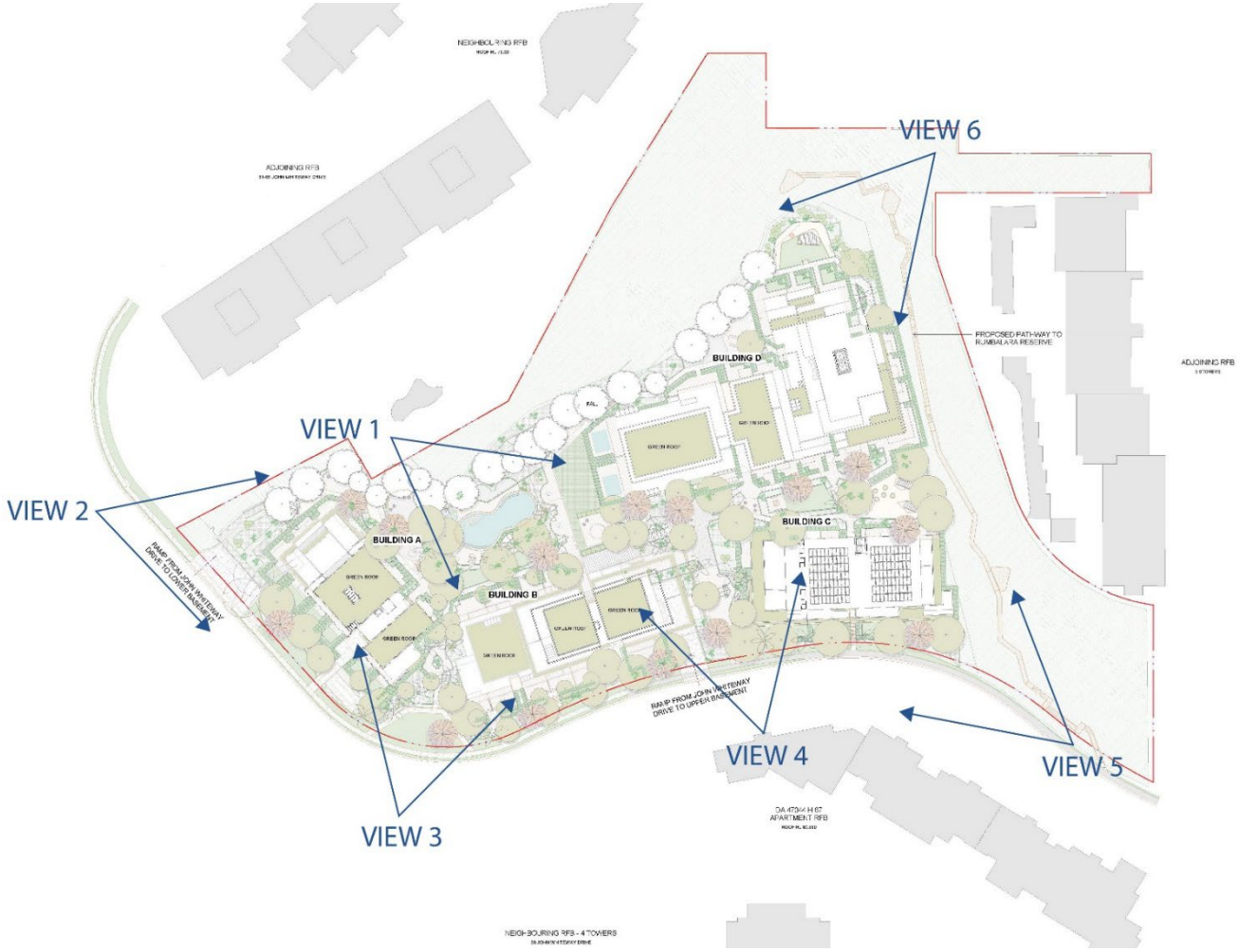
(iv) the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,	The development complies with all setbacks required for separation from neighbouring properties. The design also complies with SEPP 65 separation requirements to give apartments the best possible amenity. .
(v) bulk, massing and modulation of buildings,	The street frontage heights respond on a human scale to pedestrians by presenting a two storey podium to the street which the levels above are set back from. These levels are lower in lower areas of the site and higher in higher areas to connect the site back into its context and the road inclination. Within the landscape the implementation of green roofs and the overall shade provided by the canopy cover proposed across the site assist in reducing the urban heat island by helping to reflect more solar radiation. The varying heights and forms of proposed trees will also assist in reducing the impacts of wind moving through the site.

(vi) street frontage heights,	The design addresses the street frontage with a human scale. Townhouses along the bottom, followed by a break (planter and balcony) and then the levels above. Balconies, planters and boxes has been implemented to break the overall facades but still letting sun into units and keeping privacy between units, while still maximising views. Upper levels are set back to reduce the effective height of the structures.
(viii) the achievement of the principles of ecologically sustainable development	The site is not a green field site and is located in an area designated for increased housing, including medium and high density developments to increase housing within walking distance of the city centre, where public transport is readily available. The design and development will actively contribute to making Gosford a more sustainable city through providing this housing as well as contributing to making Gosford a more walkable city by providing a link and viewing platforms to Rumbalara Reserve. The design also incorporates durable, local materials, solar panels and meets the BASIX sustainability requirements. A minimum of 6 Stars has been targeted- current Basix commitment reached 6.5 Stars. The implementation of 49% deep soil across the site allows for optimal growth for trees and vegetation within the site and greatly improves the ecological outcomes of the development, additionally the proposed green roofs provide greater opportunities for biodiversity and habitat creation. The consolidated wildlife corridors help to reduce the impact on native flora and fauna in the surrounding environment and greatly contributes to the ecological sustainability of the development.
(ix) pedestrian, cycle, vehicular and service access, circulation and requirements,	Two proposed vehicle entries will allow access to the site, service access is provided from one of these. Pedestrian access to Rumbalara Reserve will be improved through a site link and improve circulation through the site that will allow connection to Gosford CBD, providing significant public benefit. The design of the landscape utilises lines of site and there is a clear hierarchy of path connections, which both contribute to the wayfinding and allows people to confidently move through the site. Materials such as textured concrete and distinct paving types have been implemented to indicate entry points and transition zones to allow for easy wayfinding. The variety and range of different types of communal open space and vegetation also act as wayfinding cues within the landscape.
(x) the impact on, and any proposed improvements to, the public domain.	The proposed form and massing seeks to locate height and density on the part of the site that will ensure the least visible impact. The impact on views is assessed in the visual impact assessment which has resulted in the current design, which minimises its impact on the public domain. The public domain will be improved by the pedestrian link to Rumbalara Reserve. Further, the proposal will also establish a new viewing platform with views of Brisbane Water providing significant amenity for the local community. A new public park on-site, on John Whiteway Drive is also proposed and will have an easement ensuring public access in perpetuity.

Conclusion.

The proposed design contributes to the natural, cultural, visual and built character values of Gosford City Centre. The design is of a high standard of architectural design, with a cohesive common language of materials, landscaping on structure and screening. The buildings are all grounded and the use of sandstone is throughout the development which links back to the history of the site and the new landscaping. This materials palette was developed in conjunction with the Design Reference Panel (DRP) and City of Gosford Design Advisory Panel (CoGDAP). The materials are high quality and their detailing references back to the building type and unique history and location.

The design meets the Apartment Design Guide requirements and exhibits design excellence. Solar access and natural ventilation as well as solar panels, recycled water, generous deep soil, use of local materials and a 6.5 Star BASIX rating combine to create a sustainable development. It will be a valuable addition to residential housing in Gosford and will provide residents with quality apartments in close proximity to Gosford CBD with stunning water views and a pedestrian connection to Rumbalara Reserve to encourage healthy living.

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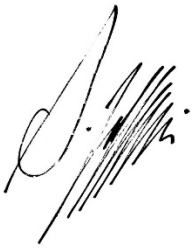

Steve Zappia

Principal and Managing Director