

Design Report

June 2026

Prepared to accompany the Development Application for the proposed Mixed Use Development at:

43-45 Beane Street & 2 Keevers Lane, Gosford



Prepared by:

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Verification of Qualifications

Tony Owen is a registered Architect in New South Wales, registration number 7080.

Statement of Design

Tony Owen has been responsible for the design of the project since its inception has worked with related professionals and experts in respect of its design. The project has been designed to provide a development that adheres to local planning and design controls and responds to the nine design quality principles of SEPP No. 65. This application follows an approval for a 19 storey tower and smaller 4 storey building in 2015.

TONY OWEN ARCHITECTS verify that as required by Clause 29(2) of the Environmental Planning and Assessment Regulation 2021, the design quality principles set out in Schedule 1, design quality principles of the State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development and the objectives in Part 3 and Part 4 of the Apartment Design Guide have been achieved for the proposed development as described in the following document.

The site was subject to an approval in 2018 for a 2 building scheme consisting of a 4 storey component and a 19 storey component. The proposed DA largely maintains the envelopes of the approved DA with comparable urban impacts.

Tony Owen
Registered Architect NSW 7080

Design Quality Principles

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.

The development is considered to be contextually appropriate for the following reasons:

- The proposed development is permissible in the B4 Mixed Use zone of the Gosford LGA and pursuant to Gosford City Centre Local Environmental Plan and meets the objectives of the zone and is consistent with the desired future character outlined for the site in the Gosford City Centre Development Control Plan.
- The proposed redevelopment will deliver the urban renewal of a mid-sized site which has been vacant for considerable time. The redevelopment of the site will contribute to the vibrancy, economic success and housing choice within the area.
- The site has a combined site area of 2070m². It is located with frontages on Beane Street, and 2 frontages on Keevers Lane. The site is currently vacant.
- The local context of the site consists of a mixture of 6-8 storey apartment buildings, 12 storey apartment bldgs. And 1-2 storey commercial and residential sites. The site is on a hill with Keevers Lane rising steeply to the east.
- The streetscape study demonstrates the existing and recent developments were designed in an unremarkable style. They are generally of painted rendered masonry construction with standard box-like appearance. The streetscape contains many gaps and open spaces and the proposed infill will add the much-needed cohesion.
- As such the development is consistent with the controls and the massing pattern of the surrounding buildings. We have adopted the materials palette consistent with this context, however, sought to improve the design quality with a more expressive appearance.
- The design is based on the indigenous motif of the Rainbow Serpent. The Rainbow Serpent is a traditional totem of coastal eastern Australia. It represents natural forces, creation, change, and rebirth and is often associated with bodies of water. This motif can be seen in the undulation of the balconies rising on the building.
- The proposal incorporates new NDIS accessible housing. It also includes affordable housing under new regulations allowing an additional 30% HOB and FSR.
- The siting, scale, bulk, and massing of the proposed development is consistent with that anticipated for the area and represents an appropriately designed development which will contribute

positively to the area.

- It is centrally located in the commercial centre of the Gosford CBD. It is within 200m of Gosford Station and adjoins the new Newcastle University facilities.

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.

The building's scale is appropriate to the scale of the street and the surrounding properties in that:

- The proposal is compliant with the LEP height control (with affordable housing bonus) which allows for variances from the allowable 48m plus affordable housing bonus. It therefore represents an appropriate scale of development.
- The site was subject to an approval in 2015 for a 2 building scheme consisting of a 4 storey component and a 19 storey component.
- The proposal increases the lower (Bldg B) from 4 to 5 storeys and the higher (Bldg A) from 19 to 27 storeys.
- The precinct provisions of the Regional SEPP and DCP established the envelopes for the approved DA. Both buildings have the same setbacks to Keevers Lane as the approval and improves building separations to the adjoining buildings to the east.
- The ground floor streetscape includes a commercial and dining precinct which will significantly improve the amenity of the area. This strategy transforms a currently inhospitable laneway into a thriving centre of urban renewal and day and night time activation to compliment the new adjoining UNC facilities.
- The proposal incorporates a high level of materiality and demonstrates a fine grain active frontage and the buildings architecture and will serve to activate and enliven the street frontages of the site.
- The streetscape massing diagrams demonstrate the massing was conceived to fit within the existing context, with the podium massing aligning with adjoining buildings notable the podium of 47 Beane St, and the low rise component consistent with surrounding buildings particularly to the east.
- The proposal adjoins several existing buildings to the East at 24 Watt St, 26 Watt St and 47 Beane St. Much care has been taken to model and quantify the impacts to these developments in terms of solar amenity and views. This determines that there are no additional impacts beyond the approved DA for solar amenity and some improvements and some reductions in terms of views.

The scale of the development will not be perceived as jarring or antipathetic in the future desired streetscape and urban design context. The building takes advantage of the 30% affordable housing bonus and provides 21 affordable housing units, or 15% by area.

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.

The density of dwellings floor space proposed is considered appropriate for the site and its location in that:

- The availability and capacity of the local infrastructure, transport and recreational opportunities supports the proposed number of apartments and retail floor space. The site is extremely well located near Gosford Train Station and within the Gosford Commercial CBD near to schools and University facilities, buses and open space.
- The density proposed does not give rise to any significant impacts on the adjoining properties in terms of overshadowing, loss of privacy or visual impact as detailed in this Statement.
- An acceptable level of amenity is provided for occupants of the development having regard to the constraints of the site.
- The scale of the development is height compliant and also modulated which further assists in creating opportunities for differing architectural language and visual interest.
- The scale of the proposed development does not result in any unreasonable impacts on the surrounding properties in terms of loss of views, loss of visual or acoustic privacy or visual impact. The architectural package includes a solar access analysis which demonstrates that the proposed scale of the development will not unreasonably overshadow development on adjacent and nearby sites.

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.

- The DCP states that New Buildings are required to be designed for energy efficiency and thermal performance.
- The design provides for sustainable development, utilising passive solar design principles, thermal massing and achieves cross ventilation to an acceptable number of dwellings within the development.
- The development includes roof top photo voltaic cells atop pergola structures to supplement power usage for outdoor lighting and other uses.
- At least 60% of units achieve natural cross ventilation. This is achieved as it has a large number of corner units.

- External openings are protected by balconies with wide overhangs. Other openings have shade devices in the form of horizontal metal louvres.
- A BASIX Certificate accompanies this application which confirms that the development will meet the NSW Government's requirements for sustainability.

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.

The proposed development includes a comprehensive design for the landscaping of the site and all public domain areas surrounding the site.

The Landscape Package prepared by CPS Studios that accompanies the application demonstrates that the proposal will result in a residential development within a suitably landscaped setting having regard to the urban context of the site.

- The general landscape location and configuration matches the approved DA.
- The landscaping proposed represents an integral element in ensuring the development has an appropriate contextual fit and will positively contribute to the envisaged character of the precinct.
- The front streetscape forms a public green buffer zone.
- The landscape approach consists of 3 main areas; the ground level Keevers Lane public domain; the level 1 main podium communal open space and the communal open space above the low tower.
- The ground floor envisages Keevers Lane as a paved shared zone in the model of Fish Lane in Brisbane which Tony Owen Partners contributed to design. This area would be activated by retail, cafes and outdoor dining to create an 'eat street'. The entire interface and laneway would be paved. The building alignments and awnings have been designed with breaks to allow mature tree plantings within the lane and the levels considered to maximise utility. A central dining plaza space is located between the buildings with a sculptural canopy. It is envisaged that an art and lighting plan with further activate and give life to the precinct. This approach will create a space unique to Gosford consistent with the precinct as an emerging centre associated with the university facilities and students. This approach arose at the direction of Council's Design Review Panel and replaced an earlier proposal involving a child care centre on the GF.
- The main COS landscaped area is located on the level 1 main podium and is shared by both buildings. It includes a north facing pool and spa, BBQ and dining areas and more passive areas.
- An additional COS is located above Bldg B and is based on traditional aboriginal geometries. It has 3 separate spaces for dining, sun bathing and passive enjoyment. The distinctive pergolas arise from the building geometry and include photo voltaic cells.
- The proposed development provides a total of 1108.2m² COS or 53.5% which exceeds the 25% required. This does not include large areas at the GF given over to public domain.
- The common open space areas contains green space and paved areas with seating and extensive planting. Generous private open spaces allow for dining and BBQ areas, pergolas and passive areas.
- The common open space areas will receive good levels of solar access and will have a high level of amenity.

- Given the commercial nature of the podium, Deep soil is limited, however, provision for deep soil is made in the basement to facilitate mature trees in the Laneway public domain.

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.

- A high level of amenity is provided for the occupants with the development providing generous apartment sizes and practical room dimensions and shapes, storage space, indoor and outdoor space and access for all age groups and degrees of mobility.
- The number of apartments with access to ventilation has been maximised with 77.1% or 37 of 48 apartments receiving cross flow ventilation.
- An ADG compliant 80% of apartments or 104 of 130 units receive 2 hours of solar access during mid-winter. With 100% of units receiving min 15 minutes of sun in winter.

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.

- The location and configuration of car spaces is the same as the approved DA.
- The safety and security of the public domain will be significantly enhanced by increased activity on the site and the casual surveillance of all surrounding streets from the dwellings within the development.
- The entries to the development will be appropriately lit at night to enhance safety, visibility and legibility. There is a direct visual link from the street to the lift core, and it will be well signaged and clearly marked for orientation.
- Effective access control has been achieved through the provision of physical barriers to attract, channel and/or restrict the movement of people with a gate to the street with swipe card access and intercom.
- The internal areas within the development such as the entrances and lobbies will be well used by residents. The common areas will be under the supervision of the occupants of the apartments on the levels above. The use and supervision of the common areas will reduce the opportunities for crime.

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

- The proposed residential accommodation consists of 132 units and comprises 41x1 bed units(31.5%), 74 x 2 bedroom apartments (56.9%) and 15 x 3 bedroom apartments (11.5%).
- The proposal includes provision of 20 affordable housing units which also significantly increases the diversity of accommodation.
- A large number of units in Bldg B are designed as NDIS accessible units to further increase diversity.

It is considered that the development responds very positively to the particular housing needs of the local community. The development provides a range of opportunities for social interaction among occupants with generously sized common open space areas provided throughout the development.

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.

- The massing and scale are determined by the design envelope arising from the approval, the relevant precinct provisions of the Regional SEPP, DCP and ADG controls. This consists of a 27 storey Building (A) and a 5 storey building (B), atop a 1 storey podium.
- The streetscape massing diagrams demonstrate the massing was conceived to fit within the existing context, with the podium massing aligning with adjoining buildings notable the podium of 47 Beane St, and the low rise component consistent with surrounding buildings particularly to the east. The building are oriented north south according to the proportions of the site and to maximise solar amenity.
- This massing frames and reinforces the new Keever Lane streetscape precinct.
- Both Buildings consist of a series of curved balconies beyond the main form.
- The design is based on the indigenous motif of the Rainbow Serpent. The Rainbow Serpent is a traditional totem of coastal eastern Australia. It represents natural forces, creation, change, and rebirth and is often associated with bodies of water.
- This motif can be seen in the undulation of the balconies rising on the buildings creating a serpent form. This motif is reinforced in the patterning on the east and north façades as well as the playful GF awning. These serpent zones are crowned by arched pergolas on the roof.
- Aside from the aesthetics, this modelling breaks down the mass of the building reducing the bulk and scale and increasing articulation.
- The buildings are clad in painter rendered masonry which is consistent with the predominant expression of surrounding buildings and a good contextual fit.
- The upper levels include horizontal metal screens for solar control and added articulation.
- The result is a clean, contemporary and sculptural expression that has a close contextual fit with the surrounding streetscape and which will become a local landmark.

SEPP No. 65 ADG COMPLIANCE TABLE

PROJECT ADDRESS: 19-25 Stanley Street, Burwood

The following content outlines the architectural scheme's response to Part 3 & Part 4 of the Apartment Design Guide.

3A	Site Analysis Objectives	Comment	Compliance
	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context	A detailed Site Analysis for the project was completed and included in the DA set of drawings. This includes consideration of the current and future character and massing of the area.	✓
3B	Orientation Objectives	Comment	
	Building types and layouts respond to the streetscape and site while optimising solar access within the development. Overshadowing of neighbouring properties is minimised during mid-winter.	The building has been designed to be consistent with the current and future built form in the locality helping to define the Austral precinct. The height and massing is consistent with the approval and the controls and reflects the proportions of the future character of the area. Internally, the apartments have been laid out to take advantage of the best solar orientation and to achieve the minimum solar access required under the ADG.	✓
3C	Public Domain Interface Objectives	Comment	
	Transition between private and public domain is achieved without compromising safety and security. Amenity of the public domain is retained and enhanced	The development has carefully considered its interface with the public domain. The ground floor streetscape includes a commercial and dining precinct which will significantly improve the amenity of the area. This strategy transforms a currently inhospitable laneway into a thriving centre of urban renewal and day and night time activation to compliment the new adjoining UNC facilities.	✓
3D	Communal and Public Open Space Objectives	Comment	
	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping. Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.	The development provides generous amount of communal open space, double the requirement on L1 and above Bldg B. See above for Public Space.	✓

	Communal open space is designed to maximise safety. Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.	The proposed development provides 1145m ² or 55.3% of COS which has passive surveillance and is centralized and secure for privacy.	
3E	Deep Soil Zones Objectives	Comment	
	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	This is a mixed use development in a commercial zone with full GF retail. Accordingly, 7% (145.8m ²) deep soil is provided. However, Deep soil is located strategically below the mature trees which activate the laneway public domain.	✓
3F	Visual Privacy Objectives	Comment	
	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy. Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space.	The proposed buildings maintain the street setbacks of the approval and improved the separations to the buildings to the east as well as to each other. This also improves view impacts.	✓
3G	Pedestrian Access and entries Objectives	Comment	
	Building entries and pedestrian access connects to and addresses the public domain. Large sites provide pedestrian links for access to streets and connection to destinations.	The main entries are located with direct access to the street and are the same as the approved DA. It will be well signaged and clearly marked for orientation.	✓
3H	Vehicle Access Objectives & Guidelines:	Comment	

	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	Vehicular access is directly from ramps off the street and is unchanged from the approval. This was extensively workshopped with council and all agreed. Given the laneway and gradient constraints, there is no viable alternative.	✓
3J	Bicycle and Car Parking Objectives	Comment	
	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas. Parking and facilities are provided for other modes of transport. Car park design and access is safe and secure. Visual and environmental impacts Visual and environmental impacts of above ground enclosed car parking are minimised.	Bicycle and Car Parking has been adequately provided on the site. It is noted that, as the site includes affordable housing, the parking is consistent with the requirements. The site is in close proximity to rail and bus transport.	✓
4A	Solar Amenity Objectives	Comment	
	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space. Daylight access is maximised where sunlight is limited. Design incorporates shading and glare control, particularly for warmer months.	80% of apartments or 104 of 130 units receive 2 hours of solar access during mid-winter which is ADG compliant. With 100% of units receiving min 15 minutes of sun in winter.	✓
4B	Natural Ventilation Objectives	Comment	
	All habitable rooms are naturally ventilated. The layout and design of single aspect apartments maximises natural ventilation. The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.	The number of apartments with access to ventilation has been maximised with 77.1% or 37 of 48 apartments receiving cross flow ventilation.	✓
4C	Ceiling Heights Objectives	Comment	
	Ceiling height achieves sufficient natural ventilation and daylight access. Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms. Ceiling heights contribute to the flexibility of building use over the life of the building.	The development will incorporate ceiling heights that comply with the ADG Design criteria of 2.7m in all habitable rooms, and 2.4 meters in non-habitable rooms based on 3.1m f/f height which is adequate for a building of this size with a high proportion of standard floor plates.	✓
4D	Apartment Size and Layout Objectives	Comment	

	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity. Environmental performance of the apartment is maximised. Apartment layouts are designed to accommodate a variety of household activities and needs.	The proposed development incorporates apartments that achieve the minimum size requirements listed in the design criteria for part 4D-1 of the ADG. Apartment layouts have also been carefully designed to meet the design criteria of 4D-2. The minimum internal areas have been provided as follows: 1B = 50m², 2B = 75m² and 3B = 95m².	✓
4E	Private Open Space and Balconies Objectives	Comment	
	Apartments provide appropriately sized private open space and balconies to enhance residential amenity. Primary private open space and balconies are appropriately located to enhance liveability for residents. Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building. Private open space and balcony design maximises safety.	All apartments have been provided with adequately sized balconies and private open space areas to meet the Design criteria listed in 4E-1, 4E-2, 4E-3 and 4E-4 of the ADG. The primary balconies have been provided the following minimum sizes: 1B = 8m², 2B = 10m² and 3B = 12m². Furthermore, to maximize the privacy to balconies and at the same time to allow for passive surveillance of the street, solid, partially solid and privacy screening has been provided to the balconies and windows.	✓
4F	Common Circulation Spaces Objectives	Comment	
	Common circulation spaces achieve good amenity and properly service the number of apartments. Common circulation spaces promote safety and provide for social interaction between residents.	Common circulation spaces have been well designed to meet the objectives in part 4F-1 and 4F-2 of the ADG, including the incorporation of windows to all residential lift lobby corridors. The development has a maximum of 3 apartments per core and an average of 2.	✓
4G	Storage Objectives	Comment	
	Adequate, well designed storage is provided in each apartment. accessible and nominated for individual apartments.	Storage has been provided to all apartments in accordance with the Objectives part 4G-1 and 4G-2 of the ADG as follows: 1B = 6m³, 2B = 8m³ & 3B = 12m³.	✓
4H	Acoustic Privacy Objectives	Comment	

	Noise transfer is minimised through the siting of buildings and building layout. Noise impacts are mitigated within apartments through layout and acoustic treatments.	The design of the building will incorporate measures to ensure the development meets general acoustic privacy requirements stipulated in part 4H of the ADG. Generous separation has been provided between the buildings, furthermore, it is assumed that council will stipulate conditions of consent to ensure that a minimum acoustic criteria will be met.	✓
4J	Noise and Pollution Objectives	Comment	
	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings. Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.	The design of the building will incorporate measures to ensure the development meets general noise and pollution guidelines stipulated in part 4J of the ADG.	✓
4K	Apartment Mix Objectives	Comment	
	A range of apartment types and sizes is provided to cater for different household types now and into the future. The apartment mix is distributed to suitable locations within the building.	The proposed development incorporates a mix of apartment styles, sizes and layouts and so complies with Part 4K of the ADG. The following apartment mix has been provided: The proposed residential accommodation consists of 130 units and comprises 41x1 bed units(31.5%), 74 x 2 bedroom apartments (56.9%) and 15 x 3 bedroom apartments (11.5%). A large number of units in Bldg B are designed as NDIS accessible units to further increase diversity.	✓
4L	Ground Floor Apartments Objectives	Comment	
	Street frontage activity is maximised where ground floor apartments are located. Design of ground floor apartments delivers amenity and safety for residents.	N/A	✓
4M	Facades Objectives	Comment	

	Building facades provide visual interest along the street while respecting the character of the local area. Building functions are expressed by the facade.	- The building has been designed to be consistent with the Gosford LEP, DCP and the ADG. - This massing frames and reinforces the new Keever Lane streetscape precinct. - Both Buildings consist of a series of curved balconies beyond the main form. - The design is based on the indigenous motif of the Rainbow Serpent. The Rainbow Serpent is a traditional totem of coastal eastern Australia. It represents natural forces, creation, change, and rebirth and is often associated with bodies of water. - This motif can be seen in the undulation of the balconies rising on the buildings creating a serpent form. This motif is reinforced in the patterning on the east and north façades as well as the playful GF awning. These serpent zones are crowned by arched pergolas on the roof. - Aside from the aesthetics, this modelling breaks down the mass of the building reducing the bulk and scale and increasing articulation. - The buildings are clad in painter rendered masonry which is consistent with the predominant expression of surrounding buildings and a good contextual fit. - The upper levels include horizontal metal screens for solar control and added articulation. - The result is a clean, contemporary and sculptural expression that has a close contextual fit with the surrounding streetscape.	✓
4N	Roof Design Objectives	Comment	
	Roof treatments are integrated into the building design and positively respond to the street.	The balconies break down the massing into 3 vertical undulating elements. Each element is capped by an arched pergola which reinforces the massing and articulates the roof silhouette. Each pergola supports solar cells.	✓
4O	Landscape Design Objectives	Comment	

	Landscape design is viable and sustainable. Landscape design contributes to the streetscape and amenity.	-The general landscape location and configuration matches the approved DA. The landscaping proposed represents an integral element in ensuring the development has an appropriate contextual fit and will positively contribute to the envisaged character of the precinct. -The front streetscape forms a public green buffer zone. - The landscape approach consists of 3 main areas; the ground level Keevers Lane public domain; the level 1 main podium communal open space and the communal open space above the low tower. - The ground floor envisages Keevers Lane as a paved shared zone in the model of Fish Lane in Brisbane which Tony Owen Partners contributed to design. This area would be activated by retail, cafes and outdoor dining to create an 'eat street'. The entire interface and laneway would be paved. The building alignments and awnings have been designed with breaks to allow mature tree plantings within the lane and the levels considered to maximise utility. A central dining plaza space is located between the buildings with a sculptural canopy. It is envisaged that an art and lighting plan with further activate and give life to the precinct. - The main COS landscaped area is located on the level 1 main podium and is shared by both buildings. It includes a north facing pool and spa, BBQ and dining areas and more passive areas. -An additional COS is located above Bldg B and is based on traditional aboriginal geometries. It has 3 separate spaces for dining, sun bathing and passive enjoyment. The distinctive pergolas arise from the building geometry and include photo voltaic cells. The proposed development provides a total of 1108.2m² COS or 53.5% which exceeds the 25% required. This does not include large areas at the GF given over	✓
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		to public domain. - The common open space areas contains green space and paved areas with seating and extensive planting. Generous private open spaces allow for dining and BBQ areas, pergolas and passive areas. - The common open space areas will receive good levels of solar access and will have a high level of amenity.	
4P	Planting on Structures Objectives	Comment	
	Appropriate soil profiles are provided. Plant growth is optimised with appropriate selection and maintenance. Planting on structures contributes to the quality and amenity of communal and public open spaces.	The overall landscape design is attractive and generally meets the requirements of part 4P of the ADG.	✓
4Q	Universal design Objectives	Comment	
	Universal design features are included in apartment design to promote flexible housing for all community members. A variety of apartments with adaptable designs are provided. Apartment layouts are flexible and accommodate a range of lifestyle needs.	The development has been designed with some attention to universal design principles. The development is fully accessible and also provides 12 adaptable units and 24 silver star livable units. All of the units in building B are NDIS compliant.	✓
4R	Adaptive re-use Objectives	Comment	
	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place. Adapted buildings provide residential amenity while not precluding future adaptive reuse.	N/A	✓
4S	Mixed Use Objectives	Comment	
	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement. Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.	- The ground floor envisages Keevers Lane as a paved shared zone in the model of Fish Lane in Brisbane which Tony Owen Partners contributed to design. This area would be activated by retail, cafes and outdoor dining to create an 'eat street'. The entire interface and laneway would be paved. The building alignments and awnings have been designed with breaks to allow mature tree plantings within the lane and the levels considered to maximise utility. A central dining plaza	✓

		space is located between the buildings with a sculptural canopy. It is envisaged that an art and lighting plan with further activate and give life to the precinct. This approach will create a space unique to Gosford consistent with the precinct as an emerging centre associated with the university facilities and students.	
4T	Awnings and Signage Objectives	Comment	
	Awnings are well located and complement and integrate with the building design. Signage responds to the context and desired streetscape character.	The entry expression is consistent with the approved DA.	✓
4U	Energy Efficiency Objectives	Comment	
	Development incorporates passive environmental design. Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer. Adequate natural ventilation minimises the need for mechanical ventilation.	The building has been designed to meet the objectives of Part 4U of the ADG. The building incorporates passive solar screening in the form of horizontal louvres and deep overhangs to protect the large glazed areas from harsh summer sun. Natural light has been provided in abundance due to the large areas of glazing. Natural ventilation is also provided to all the apartments and cross ventilation to 76.3% of the apartments. The apartments have all been designed to meet Basix requirements	✓
4V	Water management and Conservation Objectives	Comment	
	Potable water use is minimised. Urban stormwater is treated on site before being discharged to receiving waters. Flood management systems are integrated into site design.	The development has been designed to generally meet the objectives of Part 4V of the ADG.	✓
4W	Waste management Objectives	Comment	
	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents. Domestic waste is minimised by providing safe and convenient source separation and recycling.	The development has been designed to generally meet the objectives of Part 4W of the ADG.	✓
4X	Building maintenance Objectives	Comment	

	Building design detail provides protection from weathering. Systems and access enable ease of maintenance. Material selection reduces ongoing maintenance costs.	The development has been designed to generally meet the objectives of Part 4W of the ADG.	✓
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