

Stage 1 Development Application/

APPENDIX 1D – SEPP65/

24th June 2020/

Design Verification Statement

Summary

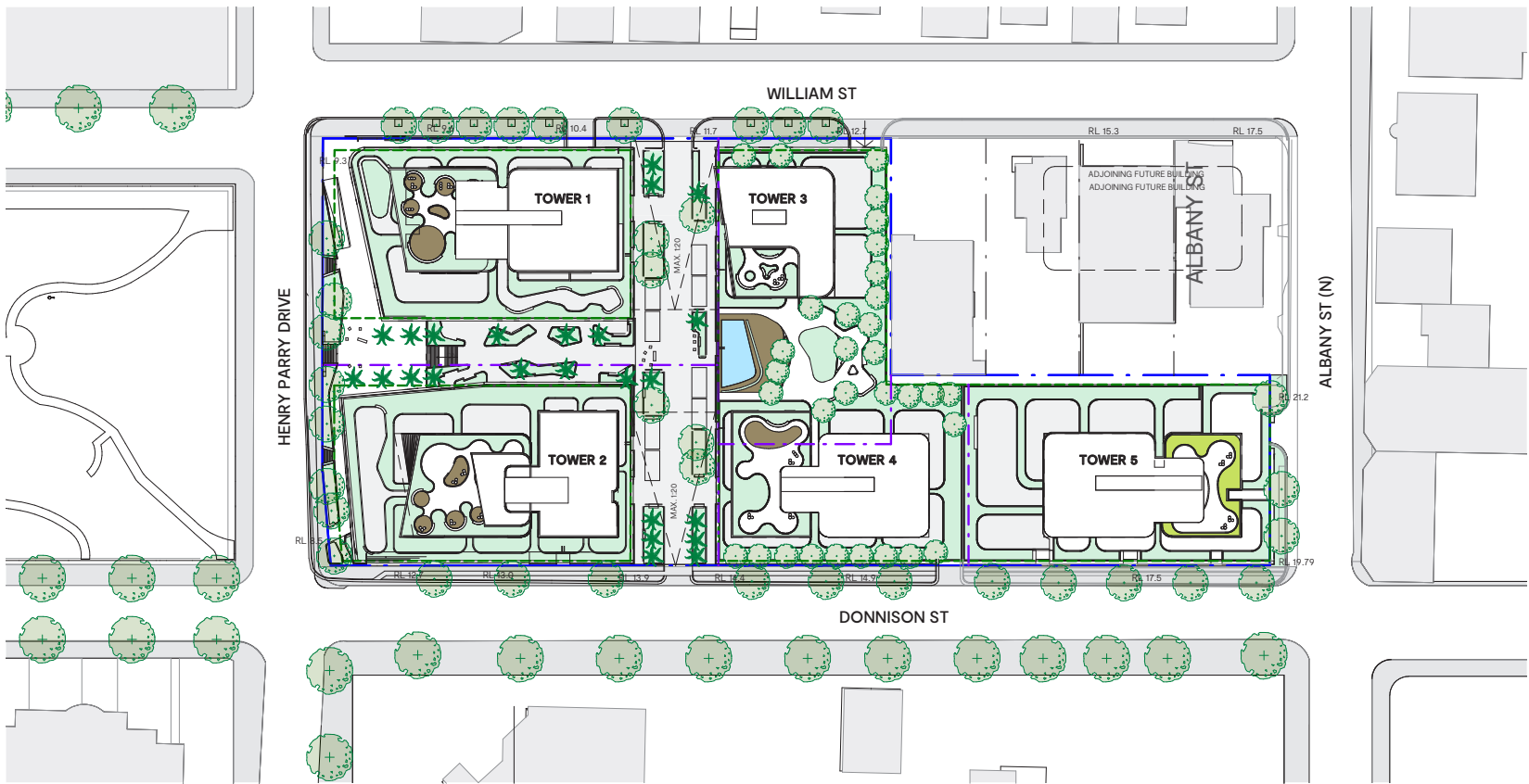
The proposed development occupies the site of the Kibbleplex retail centre in central Gosford.

The site is bounded by Henry Parry Drive, Donnison avenue, William st and Albany st north, and covers the NW, SW and SE corners of the block, with the NE corner remaining as separate lots.

The current retail centre on the site is permanently closed, with the site currently used for temporary commuter parking by the council under agreement with the owner.

The current proposal is a stage 1 DA, seeking the demolition of the existing structures on site, and the construction of 5 residential towers varying from 12 – 27 storeys, over a 3-4 storey retail/commercial podium and associated parking.

The proposal provides for significant upgrades to the site and immediate context, with carefully considered bulk and scale and aspect having been determined in discussion with the design review panel and in accordance with the lep’s intentions for the site.



30 March 2020

This is to certify that I, Anthony Palamara, (NSW Board of Architects Registration No. 7274) directed the design of the proposed redevelopment as described above, and have given due consideration to the Design Quality Principles set out in Part 2 of State Environmental Planning Policy No. 65.

The detailed analysis of the outcome achieved, are contained in the following pages and the relevant portion of the Statement of Environmental Effects.

Yours faithfully
BUCHAN GROUP

01 Context

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.

The proposed development seeks to revitalise a key site within the civic precinct of Gosford. It reinforces the objectives and outcomes contained within the SEPP, DCP and UDF, including:

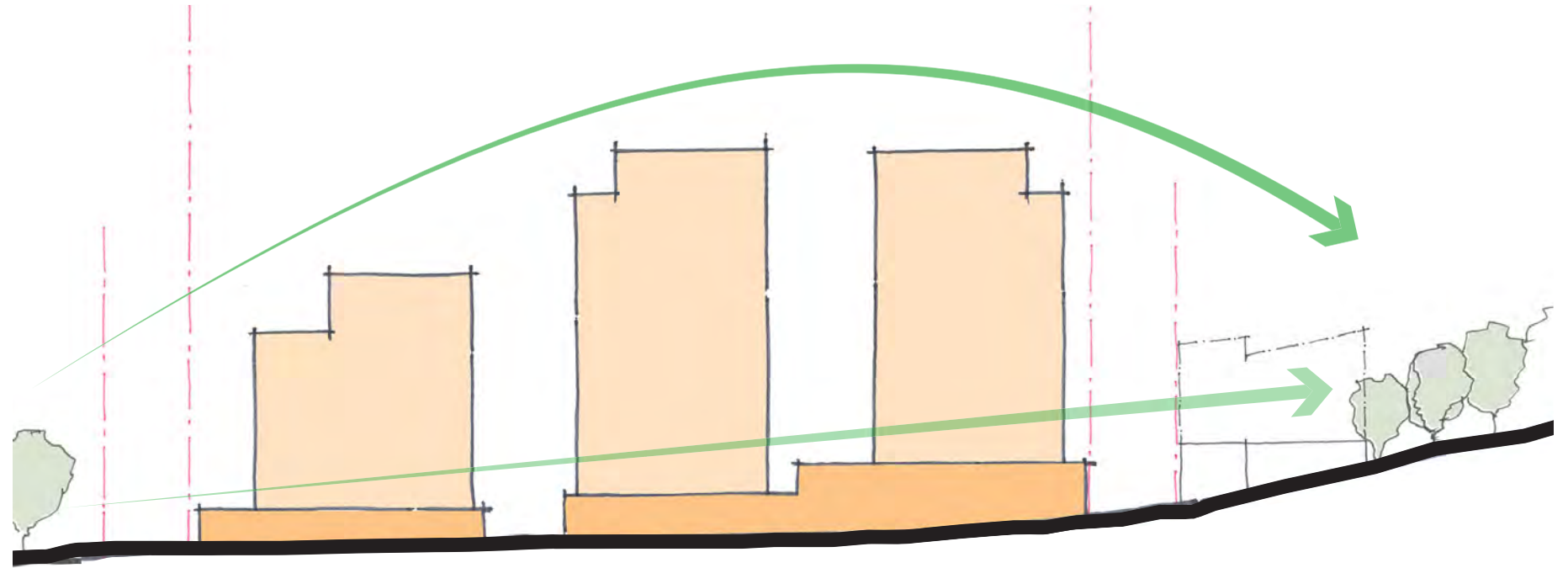
- Creating a new mid-block thru-site connection
- Retaining and improving key views from kibble park to rubalara ridge
- Encouraging pedestrian permeability and circulation on/around the site
- Protecting solar access to kibble park, and tiering massing away and up the ridge
- Providing a predominantly residential development, with supporting retail, commercial and associated spaces that reinforce and enliven the civic precinct



02 Built form

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

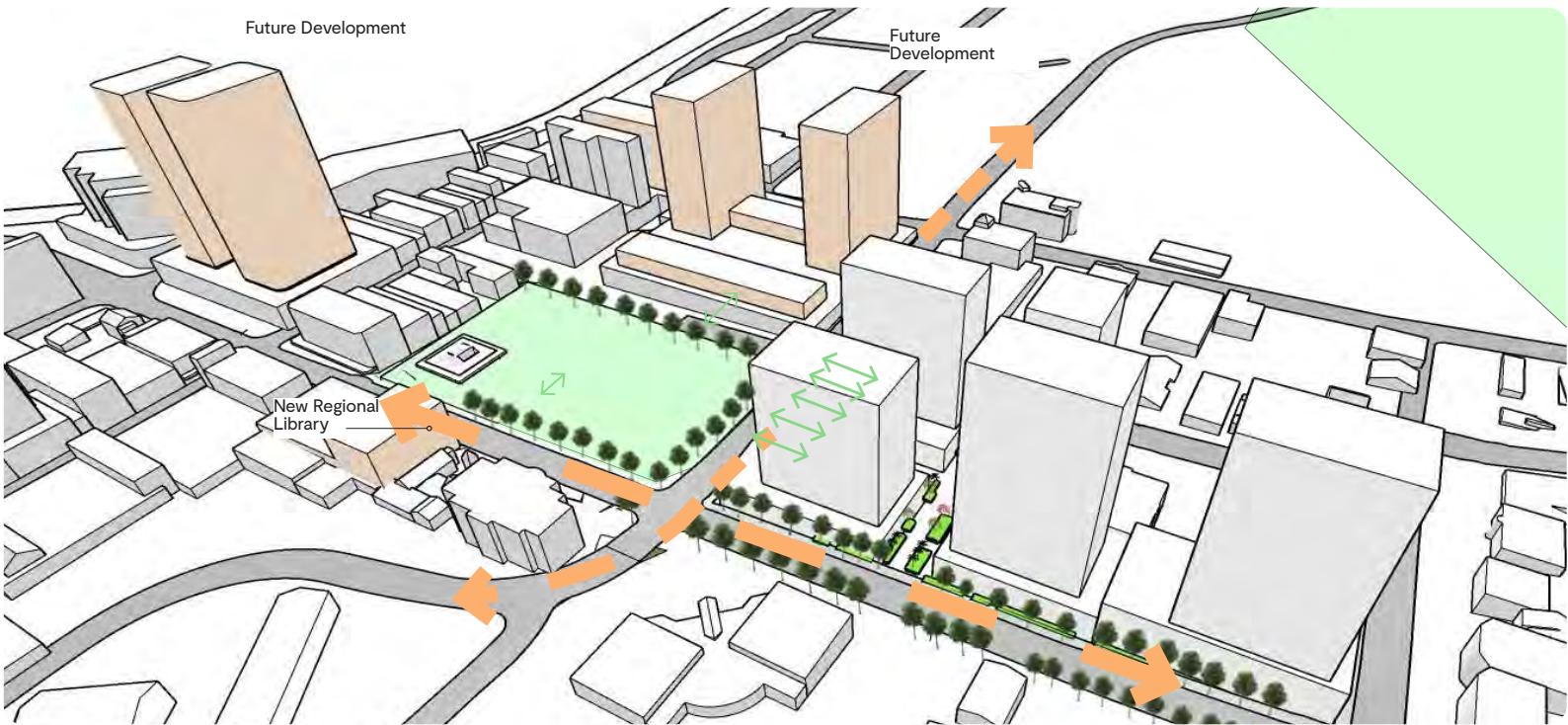
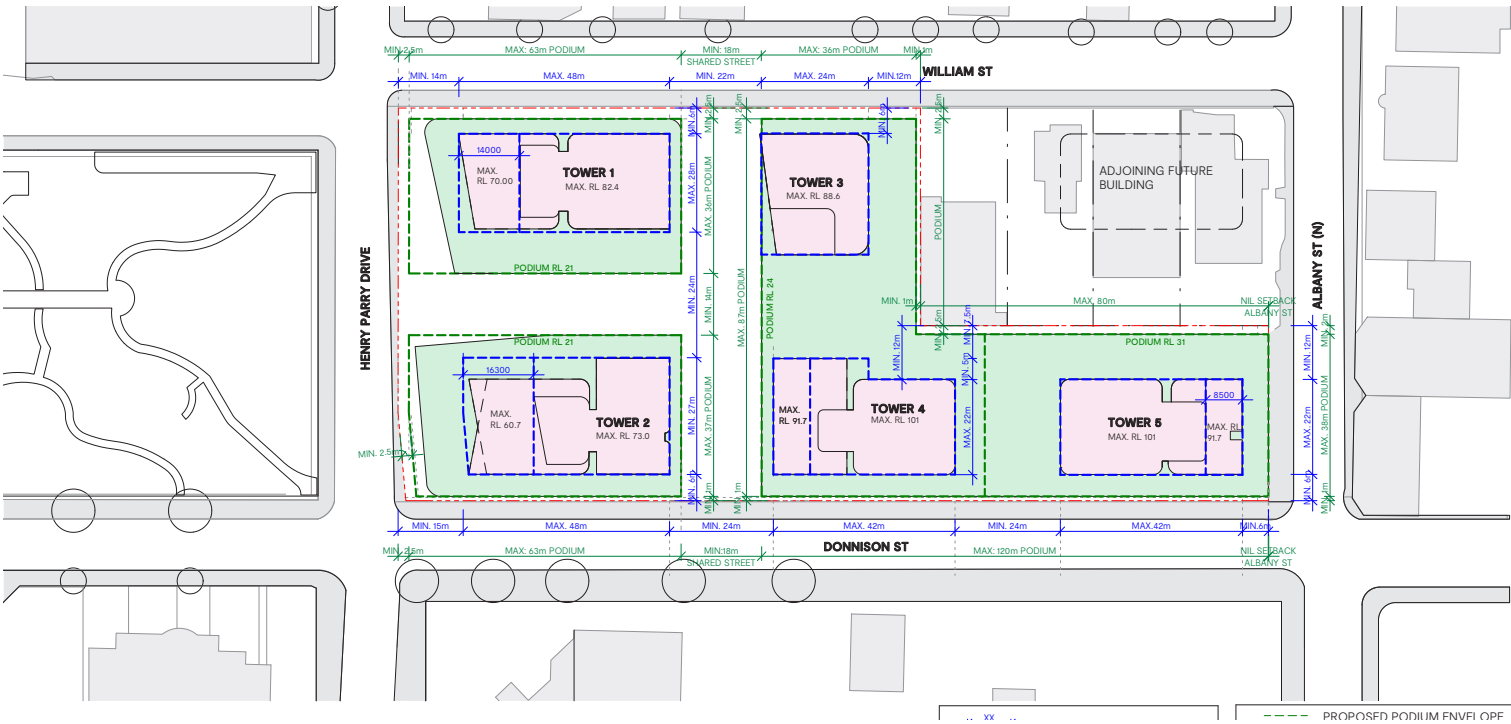
- The proposal creates a tiered series of towers, each responding to its particular location within the site. When viewed from key public vantage points, such as Kibble Park, the project tiers up and away from the park, reducing overshadowing and bulk/scale from the public domain.
- Podium uses are responsive to their location. Podium uses fronting Kibble Park are retail/commercial in nature, reinforcing the civic nature of the park.
- Frontages along William St and Donnison incorporate retail/commercial spaces, residential tower entries, soho's and other active uses where possible to do so.
- Tower heights reflect the future character of the Gosford Centre, with recent approvals within the CBD mostly approved at around 100m



03 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.

- The proposed development sees a progressive increase in density on the site, in line with the stated goals contained within the relevant state guideline controls.
- Each tower has been located and design with reference to SEPP65 criteria and the guidelines contained within the ADG, and provides appropriate facade lengths and depths, along with relevant levels of solar access for each tower
- The development is designed to be stagable over time, and has been organised so as to limit the units in any one stage to well under 200 units so as not to flood the market
- The site is well located near employment and transport links (as evidenced by its current use as a commuter carpark), and is well suited for residential, commercial and retail uses, as per its zoning



04 Sustainability

Good design combines positive environmental, social and economic outcomes

The proposal integrates passive and active sustainability measures as follows:

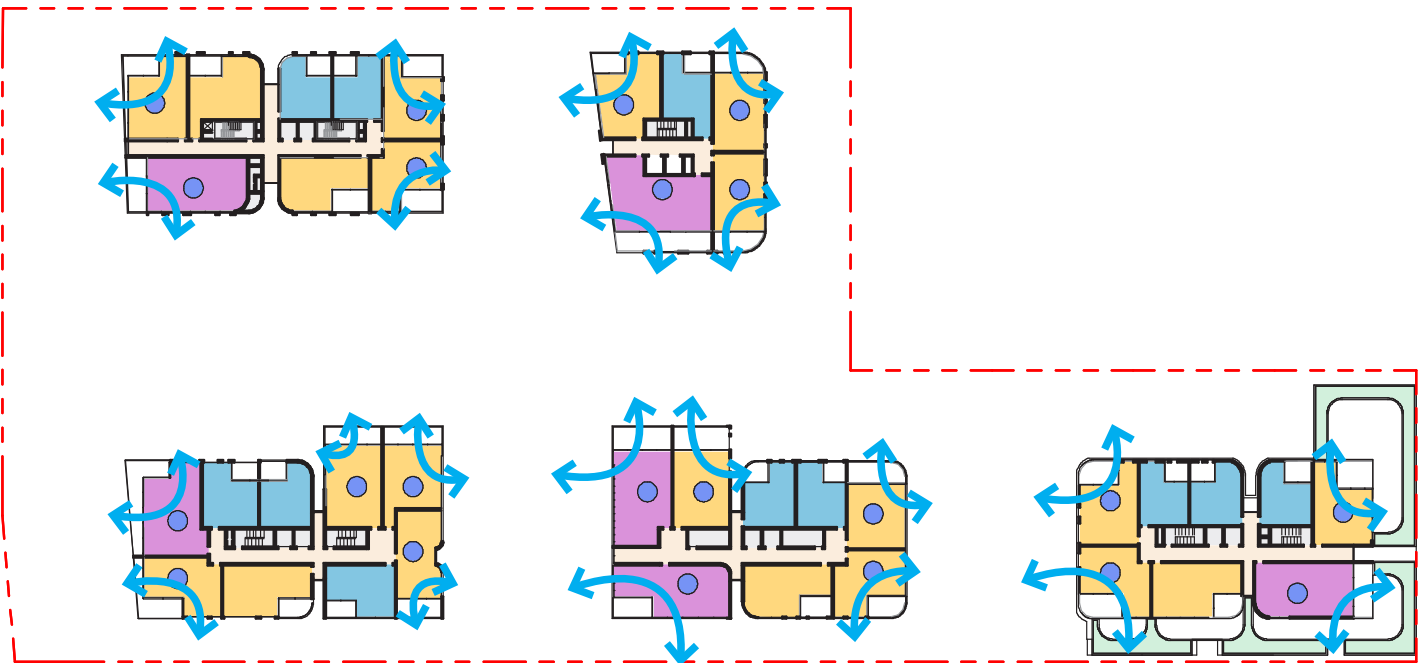
- Towers are oriented and scaled to maximise solar access and cross-ventilation opportunities, whilst also permitting solar access onto key public spaces incl. Kibble park and the new thru-site link
- Its location in the civic heart of Gosford encourages pedestrian and cycling as modes of transport, reducing reliance on car use.
- Energy efficiency and water use targets are set at or above basix +10%, and the da that follows can be expected to include leading energy efficiency and water efficiency/re-use measures
- A deep soil perimeter of upto 2.5M to all street fronts assists in promoting additional tree plantings for shading and substantial podium and tower plantings create opportunities for rainfall absorbtion and re-use.

Solar access target: 70% at 2hrs, 68% at 3hrs
Achieved: 566 units at 2hrs(COMPLIES)

Cross-Ventilation target (60%): 436 units
Achieved: 449 units (COMPLIES)



SOLAR ACCESS – TYPICAL PLAN



CROSS VENTILATION – TYPICAL PLAN

05 Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity.

Designed in conjunction with Arcadia Landscape Architects, the proposed landscape masterplan creates a variety of quality landscape opportunities, designed to compliment and reinforce the proposal, including:

- Upto 2.5m deep soil perimeter to all street boundaries
- A new 18m wide public shared street, at-grade, from William Street thru to Donnison Street
- “Civic” landscaped frontage to Henry Parry Drive
- Additional street and perimeter plantings
- Substantial podium landscaping incorporating a variety of private, semi-private and public spaces, within which a series of active and passive elements are provided
- All landscape elements are designed to draw inspiration and planting typologies from the surrounding area wherever feasible to do so.



06 Amenity

Good design positively influences internal and external amenity for residents and neighbours.

As evidenced in the “for example” drawings, the proposed envelopes facilitate quality outcomes in the future DA’s, including:

- Well proportioned floorplates, with adequate separation between towers
- Limited self-shadowing
- Capacity within proposed envelopes to fine-tune tower forms and orientations
- Logical pedestrian and vehicle entry, exit, servicing and common area pathways and relationships
- A variety of possible common area facilities of various sizes and natures
- Capacity to provide a variety of apartment types, locations and sizes
- Supporting retail, commercial and soho offerings

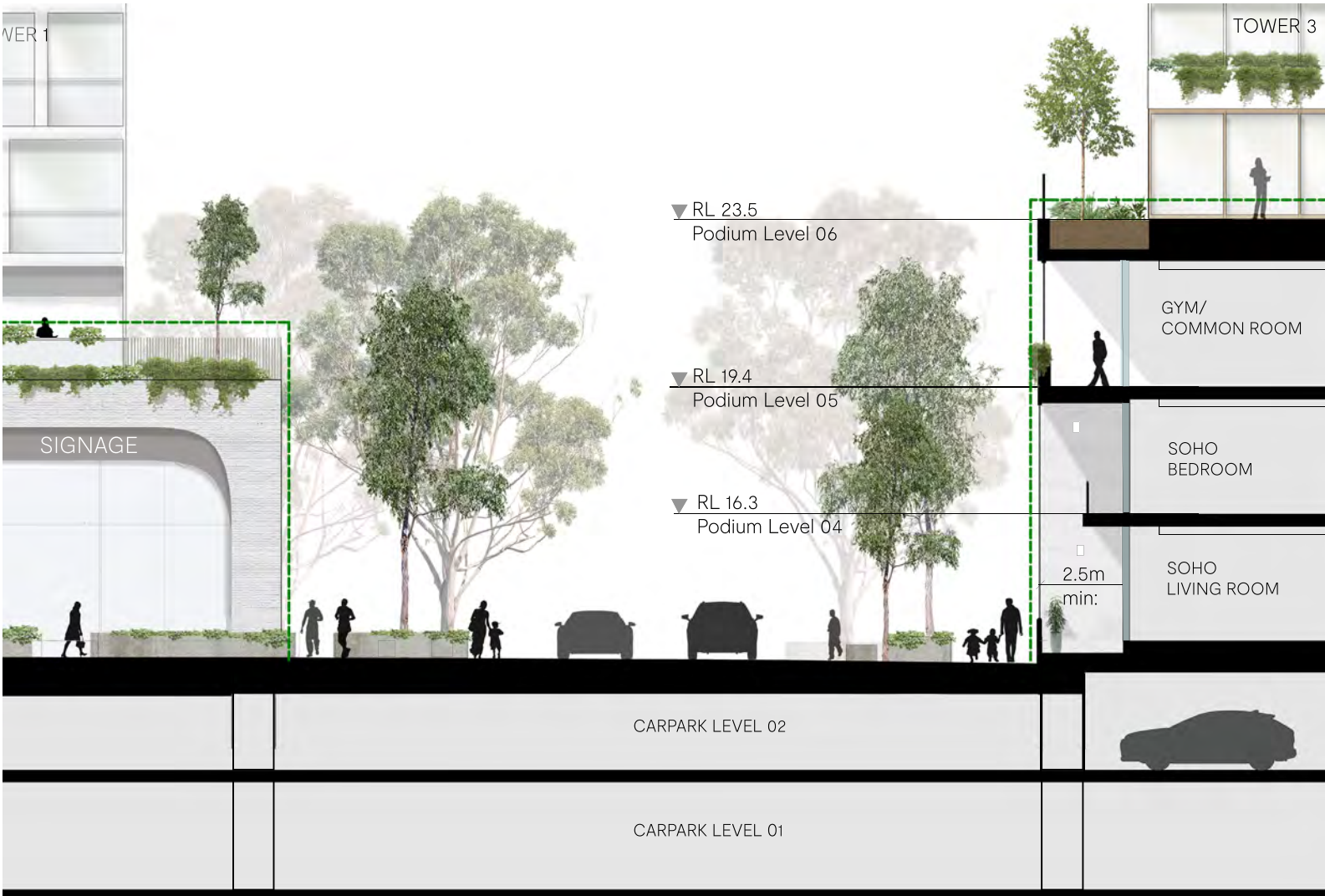


07 Safety

Good design optimises safety and security, within the development and the public domain.

- The proposal significantly improves public safety from the existing unsafe building, and incorporates:
- Significantly improved passive surveillance
- Clear sight lines from the public domain into and across the site
- Defined public and private spaces
- Clear public entry points, appropriate to each use
- Predominance of active frontages across the site

It is also anticipated that the proposal will incorporate relevant safety and security principles into the design development of the relevant DA's.



08 Housing diversity + Social interaction

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

The proposal provides a variety of housing sizes and types appropriate to meeting the current and future needs of the Gosford population.

Stage 1 DA allowances for unit mix, sizes and locations encourage a variety of smaller and more affordable apartments to be provided, which can be combined into larger sizes if that feedback is recieved over time.

A variety of quality common areas have been allowed for within and around each tower, providing opportunities for casual and formal resident interactions, both at podium and elevated level, as well as the retail and commercial opportunities available at street level as part of the podium

- Unit mix:
- 1 BED – 180 units (25%)
 - 2 BED – 399 units (55%)
 - 3 BED – 148 units (20%)

Including – 14 Townhouses
12 SOHO's



09 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.

Whilst this Stage 1 DA does not specifically focus on the delivered aesthetic, the example scheme does indicate the proposal has sufficient flexibility to create a diverse range of interesting and aesthetically pleasing responses.

Inspiration from the sites locality in materials selections is encouraged, and example aesthetic character developed as part of this proposal.

Creation of visual interest within the forms and structure of the podium and towers themselves is encouraged, rather than reliance on screens or other added elements, so as to retain design quality over time.



Conclusion

The proposed development is an integral part of the revitalisation of Gosford’s CBD civic precinct.

It is a key site within the precinct that has the capacity to significantly improve the quality and nature of both private and public space alongside Kibble Park.

The proposed buildings are designed to integrate with the bulk, scale and quality of new developments around them, and provide a series of high quality individual building forms within a cohesive whole, supporting and encouraging its neighbouring buildings, parks, road network, landscaping and urban facilities.

The proposed height, bulk, setbacks, through site links, apartment diversity, communal facilities together with the potential aesthetic qualities of the design, are considered to be a positive future contribution to neighbourhood and Gosford’s CBD.





9 AM



10 AM



11 AM



12 PM



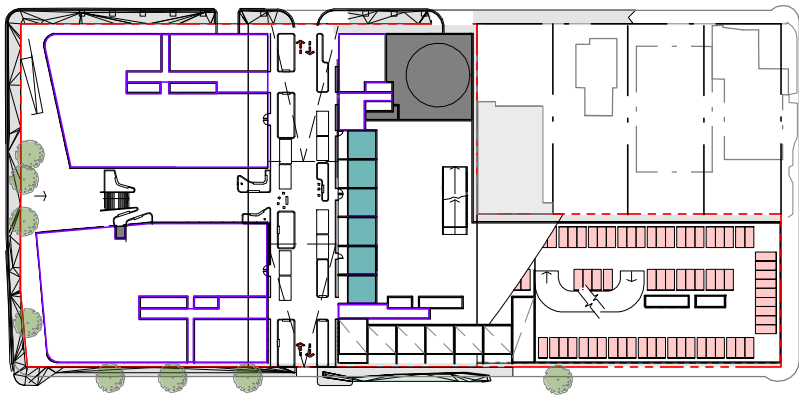
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2 PM



3 PM



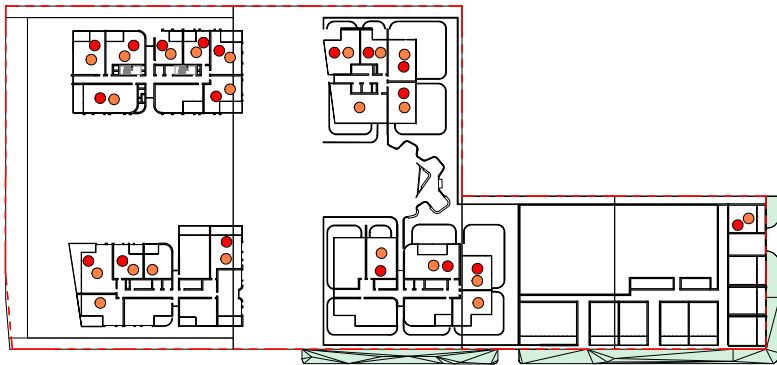
LEVEL 03



LEVEL 04



LEVEL 05



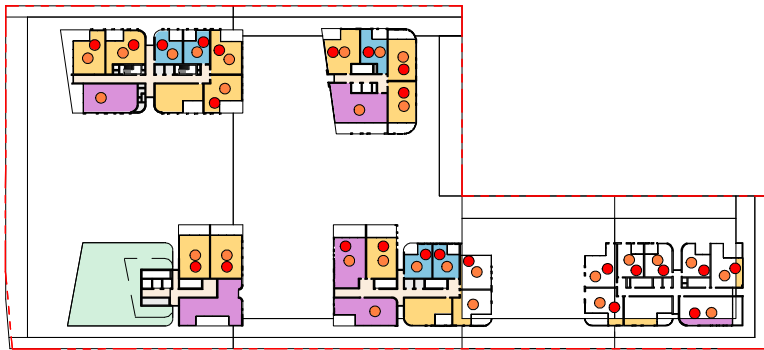
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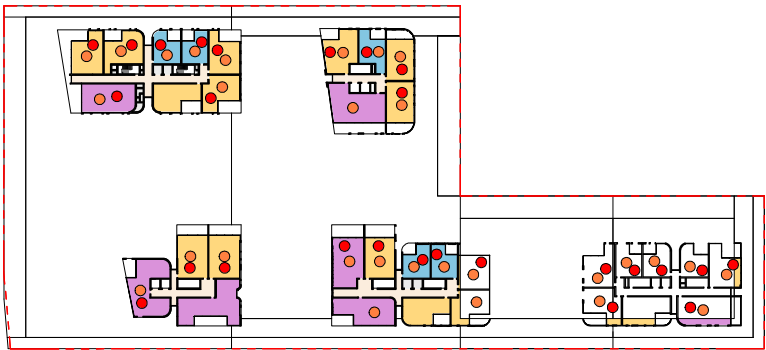
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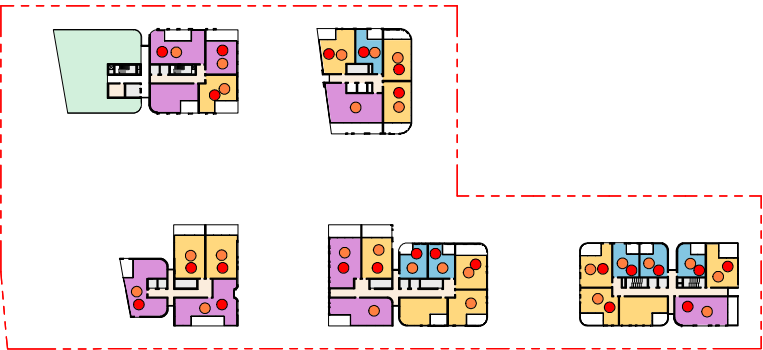
LEVEL 08 - 16



LEVEL 17



LEVEL 18-19



LEVEL 20

Rev	Date	Description
D	27.09.19	STAGE 1 DEVELOPMENT APPLICATION
E	03.04.20	REVISED STAGE 1 DA
F	01.06.20	REVISED ISSUE
G	24.06.20	REVISED SOLAR STUDY

Project
GOSFORD ALIVE MASTERPLAN
136 DONNISON STREET, GOSFORD 2250

Project Number
218155

Status
Date Plotted 24-Jun-20 11:41:36 AM
Date Issued
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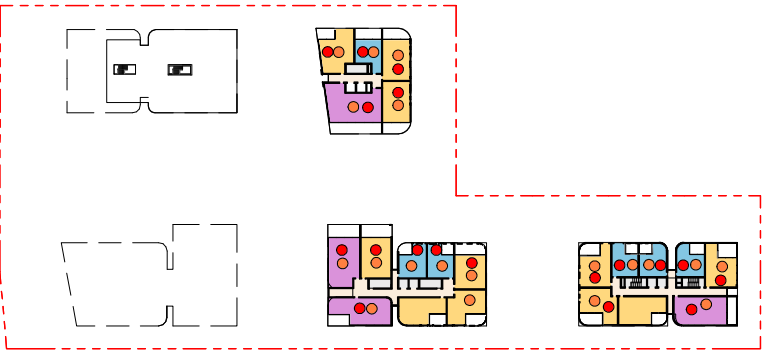
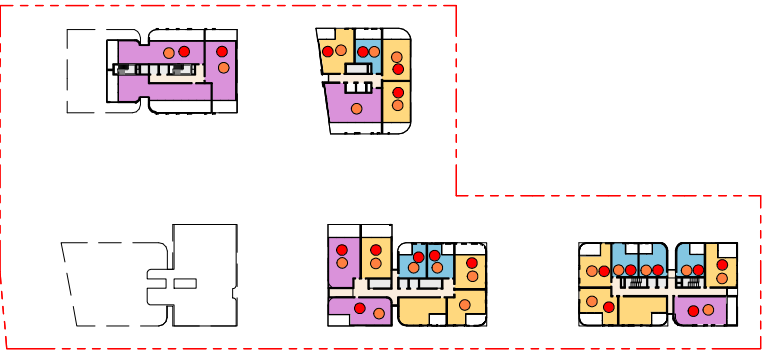
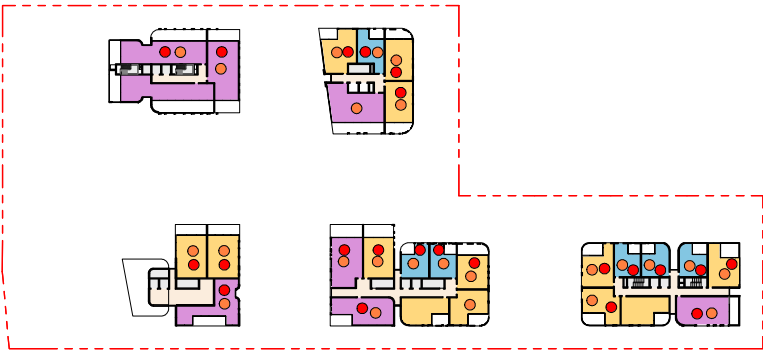


Drawing Title
SOLAR ACCESS PLANS

Drawing Number
DA-632

	2HR SOLAR ACCESS		3HR SOLAR ACCESS
SOLAR ACCESS SUMMARY			
Total apartments incl. SOHO and Townhouse: 726units			
Solar access target: 70% at 2hrs. 68% at 3hrs			
Achieved: 566 units at 2hrs, 491 units at 3hrs.			
ALL UNITS SOLAR ACCES COUNTED BETWEEN 9AM - 3PM			

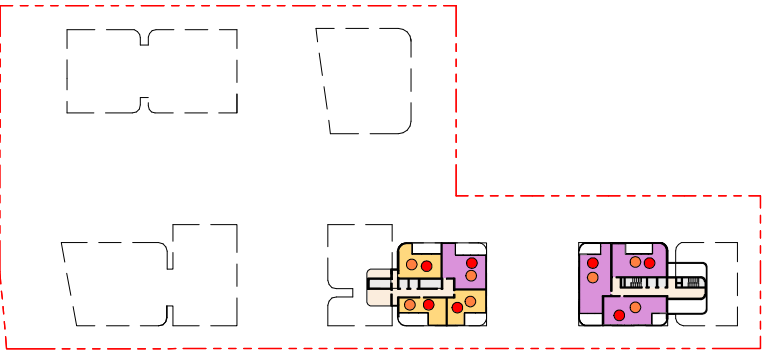
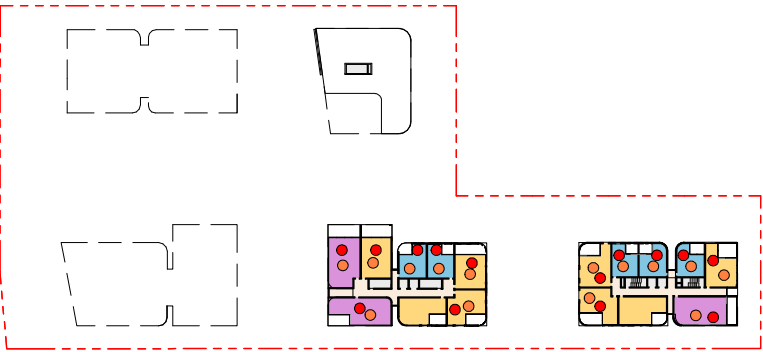
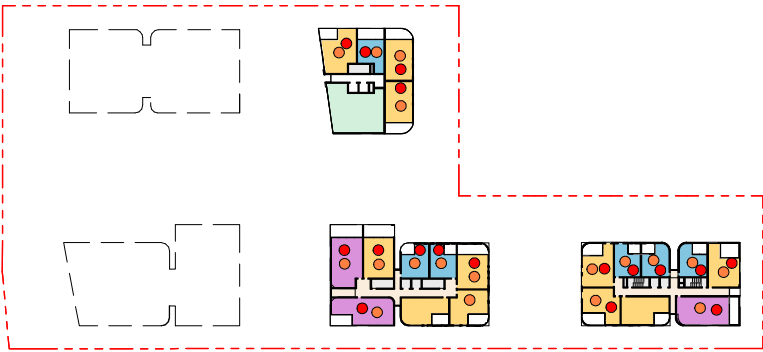
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LEVEL 21

LEVEL 22

LEVEL 24



LEVEL 25

LEVEL 26

LEVEL 27

2HR SOLAR ACCESS 3HR SOLAR ACCESS

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Project
GOSFORD ALIVE MASTERPLAN
136 DONNISON STREET, GOSFORD 2250

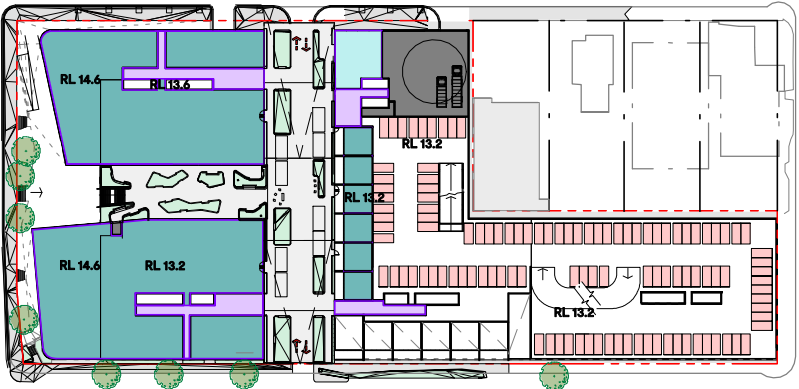
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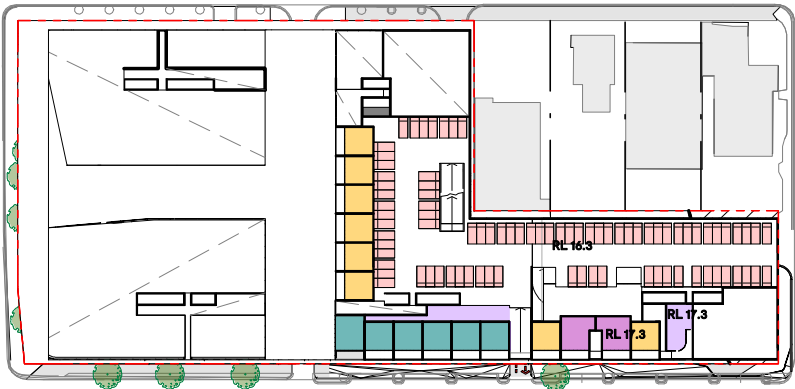
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SOLAR ACCESS PLANS

Drawing Number
DA-633

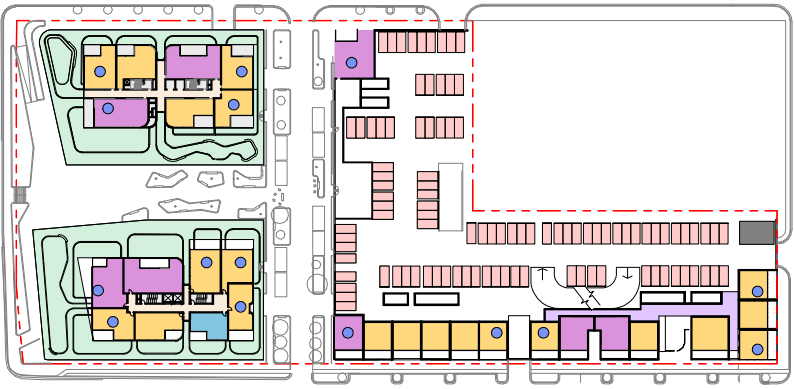
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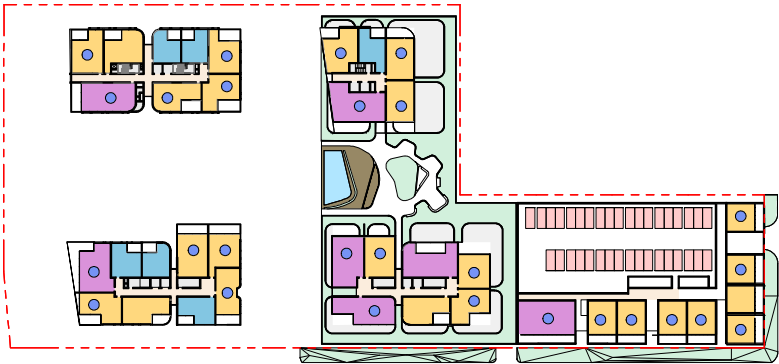
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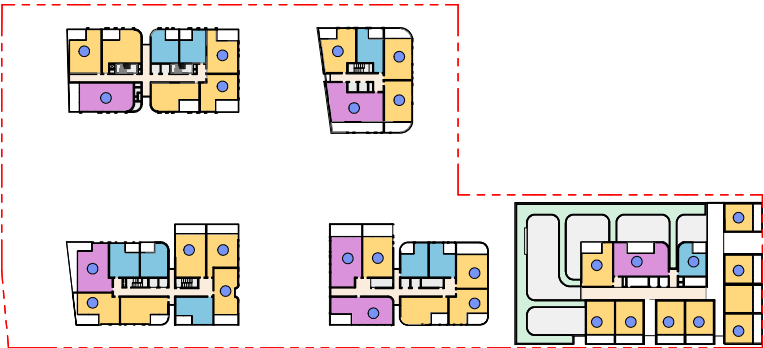
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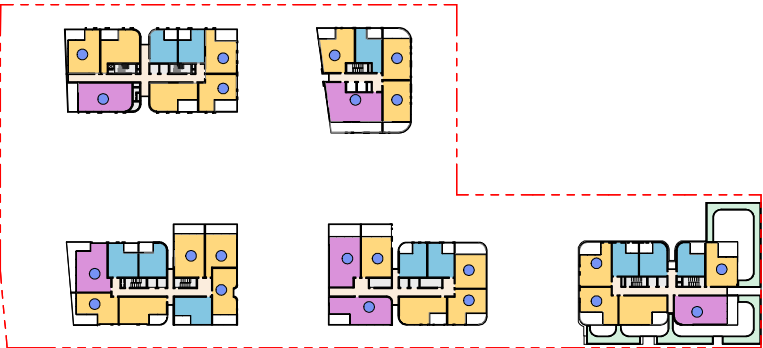
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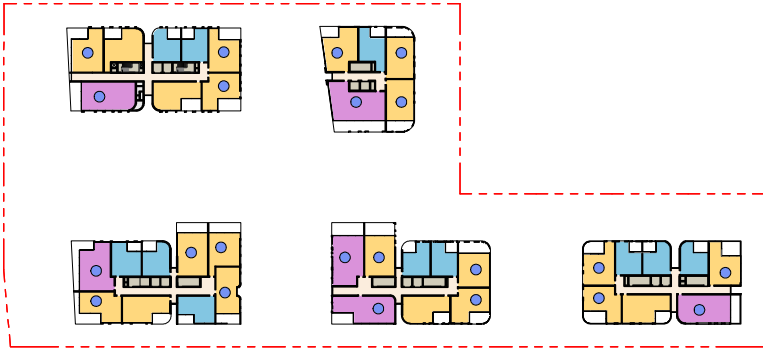
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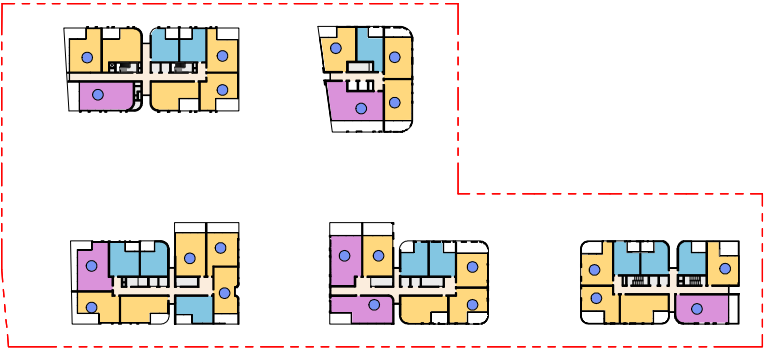
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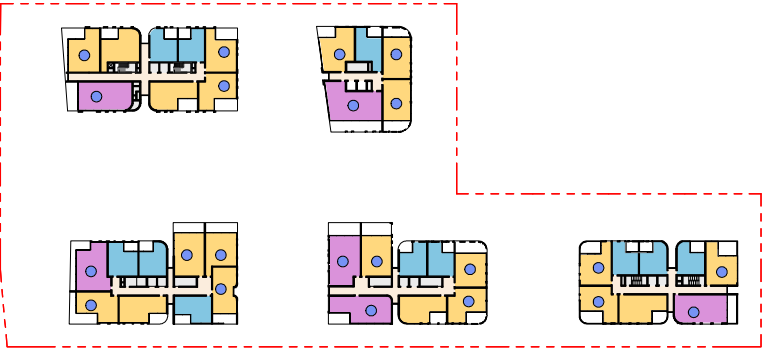
LEVEL 08



LEVEL 09



LEVEL 10



LEVEL 11



CROSS VENTILATED

CROSS VENTILATION SUMMARY -

Total apartments incl. SOHO and Townhouse: 726 units
Cross-Ventilation target (60%): 436 units
Achieved: 449 units (COMPLIES)

ALL APARTMENTS ABOVE 9 STOREYS ARE DEEMED TO BE CROSS VENTILATED.

Rev	Date	Description
A	TBC	REVISED STAGE 1 DA

Project
GOSFORD ALIVE MASTERPLAN
136 DONNISON STREET, GOSFORD 2250

Project Number
218155

Status	
Date Plotted	3/31/2020 7:58:09 PM
Date Issued	
Scale	1 : 2000 @A3



Drawing Title
CROSS VENTILATION

Drawing Number
DA-640

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