TEXCO DESIGN

SEPP 65 DESIGN VERIFICATION STATEMENT

SECTION 34

Project:

182-186 Gertrude Street, North Gosford 2250
Residential Flat Building under SEPP 65

For the: demolition of existing structures and construction of a residential flat building comprising 39 units, basement parking, and associated works, under the State Environmental Planning Policy No 65 (SEPP 65).

Prepared by Texco Design Pty Ltd,
Revision C

Suite 801C, Rhodes Waterside, 1 Rider Boulevard, Rhodes NSW 2138
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INTRODUCTION

This statement confirms that Mr Hsien Ming Lee (Darren), of Texco Design Pty Ltd directed the design of the accompanying development application, and that he is registered as an architect in NSW (registration No. 11348) in accordance with the NSW Architects Act 2003 No 89.

This Design Verification Statement has been prepared in support of the design quality of the development, and to declare the various considerations which have been taken aboard the design development process to ensure compliance with the *State Environmental Policy No 65 – Design Quality of Residential Apartment Development* (SEPP 65), and the *Apartment Design Guide* (ADG).

This statement is comprised of two parts: firstly, a written explanation of development concept, and how the design achieves the objectives of the *9 principles of design quality*. This forms the more qualitative description of overarching considerations and design goals for the development.

The latter half of this statement is comprised of a compliance table which is measured against each of the individual clauses of the ADG. This is the more quantitative aspect of the declaration, citing numbers, and acting as a checklist of sorts for the compliance of the development with regards to the ADG.

We would like to also note that in addition to the ADG, this development balances the combined and overlapping requirements listed in the state and local legislation including but not limited to the:

1. State Environmental Planning Policy (SEPP) No 65 – Design Quality of Residential Apartment Development;
2. State Environmental Planning Policy (Precincts-Regional) 2021
3. State Environmental Planning Policy (Gosford City Centre) 2018
4. Gosford City Centre Development Control Plan (DCP) 2018

We acknowledge that the enclosed development scheme has been designed to the best of our knowledge and ability to achieve the standards for design quality in apartments, to ensure a desirable, beneficial, and ultimately sustainable outcome for the LGA of Central Coast Council, for the locality of North Gosford, and for the future owners and inhabitants of this development.

……..

Hsien Ming, Lee (Darren)
Nominated Architect, NSW ARB 11348
Texco Design Pty Ltd

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PART 1: DESIGN PRINCIPLES

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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.

The development site is situated within the vicinity of the Gosford City Centre, approximately 1km Northward of the Gosford Railway Station, and just two streets removed from what is Gosford's central commercial corridor along Mann Street. The development falls within the Central Coast Council Local Government Area (LGA) and is more accurately located within the suburb of North Gosford, or more specifically, the City North precinct of the Gosford City Centre Character Areas.

Figure 1: Six Maps aerial snapshot, overlaid with a planning map of Gosford City Centre, showing the northward location of the development site in relation to the Gosford Railway Station, its proximity to the commercial strip along Mann Street, and the pockets of recreational parks and reserves in the area.

In its broader context, the site is located within a pocket of R1 zoning, straddled between the business precinct (as earlier described) running North-South along Mann Street, a light industrial zone running East-West along Glennie Street, and multiple other smatterings of parks, reserves, golf clubs and creeks. Gosford City Centre presents variety of retail and commercial strip along Mann Street, which is adjacent to the Railway station corridor.

The development site is comprised of 3 standard lots, (Lot 24 & 25, DP1591, and Lot 1, DP 17128), all located to the West of Gertrude Street, with a combined street frontage of 46m. The site measures around 1808m^2 of site area, and achieves a relatively square shape following amalgamation. The site falls sharply from the street level, with an approximate 7.5m of elevational drop from the street (the site's Eastern boundary) to the rear, and this presents the greatest situational difficulty to the development proposal.

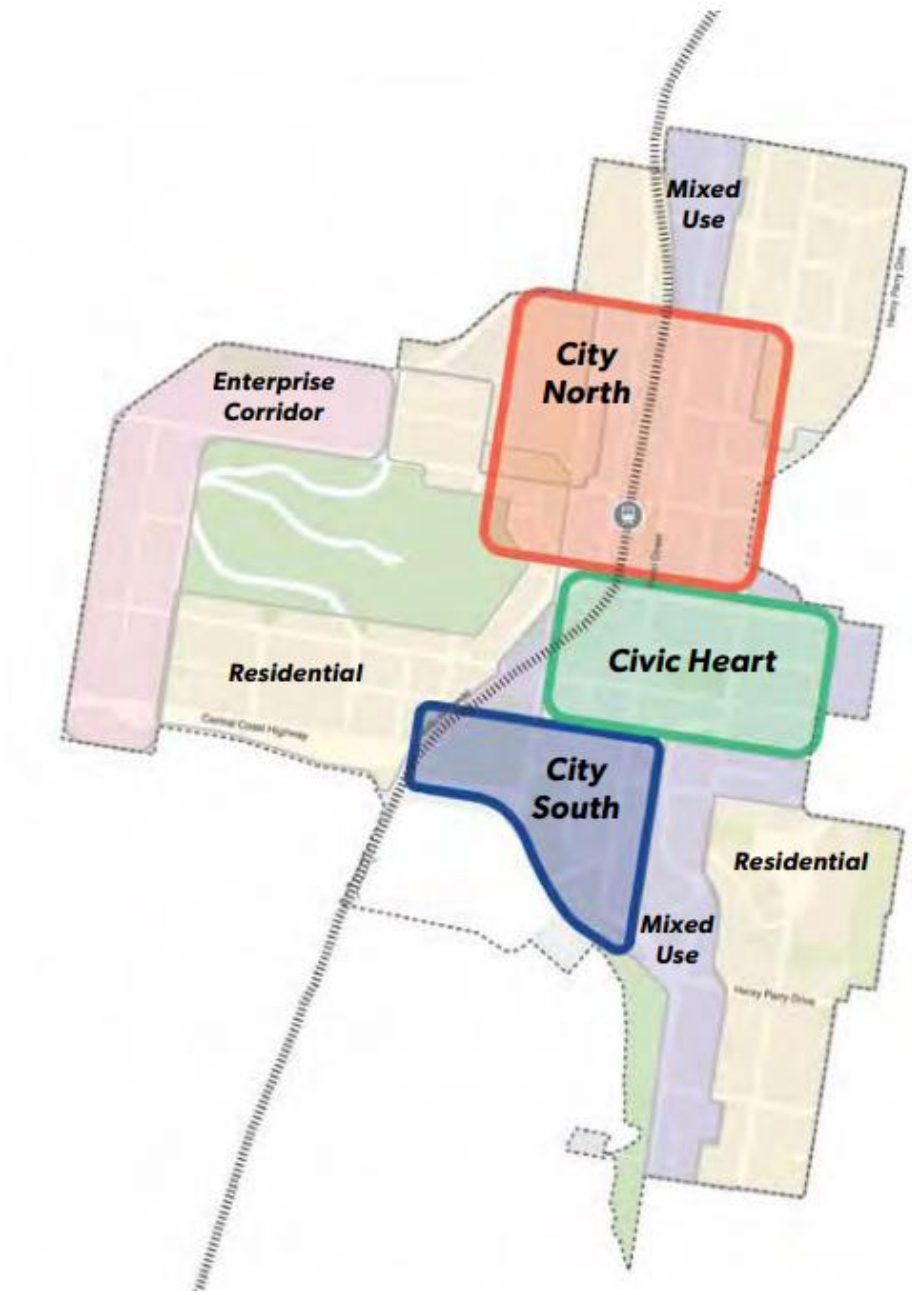

Figure 2: Excerpt from the Gosford City Centre DCP, showing the different character areas within the Gosford City Centre. The subject site, being located North of the Train Station, falls within the City North Character Precinct.

The site's primary vehicular access is achieved off an access road that branches parallel to Gertrude Street, which acts to separate opposing lanes of traffic, and as such, results in quite a quiet, protected, and domestic nature to the streetscape.

The site is currently occupied by three separate dwellings, which are all to be demolished for the current development proposal for a residential flat building, comprising 39 units over 8 storeys, and roughly 2 levels of basement carparking.

Figure 2: Google Streetview of the proposed site, beginning with 180 Gertrude Street in the foreground, and facing north towards 186 Gertrude Steet in the distance.

The site is zone R1 and located within the City North area defined in the Gosford City Centre DCP. Under SEPP (Precincts – Regional) 2021, selected sites with economic, environmental or social significance to the State are chosen, including Gosford, to promote their economic and social revitalisation. This site, situated in the heart of the City North Area, will be a pioneer development along this stretch of Gertrude Steet, and shall aim towards providing a high standard of precedence for future developments along the neighbouring lots, and towards contributing positively socially and economically to the community.

While there are no directly neighbouring developments of a similar scale or recency along this length of Gertrude Street, we may find other examples of residential flat building (RFB) developments further north, at Nos. 208-210 Gertrude Street, (a 4 storey high apartment building that is a brick finished contemporary aesthetics), Nos. 212-220 Gertrude Street (a three-storey apartment complex, with multiple building blocks), a little further up, and lastly 226 Gertrude Street. This is a stark, 8 storey residential flat building constructed on the corner lot of the intersection between Gertrude Street and Dwyer Street. It is assumed that some of the lower-rise developments were completed prior to the latest up-zoning of the Gosford precinct in 2014.

Further abroad, there are a few examples of recent RFB or mixed-use developments along Mann Street, of a similar scale, contemporary aesthetic, though these are not always as relevant given their commercial nature on the ground level facing the street, and their zoning differences.

Figure 3: Google Streetview showing neighbouring context: of 208-210 Gertrude St, in the foreground, 212-220 Gertrude St in the middle ground, and 226 Gertrude Street in the background. Note the varying degrees of building heights and aesthetic treatment, which altogether present an un-uniform street character.

Figure 4: Google Streetview showing the broader RFB character of the Gosford city centre, showcasing a better unified example of a contemporary coastal character, which the proposed development tries to more closely emulate.

The site is not heritage listed nor is it located within a heritage conservation area.

A couple of recent developments which can be used as direct examples of precedence for the present development. These are No. 70 Hills Street, and No. 69 Hills Street. These two residential flat buildings are located just North of the proposed development site, and only one street removed to the West of Gertrude Street. Both RFB's are located similarly within an R1 zone, an 18m maximum building height zone, and on highly sloped sites. The resultant massing

for both developments are therefore similar: both feature 7-storey street elevations, with 4-storey podiums, and a recessive top three floors; both feature stepping masses towards the back of their respective sites, following their natural topography; and both feature sunken units in a bid to presumably above by the 18m building height limit.

Figure 5: Google Streetview showing the massing of recent RFB at No. 70 Hills Street. Note the 7-storey massing, broken into a 4-3 podium-to-tower arrangement

Figure 6: Google Streetview showing the massing of recent RFB at No. 69 Hills Street. Note, similar to above

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.

It is here, important to note that the proposed development site is situated within an R1 zone, with a maximum building height of 18m. Given these planning controls, it is typically presumed that the site shall allow for a development of 6 storeys (assuming floor-to-floor heights of 3m each). It is with this massing strategy in mind, that we have proposed a six-storey massing facing Gertrude Street. We have here, attempted to avoid relying on sinking the building to allow for additional storeys, as is presumed to have been the intent of the developers and designers of the two buildings aforementioned (at No. 70 Hills Street, and No. 69 Hills Street), as they feature 7-storey frontages.

The proposal can be considered to have an overall height of eight storeys, however, due to the two-storey-high natural fall of the site topography towards the Western end, which necessitates a splitting of the building mass into two parts: a higher element (the Eastern block facing the street) and a lower element (with a sharp drop of one-storey facing towards the rear communal open area). Some better views of this massing are showcased under our response to Principle 9: Aesthetics, later in this document, and in the below diagrams.

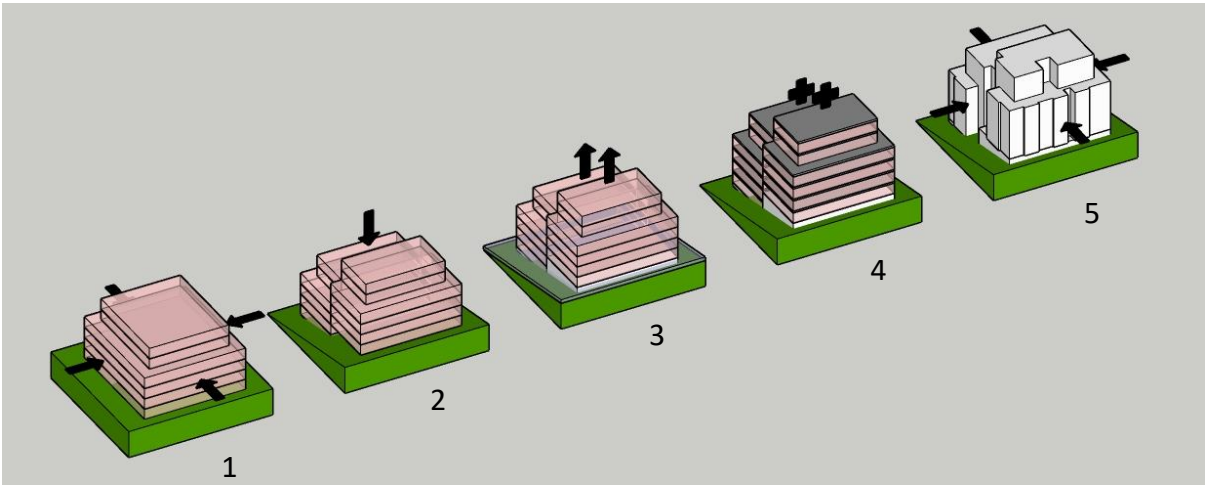

Figure 5: 6-step massing model illustrating the following conceptual progressions to the final massing., as follows:

Step 1: starting with a 6-storey massing, with 6m setbacks to three sides, and a 3m setback to the front. The top two floors are set back a further 3m from each side.

Step 2: Splitting the building mass with the fall of the site. Step down is 2 storeys in height

Step 3: Raising the building above the flood water path

Step 4: Addition of constructional tolerance to the floor-to-floor heights

Step 5: Articulation and carving-out of massing to allow for balconies and division of massing to reduce visual bulk

Step 6: Lowering building parts to minimize its shadowing impacts to neighbours. Refer to architectural drawing 020 for detail.

The overall height of the proposed development breaches the 18m maximum building height by roughly 5.5m at the frontmost corner of the site, and this continues to expand in severity the further back or down the site one takes the measurement. This breach of height is largely exaggerated by the sharp fall of the site, which is difficult to match without adverse impact on

the design and layout of the apartment units. A minor floodwater management strategy of providing 200mm freeboard above the natural ground line also adds to the height of the building at the entry point.

Lastly, these height concerns are topped off by an increasing requirement for additional structural considerations, and service tolerances, to be accounted for during later constructional phases. Anticipating this and having faced numerous challenges with past projects and experiences with the ADG requirement to balance a 2.7m ceiling height for all habitable rooms, we have taken the initiative to provide a 3.2m floor-to-floor height to each residential storey. Taken altogether, we believe the breach of the maximum building height plane to be warranted, and of no major adverse impact overall.

The building mass has been developed with generous setbacks to three sides, with a 3m front setback (2.4m for balconies) to improve street activation and engagement, as per DCP requirements. The building mass further recesses its southern setback to level 07, creating a 4-2 division of street wall podium to upper terraces.

The large setbacks provides space to co-locate deep soil zones, landscaping areas, and communal open areas, to ensure a good amount of amenity is retained for the future tenants of this development. This all helps to set a good precedent for all future developments along the street by way of an existing RFB character which is desired and duplicable.

The proposal has also reduced its bulk from Level 7 through removal of southern unit with reshaped the balconies below to minimize its shadowing impact to neighbours.

The setbacks to the North and South boundaries also help to alleviate any concerns of overshadowing of the southern neighbouring lots (even taking into consideration their future development as a RFB of a similar scale), and vice versa, alleviates any future overshadowing concerns over the current ground level units due to the future development of the northern neighbouring lots. The setbacks provide adequate building separation that ensures the visual amenity and privacy of the proposed building and future developments will not be compromised.

Figure 6: Streetscape elevation showing potential future development to the south of subject site having higher height limit, the proposed building will provide a transition between the differing height zones.

It might be prudent now, to also draw to attention to the fact that the development is located at a zone transition between an 18m height limit to a 24m maximum building height limit directly towards the South. As such, the proposed development suitably provides a transition in height between higher scale development to the south of the site and lower scale of development to the north of the site. The Northern neighbouring lot is already consolidated into an 18-townhouse complex, and as such, is unlikely to be re- developed in the near future. As such, the proposed building contributes positively to the streetscape by being empathetic to the scale of surrounding future developments.

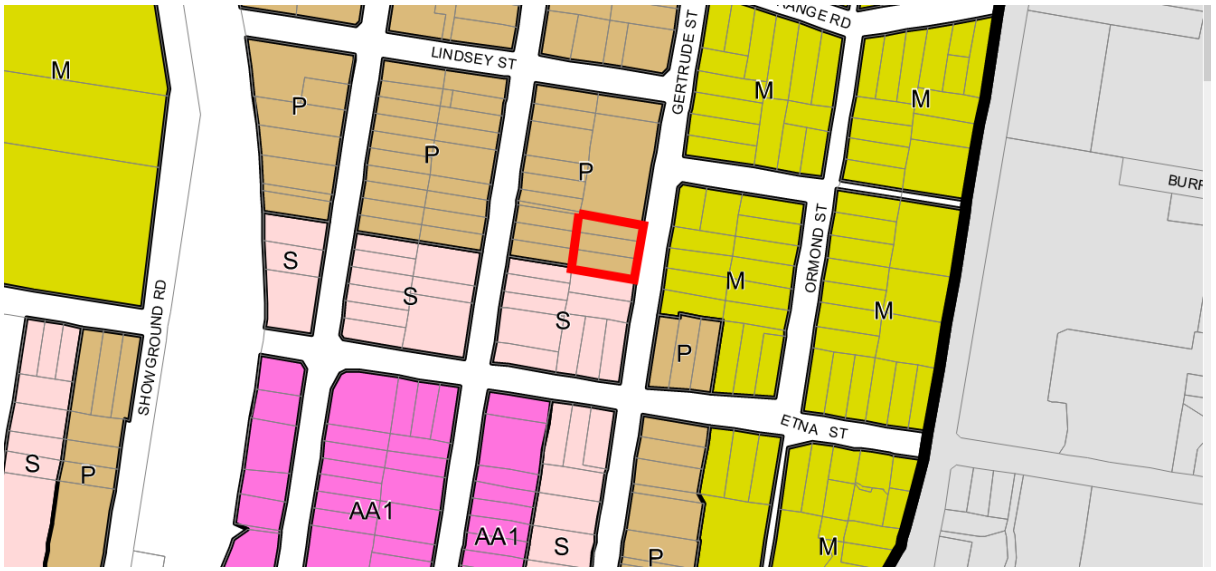

Figure 7: Gosford City Centre Height of Buildings Map showing height limit difference between subject site (18m) and adjacent lot (24m)

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

The proposal comprises 39 apartment units across eight habitable floors, and a gross floor area (GFA) of roughly 3615.86m^2. Given a site area of around 1808m^2, this amounts to a floor space ratio (FSR) of 1.99:1, which is just shy of the FSR 2:1 permissible for this site under the SEPP Regional (Chapter 5, Gosford City Centre). We thus consider this development to be well within the appropriate scale and density for its site, its zoning, and its scale, as envisioned for the future of the Gosford City Centre.

The proposed development shall be the first redevelopment on this stretch of Gertrude Street, aiming for a higher density than the current low-lying detached dwelling prevailing character of the street. As such, it is benefitted by the fact that the relative increase in population and traffic density shall not overly congest the street or its surrounds.

The setbacks are set as below:

- Side & rear setback: Min 6m for level 4 and below; Min 9m for level 5 and above.
- Front setback: Min 3m for level 4 and below (2.4m for balconies on ground floor); Min 6m for level 5 and above.

They are generous enough to allow comfortable visual separation for all balconies, living rooms and bedrooms from any future neighbouring developments, and allows room to breathe, and to enjoy clear vistas out from the development.

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.

Sustainable design techniques have been employed to ensure resource, energy and water efficiency, reducing the reliance on technology and operation costs. The building has been assessed under BASIX requirements, and against NatHERS ratings to ensure the thermal comfort, low reliance on energy-hungry services, and water efficiency aspects of the development are within sustainable standards. Insulation shall be provided to all external walls as necessary, and windows have been located strategically to ensure not only an abundance of daylight and vistas, but also to ensure access to solar gain throughout the year. The orientation of units also assists with this, with the northern orientation of living areas allowing a majority of units to have access to solar gain in the winter, and dual or corner aspects allowing for opportunities for natural ventilation for cooling in the summer.

The design and arrangement of units are repeated where possible to ensure an efficiency of services. From a macro perspective, the selection of materials and finishes is intended to achieve a long-wearing and maintenance-free finish which shall lengthen the building's lifecycle and avoid the need for redevelopment for many years.

PRINCIPLE 5. LANDSCAPE

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both the residents and for the public domain.

The proposed development has been provided pockets of landscaping to all of its boundaries, making use of the front and rear setbacks to co-locate deep soil zones capable of accommodating medium to large trees, and the deep soil strips on either the Northern and Southern sides to accommodate a soft buffer against those shared boundaries. The landscaping

is largely allocated towards communal use, and shall be maintained by the building management to ensure the appropriate care for the gardens can be provided.

A degree of landscaping is also provided on level 6 to create a perimeter around the communal open area here. These planter boxes provide a degree of visual screening, and provide a buffer zone from the balustrade edges, thus preventing overlooking from the rooftop into the neighbouring properties. The landscaping design has been prepared by a landscape architect to ensure compliance, suitability of species, and appropriateness of the plantings.

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.

The apartments have been designed with generous floorplans, and thus reserves additional space to allow flexibility of use to suit a diverse range of needs and lifestyles. The proposed room mix features 1 Bed, 2 Bed and 3 Bed apartments, reflecting the local demographic and market desirability of developments in the North Gosford. The master bedrooms have been located facing North, with generous windows and views out into the canopies of the existing trees.

Each of the units features a combined living/dining/kitchen area, as is desirable in today's market. This makes for a large combined volume for the collective use of the family, with visual connectivity between the various activities and sub-volumes within the family space. This connectivity extend out onto the balconies. Most of the kitchens have been provided with island benches, with sinks facing the living space. The living areas all feature a dual-aspect, with windows on at least two sides to promote cross-ventilation and makes a variety of vistas available to the inhabitants.

The balconies have also been located on the northern side of the living areas where possible, and ought to be sunny and useable throughout the year. The shade that the balconies provide over the living room doors below also provide a degree of shelter that promote their use through poor weather.

All the apartment units have also been afforded a degree of enclosed storage, and some have the potential for study corners to be incorporated as an extension of the living space.

Six out of the 39 apartment are assigned as adaptable units for future adaptation of higher accessibility standards. This shall allow a degree of flexibility for occupants of a larger age range and a broader spectrum of physical disability.

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 proposed development features living areas and balconies which overlook the street frontage, thus promoting a degree of passive surveillance of the street and of the pedestrian entry. The basement parking area shall be shuttered to also restrict access into the private parking area.

The pedestrian entryway to the development is clearly defined by a portal frame, underlined by a projecting awning. The generous entry allows for clear slight lines and an easily-surveilled building entry.

The ground level landscaped and communal open area is both irregular in shape, and tiered to fall with the natural slope of the site, and as such, creates some blind spots and obscure spaces, but the landscaping design, in conjunction with adequate outdoor lighting ought to alleviate some of these safety concerns. Multiple balconies and habitable windows also overlook every aspect of the ground level communal space, and ought to lend a hand in passive surveillance of these shared areas.

The entry pathway and the communal open space on the rooftop shall be lit at night to allow a degree of visibility and security. Nevertheless, the lighting to the communal open space shall be dim, or at least be orientated away from neighbouring windows so as to protect their amenity through the night.

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 proposed development features 39 apartments, with a broad mix of Studio (2.6%), 1-bed (10.2%), 2-bed (64.1%) and 3-bed (23.1%) units, 6 of those being adaptable for tenants with a potential physical disability or limitation. This mix largely reflects the market demand and demography of the region, and desired future character of the area as a vibrant residential precinct capable of sustaining multiple types of living arrangements and family sizes.

From a broader perspective, the development site is suitably placed within a large residential community, with easy access to means of public transport or public parking for guests. It is also located in close proximity with essential services and amenities, with a 500m radius, there are two parks, Gosford Hospital, Gosford High School, and within a 1km radius, it features the

Gosford train station and suburb centre, as such, most basic needs for groceries, cafes and the like are just a short trip away.

The combined aspects of good amenity within the local area, with access to education, healthcare, parks and recreation, shopping and dining all add to the overall suitability of the development for a balanced domestic lifestyle. The added bonuses of safety, and provision of on-site communal facilities and spaces within the development also serve to enhance opportunities for inhabitants to enjoy a variety of modes of living.

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 aesthetic design of the proposal is driven by the vision of a modern apartment, in a sort of contemporary coastal character set by the newer developments centred around the central commercial corridor along Mann Street. This character deliberately eschews the post-war brick styling of residential flat buildings more commonly found around the quieter streets of Gosford, and is defined by a primarily white façade, with grey blocks, and timber trimmings/accents.

Figure 8: Architectural concept render showing the overall design intent, materiality, colours and textures.

This palette is applied to the proposed development in the following manner: predominantly white portal frames and solid balcony upturns; dark grey infill within each of the portals, and a dark grey podium level to create a visually distinct and recessive massing; and occasional vertical timber battens for privacy screening.

The built form, as discussed briefly in Principle 2 above, is defined by a 4-storey podium massing, and additional setbacks to all sides on the top two storeys, creating a 4-2 division of the six-storey street bulk. The massing of the podium level is further articulated via an alternating division of portal frames and balconies, creating a roughly three-bay façade, accentuating the verticality of the base. The portal frames are designed with a slanted soffit, and visually ”frame” the large openings to bedrooms and living rooms. A framing element has also been provided over the driveway entry into the site, to lend a unifying visual element to the building entry.

Viewed from the side, the building also reads as two masses, with a one-storey drop/splits down the middle, which correlates with the slope of the site, and the negotiation of the ground level. The rear half of the building, centred around the western vertical circulation (lift and stair) core follows a similar 4-2 division of the podium and terrace massing.

Figure 9: In-model view of the street (East) elevation of the proposed development. Note, 4-2 division of the six-storey massing, and the three-bay division of the lower podium.

Figure 10: In-model view of the Northern elevation of the proposed development. Note, the one-storey stepdown of the massing down the middle.

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PART 2: ADG COMPLIANCE TABLE

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PART 3 - Siting the development		
Requirement	Development Proposal	Compliance
<u>3A Site analysis</u> *Objective 3A-1* Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context	A site analysis has been provided to illustrate various siting considerations which have been taken. Several key points that have been considered are the orientation of the site, the topography of the land, appropriateness of its high density residential nature, and nearby local amenities such as: 1. Access to public transport in the form of the Gosford Train Station 2. Proximity to retail and commercial amenities along Mann Street 3. Healthcare facilities Gosford Hospital 4. Educational facilities Gosford High School	✓
<u>3B Orientation</u> *Objective 3B-1* Building types and layouts respond to the streetscape and site while optimising solar access within the development *Objective 3B-2* Overshadowing of neighbouring properties is minimised during mid-winter	The proposed development shall be the first residential flat building located along this length of Gertrude Street, and as such, shall for a brief time, stand out from the rest of the street in both height and bulk. Nevertheless, this use of the site is in keeping with the character of RFB's further abroad along the street and the Gosford locality and is suitable given its overall compliance with the objectives of the DCP and LEP. The proposed development shall undoubtedly cause some overshadowing of the southern neighbour, as to be expected. Nevertheless, the favourable North-south orientation of the site and carefully considered building mass as indicated on figure 5 creates opportunity for the southern lots to obtain some solar gain to the front of their property in the morning, and some to the rear yard in the afternoon. This continues to be the case should there be a future development of the southern neighbours as a similarly sized development. A sun-eye diagram and a solar access diagram has been provided in the architectural drawings set to illustrate the potential overshowing over the ground level units of a future RFB development to the South. Only 2 units	✓ ✓

	may be severely affected by this overshadowing, if it keeps to a 6m Northern side setback.	
<u>3C Public Domain Interface</u> *Objective 3C-1* Transition between private and public domain is achieved without compromising safety and security *Objective 3C-2* Amenity of the public domain is retained and enhanced	The interface between the private and public domain is intended to be open. A landscaped area is to front the development, to allow visual amenity to both street pedestrians and future tenants. A modern style fence is to be provided for the ground level unit facing the street to allow a degree of passive surveillance. Fence detail can be found on architectural drawing 205. The existing footpath along Gertrude Street is fairly narrow, and without any street furniture, given the existing residential and domestic nature of the street. The development shall require the replacement of the driveway crossing and of the pedestrian footpath in alignment with the proposed driveway entry. All else is intended to be retained as is.	✓ ✓
<u>3D Communal and public open space</u> *Objective 3D-1* An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping *Design criteria* 1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3) 2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter) *Objective 3D-2* Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting *Objective 3D-3* Communal open space is designed to maximise safety	Provided 418.41m² on GF and 83.51m² on level 6. Altogether this shall achieve an area amounting to 25% of the site area, which are open to receiving sunlight throughout the day and the year. The rooftop communal open space has been designed to house some seating, a communal BBQ facility, and perimeter planter boxes and landscaping. The middle portion of the COS is to be covered by a pergola/awning structure to provide a little shelter from the elements, and to better define communal space. The ground level communal area is a landscaped garden at the rear of the development. Access to the communal open space shall be limited to tenants only, and shall be	✓ ✓ ✓

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Objective 3D-4
Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood

</td>
<td>dimly lit at nighttime to allow passive surveillance of the space without disturbing the neighbours with overly bright lights.

N/A</td>
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<u>3E Deep soil zones</u>

Objective 3E-1
Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality

Design criteria
Deep soil zones are to meet the following minimum requirements:
<table>
<tr><th>Site Area</th><th>Min. Dimensions</th><th>Deep soil zone (%)</th></tr>
<tr><td>Less than 650m^2</td><td>-</td><td>7%</td></tr>
<tr><td>650m^2 - 1500m^2</td><td>3m</td><td>7%</td></tr>
<tr><td>> 1500m^2</td><td>6m</td><td>7%</td></tr>
<tr><td>> 1500m^2 with significant tree cover</td><td>6m</td><td>7%</td></tr>
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<td>Adequate deep soil zones have been provided to three sides of the development site, with 6m widths towards the North, South and West boundaries.</td>
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<u>3F Visual privacy</u>

Objective 3F-1
Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy

Design criteria
Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:
Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:
<table>
<tr><th>Building height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr>
<tr><td>up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr>
<tr><td>up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr>
<tr><td>over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr>
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Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2)

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<td>The development provides setback from side and rear boundary as per the requirement from ADG, with 6m setback up to 4 storeys, and 9m above.</td>
<td>✓</td>
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</table>

Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties *Objective 3F-2* 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 Pedestrian access and entry	The protection of the neighbours' privacy has been achieved mainly through the orientation of the rooms and balconies away from the shared boundaries. A degree of planting shall be provided on the shared boundaries to provide a degree of soft visual screening.	✓
<u>3G Pedestrian access and entry</u> *Objective 3G-1* Building entries and pedestrian access connects to and addresses the public domain *Objective 3G-2* Access, entries and pathways are accessible and easy to identify *Objective 3G-3* Large sites provide pedestrian links for access to streets and connection to destinations	The building entry pathway has been located along the eastern edge of the site, and directly connects the entry lobby with the street/public domain/pedestrian pathway The pedestrian entry is denoted by a portal frame, which provides a clear visual indicator/physical threshold at the boundary. N/A The development site is a standard lot and does not provide any through-site links to any adjacent properties/streets	✓ ✓ N/A
<u>3H Vehicle access</u> *Objective 3H-1* Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	The development proposal retains the general location of the existing driveway crossing, but shall require remediation to suit the 5.5m driveway width. This shall not unduly disrupt pedestrian access across the footpath or cause any safety concerns. The driveway entry shall allow visual splays to both sides, clear of any tall visual obstructions.	✓
<u>3J Bicycle and car parking</u> *Objective 3J-1* Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas <u>Design criteria</u> For development in the following locations: 1. on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or	47 car parking spaces. Please note that these car parking provisions cite the parking rates noted in the ADG Housing, in lieu of those found in the GCCDCP. SEPP requirement using the high density RFB rate for sub-regional centres from the RTA's Guide to Traffic Generating Developments.	✓

2. on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street		
Objective 3J-2 Parking and facilities are provided for other modes of transport	3 motorcycle spaces and 16 bicycle spaces have been provided for this development.	✓
Objective 3J-3 Car park design and access is safe and secure	The basement car park shall be restricted to private use only, and shall be shuttered at the bottom of the entry ramp.	✓
Objective 3J-4 Visual and environmental impacts of underground car parking are minimised	The driveway ramp is denoted by a portal frame canopy which projects forward of the building line. The roller shutter to the basement car park shall be recessed, and located at the bottom of the ramp to avoid a visual black hole on the street façade.	✓
Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised	N/A No on-grade parking is proposed	N/A
Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised	N/A No above-ground parking is proposed	N/A
PART 4 – Designing the building		
<u>4A Solar and Daylight Access</u> *Objective 4A-1* To optimise the number of apartments receiving sunlight to habitable rooms, primary windows, and private open space *Design criteria* 1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas. 2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter.	38 units achieve solar access to their primary living spaces and private open space throughout the year. Of these 30 (77%) units achieve at least 3 hours of direct sunlight between 9am to 3pm mid winter 21 June, exceeding the 70% minimum. 8 (20.5%) units achieve less than 3 hours direct sunlight between 9am to 3pm mid winter 21 June. Only one (2.5%) unit achieves no direct sunlight between 9am to 3pm mid winter 21 Jun, in compliance with the maximum 15% of units allowable under the APG.	✓

3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter *Objective 4A-2* *Daylight access is maximised where sunlight is limited* *Objective 4A-3* *Design incorporates shading and glare control, particularly for warmer months*	Units layout are arranged to allow habitable rooms to receive daylight where sunlight is limited Where possible, balconies are incorporated to habitable room as a transition that provides shading over warmer months	✓ ✓
<u>4B Natural Ventilation</u> *Objective 4B-1* All habitable rooms are naturally ventilated *Objective 4B-2* The layout and design of single aspect apartments maximises natural ventilation *Objective 4B-3* The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents *Design criteria* 1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed. 2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	All units are naturally ventilated. Single aspect apartments are designed to have less depth and incorporate kinks at the external wall to allow ventilation opportunities.	✓ ✓ ✓
<u>4C Ceiling Height</u> *Objective 4C-2* Ceiling height increases the sense of space in apartments and provides for well proportioned rooms *Objective 4C-3* Ceiling heights contribute to the flexibility of building use over the life of the building	The 3.2m floor-to-floor heights shall comfortably achieve a ceiling height of 2.7m in all habitable rooms. High ceilings to a height of 2.7m shall be sufficient to facilitate a wide range of furniture/uses suitable for the amenity of most inhabitants.	✓ ✓

<u>4D Apartment size and layout</u> *Objective 4D-1* The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity *Design criteria* 1. Apartments are required to have the following minimum internal areas: <u>Apartment type — Minimum internal area</u> Studio — 32m² 1 bedroom — 50m² 2 bedroom — 70m² 3 bedroom — 90m² The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each 2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms *Objective 4D-2* Environmental performance of the apartment is maximised *Design criteria* 1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height 2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window *Objective 4D-3* Apartment layouts are designed to accommodate a variety of household activities and needs *Design criteria* 1. Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space) 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space) 3. Living rooms or combined living/dining rooms have a minimum width of: a. 3.6m for studio and 1 bedroom apartments b. 4m for 2 and 3 bedroom apartments 4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	All units comply with the minimum apartment sizes noted in the table to the left. All habitable rooms in all units have access to windows sized no less than 10% of the floor area of that room, with operability to ensure access to natural ventilation. All habitable rooms have sufficient access to windows, and are not so deep so as to create areas of poor daylight or ventilation amenity All units have been provided generous floor plans, which allow additional room for storage, and excess room in living areas. All living areas feature widths of no less than 4m, and all bedrooms are no less than 3m in their shortest dimension. All master bedrooms are slightly enlarged to allow 10m² of floor area, and wardrobes of 1.5-1.8m length	✓ ✓ ✓ ✓

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4E Private open space and balconies *Objective 4E-1* *Apartments provide appropriately sized private open space and balconies to enhance residential amenity* ***Design criteria*** All apartments are required to have primary balconies as follows: Dwelling type / Min area / Min depth Studio apartments / 4m² / - 1 bedroom apartments / 8m² / 2m 2 bedroom apartments / 10m² / 2m 3+ bedroom apartments / 12m² / 2.4m	All balconies and private open spaces have been suitably sized to comply with the table to the left.	✓
Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents	Balconies are connected with living spaces, and orientated to the north where possible for better solar access.	✓
Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	The balconies and POS's are integrated into the design language of the development.	✓
Objective 4E-4 Private open space and balcony design maximises safety	All barriers and balustrades shall achieve a compliant minimum height of 1m, as required by the NCC.	✓
4F Common circulation and spaces *Objective 4F-1* Common circulation spaces achieve good amenity and properly service the number of apartments ***Design criteria*** 1. The maximum number of apartments off a circulation core on a single level is eight 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	The proposed development, though cojoined in massing, is divided into two vertical circulation cores. These two circulation blocks each have access to their own lifts and fire stairs, and share access to the street level lobby and basement car parking levels.	✓
Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents	The common corridors are relatively efficient and provide a comfortable "lobby" for all inhabitants and visitors	✓
4G Storage *Objective 4G-1* Adequate, well designed storage is provided in each apartment ***Design criteria*** *In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:*	All units have been provided a mix of enclosed and incidental storage volumes, located wholly within the apartment units, to comply with the table on the left.	✓

Dwelling type — *Storage size* *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* *Objective 4G-2* Additional storage is conveniently located, accessible and nominated for individual apartments	Each unit is provided an additional caged storage in the basement amounting to about 4.8m³ of volume	✓
4H Acoustic privacy *Objective 4H-1* Noise transfer is minimised through the siting of buildings and building layout *Objective 4H-2* Noise impacts are mitigated within apartments through layout and acoustic treatments	The proposed development is suitably set-back from the shared boundaries. Acoustic treatment of the internal walls and intertenancy walls will be detailed during the Construction Certificate phase, but can be readily achieved through discontinuous construction and the appropriate acoustic insulation treatments.	✓ ✓
4J Noise and pollution *Objective 4J-1* In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings *Objective 4J-2* Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	An acoustic report has been prepared in conjunction with this application, which cites an acceptable range of acoustic generation from the site. The building utilises a more passive approach to siting to control its noise impact to the existing neighbouring developments, by way of its setbacks	✓ ✓
4K Apartment mix *Objective 4K-1* A range of apartment types and sizes is provided to cater for different household types now and into the future *Objective 4K-2* The apartment mix is distributed to suitable locations within the building	The development has been provided 5 x 1-bedroom units. 23 x 2-bedroom units and 11 x 3-bedroom units. 6 of these units shall be adaptable units as per DCP. The unit mix is evenly distributed across all floors, and aspects. Nevertheless, the larger apartment units have been prioritised on the upper floors, to better make use of their generous vistas and open terraces	✓ ✓
4L Ground floor apartments		

Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located	The street frontage faces onto a quiet street and is predominantly residential. Given the front setback requirement, we are limited in our ability to locate the primary terraces facing the street. As such, we have orientated the ground level POS towards the side setbacks to better allow for the minimum dimensional requirements of ground level terraces, and to preserve a degree of communal landscaping and privacy screening towards the public domain.	✓
Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents	The ground level apartments shall be fenced by a modern style fence to a height of 1.2m, to ensure a degree of privacy, security, and still maintain visual surveillance of the front/back yards.	✓
<u>4M Facades</u> *Objective 4M-1* Building facades provide visual interest along the street while respecting the character of the local area	A description of the aesthetic quality and design choices precedes this compliance table, in Part 1 of the report.	✓
Objective 4M-2 Building functions are expressed by the facade Roof design	A flat roof design has been proposed in order to reduce the overall height of the building, and to be able to house an open communal area.	✓
<u>4N Roof design</u> *Objective 4N-1* Roof treatments are integrated into the building design and positively respond to the street	The development has been designed with flat roofs, to reduce or limit the overall height of the building, and to be able to house a trafficable communal open area towards the rear	✓
Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised	Part of the rooftop is to be utilised as an open area, rather than for any enclosed residential use. BBQ area and sitting areas are provided	✓
Objective 4N-3 Roof design incorporates sustainability features	A rainwater collection tank has been provided in addition to the OSD infrastructure as per the stormwater concept design, prepared by JCo Consultants.	✓
<u>4O Landscape design</u> *Objective 4O-1* Landscape design is viable and sustainable	Refer to landscaping plans prepared by Conzept Landscape Architects.	✓

Objective 4O-2 Landscape design contributes to the streetscape and amenity	The landscape design has been undertaken in consideration of the site context and streetscape.	✓
<u>4P Planting on structures</u> *Objective 4P-1* Appropriate soil profiles are provided *Objective 4P-2* Plant growth is optimised with appropriate selection and maintenance *Objective 4P-3* Planting on structures contributes to the quality and amenity of communal and public open spaces	Substantial deep soil zones have been provided to all four boundaries of the site, allowing for a reduced reliance on on-slab plantings Refer to landscaping plans prepared by Conzept Landscape Architects. Roof planting has been provided that contributes to the quality and amenity of communal open spaces	✓ ✓ ✓
<u>4Q Universal design</u> *Objective 4Q-1* Universal design features are included in apartment design to promote flexible housing for all community members *Objective 4Q-2* A variety of apartments with adaptable designs are provided *Objective 4Q-3* Apartment layouts are flexible and accommodate a range of lifestyle needs	ACBC liveable housing standards are not applicable to this project after confirmation with ACBC. Each unit has been provided presently, with wider internal corridors, door widths, and accounts for the potential access of ambulant bathrooms with minor alterations in the future. Six (6) adaptable units (Units 307, 308, 405, 406, 505, 506) have been provided in accordance with the Gosford DCP requirement (15% of the total number of units) The apartment layouts are pretty standard fare for the current Australian housing market. Most of the units feature shared living/dining/kitchen spaces, with a kitchen island bench capable of allowing visual connectivity throughout the family living spaces. Bedrooms feature generous wardrobes, and two bathrooms have been provided for all 2 and 3-bedroom apartment units. Where possible, we have provided in-unit storage rooms and sometimes study rooms to the larger units to add a degree of flexibility for various lifestyles, and provide additional amenity.	✓ ✓ ✓
<u>4R Adaptive reuse</u> *Objective 4R-1* New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	N/A Development is not an adaptive reuse project of an existing building	N/A

Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse		
<u>4S Mixed use</u> *Objective 4S-1* Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement *Objective 4S-2* Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	N/A Development is wholly residential in nature	N/A
<u>4T Awning and signage</u> *Objective 4T-1* Awnings are well located and complement and integrate with the building design *Objective 4T-2* Signage responds to the context and desired streetscape character	N/A No street awnings have been proposed for this development The development proposal does not include any illuminated signage or signage in general due to its residential nature. There is sufficient room within the front façade or the entry portal to allow a fixed address/property identification signage in the future.	N/A ✓
<u>4U Energy efficiency</u> *Objective 4U-1* Development incorporates passive environmental design *Objective 4U-2* Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	The development has been assessed under the BASIX format, and meets the thermal and energy requirements for the state. Nevertheless, the development has been designed to provide adequate glazing and operable openings to facilitate a mix of cooling in summer and solar gain in winter to reduce reliance upon mechanical means of temperature and comfort control A majority of units have been orientated to having living areas and their private open spaces facing North to optimise solar gain. All external walls shall be insulated as per the BCA requirements	✓ ✓
<u>4V Water management and conservation</u> *Objective 4V-1* Potable water use is minimised	Water fixtures within the development shall be provided in accordance with the water	✓

	ratings noted in the BASIX certificates. An underground tank has been provided for the collection of rainwater for the use of landscaping or flushing purposes.	
Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters	The stormwater collection within the underground OSD tank, and subsequent discharge into council assets shall be in accordance with council's regulations.	✓
Objective 4V-3 Flood management systems are integrated into site design	The site is minorly affected by flooding, and the building internal finish heights have been set in accordance with advice from a flood/stormwater engineer.The development aims to reduce obstruction or diversion of the existing catchment flows through the site, whilst ensuring that all habitable areas are lifted above any floodwater movements during a heavy rainfall event.	✓
<u>4W Waste management</u> *Objective 4W-1* Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents *Objective 4W-2* Domestic waste is minimised by providing safe and convenient source separation and recycling	Upon the discussion with the Section manager Darren North from Central Coast Council's waste services department regarding these issues. It is allowed to propose kerbside waste collection twice a week without having the HRV entering the site or making any turn within the site if the following requirements are meet: - Locating individual bins on each floor to enable convenient waste management. - Design of waste room for min.10sqm bulky waste and bins required by council. - Consideration of mechanical devices to empty bins into bulk waste bins and provide storage area for those devices. - Providing space for 7 bulk waste bins in the waste room. 5 of them will be emptied twice a week via kerbside waste collection and 2 of them are left as contingency, resulting in a maximum of 3 bins (the same number as collecting bins from the existing 3 dwelling houses) for each collection. - Minimize the visual impact of the waste room to the street scape. - Update Waste Management Plan accordingly. In this case, the plans have been amended as per the feedback above and the waste	✓

	management plan has been updated accordingly. Email approval from council has been obtained.	
<u>4X Building maintenance</u> *Objective 4X-1* Building design detail provides protection from weathering	The building has been designed with deep balconies and partially hooded windows in the form of the portal frames. These design elements help to provide a degree of shading/shelter to the largest openings on the building façade. The building shall also utilise simple, and typical constructional materials and cladding systems to ensure ease of construction, and longevity of the building with minimal maintenance required	✓
Objective 4X-2 Systems and access enable ease of maintenance	Complicated systems have been avoided for difficult access for maintenance.	✓
Objective 4X-3 Material selection reduces ongoing maintenance costs	Materials selection of mainly paint on render and metal cladding will allow simple cleaning and maintenance.	✓

CLOSING STATEMENTS

Overall, we hope that the preceding statements and elucidations have demonstrated the care and thought which has gone into the development of this development scheme, and the various ways in which it has balanced compliance against the various planning controls, EPI's, and the objectives of the Apartment Design Guide. We also hope that the quality of the proposed development scheme is made apparent in both the architectural plans and accompanying documentation. It is upon these merits that we recommended that the application be approved. Thank you.

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