

22 September 2021

Planning and Assessment
Department of Planning, Industry and Environment
6 Stewart Avenue,
NEWCASTLE NSW 2032

RE: Brisbane Water Legacy Redevelopment – 51-57 Masons Parade, Point Frederick

Dear Mr Wink,

Thank you for the advice and recommendations provided from the Gosford Design Advisory Panel (The Panel) from our meeting on the 18 August 2021. Please see attached to this letter (Attachment A) our response to the advice and recommendations provided by the Panel.

We feel that this a great building that responds positively to the existing character of Gosford and exhibits design excellence.

Should you have any enquires regarding the below response, please feel free to contact..

Yours faithfully,



Name
DIRECTOR
NSW ARB #7093

Attachment A – Response to design review panel feedback

Panel advice point 4.1

Panel: *‘The design team should investigate the opportunity to strengthen the architectural composition of the base of the building to match the character and quality of the street elevation. This may be achieved by the use of brickwork around the base entire building. Also, if the use of thin blades in the same locations of the street elevation is maintained they should be further explored to determine if they should have a recessed alignment with the brickwork.’*

Response:

To strengthen the architectural composition, the base of the building has been amended as suggested by the Panel to be brickwork to match the character and quality of the street elevation. Refer to image 1, image 2 and architectural DA elevations.



Image 1 – street elevation



Image 2 – rear elevation

The thin blades have been maintained in the street elevation. However, the extent they protruded past the brickwork has been reduced to align with the brick wall at ground level. The thin blades run to the ground and assist to articulate the scale and mass of brick base that grounds the building. These finer blades invite interaction with the broader community creating a more inviting sense of space to the public domain.

Panel advice point 4.2

Panel: *'The front entrance, back entrance and north eastern terrace should be investigated to determine if they can be of similar quality and expression and therefore treated as a family of elements that have a complementary relationship with the base.'*

Response:

The front and back entrance have a similar quality and expression, having the same materials and colours. A black frame with timber infill highlight both entrances, with the same detailing applied to the glass doors. These two elements define the entry to the building, with the hierarchy being established in the western entry being the front and directly visible from the public domain.

Refer to image 3 and image 4.



Image 3 – front entrance



Image 4 – back entrance

The north eastern terrace is deliberately different to the front and back entrances, and its character relates to the top storeys of the southern elevation, both elements are deliberately more recessive relative to the building form below. A steel frame is expressed in the façade of both elements, with the same Graphite Cemintel panel applied to the walls, accentuating the fineness of these elements compared to the strength of the building forms they rest upon. This contrast also emphasizes the verticality of the lighter tower elements wrap around the central courtyard.



Image 5 – rear perspective

Panel advice point 4.3

Panel: *'The design team should investigate the opportunity to enhance the proposed landscaping by replacing 'hedgerows' with clusters of varied endemic species and planting feature trees at the terminations of driveways from Masons Parade may provide substantial green canopies as a backdrop to the proposed development.'*

Response: The above recommended changes has been implemented in the landscape design. Refer to Landscape Architects DA drawings.

Panel advice point 4.4

Panel: *'The proponent should continue to liaise with the Regional Assessment Team regarding compliance with the Apartment Design Guidelines, in particular in regard to the solar access requirements.'*

Response: Discussions have taken place with the Regional Assessment Team and their advice to us in regard to solar requirements was to exclude units from the solar count that have been positioned for view amenity, as per the Apartment Design Guidelines user concession... 'where significant views are oriented away from the desired aspect for direct sunlight.'

The street frontage is to the west, with the best views of Brisbane Water to the south/west. Apartments have been designed to take full advantage of these views which are captured in images 6 and 7 below.



Image 6 – south/west view.



Image 7 – west view

Further feedback

From the email titled: Brisbane Water Legacy – Additional Design Considerations, dated 1 September 2021 from Trent Wink
'Consider refining the side and rear elevations to incorporate and/or reflect primary design elements by:

Panel: *'balconies could be 'enclosed' by steel frame similar to top storeys of southern elevation – splayed form would be accentuated and would complement splayed bay windows near nw and sw corners of the building.'*

Response:

We explored a similar treatment to this suggestion in façade option 4 presented to the Design review panel in July, the feedback on these options was to explore a resolution 'between' options 3 and 4 which is reflected in the current design. Further, this treatment creates a finer detail, as described in response to point 4.3, and provides a contrast to the more solid elements and therefore don't need to be replicated across these areas of the façade.

Panel: *'horizontally-proportioned bedroom windows could be replaced by bands of narrow vertical windows that would complement side-facing splayed bay windows.'*

Response:

The bedroom windows were originally horizontally-proportioned. As the design developed the window dimensions and position were adjusted. They have been deliberately positioned to be centered in the room and façade. A transom was introduced to align with the top of balcony balustrade creating a larger window.

The square shape window provides greater visual connection to Brisbane Water and improved resident amenity, ensuring that residents can sit in the bedroom, with a level of privacy whilst still being able to view the Brisbane Water on the oblique angle. We believe this view would be more limited through a narrower vertical slot

