

DESIGN EXCELLENCE STATEMENT

51-57 & 59 Masons Parade, Point Frederick for **Brisbane Water Legacy**

Proposed Development - Residential Accommodation within NSW Retirement Act



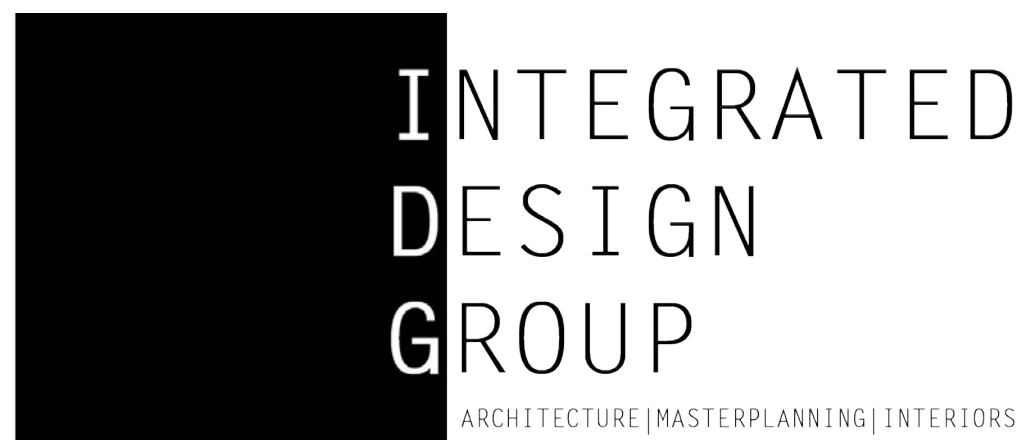
22/09/2021

INTEGRATED
DESIGN
GROUP

ARCHITECTURE | MASTERPLANNING | INTERIORS

integratedDESIGNgroup p/l abn 84 115 006 329
nominated architect simon thorne reg#7093

info@idgarchitects.com.au
www.idgarchitects.com.au



Prepared by:

INTEGRATED DESIGN GROUP PTY LTD | ABN 84 115 006 329
Nominated Architect | Simon Thorne #7093
info@idgarchitects.com.au | www.idgarchitects.com.au

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EXECUTIVE SUMMARY

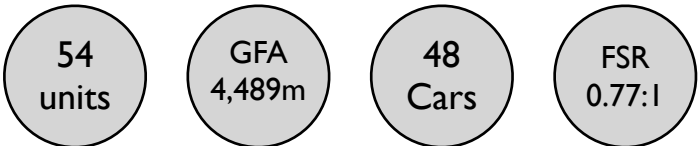
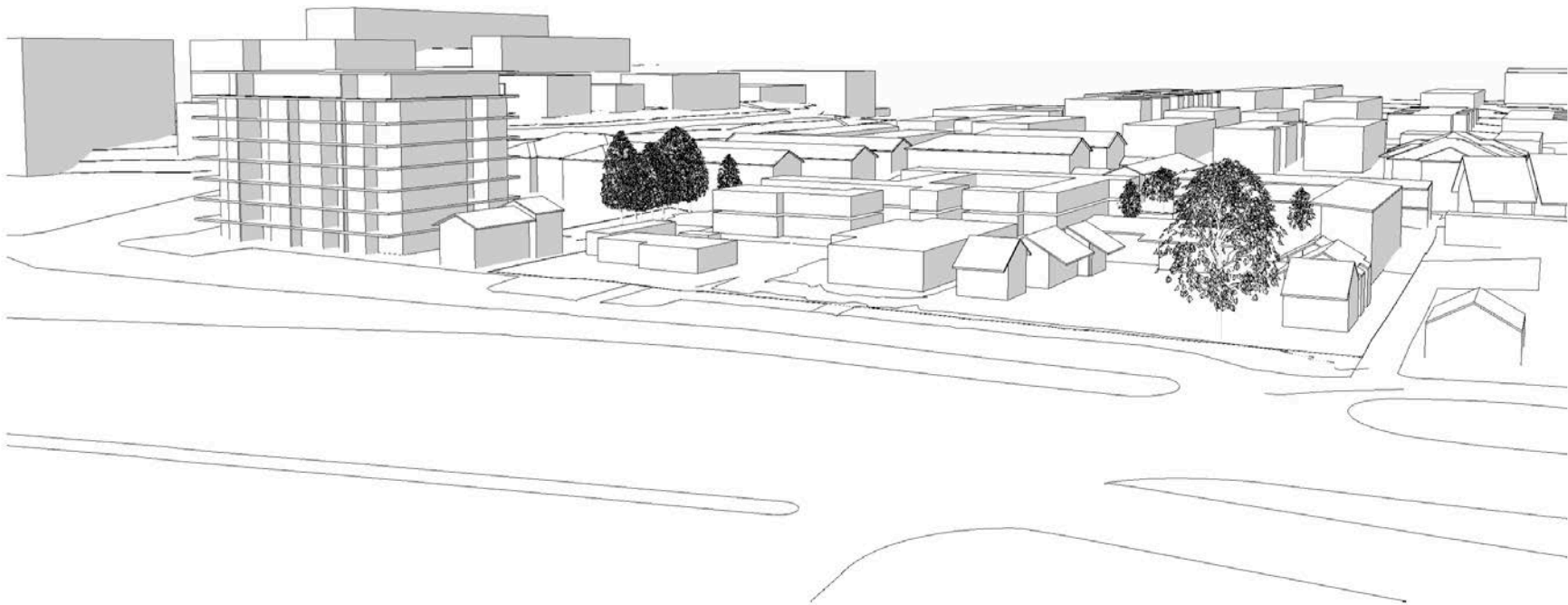
Integrated Design Group have been engaged to prepare an urban design analysis and redevelopment plans for 51-57 Mason Parade, Point Frederick. The proposal is informed by local planning instruments including the Gosford City Centre SEPP 2018 and Gosford City Centre DCP 2018.

Brisbane Water Legacy (BWL) own and operate Legacy village. The facility provides self-care accommodation consisting of 64 bedsit apartments for legacy widows, 8 two bedroom units which operate under the NSW Retirement Village Act, a hall and BWL administration office.

The proposal is to subdivide the site and build a new, multi-level residential accommodation building in the form of a Seniors Housing development consisting of BWL administration office and communal facilities on the ground floor, and 54 independent living units over 6 floors providing a mix of 1, 2 and 3 bed apartments. A landscaped central courtyard provides light and ventilation to all units.

The site is subject to a maximum building height of 15m under SEPP (Gosford City Centre) 2018 while the proposed building is 26.5m in height. Under Clause 8.4 of the SEPP, an exception to the building height may be granted with the endorsement of a Design Review Panel, and Development Consent must only be granted if the Consent Authority considers that the development exhibits design excellence.

This Design Excellence Statement provides an overview of the site and the proposal, and details as to how the building exhibits design excellence. Details are also presented as to the proposal's compliance with the provisions of the SEPP (Gosford City Centre) 2018 and the Gosford DCP 2018. The design also complies with the requirements of SEPP 65 Apartment Design Guidelines and SEPP Seniors Housing.



1

INTRODUCTION

INTRODUCTION

Brisbane Water Legacy (BWL)

BRISBANE WATER (NSW) LEGACY VILLAGE REDEVELOPMENT

Legacy is a nationally recognised charity, being in existence for 98 years across Australia, caring for the families of veterans. Brisbane Water (NSW) Legacy (BWL) has operated since 1951 on the NSW Central Coast.

BWL receives no government funding and relies on returns from investments, community benefactors and returns from retirement village operations to fund in excess of \$2m each year in welfare support programs for the families of veterans. BWL has operated an affordable accommodation retirement village on this site since 1964, with this village no longer appropriate for the needs of ageing war widows and veterans.

In 2018, BWL commenced a master plan for the site, with the outcome now being the proposed development. The planning has taken into account the critical fact that BWL relies solely on current income streams to provide the supplementary funding required as an affordable housing provider, there is no government funding for this project, from both a capital perspective, but also the recurrent costs required to operate. The key intention of the redevelopment of the Masons Pde site is to continue to provide affordable accommodation for war widows and veterans, supplemented by retirement units. The project replaces the existing accommodation on site, with 30 x 1 bedroom apartments that will be rented to war widows and veterans at a maximum of \$90 per week, (CPI adjusted annually) based on pensioner assessments. The 24 additional retirement village units will be leased in accordance with the NSW Retirement Village Act, with the entire building remaining owned and operated by BWL. The proposed redevelopment of the site is only feasible if approximately 50% of the existing site is sold and the proceeds used to partially fund the redevelopment.

KEY OBJECTIVES ESTABLISHED IN 2018 FOR MASTERPLAN

- To provide lifetime, affordable, dignified accommodation for Legacy Widows, Beneficiaries and Veterans, with appropriate facilities for Legacy Welfare operations and Village support
- To operate within the NSW Retirement Village Act, as a self-funding component of BWL.
- All considerations for any development will be based on:
 - Low Financial risk for Brisbane Water (NSW) Legacy
 - Maintenance of current funding streams to support operations of BWL.
 - Maintaining permanency for Legacy beneficiaries and Veterans currently residing in Units

In 2019 the BWL Members (BWL is a Company Ltd by guarantee, registered with the Australian Charities and Not for profit Commission (ACNC)), approved the option to develop the early iterations of this current plan. All company members are volunteers, and in accordance with the BWL constitution, no legacy member can be paid a wage or benefit. BWL has a total of 12 staff, led by the CEO Mr Peter Lawley. In 2020, BWL appointed Grindley Construction as an early contractor involvement (ECI) in the project, and subsequently other consultants including Integrated Design Group (IDG) as Architects and JW Planning as Town Planning advisors. Mr Darren Timms of Entero has been the consulting Project Manager since 2018, with extensive experience in retirement village development and operations. The CEO and Darren have a working relationship in developing and operating retirement villages for over 15 years.

DESIGN TEAM

Client - Brisbane Water Legacy
Project Manager - ENTERO
Architect - INTEGRATED DESIGN GROUP ARCHITECTS
Builder - Grindley Constructions
Planner - JW Planning
Landscape Architect - SITE DESIGN + STUDIOS

2 THE PROPOSAL

THE PROPOSAL

Design Brief

The proposed development is an urban renewal project that will provide new affordable accommodation to war widows and veterans, supplemented by retirement units. The project replaces existing accommodation that no longer meets the needs of the ageing residents.

The proposal will provide 30 x 1 bedroom apartments, compliant with SEPP Seniors, that will be rented to widows and veterans at a max \$90 per week. The remaining 24 units comprising of a mix of 1, 2 and 3 beds will be leased in accordance with the NSW Retirement Village Act. The whole facility will be owned and operated by Brisbane Water Legacy.

The proposal is close to public transport, supported by access to essential services and facilities. The site fronts Masons Parade with uninterrupted views to Brisbane Water.

Specifically, the proposal seeks approval for:

- Demolition of existing structures
- Increase allowable height in the precinct from 15m to 26.5m (6 levels)
- Sub-division of the site



THE PROPOSAL

Design Brief

Proposed Sub-division boundaries

The proposal includes sub-dividing the existing site approximately 50%. The northern section will be kept and redeveloped by Brisbane Water Legacy. The southern portion will be sold and the proceeds used to partially fund the redevelopment.



Design Brief

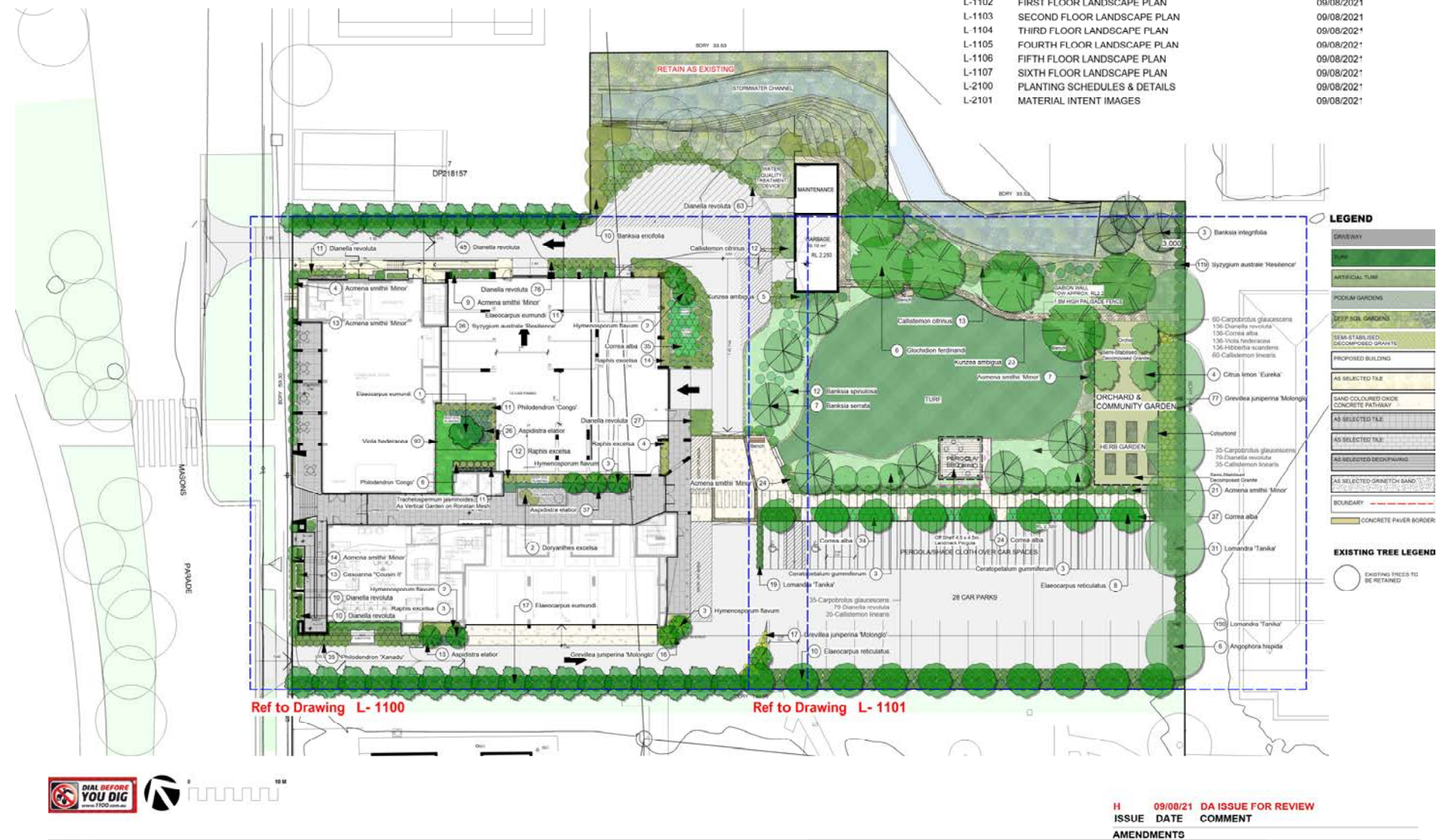
The proposal is supported by a comprehensive landscape concept prepared by SITE DESIGN + STUDIOS which has been integrated into the design of the development and is submitted alongside the Design Documentation.

The landscape proposal includes a variety of plants and trees. Trees on the northern and southern boundaries fracture the streetscape avoiding a continuous built edge along the waterfront, that aligns with SEPP Gosford objectives.

The landscape proposal to the rear of the site consists of a variety of spaces including an active grass area, pergola/BBQ area, an orchid and community garden.

DRAWING LIST

Sheet Number	Sheet Title	Date of Current
L-0100	SITE PLAN	09/08/2021
L-1100	GROUND FLOOR LANDSCAPE PLAN	09/08/2021
L-1101	REAR PARK LANDSCAPE PLAN	09/08/2021
L-1102	FIRST FLOOR LANDSCAPE PLAN	09/08/2021
L-1103	SECOND FLOOR LANDSCAPE PLAN	09/08/2021
L-1104	THIRD FLOOR LANDSCAPE PLAN	09/08/2021
L-1105	FOURTH FLOOR LANDSCAPE PLAN	09/08/2021
L-1106	FIFTH FLOOR LANDSCAPE PLAN	09/08/2021
L-1107	SIXTH FLOOR LANDSCAPE PLAN	09/08/2021
L-2100	PLANTING SCHEDULES & DETAILS	09/08/2021
L-2101	MATERIAL INTENT IMAGES	09/08/2021



THE PROPOSAL

Design Objectives

Following the analysis of the wider strategy vision for the Gosford, and a more detailed analysis of the codes, controls and parameters of the existing site and the surrounds, (refer to section 3 of this report), we identify the following design principles for this development:

ACTIVE STREET FRONTAGE

- Active uses at ground level facing the street to provide interest and activation
- Minimise building service intrusions to the public domain
- No more than 12m of frontage dedicated to office use
- Elements of visual interest
- High quality architectural finish and detail
- Reduce impact of vehicular access on public domain

CONNECTION TO NATURE AND ITS LANDSCAPE

- Landscaping is integrated into the design of the development
- Adds value and quality of life for residents within the development with respect to privacy, outlook, views and recreational opportunities
- Green separation between built form, fractures the streetscape avoiding continuous built edge along the waterfront.

PEDESTRIAN ACCESS & CIRCULATION

- Transition between public and private space
- Provide high pedestrian comfort for pedestrian safety and amenity
- To encourage pedestrian circulation



Vehicle Entry/Exit



Pedestrian Entry



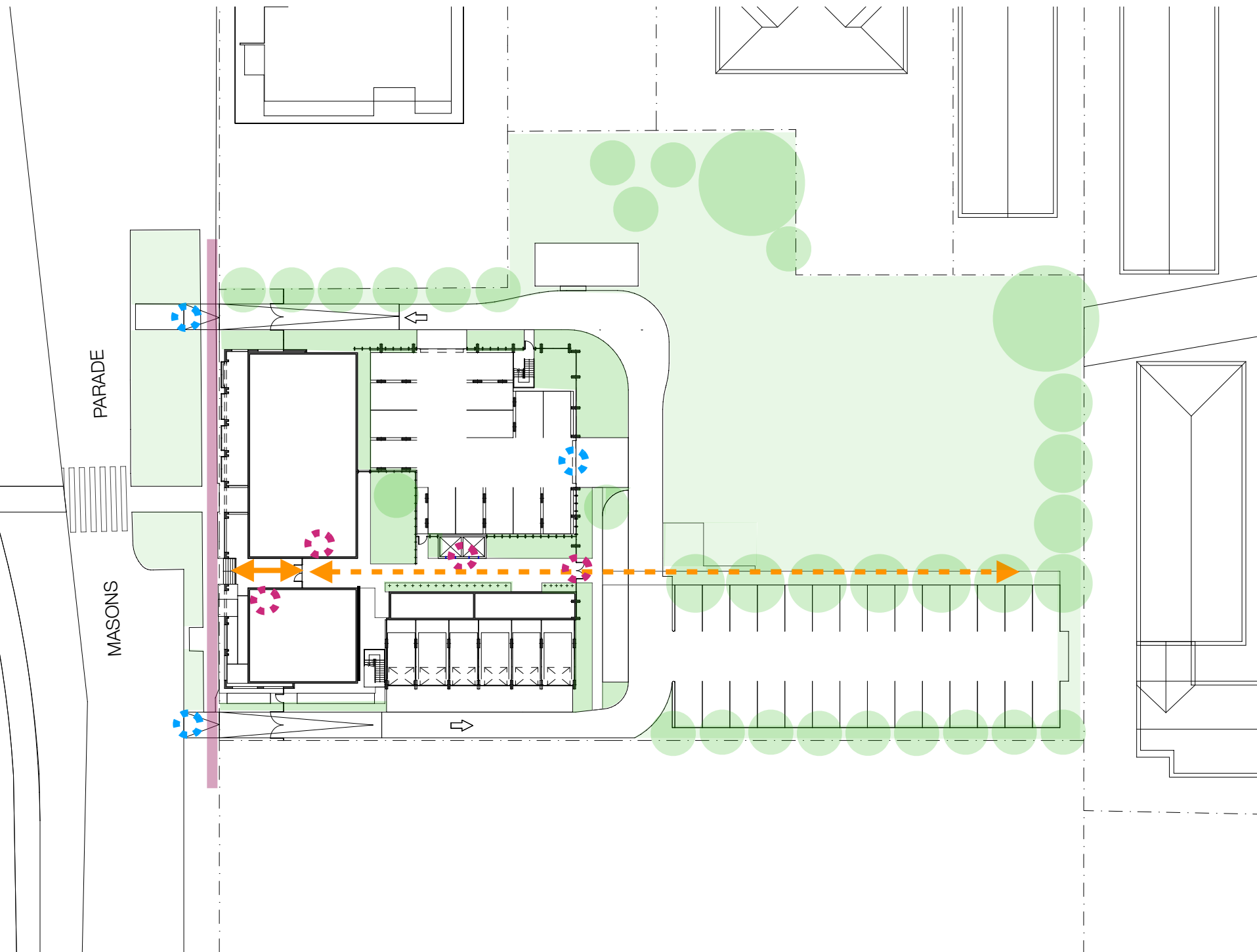
Public Active Street Front



Pedestrian Through link



Main entry



THE PROPOSAL

Design Description

The original master plan concept was designed by Architectus. The proposal included a basement carpark at the front of the site, 1,2 & 3 bed units on ground floor to level 4 with a central courtyard, a communal facility at the rear of the site, with an office space for Brisbane Water Legacy (BWL).

The central courtyard is an important feature in this proposal that has been further developed through discussions with the Client and the Design Review Panel. The courtyard creates opportunities for important connections to nature and landscape which is in keeping with what is familiar to existing residents. It provides opportunities for social engagement, social interaction and brings natural light and ventilation into the middle of the building.

Integrated Design Group were engaged to further design develop the masterplan by Architectus and submit documents for DA.

The proposed masterplan by Architectus is based on the following principles:

1. People First
 - People experience of everyday life in the public realm
 - Places to gather and for respite
 - Healthy living
2. Community heart
 - Village green
 - Community gathering space
 - Consolidated amenities
 - Centrally located
3. Arrival experience
 - Identity for residents
 - Public front door for visitors
4. Connectivity
 - Pedestrian priority, walkable streets
 - Easy access and discrete service access
5. Liveability and safety
 - Quality housing and Communal facilities
 - Landscape setting
7. Integration
 - Relationship of residences to BWL Community
 - Relationship of complex to surrounding context
 - Accessibility of adjacent park



THE PROPOSAL

Design Description

Following the analysis of the wider strategy vision for the Gosford, and a more detailed analysis of the codes, controls and parameters of the existing site and the surrounds, (refer to section 3 of this report), several masterplans options were explored:

OPTION 1

The following changes are:

- Basement carpark under units kept
- Allowance for garbage truck to enter site, collect waste and exist in forward direction
- Stronger connection from units to communal facility
- Apartment sizes increased to meet compliance with SEPP (Housing for Seniors or People with a Disability)

OPTION 2

- Basement car park under units kept
- One way traffic through link / service access. Provides access for garbage truck.
- Strong connection between units and communal facility
- Drop off zone between units and communal facility
- Rear a carpark rotated at rear of site.

OPTION 3

- Basement removed, unit car parking on grade with communal facilities above
- One way traffic through link / service access. Provides access for garbage truck.
- Drop off zone between units and undercover carpark
- Communal facility would potentially get some view across the south / west to Brisbane Water.

OPTION 4

- Basement removed, unit car parking on grade with units & courtyard above on level 1.
- One way traffic through link / service access. Provides access for garbage truck.
- Drop off zone adjacent to community room.
- Strong pedestrian link from carpark at the rear through community centre to Unit lobby,

MASTERPLAN OPT 1

ground floor plan



MASTERPLAN OPT 2

ground floor plan



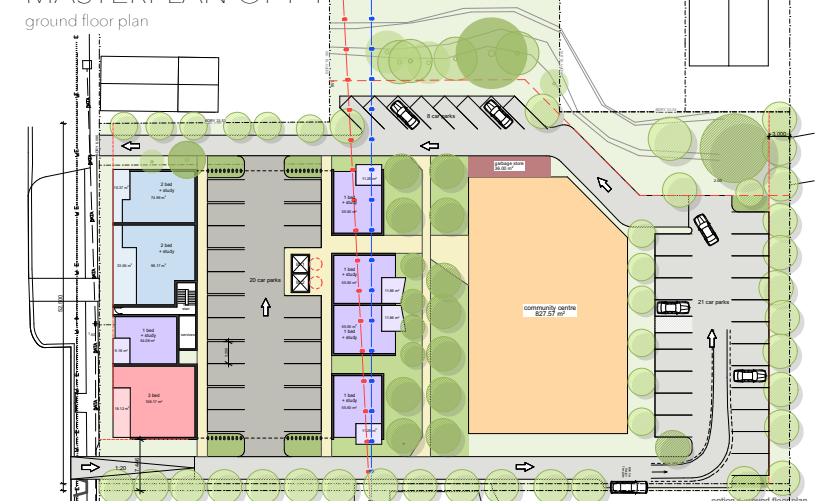
MASTERPLAN OPT 3

ground floor plan



MASTERPLAN OPT 4

ground floor plan

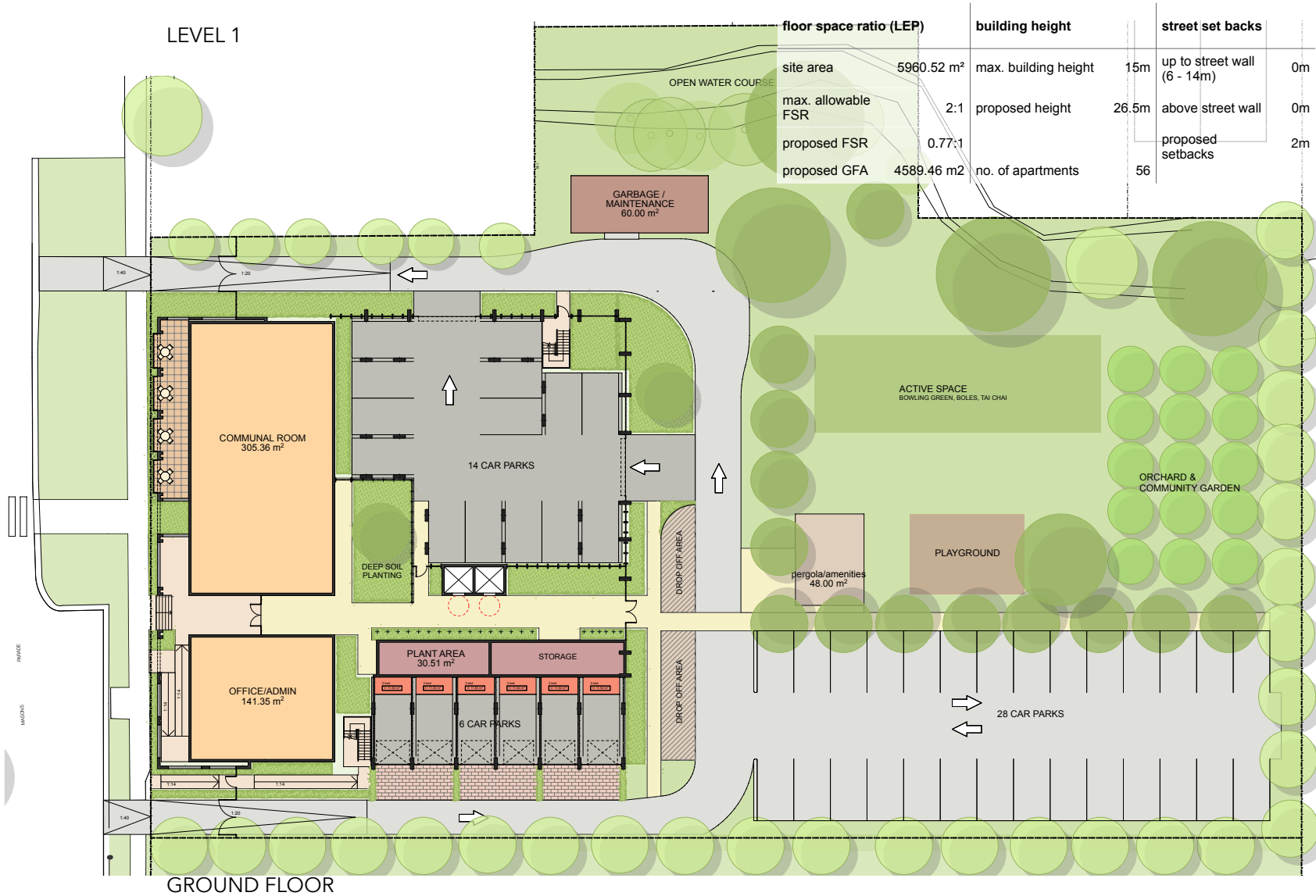


THE PROPOSAL

Design Description

FINAL MASTERPLAN achieves the following:

- Clear pedestrian link from the crossing on Masons Parade to the entry to the facility through the building out to the landscaped area at the rear.
- Resident car parking on grade divided by pedestrian link.
- Rear car parking rotated creating a better relationship to the pedestrian link running east-west.
- Central courtyard on level 1 has voids to ground floor creating a strong visual connection into the courtyard from the ground floor pedestrian link.
- Large landscaped area at the north - eastern end of the site.



54 units

GFA 4,489m²

48 Cars

FSR 0.77:1



3 SITE ANALYSIS

SITE ANALYSIS

Character Areas

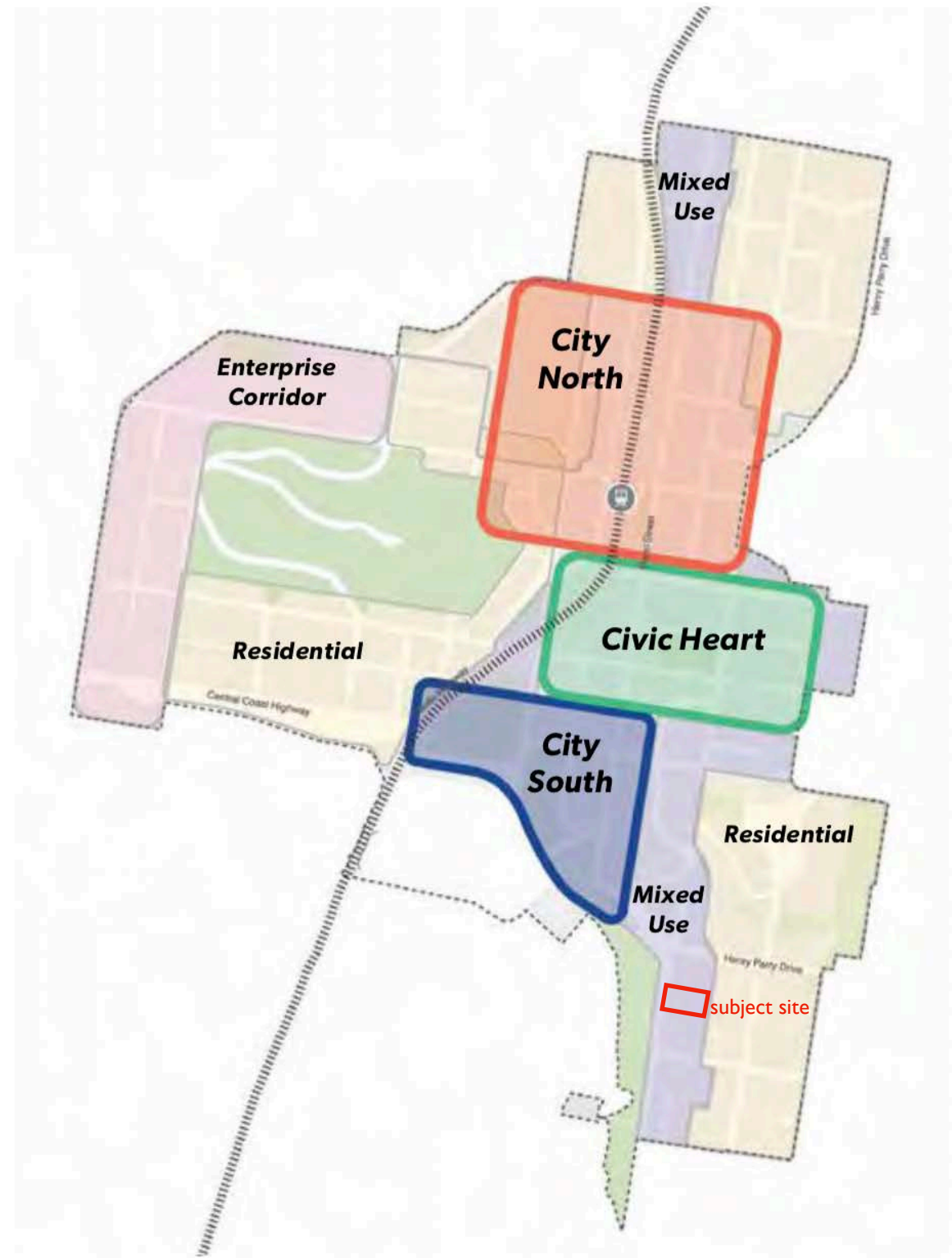
The Gosford DCP 2018 identifies 4 key Character Areas in the Gosford City Centre, all comprising their own distinct characteristics. The proposed development is situated within the Mixed Use zone under 3.5 'Other Areas.'

The DCP notes 'the mixed use areas in the north provide opportunities for significant urban renewal through new retail and residential developments. The mixed used zone extends to the south along the edge of the waterfront to facilitate tourism and denser residential development.' The proposed development is situated along the southern edge of the waterfront.

Mixed use developments will encourage a diversity of uses. Office and communal rooms are located on the ground floor providing opportunities for engagement between the public and private domains.

Views of Brisbane Waters are available along Masons Parade to the west and should be maintained.

The bulk and massing along the waterfront should avoid a continuous built edge with opportunities to share views to the waterfront and landscape features from within the site, neighbouring sites and from the public realm.



SITE ANALYSIS

Site Location

The subject site is located at 51-57 & 59 Masons Parade, Point Frederick, comprising lot 51 DP732632 and lot 8 DP218157 with a total site area of 12,297.92 sqm, with a frontage to Masons Parade on the west (approximately 100m) and York Street to the south (approximately 16.5m).

The site has significant views to Brisbane Water as shown in the below images. The best views are to the south/west.

The site is relatively flat and with a slight slope towards the western boundary.



SITE ANALYSIS

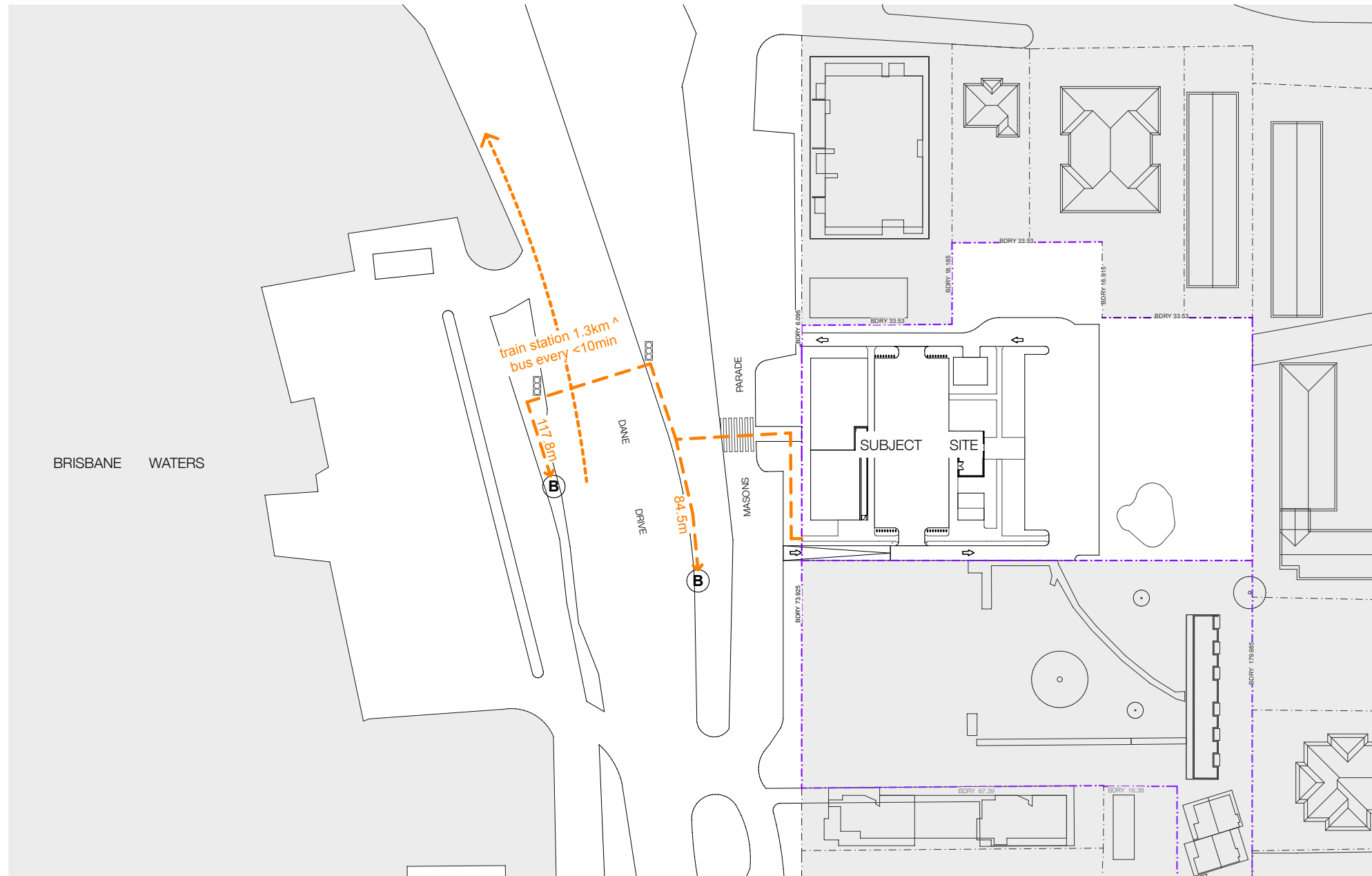
Existing site images

Brisbane Water Legacy (BWL) own and operate Legacy village. The facility provides self-care accommodation consisting of 64 bedsit apartments for legacy widows, 8 two bedroom units which operate under the NSW Retirement Village Act, a hall and BWL administration office. The existing facility is no longer appropriate for the needs of the ageing war widows and veterans and looks to demolish the existing facility with the proposed



SITE ANALYSIS

SEPP (Housing for Seniors or People with a Disability) 2004



LOCATION AND ACCESS TO FACILITIES COMPLIANCE DIAGRAM

PUBLIC FOOTPATH GRADIENT < 1:10
FOR A MAX LENGTH OF 5M AT A TIME

LEGEND

(B) bus stop

4

DESIGN EXCELLENCE

SEPP Gosford City Centre 2018 - clause 8.3 design excellence

DESIGN EXCELLENCE

4(a) High Quality Design | Built Form

Proposal has a high standard of architectural design, will be constructed with quality materials and has a high standard of detailing that reflects the building type, location and the surrounding buildings.

The SEPP states that development in B4 mixed use zone should 'allow development in Point Frederick to take advantage of and retain view corridors while avoiding a continuous built edge along the waterfront.' Communal spaces to the east and west break the massing of the facade, creating places for resident interaction and social engagement, maximising views to Brisbane Waters and the Landscaped Garden at the rear.

A deliberate break and step in the street facade and the vertical tower element on the right, assist in clearly defining the main entry point to the facility. This break sets up a pedestrian axis that runs to the rear of the site to the communal landscaped area.



DESIGN EXCELLENCE

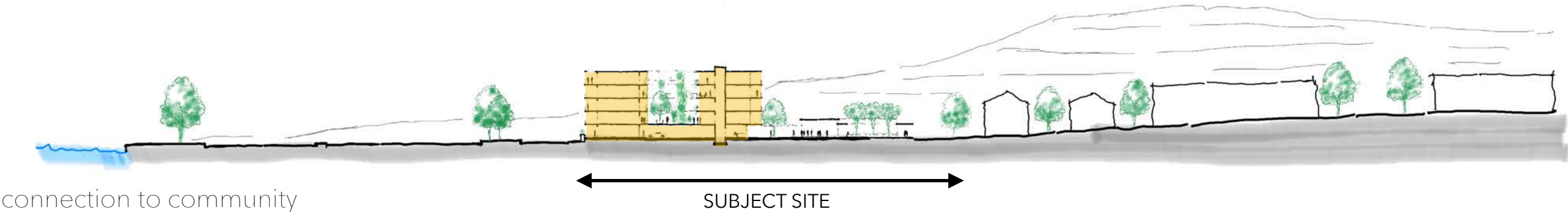
4(a) High Quality Design | Connections

Proposal has a high standard of architectural design, will be constructed with quality materials and has a high standard of detailing that reflects the building type, location and the surrounding buildings.

The proposal acknowledges the importance of connection to Gosford's natural setting on Brisbane Waters.

The proposed built form is at the front of site with communal spaces, the 'front verandah' and unit balconies overlooking Brisbane Water. This creates a secure and desirable connection aligning with the neighbouring buildings along the street edge.

The neighbouring building on the eastern boundary benefits from a large landscaped area at the rear of the site providing high quality amenity and building separation for both visual and acoustic privacy.



DESIGN EXCELLENCE

4(a) High Quality Design | Connections

Proposal has a high standard of architectural design, will be constructed with quality materials and has a high standard of detailing that reflects the building type, location and the surrounding buildings.

The proposal acknowledges the importance of connection to Gosford's natural setting on Brisbane Waters. A distinct single point of entry to the development is created through the building's form, creating a secure, safe and identifiable entry point. From this point a continuous pedestrian path works through to the landscaped area at the rear of the site.

The proposal addresses the natural pedestrian paths along the waters edge by establishing points for passive surveillance from balconies and the ground floor verandah, creating security and connection for pedestrians on the street.



DESIGN EXCELLENCE

4(a) High Quality Design | Facade exploration

Design Review Panel feedback:
Facades need to be architecturally-coherent for the combined building forms. The proposed front and rear pavilions lack architectural coherence - note that they don't need to look the same, but must be mutually-compatible as opposed to the current collision of poorly related elements.

Option 1 explores a colour change to the proposed Cemintel cladding. The original facade had two tones, the front of the building being Cemintel Surround Whiteish Base, while the back portion of the building was Cemintel Barestone Ash. Both quality materials.



ORIGINAL FACADE



OPT 1 - COLOUR AND MATERIAL CHANGE

In option 1, the Barestone Ash has been replaced with the Surround Whiteish Base. The brick base is carried through. This option makes the building appear larger in bulk and scale.

In option 2, the box elements at the front are applied to all elevations. The balconies on the side elevations remain unchanged and are angled to prevent onlooking from residents behind, making them feel private, and improving shared views to Brisbane Water.

In option 3, the boxed elements are applied to all elevations. The balconies are squared up and the balustrade runs across the full width of the balcony.



OPT 2 - BOXED ELEMENTS



OPT 3 - BOXED ELEMENTS, BALCONIES SQUARED UP, BALUSTRADE RUNS THROUGH

DESIGN EXCELLENCE

4(a) High Quality Design | Facade exploration

Design Review Panel feedback:
Facades need to be architecturally-coherent for the combined building forms. The proposed front and rear pavilions lack architectural coherence - note that they don't need to look the same, but must be mutually-compatible as opposed to the current collision of poorly related elements.



ORIGINAL FACADE



OPT 1 - COLOUR AND MATERIAL CHANGE



OPT 2 - BOXED ELEMENTS



OPT 3 - BOXED ELEMENTS, BALCONIES SQUARED UP, BALUSTRADE RUNS THROUGH

DESIGN EXCELLENCE

4(a) High Quality Design | Facade exploration

Design Review Panel feedback:
Facades need to be architecturally-coherent for the combined building forms. The proposed front and rear pavilions lack architectural coherence - note that they don't need to look the same, but must be mutually-compatible as opposed to the current collision of poorly related elements.

In option 1, the podium keeps the same form as the original facade, stepping in and out. It does have a material change to brick, which is consistent with the front facade.

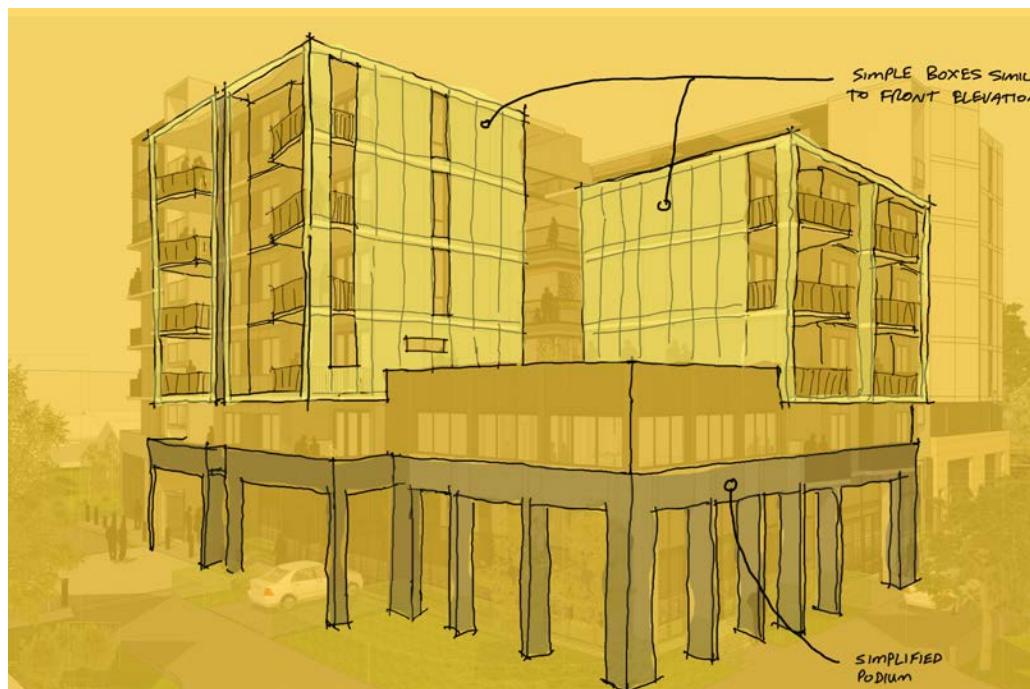
In option 2 and 3, the podium is simplified and the stepping removed. The expressed horizontal slab edges removed to create the box elements similar to the front facade. Both options create a more architecturally coherent building.



ORIGINAL FACADE



OPT 1 - COLOUR AND MATERIAL CHANGE



OPT 2 - BOXED ELEMENTS



OPT 3 - BOXED ELEMENTS, BALCONIES SQUARED UP, BALUSTRADE RUNS THROUGH

DESIGN EXCELLENCE

4(a) High Quality Design | Facade resolution

Design Review Panel feedback:
The scaling back at the top of the building is supported and the design options to improve facade cohesion is heading in the right direction. The resolution of the junction between podium and tower is supported as well as the preliminary palette of material. A combination of options number 2 and 3 with further development of the facades facing the north-east roof garden should be explored and presented to the panel meeting.

In the final design, the box elements at the front are applied to all elevations. The balconies on the side elevations remain unchanged and are angled to prevent onlooking from residents behind, making them feel private, and improving shared views to Brisbane Water.

The dark grey cementel panel is strategically used to break the building mass and form.

On the north-east roof garden a steel portal frame extends up, providing opportunities for plants to grow over and also helps with the bulk, scale and mass of this corner.

Windows have been further rationalised, with long horizontal windows to the north and thin vertical windows to the east.



WEST FACADE - FACING MASONS PARADE



SOUTH - EAST FACADE



NORTH - EAST FACADE

DESIGN EXCELLENCE

4(a) High Quality Design | Materials

Proposal has a high standard of architectural design, will be constructed with quality materials and has a high standard of detailing that reflects the building type, location and the surrounding buildings.

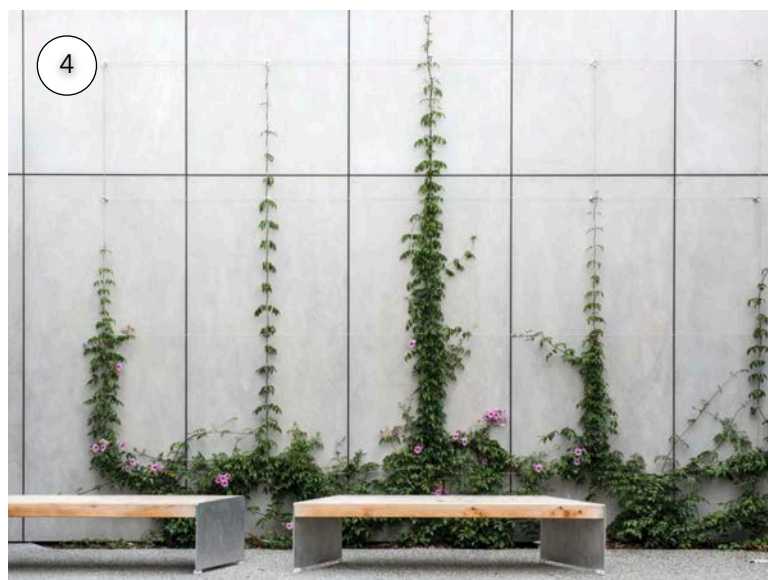
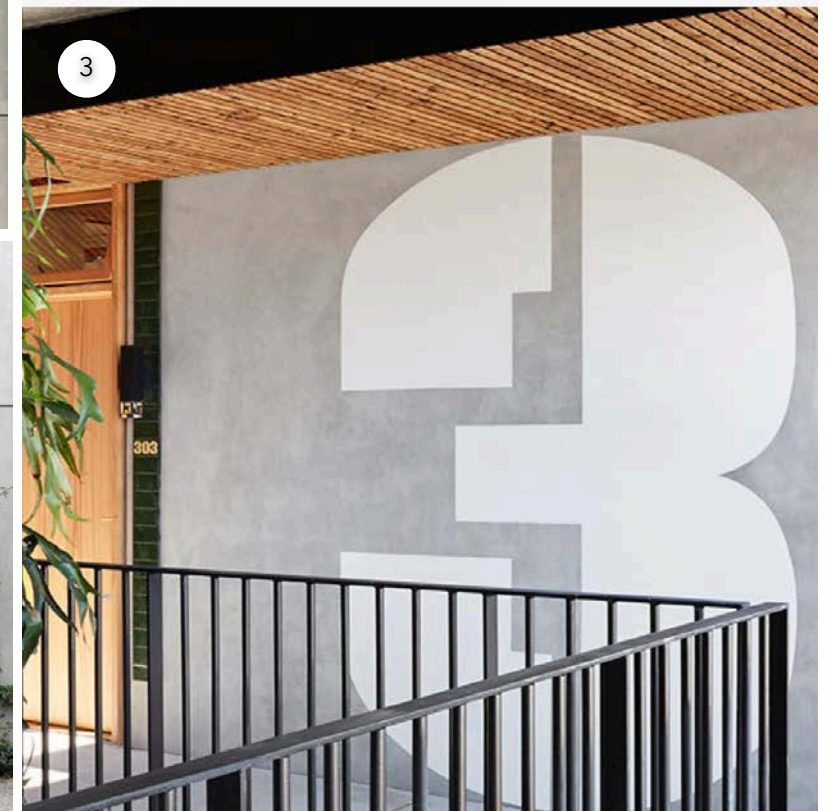
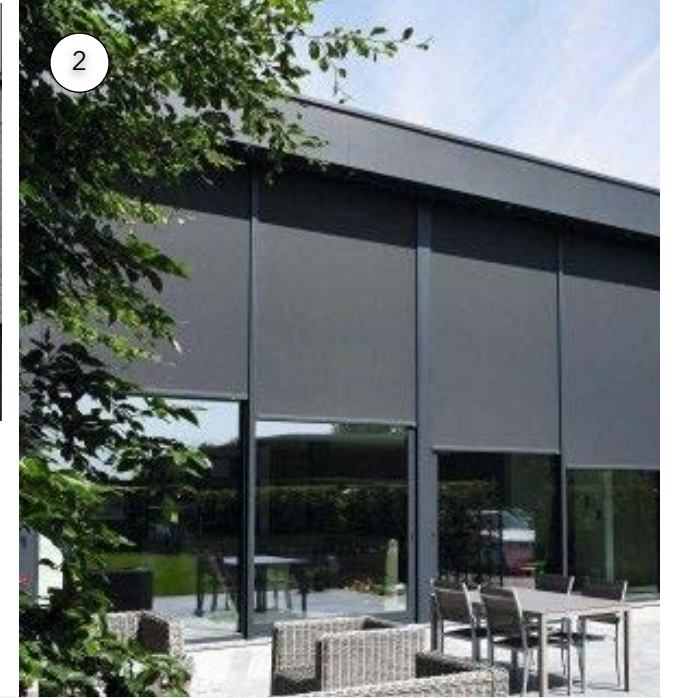
The proposal includes a selection of materials which are appropriate to the sites specific location, and orientation.

The communal facility and office space on the ground floor will be largely glass with a series of expressed columns to the 'verandah,' which provides opportunity for engagement with the street and public domain but also creates a safe and secure space for the residents.

The cream coloured brick base ties this building to its location in Gosford. The colour tones are similar to that of sandstone from the Gosford Quarries and is consistent with the building to the north that is under construction.

The street facade is west facing. The proposal seeks to address the harsh western sun by using roller blinds. This gives the resident freedom to position as so desired and creates a dynamic street facade.

- 1 - Cream coloured masonry base
- 2 - Roller blinds integrated into the western facade
- 3 - Unit numbers, light above - fine grain detail entrance to the residents unit
- 4 - Cemintel wall cladding to the external walls



DESIGN EXCELLENCE

4(a) High Quality Design | Materials

Proposal has a high standard of architectural design, will be constructed with quality materials and has a high standard of detailing that reflects the building type, location and the surrounding buildings.




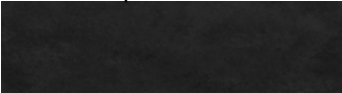



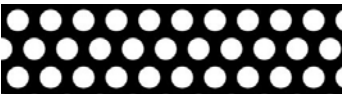
The proposal includes a selection of materials which are appropriate to the sites specific location, and orientation.

Two colour tones are strategically applied to the facade of the building. A white colour tone is applied to the units addressing the street (Masons Pde) creating three sleek tower elements that break the buildings mass, creating an elegant street facade appropriate within the streetscape. A dark grey colour tone is strategically applied to various parts around the building to help break up the building mass.

Vertical louvre blades are strategically positioned on the side balconies to create private outdoor spaces for the residents.

The detailing and material selection create a high standard architectural design that is appropriate to the sites specific location within the Gosford shoreline and its west facing orientation.



<div>1</div> <div>Cream coloured masonry</div> <div></div>	<div>2</div> <div>Helioscreen blind</div> <div></div>	<div>3</div> <div>Cemintel Surround Whiteish Base</div> <div></div>	<div>4</div> <div>Cemintel Barestone Graphite</div> <div></div>	<div>5</div> <div>Cemintel Barestone Ash</div> <div></div>
<div>6</div> <div>Stryum - Timber look aluminium cladding</div> <div></div>	<div>8</div> <div>Aluminium balustrade Black</div> <div></div>	<div>9</div> <div>Perforated metal screen Black</div> <div></div>		

DESIGN EXCELLENCE

4(a) High Quality Design | Detailed sections

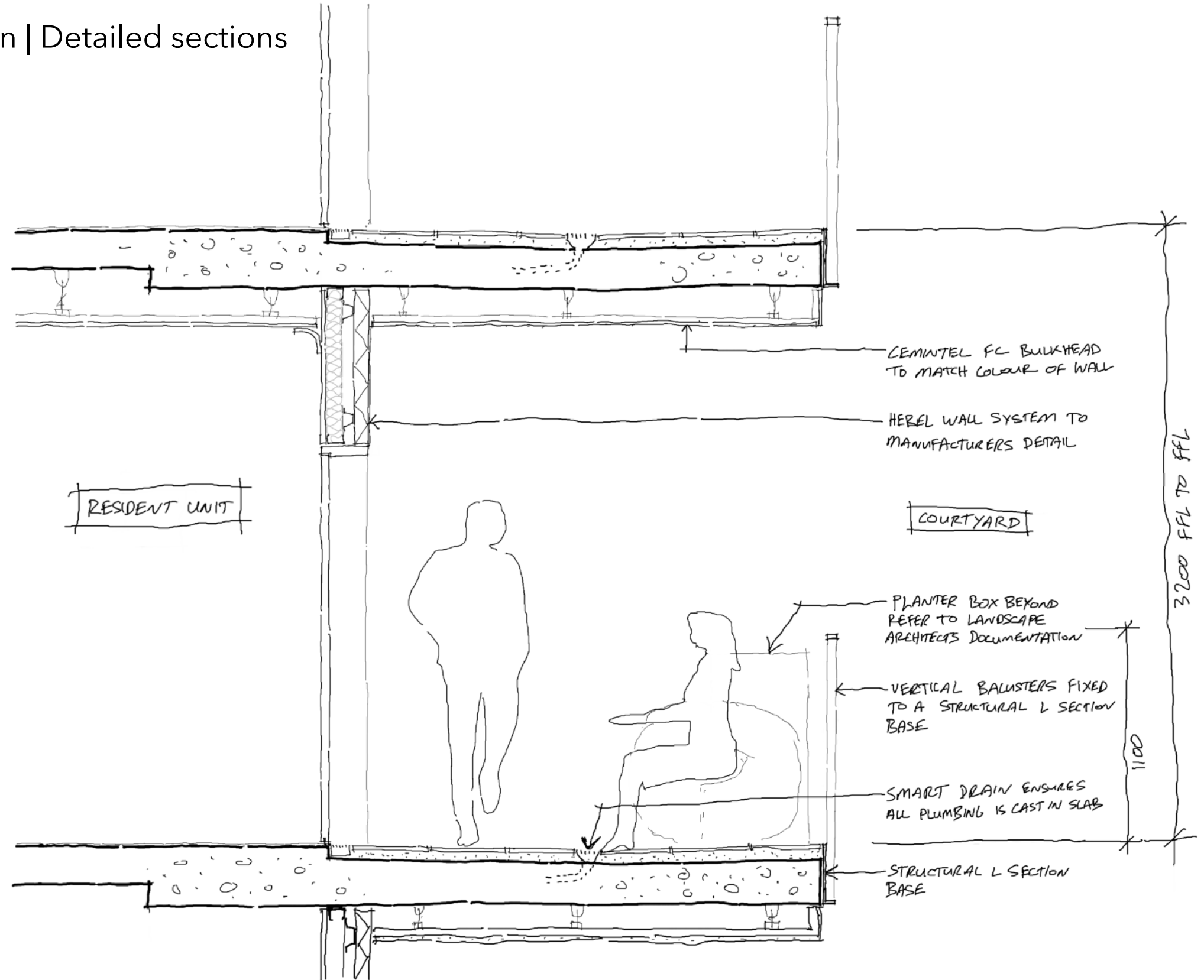
Design Review Panel feedback:

Insufficient information regarding exterior architectural detailing and finishes...

Detailed sections of each facade should be provided to confirm structural dimensions, general alignments and arrangements of wall elements, windows, doors and balustrades. Section views should identify the location of concealed services such as rainwater pipe, ac units and water heaters.



BALUSTRADE DETAIL



COURTYARD BALCONY SECTION

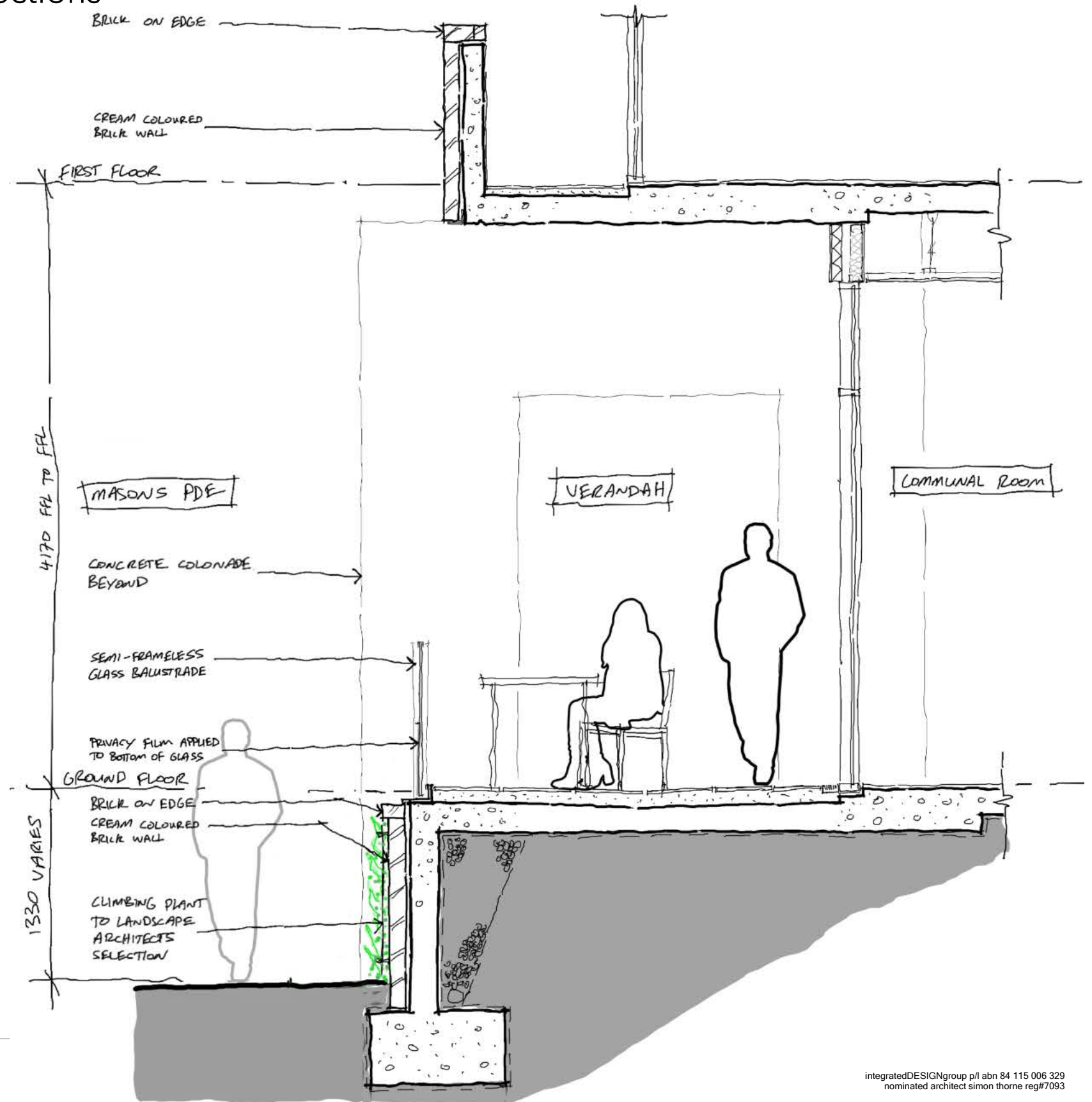
DESIGN EXCELLENCE

4(a) High Quality Design | Detailed sections

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Insufficient information regarding exterior architectural detailing and finishes...

Detailed sections of each facade should be provided to confirm structural dimensions, general alignments and arrangements of wall elements, windows, doors and balustrades. Section views should identify the location of concealed services such as rainwater pipe, ac units and water heaters.



GROUND FLOOR VERANDAH SECTION

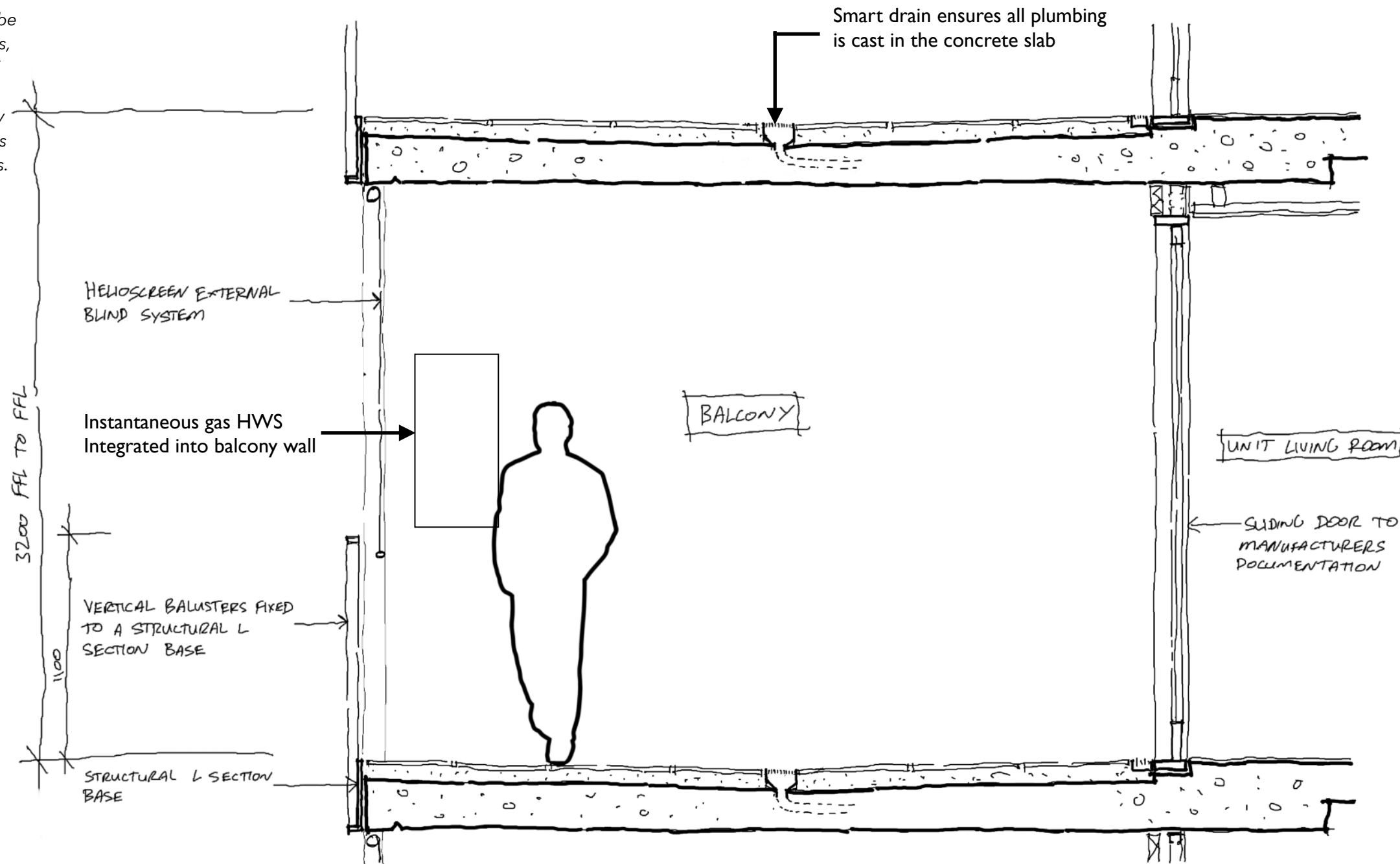
DESIGN EXCELLENCE

4(a) High Quality Design | Detailed sections

Design Review Panel feedback:

Insufficient information regarding exterior architectural detailing and finishes...

Detailed sections of each facade should be provided to confirm structural dimensions, general alignments and arrangements of wall elements, windows, doors and balustrades. Section views should identify the location of concealed services such as rainwater pipe, ac units and water heaters.

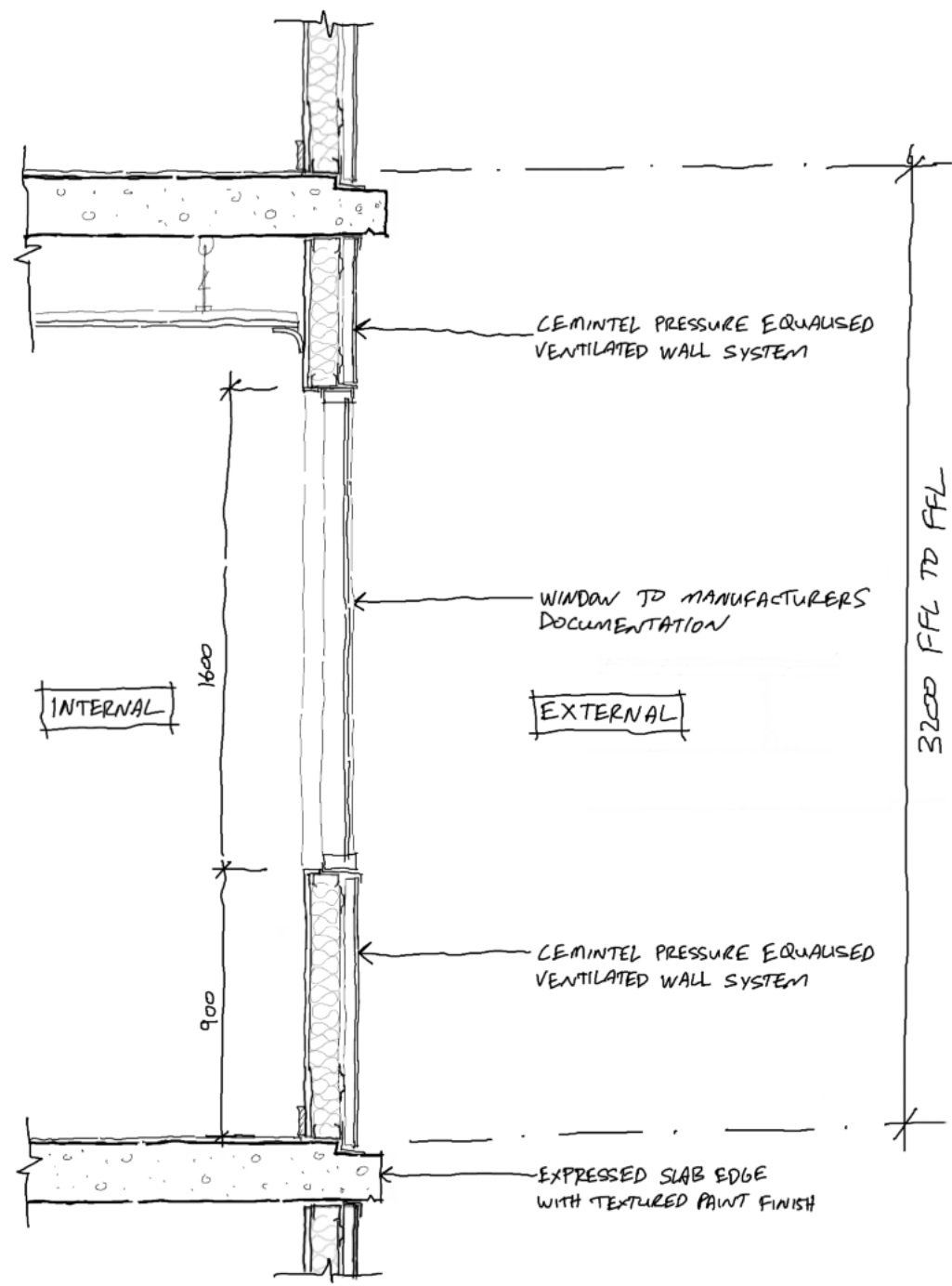


WESTERN FACADE BALCONY SECTION

DESIGN EXCELLENCE

4(a) High Quality Design | Detailed sections

Design Review Panel feedback:
Insufficient information regarding exterior architectural detailing and finishes...
Detailed sections of each facade should be provided to confirm structural dimensions, general alignments and arrangements of wall elements, windows, doors and balustrades. Section views should identify the location of concealed services such as rainwater pipe, ac units and water heaters.



TYPICAL EXTERNAL WALL SECTION

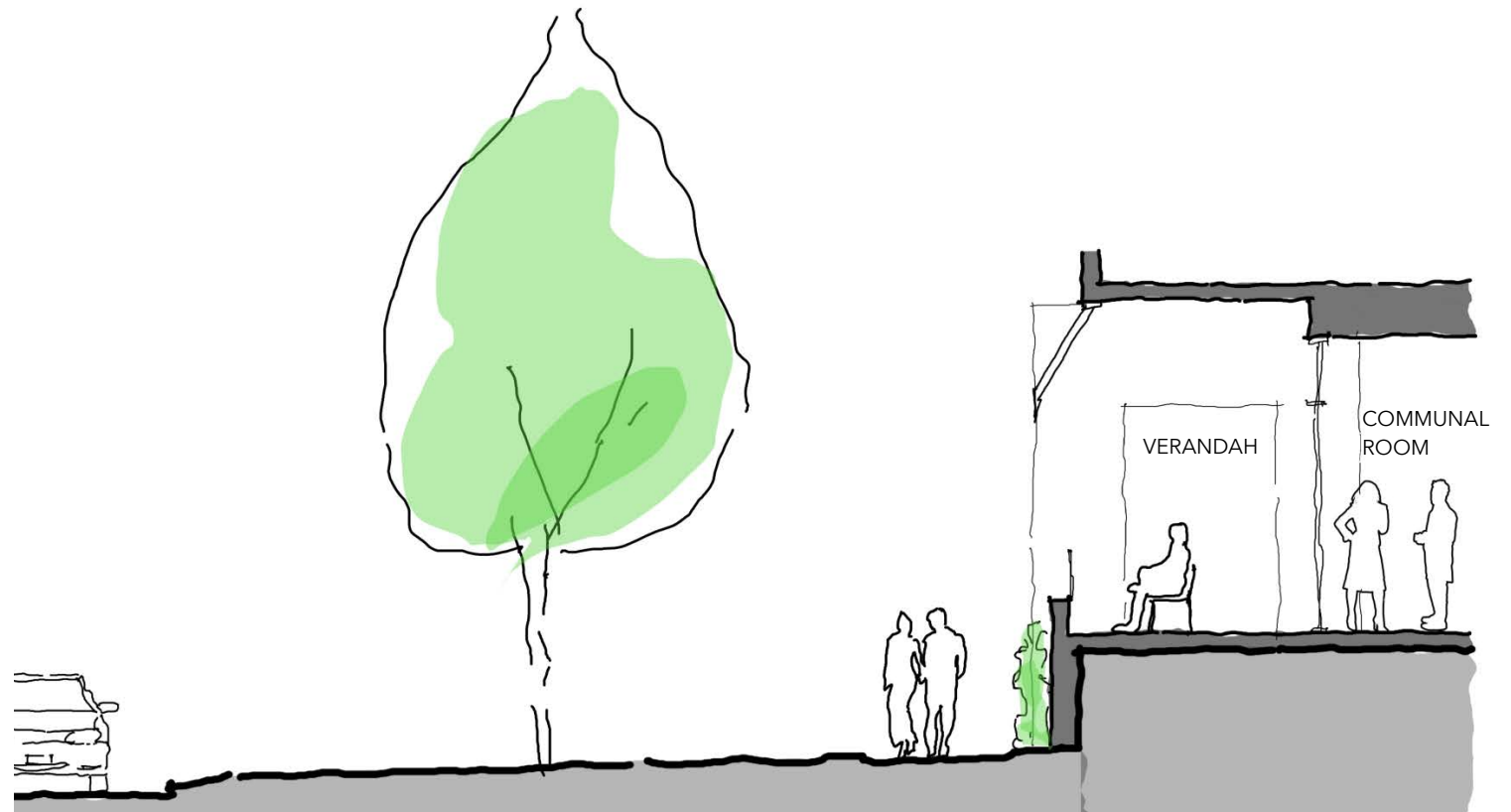
DESIGN EXCELLENCE

4(b) The Public Domain

Proposal will significantly improve the quality and amenity of the public domain through the building's form and external appearance.

Through careful attention to form, massing and architectural detail, the proposal has a distinctive character. Located along the Brisbane Water shoreline, the use of high quality materials, bold architectural features, central courtyard, a unique broken massing and building form result in a high quality residential building.

The building form clearly articulates a single point of entry to the facility creating a safe and secure entry point. The communal room and Brisbane Water Legacy offices are located at the street with views to the water. The distinctive character of a front verandah is formed along the buildings edge, off the resident's communal space. The verandah acts to allow passive surveillance of the street, creating a sense of security and community while maintaining privacy for the residents.



DESIGN EXCELLENCE

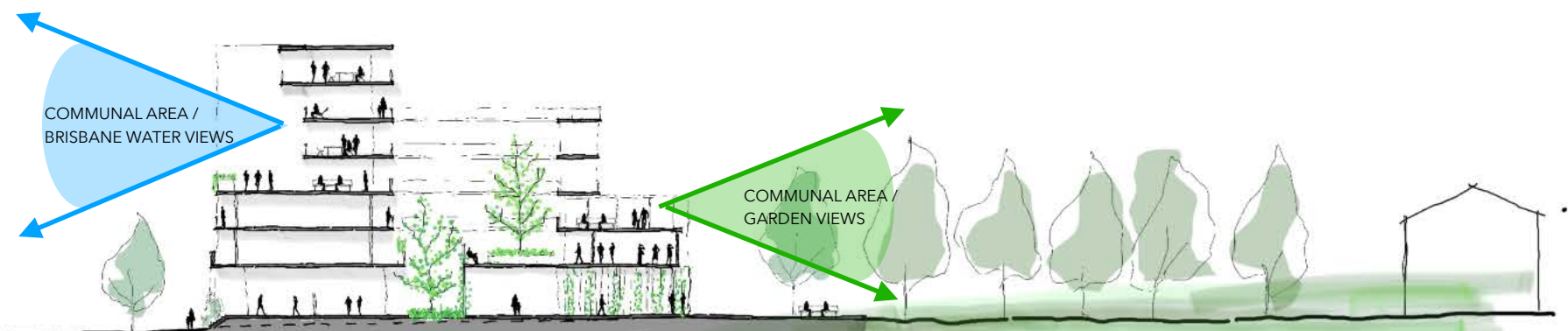
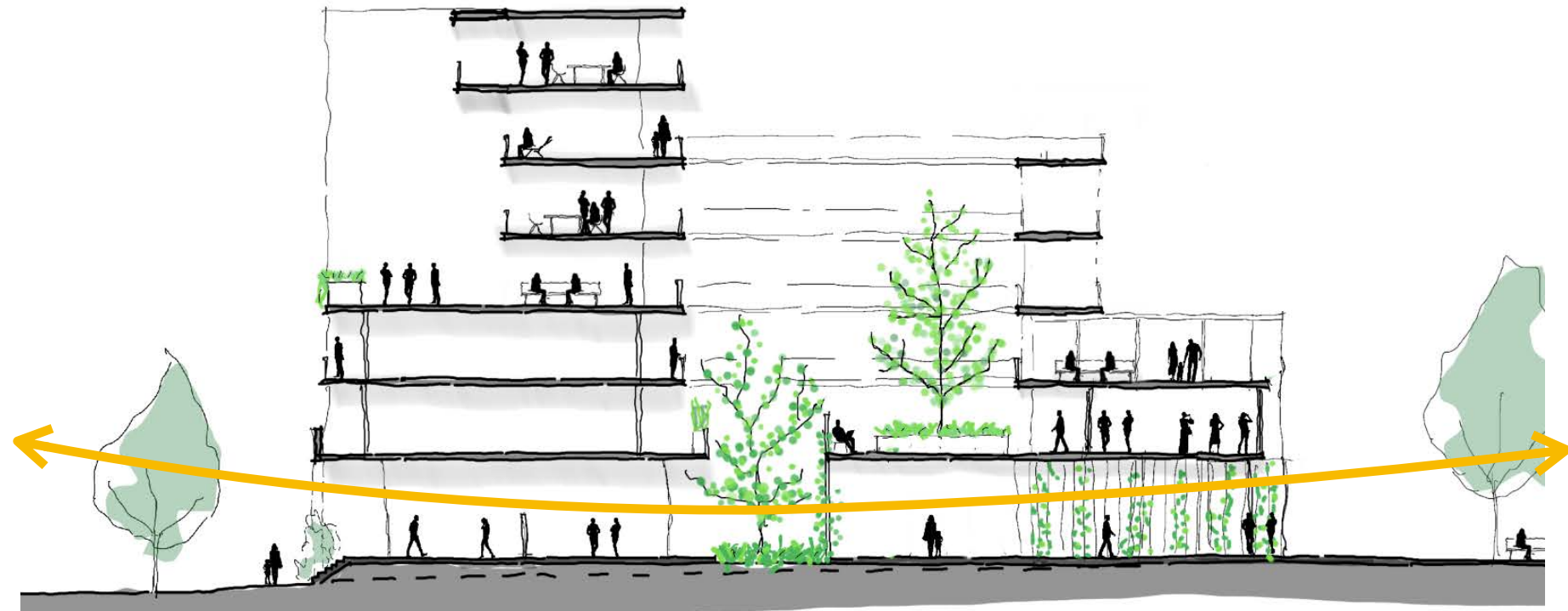
4(b) The Public Domain

Proposal will significantly improve the quality and amenity of the public domain through the building's form and external appearance.

The role of this building in the public domain is to promote passive surveillance, celebrate the Brisbane Water shoreline and create an activated streetscape which is in accordance with the Gosford City Centre DCP 2018.

The communal room and BWLC offices are at the front of the site, activating the ground floor streetscape. From level 3 upwards, the building form is broken by resident communal areas that look out towards Brisbane Waters. This creates a dynamic and unique vitality to this building that celebrates Brisbane Water and further improves and enhances the public domain.

Pedestrians access is prioritised throughout this proposal. On the ground floor there is a clearly articulated pedestrian link running from the entrance of this building to the rear of the site.



SECTION

DESIGN EXCELLENCE

4(b) The Public Domain - Recreational areas

Design Review Panel Feedback:

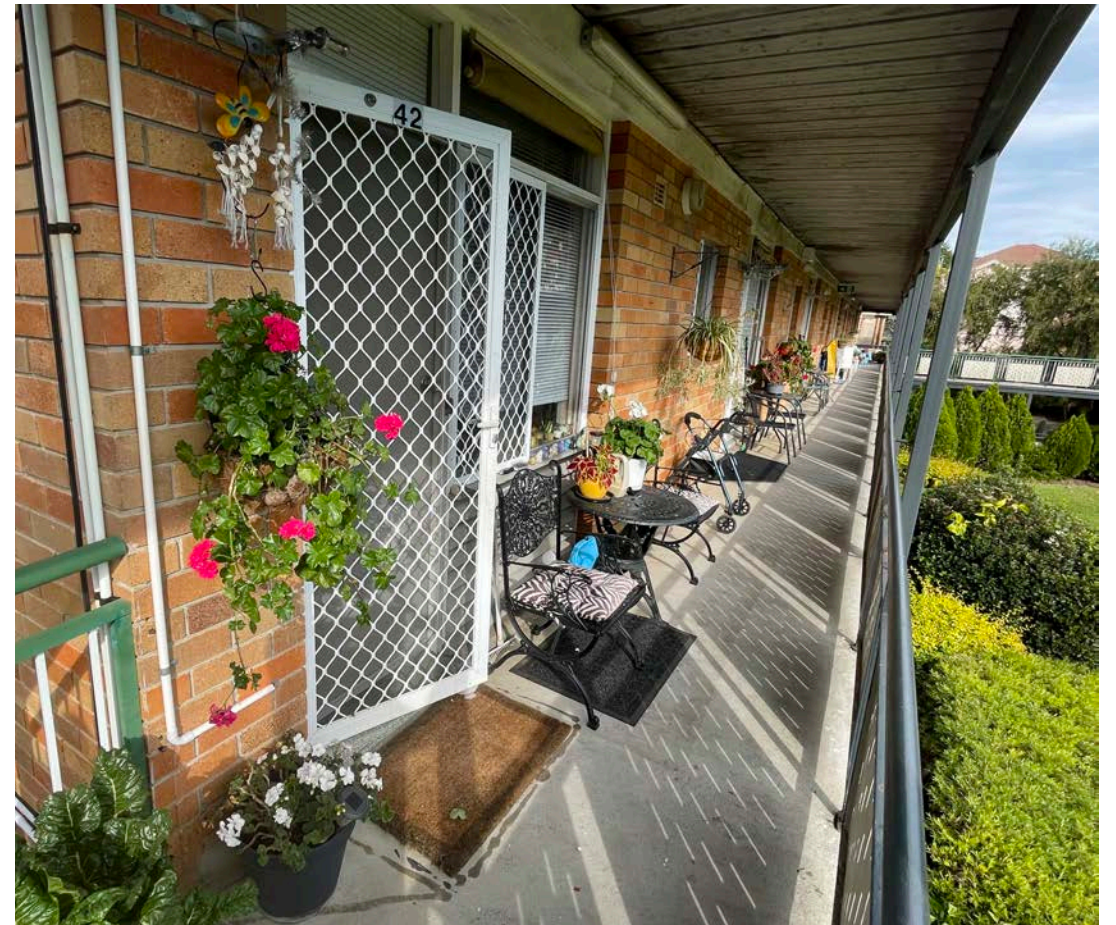
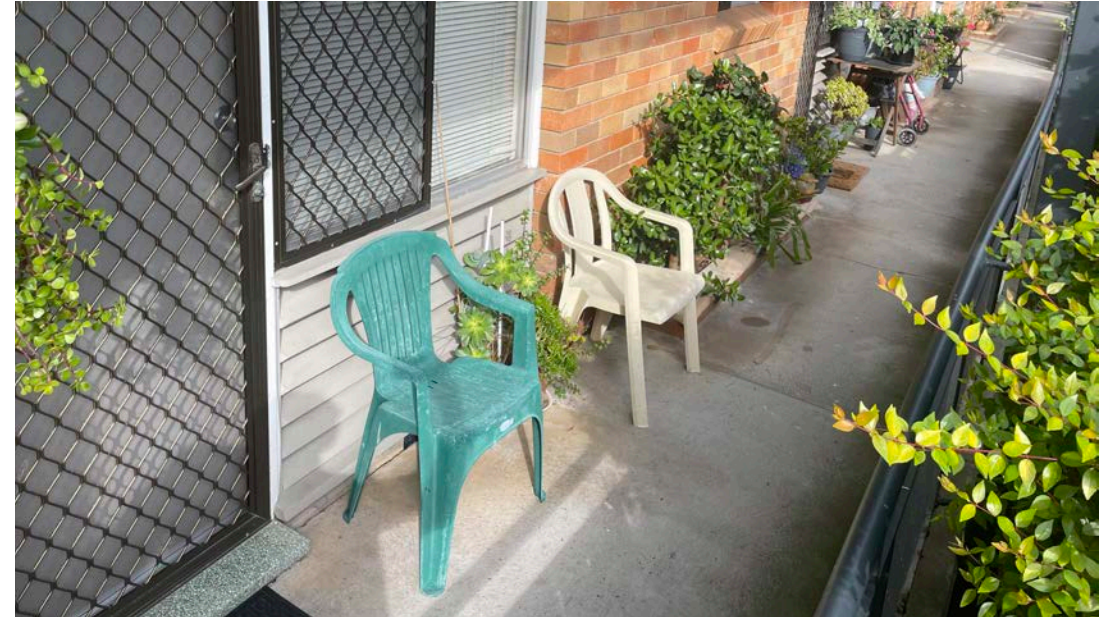
Social elements of access balconies and communal recreation spaces have not been fully-explored:

Upper level access balconies need to distinguish semi-public and semi-private territories (for example, by providing semi-private sitting or gardening alcoves which are not intersected by common access.)

These images show how the residents currently use the balconies at Brisbane Water Legacy (BWL). Each resident has placed out the front of their unit, their own loose furniture (table and chairs) and pot plants, that assist in creating an identifiable entry unique to that resident, providing opportunities for social engagement and passive surveillance. This what the resident like and is familiar to them.

The proposed courtyard incorporates the above into the design, providing wider balconies, pot plants to mark semi-public territories, creating an area for the resident to place their own loose furniture.

The existing units on the first floor do not have private balconies or outdoor spaces. This is their only balcony. The proposed design provides all residents with private balconies.



DESIGN EXCELLENCE

4(b) The Public Domain - Central courtyard options

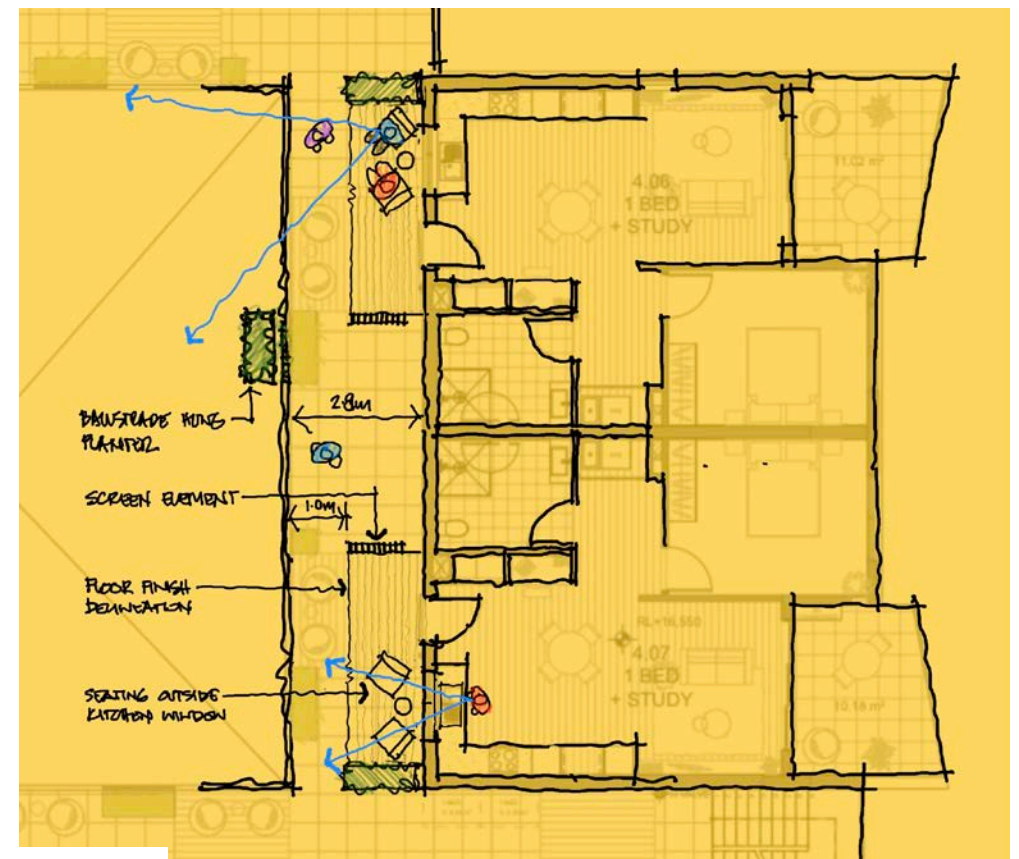
Design Review Panel Feedback:

Social elements of access balconies and communal recreation spaces have not been fully-explored:

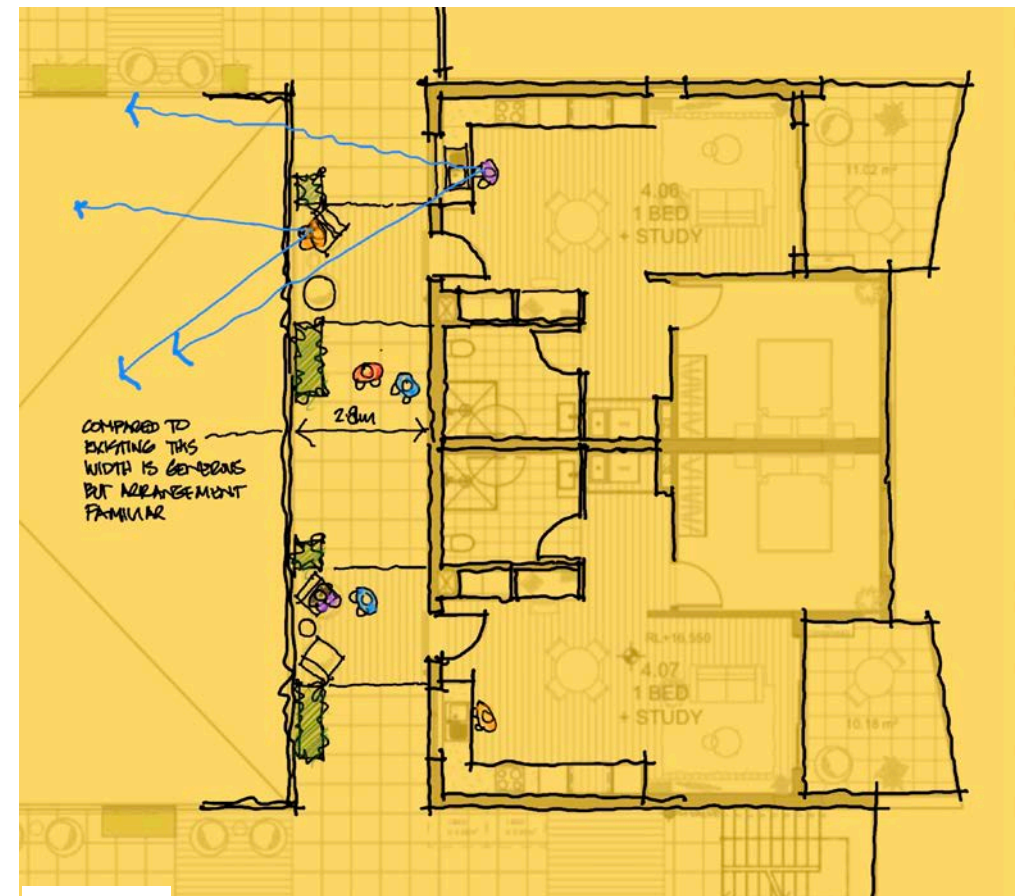
Upper level access balconies need to distinguish semi-public and semi-private territories (for example, by providing semi-private sitting or gardening alcoves which are not intersected by common access.)

Option 1 - Similar to what the residents currently have. A semi-private space is created directly off the entrance with public path at the edge of the balcony.

Option 2 - The residents semi-public space is positioned at the edge of the balcony, creating better passive surveillance of the central courtyard and taking advantage of the natural light and ventilation. The floor finish delineation creates a community socialisation speed hump.



OPTION 1



OPTION 2

DESIGN EXCELLENCE

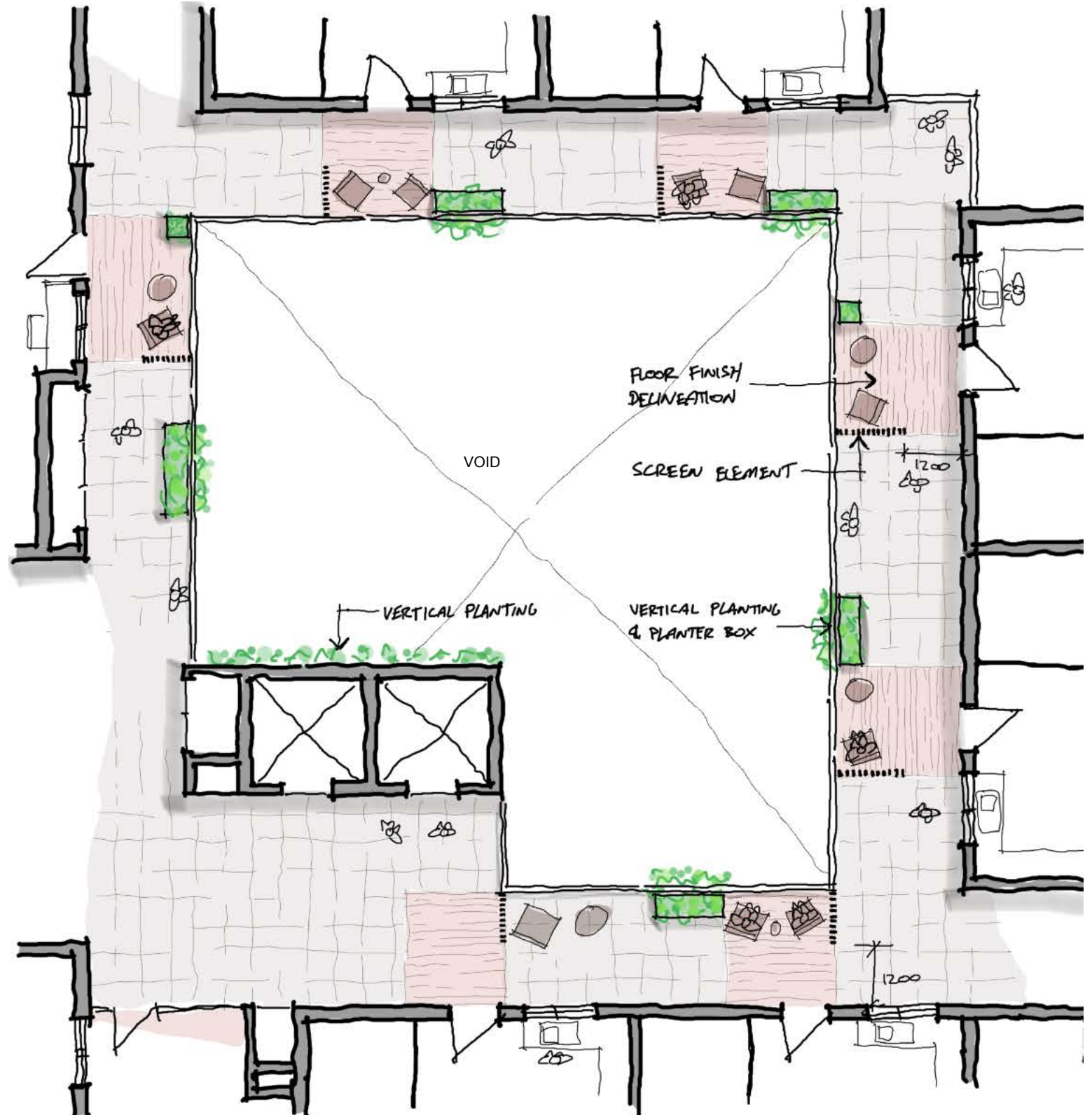
4(b) The Public Domain - Central courtyard

Design Review Panel Feedback:

Proposed balcony sitting areas are overly exposed to circulation pathways along the access balconies. A consequence of the exposure is that pathways would intrude upon semi-private territory of sitting areas and would discourage residents' use of those sitting areas.

The proposed central courtyard has the residents semi-public space positioned at the edge of the balcony. Planter boxes and fixed screen elements create a partial spatial enclosure that improves amenity and usability of these semi-public spaces. The floor finish delineation create community socialisation speed humps.

The central open courtyard is large allowing natural light and ventilation to penetrate deep into the middle of the building. This creates a healthy, vibrant and improves liveability and safety in a landscaped setting.



DESIGN EXCELLENCE

4(b) The Public Domain - Central courtyard

Proposal has a high standard of architectural design, will be constructed with quality materials and has a high standard of detailing that reflects the building type, location and the surrounding buildings.

The proposal has an internal courtyard where all residents can access their units. Colour and quality materials are used to create clearly identifiable entries. The external corridors will largely be white. Each unit entry is clearly identified with a dark grey wall and bulkhead, and different coloured floor tiles with planter boxes positioned either side. It creates a space that the resident can put chairs and/or a table creating an active and vibrant central courtyard.

The door frame will be highlighted in a bold contrasting colour to that of the wall. Unit numbers sit next to the door with a wall light above.



DESIGN EXCELLENCE

4(b) The Public Domain - Recreational areas

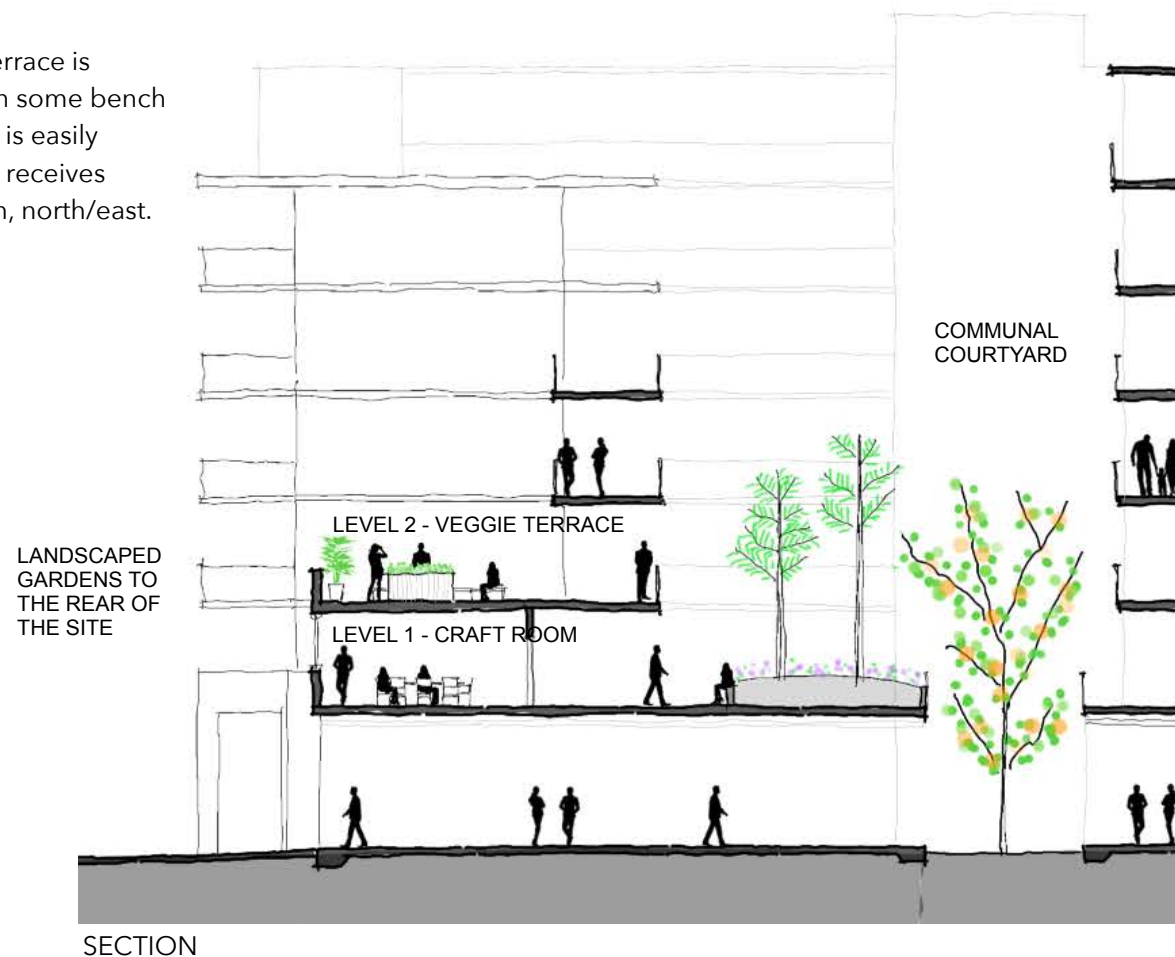
Design Review Panel Feedback:

Social elements of access balconies and communal recreation spaces have not been fully-explored:

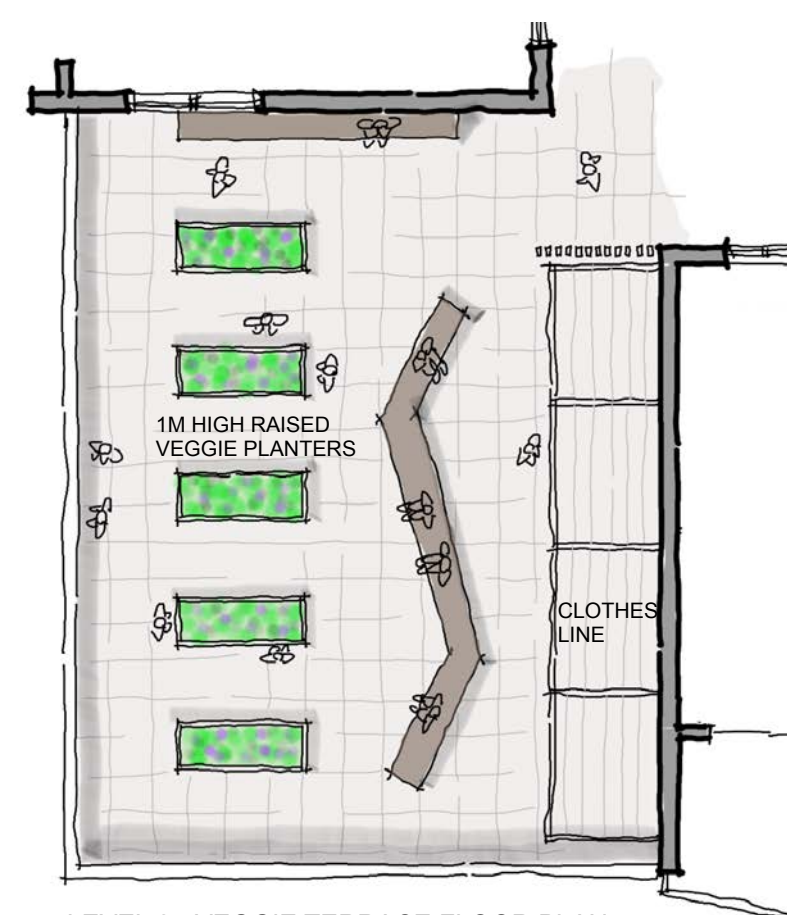
Upper level outdoor recreation areas need to distinguish their purposes, while providing flexibility to accommodate a variety of uses, and offering landscaped solutions for sun shading.

The proposed design provides a variety of recreation areas for the resident. On level 1 there is a craft room, lounge and bar. There is also a communal courtyard that has some bench seating, and a variety of plants that will go up into the void.

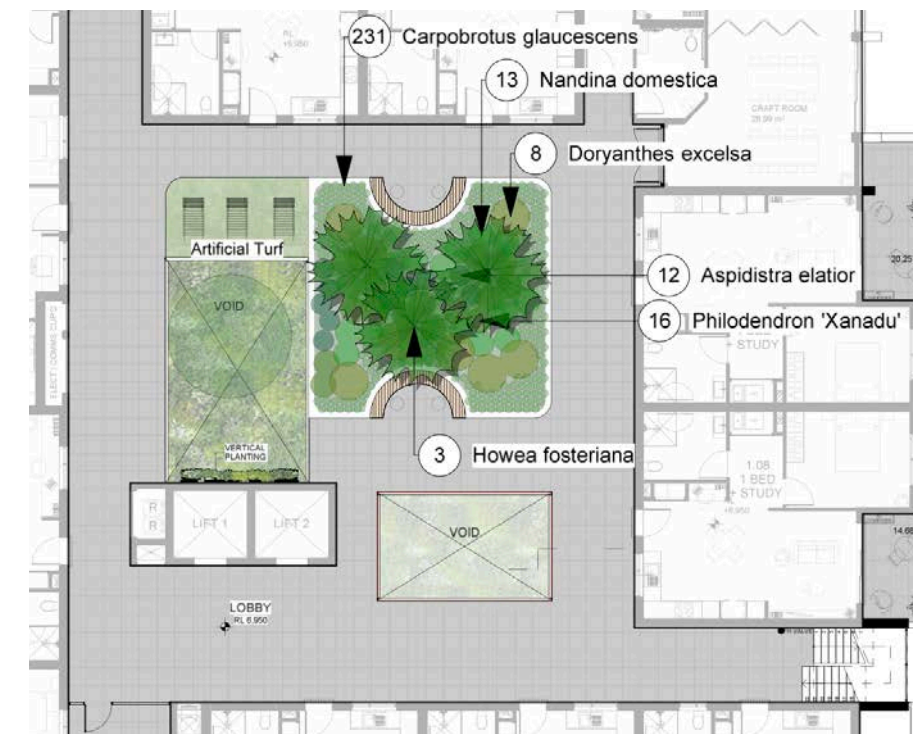
On level 2, a veggie garden terrace is provided for the residents with some bench seating and a clothesline. This is easily accessible to all residents and receives good solar access facing north, north/east.



SECTION



LEVEL 2 - VEGGIE TERRACE FLOOR PLAN



LEVEL 1 - COMMUNAL COURTYARD FLOOR PLAN

DESIGN EXCELLENCE

4(b) The Public Domain - Recreational areas

Design Review Panel Feedback:

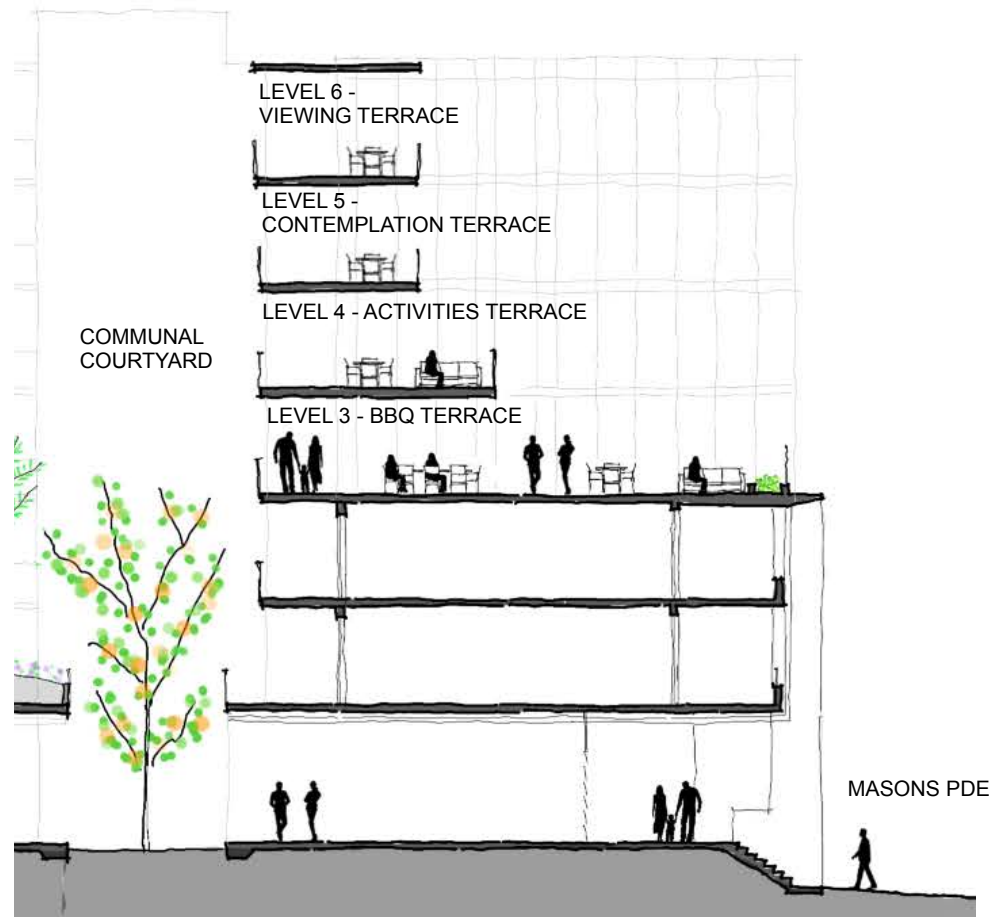
Social elements of access balconies and communal recreation spaces have not been fully-explored:

Upper level outdoor recreation areas need to distinguish their purposes, while providing flexibility to accommodate a variety of uses, and offering landscaped solutions for sun shading.

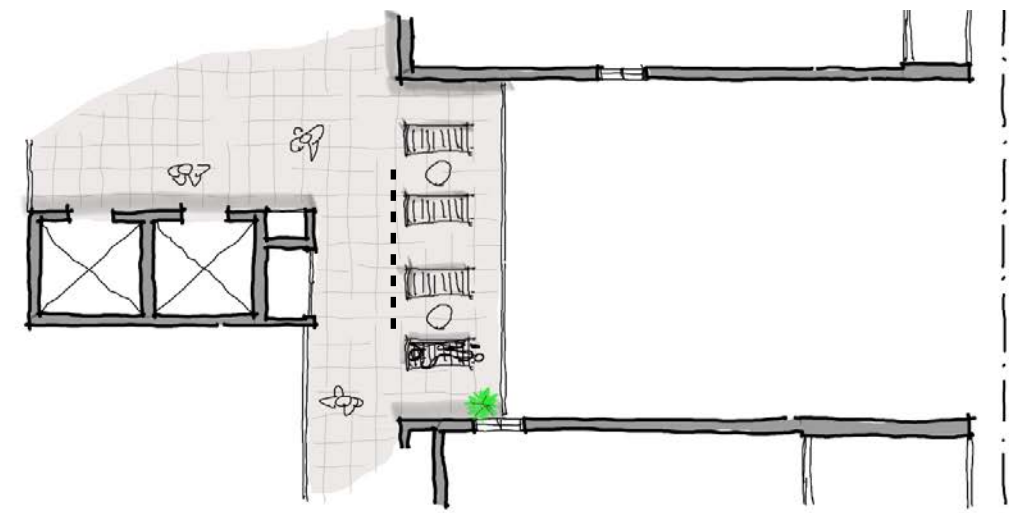
Level 3 is the BBQ terrace. The BBQ sits against the wall and is protected from the weather via the terrace above. Loose tables and chairs will be provided. Lounges and a coffee table create a more casual setting at the western end of the terrace with a low planter box.

Level 4 is the small activities terrace. It will consist of loose furniture, with a lounge and coffee table, and a more formal table setup for chess. It is partly covered from the terrace above.

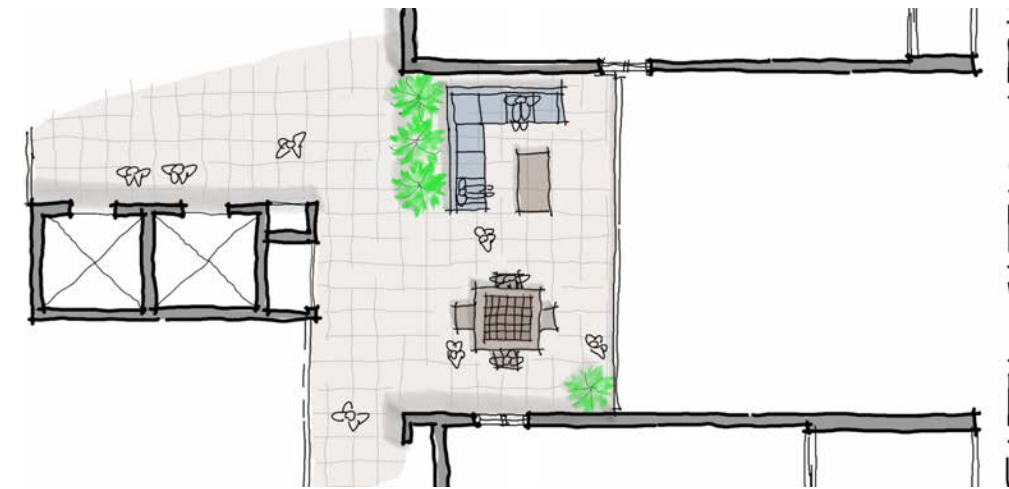
Level 5 and 6 are the contemplation terrace. It is a smaller terrace and a quiet spot to read the newspaper or listen to a podcast while looking out to Brisbane Water.



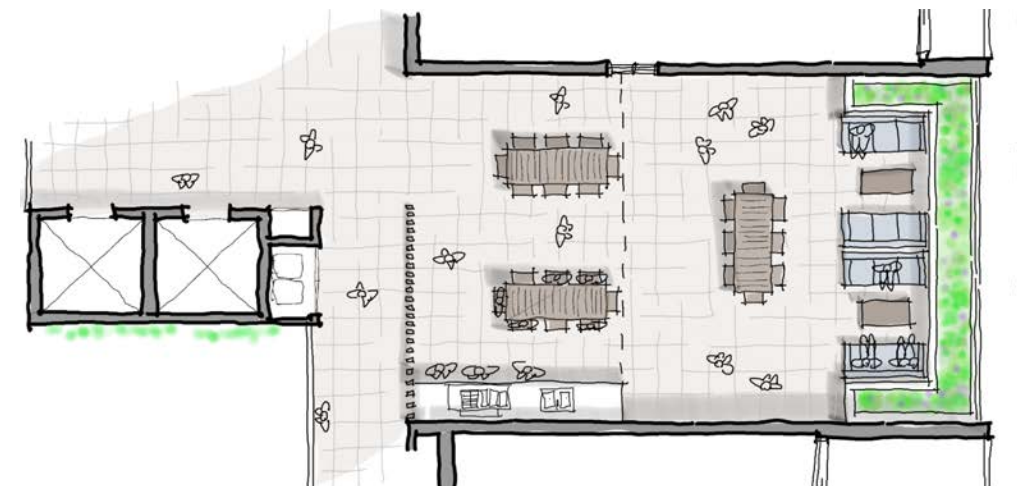
SECTION



LEVEL 5 & 6 - CONTEMPLATION TERRACE



LEVEL 4 - SMALL ACTIVITIES TERRACE
CHESS, CARDS ETC



LEVEL 3 - BBQ TERRACE FLOOR PLAN

DESIGN EXCELLENCE

4(c) View Corridors & local landmarks

Proposal will not detrimentally impact on the amenity of the surrounding area, nor on any view corridors, vistas or landmark locations.

Due to the flat nature of the land around the waters edge and the rapidly increasing level of the terrain in hills surrounding, the proposal does not impact any existing vistas to the natural setting. The proposal sits comfortably within the massing of the DCP and the hills adjacent when viewed from the green space opposite.

The proposal provides vistas from communal areas for residents, allowing equal access throughout the building.

The landscaped area to the rear of the site provides high quality green buffer between the proposal and the neighbouring building to the east, improving the neighbouring buildings outlook and privacy.



SEPP clause 8.11 Key vistas and view corridors

DESIGN EXCELLENCE

4(e) i Suitability of the Land for Development

Well-designed buildings within close proximity of each other and with great passive surveillance over public amenity can have the effect of transforming the overall impression of the streetscape and bring about vitality that is often lacking in medium density development, borne about by poor design, bulk, scale and landscape setting.

The subject site is located opposite the green space on the Brisbane Waters edge, a space which has potential for increased public usage. It is located on Masons Pde which is accessed off the Central Coast Hwy. The site is adjacent to a new seven storey residential development currently under construction.

Densifying this edge along Brisbane Waters encourages further use, without impacting the public's access to the natural setting.

The site is ideal for new development that brings high quality residential that revitalises and activates the Brisbane Water shoreline.



DESIGN EXCELLENCE

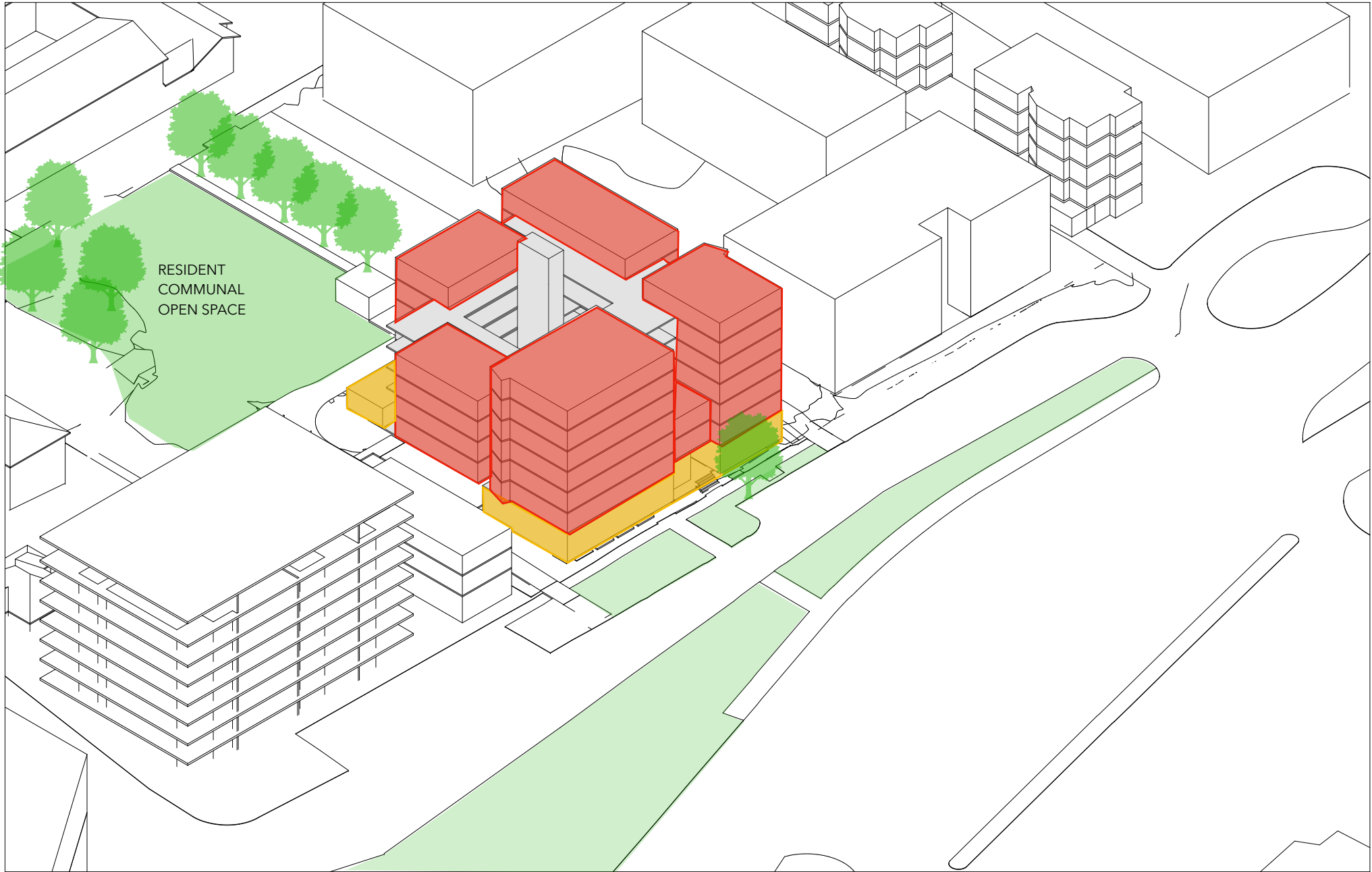
4(e) ii Existing and proposed uses and use mix

The existing site is owned by Brisbane Water Legacy Club, providing self-care accommodation for legacy widows, 8 two bedroom units operating under the NSW Retirement Village Act, a hall and BWLC administration office.

Residential: The apartment mix continues to provide apartments to accomodation for legacy widows, and furthermore apartments operating under the NSW Retirement Village Act.

Communal: Shared spaces designated to the residents of the development for communal gatherings provide opportunity for social connections.

Administration: Legacy village is to continue to operate from the site in ground floor offices.



RESIDENTIAL 1 BED, 2 BED & 3 BED



COMMUNAL ROOM / OFFICE ADMIN / CRAFT ROOM

DESIGN EXCELLENCE

4(e) iii Streetscape Constraints

The proposal pulls the resident's communal area to the site edge with a verandah. The existing footpath sits below the height of the development's ground floor plane so as to allow those sitting on the verandah to engage passively with pedestrians.

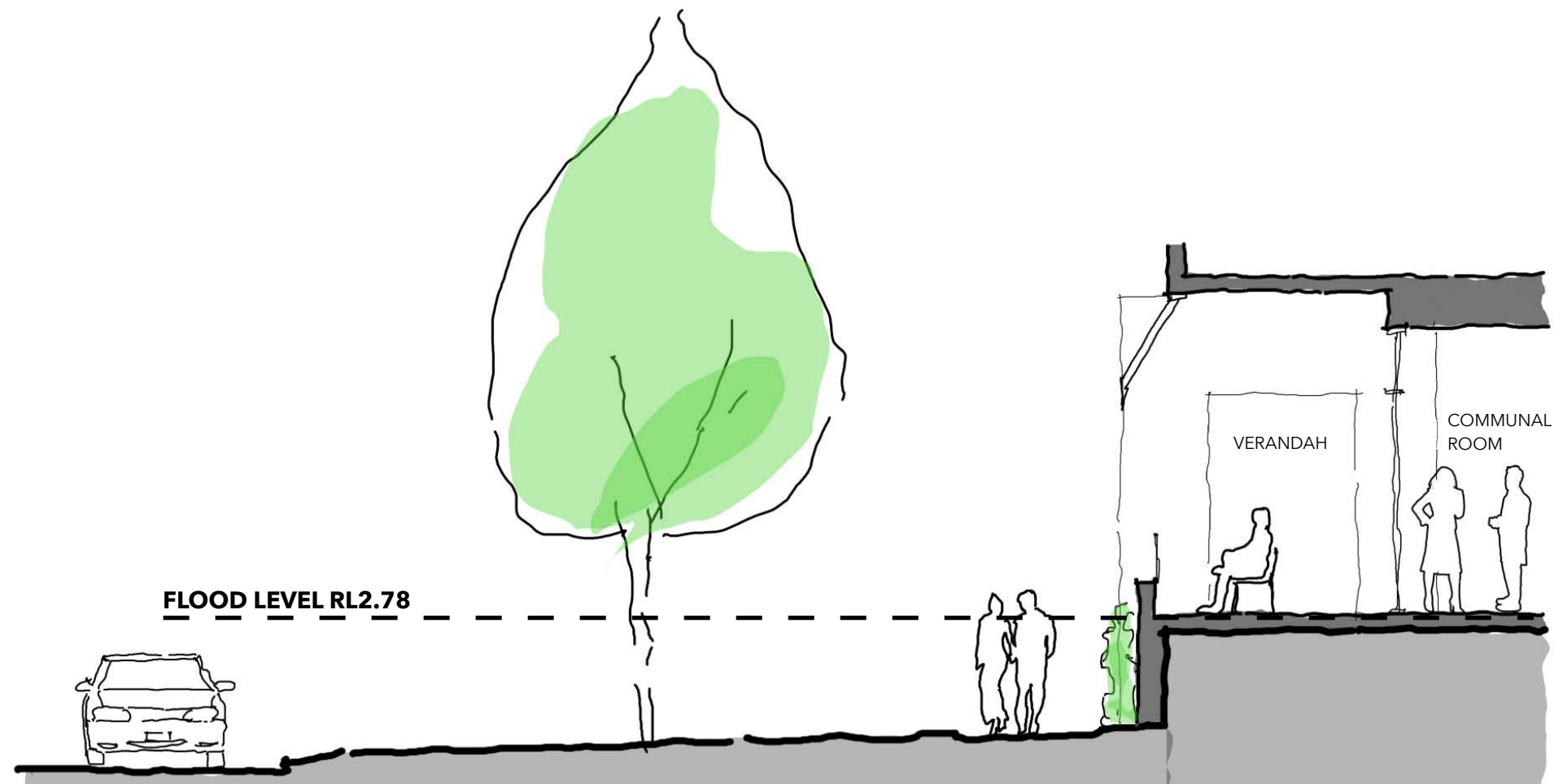
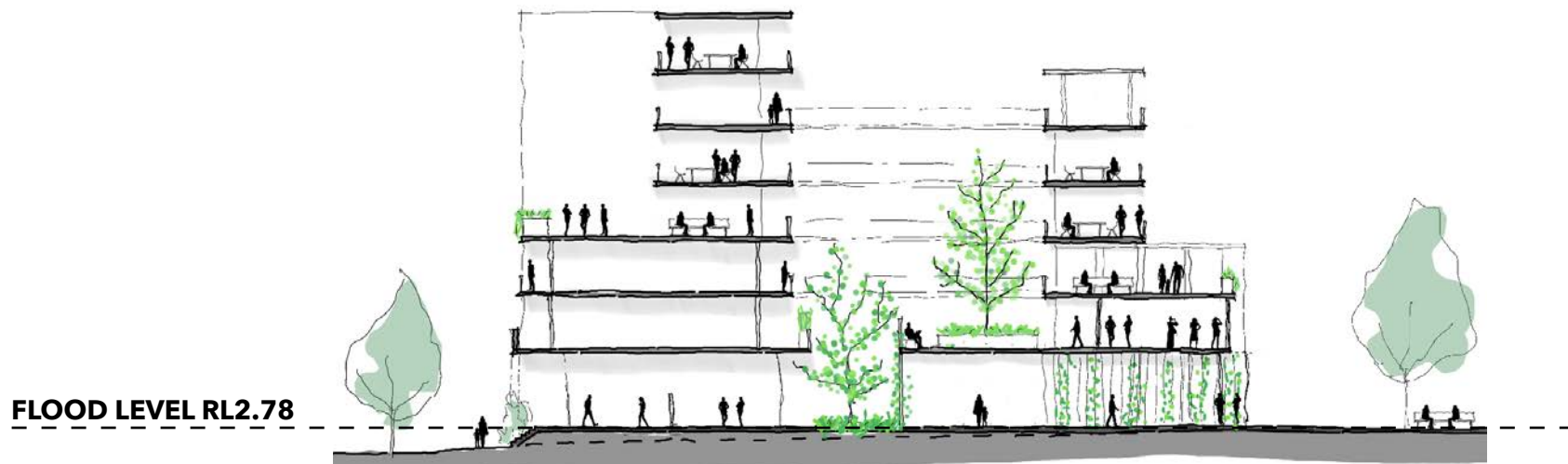
A flood information certificate has been provided from Council for this site. The civil engineer has spoken to Council regarding flood levels and they have advised that they would be willing to accept a reduced flood level based on engineering justification as part of the flood impact assessment.

The Probable Maximum Flood (PMF) level has been adopted too this site.

PMF = 2.78m AHD

This is generated by the overland flow from upstream runoff and does not require additional consideration of sea level rise as it doesn't affect the flood level in this instance.

This lift in the ground floor plane, due to flood level requirements, does not hinder connections but allows further interaction with the security of a 'front door' barrier.

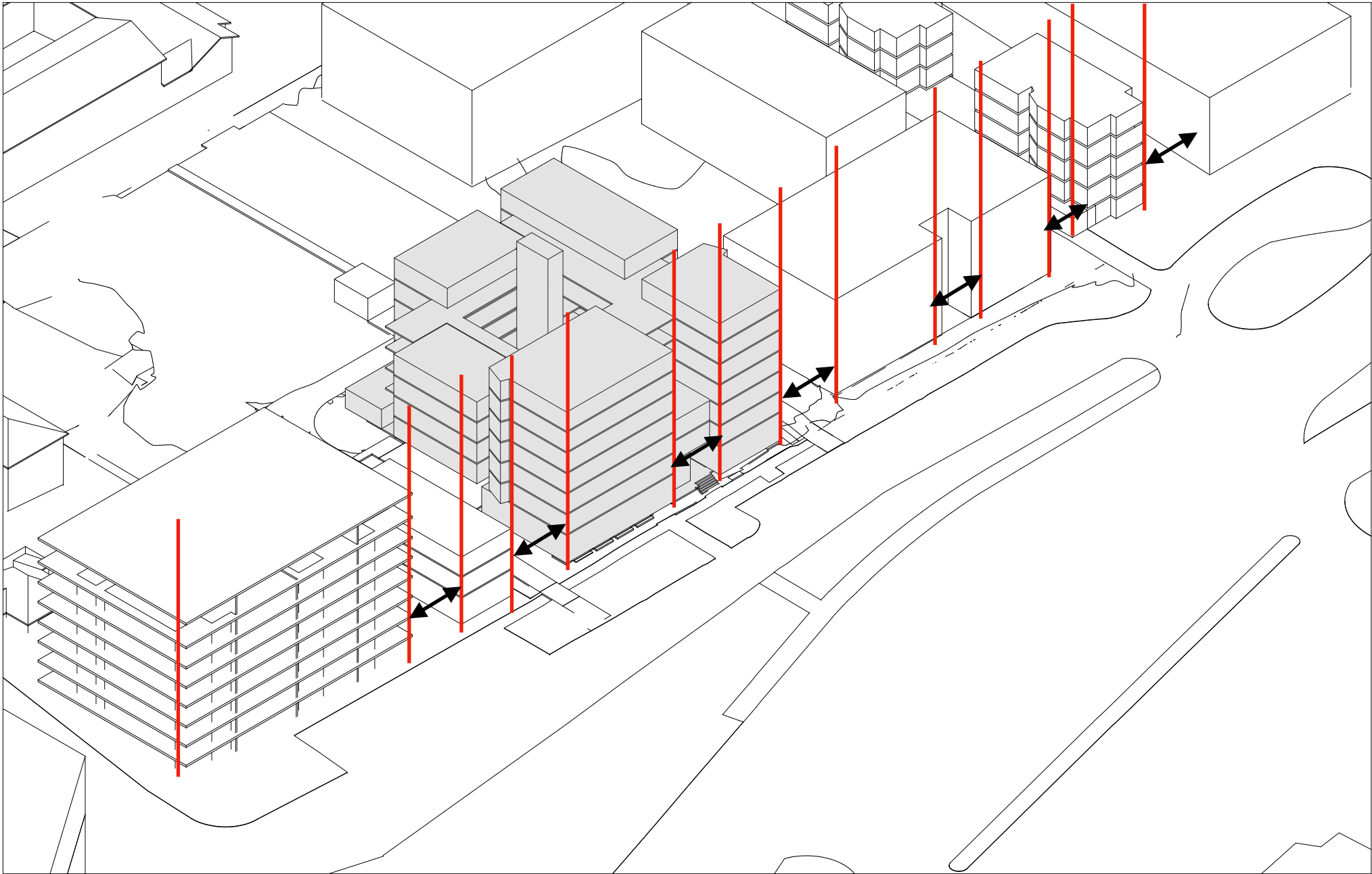


DESIGN EXCELLENCE

4(e) iv Relationship of the Development with other Buildings

Relationship with existing or proposed buildings in terms of separation, setbacks, amenity and urban form.

The development continues to promote the rhythmical separation between forms along the street frontage, breaking the continuous bulk of the streetscape. These breaks visually reduces the mass of consolidated development, and furthermore allows for visual connections to the natural setting of Brisbane Waters from developments behind.



DESIGN EXCELLENCE

4(e) v Bulk Massing and Modulation of Buildings

There are two objectives with a development of this kind. Provide enough bulk and massing to achieve the objectives of the urban street walls of the development, but also provide enough modulation and definition in the facade so as not to create large monolithic buildings facing the waters edge.

The development addresses the larger scale of the building by dividing it into 3 distinct components:

Clear Point of Entry

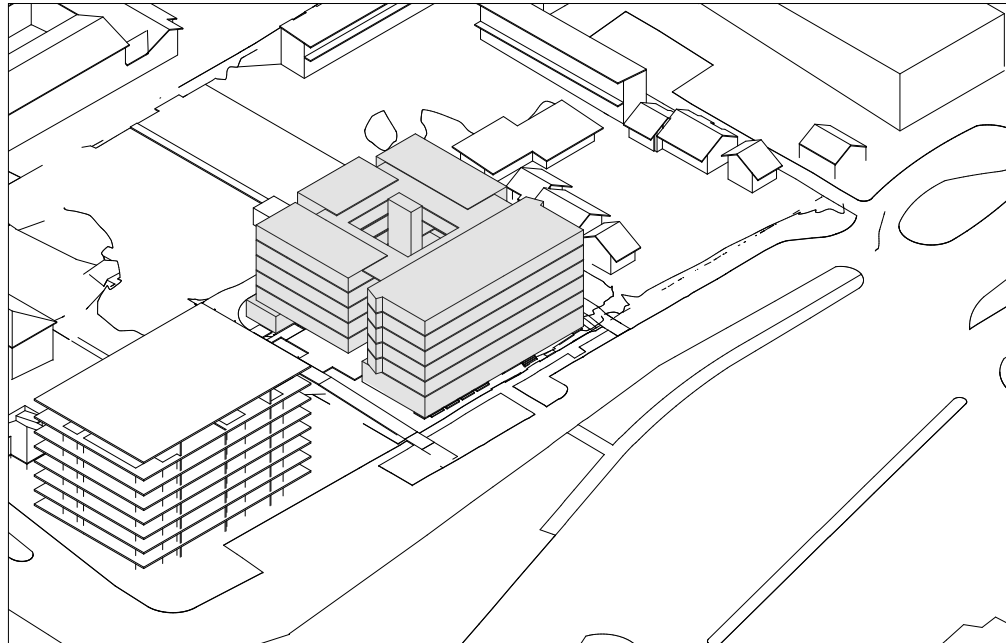
The clearly marked single entrance of the building creates security for residents and marks the development as the location of a significant community asset in Legacy.

Solar Access

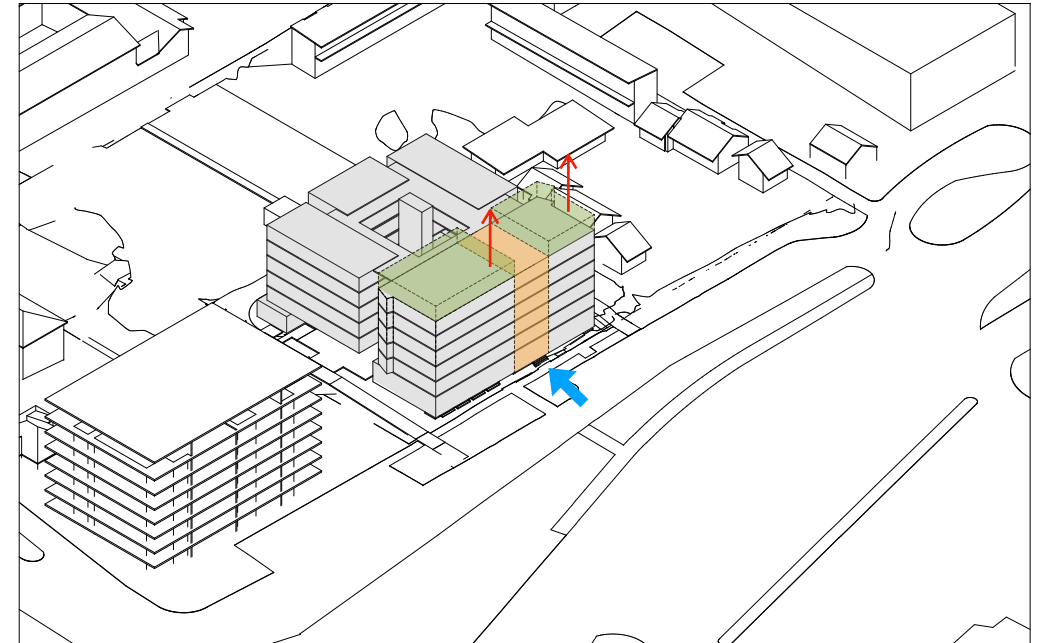
Through setbacks and separation of forms, significant solar access is achieved deep into the courtyard, reaching energy requirements of the building and increasing health amenity for residents.

Connections to Landscape

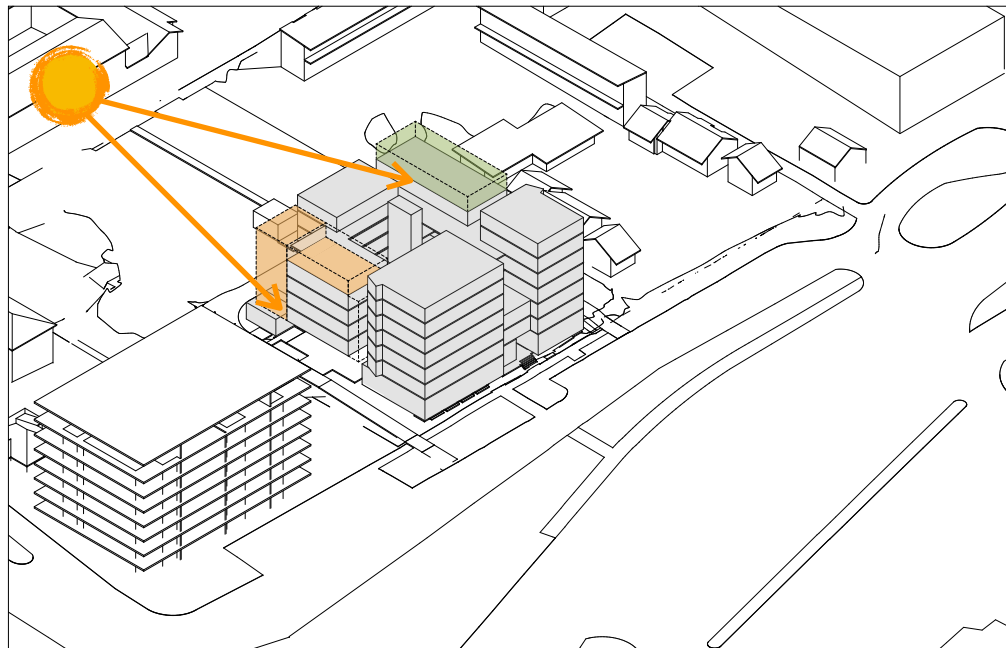
The orientation of apartments means there is generous connection to the natural setting both to the front towards Brisbane Waters and the to rear towards open green space.



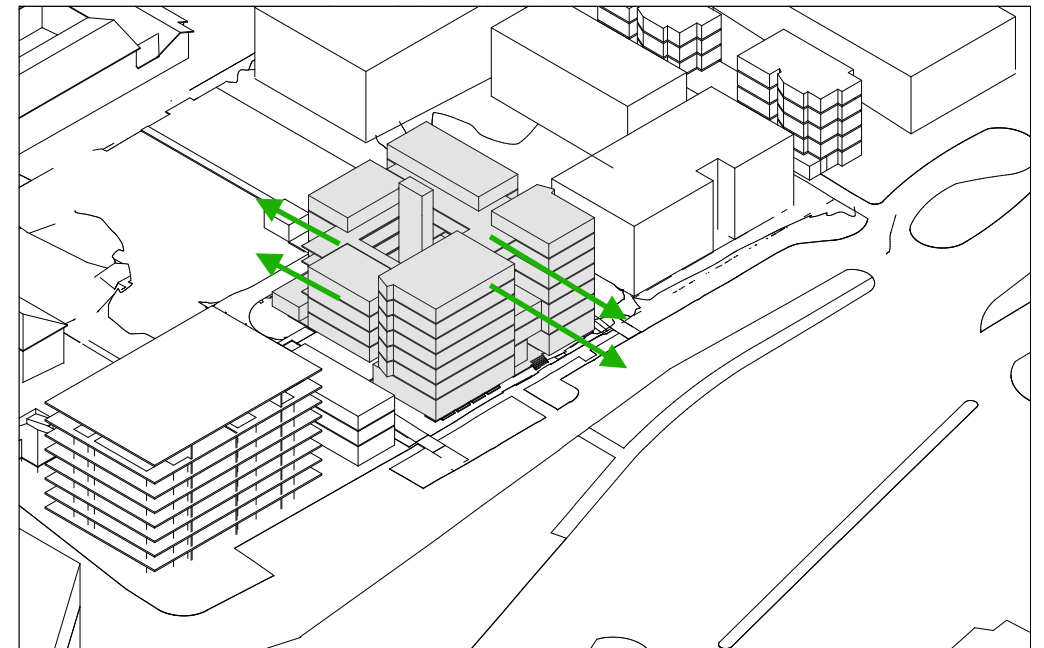
ORIGINAL ENVELOPE



CLEAR POINT OF ENTRY



SOLAR ACCESS



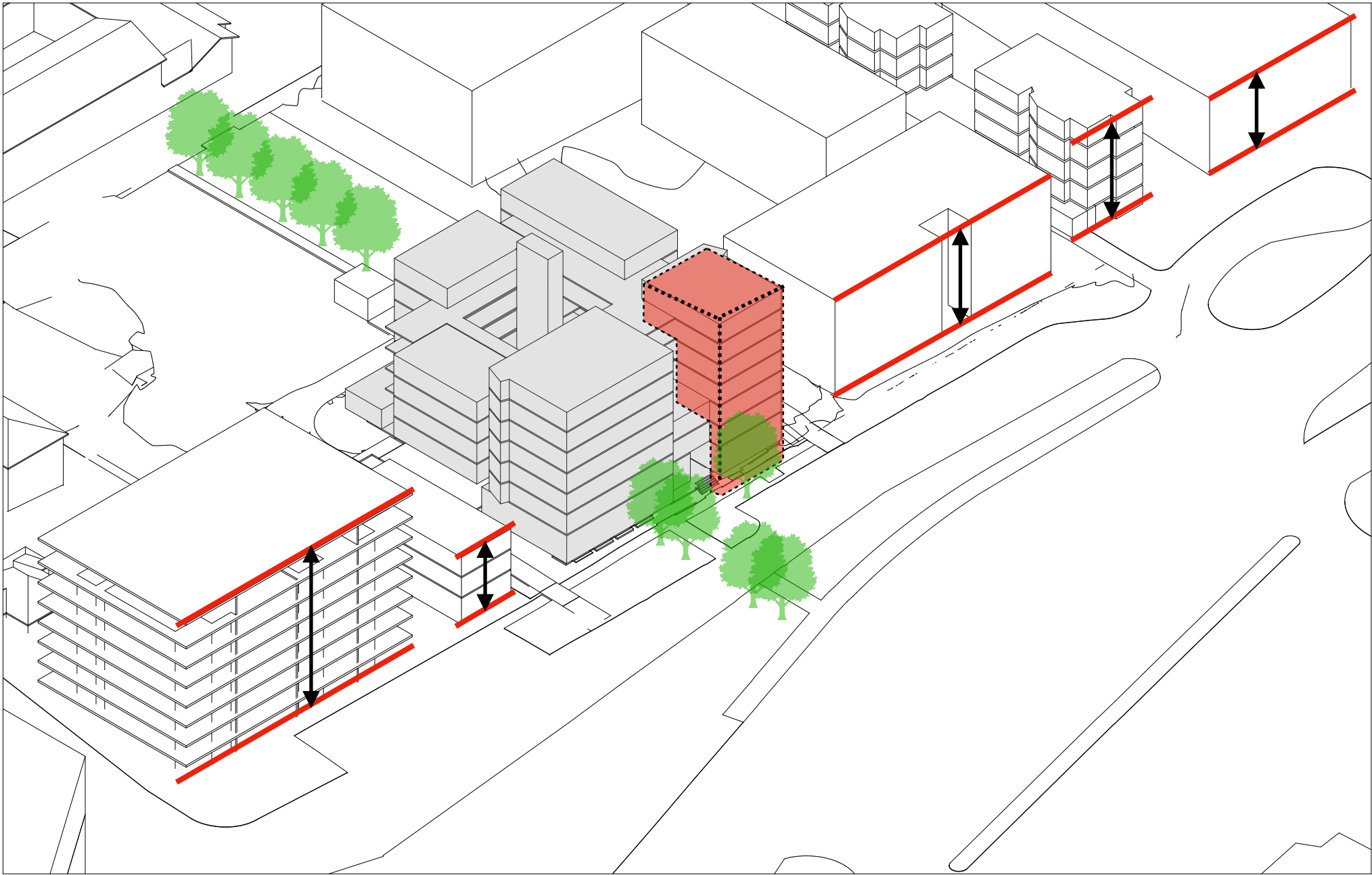
CONNECTIONS TO LANDSCAPE

DESIGN EXCELLENCE

4(e) vi Street Frontage Heights

The proposed development it exceeds above the SEPP height guidelines as to maintain a consistence across the streetscape.

We understand that council’s intention to maintain a 15m height limit along the water frontage to maintain sightline’s across the precinct, however consistency in height and increased passive surveillance promotes better use of the green space. This proposal uses the breaks in the continuous mass to allow vistas to be maintained, but aims to promote better use of the space already set up along the waters edge.



DESIGN EXCELLENCE

4(e) vii Environmental Impacts

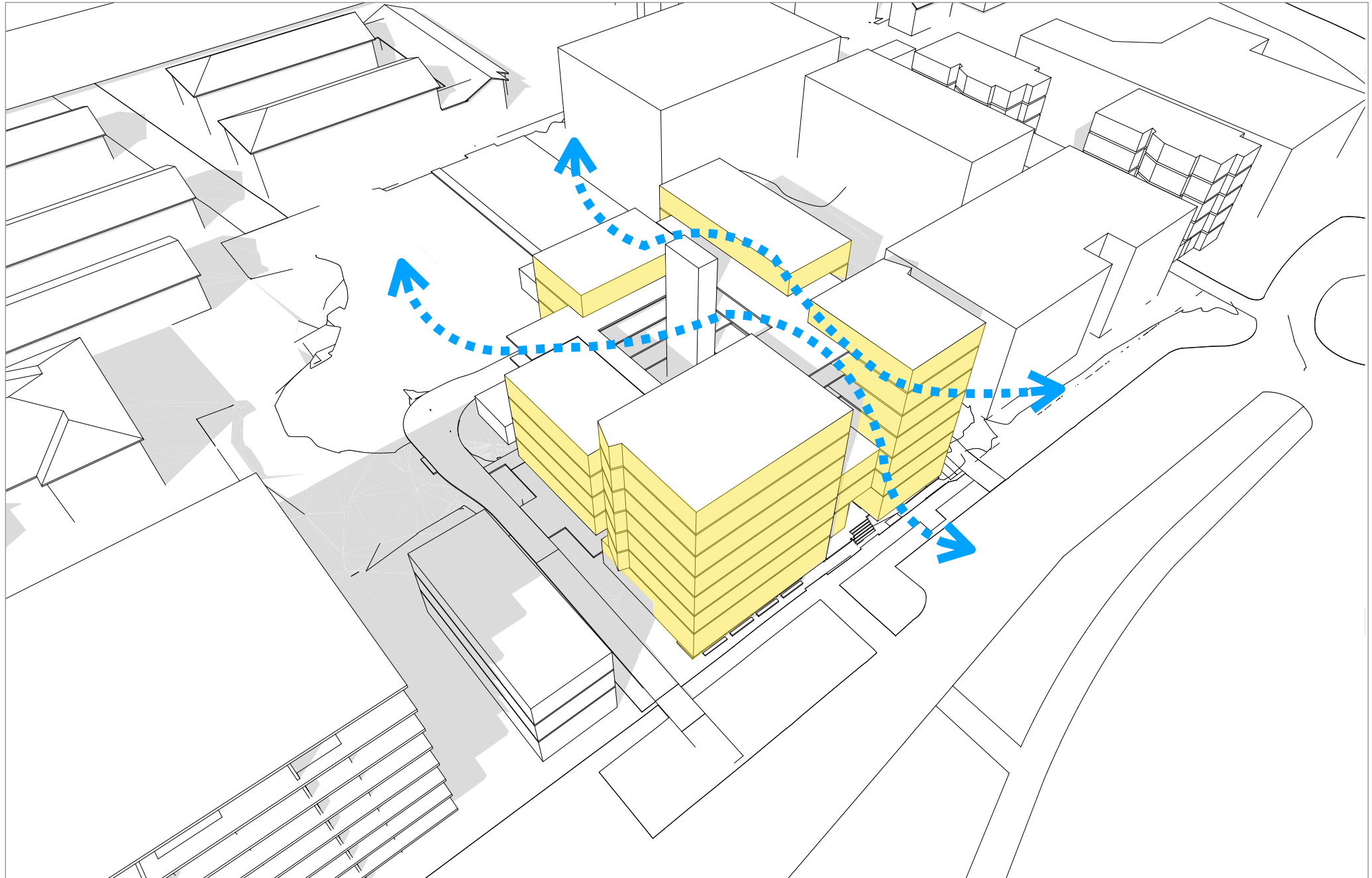
Impact of development with regard to sustainable design, overshadowing, wind and reflectivity

The push and pull of the building's form creates spaces for solar access and cross ventilation to all areas deep into the development. A central open courtyard and open-air walkways provides spaces for greenery.

Overshadowing
As any building of this density, the development has some overshadowing impact to its neighbours however this impact is not unreasonable in the context of an urban environment. We note that in a future street wall residential development for buildings to the south the impact of the subject site proposal is minimal.

Wind and air movement
The building is open in the middle to ensure air movement continues throughout the site without impediment.

Reflectivity
Aluminium timber look sliding screens and roller blinds are utilised on the building facade to control the sun's movement and reduce potential glare to the street and Brisbane Waters. Large balconies...



DESIGN EXCELLENCE

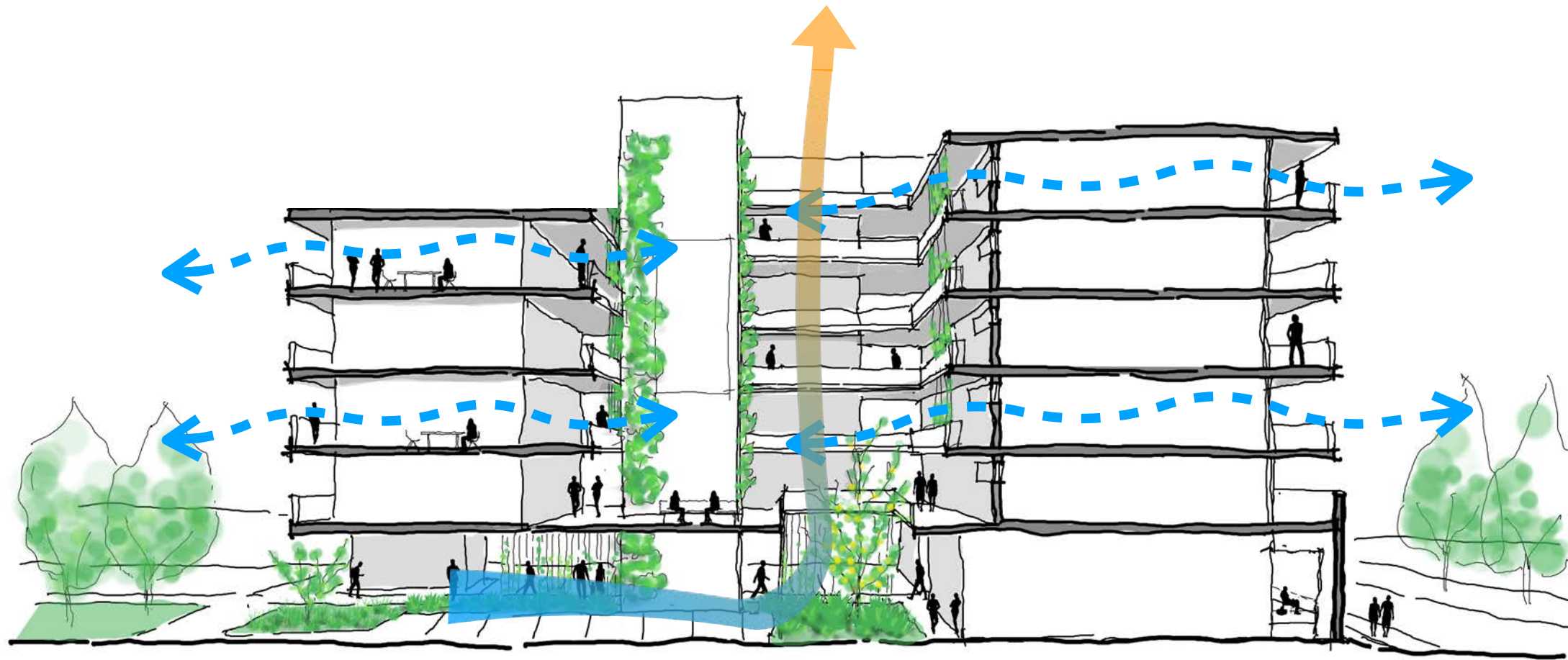
4(e) viii Ecologically Sustainable Development

The proposal has been designed with an ecologically sustainable approach with regard to waste generated during construction, durability of materials to avoid on-going maintenance and replacement of materials, minimising the use of energy in on-going operation within the residential components.

Apartments have been designed to promote increased access to daylight and natural ventilation, with the central open courtyard creating a stack effect for hot air to escape the building while residences are cross ventilated.

Greenery through the open walkways and within shared spaces helps maintain temperatures in these areas.

Significant access to light through solar passive design also means that apartments receive significant daylight not requiring artificial light during daylight hours. The incorporation of LED lighting throughout the residential component of the facility also means that the on-going energy use of the property is significantly reduced.



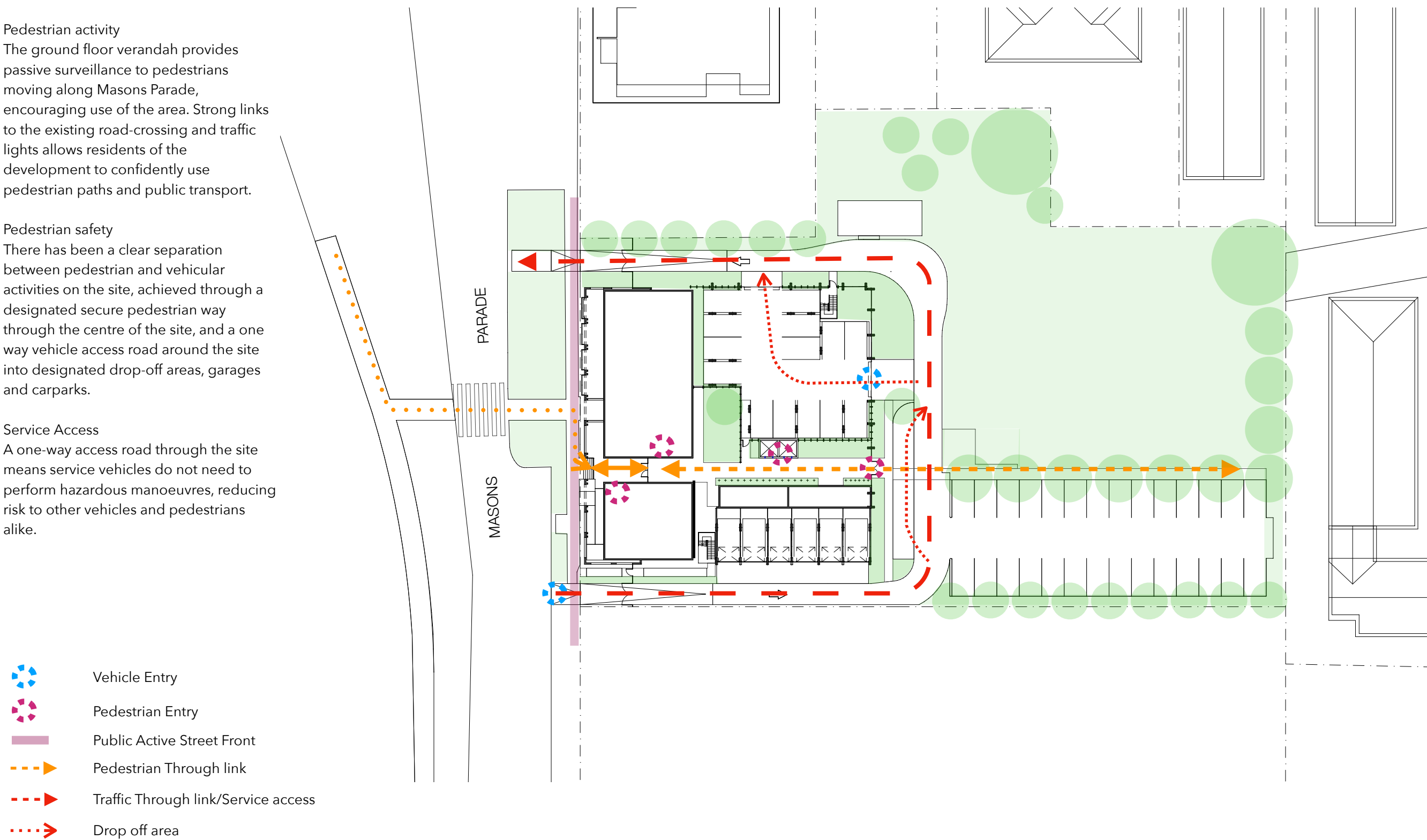
DESIGN EXCELLENCE

4(e) ix Pedestrian, Cycle, Vehicular & Service Access

Pedestrian activity
The ground floor verandah provides passive surveillance to pedestrians moving along Masons Parade, encouraging use of the area. Strong links to the existing road-crossing and traffic lights allows residents of the development to confidently use pedestrian paths and public transport.

Pedestrian safety
There has been a clear separation between pedestrian and vehicular activities on the site, achieved through a designated secure pedestrian way through the centre of the site, and a one way vehicle access road around the site into designated drop-off areas, garages and carparks.

Service Access
A one-way access road through the site means service vehicles do not need to perform hazardous manoeuvres, reducing risk to other vehicles and pedestrians alike.



DESIGN EXCELLENCE

4(e) x Impact of the Development on the Public Domain

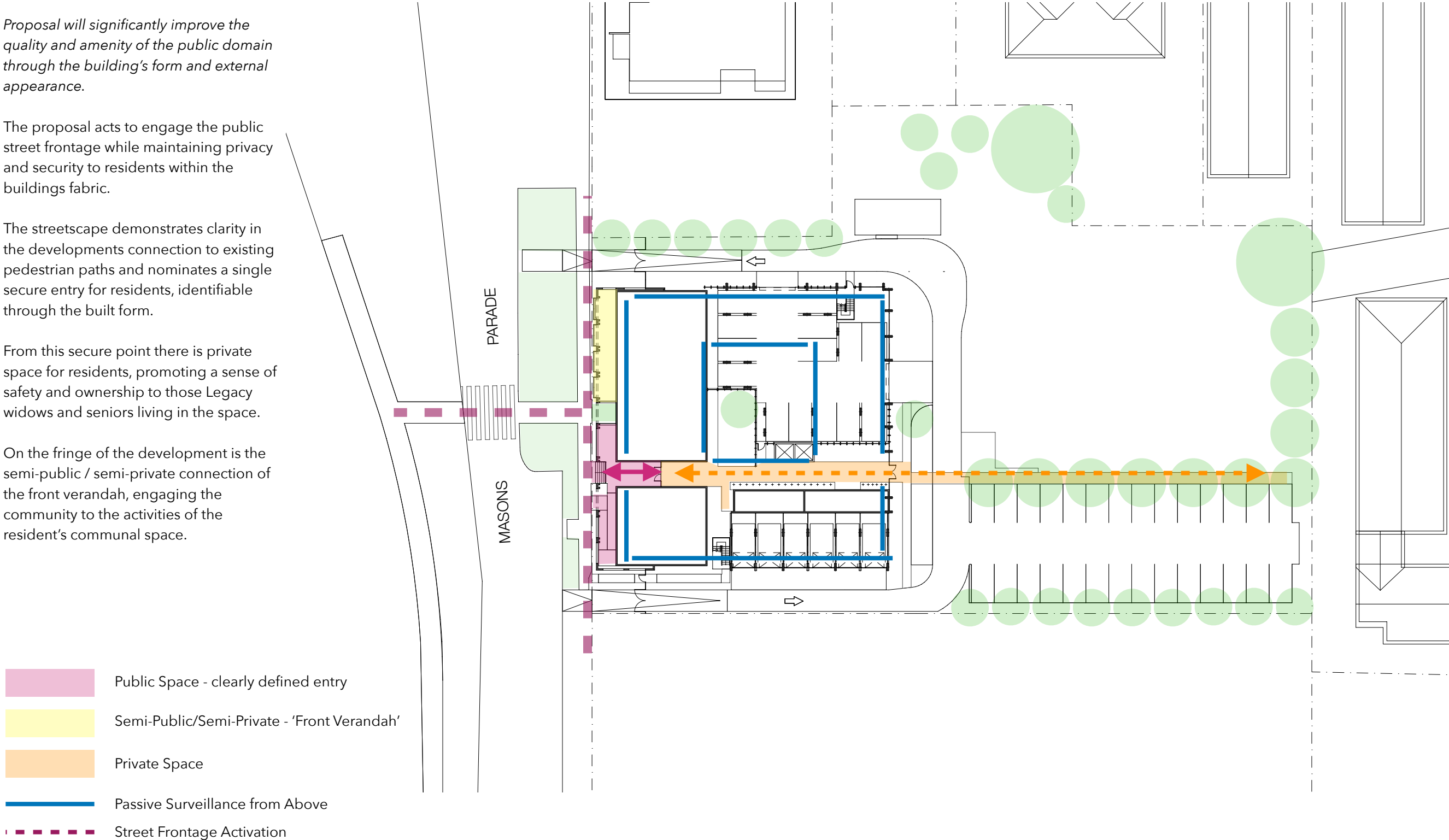
Proposal will significantly improve the quality and amenity of the public domain through the building's form and external appearance.

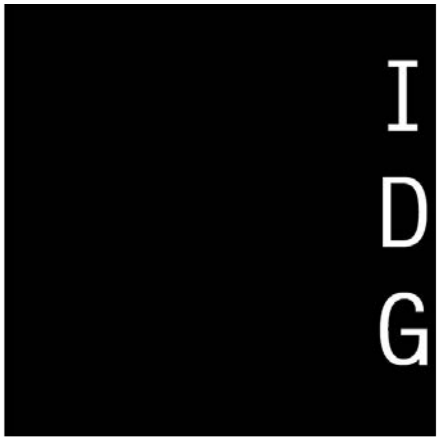
The proposal acts to engage the public street frontage while maintaining privacy and security to residents within the buildings fabric.

The streetscape demonstrates clarity in the developments connection to existing pedestrian paths and nominates a single secure entry for residents, identifiable through the built form.

From this secure point there is private space for residents, promoting a sense of safety and ownership to those Legacy widows and seniors living in the space.

On the fringe of the development is the semi-public / semi-private connection of the front verandah, engaging the community to the activities of the resident's communal space.





INTEGRATED
DESIGN
GROUP

ARCHITECTURE | MASTERPLANNING | INTERIORS