

CHAPTER 4 DESIGN OF RESIDENTIAL APARTMENT DEVELOPMENT GUIDE SUMMARY

This letter is a summary of the design elements being addressed as part of the subject development in relation to the Sepp 65 Apartment Design Guide;

The building presents as a 7 storey form at Donnison Street which has been articulated with materials and setbacks to present an architecturally appropriate development in context with the surrounding neighbouring buildings and local context. The development, as viewed from Batley Street slopes with the fall of the land presenting 2 basement parking levels.

The building compact footprint has utilised communal outdoor space with gym and garden amenity while providing a common internal area along with BBQ facilities. An integrated light well provides natural ventilation for all levels with integrated planting areas creating interesting spaces for the occupants and visitors of the building.

Visual Privacy

The Residential unit balconies encroach as permitted into the desired setbacks however are set deeper within the building line while maintaining good solar access

The communal outdoor area is located on ground level in the south eastern corner of the site.

Bicycle and Car Parking

The provision of residential car parking spaces / bicycle parking and motorbike parking meets with the parking provisions of the Gosford City Council DCP.

Solar and Daylight Access

The proposed development meets the requirement for providing 70% solar access to living rooms and private open space between 9.00am and 3.00pm in mid-winter. The building achieves 77% Solar Access and 0% of apartments receive no direct sun light, under the maximum for no solar which is 15%.

Common Circulation and Spaces

The Circulation corridors of the Building are designed to rely on open void areas to allow Natural light to penetrate the building. This also presents an opportunity for natural cross ventilation and some relationship between floors.

Apartment Size and Layout

The apartments meet the minimum size requirements of the Design Guide. The layouts of the units work to meet the objectives provided by the sample floor plan layouts.

Ceiling Heights

It is proposed that all apartments will have ceiling heights of 2.7m minimum.

Non-habitable rooms where required will have ceiling heights of 2.4m to allow for service co-ordination.

Private Open Space and Balconies

All apartments have at least one balcony meeting the 2.0m minimum depth.

Natural Ventilation

26 of the 26 Apartments achieve direct Cross Ventilation (100%), therefore exceeding the requirement of 70%.

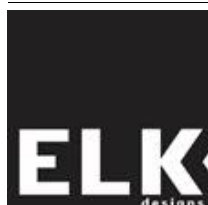
Storage

The storage areas within the units have been provided in dedicated storage areas, linen cupboards and laundry spaces within the units.

Bicycle storage has been included on Ground Level (entry) and on basement 01.

Material selections reduces on going maintenance costs

Well-weathering materials with integral surface colours have been selected to reduce ongoing maintenance costs.



- Exposed concrete – paint finish
- metal cladding
- Brick and Stone
- Metal Louvres and shading devices
- Glazed windows and Glazed door suites
- Green landscaped walls / garden beds

I have directed the design of this development and have worked to keep in line with the objectives of the Apartment Design Guide and Gosford City Council's DCP and LEP, consistently refining and directing the design to achieve the best possible result for Gosford and its surrounding area.



Daniel Hadley
Design Director

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