

## DESIGN EXCELLENCE

This letter accompanies the Development Application proposal for a 26 unit, 7 storey apartment building with 2 basement levels proposed at 53-55 Donnison St West, Gosford.

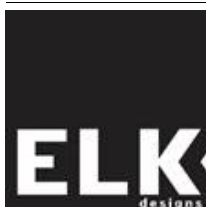
The proposed development contributes positively to all the redeveloped sites that adjoin the intersection of Batley St and Donnison St. The 3 neighbouring developments vary from 5 to 8 storeys and are the same building typology of residential dwelling type apartments.

A pre DA meeting was held on Tuesday 28<sup>th</sup> April 2020 (ref: GPDA001/2020) along with Pre DA Advice from Central Coast Council dated 21 April 2020. The following advice has been adopted and design changes have been implemented as follows;

- 18m Height Limit and 1.5: 1 FSR – Though bonus provisions are not available, the proposed development conveys in the SOEE regarding exceeding the permissible controls as to positively contribute to the surrounding context and neighbouring buildings by being of a consistent bulk and scale.
- Setbacks at ground level have been amended to suit a 3m and 6m setbacks from Donnison St. The street wall setbacks have also been amended to 3m and 4.5m on the western elevation on Batley St.
- Excluding hardstand areas, the proposed development's built area is 45% of the site. Where possible, the proposal maximises the amount of deep soil and soft landscaping throughout and introduces landscaped areas to vertical elements and planting on structure.
- The communal open space utilises the addition of common space that is internal and includes a covered balcony with BBQ amenity for the residents to utilise. Due to the narrow shape of the communal outdoor area, a separate gym area, communal garden and seating throughout creates more practical zoned areas for the residents to use.
- The vehicle ramp has been set back from the side boundary to allow a 1.5m landscape strip. With recommendations from a visual impact consultant, the addition of screening and vertical planting adds to reducing visual impact and improving neighbouring privacy and amenity.
- The Batley St frontage has been addressed by reducing the amount of blank wall by recessing the basement walls and highlighting the incorporated street wall to create some visual interest and break up the bulk of this western elevation
- The entry has been moved as recommended to Donnison St and not at the corner of Batley St. This provides a clear defined entry and therefore complies with the objectives of 4L-1 of the ADG.
- Slab edges, adjustable screens and window hoods all add shade screening devices particularly to the North and West building facades.
- The reduction of ground floor units and a redesign of the units living space which no longer consists of a balcony space directly over the carpark entry.
- Units 01 and 02 have landscape buffers to help increase acoustic and visual privacy from the communal outdoor area. The main area used for communal gathering will be directly in front of the indoor communal area, therefore having minimal impact on the residence amenity that are near this area
- A landscape Architect worked closely with the visual impact consultant to produce a thorough landscape design that contributes positively to the amenity and aesthetic of the building. This includes the design of street trees.
- Shallow garden beds with smaller trees and shrubs are proposed for where the basement carpark extends to the boundary on the northern portion of the site. Vertical planting has also been introduced to help disguise the building mass.
- Significant tree pruning will be required to permit and service vehicle entry off Batley St for the lower basement even with the introduction of the 1.5m wide planting strip. It is hoped that the landscape Architects proposed trees, vertical planting and planting on structure more than justifies the removal of this tree in question.
- Civil engineering has been engaged to incorporate new kerbs, gutters and footpaths along with stormwater drainage plans.

### Clause Objectives

Ensure that development exhibits design excellence that contributes to the natural, cultural, visual and built character values of Gosford City Centre.



#### SEPP Criterion

- The proposed development is suitable for the amalgamated sites and will form part of a complete quadrant of redeveloped sites at the intersection of Batley St and Donnison St.
- The existing sites are residential dwellings and the proposed use is to be retained as residential dwellings. The proposed apartments unit mix is a variety of 1, 2 and 3 bedroom units to create a diversity of potential tenants.
- There are no heritage implications on the site and the site constraints relate to the existing slope. The surrounding context is also quite steep and has been addressed by maintaining a footpath in the public domain, and the use of a street wall to break up the volume and scale particularly on the western façade.
- The proposed seven story apartment building is consistent with the neighbouring developments and mostly compliant with similar setbacks and has no major adverse effect on neighbouring amenity. The form and scale is consistent with a uniform streetscape therefore positively contributing to urban form and surrounding context.
- Being a large residential development on a compact site, issues surrounding bulk mass have been addressed by modulating elements such as recessed basements, street wall elements and a setback at the fourth level. This reduces the amount of blank wall with no articulation and modulates the building to have desired articulation.
- Street frontage height is consistent with that of the existing streetscape. If the proposed building strictly adhered to the prescribed height limit, it would be inconsistent with the streetscape. A more uniform continual building height with the surrounding context has been adopted to contribute positively to the continual streetscape.
- The development has minimal impact on neighbouring amenity with ADG setbacks and a comprehensive sun study on the impact of the private outdoor space of the southern neighbour, particularly the unit that is on the ground level. Overshadowing is minimal and has no adverse effect on the neighbouring units amenity. The scale of the building and consistent height should have no adverse effect on wind or creating a wind tunnel condition anywhere in the public realm and the selection of natural stone/masonry materials limit the reflectiveness of the building. Glazed elements are also screened to limit the reflectiveness of the building.
- Ecological sustainable design's framework consists of the design, construction and operation of the development. The proposal addresses some of these issues through the ESD principles, cross ventilation, natural lighting and other design implementation to hopefully improve overall building health. Implemented water saving and landscaping also contribute to sustainable development.
- Pedestrian, bicycle and vehicle access has been considered and implemented with the requirements of the DCP. Due to site constraints, the development is limited to public domain interaction. The communal outdoor is a semi public/private area that could be viewed as having some interaction with the public domain.

#### Project Summary

With the above comments taken on board, the amended proposal for 51-55 Donnison St West, Gosford positively contributes to the surrounding context. The 7 storey proposal is consistent with the neighbouring buildings and is nestled into the site well considering the existing site constraints. As is demonstrated through the Architectural drawing set, the proposal is mostly compliant with the ADG. The units are well sized and the communal area provides sufficient amenity for the residents and their guests.

Materiality selection as depicted, shows robust, hard wearing surfaces blended in with softer wooden textures and planting to soften the buildings harder edges, therefore positively contributing to the local context and surrounding buildings.

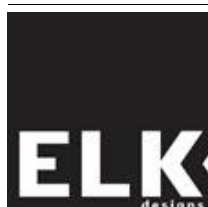
Light voids and suspended garden beds along with screening devices are integral to the buildings early design concepts. Elements of sustainable design by using natural cross ventilation and natural lighting have been incorporated and a further exciting opportunity for ESD concepts such as night purging to cool the common corridors over night presents to be further developed in the next stage of the project.

The proposed development achieves design excellence and is a positive contributing building and a welcome addition to the Gosford area.

#### Best Practice Built Form and Ecologically Sustainable Development

The proposed development at 53-55 Donnison Street encompasses the ideas of Ecological Sustainable Design and provides a building that sits well within its context, provides healthy living spaces for its residents, and provides a connection to the natural environment.

The building location is adjacent to other similar scale buildings along Donnison and Batley Streets and creates a consistent streetscape within the higher density portion of the area. As a rapidly growing Regional City,



Gosford has good public transport links, a growing town centre and major medical, which gives the residents of this apartment building access to social, recreational, health and spiritual amenity all within walking distance.

The building has been designed to meet environmental sustainability standards and gives the residents a healthy space for living and working within both the residential apartments and the roof top gardens and terrace.

The design provides a range of apartment options to suit different family sizes and budgets, with varying bedroom numbers, view aspects, and communal areas on the roof top and common foyers.

The safety of the residents is paramount, and while an inviting, community focused streetscape is provided, a safe and secure carpark, entry foyer and communal area allows the residents to feel at ease in their home. The communal space also gives the building a sense of community while connecting with the natural environment. The roof top gardens provide a range of spaces for meandering, staying, and gathering in cool, shaded areas while also providing visual connection to the surrounding Waterview Park to the north, the city to the east and Brisbane Water to the south.

The building works well and with a variety of apartment options, the apartments can easily adapt to the needs of a growing or established family and provide space for Work from Home as required.

The quality of the building creates value in the lives of the inhabitants by providing sunny, cross ventilated, healthy environments in both the internal apartments and the communal roof top garden terrace.

The design of the apartments adds an aesthetically pleasing building into both the streetscape of Donnison and Batley Streets, but into the urban fabric of the growing Gosford City. The material pallet includes natural materials, light and bright colour palette and landscapes areas along the street fronts, up the building in a green wall and over the roof top in the communal garden terrace. The building will have a positive engagement with not only the built environment, but also the natural environment and the residential community within.



**Daniel Hadley**  
**Design Director**

Nominated Architect Daniel Hadley - NSW Registered Architect No. 8209