

APPENDIX F



WYONG SHIRE COUNCIL / GOSFORD CITY COUNCIL



CENTRAL COAST DESIGN REVIEW PANEL MINUTES FOR THE MEETING HELD AT WYONG SHIRE COUNCIL

10 November 2010

PRESENT: STACEY BRODBECK (CHAIRPERSON), ROGER
HEDSTROM, MICHAEL OSTWALD

OBSERVERS: SALLI PENDERGAST, JENNY WEBB, KIM WARRANT (MINUTE
TAKER)

**DISCLOSURE OF
PECUNIARY INTEREST:** NIL

DRP'S RECOMMENDATION

THAT THE REPORT AND THE FACT THAT NO DISCLOSURES WERE MADE BE NOTED

PANEL'S RECOMMENDATION

Panel: Stacey Brodbeck (Chairperson), Michael Ostwald, Roger Hedstrom,

B Recommend redesign negotiations be undertaken to the satisfaction of Council to achieve satisfactory resolution of the issues below.

Panel Comments

It is acknowledged that most of the issues raised at pre DA stage have been satisfactorily addressed. Those remaining issues and some further comments are provided below.

Context

- The proposed design is acceptable contextually as it would provide a good relationship to the existing built form adjoining and in the locality.

Scale

- Height and bulk is generally acceptable.

Built Form

- All attempts should be made to minimise the height and bulk of the lift towers.

Density

- Acceptable.

Resource, Energy and Water Efficiency

- The matters included as part of the design/ESD initiatives as outlined in the statement are commendable.

Landscape

- Provide a minimal width strip for planting adjacent to the side boundary for the length of the proposed open carparking area (spaces 15 to 22).
- It is suggested that a greater variety of small trees be included in the rear courtyards, as the proposal currently only uses Banksias.
- The front boundary planting should be altered to substitute the currently proposed shrubs for lower shrubs or ground cover species, as the current design will create a barrier of shrubs which will prevent views into the site and create a potential public safety issue. A better response would be a design that consists of trees with lower species underneath.

- Every effort should be made to retain the Watergum (tree No. 9) at the rear of the property, as this tree is located within a garden bed and appears to be in a suitable location to be retained.
- Both side boundary fences should be replaced in consultation with the relevant property owners, with as maximum a height as possible. The inclusion of lattice on the upper part would be appropriate, and if used should include the nomination of non-invasive climbing plants at the fence base, with a wire to train plants upwards.

Amenity

- Provide weather protection over all windows.
- The Panel supports the inclusion of suitable amenity items in the common open space eg: a barbeque, seating, possible tables etc.
- Natural cross ventilation is now acceptable.
- Ensure balconies facing side boundaries are satisfactorily treated with fixed and sliding privacy screens to protect the visual privacy of adjoining properties.

Safety & Security

- Refer to comments under Landscape.

Social Dimensions

- This is an appropriate design for the chosen clientele and Housing NSW to be developing in this area.

Aesthetics

- The composition of façade and roof elements is acceptable. The palate of colours for external materials is acknowledged and is also acceptable for this locality.

SEPP 65 (Design Quality of Residential Flat Development) Assessment Table

Principle	Proposal
Principle 1- Context <u>- Good design responds and contributes to its context.</u> <u>- Context is defined as key natural & built features of an area.</u> - In responding to context of an area, has the development/ application identified the desirable elements of a locations current character, or in the case of precincts (areas) undergoing a transition the desired future character stated in planning and design policies? - Does the new building contribute to the quality and identity of the area?	The site is well located in terms of access to employment, transport and a range of services. The surrounding residential development is characterised by a mix of housing types including single dwellings, a 3 storey RFB, a 2/3 storey motel opposite the site and the adjoining property has development consent for a 10 storey RFB. The diversity in the scale and form of the surrounding residential development supports the establishment of a mix of medium residential buildings on the site.
Principle 2 – Scale - Good design provides an appropriate scale in terms of bulk and height that suite the scale of the street and surrounding buildings - What is the scale of existing development? Has the proposal considered & responded to this scale? - In areas undergoing transition, does the proposed bulk & height achieve the scale identified for the desired future character of the area?	The proposed buildings are appropriate in terms of their bulk and height, which meets the objectives of the LEP and responds to the scale of surrounding buildings. The building steps up in height away from the street to establish a legible hierarchy to the public spaces and limiting adverse impacts on the existing context of the street.
Principle 3 – Built form <u>- Good design achieves appropriate built form for the site and the buildings purpose, in terms of building alignments, proportions, building type and manipulation of building elements.</u> - Does the built form define the public domain, contribute to the character of the streetscape and parks, including their views & vistas and provide internal amenity and outlook?	The proposed buildings have articulated facades through the use of balconies and communal stair access points that break up the mass of the building envelope and provide sightlines, cross flow ventilation and natural daylight breaking through the built form. The roof design is also articulated to assist in breaking down the bulk of the building mass and used to address the specific site climatic conditions such as controlling sun and shade. The building depths are appropriate for their intended use and the internal proportions enable compliance with the requirements of SEPP (Seniors).
Principle 4 – Density <u>- Good design has a density appropriate for the site and its context in terms of floor space yield (or no. of units or residents).</u> - Is the density sustainable and consistent with the area? - In areas undergoing transition are densities consistent with the desired future density? <u>- Sustainable densities respond to the regional context, availability of infrastructure, public t/sport community facilities & env quality.</u>	The floor space ratio is significantly below the 1.5:1, which is permissible in the 2(d) zone. The development has been designed to comply with the building and density controls of a 2(c) zone.
Principle 5 – Resource, energy and water efficiency <u>- Good design makes efficient use of natural resources, energy & water through its full life cycle including construction. Sustainability is integral to the design process.</u> - Aspects include demolition of existing structures, recycling of materials, selection of appropriate sustainable materials, adaptability & reuse of existing buildings, layouts & built form, passive solar design principles, efficient appliances & mechanical services, soil zones for veg & reuse of water.	BASIX Certificate issued, which incorporates: • 6 star NATHERS energy rating. • Northern orientation to most units. • External sunshade devices. • Design of units to allow for cross ventilation. • Solar panels on roof. • Grey water reuse. • Energy efficient external lighting with timer controls. • Deep soil zones for water infiltration. • On-site stormwater detention for delayed release into local stormwater system.

Principle 6 – Landscape <u>- Good design recognises that together landscape & buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality & amenity for both occupants & the adjoining public domain.</u>	The principles of the landscape design include: • Reinstating new tree and shrub planting and boundary fencing. • Use of landscaping to delineate between public and private spaces. • Provide landscaping for privacy and visual amenity for future residents. • Provide vegetation that requires low water uses and maintenance. • Utilise existing trees to soften carparking hardstand.
Principle 7 – Amenity <u>- Good design provides amenity through the physical, spatial and environmental quality of the development.</u> - Has the development optimised amenity through appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts & service areas, outlook and ease of access for all age groups and degrees of mobility?	• The development seeks to optimise amenity in terms of daylight and sunlight access, ventilation, views and outlook. • The majority of the apartments will be north facing. • Private open space is provided for all apartments, with balconies meeting minimum depth of 2 m. • Communal open space is centrally located for use by all residents. • Double sided apartments maximise natural ventilation and outlook.
Principle 8 – Safety & security <u>- Good design optimises safety & security both internal to the development and for the public domain.</u> - Has this been achieved by maximising overlooking of the public & communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activities on streets, providing clear safe access points, providing quality public spaces that cater for the desired recreational uses, providing lighting appropriate to the location & desired activities, and a clear definition between public and private spaces?	One of the objectives of the development is to ensure safe and secure environment for residents and visitors as well as contributing to the safety of the public domain. The communal and private open spaces within the development are passive recreation allowing a level of passive security via resident observation from adjacent apartments.
Principle 9 – Social dimensions <u>- Good design responds to the social context & needs of the local community in terms of lifestyles, affordability and access to social facilities.</u> - Has the development optimised the provision of housing to suit the social mix & needs in the neighbourhood or in the case of areas undergoing transition, provide for the desired future community?	The development maintains and increases access to new affordable social housing choices within the Long Jetty area. The design consists of 32 unit apartment dwellings including 23 x 1 bedroom (including 3 adaptable) and 9 x 2 bedroom (including 2 adaptable)
Principle 10 – Aesthetics <u>- Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design & structure of the development.</u> - Does the aesthetics respond to the environmental & context, particularly to desirable elements of the existing streetscape or in areas undergoing transition, contribute to the desired future character of the area?	The use of pre-finished profiled metal wall cladding at first floor level is used to break down the scale of the walls whilst providing a contrasting texture and colour to the predominantly masonry dwellings. The use of varied balustrade treatments including open and vertical balusters, solid fibre cement panels with accent colours also assist with the distinguishing of each unit across the site.