

DA 49558 AMENDED. 34-44 HILL STREET GOSFORD

SEPP 65 ASSESSMENT. MT WASSON. ARCHITECT. 23 MARCH 2017

The amended application is subject to SEPP 65 and has been assessed against the nine Design Quality Principles in the SEPP, the Design Criteria and Objectives in the Apartment Design Guide (ADG). This assessment relates to amended drawings dated 2-2-17.

CONTEXT

The site is located on the western side of Hills Street. There are currently car sales yards and low rise commercial buildings to the west facing Mann Street with predominantly single residences and some low rise RFBs to the north, south and east on Hills Street.

The application proposes a development of two buildings, Building A, the southern building being 9 storeys and Building B, the northern building being 8 storeys.

The height remains non-compliant with Building A being one storey over the control on its northern section and one storey under on its southern section. Building B is approximately one half storey above the control.

BUILT FORM AND SCALE

The application now complies with setback controls in the ADG. Because of this the non-complying height is considered acceptable as it does not increase overshadowing of adjoining sites or significantly increase visual bulk and scale.

The application has increased deep soil zones and provides significant landscaping on all boundaries to further disguise the scale of the buildings and provide visual separation between adjoining sites.

There remains concern at the height of the rear parking podium however it is acknowledged that this is setback from the adjoining site and disguised by the adjoining deep soil zone and landscaping.

The width of the carpark access to Building A has been reduced to a single lane and the additional area landscaped to reduce its visual impact on the streetfront and is considered an acceptable response to Council's previous concerns.

In other respects the built form is generally acceptable. The building is well articulated and uses variation in materials and small scale details to disguise bulk and add visual interest.

The use of perforated metal overlays is innovative and may be successful if used for climbing plants, but it appears to obstruct outlook and solar access to many balconies. More precise location of the mesh and openings may be required to resolve this issue.

The stone cladding assists in defining the ground level and provides an appropriately textured base for the building and the rendered parapets a defined top.

The floors use a clearly expressed horizontal pattern of slabs and balconies divided by extended blade walls.

DENSITY

The FSR complies and with the complying setbacks and landscaping is now considered acceptable.

SUSTAINABILITY

BASIX certificate supplied indicating compliance with mandatory energy efficiency standards. The use of solar hot water and photovoltaic cells should also be considered.

LANDSCAPE

The ADG requires the deep soil zone to occupy 7% of the site area and on sites over 1500m² to have a minimum dimension of 6 metres. The application exceeds the 7% area and the parking area has been amended to increase deep soil widths to 3.5 metres on both sides and 5 metres at the rear.

This now provides adequate areas for significant landscaping to screen the building and provide outlook and visual separation between this and future adjoining developments.

AMENITY

Within the development amenity is generally acceptable. All apartments are well planned and comply with minimum sizes in the ADG. Living areas are limited in depth and comply with the height/depth recommendations in the ADG. All living rooms and bedrooms are located on exterior walls and face the sky or large balconies to maximise natural light.

Visual and acoustic privacy is acceptable with the majority of balconies separated from those of adjoining units.

SAFETY

The application has balconies and windows overlooking the street to provide surveillance.

Lift lobbies can be seen from the exterior of the building and there are no concealment spaces.

HOUSING DIVERSITY AND SOCIAL INTERACTION

The application provides studio, 1, 2 and 3 bedroom units and includes accessible units to cater for a variety of occupants.

AESTHETICS

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