



**SEPP 65 DESIGN VERIFICATION STATEMENT
and Apartment Design Guide Assessment Table**

Prepared to accompany a Development Application submitted to
Central Coast Council (NSW)

PROPOSED MIXED-USE DEVELOPMENT

10 YOUNG STREET, WEST GOSFORD

Issue E 07/06/2022

This Apartment Design Guide (ADG) Design Verification statement has been prepared on behalf of Japrico Development Pty Ltd (Applicant) in support of an amended Development Application submitted to the Central Coast Council (NSW)

This report is intended to be read in conjunction with the Architectural plans prepared by Marchese Partners Architects and the associated reports.

Pursuant to Clause 50 (1A) and (1AB) of the Environmental Planning and Assessment Regulation 2000, I hereby declare that I am a qualified designer, which means a person registered as an architect in accordance with the Architects Act 2003 as defined by Clause 3 of the Environmental Planning and Assessment Regulation 2000. Registered as an architect in NSW (reg. No. 9148) in accordance with the Architects Act 1921.

I confirm that I directed the design of the enclosed development application and that the enclosed documentation achieves the Design quality principles as set out in Schedule 1 of *State Environmental Planning Policy 65 - Design Quality of Residential Flat Developments* and achieves the objectives of Part 3 and 4 the *Apartment Design Guide* (July 2015).

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DESIGN QUALITY PRINCIPLES

PRINCIPLE 1 – CONTEXT AND NEIGHBORHOOD CHARACTER

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.

Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

- The site for this development is located at the 'key' south western corner of the Western Gateway precinct of West Gosford. The site, under the current planning controls, has been identified as the gateway site by the allocation of the highest allowable height within the precinct. This site will allow a premier development to reinforce the desired future redevelopment of this precinct.
- The proposal sits within a precinct that will undergo huge transformation over the next 20 years, with an intention to increase density and activation. This allows for the first stage of this transformation and provides an integral pedestrian and vehicle link between Racecourse Rd and Young Street. Whilst the remaining precinct is under currently being reviewed for future development potential, this site sets out to achieve a landmark building that delivers both commercial and residential uses.
- The existing character of the precinct is typically light industrial, and retail / commercial uses however there are several sites that have started to be developed with residential uses. Numerous current developments are scattered throughout the precinct and protrude significantly above the natural landscape and surrounding Presidents Hill. The proposed development responds to this character and achieves the objectives / uses set out for this precinct.
- Being located on the strategic corner of Racecourse Rd and Central Coast highway, views to and from the site have been considered and the proposed built form has directly responded to these conditions and sits comfortably within its setting.
- The development activates the Racecourse Rd frontage and the new street through to Young Street. The public domain is significantly enhanced by this addition to the site and provides a strategic link to the precinct and neighbouring sites. The streetscape has been developed to provide activation, safety and security to this area.
- The developments height and scale reflect the true intention of the planning controls by delivering a mixed-use development that forms the gateway to the West Gosford Precinct and delivers design excellence.

Contextually, the proposed development is appropriate for its location and will contribute positively to the desired future character of the precinct.

PRINCIPLE 2 – BUILT FORM AND SCALE

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

The built form, height and the scale of the development have been carefully considered in the current design and envisaged to harmonise with the scale of existing and future developments in the locality through the following strategies:

- The new public domain forms an integral element of the development. The public domain is significantly enhanced by this addition to the site and provides a strategic pedestrian and vehicular link to the precinct and neighbouring sites. The streetscape has been enhanced by activation through a variety of uses, increased safety and increased landscape and amenity. The inclusion of this new street exhibits design excellence for the project.
- The podium levels include above ground car parking and hotel rooms. The overall podium height has been reduced when compared to the allowable height to provide greater amenity and more sympathetic proportions to the public domain and Racecourse Road. The reduced podium height also reinforces a slenderer tower component on the eastern end of the site.
- The tower elements, above podium have been designed to capture the northerly aspect and amazing water views to the south. The building exceeds compliance for both solar access, natural ventilation and other ADG requirements.
- Careful consideration has been given to the slender nature of the tower elements as described by the Design Review Panel. The proposed development remains at eight apartments per floor (as allows under the ADG) and have been separated into two separate slender elements by dividing the apartments into two blocks of four by the introduction of a vertical building slot, significant in size. The slot, in conjunction with differing tower colours portrays the tower development as two slender forms, one more dominant than the other one, sitting comfortably above the podium and public domain. The western tower form (the white, more dominant one) has also shifted south to create an offset in forms that visually enhances the slender nature of the towers, address the buildings proportions from key vantage points and locally becomes the natural cover of the drop off area of the hotel component of the building.
- The proposed development delivers building proportions between the public domain, podium and towers that are working harmoniously together and with each different building use. The use of building slots provides natural light and ventilation to corridors and convert each of the 8 apartments per floor into a corner apartment making 100% of them cross over ventilated. At the same time the shots break the building form into

a group of smaller building components that are integrated to form a holistic precinct design by responding to the neighbouring lot configurations.

PRINCIPLE 3 – DENSITY

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

- The proposal achieves an appropriate density for the site resulting in a high level of amenity to the users on site and neighbouring properties and greater precinct.
- The site is located on a key junction of the Western Gateway Precinct connected to the Racecourse Rd, connecting to the northern areas and Central Coast highway travelling into the Gosford CBD. This location is key to servicing employment, commercial and residential needs for the area. This development is serviced by good existing infrastructure and further contributes to this by the introduction of the new pedestrian and vehicular access through the site.
- The new public domain enhances the amenity for both commercial and residential uses of this site and neighbouring sites.
- The development includes a hotel component, strategically located within West Gosford, close to Gosford CBD and within proximity to the new health and education precinct to the north of the site. This inclusion provides a key use within the area that is currently under provided for. This new addition will provide key accommodation for area servicing commercial and tourist travellers.
- The residential component of the development integrates seamlessly with the other uses on the site and creates an amazing mixed-use project that greatly enhances the precinct and creates appropriate densities that are consistent with the desired outcomes for the area.

PRINCIPLE 4 – SUSTAINABILITY

Good design combines positive environmental, social and economic outcomes.

Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.

We note the following inclusions as part of the proposal will also contribute to minimising resources and energy;

- With cross ventilation to all apartments, and solar access to a significant proportion of the apartments, the internal spaces will not be reliant on-air conditioning to maintain thermal comfort.
- 3 hours of solar access in the middle of winter is provided to 75.9% of the self-contained dwellings, which significantly exceeds the minimum ADG requirements. All units will have access to a substantial common open space, with considerable amenity, situated on the rooftop areas of the development, to receive maximum solar exposure.
- Natural cross ventilation is provided to 100% of the units.
- Recessed balconies will provide shading in summer months but allow lower winter sun to enter internal areas for passive solar heating into all north facing apartments.
- Sliding shutters have been provided to the windows of the eastern and western facades of the residential and hotel components. These elements will minimise the impact of the summer sun to the internal areas reducing the heat significantly.
- BASIX compliance will be achieved and demonstrated.
- Apartments have been oriented to capture solar aspect, district, racecourse and amazing water views to the south.
- Double glazing has been introduced to all the apartments.
- All hotel rooms have a small balcony to allow an operable facade to increase natural ventilation.
- The new street has included a landscape strategy that enhances the public domain to the site and neighbouring sites.
- Landscaping is provided on both rooftop areas (podium and tower) to reduce the heat load on large surfaces.

PRINCIPLE 5 – LANDSCAPE

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.

Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.

- The proposed development incorporates substantial areas of landscaping in both the private and common areas, as well as to the site's ground floor public domain.
- The current design allows for street trees and landscaping along the ground plane to significantly enhance the public domain and arrival experience to the development and greater precinct.
- Planted areas have been maximised throughout the rest of the site and within the common areas of the buildings, providing a high level of planting for the development in this precinct.
- The residential entrance lobby enjoys a visually separate private entry, complemented by trees and landscaping directly adjacent.
- The rooftop communal areas have carefully designed landscaped of passive and active areas.
- Landscaping is provided on both rooftop areas (podium and tower) to reduce the heat load on large surfaces and provide resident amenity.
- **Mature landscaping is proposed in the proposed landscaped and deep soil areas.**

Overall, the development is proposed to be well landscaped to enhance the overall appearance and amenity of the development

PRINCIPLE 6 – AMENITY

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.

- The proposed development for the residential component has direct access to car parking and storage on levels 1 and 2. On site bicycle and accessible parking is provided for residents. Access to the car parking and loading area is discretely located to the rear of the development over the existing right of way to 12 Young Street enabling a full active frontage to the new street and Young St interface.
- The proposed apartments will all have excellent amenity. All apartments will achieve natural ventilation (100%) exceeding the ADG design criteria. ADG and SEPP Solar access requirements of 3 hours of solar access to private open spaces and living areas between 9am and 3pm on 21 June will also be achieved with **75.9%** also exceeding the ADG.
- The residential apartments have been designed with generous proportions, large balconies, flexible & efficient living spaces, and majority of living areas located in the corner of each apartment increasing the resident's amenity. The apartments have been oriented to views and solar and enable future resident's flexibility in desired outlook. The residential floor corridors can be naturally ventilated and provide glazing at each end for daylighting.
- The hotel rooms include balconies and daylighting to the corridors for guest and staff amenity.
- The communal areas and the gardens have been carefully designed to provide a large accessible outdoor space that can be enjoyed throughout the year by the residents and their visiting family and friends.
- Dedicated lift access will be provided to all apartment levels and the parking, linking every floor with ground level. The lobby at ground level will present as clearly articulated entries to the residential tower, providing a welcoming and secure environment for residents and their guests.

Overall, the development will provide an excellent level of amenity for its residents.

PRINCIPLE 7 – SAFETY AND SECURITY

Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

Safety and security will be provided for both future occupants and the public domain through the following design measures:

- The proposal has been designed to create a very clear sense of arrival into the site and into each program (retail, hotel and residential).
- The drop off area creates a well-articulated and highly visible arrival point that defines a very familiar sense of public gathering at the lobby and the reception area where all residents and visitors can be guided to their destination.
- The residential tower component will be a completely secure. Access will be by electronic security devices at the vehicle entry point and the pedestrian entry points and lobbies.
- Car parking areas will be accessed via electronic security devices and an intercom for visitors. Car parks will be well lit, and lifts will have security control and close circuit television cameras.
- Paths and common areas are clear and easily managed, with clear delineation between public, semi-private and private areas.
- Windows and balconies will provide good passive surveillance to the surrounding common areas and public domain.

PRINCIPLE 8 – HOUSING DIVERSITY AND SOCIAL INTERACTION

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.

Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.

- The site is located close to public transport and well connected via the major highway and thoroughfare to the city.
- The apartment size and mix are consistent with the prevailing local demographic and community demand, consisting of 2 and 3 bed units that will suit a variety of purchasers at different price points.
- All apartments have been designed with generous living and private areas directly responding to the demographic of the Central Coast. Generous balconies and communal living areas have also been included to achieve a product that suits the local market.
- The mixed-use nature of the development, and the seamless connection to the existing commercial, retail and recreation facilities through the public domain will add quality to the lifestyle of the residents and visitors.
- The communal areas provide residents with a unique offering of alternative spaces for different social activities and uses.

PRINCIPLE 9 – AESTHETICS

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of a well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

- The proposed development achieves design excellence through the careful modulation of building forms, the use of a similar palette of materials to the buildings in the surrounding area and through the deliberate architectural articulation of program, public domain and access around the site.
- The design and detailing of the residential buildings are deliberately simple and clean to create a modernist and timeless aesthetic that clearly articulate slender tower forms. The selection of façade colour and finishes clearly distinguish the functions behind.
- The façade elements embrace the horizontality that brings in the human scale, articulated through the paint and metal finishes. The vertical elements consisting of metal fin and louver screens adds further articulation and helps identifying the program within the proposed development.
- The materiality reflects a modern aesthetic that responds to the existing industrial uses of the surrounding sites and responds to the character of West Gosford.
- The glazed, operable doors and windows maximizes the views for the residents which is a primary asset for this site.
- The ground floor lobbies provide full height glazing to allow natural daylight, and offer good visibility that helps creating a premium, welcoming experience.



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