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**NSW Department of Planning, Industry and Environment** 320 Pitt Street, Sydney 2000

#### SEPP 65 Design Verification Statement

Dear Sir/ Madam

We Stanton Dahl architects have carefully designed the proposed residential development at **56 Beane Street, Gosford**. We are satisfied that the design quality principles set out in Part-2 of the State Environmental Planning Policy SEPP- 65 have been properly addressed.

The Design Verification Statement report including Apartment Design Guide assessment has been prepared accompanying the development application to be submitted to NSW Department of Planning, Industry and Environment DPIE.

This report is intended to be read in conjunction with the architectural plans prepared by Stanton Dahl architects and the associated reports.

Stanton Dahl maintains a number of registered architects several of whom are nominated architects. In this instance the nominated architect assigned to this project is Shayne Evans, registration number 7686. We confirm that this is a valid and current registration issued by the Board of Architects NSW.

Should you have any queries, please feel free to contact me on 02 8876 5300.

Yours faithfully, Stanton Dahl Architects

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Shayne Evans CEO Nominated Architect: 7686

## 56 Beane Street, Gosford

SEPP 65 Design verification statment





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# Development overview

This design statement has been prepared by Stanton Dahl Architects accompanying the development application documents submitted to NSW Department of Planning, Industry and Environment and to Central Coast Council.

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

Stanton Dahl maintains a number of registered architects several of whom are nominated architects. In this instance the nominated architect assigned to this project is Shayne Evans, registration number 7686. We confirm that this is a valid and current registration issued by the Board of Architects NSW.

Stanton Dahl confirm that Shayne Evans has been involved at a high level in the direction of the design of the subject development.



## Principle 1: Context



The subject site is located at 56-58 Beane street, Gosford within a Residential R1 zoning. The site is part of City North character as outlined by Gosford City Centre DCP.

The current context surrounding the development comprise of a diverse mix of uses including; single & two storey dwellings; 2 & 3 storey residential flat buildings; newly constructed four storey residential apartment buildings with basement car parking and a medical centre to the west at Beane street.

The site slopes down approximately 2-3m to the west along Beane street which requires a good understanding and manipulation of site levels to ensure a good fit with the local topography. The proposed development is 7 storeys in height, utilizing the site topography to enable the car parking to nestle into the sites natural gradient.

The proposed design has carefully considered this existing context as well as the future desired characteristics of the area outlined in the LEP and DCP. The proposed development has been located and oriented in such a way that it has minimal impact on the surrounding existing buildings.

The proposed building has been designed to be compatible with the local character of the neighborhood. The proposed development will harmonize well with the desired future context having been designed to respond to the form of the proposed development envisaged in the planning controls, and development standards promoted by Council through the LEP & DCP documents.

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

The context is captured in the Site Analysis Plan drawing DA003.

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# Principle 2: Scale

The proposed building is designed as a 7-storey residential apartment building comprising 41 x Social Housing Apartments (20 x 1 Bed & 21 x 2 integral part of the desired streetscape by complying with the street wall setbacks and height with the adjacent properties along Beane Street.

The proposed development is complying with the height limits (24m), adopting podium-tower configuration that helps to reduce the perceived bulk and scale of the building.

The proposed development has been articulated with deep breaks along the eastern facade, providing legibility to the building entry and interest to the public domain. The south-east corner of the building went through a careful formation process, and articulated with two contrasting distinct podium element using the dark and light brick colours for contrasting, expressed grey slabs as a linking vocabulary and the timber look finish as an accent colour to add more interest to the facade. This articulation helps to break up the bulk of the development.

The proposed development will sit comfortably within the site and will form an appropriate scale to suit the existing and future desired character of this precinct.







## Principle 3: Built Form

The building has been carefully sculpted to directly respond to its location with its main axis running east-west providing a northerly aspect to most of the units. The building is proposed with a simple legible podium-tower configuration and proposes a large common area to the north-west corner of the site.

The building is designed in a contemporary look however remains grounded in traditional materials including face brickwork, pre-finished metal wall cladding systems, render & paint and decorative slat screening elements.

The length of the building has been articulated by building breaks with contrasting material, protruding balcony elements and cladding panels, providing well-articulated and interesting building elevations.

Refer to Architect's Impression on the Cover Sheet.





## Principle 4: Density

The development includes 41 x residential apartments and is of a scale and density consistent with the future desired character of the area. The site is well connected to public transport; with immediate proximity to Mann street and Gosford train station.

The proposed dwellings have adequate light, ventilation, privacy and amenity. The proposal is appropriate in terms of density, achieving a scale, bulk and height appropriate to the existing and desired future character of the area.



#### Principle 5: Resource, Energy and Water Efficiency

The building layout has been designed so that the majority of apartments have a northerly aspect maximizing solar access opportunities where possible for all apartments. The majority of the proposed dwellings' living rooms and private open spaces receive a minimum 3 hours of solar access, and many of the proposed dwellings are naturally cross ventilated minimizing the reliance on air conditioning to maintain thermal comfort.

Water from the roof can be harvested for reuse for landscaping. The building will contain energy and water efficient appliances, and is to be constructed of readily recyclable materials including brick, concrete, steel, aluminum and glass.

The area surrounding the building will predominantly be nominated for deep soil and landscaping forming part of the private open spaces and common area for the apartments.

Refer to the Basix assessment which depicts the design's scores in water, thermal comfort and energy criterions.



## Principle 6: Landscape

The proposed site plan incorporates substantial areas of landscaping colocated with the communal open space at the northern side of the site. The communal open space facilitates different types of activities by incorporating lawn area, outdoor dining area and casual sitting areas. Landscape buffer has been designed along the interface with both Beane Street and Gertrude Street. The proposal allows for a substantial amount of the site area as deep soil.

Proposed landscaping comprises of a combination of retained established trees, new trees and shrubs, lawn, paved areas and walkways, all of which form an integral part of the design of the external spaces for outdoor recreational activities for the residents.

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



#### Principle 7: Amenity

All dwellings have been designed with adequate level of both spatial and environmental amenity. Spacious 'open plan' living/dining/kitchen areas have been adopted consistent with products offered by the private housing sector. Generous natural light is captured through large living rooms' openings directly connected to well sized private open spaces that allow for different sitting arrangements. Storage has been provided within each apartment as well as additional secured and centralised storage in the upper and lower ground levels.

The majority of apartments achieve the required solar access and crossventilation requirements. The proposed development has around a quarter of the site area utilised as communal open space.

A centralised lobby has been designed for access to all apartments. The building proposes (2) lifts and a fire egress stair and providing easy access from the street level to all apartments. Pedestrian pathways leading to the lobby and all common areas have been designed in accordance with AS1428.

All apartments have been designed in accordance with the LAHC brief with Livable Housing Standards apply. (7) apartments have been designed as accessible units complying with AS1428.

The development proposes lower ground car parking accomodating 19 car spaces, 7 of which are accessible spaces. In addition to motor bikes and bicycles spaces.

Overall, it can be said that the development will provide an excellent level of amenity for its residents.

## Principle 8: Safety & Security

The main entry for residents and visitors is from Beane Street, whilst the vehicular access is from Gertrude Street. These access points are overlooked from neighbouring properties and the street ensuring a high level of passive surveillance.

Car Parking for the building is located below ground in a secure car park area with lift access directly into the residential floors. A secure lobby is proposed in the centre of the building and is clearly visible from the street.

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

- Lower ground car parking is secured via roller shutter; car parks will be well lit and lifts will have security control.
- The common areas will be well lit, with clearly defined paths. There is a clear definition between public and private spaces.
- Windows and balconies will provide passive surveillance to entry points, the surrounding common areas and the public domain.

In general safety & security is addressed while maintaining internal privacy and maximizing overlooking of public domain and communal spaces.

## Principle 9: Social Dimensions and Housing Affordability

The subject development is on behalf of Land & Housing Corporation and will provide accommodation for social housing residents on their housing waitlists therefore satisfying the requirements of SEPP65 for housing affordability.

### Principle 10: Aesthetics

The proposed building is contemporary, simple, elegant and sophisticated and will be a great asset to the surrounding development and streetscape. The scale of the development is sympathetic to the current and the desired future built form. The proposed design considered the continuation of the planned build form of Beane street, forming a transition between the mixed-use high rise development and the low-rise residential precinct along Beane street starting from Mann street from the west to Gertrude street at the east of the site respectively.

The proposed development will make a positive contribution to the streetscape and surrounding area and will substantially improve the appearance of the site through the carefully designed building form, the use of a differing palette of materials and through the deliberate architectural articulation of elements.

The design play's with contrasts as a way of bringing articulation to the simple facades. The facades comprise solid dark coloured building breaks which is contrasted with the white face brick elements, expressed slabs and the material of the glass balustrades. The use of timber look products as an accent texture enriches the design.

Item	Guideline	Comment	Compliance
PART 03			
Communal and Public Open Space	Communal open space has a minimum area equal to 25% of the site	The minimum required area of Communal open space is $0.25 \ge 1,284 = 321 \text{m}2$	Compliance achieved
		Proposed Communal Open Space: 330.20m2 i.e. 25.7% Complies The proposal complies.	
	Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)	The minimum required area of Communal open space is 0.25 x 1,284 = 321m2 Proposed Communal Open Space: 330.20m2 i.e. 25.7% Complies The proposal complies.	Compliance achieved
Deep Soil Zones	Deep soil zones are to meet the following minimum requirements: Site Area: on sites 650m2-1500m2 (7% of site area - 3m min. dimensions)	The minimum required area of deep soil zone: 0.07 x 1,284 = 89.88 m2 Proposed Deep Soil Zone: 296m2 i.e. 23% Complies Deep soil zone complies.	Compliance achieved
Visual Privacy	Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: Up to 12m (4 storey): 6m habitable rms/ balcony; 3m non-habitable Up to 25m (5-8 storey): 9m habitable rms/ balcony; 4.5m non-habitable	Up to 4 Storeys – 6m 5 to 7 Storeys – 9m The minimum separation distances achieved	Compliance achieved
Bicycle and car parking	For development in the following locations: The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street	<ul> <li>Number of car parking spaces provided in accordance to State Environmental Planning Policy (Affordable Rental Housing) 2009</li> <li>20 x 1B @ 0.4 space = 8</li> <li>21 x 2B @ 0.5 spaces = 10.5</li> <li>Total 18.5 car spaces required</li> <li>Proposed 19 Spaces</li> </ul>	Compliance achieved

Item	Guideline	Comment	Compliance
Bicycle and car parking "cntd"		<ul> <li>Number of motorcycle &amp; Bicycles provided in accordance to Gosford City Centre DCP</li> <li>Motorcycles 41/15 = 2.7</li> <li>Bicycles 41/3 = 13.6 Residents</li> <li>Bicycles 41/12 = 3.4 Visitors</li> </ul>	Compliance achieved
		Proposed 3 motorcycles spaces Proposed 14 bicycles spaces (residents) Proposed 4 bicycles spaces (visitors)	
PART 04			
Solar and Daylight Access	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter	29/ 41 Units achieve a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter i.e. 70.7% Complies	Compliance achieved
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	5/ 41Units receive no direct sunlight between 9 am and 3 pm at mid winter	
Natural Ventilation	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	<ul><li>26/ 41 apartments are naturally cross ventilated</li><li>i.e. 63.4% Complies</li><li>Cross-over or cross-through apartment does not exceed 18m</li></ul>	Compliance achieved
Ceiling Heights	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Habitable Rooms: 2.7m Non-Habitable: 2.4m		Compliance achieved
Room depths	Habitable room depths are limited to a maximum of 2.5 x the ceiling height		Compliance achieved
	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window		

Item	Guideline	Comment	Compliance
Apartment size and layout	<ul> <li>Apartments are required to have the following minimum internal areas: <ul> <li>1 bedroom: 50m2</li> <li>2 bedroom: 70m2</li> </ul> </li> <li>Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms</li> </ul>	<ul> <li>51.07m<sup>2</sup> minimum – 1 bedroom units</li> <li>70.05m<sup>2</sup> minimum – 2 bedroom units</li> <li>All units meet min. apartment size and every habitable room have a window of not less than 10% of floor area of the room.</li> </ul>	Compliance achieved
	Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)	All units meet min area for Master bedroom/ other bedrooms	Compliance achieved
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	All bedrooms have a minimum dimension of 3m	Compliance achieved
	Living rooms or combined living/dining rooms have a minimum width of: 3.6m for studio and 1 bedroom apartments 4m for 2 and 3 bedroom apartments		Compliance achieved
Universal design	Residential flat development should aim to achieve a benchmark 20% of units incorporating universal design principles and techniques. Adaptable housing should be provided in accordance	Complies Adaptable housing meets DCP requirements	Compliance achieved
Private Open Space and Balconies	All apartments are required to have primary balconies as follows:		Compliance achieved
	For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m2 and a minimum depth of 3m		Compliance achieved

Item	Guideline	Comment	Compliance
Common Circulation and Spaces	The maximum number of apartments off a circulation core on a single level is eight		Compliance achieved
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40		Compliance achieved
Storage	<ul> <li>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <ul> <li>1 bedroom (6m3)</li> <li>2 bedroom (8m3)</li> </ul> </li> <li>At least 50% of the required storage is to be located within the apartment</li> <li>Storage is accessible from either circulation or living areas</li> <li>Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proof and screened from view from the street</li> <li>Left over space such as under stairs is used for storage</li> </ul>		Compliance achieved



#### Thank you

Stanton Dahl Architects