

21-23 Mann Street Gosford
SEPP 65 Compliance Statement
ADDITIONAL COMMENTS



**SEPP No. 65 – Design Quality of Residential Flat Development
Schedule of Compliance**

Prepared to accompany the Development Application submitted for;

Residential Development 21- 23 Mann Street, Gosford.
For Pinnacle Construction group.

Verification of Qualifications

Caine King and Stuart Campbell are registered as Architects in New South Wales and are enrolled in the Division of Chartered Architects in the register of Architects pursuant to the Architect Act 1921. Their registration Numbers are 7974 and 7574 respectfully.

Statement of Design

CKDS Architecture have been responsible for the design of the project since its inception and have worked with related professionals and experts in respect of the matter. The project has been designed to provide a development that is respectful of local planning and design controls and that responds to the best practice design principles of SEPP No. 65.

CKDS Architecture verify that the design quality principles set out in Part 2 of State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development are achieved for the proposed residential development as stated below.

Part 1 – Local Context

Primary Development Controls

Building Separation	Proposed Development	Compliance
<ul style="list-style-type: none"> To ensure that new development is scaled to support the desired area character with appropriate massing and spaces between buildings. To provide visual and acoustic privacy for existing and new residents. To control overshadowing of adjacent properties and private or shared open space. To allow for the provision of open space with appropriate size and proportion for recreational activities for building occupants. To provide deep soil zones for stormwater management and tree planting, where contextual and side conditions allow. 	<p>Building separation has been provided where possible in line with SEPP No. 65 requirements. The approved development directly south of the subject site has been located within current required setbacks. The proposed development has provided design strategies to maintain privacy for both buildings.</p> <p>The Building Separation has been based on the location of the Approved DA at 17 Mann Street, which is located at only 3 m from the boundary. Where the proposed building falls within in this zone, 2 units on 3 levels are 3,800 within the separation requirements. In response to this, windows on the southern face have been angled to face west, and away from the Approved DA at 17 Mann Street.</p> <p>Deep soil areas feature across the entire site, achieving a minimum of 15% of the site area.</p> <p>Deep soil zone is made up from a 6M wide zone on the southern boundary (no building under) This equates to approximately 10% of the site area.</p> <p>The remaining 5% is located at north east corner of the site. Part of this area is over the basement car park, however there is a minimum of 3M soil from Ground level to top of car park. Our landscape Architect has advised that this is sufficient for the growth of large trees.</p>	Yes

Part 2 – Site Design

Site Configuration

No Additional Comments



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Site Amenity

No Additional Comments

Site Access

No Additional Comments

Part 3 - Building Design

Building Configuration

No Additional Comments

Building Amenity

No Additional Comments

Building Form

No Additional Comments

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Compliance Numerical Requirements Density / Building Form / Site Cover Controls (Gosford LEP 2014 / DCP 2013)

Control	LEP/DCP Standard	Proposed Development	Compliance	Variation
▪ <i>Street Setback / Building Alignment</i>	Henry Parry Drive 5 - 6M	Building setback varies between 4.79 to 13.6m from the boundary. Approximately 12.5% of the building encroaches into the setback zone.		The proposed building has been angled away from the existing boundary lines to gain improved solar access to the apartments. To achieve this, the south east corner falls within the setback area, however, most of the eastern face of the building exceeds the required setback.
▪ <i>Maximum Floor Plate Size</i>	750 sqm > 16m	1270sqm @ L6 880 sqm @ L7-15		As there are no habitable rooms to the east and west of the site, and more than 18M from the northern boundary, the floor plate at low level has been widened to enable adequate car parking and community space
▪ <i>Maximum Building Depth (Excluding Balconies)</i>	24M	35m max. depth east to west.		Maximum width exceeded due to the effect of the "square" proportions of the existing site.
▪ <i>Minimum Boundary Setback Residential Use; <12m</i>	Front - Street Setback Side - 3M Non Habitable Rooms Side - 6M Habitable Rooms Rear - 6M	North: Compliant South: Compliant Rear: Compliant	Yes	Proposed Development Complies
▪ <i>Minimum Boundary setback Residential Use: 12-24M</i>	Front - Street Setback Side - 4.5M Non Habitable	North: Compliant South: Compliant	Yes	Proposed Development Complies

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	Rooms Side - 9M Habitable Rooms Rear - 6M Non Habitable Rooms Rear - 9M Habitable Rooms	Rear: Compliant		
▪ <i>Minimum Boundary Setback Residential Use:>24m</i>	Front - 8M Side - 13M Rear – 13 M	North: Compliant South: 10.1m from boundary min. 73.3% of building elevation encroaches into setback zone. Rear: Compliant		South Setbacks encroached due to main portion of the building located to maximise adjoining properties view corridors. Non Conformancy due to locating the building towards the south to maximise views.
▪ <i>Maximum Site Coverage</i>	75% (75%)	63.61%	Yes	Proposed Development Complies The maximum Site Coverage is based on the Zoning of the site which is Mixed Use
▪ <i>Minimum Deep Soil Coverage</i>	15%	15.04%	Yes	Proposed Development Complies Deep soil zone is made up from a 6M wide zone on the southern boundary (no building under) This equates to approximately 10% of the site area. The remaining 5% is located at north east corner of the site. Part of this area is over the basement car park, however there is a minimum of 3M soil from Ground level to top of car park. Our landscape Architect has advised that this is sufficient for the growth of large trees.