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

50-70 Mann Street Gosford
SEPP 65 Compliance Statement

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Prepared to accompany the Development Application submitted for;

Mixed Use Development 50-70 Mann Street, Gosford.
For Mew Hong Kong Macau Australian Pty Ltd.

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.

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Proposed Development

As there has been a proactive push for the future development of the Gosford City Centre, the need for multi dwelling apartment buildings to cater for growth has been identified and encouraged.

The proposed site at 50-70 Mann Street is a large site with the ability under Local Government controls to provide a major addition of apartments to support the growth of the precinct.

Whilst developing the project design to maximise potential, due consideration has been given to the impact on immediate neighbours, the adjacent precinct and the City Centre in general. The following aims have been the drivers of the design response:

- Architectural Environment	The proposed building will enhance the built environment of the city centre with clean lines that respond to the adjacent residential building forms, and façades which include glazing, recesses and architectural features to avoid a flat building mass. Substantial Landscaping is provided to the main Podium Pedestrian Plaza for communal use and improved visual aspect.
- Scale and Context	Should the allowed FSR be provided in a structure in which the height limitations were achieved, the effect would be of a mass horizontal “wall” effect that not only restricted views, but an architectural form not appropriate for a modern residential precinct. The building will, from a distance, form a major landmark in the Gosford skyline. The vertical proportions will be viewed in conjunction with existing and proposed tower buildings. The height of the building exceeds current height limitations as a response to maintaining existing neighbouring views.

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SEPP Design Verification Statement

The assessment of the proposal is made in accordance with respect to the Design Quality principles as set out in SEPP 65, part 2. As noted in the introduction:

- Good design is a creative process which, when applied to towns and cities, results in the development of great urban places: buildings, streets, squares and parks.

- Good design is inextricably linked to its site and locality, responding to the landscape, existing built form, culture and attitudes. It provides sustainable living environments, both in private and public areas.

- Good Design serves the public interest and includes appropriate innovation to respond to technical, social, aesthetic, economic and environmental challenges.

  The design quality principles do not generate design solutions, but provide a guide to achieving good design and the means of evaluating the merit of proposed solutions.

CKDS Architecture have prepared and reviewed the architectural drawings and are satisfied that the design meets the intent of the design quality principles as set out in part 2 of State Environmental Planning Policy No.65 Design Quality of Residential Flat Development.

CKDS Architecture has extensive experience in the design of residential housing and developments in various forms ranging from individual residential houses to high-density apartment development.

Reference has also been made to the Residential Flat Design Code in preparing this report. These sections are used in order to cite objectives for each of the section headings.

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Note:

Design Quality Principles

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Design Quality Principle 1: Context

Objectives	Proposed Development	Compliance
"Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area. Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area."	The subject site is currently occupied by a number of unused buildings, which are in poor condition, creating an unattractive street presentation. The location of the site is within the main commercial zone, which also incorporates some existing residential high rise. The strategy for the development of the CBD is to attract more people to live within the area, which in turn will create opportunities for business and support services, The proposed development is a response to the strategic planning of the CBD, and will provide a major pedestrian "node" and link between the Business areas adjacent Kibble Park and the waterfront.	Yes

Design Quality Principle 2: Scale

Objectives	Proposed Development	Compliance
"Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings. Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area."	The design has been developed with due consideration to the scale of existing and proposed developments in the vicinity, and are in line with the Planning Strategies for Gosford City.	Yes

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Design Quality Principle 3: Built Form

Objectives	Proposed Development	Compliance
"Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type 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 building's proportions have been developed in consideration of the visual impact on the City skyline when viewed from a distance. The proposed "vertical" outline allows space between existing and proposed structures, providing long range vistas, and eliminating a continuous building mass. The low level podium has been proportioned to reflect a "human" scale, and provides pedestrian links between the city and waterfront. Open spaces within the podium provide a pedestrian avenue which locates retail and food outlets for city workers and residents alike.	Yes

Design Quality Principle 4: Density

Objectives	Proposed Development	Compliance
"Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents). Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality."	The proposed development density has been discussed with Council and is consistent with their strategic plan for the city centre.	Yes

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Design Quality Principle 5: Resource, Energy and Water Efficiency

Objectives	Proposed Development	Compliance
"Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction. Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water."	The proposed design solution is consistent with the principles of SEPP No. 65 particularly through the orientation and design of the units (solar access and ventilation). A conceptual analysis of the buildings has been undertaken in order to meet BASIX requirements and solar amenity. The Statement of Environmental effects details the buildings performance in this regard with a conclusion that the design is consistent with the stated objectives	Yes

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Design Quality Principle 6: Landscape

Objectives	Proposed Development	Compliance
"Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain. Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character. Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management."	The Landscape Design addresses the main street frontages of Mann Street and Baker Street, incorporating Gosford City Council's street design guidelines. Landscaping to the Podium level has been carefully considered to provide a pleasing mix of soft landscaping, shading and pedestrian walkways.	Yes

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Design Quality Principle 7: Amenity

Objectives	Proposed Development	Compliance
"Good design provides amenity through the physical, spatial and environmental quality of a development. Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility."	In conceiving the design the following issues were considered: ▪ Each unit has been provided with a private balcony that has a functional area and configuration conductive to recreational use. ▪ 85% of apartments can be considered to be cross ventilated ▪ 70% of units have a minimum of 3 hours of solar access on June 21 between 9am and 3pm ▪ Day lighting has been considered for the general amenity of all apartments. The depth of the dwellings has been restricted to maintain reasonable access to natural daylight to all rooms therein.	Yes

Design Quality Principle 8: Safety and Security

Objectives	Proposed Development	Compliance
"Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces."	The principle entrance points are clearly identifiable and allow for passive surveillance, Commercial areas will be security controlled. Recesses and niches have been avoided in the public access areas. The car park layouts are designed to minimise opportunities for alcoves. The car park has been designed so that walls do not obstruct sight lines. The car parks are generally open and security access will be provided. Lighting details will be furnished in accordance with Australian Standards. Direct access is available from the basement to all apartments including disabled access .	Yes

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Design Quality Principle 9: Social dimensions

Objectives	Proposed Development	Compliance
"Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community."	This proposal provides for a market responsive mix of approx. 19% 1 Bed / 54% 2 Bed / 27% 3 bed apartments, thereby providing a range of housing choice appropriate for the site location. The proposal incorporates a mix of apartment types throughout the proposal and a layout choice for each apartment type (ie 1, 2 or 3 bedroom).	Yes

Design Quality Principle 10: Aesthetics

Objectives	Proposed Development	Compliance
"Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area."	The proposed building is designed with a regard to the future surrounds and development of the local area and the precinct of Gosford City. The design has been detailed to reflect contemporary design initiatives through the use of variation in form and material. The materials used will enhance the streetscape character at ground and the overall skyline of the city viewed from a distance.	Yes

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Part 1 – Local Context

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Primary Development Controls

Building Height	Proposed Development	Compliance
▪ *To ensure future development responds to the desired scale and character of the street and local area.* ▪ *To allow reasonable daylight access to all developments and the public domain.*	The Development seeks to vary the height limitations, as a taller, narrower structure is considered a more appropriate design strategy to address the amenity of surrounding residences. The additional height has no greater effect on views or sunshading. An increase in FSR is proposed in accordance with the Gosford City Centre Statement of Strategic Intent.	No
Building Depth	**Proposed Development**	**Compliance**
▪ *To ensure that the bulk of the development is in scale with the existing or desired future context.* ▪ *To provide adequate amenity for building occupants in terms of sun access and natural ventilation.* ▪ *To provide for dual aspect apartments.*	The bulk of the development has been designed to relate to the surrounding residential developments The building depth provides adequate amenity to the occupants. 85% of apartments will have cross ventilation and 70% of apartments will have 3 hours of sun access in mid winter to the living space.	Yes
Building Separation	**Proposed Development**	**Compliance**
▪ *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.*	Building separation has been provided where possible in line with SEPP No. 65 requirements. Street setbacks are generally in accordance with requirements. Minor variation to Baker Street and Georgiana Terrace are sought to enhance view corridors from surrounding developments, and address recommendations in the Gosford City Centre Statement of Strategic Intent.	Yes

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Primary Development Controls

Street Setbacks	Proposed Development	Compliance
▪ *To establish the desired spatial proportions of the street and define the street edge.* ▪ *To create a clear threshold by providing a transition between public and private space.* ▪ *To assist in achieving visual privacy to apartments from the street.* ▪ *To create good quality entry spaces to lobbies, foyers or individual dwelling entrances.* ▪ *To allow an outlook to and surveillance of the street.* ▪ *To allow for street landscape character.*	Street setbacks are generally in accordance with requirements. Minor variation to Baker Street and Georgiana Terrace are sought to enhance view corridors from surrounding developments, and address recommendations in the Gosford City Centre Statement of Strategic Intent.	Yes

Side & Rear Setbacks	Proposed Development	Compliance
Side setbacks: ▪ *To minimise the impact of development on light, air, sun, privacy, views and outlook for neighbouring properties, including future buildings.* *To retain or create a rhythm or pattern of development that positively defines the streetscape so that space is not just what is left over around the building form.* *Rear setbacks:* *To maintain deep soil zones to maximise natural site drainage and protect the water table.* *To maximise the opportunity to retain and reinforce mature vegetation.* *To optimise the use of land at the rear and surveillance of the street at the front.* *To maximise building separation to provide visual and acoustic privacy.*	Side Setbacks are in accordance with requirements.	Yes

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Primary Development Controls

Floor Space Ratio	Proposed Development	Compliance
▪ *To ensure that development is in keeping with the optimum capacity of the site and the local area.* ▪ *To allow definable development density for generic building types.* ▪ *To provide opportunities for modulation and depth of external walls within the allowable FSR.* ▪ *To promote thin cross-section buildings, which maximise daylight access and natural ventilation.* ▪ *To allow generous habitable balconies.*	The proposed 7.93:1 is in excess of the current FSR requirements (which are inconsistent across the total site area) However, the FSR is a response to real development opportunity of the site and is in accordance with the Gosford City Centre Statement of Strategic Intent. The proposed development has included extensive Commercial, Retail, Restaurant and Cinema Facilities for General Public Use. The approximate break-up of the FSR is as follows. 7.93:1 (Total) (5.96:1 Residential) (0.25:1 Hotel) (1.02:1 Commercial / Retail)	Yes

Part 2 – Site Design

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Site Configuration

Site Analysis	Proposed Development	Compliance
	A comprehensive and detailed site analysis has been formulated as part of the design process for the proposed development and the resultant design responds to all identified site attributes and constraints.	Yes
Deep Soil Zones	**Proposed Development**	**Compliance**
▪ *To assist with management of the water table.* ▪ *To assist with the management of water quality.* *To improve the amenity of developments through the retention and/or planting of large and medium size trees.*	The existing site is covered by either buildings or paved parking areas, and as such, no existing deep soil areas. The proposed development will include soft Landscaping, and where possible, deep soil areas sufficient for tree growth and sustainability.	No
Rules of Thumb *A minimum 25% of the open space area of a site should be a deep soil zone.*		No
Fences and Walls	**Proposed Development**	**Compliance**
To define the edges between public and private land. *To define the boundaries between areas within the development having different functions or owners.* *To provide privacy and security.* *To contribute positively to the public domain.*	The proposed development will include street treatment in accordance with Council requirements.	Yes

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Site Configuration

Landscape Design	Proposed Development	Compliance
To add value to residents' quality of life within the development in the forms of privacy, outlook and views. *To provide habitat for native indigenous plants and animals.* *To improve stormwater quality and reduce quantity.* *To improve the microclimate and solar performance within the development.* *To improve urban air quality.* *To contribute to biodiversity.*	The landscape design will incorporate native plants to encourage fauna All surface runoff water will be directed to a centrally located area which will filter into a detention tank ESD principals have been adhered to including: Water sensitive design, use of plants that require low levels of irrigation, recycled site water for irrigation, recycled and robust materials.	Yes

Open Space	Proposed Development	Compliance
To provide residents with passive and active recreational opportunities. *To provide an area on site that enables soft landscaping and deep soil planting.* *To ensure that communal open space is consolidated, configured and designed to be useable and attractive.* *To provide a pleasant outlook.* **Rules of Thumb** *Communal open space should generally be at least between 25-30% of the site area. Larger sites and brownfield sites may have potential for more than 30%* *The minimum recommended area of private open space for each apartment at ground level is 25m^2; the minimum preferred dimension in one direction is 4m.*	The proposal includes open Communal space of approximately 4,030 SQM, which is greater than 25% of the site area (approximately 47%).	Yes

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Site Configuration

Orientation	Proposed Development	Compliance
To optimise solar access to residential apartments within the development and adjacent development. *To contribute positively to desired streetscape character.* *To support landscape design of consolidated open space areas.* *To protect the amenity of existing development.* *To improve the thermal efficiency of new buildings.*	The proposed building shape is a design response to achieve maximum possible solar access to the living areas of the residential units.	Yes

Planting on Structures	Proposed Development	Compliance
To contribute to the quality and amenity of communal open space on roof tops, podiums and internal courtyards. *To encourage the establishment and healthy growth of trees in urban areas.*	The main podium level contains extensive planting areas.	Yes

Stormwater Management	Proposed Development	Compliance
To minimise the impact of residential flat development and associated infrastructure on the health and amenity of natural waterways. *To preserve existing soil and natural features, including watercourses and wetlands.* *To minimise the discharge of sediment and other pollutants to the urban stormwater drainage system during construction activity.*	The proposed development incorporates an approach that is designed to meet the following general objectives: ▪ Protect and minimise the impact of the development on the surrounding existing developments. ▪ Reduce run-off and peak flows using the local detention measures and minimising impervious areas. Stormwater quality would be treated through the implementation of the detention tank, which has been sized appropriately to reduce discharge from the site. Refer to Stormwater Management report for detail.	Yes

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Site Amenity

Safety	Proposed Development	Compliance
To ensure residential flat developments are safe and secure for residents and visitors. *To contribute to the safety of the public domain.*	The public and private domain are clearly defined. The development has been designed with good sightlines offering the occupants and the public a level of surveillance, whilst considering access control, territorial reinforcement and space management.	Yes

Visual Privacy	Proposed Development	Compliance
To provide reasonable levels of visual privacy externally and internally, during the day and at night. *To maximise outlook and views from principal rooms and private open space without compromising visual privacy.*	Visual privacy has been considered and allowed by way of adequate building separation, landscape screening, blade walls to balconies and careful planning of the typical floor layout for the buildings.	Yes

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Site Access

Building Entry	Proposed Development	Compliance
To create entrances which provide a desirable residential identity for the development. *To orientate the visitor.* *To contribute positively to the streetscape and building façade design.*	The main entries of the building is clearly defined, and accessible by pedestrians without accessing the car park. A drop off zone has been included.	Yes
Parking	**Proposed Development**	**Compliance**
To minimise car dependency for commuting and recreational transport use and to promote alternative means of transport – public transport, bicycling and walking. *To provide adequate car parking for the building's users and visitors, depending on building type and proximity to public transport.* *To integrate the location and design of car parking with the design of the site and the building.*	The car park is accessed from both Baker Street and Georgiana Terrace. Residential Parking numbers have been provided at a rate of 1 space / 1 unit. Additional parking is provided for Hotel Guests and Commercial Tenants. The basement car parking has been designed in a split level arrangement to incorporate the natural topography of the site.	Yes
Pedestrian Access	**Proposed Development**	**Compliance**
To promote residential flat development which is well connected to the street and contributes to the accessibility of the public domain. *To ensure that residents, including users of strollers and wheelchairs and people with bicycles, are able to reach and enter their apartment and use communal areas via minimum grade ramps, paths, access ways or lifts.*	Entry to the apartment buildings is accessible at Street Level and Podium Level, as well as car park levels. All access points are suitable for use by strollers and wheelchairs and people with bicycles.	Yes
Vehicle Access	**Proposed Development**	**Compliance**
To integrate adequate car parking and services access without compromising street character, landscape or pedestrian amenity and safety. *To encourage the active use of street frontages.*	Both Car Park entries have been designed to minimise visual impact on the Baker Street / Georgiana Terrace Facades. Signage will be incorporated for way finding.	Yes

Part 3 - Building Design

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Building Configuration

Apartment Layout	Proposed Development	Compliance
▪ *To ensure the spatial arrangement of apartments is functional and well organised.* ▪ *To ensure that apartment layouts provide high standards of residential amenity.* ▪ *To maximise the environmental performance of apartments.* ▪ *To accommodate a variety of household activities and occupants' need.*	▪ The typical apartment layouts are simple in that they are buildable, serviceable and provide a good level of environmental performance with a north-south orientation. ▪ Each apartment layout provides a good level of residential amenity ▪ All kitchens are no more than 8m from a window ▪ The width of each apartment type is greater than 4m ▪ All 1 bed apartments are greater than $50m^2$ ▪ All 2 bed apartments are greater than $70m^2$ ▪ All 3 bed apartments are greater than $95m^2$	Yes
Rules of Thumb *Single aspect apartments should be limited in depth to 8m from a window. The back of a kitchen should be no more than 8m from a window.* *The width of cross-over or cross-through apartments over 15m deep should be 4m or greater to avoid deep narrow apartments.* *Minimum apartment sizes:* ➢ *1-bedroom $50m^2$* ➢ *2-bedroom $70m^2$* ➢ *3-bedroom $95m^2$*		Yes

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Building Configuration

Apartment Mix	Proposed Development	Compliance
▪ *To provide a diversity of apartment types, which cater for different household requirements now and in the future.* ▪ *To maintain equitable access to new housing by cultural and socio-economic groups.*	The apartment mix will cater for different household requirements	Yes

Balconies	Proposed Development	Compliance
▪ *To provide all apartments with private open space.* ▪ *To ensure balconies are functional and responsive to the environment thereby promoting the enjoyment of outdoor living for apartment residents.* ▪ *To ensure that balconies are integrated into the overall architectural form and detail of residential flat buildings.* ▪ *To contribute to the safety and liveliness of the street by allowing for casual overlooking and address.*	All units have a balcony with a minimum depth of 2m or greater The configuration of balconies and apartments will provide a good level or surveillance to public and private areas.	Yes

Rules of Thumb

Minimum depth of private balconies 2 metres.

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Building Configuration

Ceiling Heights	Proposed Development	Compliance
▪ *To increase the sense of space in apartments and provide well proportioned rooms.* ▪ *To promote the penetration of daylight into the depths of the apartment.* ▪ *To contribute to flexibility of use.* *To achieve quality interior spaces while considering the external building form requirements.* **Rules of Thumb** *In general, 2.7m minimum for all habitable rooms on all floors, 2.4m is the preferred minimum for all non-habitable rooms, however 2.25m is permitted.* *For two storey units, 2.4m minimum for second storey if 50% or more of the apartment has 2.7m minimum ceiling heights.* *Attic spaces, 1.5m minimum wall height at edge of room with a 30^{o} minimum ceiling slope.*	2.7m minimum floor to ceilings for habitable rooms and 2.4m minimum for non habitable rooms can be achieved	Yes

Flexibility	Proposed Development	Compliance
▪ *To encourage housing designs which meet the broadest range of the occupants' needs possible.*	15% of the units (1unit / floor) have been designed to be accessible	Yes

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Building Configuration

Ground Floor Apartments	Proposed Development	Compliance
▪ *To contribute to the desired streetscape of an area and to create active safe streets.* ▪ *To increase the housing and lifestyle choices available in apartment buildings.*	NA	NA
Rules of Thumb *Optimise the number of ground floor apartments with separate entries and consider requiring an appropriate percentage of accessible units.* *Provide ground floor apartments with access to private open space, preferably as a terrace or garden.*		NA

Internal Circulation	Proposed Development	Compliance
▪ *To create safe and pleasant spaces for the circulation of people and their personal possessions.* ▪ *To facilitate quality apartment layouts, such as dual aspect apartments.* ▪ *To contribute positively to the form and articulation of the building façade and its relationship to the urban environment.* *To encourage interaction and recognition between residents to contribute to a sense of community and improve perceptions of safety.*	Internal corridors have been designed to provide privacy to front doors by use of recesses. Glazed atriums in the corridors provided openness, sense of community, and passive surveillance.	Yes
Rules of Thumb *In general, where units are arranged off a double-loaded corridor, the number of units accessible from a single core/corridor should be limited to eight.*		

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Building Configuration

Mixed Use	Proposed Development	Compliance
▪ *To support the integration of appropriate retail and commercial uses with housing.* ▪ *To create more active lively streets and urban areas, which encourage pedestrian movement, service the needs of the residents and increase the area's employment base.* ▪ *To ensure that the design of mixed use developments maintains residential amenities and preserves compatibility between uses.*	Retail and Commercial tenancies have been provided on the Mann Street and Baker Street Frontages, as well as the podium pedestrian plaza.	Yes

Storage	Proposed Development	Compliance
▪ *To provide adequate storage for everyday household items within easy access of the apartment.* *To provide storage for sporting, leisure, fitness and hobby equipment.*	Adequate Storage will be provided to each apartment both within each apartment and in the basement	Yes

Rules of Thumb

In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates:

- *Studio 6m3*
- *1-bedroom 6m3*
- *2-bedroom 8m3*
- *3-bedroom 10m3*

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Building Amenity

Acoustic Privacy	Proposed Development	Compliance
▪ *To ensure a high level of amenity by protecting the privacy of residents within residential flat buildings both within the apartments and in private open spaces.*	The apartments are designed to meet the acoustic requirements as outlined in the BCA through the use of acoustic insulation to provide a compliant level of amenity	Yes

Daylight Access	Proposed Development	Compliance
▪ *To ensure that daylight access is provided to all habitable rooms and encouraged in all other areas of residential flat development.* ▪ *To provide adequate ambient lighting and minimise the need for artificial lighting within daylight hours.* *To provide residents with the ability to adjust the quantity of daylight to suit their needs.*	Living rooms and Balcony spaces to 62% of the apartments will achieve a minimum of 3hrs sunlight during mid winter. Living rooms and Balcony spaces to a further 29% of the apartments will achieve a minimum of 2hrs sunlight during mid winter. The number of south facing apartments is less than 10%	Yes
Rules of Thumb *Living rooms and private open spaces for at least 70 percent of apartments in a development should receive a minimum of three hours direct sunlight between 9 am and 3 pm in mid winter. In dense urban areas a minimum of two hours may be acceptable.* *Limit the number of single-aspect apartments with a southerly aspect (SW-SE) to a maximum of 10 percent of the total units proposed. Developments which seek to vary from the minimum standards must demonstrate how site constraints and orientation prohibit the achievement of these standards and how energy efficiency is addressed (see Orientation and Energy Efficiency).*		

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Building Amenity

Natural Ventilation	Proposed Development	Compliance
▪ *To ensure that apartments are designed to provide all habitable rooms with direct access to fresh air and to assist in promoting thermal comfort for occupants.* ▪ *To provide natural ventilation in non-habitable rooms, where possible.* *To reduce energy consumption by minimising the use of mechanical ventilation, particularly air-conditioning.*	85% of Apartments have cross ventilation. All Kitchens have access to natural ventilation.	Yes
Rules of Thumb *Building depths which support natural ventilation typically range from 10 to 18 metres.* *Sixty percent (60%) of residential units should be naturally cross ventilated.* *Twenty five percent (25%) of kitchens within a development should have access to natural ventilation.* *Developments which seek to vary from the minimum standards must demonstrate how natural ventilation can be satisfactorily achieved, particularly in relation to habitable rooms.*		Yes

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Building Form

Awnings & Signage	Proposed Development	Compliance
▪ *To provide shelter for public streets.* *To ensure signage is in keeping with desired streetscape character and with the development in scale, detail and overall design.*	Street Frontage will incorporate council awning design guidelines.	Yes
Facades	**Proposed Development**	**Compliance**
▪ *To promote high architectural quality in residential flat buildings.* ▪ *To ensure that new developments have facades which define and enhance the public domain and desired street character.* ▪ *To ensure that building elements are integrated into the overall building form and façade design.*	The façade has been designed with a mix of materials and elements to provide visual interest, whilst sitting comfortably within the context of the surrounding environment.	Yes
Roof Design	**Proposed Development**	**Compliance**
▪ *To provide quality roof designs which contribute to the overall design and performance of residential flat buildings.* ▪ *To integrate the design of the roof into the overall façade, building composition and desired contextual response.* ▪ *To increase the longevity of the building through weather protection*.	The roof design will be integrated into the overall design of the buildings	Yes
Energy Efficiency	**Proposed Development**	**Compliance**
▪ *To reduce the necessity for mechanical heating and cooling.* ▪ *To reduce reliance on fossil fuels.* ▪ *To minimise greenhouse gas emissions.* ▪ *To support and promote renewable energy initiatives.*	The design considers ESD design principals to reduce greenhouse gas omissions.	Yes

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Maintenance	Proposed Development	Compliance
▪ *To ensure long life and ease of maintenance for the development.*	Robust and durable materials have been selected to enhance the life of the buildings and the landscaping	Yes
Waste Management	**Proposed Development**	**Compliance**
▪ *To avoid the generation of waste through design, material selection and building practices.* ▪ *To plan for the types, amount and disposal of waste to be generated during demolition, excavation and construction of the development.* ▪ *To encourage waste minimisation, including source separation, reuse and recycling.* ▪ *To ensure efficient storage and collection of waste and quality design of facilities.*	Waste management plan will be prepared to minimise waste and recycle existing materials	Yes
Water Conservation	**Proposed Development**	**Compliance**
▪ *To reduce mains consumption of portable water.*	Energy efficient fittings will be used in all bathrooms.	Yes
▪ *To reduce the quantity of urban stormwater runoff.*	Soft landscaping used wherever possible. Stormwater detention provided.	

Compliance

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

Control	LEP/DCP Standard	Proposed Development	Compliance	Variation
▪ *Maximum Floor Space Ratio*	Mann Street 4.75:1 (6.175 with 30% Bonus) Baker Street 4:1 (5.2 with 30% Bonus)	7.93:1 (Total) (5.96:1 Residential) (0.25:1 Hotel) (1.02:1 Commercial / Retail)	No	The proposed development has considered the whole of the site as a single entity, which is in accordance with the Gosford City Centre Statement of Strategic Intent (ie consistency of FSR controls across adjoining sites)
▪ *Maximum Building Height*	Mann Street: 48m (62.4m with 30% Bonus) Baker Street: 24m (31.2 with 30% Bonus)	Mann Street 98m Baker Street: 98m		The proposed form of a “Taller and Narrower” structure has been developed after consideration of privacy and views from existing neighbouring properties. This strategy is consistent with the Gosford City Centre Statement of Strategic.
▪ *Street Setback / Building Alignment*	Baker Street: 2m Mann Street: Street Alignment Georgiana Terrace: Street Alignment	Complies Complies Complies		The proposed building has been shaped and 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.
▪ *Street Frontage Height*	Baker Street: 10.5-16m Mann Street: 10.5-16m Georgiana Terrace: 12-16m	Complies Complies Complies		.

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▪ *Maximum Floor Plate Size*	750 sqm > 16m	Mann Street Tower: 724sqm Baker Street Tower: 724sqm Georgiana: 614sqm		The 3 residential towers have been shaped to address views from surrounding buildings. Floor plate remains within guidelines.
▪ *Maximum Building Dimension*	45M	Mann Street Tower: 45m Baker Street Tower: 45m Georgiana: 37m	Yes	Proposed Development Complies
▪ *Maximum Building Depth (Excluding Balconies)*	24M	Mann Street Tower: 24.5m Baker Street Tower: 24.5m Georgiana: 25m		Exceeds by less than 10% .
▪ *Minimum Boundary Setback Commercial use: >16M*	Front – Street Setback Side - 0M Rear - 6M	Development Complies	Yes	
▪ *Minimum Boundary Setback Residential Use; <12m*	Front - Street Setback Side - 3M Non Habitable Rooms Side - 6M Habitable Rooms Rear - 6M	N/A		All residential above 12m
▪ *Minimum Boundary setback Residential Use: 12-24M*	Front - Street Setback Side - 4.5M Non Habitable Rooms Side - 9M Habitable Rooms Rear - 6M Non Habitable Rooms Rear - 9M Habitable Rooms	Mann Street: Compliant Baker Street: Compliant Georgiana Terrace: Compliant	Yes	Proposed Development Complies
▪ *Minimum Boundary Setback Residential Use:>24m*	Front - 8M Side - 13M Rear – 13 M	Mann Street: Compliant Baker Street: Partially exceeds		Due to size of site, the development assumes Mann Street, Baker Street and Georgiana should be considered Street Fronts.

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		Georgiana Terrace: Partially exceeds setback zone. Rear: Compliant		Baker Street and Georgiana Street Towers have been pushed to the west which causes minor infringement on the setbacks. It is considered that this provides better separation of the towers and affords a better view corridor from other buildings.
▪ *Maximum Site Coverage*	75% (60%?)	63.61%	Yes	Proposed Development Complies
▪ *Minimum Deep Soil Coverage*	15%	TBA		