Seniors Living Policy: Urban design guidelines for infill development - Checklist

Checklist of design principles and better practices

Guide notes:

This checklist is to be used for:

- all Part 5 applications, excluding group homes and boarding houses
- Part 4 applications, where required by the Housing SEPP.

It has been prepared to ensure that the Seniors Living Policy: Urban Design Guidelines for Infill Development are taken into account as required by the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

The checklist must be completed and the declaration at the end of the checklist signed by the consultant architect.

The checklist should be completed in conjunction with a review of the guideline document to ensure that a thorough understanding of the design issues, principles and better practices is achieved.

Please provide the appropriate response in the 'Addressed in Design' column. A written design response is required where the response is 'Yes' in relation to that design principle / better practice. A written comment justifying departure from the design principle / better practice is required where the response is 'No' or 'NA'.

PROPERTY DETAILS:	
Lot(s) / Sec(s) / DP(s)	Lot 25-27 DP 3558
Street Address	**9-11 STAPLETON PDE**
Suburb / Postcode	**ST MARYS NSW 2760**

PROPOSAL DETAILS:			
Activity Type (tick box):			
Single dwelling	☐	**Seniors housing**	☐
Dual occupancy	☐	**Demolition**	☑
Multi dwelling housing (villas/townhouses)	☑	**Tree removal**	☑
Multi dwelling housing (terraces)	☐	**Subdivision – Torrens title**	☐

Residential flat building	☐	**Subdivision – Strata title / Community title** [Delete whichever is not applicable]	☐
Manor houses	☐		

Activity Description (please provide summary description):

Demolition of 3 existing dwellings, tree removal and construction of a multi dwelling housing development containing 14 dwellings including 8 townhouses and 6 villas, parking for 9 vehicles and associated landscaping and site works.

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
1. Responding to Context		
Analysis of neighbourhood character The key elements that contribute to neighbourhood character and therefore should be considered in the planning and design of new development are:		
1.01 Street layout and hierarchy – has the surrounding pattern and hierarchy of the existing streets been taken into consideration? (e.g. scale and character of the built form, patterns of street planting, front setbacks, buildings heights)	Yes	The proposed 2-storey townhouse in front are compatible in-built form scale to the surrounding context. Large primary street frontage setback is provided to ensure that existing streetscape character is retained.
1.02 Block and lots – does the analysis of the surrounding block and lot layout take into consideration local compatibility and	Yes	Orientation of block of buildings respond to irregular shape of lots.

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
development suitability? (e.g. lot size, shape, orientation)		
1.03 Built environment – has a compatibility check been undertaken to determine if the proposed development is consistent with the neighbourhoods built form? (e.g. scale, massing, should particular streetscapes or building types be further developed or discouraged?	Yes	Our aim is to respect both natural and built context by responding to the existing and the future character of the area as well as promoting high quality architectural design. The design considers building scale and form by taking into account the built form features of locality. Large bulky forms are avoided, and the form is articulated responding to the internal layouts. Vertical blade, roof/awning, and materials contribute to reduce the apparent bulk.
1.04 Trees – do trees and planting in the proposed development reflect trees and landscapes in the neighbourhood or street?	Yes	The majority of plant species selected are drought tolerant and have low water requirements. Plants selected are a mix of indigenous, native and exotic species to provide variety and interest through the site.
1.05 Policy environment – has Council's own LEP and DCP been considered to identify key elements that contribute to an areas character? Does the proposed development respond this?	Yes	The overall design has been established by understanding the constraints outlined in Penrith LEP, DCP & Senior Living SEPP.
Site analysis Does the site analysis include:		
1.06 Existing streetscape elements and the existing pattern of development as perceived from the street	Yes	To ensure the building addresses the primary street frontage the façade is designed a rhythm that is created by repeating the awning and box features organized in four modules that accommodates 4 townhouses each block.
1.07 Patterns of driveways and vehicular crossings	Yes	The proposed driveway has been positioned at centre of the Site to ensure the best access to all dwellings.
1.08 Existing vegetation and natural features on the site	Yes	All the trees within the boundary site are at a high risk of death or causing severe inconvenience. They are unsuitable for retention and at the bottom of the categorization hierarchy. (Check the Arborist report for additional details)
1.09 Existing pattern of buildings and open space on adjoining lots	Yes	The proposed development plays with the existing buildings pattern in order to maximize solar access and amenities.

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
1.10 Potential impact on privacy for, or overshadowing of, existing adjacent dwellings.	Yes	Side elevations do not contain windows, or they are high level windows. Building at the rear are single storey to reduce overshadow to 8 Stapleton Pde.
2. Site Planning and Design		
General Does the site planning and design:		
2.01 Optimise internal amenity and minimise impacts on neighbours?	Yes	All units have been orientated to provide a good level of solar access, passive heating and daylight penetration during the winter months, as well as they are cross ventilated. Even more the 75% of the units receive minimum 3hs of solar access. Provide EOS diagram, and no significant impact in terms of solar access and POS overshadowing on neighbour sites.
2.02 Provide a mix of dwelling sizes and dwellings both with and without carparking?	Yes	The proposed development consists of 8 townhouses and 6 villas, 9 parking spaces are provided.
2.03 Provide variety in massing and scale of build form within the development?	Yes	The design considers building scale and form by taking into account the built form features of the locality. Large bulky forms are avoided, and the form is articulated Responding to the internal unit layouts.
Built form Does the site planning and design:		
2.04 Locate the bulk of development towards the front of the site to maximise the number of dwellings with frontage the public street?	Yes	Most of the dwelling provide livings facing the East and North-East. Vertical blade and awning have been incorporated in the facade in seek of articulation.
2.05 Have developments more modest in scale towards the rear of the site to limit impacts on adjoining neighbours?	Yes	The development in rear is one storey to limit the impact to adjoining neighbours.
2.06 Orientate dwellings to maximise solar access to living areas and private open space, and locate dwellings to buffer quiet areas within the development from noise?	Yes	Most of the dwellings face East and North-East to maximize solar access to Living areas and private open space.
Trees, landscaping and deep soil zones Does the site planning and design:		
2.07 Retain trees and planting on the street and in front setbacks to minimise the impact of new development on the streetscape?	No	Unfortunately, it was not possible to retain all existing trees within the site, however street trees are retained to minimize streetscape impact.

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
2.08 Retain trees and planting at the rear of the lot to minimise the impact of new development on neighbours and maintain the pattern of mid block deep-soil planting?	Yes	1 existing tree at the rear of the site to be retained, 1 is removed.
2.09 Retain large or otherwise significant trees on other parts of the site through sensitive site planning?	Yes	2 significant trees retained as per Arborist Report.
2.10 Where not possible to retain existing trees, replace with new mature or semi-mature trees?	Yes	Landscape plan proposes canopy trees, shrubs, climbers and ornamental grass.
2.11 Increase the width of landscaped areas between driveways and boundary fences and between driveways and new dwellings?	Yes	There is a buffer of 0.5-3m to separate the driveway to the proposed buildings.
2.12 Provide pedestrian paths?	Yes	Accessible pedestrian paths are provided throughout the site with direct access from public street. Pathways are designed to comply with the accessibility requirements.
2.13 Reduce the width of driveways?	Yes	As per Traffic Report.
2.14 Provide additional private open space above the minimum requirements?	Yes	Additional private open space areas are provided where possible.
2.15 Provide communal open space?	Yes	Communal Landscape Area is provided. Refer to Architectural Drawings.
2.16 Increase front, rear and/or side setbacks?	Yes	Additional setback is provided where possible.
2.17 Provide small landscaped areas between garages, dwellings entries, pedestrian paths, driveways etc.	Yes	All hardstand areas are screened by landscape softworks POS´s have been screened as per Council´s DCP.
2.18 Provide at least 10% of the site area, at the rear of the site, for deep soils zones to create a mid-block corridor of trees within the neighbourhood?	Yes	Deep soil area is provided in several locations. Provided Deep soil represents the 16% of the site area.
2.19 Replicate an existing pattern of deep soil planting on the front of the site?	Yes	Deep soil planting is provided along the entire frontage Area.
2.20 Use semi-pervious materials for driveways, paths and other paved areas?	Yes	All courtyard paved areas are permeable.
2.21 Use on-site detention to retain stormwater on site for re-use?	Yes	On site detention tanks has been provided. Rainwater tanks provided for landscape irrigation.
Parking, garaging and vehicular circulation Does the site planning and design:		

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
2.22 Consider centralised parking in car courts to reduce the amount of space occupied by driveways, garages and approaches to garages?	Yes	A centralized on-grade car park is provided at the rear of the site.
2.23 Maintain, where possible, existing crossings and driveway locations on the street?	N/A	Refer to the Traffic Assessment.
3. Impacts on Streetscape		
General Does the site planning and design:		
3.01 Sympathise with the building and existing streetscape patterns? (i.e. siting, height, separation, driveways locations, pedestrian entries etc.)	Yes	Our aim is to respect both natural and built context by responding to the existing and the future character of the area as well as promoting high quality architectural Design. The design considers building scale and form by taking into account the built form features of the locality. Large bulky forms are avoided, and the form is articulated responding to the internal unit layouts.
3.02 Provide a front setback that relates to adjoining development?	Yes	The proposed front setback considers consistence with existing setback provided on site and adjoining site.
Built form Does the site planning and design:		
3.03 Break up the building massing and articulate building facades?	Yes	To ensure the building addresses the primary street frontage the façade is designed a rhythm that is created by repeating the framed roof/side blade wall feature. This design has been organized in 2 blocks that accommodates 8 townhouses. Pedestrian entries and awnings break this rhythm to address and point out the access of the building.
3.04 Allow breaks in rows of attached dwellings?	Yes	As noted above.
3.05 Use a variation in materials, colours and openings to order building facades with scale and proportions that respond to the desired contextual character?	Yes	Face-brick wall has been proposed on the Façade, different colour brick blade proposed to define each dwelling, metal awning to address entry. Please refer to architectural Drawings.
3.06 Set back upper levels behind the front building façade?	No	Due to arrangement and required separation between buildings, no setback upper level is provided.
3.07 Where it is common practice in the streetscape, locating second storeys within the roof space	N/A	

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
and using dormer windows to match the appearance of existing dwelling houses?		
3.08 Reduce the apparent bulk and visual impact of the building by breaking down the roof into smaller roof elements?	No	There is no visual of roof elements in front façade.
3.09 Use a roof pitch sympathetic to that of existing buildings in the street?	No	There is no pitch roof in front façade. Using the minimum roof pitch to buildings at the rear to reduce overshadow to existing neighbouring buildings.
3.10 Avoid uninterrupted building facades including large areas of painted render?	Yes	No large painted area is proposed. The proposed façade materials are either face brick, metal awning.
Trees, landscaping and deep soil zones Does the site planning and design:		
3.11 Use new planting in the front setback and road reserve where it is not possible or not desirable to retain existing trees/planting?	Yes	Street tree is retained, and new planting are proposed to replace removed existing trees and to further enhance existing streetscape character.
3.12 Plant in front of front fences to reduce their impact and improve the quality of the public domain?	Yes	Plants selected are mix of indigenous, native and exotic species to provide variety and interest through the site.
Residential amenity Does the site planning and design:		
3.13 Clearly design open space in the front setback as either private or communal open space?	Yes	POS is provided to ensure surveillance and amenity improved.
3.14 Define the threshold between public and private space by level change, change in materials, fencing, planting and/or signage?	Yes	Planting is provided throughout for screening and soften any solid element. Level changes provide frontage privacy at Stapleton Pde and Pedestrian Laneway. Terraces screened off to provide privacy as per Local DCP.
3.15 Design dwellings at the front of the site to address the street?	Yes	Metal Frames/Awning, Face-brick Blade and materials contribute to reduce the apparent bulk and address the street.
3.16 Design pedestrian entries, where possible, directly off the street?	Yes	Designed to provide direct accessible pathways from Stapleton Pde.
3.17 Provide a pedestrian entry for rear residents that is separate from vehicular entries?	Yes	Provided a separated pedestrian pathway to villas at the rear.

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
3.18 Design front fences that provide privacy where necessary, but also allow for surveillance of the street?	Yes	Privacy achieved throughout Planters, buffer planting and Retaining walls.
3.19 Ensure that new front fences have a consistent character with front fences in the street?	Yes	Open style fences with low height planting is proposed along the street frontages.
3.20 Orientate mailboxes obliquely to the street to reduce visual clutter and the perception of multiple dwellings?	Yes	Mailboxes located perpendicular to Stapleton Pde and next to the main entry.
3.21 Locate and treat garbage storage areas and switchboards so that their visual impact on the public domain is minimised?	Yes	Bins are stored on a bin enclosure which has been screened by 1.2m h Facebrick walls. Bin enclosure located at Stapleton Pde Frontage.
Parking, garaging and vehicular circulation Does the site planning and design:		
3.22 Vary the alignment of driveways to avoid a 'gun barrel' effect?	Yes	Refer to Landscaping incorporated into the design of the driveway.
3.23 Set back garages behind the predominant building line to reduce their visibility from the street?	N/A	No garages are proposed.
3.24 Consider alternative site designs that avoid driveways running the length of the site?	Yes	We consider the proposed driveway as the most convenient outcome & responding the site constrains.
3.25 Terminate vistas with trees, vegetation, open space or a dwelling rather than garages or parking?	Yes	Parking is surrounded within 0.9m and 3m buffer green areas
3.26 Use planting to soften driveway edges?	Yes	Landscape buffer is proposed along the driveway.
3.27 Vary the driveway surface material to break it up into a series of smaller spaces? (e.g. to delineate individual dwellings)	No.	No, driveway surface varies with different grades to adapt itself to the natural ground.
3.28 Limit driveway widths on narrow sites to single carriage with passing points?	Yes	Minimum driveway width is provided.
3.29 Provide gates at the head of driveways to minimise visual 'pull' of the driveway?	No	To avoid visual impact of a big gate. There is no basement
3.30 Reduce the width where possible to single width driveways at the entry to basement carparking rather than double?	N/A	No basement car park is proposed
3.31 Locate the driveway entry to basement carparking to one side rather than the centre where it is visually prominent?	N/A	No basement car park is proposed

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
3.32 Recess the driveway entry to basement car parking from the main building façade?	N/A	No basement car park is proposed
3.33 Where a development has a secondary street frontage, provide vehicular access to basement car parking from the secondary street?	N/A	No basement car park is proposed
3.34 Provide security doors to basement carparking to avoid the appearance of a 'black hole' in the streetscape?	N/A	No basement car park is proposed
3.35 Return façade material into the visible area of the basement car park entry?	N/A	No basement car park is proposed
3.36 Locate or screen all parking to minimise visibility from the street?	Yes	On-grade parking is provided at the rear of the site and is not visible from the streets.
4. Impacts on Neighbours		
Built form Does the site planning and design:		
4.01 Where possible, maintain the existing orientation of dwelling 'fronts' and 'backs'?	Yes	Blocks are orientated to match existing built form pattern. Communal Open space and Private open Spaces provided at the rear of the site.
4.02 Be particularly sensitive to privacy impacts where dwellings must be oriented at 90 degrees to the existing pattern of development?	Yes	There is no dwelling oriented at 90 degrees to the existing pattern of development
4.03 Set upper storeys back behind the side or rear building line?	Yes	Development at rear of the site has been kept to single storey only.
4.04 Reduce the visual bulk of roof forms by breaking down the roof into smaller elements rather than having a single uninterrupted roof structure?	No	There is no visual roof element in front façade. Villas at rear are breaking down in smaller buildings to reduce the bulk of building form and roof.
4.05 Incorporate second stories within the roof space and provide dormer windows?	N/A	Not typical in the street.
4.06 Offset openings from existing neighbouring windows or doors?	Yes	Neighbour facade contains only high level windows.
4.07 Reduce the impact of unrelieved walls on narrow side and rear setbacks by limiting the length of the walls built to these setbacks?	Yes	Façades are to be articulated through the use of a variety of brick pattern and colours as well as windows to assist visually reducing the length of the walls.
Trees, landscaping and deep soil zones		

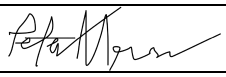
Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
Does the site planning and design:		
4.08 Use vegetation and mature planting to provide a buffer between new and existing dwellings?	Yes	Landscape buffer is provided along boundaries.
4.09 Locate deep soil zones where they will be provide privacy and shade for adjacent dwellings?	Yes	Deep soil areas located along the front setbacks & on-site in order to guarantee privacy protection.
4.10 Plant in side and rear setbacks for privacy and shade for adjoining dwellings?	Yes	Landscape buffer is provided along boundaries.
4.11 Use species that are characteristic to the local area for new planting?	Yes	Most plant species selected are drought tolerant and have low water requirements. Plants selected are a mix of indigenous, native and exotic species to provide variety and interest through the site.
Residential amenity Does the site planning and design:		
4.12 Protect sun access and ventilation to living areas and private open space of neighbouring dwellings by ensuring adequate building separation?	Yes	The proposed development is one storey at rear boundary to avoid overlooking. No overshadowing impacts would result to any of the side properties. Refers to EOS to see the impact of development to 8 Stapleton Pde.
4.13 Design dwellings so that they do not directly overlook neighbours' private open space or look into existing dwellings?	Yes	Neighbour facade contains only high level windows.
4.14 Locate private open space in front setbacks where possible to minimise negative impacts on neighbours?	Yes	Private open spaces are located at the rear in order to provide privacy to dwellings and a variety of vegetation on the front setbacks. On the other hand, this design seeks to improve sun light access to the POS´s and terraces.
4.15 Ensure private open space is not adjacent to quiet neighbouring uses, e.g. bedrooms?	Yes	Private open spaces are located far from common boundary
4.16 Design dwellings around internal courtyards?	Yes	All dwellings designed to expand to POS.
4.17 Provide adequate screening for private open space areas?	Yes	1.5m high & 1.8m metal fence provided to all primary private open space.
4.18 Use side setbacks which are large enough to provide usable private open space to achieve privacy and soften the visual impact of new development by using screen planting?	Yes	Private open spaces face rear and side setbacks. Screen Planting provided all around Private open Spaces as well as Metal screening.
Parking, garaging and vehicular circulation		

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
Does the site planning and design:		
4.19 Provide planting and trees between driveways and side fences to screen noise and reduce visual impacts?	Yes	Landscape buffer is provided along the driveway
4.20 Position driveways so as to be a buffer between new and existing adjacent dwellings?	No.	Driveway is located centrally within the site to ensure closest access to all dwellings.
5. Internal Site Amenity		
Built form Does the site planning and design:		
5.01 Maximise solar access to living areas and private open space areas of the dwelling?	Yes	All proposed dwellings have dual frontages which will provide daylight penetration and cross ventilation.
5.02 Provide dwellings with a sense of identity through building articulation, roof form and other architectural elements?	Yes	Development is broken down onto five blocks to provide Identity and sense of ownership to the residents.
5.03 Provide buffer spaces and/or barriers between the dwellings and driveways or between dwellings and communal areas for villa or townhouse style developments?	Yes	Provide soft landscape between dwellings and pathway.
5.04 Use trees, vegetation, fences, or screening devices to establish curtilages for individual dwellings in villa or townhouse style developments?	Yes	Provide 1.2m and 1.5m fence to establish curtilages.
5.05 Have dwelling entries that are clear and identifiable from the street or driveway?	Yes	Access to the units can be clearly identified from public domain.
5.06 Provide a buffer between public/communal open space and private dwellings?	Yes	Communal areas, private open spaces and dwellings are separated by the use of footpaths, Metal screens, retaining walls and landscape buffers.
5.07 Provide a sense of address for each dwelling?	Yes	Most of the Access have direct access from street or exclusive pedestrian access pathway/point.
5.08 Orientate dwelling entries to not look directly into other dwellings?	Yes	No dwelling entry is directly look over the others.
Parking, garaging and vehicular circulation Does the site planning and design:		

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
5.09 Locate habitable rooms, particularly bedrooms, away from driveways, parking areas and pedestrian paths, or where this is not possible use physical separation, planting, screening devices or louvers to achieve adequate privacy?	Yes	Physical separation as such as planting, fences and screening louvers have been designed to provide adequate privacy to the units / terraces & balconies.
5.10 Avoid large uninterrupted areas of hard surface?	Yes	No large uninterrupted areas of hard surfaces provided. Driveway is driven to the rear of the side in order to hide off parking area from frontage / footpath.
5.11 Screen parking from views and outlooks from dwellings?	Yes	Landscape buffers have been introduced such as trees, shrubs and Metal Fences.
Reduce the dominance of areas for vehicular circulation and parking by: **5.12** Considering single rather than double width driveways?	Yes	Double width at frontage to allow for vehicle passing.
5.13 Use communal car courts rather than individual garages?	Yes	Communal car court is provided.
Reduce the dominance of areas for vehicular circulation and parking by considering: **5.14** Single rather than double garages?	N/A	No garage proposed.
5.15 Communal car courts rather than individual garages?	Yes	Communal car court is provided.
5.16 Tandem parking or a single garage with single car port in tandem?	Yes	No garages are proposed.
5.17 Providing some dwellings without any car parking for residents without cars?	Yes	14 dwellings and 9 car spaces are proposed.
Residential amenity Does the site planning and design:		
5.18 Provide distinct and separate pedestrian and vehicular circulation on the site where possible, where not possible shared access should be wide enough to allow a vehicle and a wheelchair to pass safely?	Yes	Both, direct and separate pedestrian and vehicular circulation on-site provided
5.19 Provide pedestrian routes to all public and semi-public areas?	Yes	All communal area and public domain are linked with primary and secondary footpath
5.20 Avoid ambiguous spaces in building and dwelling entries that are not obviously designated as public or private?	Yes	No ambiguous space is provided where public is Accessible. All private areas are enclosed with fencing.

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
5.21 Minimise opportunities for concealment by avoiding blind or dark spaces between buildings, near lifts and foyers and at the entrance to or within indoor car parks?	Yes	No blind or dark spaces between buildings provided
5.22 Clearly define thresholds between public and private spaces?	Yes	All private areas will be fenced with no public access
5.23 Provide private open space that is generous in proportion and adjacent to the main living areas of the dwelling?	Yes	All private open space areas are generous and associated with living areas
5.24 Provide private open space area that are orientated predominantly to the north, east or west to provide solar access?	Yes	All private open space areas are East and North East orientated maximizing daylight/solar access.
5.25 Provide private open space areas that comprise multiple spaces for larger dwellings?	Yes	Multiple private courtyards are provided to dwellings.
5.26 Provide private open space areas that use screening for privacy but also allow casual surveillance when located adjacent to public or communal areas?	Yes	All fencing around rear & side courtyards are 1.8m or 1.5m high to allow natural surveillance over adjacent communal or public area.
5.27 Provide private open space areas that are both paved and planted when located at ground level?	Yes	All private open space areas located on ground are paved and planted.
5.28 Provide private open space areas that retain existing vegetation where practical?	Yes.	2 existing trees retained and incorporated into the scheme.
5.29 Provide private open space areas that use pervious pavers where private open space is predominantly hard surfaced to allow for water percolation and reduced run-off?	Yes	Permeable pavers are provided within private open space in order to improve water infiltration.
5.30 Provide communal open space that is clearly and easily accessible to all residents and easy to maintain and includes shared facilities, such as seating and barbeques to permit resident interaction?	No	No communal open space facilities provided as the development incorporates generous areas of POS. Common areas include landscaping.
5.31 Site and/or treat common service facilities such as garbage collection areas and switchboards to reduce their visual prominence to the street or to any private or communal open space?	Yes	Bins are stored on a bin enclosure which has been screened by 1.2m h Facebrick walls or battened metal screens. Bin enclosure located at Stapleton Pde frontage.

Declaration by consultant architect

I/we declare to the best of my/our knowledge and belief, that the details and information provided on this checklist are correct in every respect.	
Name:	Peter Morson
Capacity/Qualifications:	DIRECTOR / ARCHITECT - NSW Rego no. 8100
Firm:	Morson Group Architects
Signature:	
Date:	27/02/2023