

# DESIGN VERIFICATION STATEMENT



## Proposed New TownHouses

at

**14 Crawford St Bulahdelah NSW 2425**

**Lot 4 Sec31 DP 758177**



For

**Ray Guthrie**

**2/6/2025**

Prepared by

Smart Eco Group Pty Ltd

Project Managers Architects, & ESD Consultants

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## **DESIGN VERIFICATION STATEMENT**

**June** 2025 Development Application

**Project:** Proposed Town Houses multi dwelling Housing

**Project Address:** 14 Crawford Street Bulahdelah

**Applicant Name:** Gareth Cole Architect 3850

**Applicant Address:** 3786 Limekilns Road Wattle Flat 2795

**Architects Name:** Gareth Cole

**Registration No:** 3850

**Development Type:** 2.3 multi dwelling Housing

**Subdivision Type:** Torrens Title

I confirm that I was responsible for designing the development, and that the development is consistent with the relevant Design Criteria.

**Name of Designer:** Gareth Cole Architect 3850

Signature of Designer: *Gareth Cole*

Date: 2/6/2025

# DEVELOPMENT STANDARDS CHECKLIST

The following is a summary of the key development standards that apply to the development.

Standard	Proposed	Standard	Complies
Minimum lot area for development	1664.2	1664.1	YES
Minimum lot width for development	33.092		YES
Height of Buildings	5.7m	8.5m	YES
Number of storeys	1	2	YES
Maximum gross floor area	471.36	665.7	YES
Minimum landscaped area	504.51	488.2	YES
Proportion of area forward of building line that contains landscaped area	4.8m	3m	YES
Primary road setback	8.2m	6m	YES
Secondary road setback	3.375m	3m	YES
Side setback - Building height 0m-4.5m	3m	.9m	YES
Side setback - Building height 4.5m-8.5m	3m	.9m	YES
Maximum building height at side setback	4.275	.9m	YES
Principal private open space	23 sq.m	16 sq.m	YES
Car parking spaces	1/unit + 2 visitors	1/unt	YES

## Local Character

The local character of the surrounding areas consists of existing surrounding development comprising a mix of original housing stock, nursing home, motel and community facilities.

The site is located in close proximity to local services and facilities, schools and a number of playing fields.

The key characteristics are:

- Face brickwork on visible facades, with tiled and corrugate steel roofs, with the colours consistent with the existing predominant colours;
- Clearly defined front facades displaying combination of traditional, contemporary and modern styles
- Consistent front setbacks
- Geometrically regular simple skillion and hipped roofs of a moderate slope and with a modest eaves overhang
- Low front fences which complement the design and materials



## Neighbourhood Scale & Streetscape

The existing character of the street comprises some original housing stock consisting of cottages on similar sized allotments.

Materials incorporate a mixture of cladding and masonry with predominately pitched roof forms of both metal and tiled. The neighbourhood is sparsely landscaped with rural style settings.

Development within the locality is predominantly single storey and provided with a consistent setback to the street frontage.

There are a number of larger bulky rural style buildings throughout the locality.

There are some other forms of terrace style housing forms including No. 5 and No. 25 Crawford Street.



## Site Scale

A similar project has been undertaken at no 5 Crawford Street setting a precedent for this type of development

