SEPP 65 VERIFICATION STATEMENT

For

PROPOSED NEW RESIDENTIAL DEVELOPMENT FOR 200 UNITS

31,33 & 37B GARFIELD STREET, WENTWORTHVILLE

UNIVERSAL PROPERTY GROUP P/L

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SEPP 65 DESIGN VERIFICATION STATEMENT

09 Oct 2014

SEPP 65 Urban Design Principles

SEPP 65 includes 10 design quality principles. These principles are intended to guide good design, provide a basis to evaluate the merits of proposed design solutions and provide a basis for subsequent planning policy documents, design processes and decisions made under SEPP 65. The SEPP requires that before determining a development application for residential flat development, the consent authority must consider the design quality principles.

The following statement of consistency with the SEPP 65 Design Principles has been prepared and signed by the nominated architect as required under the policy.

Design Principles - Commentary

Principle 1: Context

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 site is located along the main Cumberland Highway. The site locality is a mix of single and double storey dwellings. The site currently accommodates a bowling club with associated infrastructure and is within close proximity to the Wentworthville shopping precinct. It is in close proximity to Wentworthville Railway Station, bus transport links and is well located close to community green space and education facilities.

Site Analysis indicates that the site is suitable for an apartment development. The building design responds to site analysis undertaken and reflects the shape of its site.

The proposed development consists of a total of three apartment buildings of five storeys, with West portions of two buildings rising up to 6 storeys and 7 storeys respectively. The buildings are grouped around a central communal open space courtyard.

The building is of a contemporary residential character and will sit well with future development within the precinct and is consistent with the future character of the area as expressed in the Growth Centres DCP.

The fact that the site has a small frontage to Garfield Road helps the development blend in with the surrounding R3 zone properties towards the South and East.

The proposed development consists of three apartment buildings of five – sevn storeys. The buildings are grouped around communal open space courtyards.

The building is of a contemporary residential character and will sit well with future development within the precinct and is consistent with the desired character and zoning of the area.

Principle 2: Scale

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 scale of the development is in accordance with the current controls for the site. Buildings are setback in accordance with the requirements of the DCP.

The massing of the buildings is appropriate in the setbacks to neighbouring sites, which will be redeveloped under the same controls. The site generally forms part of a transition zone between new two - three storey medium density development to the east and South through to higher densities in the sites to the west of the site toward the railway Station.

The individual buildings are articulated with a variety of architectural elements to facilitate an appropriate massing and legibility of scale. The proposal is appropriate for the site and commensurate in scale, height and articulation with its surroundings, it considers the locality's current emerging character. Refer to the sheet titled Building Height Analysis for further details.

The proposal is considered appropriate for the site and commensurate in scale and height with its future surroundings.

Principle 3: Built form

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 has been appropriately modulated and articulated to reduce apparent bulk and express its residential character; the chosen materials are appropriate to the building's function, and serve to reinforce demonstrates the building's massing concept of base treatment -middle section- and top floor articulation. The additional roof elements and building elements at significant corners compliment the building's overall composition.

The arrangement of the buildings opens up vistas and views between blocks.

The shadow diagrams demonstrate that existing developments to the east and to the south will not be adversely affected by the built form.

The streetscape elevations show appropriate density when viewed from Cumberland Highway, with an ascending height of buildings when viewed from South (R3 Zone) to the North.

A smaller 5 storey facade is viewed from Garfield St, with the remaining buildings tucked away behind a natural screen of trees.

The other R4 Zones sites towards the South and north of the entry into the site are large enough to be utilized for development of apartment buildings or other appropriate use in an R4 Zone .

Principle 4: Density

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 is appropriate in density to Council's vision for future residential growth in the area. The centre is well served by transport and close to the Wentworthville Shopping precinct, thus encouraging pedestrian travel.

The proposed density is considered appropriate for the site and is considered consistent with the R4 high density zoning.

Principle 5: Resource, energy and water efficiency

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 building orientation and façade elements are developed by a climate control strategy as described below:

- Buildings are oriented North, with excellent cross ventilation strategies employed throughout the development.
- Elevational treatment to Northern facades have large windows for penetration of light and solar access but featuring deep balconies projecting North to provide solar protection in summer months.
- The East and West elevations also have projecting slab edges for sun shading.
- The building design reflects a considered and efficient use of natural resources through effective cross ventilation. The building will incorporate other energy and water efficient devices appropriate to specification of the building and awareness of needs. Details are provided in The BASIX Report.
- Energy Efficient Design strategies for this development include:
  Maximising occupants access to daylight, ventilation, sun and views
  Providing majority cross ventilated units

Principle 6: Landscape

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, microclimate, 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 development is to be extensively landscaped to maintain some of the existing natural aspects of the area, as well as providing large areas of outdoor landscaped recreation for the residents on site.
The resident's landscaped open space provides connectivity between the buildings but provides an adequate buffer to ensure maximum amenity is offered to the dwellings and their occupants. The inner landscaping of the courtyards is designed with slightly different characters, so that there are a variety of landscaped spaces. The provision of deep soil within the central courtyard will provide for a high level of common amenity as well as improve privacy between units facing across the central courtyard.

Principle 7: Amenity

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.

There is a variety of unit layouts and sizes to suit a wide cross section of the community. All units provide adequate storage, as well as providing additional basement storage to meet RFDC guidelines.
The central courtyards are a communal recreation facility for all residents. Amenities sit within a garden aspect, easily reached by all residents via lift or from the pedestrian walkways across the development.

There is ample car parking provision on site (underground), which minimises the impact of the development on the neighbourhood.

Solar Access

This proposal achieves 3 hours (minimum) solar access to primary living spaces for over 70% of residential units, which is compliant with recommendation of the Residential Flat Design Code (RFDC-70%).
Refer plan 'INDIV SHADOW ANALYIS' +' 3D SHADOW ANALYSIS 1 & 2'

Visual and acoustic privacy

The separation of habitable rooms/balconies follows recommendations of the RFDC; to limit overlooking of neighbouring buildings, in combination of significant boundary set-backs and landscape screening. The layouts of individual units are configured in a way to assure rooms of similar function are adjacent to common walls . In instances where corners of L- shaped buildings join together the layout has been carefully designed to provide distance, separation and screening to ensure adequate privacy between adjoining units at these corners.
Refer plan 'PRIVACY & VIEW ANALYSIS 1 & 2'

Apartment layouts, private open spaces

Individual flat layouts are fully functional, consistent with spatial recommendations of RFDC. See DETAILED PLANS. Basement storage cages to the ends of car spaces provide recommended storage volume. Balconies can accommodate required seating arrangements and comply with or exceed the requirements of RFDC. These layouts also comply with relevant DCP guidelines.

Natural ventilation

Majority apartments are naturally corner / dual-aspect cross-ventilated. This is above the RFDC recommendation – 60%. Refer plan 'VENTILATION ANALYIS'

Principle 8: Safety and security

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.

Proposed orientation of the building, outlooks and provision of balconies provide natural passive surveillance opportunities of the public domain and common open spaces.

Appropriate security arrangements are incorporated at pedestrian entry points. The development provides secure parking for residents, as well as central foyers clearly visible from walkways. All apartments have lifts which means that with a keyed system, there is a high degree of Security is available.

All pedestrian areas are designed to provide clear sight lines and minimise potential for obscure places for potential attacks. Obscured areas and alcoves have been avoided in the design of the public domain spaces, and all lobbies are wide and brightly lit. All landscaped spaces and pedestrian boulevards within the site will be well lit, and designed to maximise personal security, and a camera surveillance system forms a feature of the design.

Principle 9: Social dimensions and housing affordability

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.
New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.

The mix of the development provides for the needs of a wide variety of future occupants with many income levels. The proposal, due to its location and size, consists of 124 two -bedroom and 76 three-bedroom apartments

30 (15%) adaptable units spread through all Blocks are provided and are accessible by lift from the ground floor and basements. A variety of active passive use opportunities are provided within the common areas.

Principle 10: Aesthetics

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 overall development has a high quality aesthetic. The building masses are appropriately articulated by considered massing within the proscribed envelope aiming to reduce apparent building bulk at the large scale. The treatments of the facades serve to break the building form down into smaller bays and reduce overall building bulk. The landscaped setting will ensure they are integrated into their surroundings.

The architectural style is contemporary. An appropriate composition of building elements, material textures and colours has been utilised to reflect the building's residential character. The external appearance of the building reflects the "base-middle and top" typology encouraged by the SEPP 65 guidelines. The articulation of the building facades, the design's massing & composition seek to find balance with its surroundings

SEPP 65 GUIDELINES

Design Guidelines Analysis

PART 1 – LOCAL CONTEXT

Primary Development Controls

Building Height:

The site is 13,233.3 m2 in area. The site has its highest point toward the NE corner, with cross falls towards the SW corner.
The siting of the buildings responds to the site levels with the buildings stepping down the site accordingly. Refer to sections, and sheet titled Building Height Analysis for further details.
The buildings generally stay within the height limit allowed by planning instruments.
North West corner of Building C (located at North West end of the site), taking up a site area of approximately 3.5% does exceed building height.
The shadow analysis establishes that no neighbouring developments are adversely impacted.
Note that the building height is exceeded to create an ascending skyline when viewed from Cumberland Highway, stepping up from R3 Zone to the South, transitioning from 2-3 storey R3 zone to 5 storeys for Building C, 6 Storeys for Building B and 7 Storeys for Building A.
A smaller 5 storey facade is viewed from Garfield St, with the remaining buildings tucked away behind a natural screen of trees.

Building Depth:

An apartment building depth should not exceed 18 metres.

The project features a number of cross through units.
The building depth is under 18m

Building Separation:

For buildings over 3 storeys, it is recommended that building separation increase in proportion to building height. Suggested dimensions within a development, for internal courtyards and between adjoining sites are:

- Up to 4 storeys
- *12 metres between habitable rooms/balconies*
- *9 metres between habitable rooms/balconies and non-habitable rooms*
- *6 metres between non-habitable rooms*

5 to 8 Storeys
- *18m between habitable rooms/balconies*
- *13m between habitable rooms/balconies and non-habitable rooms*
- *9m between non-habitable rooms*

The proposed development generally complies with the building separation guidelines noted above, a minor variation of 0.5m is observed on North Facade of Building C (North building)
However this is compensated by a much larger setback towards the Boundary South of Building C.
The 0.5m variation is negligible as it has no adverse impact on this development, and on the other hand, the Separation.

Street Setbacks:

The controls require a front setback of 6.0 metres to street fronts. Blocks A, B and C have a 6.0 metre setback along Garfield Street to the east and new residential road to the north. This allows for a large landscaping zone within the front setback.

Side and rear setbacks:
The controls require a side setback of 6.0 metres to side boundaries and 2.0 metres to rear boundaries.

Block A is setback from the Southern (side) boundary by 6.0m to 9.0 m. The majority of the building is setback to 9.0 m , 3.0 m more than the minimum for 1 -4 storeys. This allows for a strip of private open space to the ground floor units, as well as maintaining a 6.0 m deep soil zone to allow for large trees to provide for good screen planting to future development adjoin this boundary.

Due to SEPP 65 building separation recommendations (to future development) the buildings are setback a minimum of 6.0 metres or more from the rear boundary running along the north of the site and adjoining Lot 16B. This also allows for a large landscaped open space to the rear, maintaining a deep soil zone to allow for landscaping along the public pedestrian access path along the western boundary and good screen planting to future development adjoin this boundary.

The development complies with Council's 6m setback requirement to all side boundaries.

Floor Space Ratios:

The site area is 13,716 sq.m and the proposed development has a total of GFA of 24,003 sq.m. This results in the development having an FSR of 1.75 to 1. This complies with the maximum permissible FSR under the controls for the site.

PART 2 – SITE DESIGN

Site Configuration

Deep Soil Zones:

A minimum of 25% of the open space area of a site should be designated to deep soil zones.

There is generous provision for deep soil zones

Buildings cover only 30% of the site, refer BUILDING FOOTPRINT PLAN
Parking is limited to the basement
Site is free for pathways, and landscape.

47% of the site is landscaped, see landscape plan 'LANDSCAPED AREA PLAN'

Fences:
Fences to the private open spaces along street frontages to Garfield Street will be high timber slat fences. They will be dark coloured and set within planter beds to mitigate their appearance and promote landscaping to public frontages. Within the development timber slat fences on masonry walls will separate private open spaces from common areas. Refer Landscape Plans for Details.

Landscape design:
One of the main features of the development is the extensive landscaped areas. These are located in the front setback to the street fronts and in the side and rear setback areas to the south and the west of the site.

There are three large central courtyards located between South boundary and Block A, between blocks A & B , and between Block B & C. 'COMMUNAL OPEN SPACE'
These communal areas will contain a variety of spatial landscape qualities which will provide residents with sections of lawn, manicured gardens, contemplative retreats, children's playgrounds and BBQ areas.

Open Space:
At least 25%-30% of the site area should be designated to communal open space.

Another main feature of the development is the extensive communal open space areas. There is a large central courtyard located between all blocks and extending out to the east and west boundaries.

The three large Courtyards provide adequate Communal Open space. Refer Sheet titled 'COMMUNAL OPEN SPACE'
There are three large central courtyards located between South boundary and Block A, between blocks A & B , and between Block B & C.
These communal areas will contain a variety of spatial landscape qualities which will provide residents with sections of lawn, manicured gardens, contemplative retreats, children's playgrounds and BBQ areas.

Orientation:

The site layout of the proposed development has been designed to give the best orientation for each block in order to optimise solar access. There is a northern aspect for the all the blocks which run east to west and have majority of units facing to the north. Utilising a long rectangular building has maximised the number of units that receive general solar access. The unit plans in these buildings maximise northerly aspect for living areas with a series of cross-over style apartments. These are designed with their living spaces oriented to the north.

Stormwater management:
The stormwater design has been undertaken by hydraulic engineers and has been included as part of the application.

Site Amenity

Safety:

There is a clear definition between private and communal space throughout the development. Each entrance to the site, both pedestrian and vehicular, will be secured and brightly illuminated

Special measures such as CCTV and illumination shall be taken for the pedestrian entry located South of 33 Garfield Road.

Communal spaces, including the internal access way, main pedestrian access and common landscaped areas, are to be well lit in darkness and the massing of proposed layout and orientation of each block will result in passive surveillance of the street and public areas by residents within the development.

In addition, the car park panel lift doors will be closed at all times opened only with a remote or intercom. The nature of the unit layouts and planning of the development results in the area having a high level of natural surveillance. DCP guidelines for security are met, refer Statement of Environmental Effects.

Visual Privacy:

The design maintains a high degree of visual privacy for all residents. As evidenced in SITE ANALYSIS and PRIVACY AND VIEW ANALYSIS plans, the building separation generally exceeds the minimum recommendations and living areas and balconies have been offset between buildings. Changes of level, landscaping and screen walls will provide visual privacy between the private terraces of ground floor units and the communal open spaces.

Visual privacy of adjoining properties to the south subject to future development is also taken into account. Due to the crossover layout of the units in block A, there are generally no living rooms and only bedrooms to the southern facade, facing the adjoining property.
This is also well setback from the boundary with good provision for screen landscaping.

Site Access

Building Entry:

Each of the blocks on the site has clearly identified entrances are located at various intervals. Each block also features recesses into the building at the location of the main foyers which highlight the main entry points
A continuous wall in the

Parking:
The resident parking spaces for Buildings A, B and C and a number of visitor spaces are all located within the basement car park. Substantial landscaping in the rear setback will screen this parking from the street. Car parking has been provided in accordance with Council's requirements.

Pedestrian Access:

The main pedestrian access point is Garfield Street. There is a primary access point on the eastern boundary to the common central courtyard to allow for access from Garfield Street to Blocks A, B and C.

There is a continuous access path from the all of the entrance points of the development and to all units in Blocks A B and C via ramps and lifts in compliance with AS 1428.1. This provides disabled visibility access to the development. 30 accessible/adaptable units are provided in accordance with the requirements of the DCP.

Vehicle Access:
The width of driveways should be limited to a maximum of 6 metres. Vehicle entries should be located away from main pedestrian entries and on secondary frontages.

There will be one main vehicular access point to the site, via Garfield Street. The driveway has been designed to fully cater for all the vehicles being accommodated in the carpark.
Refer to Traffic Report.

PART 3 – BUILDING DESIGN

Building Configuration

Apartment Layout:
Single-aspect units should be limited in depth to 8 metres from a window.
The back of a kitchen should be no more than 8 metres from a window.

The scheme features unit layouts that are functional, rational and well organised. Living rooms/dining rooms and kitchens are grouped together. Bedrooms are separate, opening to corridors so as to maintain clear definition of space and manage acoustic separation.

Single aspect units have limited depth to the living areas to generally 8.0m. All kitchens are generally less than 8m from a window and some containing a window that provides direct natural light and ventilation.

Apartment Mix:
The development provides a mix of 2 and 3 bedroom units. The 2 bedroom units consist of a variety of types – either single level corner or single aspect units up to large two level crossover units. There is also a small mix of 3 bedroom units, in order to provide a fuller mix and appeal to a greater range of residents.

The unit mix is as follows:

124 x 2 bed = 62%
46 x 3 bed = 38%
Total : 200 units = 100%

Provision has also been made for 30 adaptable housing units (i.e. 30%)

Balconies:
Each unit must accommodate at least one balcony with a minimum depth of 2 metres.

Each apartment accommodates at least one balcony in excess of 2m in width and a minimum area of 10 m2.
Generally Balconies are 15m2 for 2 Bed units
3 bed units feature a balcony to the North and South, a total area of nearly 30m2

Balconies are directly connected to living areas and provide a high level of amenity to occupants. The balconies also serve to form articulating elements within the facades of each block.

Ceiling Heights:
In residential flat buildings, habitable rooms are to have a minimum floor to ceiling height of 2.7 metres. Non-habitable rooms may be 2.4 metres.

Floor to floor heights for the residential levels is set at 2950. This permits a general ceiling height to living spaces of approximately 2.7m. To the bathroom areas, a reduced height will be required to cater for sanitary plumbing and a height of 2.4m will be maintained .

Flexibility:
The following designs features have been incorporated into the proposed development in order provide potential flexibility in the life of the building:
- Open plan living areas that accommodate multiple usage of the space; and
- 30 adaptable units.

Ground Floor Apartments:
All ground floor units in the development incorporate generous terraces and landscaped areas. Where possible a separate access has been provided from the communal open space.

Privacy to streets and to courtyards is maintained by means of slatted timber screen fences to a height of 1.5m. In addition, extensive landscaping will be planted either side of the fence. These will provide visual privacy while still allowing for natural ventilation.

Internal Circulation:
Where units are arranged off a double-loaded corridor, the number of units accessible from a single core/corridor should be limited to 8, except where able to demonstrate high level of amenity for common lobbies corridors and units.

The general internal circulation for Buildings A, B and C have been designed to create a safe and pleasant approach to the individual units and at the same time contributes to the form and articulation of the building facade. The corridors are generous in width and have windows and large glazed areas foyers at each level providing light, ventilation and outlook to the circulation space. To Blocks A and C some units have their own access at ground level.

All buildings comply with this guideline, majority of the project features single loaded corridors.

Design demonstrates a high level of amenity for common lobbies' corridors and units.

Storage:

The proposed development incorporates large areas of storage for residential users. These are over and above the general storage that features in apartments.

These are located in the basement.
We meet or exceed the 8m3 storage for 2 bed units and 10m3 storage for 3 bed units.

Building Amenity

Acoustic Privacy:
A high degree of acoustic privacy will be achieved. Similar uses of adjoining apartments are grouped together with living spaces abutting living spaces and sleeping areas adjoining sleeping areas. Additionally in many cases wet areas further shield sleeping areas from public corridors

Solar Access:
Living rooms and private open spaces for at least 70% of units should receive a minimum of 3 hours direct sunlight between 9am and 3pm in mid winter.
The number of single-aspect units with a southerly aspect (SW-SE) should be limited to a maximum of 10% of the total units proposed.

The proposed development optimises northern aspect for all the blocks (Blocks A, B and C). Utilising a long rectangular building has maximised the number of units that receive general solar access. The unit plans in these buildings maximise northerly aspect for living areas.

In accordance with the guidelines of the RFDC, the living rooms and private open space of well over 70% units will receive a minimum of three hours direct sunlight between 9am and 3pm in mid winter. (Refer to plans titled (3D SHAHDOW ANALYSIS & INDIVIDUAL SHADOW ANALYIS)
In addition the private open spaces / balconies of 259 units (96%) will receive a minimum of three hours direct sunlight between 9am and 3pm in mid winter.

Natural Ventilation:
60% of the units should be naturally cross ventilated.
25% of the kitchens within the development should have access to natural ventilation.

Refer to plan titled VENTILATION ANALYSIS , the design exceed the SEPP65 recommendations

Building Form

Facades and Roof Design

The building has been appropriately modulated and articulated to reduce apparent bulk and express its residential character; the chosen materials are appropriate to the building's function, and serve to reinforce the building's massing concept of base treatment -middle section- and top floor articulation. Aesthetic clarity of the development is achieved through a consistent set of character elements applied to all buildings.

The eastern and western facades feature more solid wall elements which are punctuated with window openings and then articulated by the framing treatment and grouping of balconies. The northern facade is heavily articulated with a grid of balcony elements spanning across its central bays which are then terminated by recesses and articulated corner massing elements. The additional roof elements and building elements at significant corners compliment the building's overall composition.

Building Performance

Energy Efficiency

The proposed development incorporates many ESD principles and energy minimisation measures. Ample access to solar radiation, cross ventilation and appropriate window protection will result in further decreases in energy reliance.

Waste Management:

The development provides adequate space for garbage storage and collection , Refer to the Waste Management Plan.
Adequate bins have been provided, in addition Bin Rooms feature spare capacity to accommodate additional bins.

Water Conservation:

BASIX certificate lists the commitment to water conservation.
Landscaping will comprise indigenous species will high drought tolerance and low water reliance.

APPENDIX A:

SEPP 65 Verification Statements

I hereby verify, pursuant to Part 4 of SEPP 65 – Design Quality of Residential Flat Development, the following:

RE: PROPOSED NEW RESIDENTIAL DEVELOPMENT FOR 200 UNITS

LOT 29A IN DP 307785; LOT 2 DP IN 393797; LOT 1 IN DP264287; LOTS 6 -9 IN DP 264286; LOT 3 IN DP 212307; AND LOT 1 DP212306

31 -37B GARFIELD STREET, WENTWORTHVILLE

a) I, Tarun Chadha, designed the development proposal for the above project incorporating 200 apartments with associated car parking and common open space, in accordance with the plans and supporting information lodged with the development application.

b) In my opinion, the design quality principles set out in Part 2 of State Environmental Planning Policy No. 65 Design Quality of Residential Flat Development are achieved in the proposed development.

Tarun Chadha

of

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