



design verification statement

development application

This statement has been prepared by Steve Kennedy (John Stephen Kennedy), director of Kennedy Associates Architects, (registered architect No 5828) with respect to:

the proposed mixed use development

at:

11-13 Albert Road + 2-6 Pilgrim Avenue, Strathfield

In accordance with the requirements of Clause 50(1A)& 50 (1AB) of the Environmental Planning and Assessment Regulation 2000, I verify that:

- a) I am a qualified designer, which means a person registered as an architect in accordance with the Architects Act 2003, as per the definition set out in Clause 3 of the Environmental Planning and Assessment Regulation 2000
- b) I directed the design of the residential apartment component of the mixed use development at the above site
- c) As detailed in the architectural drawings and documents listed below,
 - i. the design quality principles set out in Schedule 1 of State Environmental Planning Policy No 65, Design Quality of Residential Apartment Development are achieved
 - ii. the objectives of Part 3 + Part 4 of the Apartment Design Guide are achieved

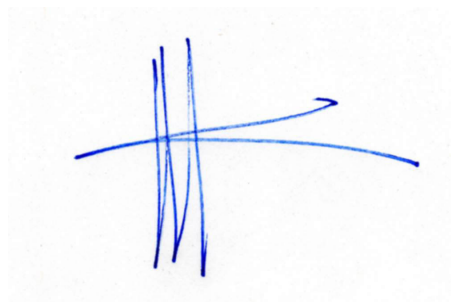
Attached SEPP 65 + ADG Explanation Documentation

ADG Compliance Table	dated 30 June 2021
SEPP 65 Design Principle Statement	dated 30 June 2021

Architectural Drawings	dated 30 June 2021
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Drawing Number	Drawing Title
DA 00	cover
DA 01	introduction
DA 02	compliance requirements
DA 03	concept massing 01
DA 04	concept massing 02
DA 05	site analysis – location plan
DA 06	site analysis – site plan
DA 07	design analysis – 01 site plan
DA 08	---not used---
DA 09	design analysis – 03 program
DA 10	design analysis – 03 articulation
DA 11	demolition plan
DA 12	proposed basement 04
DA 13	proposed basement 03
DA 14	proposed basement 02
DA 15	proposed basement 01
DA 16	proposed level 00
DA 16.1	proposed level 00 - mezzanine
DA 17	proposed level 01
DA 18	proposed level 02
DA 19	proposed level 03
DA 20	proposed level 04
DA 21	proposed level 05
DA 22	proposed level 06
DA 23	proposed level 07

DA 24	proposed level 08
DA 25	proposed level 09
DA 26	proposed level 10
DA 27	proposed level 11
DA 28	proposed level 12
DA 28.1	proposed level 13
DA 28.2	proposed level 14
DA 29	roof level
DA 30	SW elevation (albert road)
DA 31	NW elevation (pilgrim avenue)
DA 32	NE elevation (rail corridor)
DA 33	SE elevation (raw square)
DA 34	internal elevations
DA 35	streetscape elevations 01
DA 36	streetscape elevations 02
DA 37	---not used---
DA 38	---not used---
DA 39	section c
DA 40	---not used---
DA 41	finishes
DA 42	summary of area counts
DA 43	summary of gfa calculations
DA 44	summary of accommodation
DA 45	summary of adg cross ventilation
DA 46	summary of adg solar access 01
DA 47	summary of adg solar access 02
DA 48	summary of adg solar access – cos
DA 49	views from sun
DA 50	shadow analysis plans – winter solstice
DA 51	adaptable unit layouts – 01
DA 52	adaptable unit layouts – 02
DA 53	unit layout type – 1 bed
DA 54	unit layout type – 1 bed
DA 55	unit layout type – 2 bed
DA 56	unit layout type – 2 bed
DA 57	unit layout type – 2 bed
DA 58	unit layout type – 3 bed
DA 59	site massing 01
DA 60	site massing 02
DA 61	design analysis – sydney trains
DA 62	apartment storage layouts 1
DA 63	apartment storage layouts 2
DA 64	apartment storage layouts 3
DA 65	apartment storage layouts 4
DA 66	apartment storage layouts 5
DA 67	summary of ventilation of noise affected units
DA 68	summary of natural ventilation 1
DA 69	summary of natural ventilation 2
DA 70	summary of natural ventilation 3
DA 71	summary of natural ventilation 4
DA 72	natural ventilation – typical details



Steve Kennedy
Kennedy Associates Architects

30/06/2021