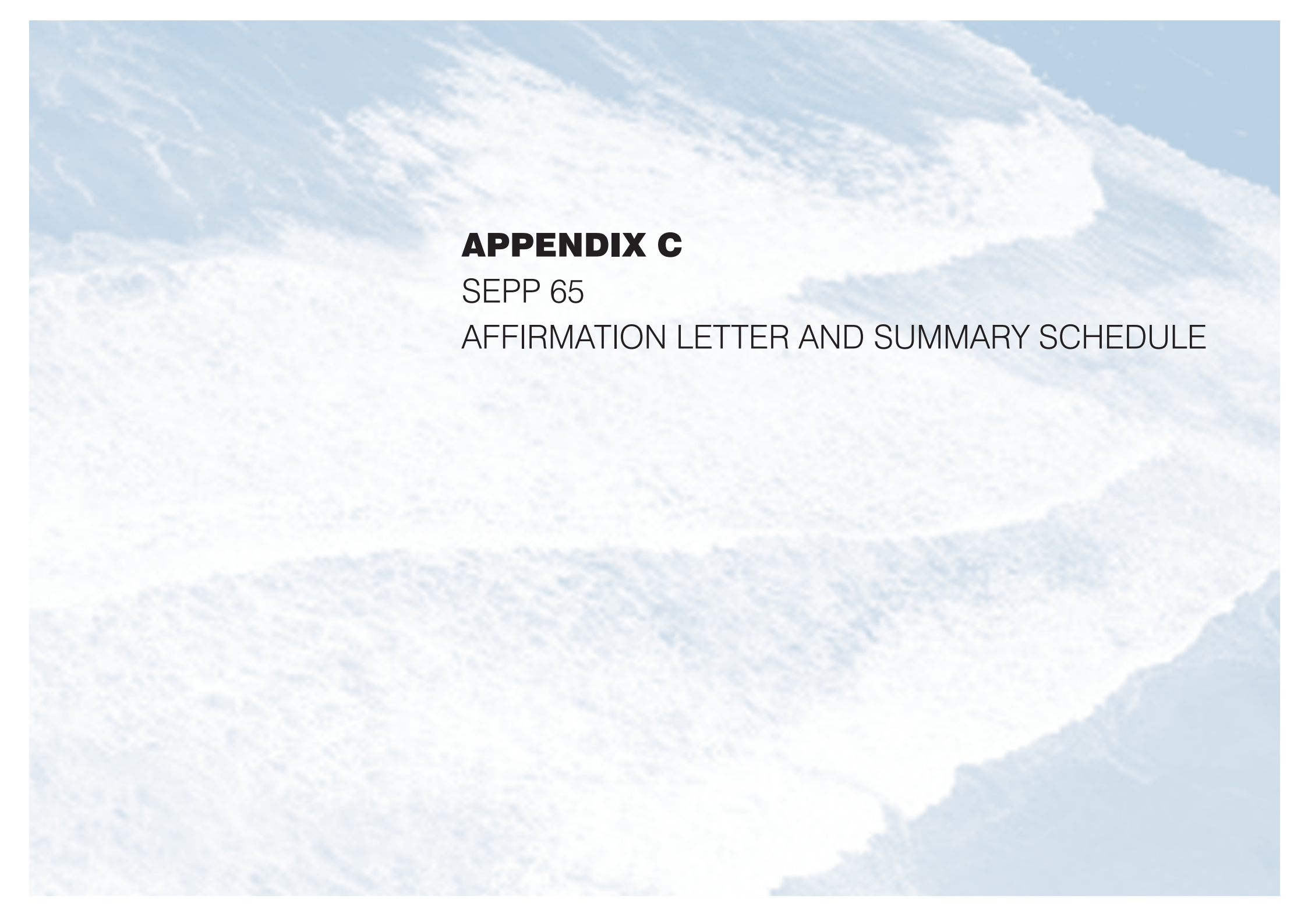


The background of the slide is an aerial photograph of a coastline. It shows a series of white sandy beaches curving along the edge of a blue body of water. The water has some darker patches, possibly rocks or deeper areas. The overall tone is bright and clean.

APPENDIX C

SEPP 65

AFFIRMATION LETTER AND SUMMARY SCHEDULE

19th August 2005

Coffs Harbour City Council
Administration Building
Cnr Coff and Castle Street
COFFS HARBOUR NSW 2450

Dear Sir

85 Ocean Parade - Coffs Harbour

Pursuant to Clause 50 (1A) of the Environmental Planning and Assessment Regulation 2000, effective from July 26 2003;

I hereby declare that I am a qualified designer, which means a person registered as an architect in accordance with the Architects Act 1921 as defined by Clause 3 of the Environmental Planning and Assessment Regulation 2000.

I designed, or directed the design, of the residential flat development stated above and I affirm that the design achieves the design quality principles as set out in Part 2 of the State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development. I have provided further detail on the designs compliance with the design quality principles at section 4 of the Statement of Environmental Effects prepared by Kann Finch Group, which accompanies this development application.

Yours faithfully

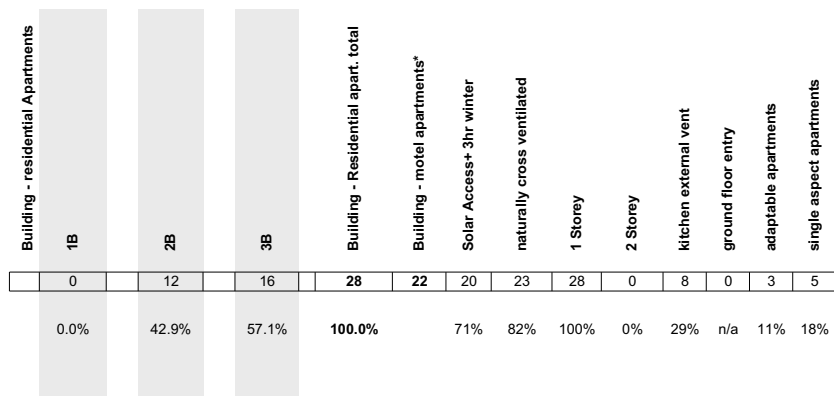
KANN FINCH GROUP



Trevor De Waal
Director

85 Ocean Parade Coffs Harbour

SITE AREA
GFA 2,037.2 m²
FSR RATIO 5,483 m²
2.69 :1



*Note: Motel rooms are not required to be tested under Sepp 65, and therefore do not form part of this analysis

SEPP 65 RECOMMENDATIONS

BUILDING CONFIGURATION

APARTMENT LAYOUT

SINGLE ASPECT APARTMENTS

number of apartments	18%	40% max	Y
depth from window	<8m - 100%	8m max	Y
back wall of kitchen from window	<8m - 100%	8m max	Y

APARTMENT SIZES

1 bedroom	n/a	50m ² min	Y
2 bedroom	89.1-123.2m ²	70m ² min	Y
3 bedroom	121.3-163.4m ²	95m ² min	Y

APARTMENT MIX

1 bedroom	0%	—	Y
2 bedroom	43%	—	Y
3 bedroom	57%	—	Y

BALCONIES

primary balcony depth	2.4m min*	2m min	Y
-----------------------	-----------	--------	---

*2.4m or larger typically

SEPP 65 RECOMMENDATIONS

BUILDING CONFIGURATION

CEILING HEIGHTS

habitable rooms	2.7m	2.7m	Y
non habitable rooms	2.3-2.4m	2.25-2.4m	Y
ground floor retail/commercial	3.3m	3.3m	Y

GROUND FLOOR APARTMENTS

number of apartments	n/a	—	Y
separate entries	100%	—	Y
private open space	100%	—	Y

INTERNAL CIRCULATION

number of apartments/corridor	4 max	8 max	Y
-------------------------------	-------	-------	---

MIXED USE

street level commercial/retail	Y	encouraged	Y
--------------------------------	---	------------	---

STORAGE

1 bedroom - N/A	min 50% internal and	6m ³	Y
2 bedroom	remaining % in	8m ³	Y
3 bedroom	basement levels*	10m ³	Y

* internal storage is provided in cupboards or zones where storage cabinets could be provided as fitout

BUILDING AMENITY

ACOUSTIC PRIVACY

From previous experience we believe that the acoustic requirements will be satisfied with appropriate construction methods /systems.			Y
--	--	--	---

DAYLIGHT ACCESS

min 3hrs direct sunlight 9am - 3 pm mid winter living rooms	71%	70%	Y
---	-----	-----	---

single aspect SW-SE	0%	10%	Y
---------------------	----	-----	---

NATURAL VENTILATION

naturally cross ventilated	82%	60%	Y
kitchens on ext. wall/naturally ventilated	29%	25%	Y