DKO Architecture
Places designed for people

Gracewood Village Stage 3
SEPP65 Report

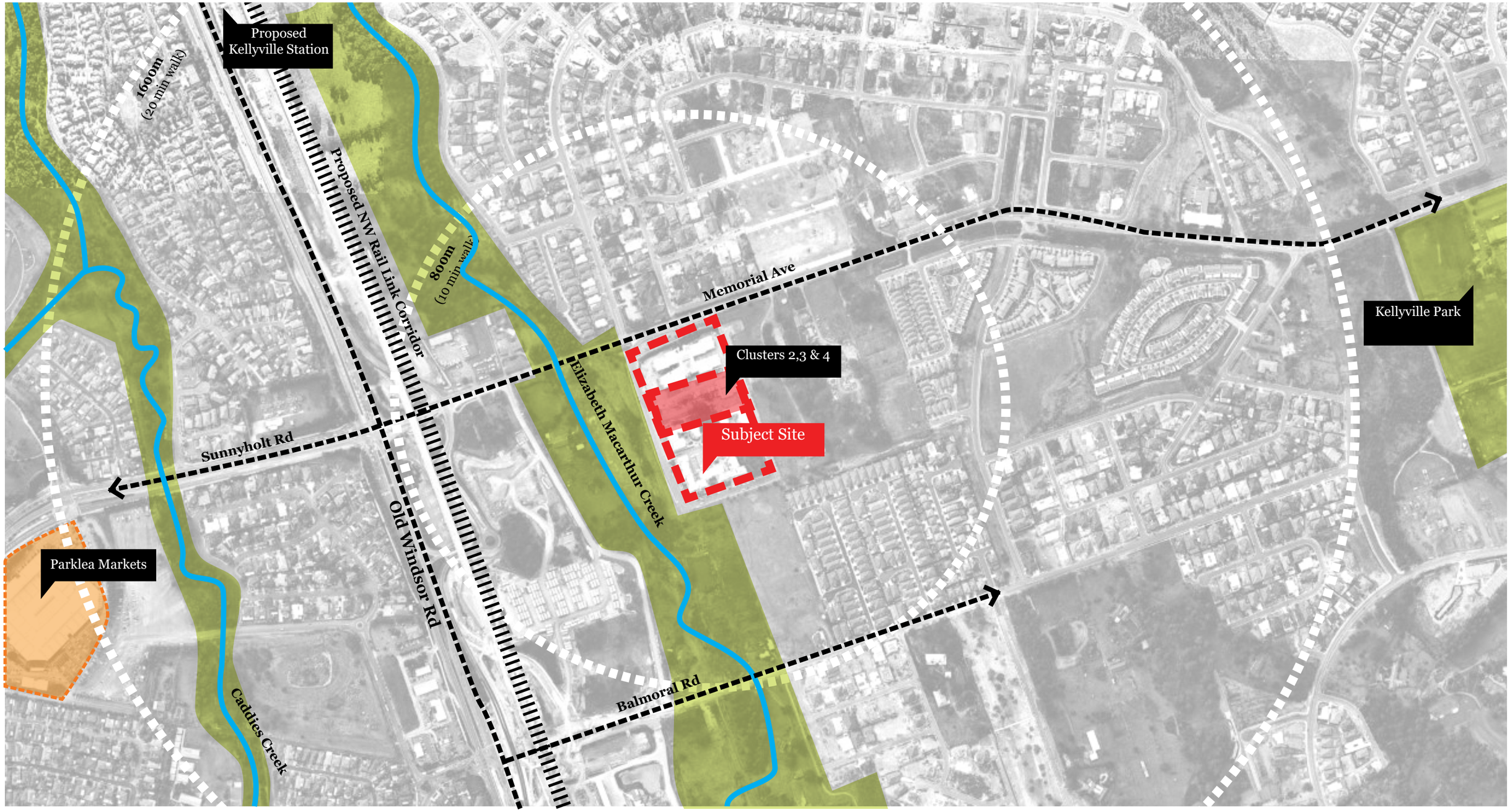
2-8 Free Settlers Drive
Kellyville
NSW

December 2017

DKO

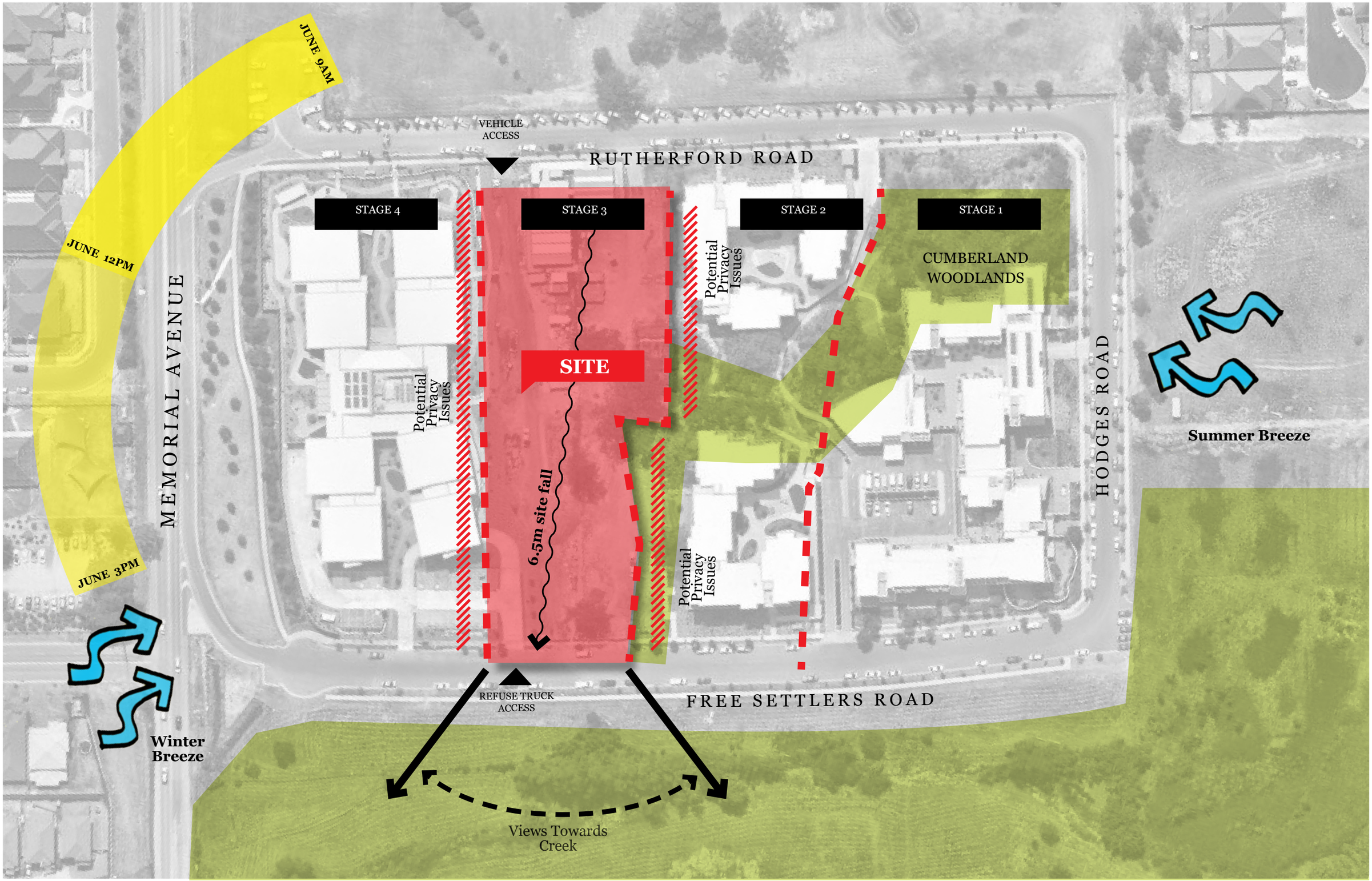
Contents

NSW Nominated Architects
Koos de Keijzer 5767 & David Randerson 8542



The development responds intelligently and sensitively to its location and future urban context. The role of DKO's architecture is to mediate between the existing condtion and the future urban context.

The design proposals scale in terms of bulk and height has been carefully considered to respond to the areas transition into a future growth area. Instead of having a single linear building, the proposed scheme breaks up the massing on site by having several detached buildings. Visually the bulk of the buildings are softened further as a result of material selection, massing techniques and landscaping that is located at the base of each building.


JUNE 9AM
JUNE 12PM
JUNE 3PM
VEHICLE ACCESS
RUTHERFORD ROAD
STAGE 4
STAGE 3
STAGE 2
STAGE 1
CUMBERLAND WOODLANDS
SITE
6.5m site fall
Potential Privacy Issues
Potential Privacy Issues
Potential Privacy Issues
MEMORIAL AVENUE
HODGES ROAD
Summer Breeze
Winter Breeze
REFUSE TRUCK ACCESS
FREE SETTLERS ROAD
Views Towards Creek

Apartment Design Guide (ADG)
Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

Response

The site is located within the approved masterplan for the Gracwood dvelopment for Baptist Care and is the final stage of the masterplan; and therefore will become a precedent with its contribution to the area and future developments.

The subject site is benefitted by a northerly aspect with an abundance of solar access. There are no overshadowing issues in the sites current state and has uninterupted views of its surrounding.

DKO's site analysis identified the lack of pedestrian movement and general activation on the ground plane.As the precinct is undergoing a transition, providing safe and attractive pedestrian pathways through and around the site will promote community interaction and the use of public infrastructure into the future.












Principle 02
Built Form and Scale

Apartment Design Guide (ADG)
Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.
Good design also achieves an appropriate built orm for a site and the building's purpose in terms of building alignments, proportions, building type, articulation 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.

Response

The design aims to give value to architecture by considering the existing condition and the role it will play in its future context. As part of a larger masterplan, the building form aims to break up the mass to create a higher site permeability as well as taking in to consideration its urban context to give value to expression of verticality and building detail.

The proposed development sits above with 16m LEP height limit but has orientated the buildings to minimise overshadowing to adjacent buildings and maximise communal open space with good separation and sola acces in comparison to the previously submitted DA.

The scale and built form of the development responds to that of its immediate neighbours. The proposed ground level appropriately maintaining amenity to the residential apartments and the street interface with large front courtyards.

The front setback to the is generally consistent with DCP requirements.

Overall, the development provides compliant building separation from existing neighbours and is accordance with the minimum setbacks of the ADG.

Photomontage view on Rutherford Avenue

Apartment Design Guide (ADG)
Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

Response

The proposal delivers a total of 88 apartments, which range in sizes to promote a diverse mix of unit types that respond to the controls of Hills Shire Council.

As part of a developing neighbourhood which is characterised by existing residential flat buildings ranging from 3 - 5 storeys as part of the approved masterplan.

The proposal takes in consideration factors of overshadowing, amenity and privacy impacts between existing an d future buildings, open space patterns, existing vegetation, demand for new public domain elements, variety of lot sizes and shapes and changing streetscape and scale.

The residential density of the proposal is sustainable, suitable, and supports this developing nature. The proposal fits in the context possesses the ability to be supported by existing and future infrastructure.

Photomontage view on Free Settlers Road

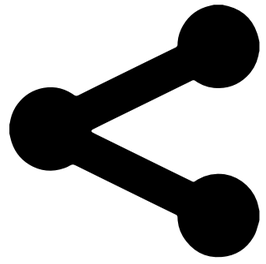
Apartment Design Guide (ADG)

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.

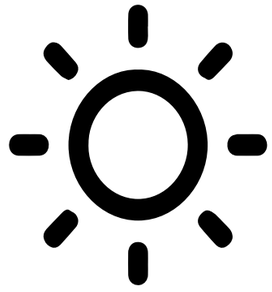
Response

The proposed development will reduce the necessity for mechanical heating and cooling with 68% of units being cross ventilated. 75% of the units will receieve 2 hours solar access during winter.

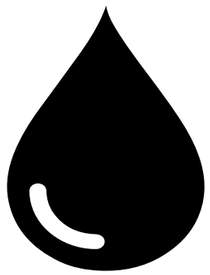
Low-energy lighting will be specified throughout the building. Energy Efficient water heaters will also be integrated into the development. Additionally, the proposal will use water saving fixtures and fittings as well as energy efficient lighting, air-conditioning, lifts, and appliances to minimise water and energy loads.



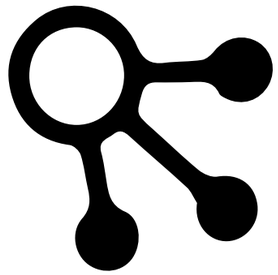
Smart Building Systems - Integrated building systems such as heating, cooling and hot water will be designed to respond to the environmental conditions of the site. The consolidation of these building-wide systems will minimise environmental impact, installation costs, and significantly reduce ongoing running costs for residents.



Passive Solar Design – Apartments subjected to excessive solar gain and heat loss will be recessed behind balconies to minimise summer solar heat gain and shield apartments from harsh summer sun. Winter daylight will penetrate deep into the interior of by ways of balconies.



Rainwater Collection – Water retention tanks and Rainwater tanks are provided to retain and reuse the rainwater collected on site for irrigation of the communal gardens and other water uses in the building. A BASIX certificate has been submitted as part of this application and demonstrates that the development meets the government's criteria for energy efficiency.



BASIX Targets – Through the strategies outlined above, the proposal will achieve at least the minimum NSW Benchmark Consumption for energy and water. Landscaping that includes low-maintenance and local indigenous plants will minimise water use and create a robust native landscape.

Apartment Design Guide (ADG)
Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.
Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.

Response
The landscape design is integral to this proposal. The development will include new street frontage planting within the property boundary; private ground floor residential entrances with screening planting and a communal arrival gardens framed by planting and finished with high quality materials.

The ground level space provides a variety of programs large residential lobby forecourt, informal seating under the bosques, informal lawn area surrounded linked by the Cumberland Plain Woodland. This allows for both active and passive recreation for residents.

The landscape is designed to foster the idea of 'community'


Natural Walks


Outdoor Lobbies


Vegetable Garden


Outdoor Fire pit


Ground Floor Landscape Plan prepared by Taylor Brammer


Communal Dining


Bothcee Green


Putting Green


Outdoor Chess

Apartment Design Guide (ADG)
Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.

Response

Due consideration has been given to solar access, cross ventilation, indoor and outdoor spaces, visual and acoustic privacy, efficient layouts, outlook and storage areas. Parking for both commercial and residential, recycling and waste storage areas are provided in the basement.

Generally the proposed development is aligned on a north-south axis to provide the maximum amenity to a majority of the dwellings, with most units having northern aspect. The proposal maximises the daylight to each unit. The proportion of all units that achieve minimum 2 hours of sunlight into living room windows between 9 am and 3 pm during mid winter complies with constraints outlined in the ADG and less that 15% of units are considered single aspect south facing. In terms of natural cross ventilation, the development reaches a compliance at 60%. Balconies are designed to provide usable outdoor space while maintaining privacy between units as sufficient private open spaces ensure good solar penetration and ventilation to each unit.

The design proposal complies with SEPP 65 criteria and thus provides a high level of amenity to all apartments.

Ground Floor Courtyard Perspective View

Apartment Design Guide (ADG)
Part 3F: Visual Privacy

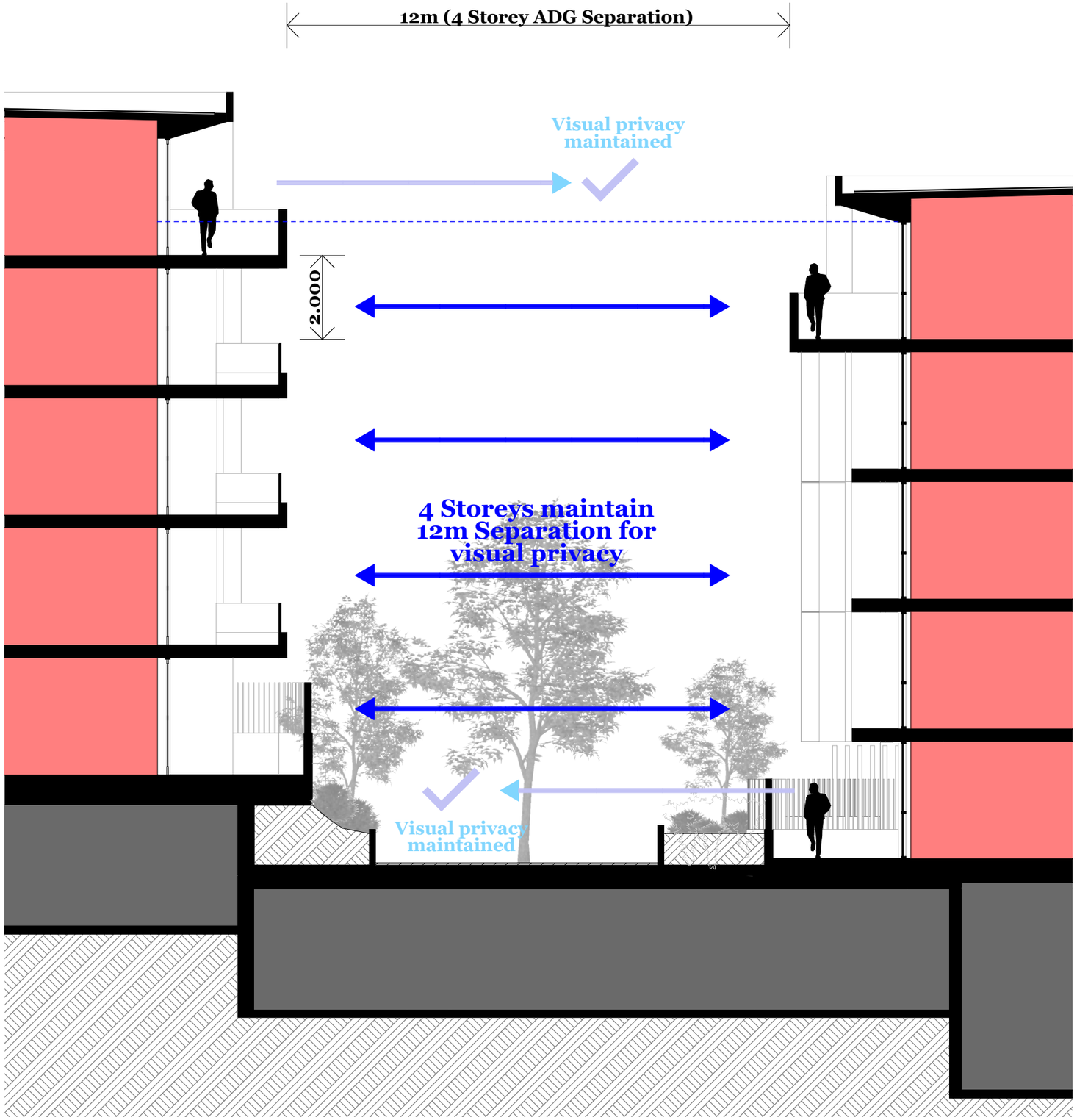
Buildings have 2m step between each due to the nature oft the site. At the narrowest point between buildings it has a 12m separation but also has a a separation of 19m separation at its widest.

In accordance with the Apartment Design Guide, the 5th floor should have a a separation of 18m between balconies or windows. Due to the terracing of the buildings the upper level is always above the building to the South of each other and visual privacy is maintained.

At any one time the proposal has only 4 storeys facing each other at the narrowest point of the development which complies the objectives of Part 3F of the guide

Communal Open Space and apartment solar access requiments meet and exceed the requirements of the Apartment Design Guide

Therefore the design proposal meets the objectives of Part 3F: Visual Privacy of the Apartment Design Guide. (ADG)



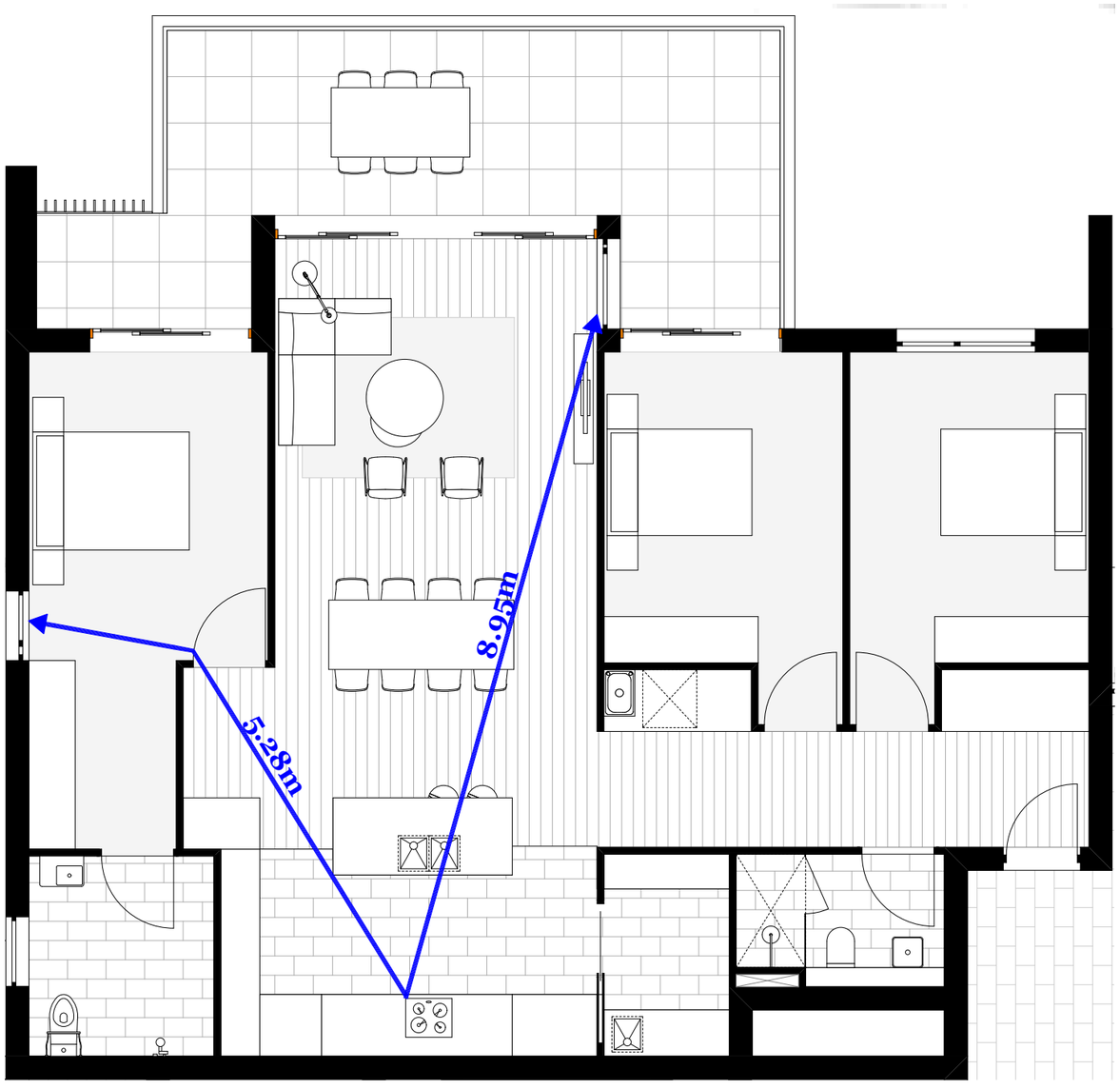
Apartment Design Guide (ADG)
Part 4D: Apartment Size and Layout

In some instances, apartments have an internal depth of greater than 8m due to the added amenity required in a seniors living developments and compliance with the AS4299 - Adaptable housing.

The ADG makes reference to single aspect open plan apartments which are to have depths at a maximum of 8m.

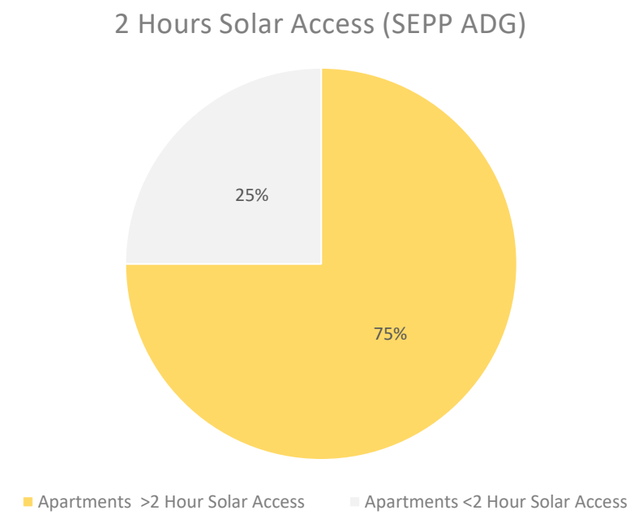
In the worst case scenario of the proposal Unit 3B Type H as example will have a secondary window to provide borrowed ventilation from other rooms. All apartments in the proposel with deep apartments have a minimum of 2 aspects

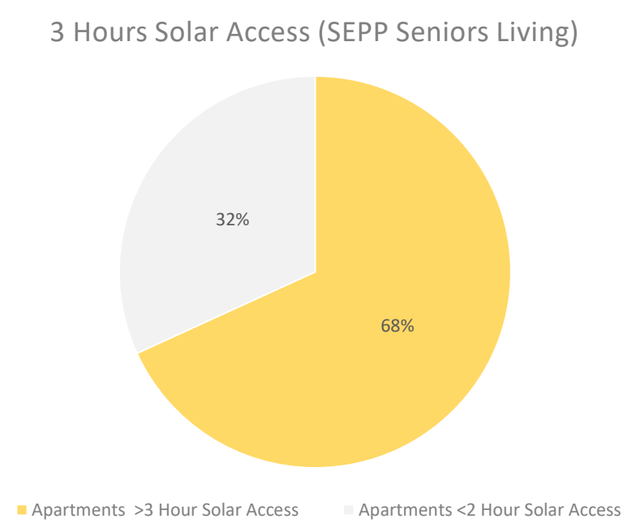
The proposal will also have 2.7m in ceiling height and with no bulkheads to all the open plan living areas to aid in solar access and natural ventilation.

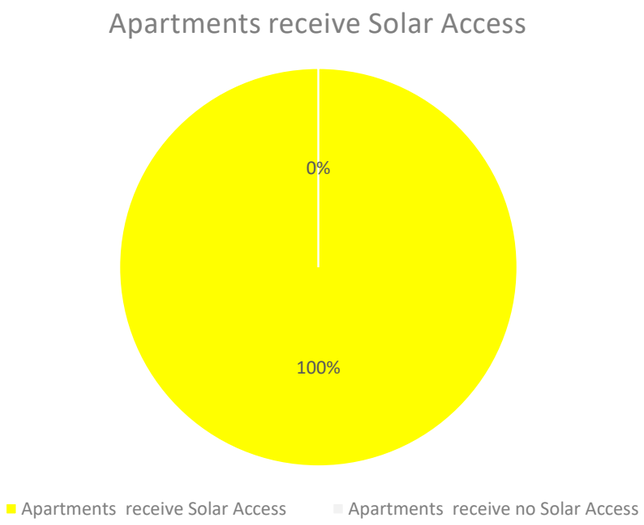


Principle 06
Solar Access

The proposed development is designed to provide the maximum amenity to a majority of the dwellings, with most units having northern aspects. The design maximises the daylight to each unit. The proportion of all units that achieve a minimum 2 hours of sunlight into living room windows between 9 am and 3 pm during mid winter is 75%. 100% of apartments receive sunlight between 9 am and 3 pm during mid winter.







Apartment Solar Access
Project Address 2-8 Free Settlers Drive, Kellyville

	SOLAR ACCESS BY HOUR												
	Apt No.	Hours							0 Hours	1 Hour	2 Hours	3 Hours	> 3 Hours
		900	1000	1100	1200	1300	1400	1500					
Cluster 2	2.01									1			
	2.02									1			
	2.03									1			
	2.04												1
	2.05												1
	2.11										1		
	2.12									1			
	2.13									1			
	2.14												1
	2.15												1
	2.16											1	
	2.21											1	
	2.22									1			
	2.23									1			
	2.24												1
	2.25												1
	2.26											1	
	2.31												1
	2.32									1			
	2.33									1			
	2.34												1
	2.35												1
	2.36											1	
	2.41												1
	2.42												1
	2.43												1
	2.44												1
	2.45												1
	2.46									1			1
Cluster 3	3.01											1	
	3.02									1			
	3.03									1			
	3.04												1
	3.05												1
	3.11											1	
	3.12									1			
	3.13									1			
	3.14												1
	3.15												1
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	3.22									1			
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	3.36											1	
	3.41												1
	3.42												1
	3.43												1
	3.44												1
	3.45												1
	3.46												1

	SOLAR ACCESS BY HOUR												
	Apt No.	Hours							0 Hours	1 Hour	2 Hours	3 Hours	> 3 Hours
Cluster 4	4.01											1	
	4.02									1			
	4.03									1			
	4.04											1	
	4.05											1	
	4.06											1	
	4.11											1	
	4.12									1			
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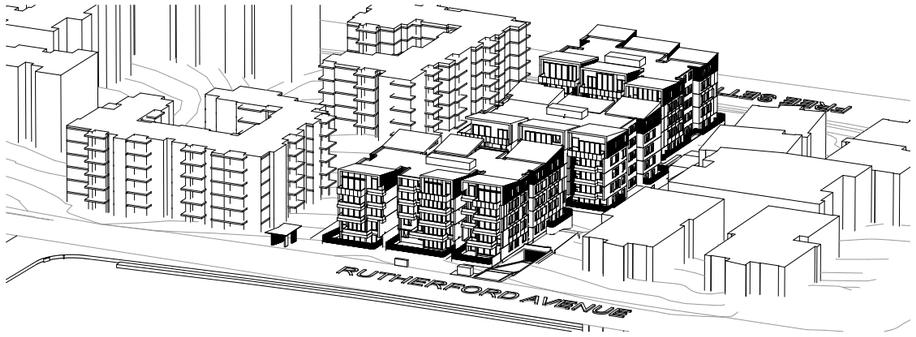
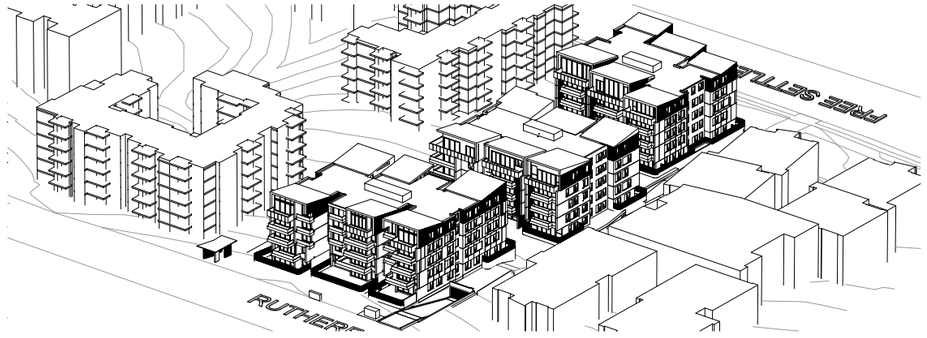
	4.36											1	
	4.41												1
	4.42												1
	4.43												1
	4.44												1
	4.45												1
	4.46												1
	88	Units							0				62

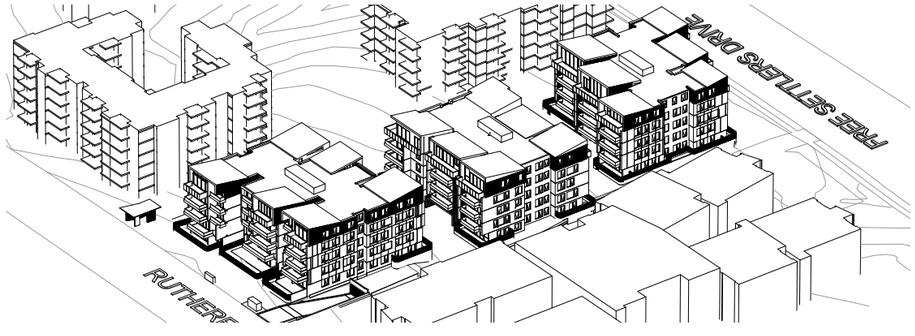
Apartment Solar Access Summary - Sepp 65 + ADG				
	Required		Proposed	
	No.	%	No.	%
Apartments receiving 3 hours sun between 9am-3pm on 21 June	62	70	62	70%
Apartments receiving no direct sun between 9am-3pm on 21 June	13 Max	15	0	0



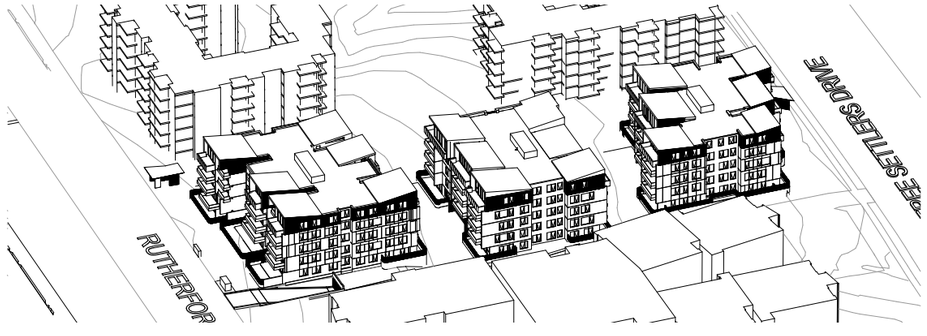
June 21 - 09:00am



June 21 - 10:00am



June 21 - 11:00am

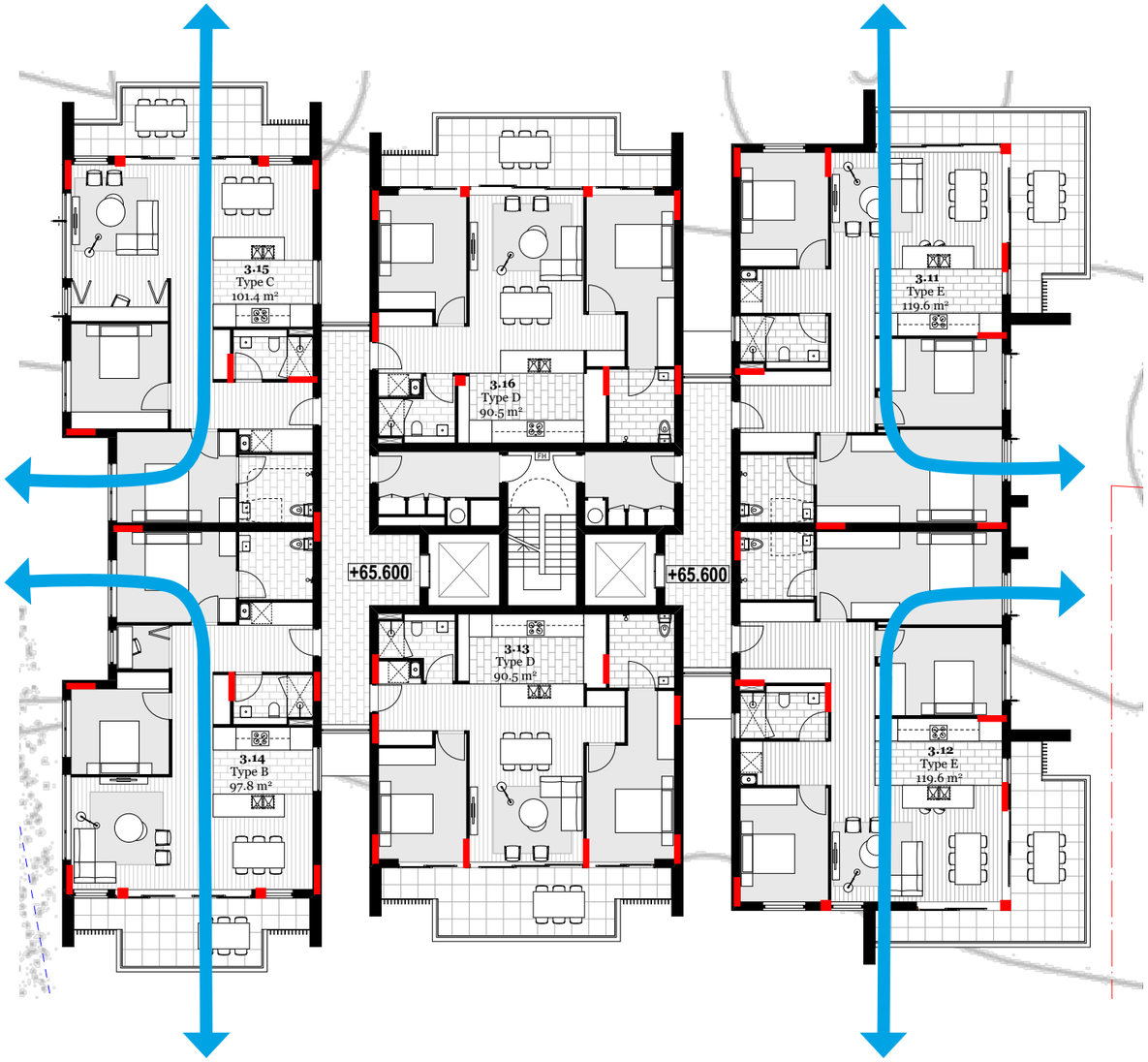


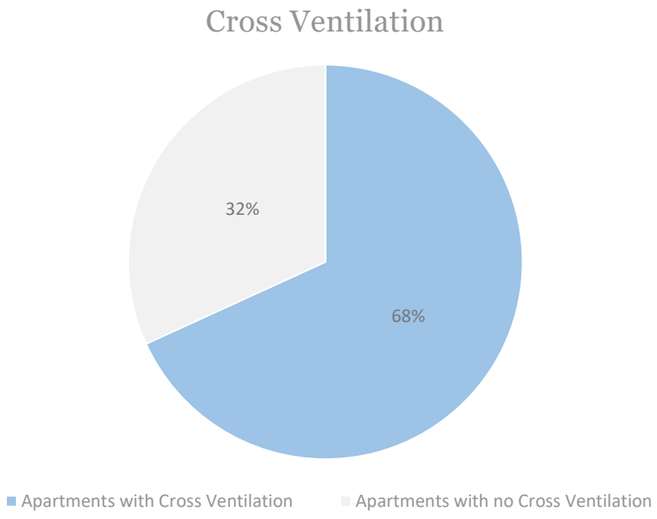
June 21 - 12:00am

June 21 - 01:00pm

June 21 - 02:00pm

June 21 - 03:00pm





Apartment Design Guide (ADG)

Natural ventilation is the movement of sufficient volumes of fresh air through an apartment to create a comfortable indoor environment. Sustainable design practice incorporates natural ventilation by responding to the local climate and reduces the need for mechanical ventilation and air conditioning. To achieve adequate natural ventilation, apartment design must address the orientation of the building, the configuration of apartments and the external building envelope..

The development consists generally of open plan units with relatively shallow apartment depths which facilitates good ventilation to all habitable rooms. A high number of cross through and corner apartments within the development also allow the proposed design to achieve a high percentage of well-ventilated units.

Outlined by the State Environmental Planning Policy No.65 - Apartment Design Guide to exceed the minimum of 60% of the total 88 apartments.

The building's orientation take full advantage of prevailing breezes to maximize the movement of fresh air to create a comfortable indoor environment. Large openable windows and doors are to be effectively incorporated to reduce the need for mechanical ventilation and air conditioning.

Principle 06
Amenity - Storage

The development provides a minimum of 50% of each apartments required storage area within the apartment. The remaining 50% of storage area is provided as secure locker storage in the basment level.

	TOTAL													
Apartment	2B+ST	2B+ST	2B+ST	2B+ST	2B	2B	3B	3B	3B	3B	3B	3B	3B	3B
Type	A-G	A	B	C	D-G	D	E-G	E	F-G	F	G-G	G	H-G	H
								Standard	Premium	Premium	Standard	Standard	Premium	Premium
Internal GFA	95.9m2	101.3m2	97.8m2	101.4m2	90.5m2	90.5m2	116.6m2	119.6m2	128.7m2	128.7m2	111.8m2	119.6m2	126.9m2	126.6m2
Balcony Size	31.4m2	17.3m2	16.7m2	16.6m2	31.3m2	17.1m2	59.9m2	22.6m2	34.0m2	20.1m2	41.7m2	18.8m2	55.1m2	19.6m2
Storage (In Basement Carpark)	10.1m3	8.57m3	9.27m3	9.89m3	8.6m3	8.1m3	13.8m3	14.4m3	10.2m3	10.1m3	11.9m3	15.6m3	14.5m3	12.6m3
Storage Required	*8m3*	*8m3*	*8m3*	*8m3*	*8m3*	*8m3*	*10m3*	*10m3*	*10m3*	*10m3*	*10m3*	*10m3*	*10m3*	*10m3*

Apartment Design Guide (ADG)

Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

Response

The design proposal provides clear and well defined lobby entries to each building and main entries off Rutherford and Free Settlers Road via the Cumberland Plain Woodland link highlighted by gatehouses in the development. These lobby entries will have clear and unobstructed views from the street and will be secure, lockable and well-lit for the safety of the residents.

Along with the increased density in the area, a variety of landscaped areas are provided to increase the passive surveillance and safety to the development.

The pedestrian link through the woodland is imagined to be the main connection of the entire development and connect the residents of the proposed and existing buildings and strengthen community values.

Integrated activities in the landscape and large lobbies provide a vibrant area for fostering safety and interaction.

All areas including entries and communal open spaces are highly visible providing great passive suveillance.

Apartment Design Guide (ADG)
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.

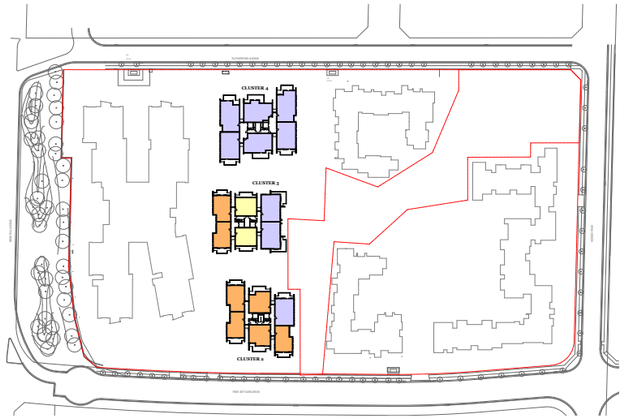
The proposed development has been designed with a high level of social contribution in mind, not only to its residents, but to the local community.

On ground level, a safe and activated area for visitors and residents to meet and interact will be provided. Below, the basement level will have a residential garage, serving as a space for storage

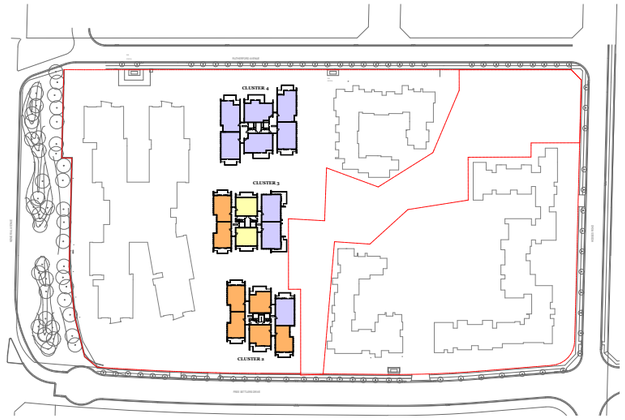
The communal gardens are a common asset shared amongst the development's community. These shared facilities and spaces, will promote a real sense of community.

The proposal includes a variety of different housing typologies that will be offered in different sizes and layouts. The mix in housing typologies will help diversify the residents in the last stage of the Gracewood development.

1 Ground
1:1200



2 Level 1
1:1200



3 Level 2
1:1200

4 Level 3
1:1200

5 Level 4
1:1200

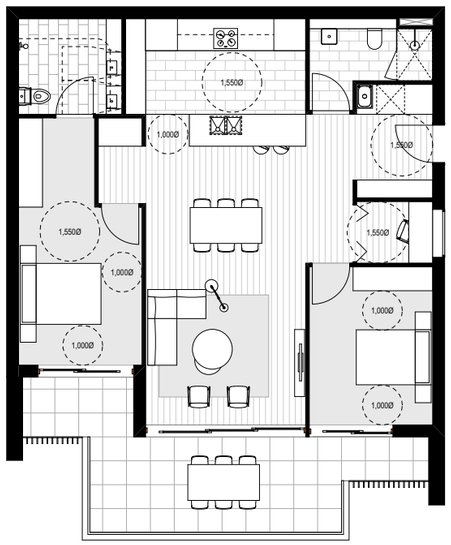
Unit Mix

2 Bed Unit
Total: 9 (10%)

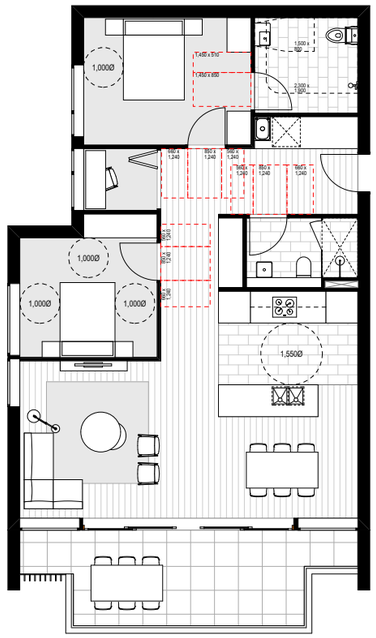
2 Bed + Study Unit
Total: 24 (39%)

3 Bed Unit
Total: 45 (51%)

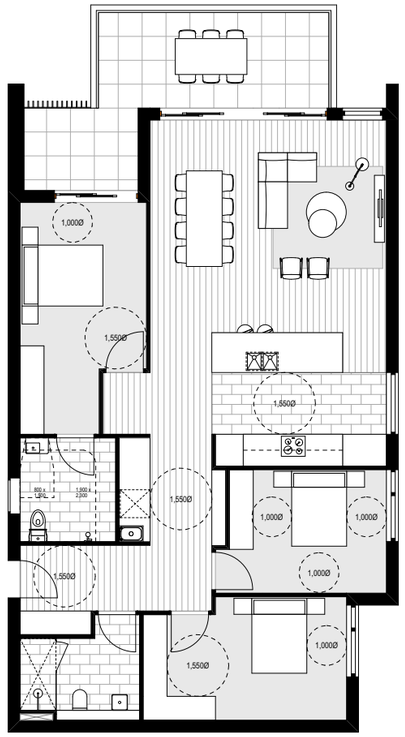
Total Apartments: 88



2B+ST Type A
Internal Area: 101m²
External Area: 22m²

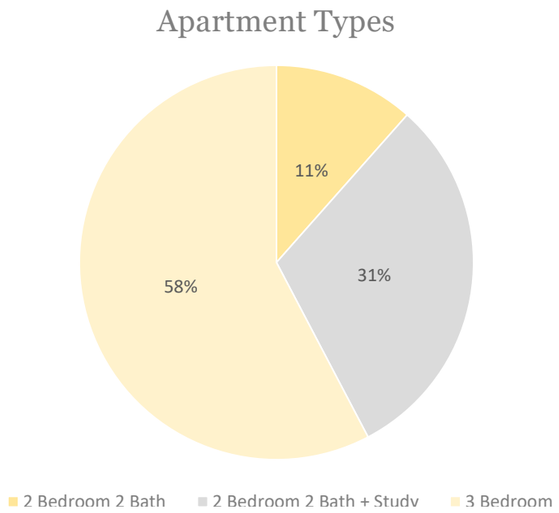


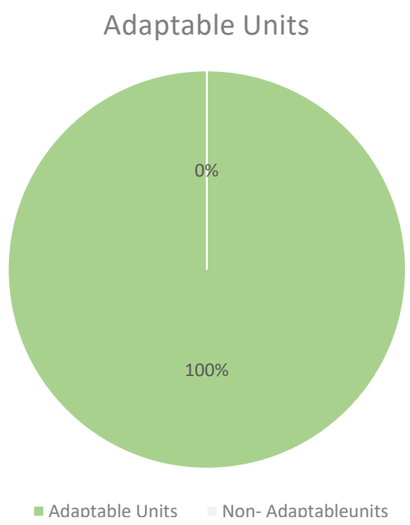
2B+ST Type B
Internal Area: 98m²
External Area: 17m²



3B Type F
Internal Area: 129m²
External Area: 20m²

3B Type G
Internal Area: 120m²
External Area: 22m²





Apartment Design Guide (ADG)
Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.
The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

Response

The overall development proposes 3 blocks of 5 storeys buildings with central communal courtyard between.

The frontage area is accentuated by vegetation to soften the entire streetscape.

Vertical slot elements have been introduced to break down the massing of the architecture into several compartments to achieve a visually successful facade and an appropriate overall proportion.

Materiality
The apartment façade will be composed primarily of a composite clad wall that articulated with metal fins to provide articluation and depth to the facade. The cladding is a direct relationship to the existing neighbouring buildings in the developement.

Dark brick recessed elemets break up the perceive bulk of the building which also form the materiallity of the ground floor plane to provide some weight to the base of the building.

A grey metal caldding with timber -like soffits caps the top of buildings to reduce the perceived height and break up the bulk and scale.

Large windows and sliding doors capture the greenery of the internal courtyards and the Cumberland Woodlands.

Metal cladding

Dark Brick Recesses & Planter base

Timber soffits

Glass Balustrade & Slab upturn

Palisade Fence

Gracewood Stage 3 - 2-8 Free Settlers Road
SEPP65 Compliance Table

Table 1.	Summary of compliance with the key Apartment Design Guide 'Design Criteria'	
Control	**ADG Design Criteria**	**Compliance**
3D Communal Open space	As per Hills Shire Council DCP, a minimum of 15% of the site area should be devoted to communal open space.	Site area: 7132m² (Stage 3) Required Communal open space: 1069m² (25%) Proposed Communal open space: 2638m² (37%) Complies
	Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)	As the through site link is completely unhindered from a solar access point of view; 74% of the communal open space receive solar access for a full 3 hours in mid-winter. This has been a key driver to orient the built form arrangement and the principal usable part north-south. – Complies
3E Deep Soil Zones	Minimum of 7% of a site should be a deep soil zone with the following minimum dimensions: - greater than 1,500m² – 6m	Site area: 7132² Required Deep soil: 449m² (7%) Proposed deep soil zone: 1111m² (15.6%) Complies
3F Visual Privacy Building separation	Up to four storeys/12 meters • 6 meters to the boundary between habitable rooms/balconies • 3 meters to the boundary between non-habitable rooms Five to eight storeys /up to 25 meters • 9 meters to the boundary between habitable rooms/balconies • 4.5 meters to the boundary between non-habitable rooms Nine storeys and above/ over 25 meters • 12 meters between habitable rooms/balconies • 6 meters between non-habitable rooms	Proposed: 12 – 18.9m separation between buildings. Complies
3J Bicycle and Car Parking	The minimum car parking requirement for residents and visitors is set out in the BCC Growth Centre Precincts DCP 2010 document. The proposed café would also require dedicated car parking for the staff. The car parking needs for a development must be provided off street.	Car parking rates comply SEPP Seniors requirments.
4A Solar + Daylight Access	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter.	Minimum number of apartments with 2hrs solar access required: 218 Proposed: 66 (75%) Complies
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	All apartments receive solar access. Complies
4B Natural Ventilation	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.	Proposed: 60 apartments (68%) Complies
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	Complies
4C Ceiling heights	Minimum ceiling heights are as follows: • 2.7m for habitable rooms • 2.4m for non-habitable rooms • double storey apartments – 2.7m for main living area, 2.4m for second floor where its area does not exceed 50% of the apartment area • attic spaces – 1.8m at edge of room with a minimum 30degree slope in mixed use areas – 3.3m for ground and first floor	Proposed 2.7m habitable– Complies Proposed 2.4 m non habitable – Complies
4D-1 Apartment Size + layout	Minimum Apartment sizes: • 70m² for two bedrooms; and • 90m² for three bedrooms. Add an 5m² for additional bathrooms Add an 12m² for additional bedrooms	Complies
	Every habitable room must have a window in an external wall with a total minimum glass area of no less than 10% of the floor area of the room. Day light and air may not be borrow from another room	Complies

Table 1.	Summary of compliance with the key Apartment Design Guide 'Design Criteria'	
Control	**ADG Design Criteria**	**Compliance**

4D-2 Apartment Size + layout	Habitable room depths are limited to a maximum of 2.5 x the ceiling height. Open plan layouts (where living, dining and Kitchen are combined habitable room depth form the window is 8m	Complies
4D-3 Apartment Size + layout	Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space).	Complies
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	Complies
	Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments	Complies
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	Complies
4E Private open space and balconies	Apartments are to have the following balcony dimensions: • 2br – 10sqm with min. 2m depth 3br – 12sqm with min. 2.4m depth	Complies
	Ground level apartments should contain a minimum of 15m² of open space, with a minimum dimension in one direction of 3m.	Complies
4F Common circulation and spaces	The maximum number of apartments off a circulation core on a single level is eight.	Each building have a maximum of 3 units off a single core per level. All lobbies are designed to have natural light and ventilation; with direct access to the communal gardens on ground level.
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	Not applicable.
4G Storage	• Studio apartments require 4m² of storage area • One bedroom dwellings require 6m³ of storage area • Two bedroom dwellings require 8m³ of storage area. • Three bedroom dwellings require 10m³ of storage area.	Complies
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15th December 2017

Council of Submission:

Hills Shire Council
3 Columbia Court
Baulkam Hills
NSW2153

Re:

Gracewood Stage 3
2-8 Free Settlers Drive, Kellyville

SEPP 65 Design Statement

To Whom It May Concern

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 directed the design of the residential development stated above and I affirm that the design achieves the design quality principals as set out in Part 1 of the 'State Environmental Planning Policy No.65- Design Quality of Residential Apartment Development';

I have provided further detail on the Designs compliance with all ten of the principals in SEPP 65 Design Compliance Table accompanying this development application

Yours Faithfully

Ian Lim
Senior Design Architect
Registration No: 8473 (NSW)

DKO

DKO