

NSW Housing Pattern Book (low-rise) Design Verification Statement for Complying Development

This template must be completed by an accredited designer or architect to confirm compliance with the design requirements of any proposal using the NSW Housing Pattern Book (the Pattern Book).

This statement is required to satisfy s.131A of the EP&A Regulation 2021, which requires an application for a complying development under Part 3BA of the Codes SEPP for the Pattern Book to contain a written statement from either an architect or accredited designer stating that the proposed development will comply with the development standards, location requirements, technical drawing set and technical information specified in the Pattern Book for the type of development proposed.

Project Details

Project Name	
Project Address	
Project DP/Lot	
Applicant Name	
Applicant Phone and Email	T: E:
Accredited Designer Name	
Accredited Designer Phone and Email	T E:
Registration No.	
Pattern Identification No. <i>CDC must not be issued without sight of unique identification number associated with the proposed development</i>	

1.0 Design Compliance

1.1 I confirm that I am a registered architect or accredited designer and that the proposed development complies with the development standards, location requirements, technical drawing set and technical information specified in the pattern design for the type of development proposed in the NSW Housing Pattern Book.

Signature of Accredited Designer:

Date:

2.0 Pattern

2.1 Select the Pattern used for this application

- | | |
|--|--|
| <input type="checkbox"/> Semi 01 by Anthony Gill (Dual occupancy) | <input type="checkbox"/> Terrace 03 by Officer Woods (Multi dwelling housing (Terraces)) |
| <input type="checkbox"/> Semi 02 by Sibling Architecture (Dual occupancy) | <input type="checkbox"/> Terrace 04 by Other Architects x NMBW (Multi dwelling housing (Terraces)) |
| <input type="checkbox"/> Terrace 01 by Carter Williamson (Multi dwelling housing (Terraces)) | <input type="checkbox"/> Manor Homes 01 by Studio Johnston (Manor house) |
| <input type="checkbox"/> Terrace 02 by Sam Crawford (Multi dwelling housing (Terraces)) | <input type="checkbox"/> Row Homes 01 by SAHA (Multi dwelling housing) |

3.0 Location requirements

3.1 Is the site located in a Low and Mid Rise Housing Area as defined in Section 163 of State Environmental Planning Policy (Housing) 2021?

- ☐ LMR Housing Area
☐ Outside of LMR Housing Areas

3.2 Confirm that you have used the appropriate base pattern version for this location.

- ☐ Yes
☐ No

Further information about Low and Mid Rise Housing Policy available on our [website](#)

4.0 Development standards

4.1 Confirm that the proposed development complies with the development standards specified for the relevant pattern design in the Pattern Book. If the development does not comply with the development standards specified for the relevant pattern design, it is not eligible to be proposed as a Pattern Book development.

Standards	Standard for the pattern type relevant to this application	Proposed development	Complies
Minimum lot size	sqm	sqm	<input type="checkbox"/>
Minimum lot width	m	m	<input type="checkbox"/>
Maximum building height	m	m	<input type="checkbox"/>
Maximum Floor Space Ratio (FSR)	ratio	ratio	
Minimum Front setback	m	m	
Minimum Side setback	m	m	
Minimum Rear setback	m	m	
Minimum secondary street setback	m	m	
Minimum off-street car spaces per dwelling	spaces	spaces	
Minimum landscaped area	%	%	
Maximum unbroken street frontage (Terraces only)	45m	45m	
Articulation zone (Manor house)	m	m	

5.0 Project site constraints

5.1 Is the site gradient equal to or less than the maximum slope permitted for this pattern?

Maximum slope permitted for this pattern	Project site slope details	Complies
m front to back; m side to side	m front to back; m side to side	

6.0 Technical information and drawings

6.1 Are your submitted drawings based on those specified for this pattern design (including a completed Pattern Selections table)?

- ☐ Yes
☐ No - *Not deemed to comply*

6.2 Do the drawings submitted as part of this planning application display the relevant NSW Housing Pattern Book title block information (including disclaimer and name of the original architect).

- ☐ Yes
☐ No - *Not deemed to comply*

Note: per the terms and conditions of use, this is mandatory information and must be displayed on any planning application drawings.

7.0 Pattern adaptations

7.1 Does your submission demonstrate that the design is consistent with the technical drawing set specified for this pattern, included all fixed pattern features and selected adaptations?

- ☐ Yes, complies.
☐ No - *not deemed to comply*

7.2 Have you adapted any pattern features from the base pattern options in the architectural drawing set?

- ☐ Yes
☐ No

7.3 If yes, describe below the adaptable features you have used and how they have been adapted:

Note that any additional changes to the design beyond the specified adaptable pattern features outlined in the technical drawing set are not deemed to comply.

8.0 Material selections

8.1 Name below the material palette option you have selected and describe reasons for selection.

--

9.0 Landscape

9.1 Does your landscape plan demonstrate how the proposal will meet the tree planting requirements set out in the *NSW Housing Pattern Book Landscape Guide*?

Tree planting (canopy cover and deep soil) required for this pattern	Project tree planting (canopy cover and deep soil) details

Describe below how consideration of the *NSW Housing Pattern Book Landscape Guide* has been incorporated in your landscape plan.

The NSW Housing Pattern Book Landscape Guide can be downloaded from the DPHI website:
www.planning.nsw.gov.au/government-architect-nsw/housing-design/nsw-housing-pattern-book/landscape-design-guide

--