GOVERNMENT ARCHITECT NEW SOUTH WALES

NSW GOVERNMENT

NSW Housing Pattern Book Design Verification Statement (Mid-rise)

This template must be completed by a qualified designer (i.e. an architect) to confirm compliance with the design requirements of any proposal using the mid-rise housing patterns in the NSW Housing Pattern Book (the Pattern Book).

This statement is required to satisfy Section 36A of the *Environmental Planning and Assessment Regulation 2021*, which requires any mid-rise housing pattern book development application proposed under Chapter 7 Pattern Book Development in *State Environmental Planning Policy (Housing) 2021* (Housing SEPP), to include a written statement from a qualified designer (i.e. an architect) 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 Lot/Deposited Plan (DP)	
Applicant Name	Insert name and company, where applicable
Applicant Phone and Email	**T:** **E:**
Qualified designer Name	*Qualified designer means a person registered as an architect under the* Architects Act 2003
Qualified designer Phone and Email	**T:** **E:**
Registration No.	Insert NSW ARB Registration No.
Pattern Identification No. *Approval cannot be issued without sight of unique identification number associated with the proposed development*	Insert Pattern Identification No. received upon purchase of Pattern online.

1.0 Design Compliance

1.1 I confirm that I am registered as an architect under the *Architects Act 2003* and that the proposed development complies with the development standards, location requirements, technical drawing set and technical information specified in the mid-rise housing pattern for the type of development permitted under Chapter 7 Pattern Book development of the Housing SEPP.

Signature of Architect: Date:

_____ _____

2.0 Pattern

2.1 Select the Pattern used for this application

- ☐ Small Lot Apartments 01 by Collins and Turner
- ☐ Small Lot Apartments 02 by NGULUWAY DesignInc
- ☐ Small Lot Apartments 03 by MHN Design Union
- ☐ Small Lot Apartments 04 by Neeson Murcutt Neille
- ☐ Corner Lot Apartments 01 by Tonkin Zulaikha Greer
- ☐ Corner Lot Apartments 02 by Spacecraft Architecture
- ☐ Large Lot Apartments 01 by Silvester Fuller
- ☐ Large Lot Apartments 02 by Bennett and Trimble
- ☐ Large Lot Apartments 03 by Andrew Burges Architects Revision A

2.2 Select the development type

Shop top housing only applies to Corner Lot Apartments

- ☐ Residential flat building
- ☐ Shop top housing

3.0 Location requirements (general)

3.1 Is the site located in a Transport Oriented Development Area or a Low and Mid Rise Housing Area as defined in Section 151 and Section 163 respectively of State Environmental Planning Policy (Housing) 2021?

Further information about Low and Mid Rise Housing Policy and Transport Oriented Development is available on our website

- ☐ LMR Housing Area
- ☐ Transport Oriented Development Area
- ☐ Elsewhere in NSW

4.0 Location requirements (site response)

Maximum slope permitted for this pattern	Project site slope details
m upslope; m downslope; m crossfall	m upslope; m downslope; m crossfall

4.1 Does the pattern development demonstrate that appropriate solar access can be achieved in response to site conditions and in accordance with pattern requirements?

- ☐ Yes
- ☐ No – *Not eligible as Pattern Book development*

4.2 Do neighbouring sites receive the minimum hours of sunlight to private outdoor space, as defined in the relevant pattern requirements?

- ☐ Yes
- ☐ No – *Not eligible as Pattern Book development*

5.0 Development standards

5.1 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 relevant to this application	Proposed development	Complies
Maximum number of storeys	max storeys	storeys	☐
Maximum number of dwellings	max dwellings	dwellings	☐
Maximum building height *required for the pattern*	m	m	☐
Maximum building height *as defined by the relevant EPI*	m	m	☐
Minimum lot size	m^2	m^2	☐
Minimum lot width	m	m	☐
Minimum front setback	m	m	☐
Minimum side setbacks	m	m	☐
	m	m	☐
Minimum rear setback	m	m	☐
Minimum secondary street setback (if applicable)	m	m	☐
Minimum floor to ceiling height in dwellings	Habitable: 2.7m	m	☐
	Non-habitable: 2.4m	m	☐
Minimum deep soil as percentage of overall site area	%	%	☐

6.0 Vehicular movement and parking

6.1 Confirm the parking arrangement and allocation for the relevant pattern design.

Parking provisions	Proposed development
Parking arrangement	☐ Basement ☐ On-grade ☐ Complies with parking arrangements as specified in the pattern

6.2 Does the proposed driveway crossing match the locations permitted for this pattern?

☐ Yes, complies.
☐ No - *Not eligible as Pattern Book development*

7.0 Waste collection

7.1 Does the pattern development include appropriate waste management and storage provisions as required by the relevant pattern?

- ☐ Kerb-side collection
- ☐ On-site waste collection
- ☐ No - *Not eligible as Pattern Book development*

8.0 Technical information and drawings

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

- ☐ Yes
- ☐ No – *Not eligible as Pattern Book development*

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

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

- ☐ Yes
- ☐ No - *Not eligible as Pattern Book development*

9.0 Pattern adaptations

9.1 Does your submission demonstrate that the design is consistent with the technical drawing set specified for this pattern, including any selected adaptations?

- ☐ Yes, complies.
- ☐ No - *Not eligible as Pattern Book development*

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

- ☐ Yes
- ☐ No

9.3 If yes, describe below the adaptable features you have used:

Note that any additional changes to the design beyond the specified adaptable pattern features outlined in the technical drawing set do not meet pattern requirements. Items including interior fixtures and fittings (not including communal areas) may however be adjusted.

10.0 Material selections

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

11.0 Landscape

11.1 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

11.2 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 via the website