Design Statement

Project: Proposed villa development

Project Address: 35 Scott Street, Muswellbrook.

Applicant Name: Gregg Ritchie

Applicant Address: 615 Great Western Highway, Greystanes

Building Designer / Architects Name: Gregg Ritchie

Registration No. 99-601

I confirm that I was responsible for designing the development, and that the development is consistent with the relevant Design Criteria.

Signature of Designer

gregg ritchie

Digitally signed by gregg ritchie
DN: CN=gregg ritchie, E=gritchie@hotkey.net.au, C=AU
Reason: I am the author of this document
Location: Design vertification statement
Date: 2022-03-16 16:37:23
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Development type

- ☐ 2.1 Dual Occupancy (side by side)
- ☐ 2.2 Manor House
- ☐ 2.2 Dual Occupancy (one above the other)
- ☐ 2.3 Multi-dweliing housing (terraces)
- ☑ 2.4 Multi Dwelling Housing

Subdivision type

- ☐ Torrens title
- ☐ Strata

Local Character

The proposed development has been designed to be consistent with the prevailing form of development in the locality, including the roof design and contemporary finish. This area will continue to be revamped for new low density residential uses, villas & including dual occupancy developments as is closed to the transport hubs.

The site is located within the R1 General Residential zone pursuant to the MLEP 2009 under which villas are permissible, and this proposal satisfies the objectives of the R1 General Residential zone.

Neighbourhood Scale & Streetscape

Existing Character

The proposed built form appears as a single storey dwelling when viewed from the street and is consistent with the prevailing streetscape in the locality, including its design, which is similar in nature to surrounding residential developments which are gradually being knock down and replace with modern style large two storey homes, many with a secondary dwelling.

Desired Future Character

The future character of an area is best determined by consideration of the planning framework that applies to the site under environmental planning instruments and development control plans that are currently applicable. In this case, the relevant provisions are under the MLEP 2009 and MDCP 2009. In terms of building envelope, the MLEP 2009 defines the permitted uses, building heights, floor space ratios and minimum lot size to achieve densities in certain zones. The MDCP 2009 defines the desired density, site coverage, landscape area, deep soil and building setbacks requirement along with the design of developments.

Site Scale

(1) Slope Orientation of Land

The land slopes to the rear/side.

(2) Energy Efficient Design of Subdivision & Dwellings

A basix certificate has been prepared with this application.

(3) Solar and Daylight Access

The rear courtyards will receive sunlight between 9.0am to 4.0pm.

(4) Adequate Visual and Acoustic Privacy to Each Dwelling

The development has been designed to ensure that no windows face any adjoining windows.

(5) Relationship to Adjoining Development
The development is similar to other projects in the area.

(6) Road and Access: Access to the site is directly off the street.

(7) Special Features or Trees.

No trees are proposed to be remove from the site.

(8) Availability of Utility Services

All services (water, sewer & electricity) are available to the subject site.

(9) Provision to Drain Water

The site drains to an absorption trenching and a bio-retention system.

(10) Landscaping & Open Space: On the front & rear of the site.

(11) Streetscape Character

The proposal complies with Council's front boundary setback requirements and presents a streetscape appeal.

(12) Street Frontage Features & Services

There are no significant street features.

(13) Heritage

The site contains no items of heritage significance.

(14) Allotment size and site requirements

In accordance with Council requirements the site is greater than 600sqm.

(15) Visual Privacy:

The proposed dwelling has their living rooms adjoining the private space areas.

(16) Acoustic Privacy: Minimal impact on adjoining property owners.

(17) Views: The development has been designed to ensure that it has no significant impact on the views of adjoining properties.