



## Design Verification Statement – Development Application

<b>Project</b>	Multi- Dwelling Development
<b>Project Address</b>	3 Gillette Close, Rutherford 2320
<b>Applicant Name</b>	
<b>Applicant Address</b>	
<b>Building Designer / Architects Name</b>	Daniel Hadley
<b>Registration No.</b>	NSW Registered Architect No. 8209

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

Signature of Designer

Daniel Hadley

**Associate Director**

NSW Registered Architect No. 8209

**Development Type:** 2.1 Dual Occupancy (side by side)  
2.2 Manor House  
2.2 Dual Occupancy (one above the other)  
2.3 Multi-dwelling housing (terraces)  
2.4 Multi Dwelling Housing

**Subdivision Type:** Torrens Title  
Strata Title

Issue Number: A



### **Site Description**

The subject site is located in an R1 General Residential Zone and is closely located to the E3 Productivity Support zone and the Rutherford Pre-School.

The site itself is naturally oriented towards the east/west and displays moderately sloped topography falling from the east to west.

The site is currently unoccupied and is bounded by residential dwellings towards the north and south of the subject allotment.

Essential services are available to the site such as water, sewer and electricity.

## Local Character

### Development within Local Character

The proposed development is situated within the R1 General Residential zone. The owner seeks to build a multi-dwelling house within the site, being permissible within the zone with Council's consent.

The proposal aims to enhance the area's amenity by offering an appealing, low-scale built structure that minimally affects the existing environment. The architectural design aligns with the conservative character of local development, particularly in line with the strategic intent for the zone.

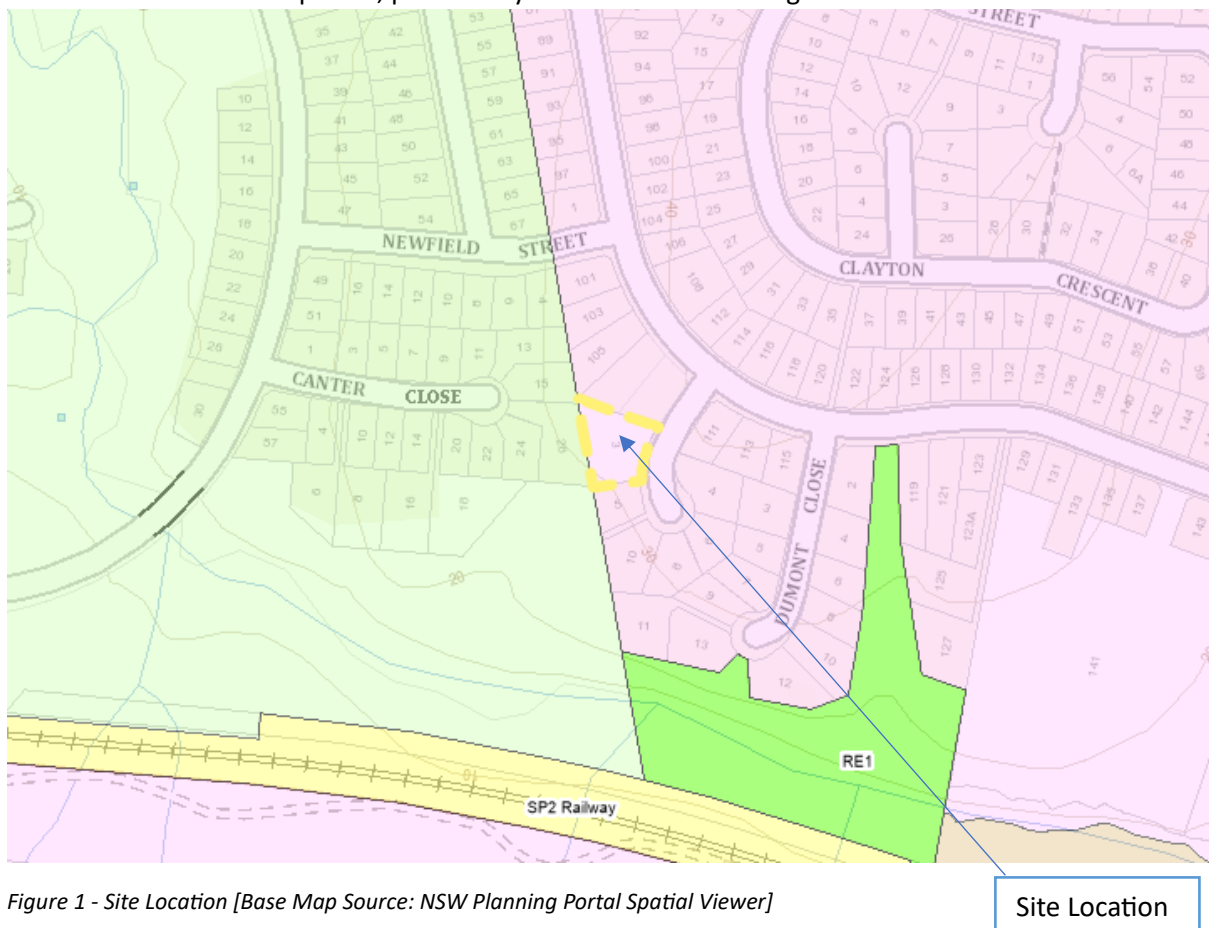


Figure 1 - Site Location [Base Map Source: NSW Planning Portal Spatial Viewer]

## **Neighbourhood Scale and Streetscape**

### **Development within Neighbourhood Scale and Streetscape**

The residential development in the area currently showcases a varied collection of residential development. It is considered that the proposal aligns with the existing character of the locality.

We submit that the proposal remains in line with the desired future character of the locality.



*Figure 2 – 1 Gillette Close, Rutherford - Neighbouring development within 20m of the development site  
[Source: Google Maps]*



*Figure 3 – 5 Gillette Close, Rutherford - Neighbouring development within 20m of the development site  
[Source: Google Maps]*



**Site Scale**

Description of Subject Site



*Figure 4 – Subject Site within neighbouring context 10m of the boundary  
[Base Map Source: Six Maps]*



*Figure 4 – Proposed development minimum front setback of 4.5m as shown in submitted architectural plans  
[Base Map Source: Six Maps]*