



Nineteenth of October 2018

The General Manager
Northern Beaches Council
725 Pittwater Road,
Dee Why NSW 2099

RE: **DESIGN VERIFICATION STATEMENT**
Proposed Mixed Use Development
91-93 McIntosh Road, Narrabeena NSW 2099

Dear Sir / Madame,

In accordance with the design quality principles outlined in Schedule 1 of State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (SEPP 65), we are pleased to provide this Design Verification Statement.

I David Benson, a registered architect, can confirm that I have directed the design team for the proposed mixed use development located at 91-93 McIntosh Road, Narrabeena.

The design team is familiar with, and has worked to achieve the design quality principles set out in Schedule 1 of State Environmental Planning Policy No 65 – Design for Quality of Residential Flat Development.

The proposal provides for a development that is consistent with the objectives, guidelines and controls of the Apartment Design Guide and is consistent with the objectives of achieving a high quality built environment as described in Warringah DCP 2011.

The development gives effect to the objects of Part 1.3 of the Environmental Planning and Assessment Act, 1979 in promoting social and economic welfare of the community, sustainability, the orderly and economic use and development of land and promoting good design and amenity of the built environment.

It is clear that the public interest would be best served by Council using its discretionary power to grant consent of the proposed development in this instance.

Yours Sincerely,

David Benson
Director
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