

State Environmental Planning Policy No 65—Design Verification Statement

Project : 23 Fisher Road, Dee Why

We confirm that the proposed development - achieves the design principles set out in State *Environmental Planning Policy 65 - Design Quality of Residential Apartment Development* and has been designed with regard to the Apartment Design Guide document.

Review of the proposal in terms of the Nine Principles of SEPP 65 by;

Sydney, 18th February 2021



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(registration No.5823)

SEPP 65 DESIGN VERIFICATION STATEMENT
23 Fisher Road, Dee Why

SCHEDULE 1. DESIGN QUALITY PRINCIPLES	COMMENT	CONSISTENCY
<p>Principle 1: Context and neighbourhood character</p> <p>Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.</p> <p>Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.</p> <p>Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.</p>	<p>The site is fronting 3 roads with main frontage to Fisher Road to the west, St David Avenue to the south and Civic Parade to half of the the eastern boundary. The Warringah branch of Northern Beaches Council is located immediately to the east of the site opposite Civic Parade within the Civic Centre Precinct. The Civic Centre Precinct comprises Council chambers, PCYC recreation facility, library and associated parking areas. The precinct also contains residential development in the form of residflat buildings.</p> <p>Development north of the site is dominated by medium density residential apartment buildings of up to nine storeys in height. Immediately north of the site is a three storey residential flat building which abuts the existing (and proposed) driveway. Low scale residential in the form of one and two storey dwellings and dual occupancies prevails west of the site along Fisher and McIntosh Roads.</p> <p>This development proposal has been based on the approved three residential flat buildings from the original development consent and subsequent approval for modification, and has maintained its response to its context and its contribution to the character of the neighbourhood.</p> <p>The general development layout, architectural character and landscape design of the previous approvals and conditions are maintained, such as:</p> <ul style="list-style-type: none"> Retention of Pacific Lodge as a significant heritage item; <ul style="list-style-type: none"> ▪ retention of heritage curtilage associated with Pacific Lodge; ▪ enhancing and maintaining views to/from Pacific Lodge from both the east and west; ▪ a built form responding to the topography of the site; and ▪ a transition development on the fringe of the town centre. 	<p>Consistent</p>

SCHEDULE 1. DESIGN QUALITY PRINCIPLES	COMMENT	CONSISTENCY
<p>Principle 2: Built form and scale</p> <p>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.</p> <p>Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.</p> <p>Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</p>	<p>The site is surrounded The site is undulating in nature with steep topography, up to 1 in 5 slope, with the highest point located towards north eastern corner where the site abuts the PCYC carpark. As a result, the proposed built forms are stepped and ground works maintain the retention of most of the stone wall and rock outcrops, as well as the heritage Pacific Lodge and its curtilage.</p> <p>The scale provides a transition from the higher density mixed use development along Pittwater Road to the south east and the lower density residential areas north west of the site.</p> <p>This proposal seek to add another storey to Buildings A,B and C, whilst maintaining the original footprints, setbacks and allows Pacific Lodge to be retained along with a substantial curtilage. However, the proposed scheme further improves building articulation by way of breaking up tall continuous structures and layering of architectural elements and treatments along the façade. The upper levels are further setback as per original design to help reduce the scale of the development. The impact from having an additional storey doesn't detract from the original design, in terms of the intended scale, character and compliance, even though it encroaches into the numerical 13m height plane. The proposed modifications have been thoughtfully designed to ensure that the development proposal remains substantially the same, achieving the desired architectural, landscaping and urban design outcomes that will positively contribute to the character of this neighbourhood.</p>	<p>Consistent</p>
<p>Principle 3: Density</p> <p>Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.</p> <p>Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment</p>	<p>The proposed development will propvide 147 new apartments (original approval: 129 units) with a good mix of , one (26%), two (54%) and three bedroom units (20%) and a commercial space within the heritage listed Pacific Lodge. The proposed FSR is still under the permissible FSR i.e. 1.43:1 (maximum FSR 1.45:1) Hence, the proposed density is appropriate for the site and its context.</p>	<p>Consistent</p>

SCHEDULE 1. DESIGN QUALITY PRINCIPLES	COMMENT	CONSISTENCY
<p>Principle 4: Sustainability</p> <p>Good design combines positive environmental, social and economic outcomes.</p> <p>Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.</p>	<p>Along with the proposed amendments, BASIX and ABSA Certificates are been submitted as part of this S4.55 Application. All apartments achieve the required rating under BASIX and the overall score has been improved. Energy efficiency lighting and appliances will be used and water collected for recycled use. Deep soil is generally provided around the perimeter and in the communal open space around the heritage listed Pacific Lodge.</p> <p>Over 61% of the apartments are cross ventilated and 71% receive over 2 hours of sunlight to their private open space and living area during mid-winter.</p> <p>Thirty (20.4%) of the apartments are liveable apartments, enabling apartments to meet the changing needs of the occupants across their lifetime.</p> <p>Waste management plans (construction and on-going) have been prepared for the application.</p>	<p>Consistent</p>

SCHEDULE 1. DESIGN QUALITY PRINCIPLES	COMMENT	CONSISTENCY
<p>Principle 5: Landscape</p> <p>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.</p> <p>Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.</p> <p>Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.</p>	<p>A landscape plan and design statement prepared by a qualified Landscape Architect forms part of the S 4.55 Application documents. The landscape and building architects have worked closely to produce a fully integrated development in terms of built form and natural environment.</p> <p>The landscape design builds on the considerable natural features present on the site. Significant trees, rocky outcrops and features have been retained where possible to enhance internal private and communal spaces.</p> <p>The prominent existing landscape along Civic Drive and St David Avenue frontages have been retained to reinforce the heritage setting for Pacific Lodge.</p> <p>The landscaped curtilage to Pacific Lodge has been expanded, providing a central focal point communal open space around which new buildings are planned. It is located where it will receive good solar access through-out the day and year. The result is a collection of harmonious buildings sitting in a park like setting.</p> <p>Overall, 2,899 m² (27.3 %) of site area is dedicated for deep soil planting (only area with a minimum width of 6m is included in this calculation). The overall landscaped area is 4,297 m² which consists of both soft and hard landscaping. It is provided as private open space attached to individual apartments and communal open space as part of a strata scheme.</p>	<p>Consistent</p>

SCHEDULE 1. DESIGN QUALITY PRINCIPLES	COMMENT	CONSISTENCY
<p>Principle 6: Amenity</p> <p>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.</p> <p>Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.</p>	<p>The proposed amendments ensure that all apartment and private open space sizes exceed ADG requirements, hence the non-compliance issues found in previous applications have been addressed.</p> <p>The apartments are designed to maximise the enjoyment of the living spaces both indoor and outdoor, whilst also conforming with the applicable planning controls. Apartment layouts are generally 'open-plan' style allowing a variety of furniture layouts and uses over their lifetime. Where possible, internal and external living spaces have been oriented to maximise site opportunities including street address, vistas, privacy, solar access and natural ventilation.</p> <p>Over 61% of the apartments are cross ventilated and 71% receive over 2 hours of sunlight to their private open space and living area during mid-winter.</p> <p>Common area corridors at every level have access to natural light and ventilation via operable windows/ doors or roof lights.</p> <p>Each apartment is provided with at least one storage cupboard, space or room. Every bedroom is provided with a built-in wardrobe (not counted as part of the required storage volume). Additional secure storage will be provided in the garage to meet the required volumes where deficient within the apartment itself.</p> <p>The amended plans have all kitchens naturally ventilated and located within 8m from a window, which also improve the overall conformance with the ADG requirements.</p> <p>Thirty (20.4%) of the apartments are liveable apartments, enabling apartments to meet the changing needs of the occupants across their lifetime.</p> <p>Good quality finishes, material and appliances are proposed to ensure prolonged enjoyment of the apartment.</p>	<p>Consistent</p>

SCHEDULE 1. DESIGN QUALITY PRINCIPLES	COMMENT	CONSISTENCY
<p>Principle 7: Safety</p> <p>Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.</p> <p>A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.</p>	<p>A defined one and a half storey entry lobbies are added to both Buildings B & C from Fisher Road. A direct pathway is also provided from the street frontage to Building A Basement 2 Lobby, in addition to the two Ground Level entries from the Central Garden / Community Open Space.</p> <p>Building entry doors will be a secure intercom controlled points. Private open spaces to ground level apartments will be screened and fenced. Security card/code control will be provided to the basement parking area for residents and visitor spaces located on-site.</p> <p>Apartments face and overlook adjacent streets and open spaces affording opportunities for casual surveillance by the occupants. External illumination will be provided to surrounding pathways and entry/ exit points.</p>	<p>Consistent</p>
<p>Principle 8: Housing diversity and social interaction</p> <p>Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.</p> <p>Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.</p> <p>Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.</p>	<p>Total number of dwellings: 147 apartments, with the following mix:</p> <p>1 Bed : 38 (26%) 2 Bed: 79 (54%) 3 Bed: 30 (20%)</p> <p>The three apartments buildings are set in a perimeter arrangement , incorporating the heritage listed Pacific Lodge, around a communal garden area, which provides opportunities for passive and active open space and encourage social interactions amongst the residences.</p>	<p>Consistent</p>

SCHEDULE 1. DESIGN QUALITY PRINCIPLES	COMMENT	CONSISTENCY
<p>Principle 9: Aesthetics</p> <p>Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.</p> <p>The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape</p>	<p>The buildings address Fisher Road to the west, St David Avenue to the south, Civic Drive to the east and landscaped open space within the site.</p> <p>The proposal maintains the approved aesthetics, is well articulated and modulated, a Hampton style architecture with the northern beaches coastal feel. Stepped buildings and gardens are its unique response to site constraints as buildings in a landscaped setting, incorporating the heritage listed Pacific Lodge.</p> <p>The variety of materials colours and textures chosen for the buildings are limited to natural colours and materials, whilst applying modern architectural elements and detailing. The predominant external wall colour is light, with feature / relieving walls in darker colours, consistent with the agreed colour scheme as concluded in the meeting with Council on 13 February 2020 and documented in a letter from Placemaker dated 28 february 2020.</p> <p>The building fabric is expressed vertically in three sections.</p> <ul style="list-style-type: none"> ▪ The base is given a 'heavier' feel with use of stone cladding. ▪ The middle section utilises a combination of rendered and/or painted brick walls to provide a change in scale and texture up close yet a blended scale when viewed from a distance. ▪ The upper floor and roof structure generates a lighter feel with the use of long balconies, cladding, trim details and recessive wall colours. <p>Horizontally the building facade is modulated with the use of balconies, slab edges and fenestration patterns in keeping with the proportions of existing buildings in the immediate locality.</p> <p>Building identification will be located adjacent the main pedestrian entries and will be affixed directly to the building fabric.</p>	<p>Consistent</p>

23 Fisher Rd, Dee Why

Apartment Design Criteria (ADG)

Table – Apartment Design Guide Criteria		
Controls	Design Criteria & Guidance	Assessment
Building separation	<p>Up to four storeys/12 metres</p> <ul style="list-style-type: none"> 12 metres between habitable rooms/balconies 9 metres between habitable/balconies and non-habitable rooms 6 metres between non-habitable rooms <p>Five to eight storeys/up to 25 metres</p> <ul style="list-style-type: none"> 18 metres between habitable rooms/balconies 12 metres between habitable rooms/balconies and non-habitable rooms <p>9 metres between non-habitable rooms</p>	<p>Does not comply</p> <p>The proposed development has a minor non-compliance with the building separation requirements between buildings A and B. The balcony separations below are less than the requirements:</p> <p>Between B205 with A203 and A204 (10.8m and 11.4m)</p> <p>Between B206 and A210 (11.4m)</p> <p>Between B404 and A403 (11.4m)</p> <p>Between B504 and A 504, A506, A509 (11.4m, 12m, 14m)</p>
	<p>Minimum distances from side and rear setbacks is required: Up to four storeys/12 metres</p> <ul style="list-style-type: none"> 6 metres to habitable rooms/balconies 3 metres to non-habitable rooms <p>Five to eight storeys/up to 25 metres</p> <ul style="list-style-type: none"> 9 metres to habitable rooms/balconies 4.5 metres to non-habitable rooms 	<p>Does not comply</p> <p>The site is a corner site with 3 road frontages i.e. Fisher Road to the east, St David Avenue to the south and Civic parade to its south east. It shares full boundary length with a residential flat building to the north, where an adequate setback of at least 9m has been provided. To the east, the site shares approximately half of its boundary length with Council's land. Building A is setback 4.5m from this boundary line and this is less than the required 6m. However, the adjoining land is elevated between 1- 2 storey higher, partially used as parking space for the PCYC and is mostly vacant. Hence this compliance is regarded as not significant.</p>
Deep soil zones	<p>Minimum of 7% of a site should be a deep soil zone with the following minimum dimensions:</p> <ul style="list-style-type: none"> 650sqm-1500sqm – 3m 	<p>Complies</p> <p>The proposed development provides approximately 27.3% of site area for deep soil zones (2,899 m²)</p>

Communal and Open space	25% - 30% of site area should be devoted to communal open space.	Complies Communal parkland provided throughout site and amounts to 44.3% of the site area (4,702 m ²).
Vehicle access	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	Complies Vehicle access is provided from Fisher Road off the existing roundabout for residential vehicles, and a second single lane service driveway is provided on the northern end of Fisher Road.
Parking	Parking and facilities are provided for other modes of transport	Complies On-site parking is provided for vehicles and bicycles in the basement levels.
Pedestrian access	Access, entries and pathways are accessible and easy to identify.	Complies Three pedestrian entries are provided directly from Fisher Road to access Buildings A, B and C. Two pedestrian entries are provided to Building A and one pedestrian entry is provided to Building C from the central pedestrian path through the communal open space from Fisher Road.
Apartment layout	Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	Complies
	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	Complies
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	Complies

	<p>Living rooms or combined living/dining rooms have a minimum width of:</p> <ul style="list-style-type: none"> • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments 	Complies
	<p>Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space).</p>	Complies
	<p>Bedrooms have a minimum dimension of 3m (excluding wardrobe space).</p>	Complies
	<p>Minimum Apartment sizes:</p> <ul style="list-style-type: none"> • 50m² for one bedrooms; • 70m² for two bedrooms; and • 90m² for three bedrooms. <p>Note: An additional 5m² is required for each additional bathroom.</p>	Complies
Balconies	<p>Apartments are to have the following balcony dimensions:</p> <ul style="list-style-type: none"> • 1br – 8sqm with min. 2m depth • 2br – 10sqm with min. 2m depth • 3br – 12sqm with min. 2.4m depth 	Complies
Ceiling heights	<p>Minimum ceiling heights are as follows:</p> <ul style="list-style-type: none"> • 2.7m for habitable rooms • 2.4m for non-habitable rooms • double storey apartments – 2.7m for main living area, 2.4m for second floor where its area does not exceed 50% of the apartment area • attic spaces – 1.8m at edge of room with a minimum 30degree slope 	Complies

	<ul style="list-style-type: none"> in mixed use areas – 3.3m for ground and first floor 	
Internal circulation	The maximum number of apartments off a circulation core on a single level is eight.	Minor non-compliance In 1 occasion, there are 9 apartments accessed from a core on level 3 of building A.
Storage	<ul style="list-style-type: none"> Studio apartments require 4sqm of storage area One bedroom dwellings require 6m³ of storage area Two bedroom dwellings require 8m³ of storage area. Three bedroom dwellings require 10m³ of storage area. 50% of the required storage is to be provided within each apartment.	Complies All apartments meet storage requirements
Daylight access	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.	Complies 104 of 147 apartments (70.7%) receive a minimum of 2hr of solar access to the living rooms and private open space in mid winter.
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.	Complies A total of 21 apartments (14.3%) do not receive any direct sunlight in mid winter.
	Daylight access is maximised where sunlight is limited	Complies
	Design incorporates shading and glare control, particularly for warmer months	Complies
Natural ventilation	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be	Complies 90 of 147 of apartments (61.2%) are cross-ventilated.

	fully enclosed.	
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	Complies
	All habitable rooms are naturally ventilated	Complies