

## **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, 15<sup>th</sup> February 2021



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## 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"> <li>• 12 metres between habitable rooms/balconies</li> <li>• 9 metres between habitable/balconies and non-habitable rooms</li> <li>• 6 metres between non-habitable rooms</li> </ul> <p>Five to eight storeys/up to 25 metres</p> <ul style="list-style-type: none"> <li>• 18 metres between habitable rooms/balconies</li> <li>• 12 metres between habitable rooms/balconies and non-habitable rooms</li> </ul> <p>9 metres between non-habitable rooms</p>	<p><b>Does not comply</b></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>*It should be noted the approved scheme had similar non-compliance.</p>
	<p>Minimum distances from side and rear setbacks is required: Up to four storeys/12 metres</p> <ul style="list-style-type: none"> <li>• 6 metres to habitable rooms/balconies</li> <li>• 3 metres to non-habitable rooms</li> </ul> <p>Five to eight storeys/up to 25 metres</p> <ul style="list-style-type: none"> <li>• 9 metres to habitable rooms/balconies</li> <li>• 4.5 metres to non-habitable rooms</li> </ul>	<p><b>Does not comply</b></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 conformance is regarded as not significant.</p> <p>*It should be noted the approved scheme had similar non-compliance.</p>

Deep soil zones	Minimum of 7% of a site should be a deep soil zone with the following minimum dimensions: <ul style="list-style-type: none"> <li>650sqm-1500sqm – 3m</li> </ul>	<b>Complies</b> The proposed development provides approximately 27.3% of site area for deep soil zones (2,899 m <sup>2</sup> )
Communal and Open space	25% - 30% of site area should be devoted to communal open space.	<b>Complies</b> Communal parkland provided throughout site and amounts to 44.3% of the site area (4,702 m <sup>2</sup> ).
Vehicle access	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	<b>Complies</b> 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	<b>Complies</b> 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.	<b>Complies</b> 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.	<b>Complies</b>
	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	<b>Complies</b>

	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	Complies
	Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none"> <li>• 3.6m for studio and 1 bedroom apartments</li> <li>• 4m for 2 and 3 bedroom apartments</li> </ul>	Complies
	Master bedrooms have a minimum area of 10m <sup>2</sup> and other bedrooms 9m <sup>2</sup> (excluding wardrobe space).	Complies
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	Complies
	Minimum Apartment sizes: <ul style="list-style-type: none"> <li>• 50m<sup>2</sup> for one bedrooms;</li> <li>• 70m<sup>2</sup> for two bedrooms; and</li> <li>• 90m<sup>2</sup> for three bedrooms.</li> </ul> Note: An additional 5m <sup>2</sup> is required for each additional bathroom.	Complies
Balconies	Apartments are to have the following balcony dimensions: <ul style="list-style-type: none"> <li>• 1br – 8sqm with min. 2m depth</li> <li>• 2br – 10sqm with min. 2m depth</li> <li>• 3br – 12sqm with min. 2.4m depth</li> </ul>	Complies

Ceiling heights	<p>Minimum ceiling heights are as follows:</p> <ul style="list-style-type: none"> <li>• 2.7m for habitable rooms</li> <li>• 2.4m for non-habitable rooms</li> <li>• 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</li> <li>• attic spaces – 1.8m at edge of room with a minimum 30degree slope</li> <li>• in mixed use areas – 3.3m for ground and first floor</li> </ul>	<b>Complies</b>
Internal circulation	The maximum number of apartments off a circulation core on a single level is eight.	<b>Minor non-compliance</b> In 1 occasion, there are 9 apartments accessed from a core on level 3 of building A.
Storage	<ul style="list-style-type: none"> <li>• Studio apartments require 4sqm of storage area</li> <li>• One bedroom dwellings require 6m<sup>3</sup> of storage area</li> <li>• Two bedroom dwellings require 8m<sup>3</sup> of storage area.</li> <li>• Three bedroom dwellings require 10m<sup>3</sup> of storage area.</li> </ul> <p>50% of the required storage is to be provided within each apartment.</p>	<b>Complies</b> 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.	<b>Complies</b> 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.	<b>Complies</b> A total of 21 apartments (14.3%) do not receive any direct sunlight in mid winter.
	Daylight access is maximised where sunlight is limited	<b>Complies</b>

	Design incorporates shading and glare control, particularly for warmer months	<b>Complies</b>
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 fully enclosed.	<b>Complies</b> 90 of 147 of apartments (61.2%) are cross-ventilated.
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	<b>Complies</b>
	All habitable rooms are naturally ventilated	<b>Complies</b>