

# Design Verification Statement Template

Complying Development  
*fillable form*



This template is to be used as a guide to assist designers in preparing the Design Verification Statement.

The Design Verification Statement is required to be submitted to accompany a complying development application for a dual occupancy, manor house or multi dwelling housing (terraces) and comprises the three following templates:

- **Development Standards Checklist**
- **Design Verification Statement**
- **Design Criteria Consistency template**

## Development Standards Checklist

The following is a summary of the key development standards that apply to the development.

If not applicable place N/A in complies column.

### Principal Standards

<i>Standard</i>	<i>Proposed</i>	<i>Standard</i>	<i>Complies</i>
Minimum lot area for development			
Minimum lot width for development			
Height of Building/s			
Number of storeys			
Maximum gross floor area			
Minimum landscaped area			
Proportion of area forward of building line that contains landscaped area			
Primary road setback			
Secondary road setback			
Rear lane setback			
Side setbacks			
Rear setback			
Principal private open space			
Car parking spaces			

# Design Verification Statement

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Project: ATTACHED DUAL OCCUPANCY

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Project Address: 105 LETITIA STREET OATLEY

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Applicant Name: METIN DERVISH

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Applicant Address: 28 ARTHUR ST LAVENDER BAY

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Building Designer / Architects Name: NICHOLAS LYCENKO

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Registration No. 3010

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

Signature of Designer



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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-dwelling housing (terraces)

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## Subdivision type

- Torrens title
- Strata

## Local Character and Context

Completing this section satisfies the requirement of Design Criteria 1.

Refer to 3D Local Character and Context for guidance.

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## Local Character

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[Insert context analysis including: Aerial photo with development in a 200m radius][Indicate services available in the immediate context that support the development]

An image can be inserted into the pdf, or attachments and web links are acceptable.

The context can be described as.....

Building uses and types;

architectural style of surroundings;

economic and social factors; and / or

environment - natural features, topography, natural character etc.

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## Local Character

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If necessary more images can be added on this page

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## Neighbourhood Scale & Streetscape

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[Insert a panoramic streetscape photo that includes development within 20m on each side of the development site on both sides of the street]

An image can be inserted into the pdf, or attachments and web links are acceptable.

### ***Existing Character***

The existing character of the streetscape can be described as:.....

Architectural style, materials used;

building separation and height;

Landscape, significant trees, plantings or natural features

### ***Desired Future Character***

The intended future character of the area can be described as..... [Refer to local strategy often prepared by Council and contained within their DCP]. Where there is no planned change in the character of an area this section is not required to be completed.

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## Neighbourhood Scale & Streetscape

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If necessary more images can be added on this page

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## Site Scale

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[Insert an aerial photo of the site and development within 10m of the boundary, provide annotations that indicate:

- Vegetation
- Access points
- Neighbouring buildings and their uses
- Potential areas that need protection
- Natural features – waterfeatures, rock outcrops
- Topography
- Services
- Views to and from the site
- Front setback dimensions

An image can be inserted into the pdf, or attachments and web links are acceptable.



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## Site Scale

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If necessary more images can be added on this page

# Design Criteria Consistency

In the following table describe how the proposed development satisfies the Design Criteria. It also needs to direct the certifier or assessing planner to where they can find the evidence.

This could be a reference to a drawing, a table or some other report.

Evidence can also be provided in this table.

The form has been designed to be a fillable template.

Text can be added to the “Consistent” column against each design criteria. A brief sentence explaining how the design criteria has been met shall be provided.

Delete any section which does not apply to the proposed development. For example if the development only relates to a dual occupancy (side by side), complete section 2.1 and delete sections 2.2 and 2.3.

*(Note: Deleting pages and re-organising the page order requires Adobe Acrobat).*

Text that is longer than the box size will result in a vertical scroll appearing on the right.

## 2.1 Dual occupancy (side by side)

**2.1C Landscaped Area**

Objectives	Design Criteria	Consistent
<b>Objective 2.1C-1</b> Landscape design supports healthy plant and tree growth and provides sufficient space for the growth of medium sized trees.	1.	Type here
	2.	
	3.	
<b>Objective 2.1C-2</b> Existing natural features of the site that contribute to neighbourhood character are retained, and visual and privacy impacts on existing neighbouring dwellings are reduced.	4.	
	5.	
<b>Objective 2.1C-3</b> Landscape design contributes to a local sense of place and creates a micro climate.	6.	
	7.	

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2.1U	Energy Efficiency	29	2.3H	Solar and Daylight Access	59
2.1V	Water Management and Conservation	30	2.3I	Natural Ventilation	60
2.1W	Waste Management	31	2.3J	Ceiling Height	61
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2.2C	Landscaped Area	32	2.3L	Principal Private Open Spaces	63
2.2D	Local Character and Context	33	2.3M	Storage	64
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2.2M	Storage	42	2.3X	Universal Design	73

# 2.1 Dual occupancy (side by side)

2.1C Landscaped Area		
Objectives	Design Criteria	Consistent
<b>Objective 2.1C-1</b> Landscape design supports healthy plant and tree growth and provides sufficient space for the growth of medium sized trees.	1.	
	2.	
	3.	
<b>Objective 2.1C-2</b> Existing natural features of the site that contribute to neighbourhood character are retained, and visual and privacy impacts on existing neighbouring dwellings are reduced.	4.	
	5.	
<b>Objective 2.1C-3</b> Landscape design contributes to a local sense of place and creates a micro climate.	6.	
	7.	

## 2.1D Local Character and Context

<i>Objectives</i>	<i>Design Criteria</i>	<i>Consistent</i>
<p><b>Objective 2.1D-1</b> The built form, articulation and scale relates to the local character of the area and the context</p>	8.	

## 2.1E Public Domain Interface

<i>Objectives</i>	<i>Design Criteria</i>	<i>Consistent</i>
<p><b>Objective 2.1E-1</b> Provide activation and passive surveillance to the public streets.</p>	9.	
	10.	
<p><b>Objective 2.1E-2</b> Front fences and walls do not dominate the public domain instead they respond to and complement the context and character of the area (including internal streets).</p>	11.	
	12.	
	13.	
	14.	
<p><b>Objective 2.1E-3</b> The secondary frontage of a development positively contributes to the public domain by providing an active edge and semi-transparency to the boundary treatment.</p>	15.	

## 2.1F Pedestrian and Vehicle Access

<i>Objectives</i>	<i>Design Criteria</i>	<i>Consistent</i>
<b>Objective 2.1F-1</b> Vehicle access is safe and minimises impact on habitable spaces and streetscape.	16.	
	17.	
	18.	

## 2.1G Orientation, Siting and Subdivision

Objectives	Design Criteria	Consistent
<p><b>Objective 2.1G-1</b> The dwelling is orientated to the street and provides opportunities for street surveillance and connectivity.</p>	19.	
	20.	
	21.	
	22.	
<p><b>Objective 2.1G-2</b> Reasonable solar access is provided to the living rooms and private open spaces of adjoining dwellings.</p>	23.	
	24.	
<p><b>Objective 2.1G-3</b> The development responds to the natural landform of the site, reducing the visual impact and avoiding large amounts of cut and fill and minimises the impacts of retaining walls.</p>	25.	
<p><b>Objective 2.1G-4</b> The development minimises impacts to vegetation on adjoining properties and allow for vegetation within the setbacks.</p>	26.	
<p><b>Objective 2.1G-5</b> Independent services and utilities are available to service each lot.</p>	27.	



## 2.1H Solar and Daylight Access

Objectives	Design Criteria	Consistent
<p><b>Objective 2.1H-1</b> The development optimises sunlight received to habitable rooms and private open spaces. Solar access enables passive solar heating in winter and provides a healthy indoor environment.</p> <p><i>Note: Shadow diagrams should be represented as 3-dimensional views.</i></p>	28.	
<p><b>Objective 2.1H-2</b> The development provides good access to daylight suited to the function of the room, minimises reliance on artificial lighting, and improves amenity.</p>	29.	
	30.	
	31.	
	32.	
	33.	

## 2.1I Natural Ventilation

<i>Objectives</i>	<i>Design Criteria</i>	<i>Consistent</i>
<b>Objective 2.1I-1</b> All habitable rooms are naturally ventilated.	34.	
	35.	

## 2.1J Ceiling Height

<i>Objectives</i>	<i>Design Criteria</i>	<i>Consistent</i>
<p><b>Objective 2.1J-1</b> Ceiling height achieves sufficient natural ventilation and daylight access, and provides spatial quality.</p>	36.	

## 2.1K Dwelling Size and Layout

Objectives	Design Criteria	Consistent
<p><b>Objective 2.1K-1</b> The dwelling has a sufficient area to ensure the layout of rooms is functional, well organised and provides a high standard of amenity.</p>	37.	
	38.	
	39.	
	40.	
<p><b>Objective 2.1K-2</b> Room sizes are appropriate for the intended purpose and number of occupants.</p>	41.	
	42.	
	43.	
	44.	

## 2.1L Principal Private Open Spaces

<i>Objectives</i>	<i>Design Criteria</i>	<i>Consistent</i>
<b>Objective 2.1L-1</b> Dwellings provide appropriately sized private open space and balconies to enhance residential amenity.	45.	
	46.	
<b>Objective 2.1L-2</b> Principal private open space and balconies are appropriately located to enhance liveability for residents.	47.	
	48.	

## 2.1M Storage

<i>Objectives</i>	<i>Design Criteria</i>	<i>Consistent</i>
<b>Objective 2.1M-1</b> Adequate, well-designed storage is provided in each dwelling.	49.	
	50.	
	51.	

## 2.1N Car and Bicycle Parking

<i>Objectives</i>	<i>Design Criteria</i>	<i>Consistent</i>
<b>Objective 2.1N-1</b> Parking facilities are provided for bicycles.	52.	
<b>Objective 2.1N-2</b> Visual and environmental impacts of car parking and garages do not dominate the streetscape and have an appropriate scale in relationship with the dwelling.	53.	
	54.	

## 2.10 Visual Privacy

<i>Objectives</i>	<i>Design Criteria</i>	<i>Consistent</i>
<p><b>Objective 2.10-1</b> Site and building design elements increase privacy without compromising access to light and air, and balance outlook and views from habitable rooms and private open space.</p>	55.	



## 2.1P Acoustic Privacy

<i>Objectives</i>	<i>Design Criteria</i>	<i>Consistent</i>
<p><b>Objective 2.1P-1</b> Noise transfer is minimised through the siting of buildings and building layout.</p>	56.	

## 2.1Q Noise and Pollution

<i>Objectives</i>	<i>Design Criteria</i>	<i>Consistent</i>
<b>Objective 2.1Q-1</b> Ensure outside noise levels are controlled to acceptable levels in living and bedrooms of dwellings.	57.	
	58.	

## 2.1R Architectural Form and Roof Design

<i>Objectives</i>	<i>Design Criteria</i>	<i>Consistent</i>
<p><b>Objective 2.1R-1</b> The architectural form is defined by a balanced composition of elements. It responds to internal layouts and desirable elements in the streetscape.</p>	59.	
<p><b>Objective 2.1R-2</b> The roof treatments are integrated into the building design and positively respond to the street.</p>	60.	
	61.	

## 2.1S Visual Appearance and Articulation

<i>Objectives</i>	<i>Design Criteria</i>	<i>Consistent</i>
<p><b>Objective 2.1S-1</b> To promote well-designed buildings of high architectural quality that contribute to the local character.</p>	62.	

## 2.1U Energy Efficiency

<i>Objectives</i>	<i>Design Criteria</i>	<i>Consistent</i>
<b>Objective 2.1U-1</b> The development incorporates passive environmental design.	63.	
	64.	

## 2.1V Water Management and Conservation

<i>Objectives</i>	<i>Design Criteria</i>	<i>Consistent</i>
<b>Objective 2.1V-1</b> Flood management systems are integrated into site design.	65.	

## 2.1W Waste Management

Objectives	Design Criteria	Consistent
<p><b>Objective 2.1W-1</b> Waste storage facilities meet the needs of the residents, are easy to use and access, and enable efficient collection of waste.</p>	66.	
	67.	
	68.	
	69.	
	70.	
	71.	
	72.	
<p><b>Objective 2.1W-2</b> Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.</p>	73.	
	74.	