

16 February 2022

DESIGN VERIFICATION STATEMENT

332-338 Sydney Road, Balgowlah

I am registered as an architect in accordance with the Architects Act 2003.

I verify that I designed or directed the design of the development the subject of a development application at No. 332-338 Sydney Road, Balgowlah.

Annexed and marked "A" is a document which I prepared that provides an explanation that verifies how the development addresses how the design quality principles at Schedule 1 of SEPP 65 are achieved.

Annexed and marked "B" is a document which I have prepared that provides an explanation that verifies how the development demonstrates, in terms of the Apartment Design Guide, how the objectives in Parts 3 and 4 of that guides have been achieved.

Sincerely,



David Wolski
Wolski Coppin Architecture

Annexure A

PRINCIPLE 1: CONTEXT AND NEIGHBOURHOOD CHARACTER

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.

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.

Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

The design developed in response to the client brief to provide for a residential development of exceptional design quality, considering the constraints and opportunities identified during initial site and context analysis.

The site specific design response related appropriately to other development within proximity of the site and represents the form of development anticipated by the zoning of the land and height standard applicable to this form of development on this particular site. The development provides superior levels of amenity to future occupants whilst maintaining good levels of amenity to the adjoining and nearby residential properties.

The built form outcome is highly articulated and modulated in both the horizontal and vertical planes.

Given the design and orientation of the development and its location within a B2 Local Centre zone the proposal will not result in any unacceptable or unanticipated residential amenity impacts in terms of privacy, overshadowing or view loss. The proposed development is contextually appropriate, will afford a high level of amenity to future occupants and will not give rise to any unacceptable residential amenity or streetscape consequences.

PRINCIPLE 2: BUILT FORM AND SCALE

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. 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. Appropriate built form defines the

The building is highly articulated and modulated in both the vertical and horizontal planes and to that extent the bulk and scale of the development is not antipathetic to that anticipated on this site and within the R2 Local Centre zone generally.

public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

The proposed building integrates the commercial and communal aspects as essential components of the development. Due to the site area and favourable orientation all apartments obtain a high level of solar access.

All ceiling heights and balcony sizes comply with the Apartment Design Guide requirements.

The built form responds to the constraints and opportunities identified through detailed site analysis and urban design statement providing for an appropriate built form presentation and spatial relationship with adjoining development and superior levels of amenity for future occupants.

The height, setback and footprint proposed will not give rise to any adverse overshadowing, privacy, view or visual bulk consequences. The scale of the development is appropriate given the spatial separation afforded to all adjoining properties, the articulated and modulated form proposed and the design elements and landscape treatments proposed to reduce the perceived height, bulk and scale of the development.

PRINCIPLE 3: DENSITY

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. 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.

The density proposed is entirely appropriate given the sites location within an R2 Local Centre zone, the compliant nature of the FSR proposed and the ability to provide appropriately for car parking.

PRINCIPLE 4: SUSTAINABILITY

Good design combines positive environmental, social and economic outcomes. 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

The design provides for sustainable development, utilising passive solar design principles, thermal massing and achieves cross ventilation to all dwellings. A BASIX Certificate accompanies this application

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.

PRINCIPLE 5: LANDSCAPE

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.

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. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.

The site is to be landscaped in accordance with the accompanying landscape plan prepared by jane britt design.

The integrated landscape regime incorporates central courtyard and perimeter landscape plantings which will collectively soften the edges of the development and ensure the development sits within a relatively informal landscape setting. Edge planting mitigates overlooking opportunities.

PRINCIPLE 6: AMENITY

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being. 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.

The design minimises overlooking and maximises unit outlook, solar access and ventilation. The setbacks coupled with the fixed privacy screening and landscaping elements proposed will afford good levels of visual and aural privacy to units and adjoining properties.

The design provides for a range of dwelling sizes and layouts all of which obtain goods levels of amenity due to internal design, size and orientation of open space and the quantum of natural light and ventilation.

PRINCIPLE 7: SAFETY

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

The proposed development has been designed to provide an easily identifiable building entrance which will be appropriately lit. The internal living areas of the street facing units overlook the street frontages and entrance walkway and

*surveillance of public and communal areas
promote safety.*

*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.*

provide casual surveillance to these areas and the adjacent public domain. The internalised central courtyard is also afforded good levels of casual surveillance with the proposed landscape regime minimising potential concealment opportunity. Such outcomes provide appropriately for casual surveillance of the public domain in strict accordance with the principal.

PRINCIPLE 8: HOUSING DIVERSITY AND SOCIAL INTERACTION

*Good design achieves a mix of apartment sizes,
providing housing choice for different
demographics, living needs and household
budgets.*

*Well-designed apartment developments respond
to social context by providing housing and
facilities to suit the existing and future social mix.
Good design involves practical and flexible
features, including different types of communal
spaces for a broad range of people, providing
opportunities for social interaction amongst
residents.*

This level site is suited to this form of development due to its zoning, size and inherent amenity. The adaptability of units diversifies housing choice and enhances the 'liveability' of the apartments to seniors and people with a disability.

PRINCIPLE 9: AESTHETICS

*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. The visual
appearance of well-designed apartment
development responds to the existing or future
local context, particularly desirable elements and
repetitions of the streetscape.*

The design provides an appropriate and compatible addition to the streetscape along Sydney Road and Condamine Street. Informed by the surrounding street parapets and overall height.

The appropriate use of façade treatments, modulation and landscaping will ensure an interesting and attractive addition to the area which will not be perceived as inappropriate or jarring in a streetscape context.