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5th May 2023

DESIGN VERIFICATION STATEMENT

22-24 Angle Street 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. 22-24 Angle Street, 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.

Sincerely,

ill book

David Wolski Wolski Coppin Architecture

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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 neighborhood. 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 relates appropriately to other developments within proximity of the site and represents the form of development anticipated by the zoning of the land and height standard related to 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 design is sympathetic to its surroundings and the built form outcome is highly articulated and modulated in both the horizontal and vertical planes. The design is contextually appropriate utilising circular elements as shown in *Figure 1*, to reflect and create a connection with surrounding natural features as well as existing developments in the vicinity such as the comparable circular geometry at 424 Sydney Road as seen in Figure 2.



Figure 1: Rounded Southwestern Facade Elements



Figure 2: 424 Sydney Road Circular Patio and Front Room

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

The front setback has been determined from the existing building on site in addition to the neighbouring development at 72A-72B West Street as highlighted in *Figure 4*. The side and rear setbacks seen in *Figures 3* and 5 have been determined in consideration to the adjacent properties, with a larger setback to the single storey residence at the rear whilst the setback to the west is appropriate due to the neighbouring blank wall and thus there is minimal loss of amenity for neighbouring residents.



Figure 4: Front and Side Setbacks

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Figure 5: Eastern Setback

As aforementioned, the building uses a variety of circular geometry, specifically along its southern (street) elevation making it more sympathetic to its surroundings and aiding in softening the streetscape and reducing its perceived bulk and scale. These softer geometric elements make the design much more contextually appropriate than the existing rectangular 2 storey residence.

The proposed design is also lower than the existing building at 24 Angle Street by 1200mm and is only 1200mm higher than the existing single storey building at 22 Angle Street, and also, proposal is 75mm lower than an approved DA0121/2012 at 22 Angle St as seen from the street elevation in *Figure 6*. The two-storey size of the building is also contextually appropriate as a large majority of existing developments to the west, along Sydney Road range between 2 and 4 stories so the proposed design is consistent with the locality. Due to the downward sloping topography from 24 to 22, by reducing the height of the development toward the top of the hill this will significantly reduce overshadowing onto adjacent properties whilst increasing the height toward the lower (eastern) side will not cause any additional overshadowing.

The design of the building incorporates two buildings into one, with the entrance and lobby area serving as a divide. The modulated façade seen in the south elevation in *Figure 6* aims to continue the two elements build form pattern within the locality and surrounding existing buildings and thus is contextually sympathetic in its design.

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Figure 6: Southern (Street) Elevation

The balconies as seen in *Figure 7* have been designed and positioned to utilise the view corridors between existing neighbouring developments whilst using fixed screens to ensure no impact on the privacy and amenity of neighbouring residents.



Figure 7: Potential Views from First Floor Balconies

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

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 articulated and modulated form proposed and the circular and sympathetic design elements reduce the perceived height, bulk and scale of the development.

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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 R1 General Residential Zone. Due to the amalgamation of two sites, this eliminates the need for an internal setback between the two buildings and hence allows for more floor space without having an adverse impact on the density. In comparison to the neighbouring existing residence at 72A + 72B West Street which has a density of 1 unit per 138.87m², the proposed development has a density of 1 unit per 105.29m² which is not too dissimilar considering it involves the amalgamation of two sites.

Additionally, the proposed density is contextually appropriate and consistent with the surrounding locality, with two 3-storey brick apartment buildings to the east and north east in addition to multiple 2+ storey apartment complexes which comprise most of the Sydney Road street front to the west as highlighted in red in *Figure 8* below.



Figure 8: Map of 2+ Storey Apartment Developments in the Vicinity

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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 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. The design provides for sustainable development, utilising passive solar design principles, thermal massing and achieves cross ventilation to all dwellings as shown in *Figure 9* with solar access provided to 75% of apartments in mid-winter. A BASIX Certificate accompanies this application.



Figure 9: Cross Ventilation on Level 1

In addition to all of the apartments being fully crossventilated, the lobby area on both the ground and first floors along with the staircase is also naturally crossventilated. This is due to a skylight above the staircase which enables air flow from the entry, through the lobby and staircase and out through the skylight located on the roof as depicted in *Figure 10*. The skylight also provides natural light to the lobby and staircase areas.



Figure 10: Cross Ventilation Through Entry Foyer

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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 existing street landscape along the southern elevation softens the streetscape and helps to obscure the development from Sydney road. Additionally, the site is to be landscaped in accordance with the accompanying landscape plan prepared by Rod Wallman of Wallman Partners. The landscaping incorporates a large deep soil zone toward the rear of the site and lies adjacent to a front garden deep soil zone at 20 Angle Street as seen in Figure 11.



Figure 11: Proposed Landscaping

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 wellbeing.

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 whilst still ensuring maximum solar access and cross ventilation.

The 'moorish' windows shown in Figure 11 have been used along the western façade to enable sun access to habitable rooms from the north west whilst restricting overlooking onto the neighbouring properties at 72A and 72B West Street.

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Figure 12: Moorish Windows along Western Facade

The balconies have been designed and located in a manner to maximise potential views by identifying and utilising the view corridors between neighbouring buildings whilst providing solar access to all upper-level balconies and a majority of ground floor balconies and terraces. The balconies have been located in a manner to minimise overlooking onto neighbouring properties and where this is not possible, blank walls and fixed privacy screening is used to prevent any overlooking and loss of privacy as shown in *Figure 12*.



Figure 13: Balcony Views and Privacy Measures

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As previously mentioned, the design has a lower roof level toward the higher western side of the site in comparison to the existing building at 24 Angle Street, thus there is only minimal additional overshadowing. While the proposed building is slightly higher than the existing single storey residence at 22 Angle Street toward the eastern side, this increase in height will not cast any additional shadows onto neighbouring sites and thus solar access to neighbouring properties is preserved. The shadow diagrams of the development at 12pm midwinter are shown in *Figures 13* and *14*.



Figure 14: Shadow Diagrams 12pm Existing



Figure 15: Shadow Diagrams 12pm Proposed

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

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. 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.

The design provides a compatible and contextually appropriate addition to the streetscape along Sydney Road and Angle Street.

The height of the development is less or similar than the surrounding existing buildings and it employs the sloping terrain to lessen the visual size and bulk of the building and make it more sympathetic to the surrounding structures and vegetation.

The height of development is lower than approved DA0121/2012 at 22 Angle St.

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Its use of softer, circular elements along its street façade will help facilitate a more welcoming streetscape and the reduction of sharp, jarring and unreceptive building structures is reflective of the friendly neighbouring locality.

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.