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07<sup>th</sup> May 2024

## DESIGN VERIFICATION STATEMENT

Project Address:

638 Pittwater Rd, BROOKVALE

Project Description:

Alterations and additions to an approved shop top housing development

This letter confirms that I, Barry Rush, being a registered architect in accordance with the Architects Act 2003, registration no. 3753

- a. Directed the design of the multi-residential building at 638 Pittwater Rd Brookvale and,
- b. Can confidently state that the Level 3 apartment addition does not diminish or detract from the design quality, or compromise the design intent, of the development for which the development consent was granted.

As now required by State Environmental Planning Policy (Housing) 2021 Version 15 March 2024, Clause 147 and Schedule 9: Design principles for residential apartment development, these have been addressed below with particular reference to the impact of the Level 3 apartment addition.

The accompanying Statement of Environmental Effects prepared by Boston Blyth Fleming Town Planners details how the objectives of the Apartment Design Guide have been achieved with respect to the Level 3 apartment addition.

Sincerely,

Barry Rush  
Director  
Registered Architect 3753  
BARRY RUSH & ASSOCIATES PTY LTD

## PRINCIPLE 1: CONTEXT AND NEIGHBOURHOOD CHARACTER

- 1. Good design responds and contributes to its context, which 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.*
- 2. Responding to context involves identifying the desirable elements of an area's existing or future character.*
- 3. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.*
- 4. Consideration of local context is important for all sites, including sites in the following areas:*
  - (a) established areas,*
  - b) areas undergoing change,*
  - (c) areas identified for change.*

There is no change in how the development relates to the existing context and neighbourhood character. The addition of 20 apartments to a third apartment level (Units 41-60) is consistent with the approved shop top housing development.

The proposed 4 level building still maintains the character of the approved 3 level building. The building also has a considered design and aims to respond to how it will fit within a context for the area's future character. An area which has been identified for change and undergoing change.

## PRINCIPLE 2: BUILT FORM AND SCALE

- 1. Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.*
- 2. Good design also achieves an appropriate built form for a site and the building's purpose in terms of the following:*
  - (a) building alignments and proportions,*
  - (b) building type,*
  - (c) building articulation*
  - (d) the manipulation of building elements.*
- 3. Appropriate built form:*
  - (a) defines the public domain, and*
  - (b) contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.*

Councils proposed planning objectives under the Brookvale Structure Plan show support for a higher building on this site. The addition of the third apartment level reflects this while still maintaining a comfortable scale.

Third floor balconies facing Pittwater Rd, Orchard Rd and Charlton Lane are more open and are designed to recede to create a balanced built form and scale through building articulation and manipulation of building elements.

## PRINCIPLE 3: DENSITY

- 1. Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.*
- 2. Appropriate densities are consistent with the area's existing or projected population.*
- 3. Appropriate densities can be sustained by the following:*
  - (a) existing or proposed infrastructure,*
  - (b) public transport,*

The addition of the third apartment level will increase the density of the approved development. However, this density seems appropriate to the site and its context. The development proposal which is providing 20 additional dwellings for much needed housing which appears to be in line with the area's projected population growth. Its location is within an area which has existing infrastructure,

- (c) access to jobs,*
- (d) community facilities,*
- (e) the environment.*

public transport, access to jobs and community facilities. The building also has a previously approved commercial/retail component which will provide opportunity for jobs and additional facilities.

## PRINCIPLE 4: SUSTAINABILITY

- 1. Good design combines positive environmental, social and economic outcomes.*
- 2. Good sustainable design includes:  
(a) use of natural cross ventilation and sunlight for the amenity and liveability of residents, and  
(b) passive thermal design for ventilation, heating and cooling, which reduces reliance on technology and operation costs.*
- 3. Good sustainable design also includes the following:  
(a) recycling and reuse of materials and waste,  
(b) use of sustainable materials,  
(c) deep soil zones for groundwater recharge and vegetation.*

The internal layout of the apartments on the Third Floor are consistent in design with the First and second Floors. All apartments maintain their previous DA approved levels of natural cross ventilation, passive thermal design and access to private and common open spaces.

There is a change with some of the Second Floor apartments having reduced solar access to the living rooms. The overall calculations show that with the additional Level 3 apartments, this is still within the quantitative requirements of the Apartment Design Guide.

The building is made of materials which are capable of being reused or recycled. There is no change to deep soil levels.

## PRINCIPLE 5: LANDSCAPE

- 1. Good design recognises that landscape and buildings operate together as an integrated and sustainable system, resulting in development with good amenity*
- 2. A positive image and contextual fit of well designed development is achieved by contributing to the landscape character of the streetscape and neighbourhood.*
- 3. Good landscape design enhances the development's environmental performance by retaining positive natural features that contribute to the following:  
(a) the local context,  
(b) co-ordinating water and soil management,  
(c) solar access,  
(d) micro-climate,  
(e) tree canopy,  
(f) habitat values,  
(g) preserving green networks.*
- 4. Good landscape design optimises the following:  
(a) usability,  
(b) privacy and opportunities for social interaction,*

There are no changes to the landscape areas.

As per the previous approval, street trees will be provided to add tree canopy and a natural element to the streetscape. The large existing trees in Charlton Lane will be retained. These will provide a pleasant outlook for those apartments facing the three roads which bound the site.

As per the previous approval, most of the apartments have visual access to at least one of the two central landscaped Communal open spaces.

All apartments have easy access to these areas with opportunities for social interaction.

- (c) equitable access,*
- (d) respect for neighbours' amenity.*
- 5. Good landscape design provides for practical establishment and long term management.*

## PRINCIPLE 6: AMENITY

- 1. Good design positively influences internal and external amenity for residents and neighbours.*
- 2. Good amenity contributes to positive living environments and resident well-being.*
- 3. Good amenity combines the following:*
  - (a) appropriate room dimensions and shapes,*
  - (b) access to sunlight,*
  - (c) natural ventilation,*
  - (d) outlook,*
  - (e) visual and acoustic privacy,*
  - (f) storage,*
  - (g) indoor and outdoor space,*
  - (h) efficient layouts and service areas,*
  - (i) ease of access for all age groups and degrees of mobility.*

The internal layout of the apartments on the Third Floor are consistent in design with the First and Second Floors and provide for a positive amenity outcome for future residents as per the controls within the Apartment Design Guide:

- appropriate room dimensions
- required levels of access to sunlight
- availability of natural ventilation
- tree canopy/landscaped common space outlook
- appropriate levels of visual and acoustic privacy through glazing requirements and additional ventilation systems
- sufficient storage space
- Third Floor apartments have balcony areas as private outdoor space.
- efficient layouts and service areas
- accessibility to entries, common areas and parking

## PRINCIPLE 7: SAFETY

- 1. Good design optimises safety and security, within the development and the public domain*
- 2. Good design provides for quality public and private spaces that are clearly defined and fit for the intended purpose.*
- 3. Opportunities to maximise passive surveillance of public and communal areas promote safety.*
- 4. 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.*

There is no change in how the development provides the level of safety by the addition of the Third apartment level.

## PRINCIPLE 8: HOUSING DIVERSITY AND SOCIAL INTERACTION

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

Housing diversity through a mix of apartment sizes is maintained by the addition of the Third apartment level. All apartments have easy access to the previously approved development with

*2. Well-designed residential apartment development responds to social context by providing housing and facilities to suit the existing and future social mix.*

*3. Good design involves practical and flexible features, including:*

*(a) different types of communal spaces for a broad range of people, and*

*(b) opportunities for social interaction amongst residents.*

two common areas which have opportunities for social interaction.

## PRINCIPLE 9: AESTHETICS

*1. Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure.*

*2. Good design uses a variety of materials, colours and textures.*

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

The addition of the Third apartment level ensures that the design quality and intent of the approved development is not diminished. Third floor balconies facing Pittwater Rd, Orchard Rd and Charlton Lane are more open and are designed to recede and in conjunction with the concrete frame and Hebel panels create a balanced composition of elements, reflecting the internal layout and structure.

The development retains the variety in the use of materials, colours and textures through the use of low maintenance and durable finishes. Face brick, painted render, concrete and Hebel panels with expressed joints being a continuation of the approved aesthetic.

There are some changes to the way the materials and colours have been used in the façade to help break up the scale with the addition of the third apartment level. The colours of these finishes are consistent with what was specified in the approved scheme.

The building also has a considered design and aims to respond to a future local context in an area which has been identified for change and an area undergoing change.