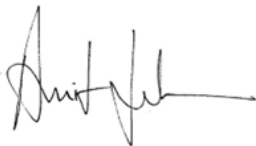


DESIGN VERIFICATION STATEMENT

Mr Amit Julka, a Director of Plus Architecture Sydney Pty Ltd, is registered as an architect in New South Wales, in accordance with the Architects Act 2003, Part 3 Section 17. Registration number 10002.

I confirm that in my professional opinion the proposed design is capable of achieving the design principles set out in the 'State Environment Planning Policy (Housing) 2021 (Housing SEPP) - Chapter 4' and has been designed with regard to the publication 'Apartment Design Guide' (ADG).



AMIT JULKA
DIRECTOR PLUS STUDIO
NSW REG. 10002

1. Context and Neighbourhood Character

The proposal responds to the existing and emerging character of Mona Vale, balancing increased housing diversity with the area's established coastal-residential identity. The site benefits from proximity to Mona Vale town centre, public transport, local services, coastal reserves and Mona Vale Beach, supporting a walkable lifestyle with strong access to recreation and daily amenities.

The design acknowledges the site's existing low-scale residential setting while also responding to the planned transition of the area under the Low and Mid-Rise Housing provisions. Built form, materiality and landscape have been carefully considered to create a respectful relationship with the surrounding context. The lower façade is articulated into smaller portions to reflect the rhythm and scale of surrounding dwellings, while generous setbacks and deep soil planting reinforce the landscaped character of Darley Street East. The proposal contributes to the future neighbourhood identity by delivering a high-quality residential building grounded in its coastal setting.

2. Built Form and Scale

The proposal comprises an eight-storey residential apartment building that responds to the applicable planning controls and the anticipated future character of Mona Vale. While the building is larger than the immediate low-scale context, its height and massing are carefully managed through proportion, articulation, setbacks and landscape integration.

The building is organised as a four-level podium with four upper levels above. This arrangement breaks down the overall scale and creates a clear distinction between the lower and upper built form. Six-metre side and rear setbacks are provided to the lower levels, increasing to nine metres at Levels 4–7, reducing perceived bulk and supporting privacy, solar access and planting opportunities.

The north-east and west elevations are articulated through continuous vertical elements, including the expression of vertical circulation. These elements divide the façade into finer components and create a

scale more comparable to the surrounding context. Material variation, modulation and landscape further soften the built form and reinforce a human-scaled streetscape.

3. Density

The proposal achieves an appropriate density for the site by balancing the efficient use of land with high-quality residential amenity. The development provides 53 apartments within a Floor Space Ratio of 2.86:1, consistent with the Low and Mid-Rise Housing planning framework and the project's affordable housing contribution.

Rather than maximising apartment yield, the design prioritises liveability, with a dwelling mix focused on generous two- and three-bedroom apartments. This approach supports long-term occupancy and responds to the needs of downsizers, families and households seeking larger, well-located homes close to services, transport and coastal amenities.

The site's proximity to Mona Vale town centre, bus services along Barrenjoey Road, the Mona Vale B-Line stop, local open space and established infrastructure support the proposed density. The design translates increased density into a high-quality residential outcome through strong internal amenity, landscaped communal spaces, private open space, natural light, ventilation and a considered relationship with neighbouring properties.

4. Sustainability

The proposal embeds sustainability through passive design, efficient systems, responsible material selection and reduced reliance on private vehicle use. Apartment planning and building orientation support access to daylight and natural ventilation, with 60.4% of apartments achieving cross-ventilation. These passive design measures reduce reliance on mechanical cooling and contribute to improved indoor environmental quality.

The lighting strategy prioritises energy efficiency using predominantly

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LED lighting, supported by occupancy sensors to stairs, the lobby and corridors, and daylight sensors to external lighting. Circulation areas are designed to benefit from natural light where possible, reducing artificial lighting demand during the day.

Water efficiency is addressed through efficient fixtures and fittings, drought-resistant planting and reduced irrigation demand. Material selection will prioritise durability, responsible sourcing, local supply where appropriate, modularisation and waste reduction during construction. The site's walkable location, bicycle parking and electric vehicle charging infrastructure further support sustainable transport choices and lower operational impacts over time.

5. Landscape

Landscape is integral to the proposal's design response and plays an important role in softening the built form, supporting amenity and reinforcing Mona Vale's coastal character. The design recognises the area's coastal-valley landscape, where sandstone ridgelines, low-lying plains, established vegetation and ocean headlands contribute to local identity.

The proposal retains significant existing vegetation through carefully located deep soil zones. A paperbark tree is preserved within the communal open space as a focal landscape element, while additional mature planting is integrated into private ground-floor gardens to strengthen landscape buffers and improve residential amenity.

Planting selection prioritises native and low water use species, supporting biodiversity while reducing long-term irrigation demand. At Level 4, the nine-metre setback accommodates integrated planting that softens the building edge and creates a green visual interface. Rooftop planter beds further contribute to the landscaped character of the development and support a leafy skyline when viewed from surrounding streets.

6. Amenity

The proposal provides a high standard of residential amenity through generous apartment planning, strong environmental performance and well-considered communal spaces. Apartment layouts have been designed to support solar access, natural ventilation, privacy, storage and functional living arrangements. The focus on larger two- and three-bedroom dwellings supports long-term liveability for a range of household types.

The building orientation and massing have been assessed to support solar access and outlook, while maintaining a respectful relationship with adjoining properties. A total of 60.4% of apartments achieve cross-ventilation, reducing reliance on mechanical cooling and contributing to improved comfort and indoor air quality.

Communal amenity is located at the building entry and within landscaped shared spaces, creating opportunities for social interaction, wellness and community connection. These areas provide residents with accessible spaces for passive recreation, movement and gathering. Private open spaces, ground-floor gardens and landscaped terraces further strengthen the connection between indoor and outdoor living.

7. Safety

The proposal promotes safety and security through clear spatial planning, passive surveillance and controlled access. The building establishes a legible address to Darley Street East, with the residential lobby clearly identifiable from the public domain. This supports intuitive wayfinding and provides a strong sense of arrival for residents and visitors.

The lobby is connected to the communal circulation network and incorporates swipe card access and CCTV monitoring to manage entry while maintaining visual connection to surrounding spaces. The arrangement of apartments and communal open spaces supports passive surveillance across key areas of the site, contributing to a safer residential environment.

Clear distinctions between public, communal and private areas assist in defining ownership and reducing ambiguity. Well-lit circulation spaces, visible entries and carefully planned landscaped areas further support safety and comfort. The proposal balances security with openness, creating a welcoming residential environment that remains connected to the street and broader neighbourhood.

8. Diversity and Amenity

The proposal supports housing diversity by providing a mix of two- and three-bedroom apartments suited to a range of household types, including downsizers, families and residents seeking larger homes in a well-connected coastal location. The focus on generous apartment sizes promotes long-term occupancy and provides flexibility for changing household needs over time.

The inclusion of affordable housing contributes to social diversity and improves access to high-quality housing within Mona Vale. Level 1 accommodates nine affordable housing units, supporting socio-economic diversity within the development and helping to create a more inclusive residential community.

The design promotes equitable access to shared amenity, with communal spaces planned to encourage interaction between residents regardless of tenure, age or background. Accessible circulation, practical apartment layouts, private open space and landscaped communal areas support comfort, wellbeing and adaptability. This approach creates a cohesive residential environment that responds to current housing needs while remaining flexible for future community change.

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9. Aesthetics

The building's aesthetic response is defined by a refined, tiered architectural language that responds to both its coastal setting and the need to manage perceived scale. The lower podium levels are anchored by consistent 600mm high solid banding with glazed balustrades, creating a strong horizontal datum that provides privacy to lower-level residences and establishes a legible base to the building.

As the building rises, the upper levels transition to a lighter and more articulated expression. Expressed slab edges create depth, shadow and rhythm across the façade, while an increased glass-to-wall ratio allows apartments to benefit from district and coastal views. This creates a more transparent and recessive upper form.

The material palette combines brass-coloured elements, muted off-white tones and refined masonry to introduce warmth, texture and visual depth. Subtle variation in materiality avoids a flat or overly uniform appearance, allowing the building to read as contemporary, durable and contextually responsive within Mona Vale's evolving coastal skyline.

