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SEPP 65 Design Verification Statement

Prepared to accompany the DA submitted to the Northern Beaches Council
Issue Rev 1

Project: Mixed Use Development
Date: 1st April, 2022
Address: 16-21, 23 and 25-27 The Corso, Manly
Client: Iris Ivanhoe Operations Pty Ltd ATF Iris Ivanhoe Operations Trust ABN 43 183 540 618
Stage: Development Application

I, David Jagers, Registered Architect No. 9999, Design Practitioner Registration no. DEPO002275, Director of Durbach Block Jagers Architects, verify that I have directed the design of the above project and that the design principles set out in part 2 of the State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development, are achieved for this residential flat project.

Regards

A handwritten signature in black ink that reads "David Jagers". The signature is written in a cursive, flowing style with a large initial 'D' and a long, sweeping underline.

David Jagers

SECTION 1.0: SUMMARY

This SEPP 65 Design Verification Statement has been prepared on behalf of Iris Ivanhoe Operations Pty Ltd in support of a Development Application to Northern Beaches Council for the redevelopment of the site at 19-21, 23 and 25-27 The Corso, Manly.

The development involves:

- Upgrade to an existing 4 storey mixed use building (no.19-21), with additions on the adjacent site to the east (no.23), resulting in a development consisting of retail and F&B uses at ground level, and 12 apartments over 3 levels (levels 1-3) above.
- The proposal reconfigures the internal apartment layouts to improve their amenity and achieve conformance with the Apartment Design Guide
- The proposal forms part of a larger site which includes 19-21, 23 and 25-27 The Corso

The following Council Codes and Planning Instruments provided the controls for the proposal:

- Manly Local Environment Plan 2013
- Manly Development Control Plan 2013
- State Environmental Planning Policy (Building Sustainability Index :BASIX) 2004
- State Environmental Planning Policy No. 65 Design Quality of Residential Flat Development

This report is intended to be read in conjunction with the architectural plans prepared by Durbach Block Jagers Architects Pty Limited (the Architect), as well as the following associated reports:

- Statement of Environmental Effects prepared by Hampton Property Services
- Basix and Section J Reports prepared by Credwell Energy
- BCA and Access Compliance Report prepared by AED Group
- Structural Assessment prepared by James Taylor and Associates
- Geotechnical prepared by Geo Enviro Consultancy
- Services Design prepared by SAAD Consulting Engineers
- Fire Engineering prepared by GHD
- Waste Management Report prepared by Waste Audit and Consultancy Services
- Acoustic Report prepared by Renzo Tonin and associates
- Landscape Plan prepared by Paul Scrivener
- Heritage Impact Statement prepared by City Plan Heritage
- Photomontage prepared by Durbach Block Jagers Architects

 SECTION 2.0: DESIGN QUALITY PRINCIPLES

PRINCIPLE NO. 1: CONTEXT

Good design responds and contributes to its context. Context can be defined as the key natural and built features of the area.

The subject site has two frontages being The Corso to the south and Market Lane to the north

The subject site (19-21 and 23) has an area of 523.9 sqm within a larger site (19-21, 23 and 25-27) of 1143.7sqm . The site is essentially level with a minor fall from south to north of approximately 300mm

The subject site currently accommodates ground floor retail and 3 storeys of apartments over. The larger site also accommodates the Ivanhoe Hotel.

The Corso has a very distinct built form and character consisting of 2,3 and 4 storey buildings with a conservation overlay seeking to maintain the current built form and character while also obscuring views from the Corso to subsequent less sympathetic development beyond. The secondary frontage, Market lane, has a diverse character being a former service lane but has been transformed in recent years to a highly activated café and restaurant precinct.

The development seeks to largely retain the existing uses and fabric of no.19-21 the Corso, and by incorporating the adjacent site at no.23, provide a rejuvenation of the residential use. The number and configuration of apartments within the development are maintained (12 total) but through adjustment to the internal layouts of the apartments and the addition of no.23, allows significant improvements to solar access, cross ventilation, internal size and ceiling heights, view, private outdoor space and communal outdoor open space located on the roof.

The existing 4 storey (ground plus 3 levels) form of no. 19-21 is maintained with the 3rd residential level on the rear north facing portion of the building being increased in size to provide additional apartment amenity at this level and a useable communal outdoor open space on the roof above. The existing 2 storey building at no.23 is proposed to be demolished and replaced with a new 4 storey building (ground plus 3 levels) consisting of;

- _ the reinstatement of the original 2 storey heritage façade to the Corso
- _ The addition of an additional floor above this façade as anticipated by Schedule 6 of the DCP, expressed as a roof form with dorma windows.
- _ An additional 3rd floor level, set back from the Corso and Market Lane façades.

Detailed shadow studies have been undertaken to illustrate that the proposal cast only limited additional shadows predominantly onto Darley Road, and when the shadows do move onto the Corso, coincide with overshadowing resulting from the copse of palms located directly south of the proposal in the Corso.

The development results in a change in the mixture of apartments within the building. Each floor in the proposal now houses 3 two bedroom apartments and 1 one bedroom apartment, resulting in a total of 9 two bedroom apartments and 3 one bedroom apartments. The configuration although consistent with the existing arrangement now achieves 75% solar access including one apartment on each floor that also obtains views over the Corso and St Mathews Church, previously excluded from solar access.

The proposed development currently provides for no parking and no parking is anticipated by the proposal. Given the town centre nature of the proposal and its proximity to both public transport, ride share facilities and public car parking, the lack of on site parking is considered acceptable.

The proposal seeks to maintain a mixture of retail and F&B uses to the ground floor on the Corso and provide an additional retail use to the eastern side of the Market Lane frontage and in doing so improve the building's relationship to the public domain through active frontages

PRINCIPLE NO. 2: SCALE

Good design provides an appropriate scale in terms of bulk and height that suits the scale of the street and the surrounding buildings.

The bulk height and scale of the building has been developed in reference to the Manly LEP 2013, the Manly DCP 2013, and the Apartment Design Guide (ADG).

The Manly LEP 2013 anticipates a 10m height constraint for the subject sites.

Schedule 6 of the Manly DCP 2013 includes the following provision;

'new building height is to be approx. 600mm below the sill height of the top floor windows of No. 21 to retain outlook from those windows but also to disguise the view of the Market Lane car park when viewed from Darley Rd.'

Although the Corso has a blanket 10m LEP height control, the existing Building at 19-21 the Corso is 4 storeys with a height of approximately 15.85m. Similarly other existing buildings within the Corso conservation area also breach this height control. In particular the adjacent Ivanhoe Hotel which resides on the same larger site is approximately 12.5m high at its street frontage and 15m further back in its site.

The proposal seeks to maintain the height of 19-21 the Corso. The proposal also seeks to lift the height of no.23 the Corso to the height envisaged in the Manly DCP2013 Schedule 6. Additional height is proposed to no.23 set back from the street frontage of the Corso and Market lanes. This additional bulk contributes to the screening of the Council Parking structure located in Market Lane/Whistler Street as seen from Darley Road, while being recessed sufficiently so that it can't be seen when moving through the Corso . This is illustrated in the photomontages developed with the submission.

Additional Height is also proposed on the Market Lane frontage of the no.23 building. Given the varying scales and characters of the building in the immediate vicinity of the proposal, such as the Council Car Park and Library building, this additional height is considered appropriate.

At ground level, retail uses and activation are maintained or enhanced thus contributing to the fine grain scale and character of the streetscape.

PRINCIPLE NO. 3: BUILT FORM

Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and manipulation of building elements.

The built form of the proposed development is designed to retain the heritage fabric of the Corso while providing high quality living spaces for its occupants as well as high quality outdoor spaces for both visitors and occupants without compromising the amenity or character of the surrounding streetscapes.

The intention is that the proposal continues to contribute to an enlivened streetscape made up of buildings predominantly from, and in the style of, an early 20th century and late 19th century architecture. The proposal seeks to 'fit in' not to 'stand out'.

The built form responds to the character of the locality and minimises the impacts on the amenity of the two primary frontages specifically seeking to limit any negative impacts resulting from overshadowing to the Corso and St Mathews Church opposite.

PRINCIPLE NO. 4: DENSITY

Good design has a density appropriate for a site and its context, in terms of floor space yields (or numbers of units or residents).

The maximum permissible Floor Space Ratio (FSR) for this site is 2.5:1. A provision to increase this to 3:1 exists based on a 25% commercial use. Within the larger site consisting of 19-21, 23 and 25-27 the Corso, the total site area is 1143.7sqm. The existing and proposed GFA equates to 2882.97sqm of which 1466.97sqm is hotel use. The 3:1 FSR therefore can be applied to the proposal. The combined GFA of the proposal equates to an FSR of 2.52:1 which falls within the allowable FSR of 3:1.

The built form comprises 12 residential apartments arranged in the existing configuration but adjusted to bring the apartments up to current apartment design standards as outlined in the Apartment Design Guide.

We consider the density to be appropriate with regards to the site's location in the retail/commercial centre of Manly, the current use and density of the subject site and its proximity to amenities such as public transport and public space.

PRINCIPLE NO. 5: RESOURCE, ENERGY AND WATER EFFICIENCY

Good design makes efficient use of natural resources, energy, and water throughout its full life cycle, including construction.

The proposed development has met the targets set out in the Building & Sustainability Index (BASIX). Further, the proposal embodies excellent passive systems of sustainable building design such as:

- _Optimised solar access to living spaces of the majority of units.
- _Daylight penetration to reduce heating and artificial lighting requirements.
- _Proposed selection of low embodied-energy materials.
- _Excellent passive solar gain and loss properties.
- _Glazing design to reduce solar gains and increase control of the internal environment.
- _Cross ventilation to habitable rooms, assisted by the buildings' double sided and corner apartments.
- _The use of roof gardens to contribute to a reduction in the heat island effect.

PRINCIPLE NO. 6: LANDSCAPE

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both the residents and for the public domain.

The principal areas of landscape include:

- Private courtyard gardens to two of the level 1 apartments located on the east side of the building
- Communal outdoor open space located on the roof of the proposal

Private Courtyard Gardens to Level 1 – These spaces are located at the base of the new wider lightwell/courtyard located on the eastern side of the proposal achieved by incorporating no.23. These spaces are intended to be flexible outdoor environments made predominantly of hard paved surfaces but softened and screened on their common boundaries with planter based soft landscape. The apartments that have access to this space also have other private outdoor open space in the form of wintergardens as this space will be overlooked to some extent in order to achieve daylight and sunlight into apartments as well as common circulation spaces.

Communal Outdoor Open Space on the roof – This space is intended for the use by all occupants of the building and their visitors. Located on the top of the building it has been designed to provide a variety of spaces for varying sized groups with planting in planters to provide screening, privacy and shade as well as optimising views to the beach and harbour beyond..

Species have been chosen that are suited to each specific microclimate.

PRINCIPLE NO. 7: AMENITY

Good design provides amenity through the physical, spatial and environmental quality of a development.

The proposed development has been designed to provide the maximum amenity to a majority of the dwellings, with 75% of apartments meeting solar access requirements. The design maximises the daylight and natural ventilation available to each unit and affords high levels of privacy for occupants.

The apartments provided are all corner apartments with access to two adjacent façades which facilitate good cross ventilation to all habitable rooms. Floor to ceiling heights well exceed the minimum of 2.7m requirement for habitable rooms. The apartments have also been designed to ensure acoustic privacy between units and from external noise sources such as the Corso and the Ivanhoe Hotel.

Each unit has been provided with a private open space off the main living area by way of a wintergarden (provided to facilitate acoustic separation) and in some cases an additional courtyard to comply with the requirements of the ADG.

Privacy and overlooking both between the units and to and from neighbouring properties have been minimised through the building layout as well as through the provision of operable external blinds that also contribute to the control of solar heat gain.

75% (9) of the residential apartments receive a minimum of two hours of solar access to the living areas and private open spaces during mid-winter. 100% (12) of the residential apartments are cross-ventilated in the simplest compliance of the definition.

PRINCIPLE NO. 8: SAFETY AND SECURITY

Good design optimises safety and security, both internal to the development and for the public domain.

The proposed design provides a safe and secure environment for the inhabitants of the development whilst providing good surveillance opportunities to the street from the residential apartments and ground floor retail, in accordance with the best practice principles outlined in the ADG.

An assessment of the risk has been carried out as part of the design process incorporating the following crime prevention through environmental design (CPTED) measures in the proposal:

- CCTV installed with 24hr/7day monitoring and kept for a minimum of 30 days.
- Signage warning of CCTV coverage
- Lighting provided to entry points and public areas.
- Light coloured surfaces to maximize the reflectance of light.
- Programmable access control and monitoring of all entries both into the premises but also in public spaces within the development.
- The owners corporation to ensure maintenance of lighting is attended to, that graffiti is quickly removed and that public areas are kept clean.
- The residential mail boxes are located within the secure site boundary and close to the main entries.
- Common circulation areas with clear sight lines are provided at all levels with no obscured corners within the main public spaces.
- High quality architectural lighting throughout the development will assist in securing the area at night.
- Generous windows and Juliet balconies provide natural surveillance to the Market Lane street frontage.
- Retail uses, including the addition of a retail space on Market lane provide activation and increases passive surveillance.

PRINCIPLE NO. 9: SOCIAL DIMENSIONS

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability and access to social facilities.

The site is located close to all the necessary facilities such as retail, commercial centres, schools, healthcare, childcare and leisure facilities. The close proximity to Manly Wharf for both ferry and bus routes provide the site with convenient public transport options. Additionally, a large number of facilities and amenities are accessible within short walking or cycling distances.

The development consists of a mix of 3 x 1 bedroom apartments and 9 x 2 bedroom apartments. The apartment sizes all conform with, or are larger than, the apartment sizes provided in the ADG.

The varied mix and apartment sizes within the development are considered appropriate for the area given the wide local demographic range.

PRINCIPLE NO. 10: AESTHETICS

Quality aesthetics require the appropriate composition of building elements, texture, materials and colours and reflect the use, internal design and structure of the development

The proposed development has been carefully considered with respect to the surrounding natural and built environment. The existing urban landscape and location of the building has played a key role in the design with regards to material selection and façade treatment. Existing materials such as rendered and painted masonry, glazed tiles, white and coloured window frames and paint colours work with both the local and historic building stock and the vibrancy that represents this part of the Manly town centre. These materials are considered appropriate for the local climate and are appropriate for a development in the Manly Town Centre

The use of materials and textures such as rendered masonry, off-form concrete, zinc coloured roofing, ceramic tiles, aluminium framed windows and glass provide a rich character for the benefit of the occupants and the community, with high levels of refinement and longevity. The design combines heritage with contemporary and fits in with the developments in the area through its material palette and geometry, to encourage a sense of the vibrancy found in the locality. The development seeks to enhance the quality of the building stock along the streetscape.

The materials used throughout are robust and designed to withstand the elements whilst maintaining the original appearance of the building. The textural variations in the materials create a hierarchy of solid and void elements across the site.

The intent of the design is that both on a macro and micro level, the planning of the site and detailing of the finishes will provide a high quality example for development in the area.