



SEPP 65 REPORT

33-35 Fairlight Street, Fairlight

November 2021

Issue A

1. GENERAL

The purpose of this report is to verify the proposed design against design quality principles set out in the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development. The proposed building is pursuant to this policy as:

- New building is proposed,
- The proposal includes four storeys and
- The proposal includes more than 4 units (6).

2. SEPP 65 DESIGN QUALITY PRINCIPLES

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 site is located in Fairlight a couple of minutes’ walk from Manly Wharf and Town Centre. The area is characterised by great topographic changes as it stretches from Manly Harbour up to Fairlight Hill elevated some 60m above sea level. The slope is facing south and thus generating stunning views towards the harbour. The development lies in the heart of the General Residential R1 zoning and is nestled amongst low and medium density residential areas with buildings ranging from one to two storeys from street level on the southern side of Fairlight St and two to six storeys on the northern side, and most buildings are either face brick or rendered.

In addition, the problem of access to these sites are resolved in a myriad ways, some buildings are set back far and others feature access bridges just to mention a few. The buildings to the south side of Fairlight Street often have a ground floor lower than street level and the opposite is true to the north. In this environment a good relationship with the street is difficult to achieve. This problem is ever present on the site as the natural ground level at the boundary is approximately 2m below the road. To overcome this the proposed development has one entry point at street level to top floor Level 3, therefore presenting a one-storey aspect to Fairlight Street, with remaining levels below.

The local area is relatively lush with landscape screening the buildings either side of the road. The proposed development is maintaining the lush greenery to the front of the site, by including stone elements and incorporating landscaping into the building façade.



Fig 1. Existing site at 33-35 Fairlight St



Fig 2. The existing streetscape on southern side of Fairlight St



Fig 3. The existing streetscape on southern side of Fairlight St



Fig 4. The existing streetscape on northern side of Fairlight St



Fig 5. The existing streetscape on northern side of Fairlight St

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 design of the building ensures high level of amenity as the apartments boast large areas of private open space, incredible views and are comfortably sized. All 6 units are oriented towards the Harbour with units 1 to 4 also facing the front setback, minimising overlooking of neighbouring properties. Further, eaves, screens and blades have been incorporated in the design to maintain privacy to neighbours and between apartments. These elements also create visual interest and articulation to the building.

The proposed design has its front setback aligned with adjoining building No. 37, situated closer to the street than existing building at No. 35, therefore mitigating between the neighbours setback and increasing visual presence and articulation at the street boundary. Figure 6 below show this desirable outcome where a more coherent streetscape is created, complying with the purpose of the stipulated 6m front setback.

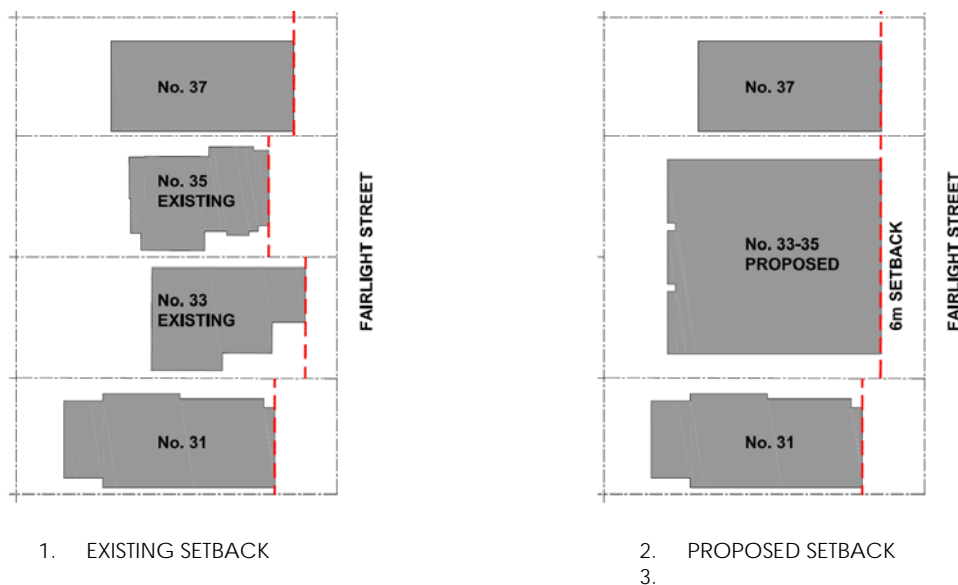


Fig 6. The diagrams show the existing building not aligned with neighbours and a more desirable situation.

The extreme topography of the site allows the proposal to visually reduce the bulk and scale from the street following the one-storey low impact pattern present on the south side of Fairlight Street, taking cues from the scale and form of its immediate neighbours that similarly follow the natural slope of the land. This way the most is made of the view whilst the bulk of the building is broken up to a smaller scale and contained almost completely within the 8.5m height limit. Careful consideration has also been directed to view sharing to ensure view loss to neighbouring properties is minimized, particularly the existing buildings located on the north side of Fairlight Street.

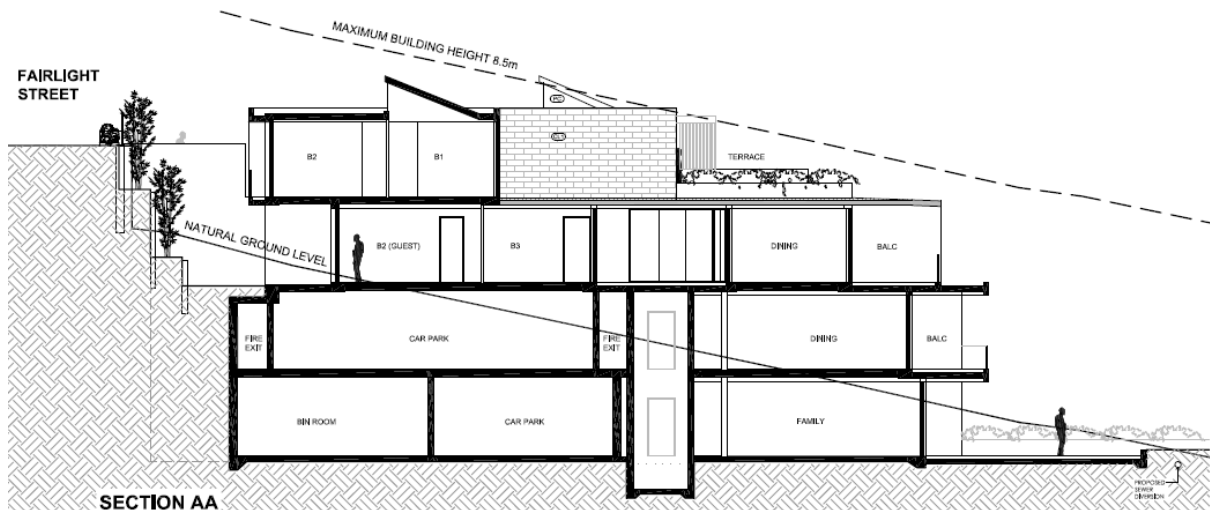


Fig 7. Cross section and height limit.

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 building comprises six apartments, maintaining the existing density since both No. 33 and 35 currently have 3 units each. The proposed density on the site is desirable due to the close connection with job opportunities in Manly Town Centre and public transport to the city and other suburbs. In addition, the location of the site is well suited to accommodate future residents with great access to public amenities and transport within walking distance. Any impact on car parking in the area is now improved as a car park in lower levels comprising 14 car spaces is proposed compared to the current condition of only 1 off street car parking on site.

When the two lots are amalgamated, a further GFA can be added in the infill between the two joined lots without any external change to the building envelope to either side boundary. Thus, the proposed FSR of 0.87:1 is considered acceptable since it can easily be accommodated on the site whilst still conforming with the objectives of the controls. A Clause 4.6 Variation is submitted as part of this application to justify the proposed FSR in further detail.

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.”

In producing the proposed design, sustainability principles were adopted early in the design process. Large areas of the site have been left undeveloped with 163 m² of deep soil with 3m minimum dimension and additional 269m² landscaping on the site. Vegetation helps cool the air around a building and also provides shade in summer. A large 5000L water tank for collection of rainwater for irrigation is proposed and 11.5Kw of photovoltaic panels on the roof will generate electricity for the development. Large windows ensure ample natural light and ventilation. 4 out of 6 units (66%) achieve cross ventilation and the bottom 2 units are split over two storeys improving air movement and natural ventilation. Apartments 1 to 4 have windows in all four directions and units 5 and 6 to the east (U6), west (U5) and south, thus also reducing the need for artificial cooling. Given the spectacular view of Sydney Harbour to the south, this orientation is the most appropriate for the site and outweighs any loss of sunlight that a normal north orientation would generate. However, the upper 4 apartment have skylights and clerestory windows above living areas where 2 hours of direct sunlight between 9am and 3pm at mid-winter can be achieved. Brick veneer external walls and concrete slabs achieve high thermal mass reducing need to rely on heating and cooling. Recycled dimensioned demolition stone from site is used where possible in some retaining walls as part of the landscaping to reduce waste and transportation of materials. Furthermore, all units have private open spaces with direct solar access year-round. Landscaping has been incorporated into the design to give all dwellings access to greenery, including large trees, contributing to the local flora and microclimate.



Fig 8. Perspective showing large amount of landscape, solar access to private open spaces, large windows and solar panels on roof##

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 useability, privacy and opportunities for social interaction, equitable access, respect for neighbours’ amenity and provides for practical establishment and long term management.”

The site is currently very green mostly on the rear courtyards and screen vegetation along the front boundary. However, most of the trees on site are not worth keeping according to the engaged arborist’s report. The new landscape design is aiming at maintaining this lush front and rear garden, softening any view of the building. Landscaping is not only limited to the ground below the building but is also incorporated at higher levels as planters on the terraces and balconies. Landscaping thus plays an important role in the overall expression of the design ensuring a large percentage of green space for water absorption, re-use and a filtering of the run off into the existing drainage systems. Water from its roof is harvested for reuse in landscape irrigation.



Fig 9. Proposed Landscape Design

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 apartments are generously sized with units 1, 2, 5 and 6 comprising 3 bedrooms varying from 129m² to 193m², and units 3 and 4 comprising 4 bedrooms at 188m² and 194m² respectively. All units well exceed the minimum 105m² for a three bed + three bath unit and the minimum 117m² for a four bed + three bath apartment. It is good practice to separate public and private rooms within a dwelling to allow both spaces to be enjoyed simultaneously without compromising the use of the other, and this was taken into consideration when designing these units, especially apartments 5 and 6 that stretch over two storeys separating the lower floor bedrooms from the upper floor living spaces. All apartments boasts spectacular views across the harbour and have large outdoor areas for entertaining facing the harbour. The view is considered to outweigh the negatives of a

south facing slope and does not impact on the amenity enjoyed by future residents. All habitable rooms have access to private open space and have been oriented to enjoy the view with large windows. Accordingly, habitable rooms receive an abundance of natural light and ventilation. All units are provided with plenty of storage in the apartments and additional in the car park. Ease access for all age groups and degrees of mobility is achieved at Level 3 where the pedestrian entry is located with a short 1:14 slope ramp connecting the building with public domain. From there a lift is located in the lobby providing access to all other relevant floors below.

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 building is proposed to sit 6m from the front boundary ensuring the passive surveillance of the street. The entry points will be well lit and are clearly distinguished by means of landscaping and signage. The residential entryway gives direct access to the mailboxes and to the main door that takes residents and their visitors to the main lobby. The door will be protected by a video intercom system and will be glazed to allow a clear view through to the lobby within and allowing enough circulation space for people in wheelchairs. Public and private spaces are clear separated to improve way finding on the site.

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 and providing opportunities for social interaction among residents.”

The local area provides a variety of housing choices ranging from smaller apartments to bungalows and detached houses. This proposed development with six luxury apartments will fill a missing position in the market. As this is a boutique development a mix of housing options cannot be provided on the site in isolation but should be considered in the local context.

A boutique apartment development like the proposed will positively contribute to the demographic mix in an area otherwise predominated by single detached dwellings on large blocks. Large apartments will appeal to down-sizers and as an attractive alternative to high maintenance properties.

Unit 03 and 04 located in Level 2 are proposed to be adaptable, providing a choice for people with disabilities in the area. All common corridors and the like have been designed to be accessible and provide ample circulation spaces.

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 a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.”

Due to the natural slope of the site it was possible to propose the building with its top level accessible from the Fairlight Street and remaining floors below street level, thus presenting as a one-storey building to the street. This streetscape presentation responds properly to the existing or future local context, where reduced bulk is presented on the south side of the road allowing view sharing to neighbouring properties and public domain.

Natural materials such as stone have been included in the external palette, relating the building to its immediate context. Bronze toned metal cladding and timber-look screens are also in keeping with the more muted palette of Fairlight Street. The incorporated planters along the front boundary soften the form further by bringing the landscape into the building, screening the private open spaces of lower units and highlighting the main entrance.

Please do not hesitate to contact me should you require further details or any clarifications.

Yours faithfully,



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