DESIGN REPORT

PROPOSED SHOP TOP HOUSING + STRATA SUBDIVISION

17 - 19 SYDNEY ROAD, MANLY 2095

NOVEMBER 2022

DEMOLITION OF EXISTING ABOVE GROUND BUILDING, RETENTION OF EXISTING BASEMENT + CONSTRUCTION OF NEW 4 STOREY SHOP TOP DEVELOPMENT WITH BASEMENT, COMPRISING GROUND FLOOR RETAIL/COMMERCIAL + ELEVEN RESIDENTIAL APARTMENTS WITH STRATA TITLE SUBDIVISION

MHNDUNION

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Title: Development Application Design Report

Project: 17 - 19 Sydney Road,
Manly, 2095

Project Number: 21-048

Client:

Status: Development Application

CONTENTS

State Environmental Planning Policy No 65 - Verification Statement

Pursuant to Clause 29(1) of the Environmental Planning and Assessment Regulation 2001, I hereby declare that I am a qualified designer as defined by the Environmental Planning and Assessment Regulation 2001, which means a person registered as an architect in accordance with the Architects Act 2003.

I confirm that I directed the design of this development and that it has been designed in accordance with the design quality principles of SEPP65 - Design Quality of Residential Apartment Development as outlined in this report.

I also confirm the development has been designed having regard to the objectives of Part 3 and 4 of the Apartment Design Guide (ADG) as outlined in this report.

Yours sincerely,

MHN DESIGN UNION PTY LTD

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View from Market Place - Artists Impression

DESIGN 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.

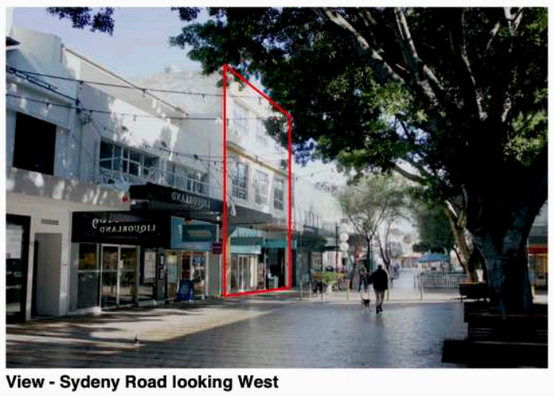
Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

The subject site is located in an established urban area that is undergoing incremental renovation and redevelopment. The building that currently occupies the site is suffering from numerous defects associated with its exposure to the maritime environment and changing Building Code requirements.

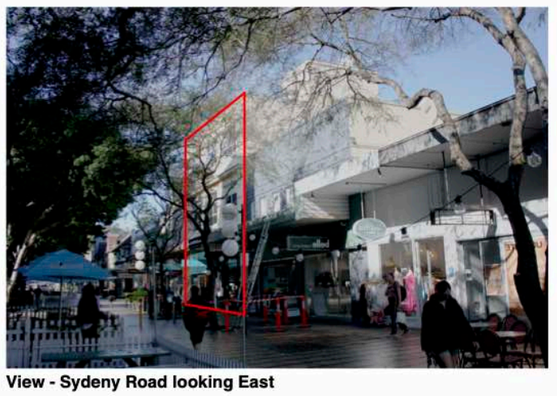
The proposal is to replace the existing structure with a new structure that echo's to a large degree what it is replacing. The key difference is the upper levels are proposed to be residential rather than the current commercial use.

This change is a reflection of the changing nature of the area from a shopping / commercial hub to an area that is characterised by its vibrant 24 Hour economy set alongside the ocean and harbourside beaches that anchor and define the area in general.

Aerial Image
Source: NearMap



View - Sydeny Road looking West



View - Sydeny Road looking East

View - Market Place looking West

DESIGN PRINCIPLES

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 scale and articulation of the proposed development has been carefully designed to relate to both the existing building and the future urban character.

The Sydney Road façade is characterised by the use of face brick as the predominate material with rectangular punched windows as a contextual response. To avoid any impression of aping the current building expression fine metalwork and robust brick detailing have been proposed.

The Market Place façade actively engages with the public square that has been created over the years in this area. The current façade is characterised by its plain and unarticulated expression, it is very much the rear elevation and would have been appropriate when Market Place was a service laneway. The new proposal is based on actively responding to the urban character that currently exists by way of the use of balconies to the upper levels and an active shopfront to the ground floor.

The proposed public passageway that links both frontages is a continuation of the pedestrian axis from Central Avenue through to Market Place.

Existing Sydney Road Elevation (North)

Proposed Sydney Road Elevation (North)

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DESIGN PRINCIPLES

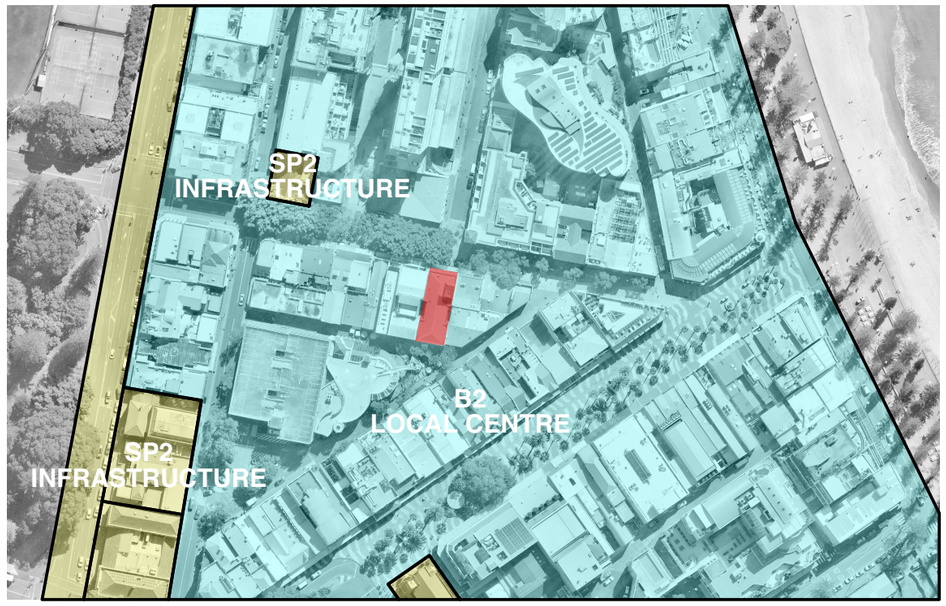
PRINCIPLE 3: DENSITY

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 proposal for the 4-level shop top development is consistent with the Land Zoning and integrates well into the existing area by seeking a density suitable to the sites location and achieving an appropriate bulk, scale and height. It is consistent with the desired future urban character as set out in the LEP and DCP.

Internally the apartments are provided with good amenity, with access to sunlight , natural ventilation, the numerous local attractions.



Aerial image with overlay of LEP Land Zone map

Aerial image with overlay of Height of Building map

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DESIGN PRINCIPLES

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.

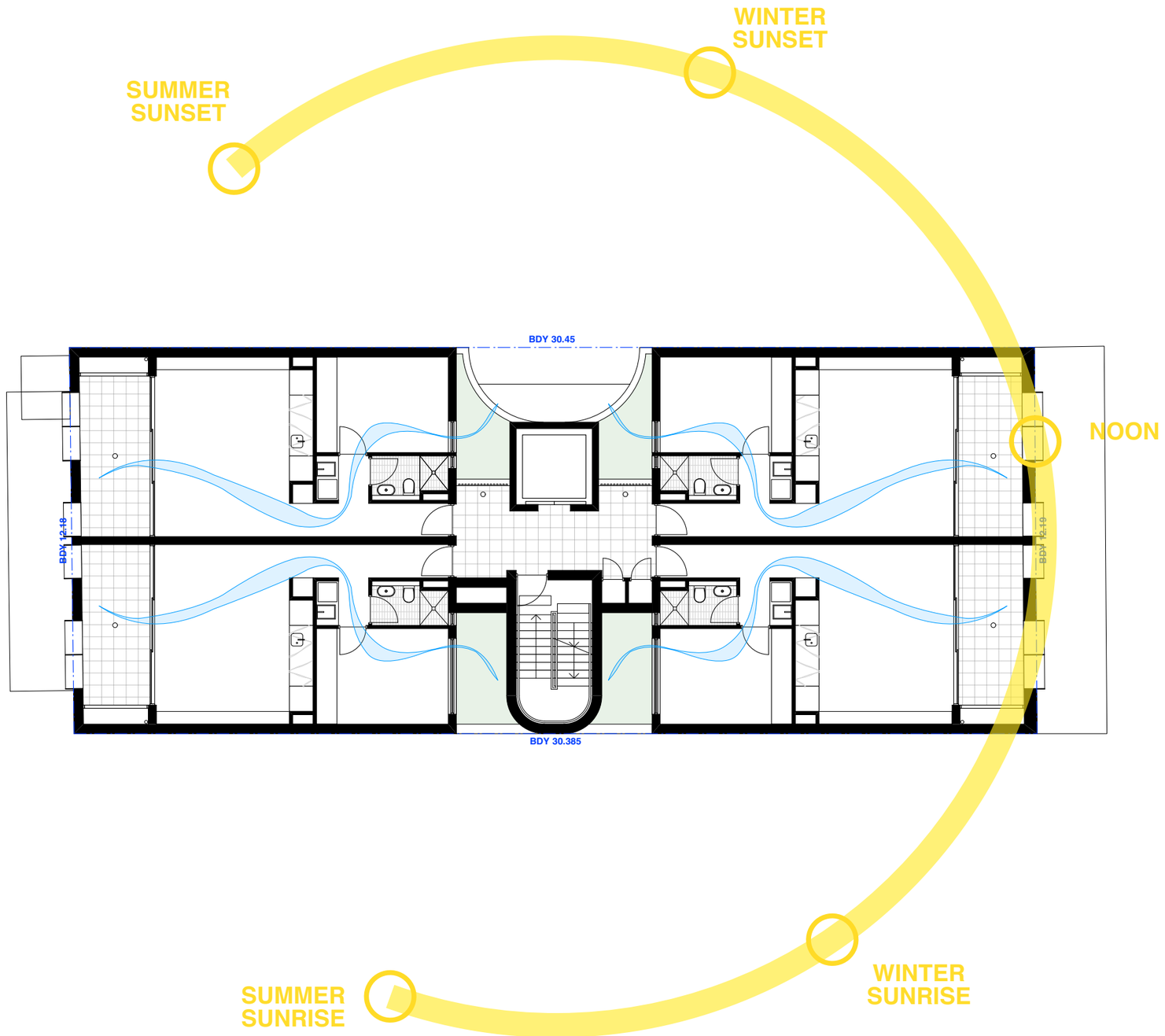
The proposal provides positive environmental , social, and economic outcomes by employing several design measures:

Apartment design takes into consideration the environment through the provision of natural ventilation to all apartments. Solar access for at least 2 hours mid-winter is only marginally underperforming with 65% vs target of 70% being achieved, this is a reflection of the built up area with most buildings being a similar height.

Were possible landscaping has been added to improve the amenity for the residents and the members of the public.

Direct access to light and ventilation has been provided in the central portion of the Link to provide increased amenity.

The proposed materials are robust and appropriate for the nature of the building.



Level 1 Plan - Sustainability

DESIGN PRINCIPLES

PRINCIPLE 5: LANDSCAPE

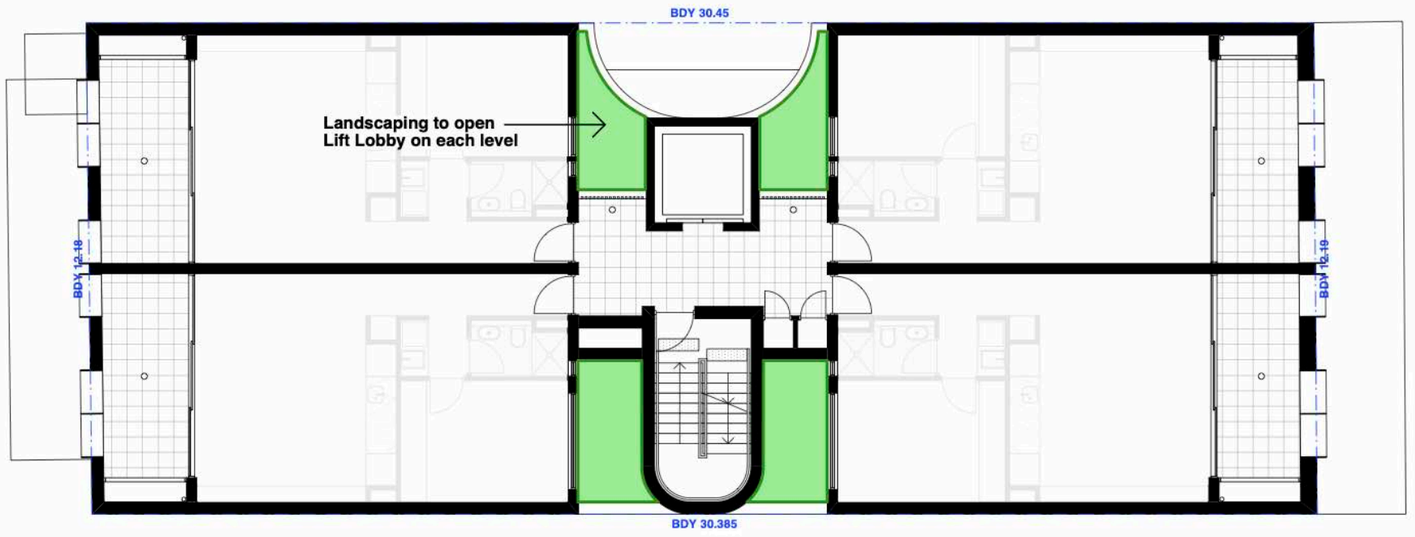
Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape 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 site is currently fully occupied by the building as is typical in the area and without any landscaping. The proposal also fully occupies the site but it does feature landscaping in upper levels of the central part of the building which will serve to create a "green" heart and provide improved amenity to the residents and passing members of the public.

View - Market Place looking West

View - Sydeny Road looking West



Level 1 Plan - Landscape

DESIGN PRINCIPLES

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 proposed apartments achieve a high level of amenity as a result of the following features:

Room sizes are an appropriate dimension for their use.

The apartments are oriented to take advantage of the dual street frontage that the site enjoys with living and private balconies addressing the street and the circulation space being located in the centre.

Apartment layouts are designed to effectively use the space allocated to them and avoid long internal passageways. Open living / dining / kitchen areas enjoy direct access to light and ventilation via private balconies.

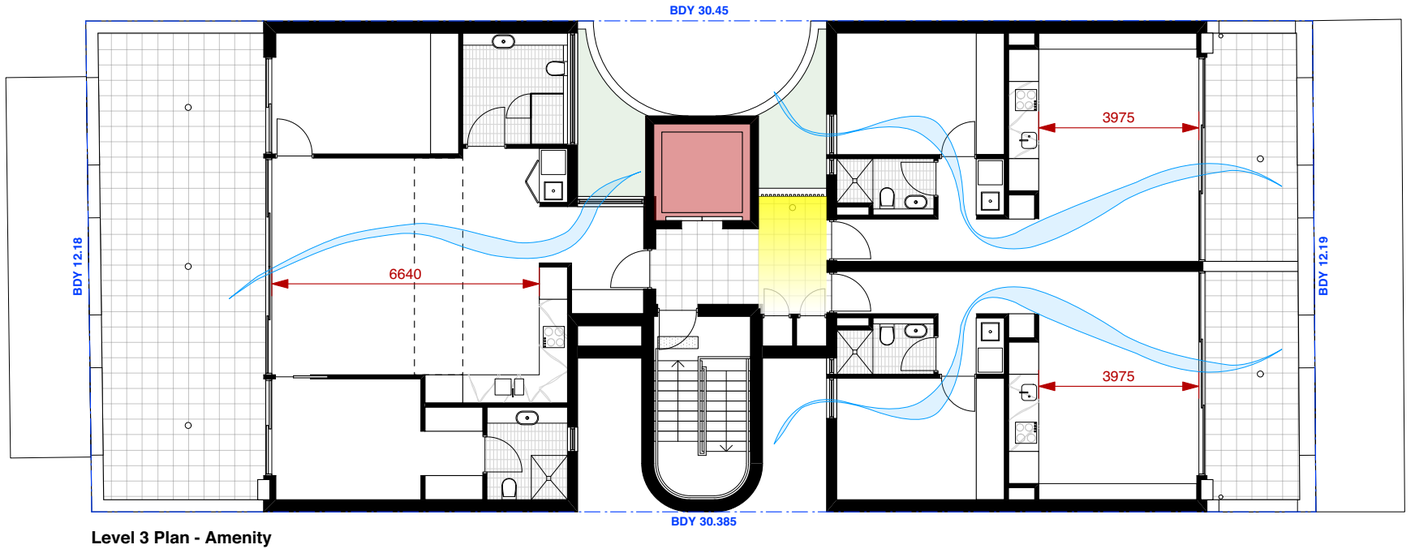
The common lobby has access to natural ventilation and daylight. At all levels there are landscaped planters to increase amenity to these areas.

The single core only services a maximum number of 4 apartments per floor.

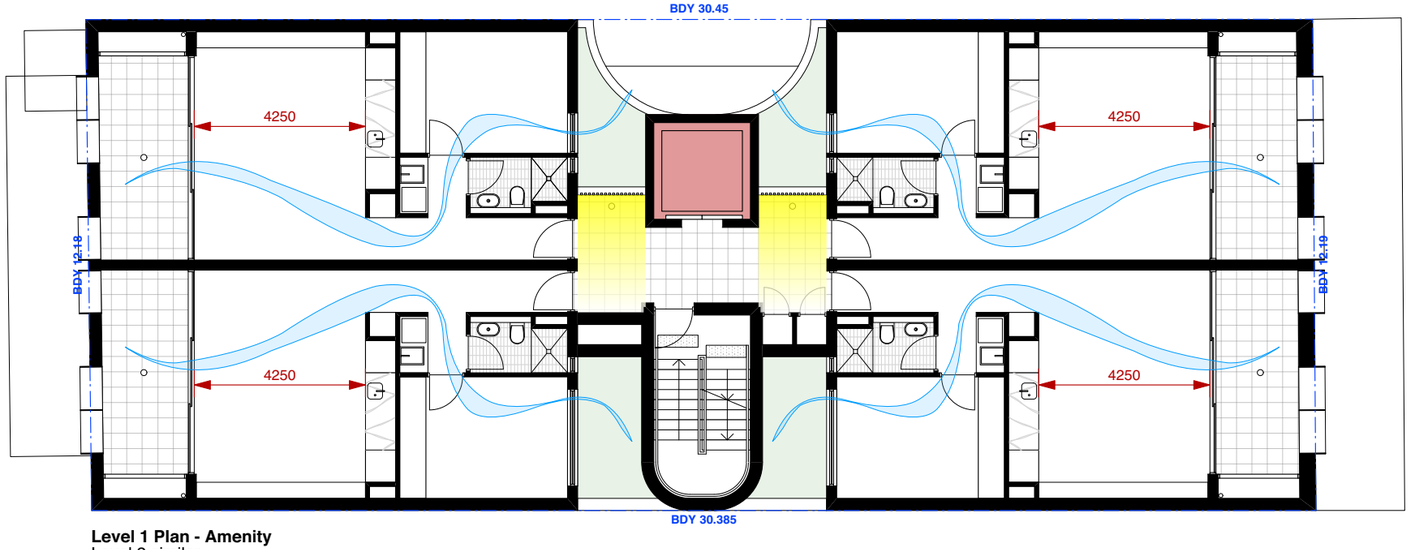
Storage requirements are addressed both internally and within the general basement storage area.

100% of the apartments are naturally ventilated.

While slightly less than 70% of the apartment receive 2 hrs of solar access mid-winter this is considered a reasonable outcome given the built-up context.



Level 3 Plan - Amenity



Level 1 Plan - Amenity
Level 2 similar

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DESIGN PRINCIPLES

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 main residential entry is located off the Arcade Link and is open and well-lit with clear visibility and sight lines.

Access to the lifts is security controlled. Access to the Arcade Link is restricted after hours via security- controlled gates which address any security concerns. This arrangement provides 2 layers of security after hours and a single layer during the course of a day, controlling access to the upper lobbies and apartments.

The presence of balconies facing both frontages will significantly increase opportunities for casual surveillance when compared to the current configuration.

Proposed North Elevation to Sydney Rd -
Clearly Defined Entrances and Passive Surveillance

Proposed South Elevation to Market Place -
Clearly Defined Entrances and Passive Surveillance

DESIGN PRINCIPLES

PRINCIPLE 8: HOUSING DIVERSITY & SOCIAL INTERACTION

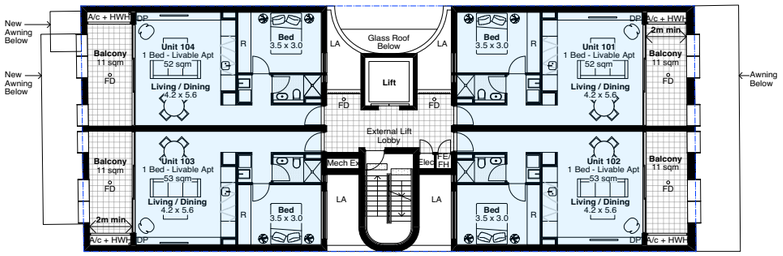
Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

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.

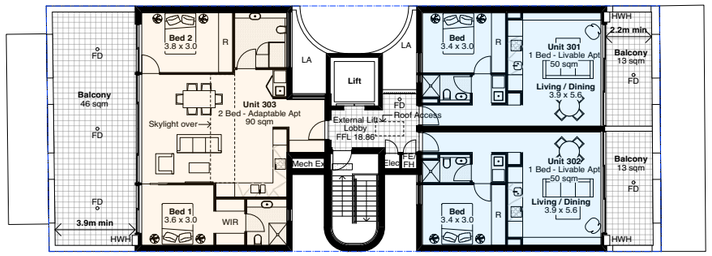
The proposal presents a high standard of apartment design that differentiates it from other older examples of shop top housing in the area. The apartments do not replace existing dwellings on the site and add to the overall housing stock in the area increasing the opportunity for social interaction and diversity.

All apartments are single level and enjoy lift access for occupants of all ages and those with mobility impairments.

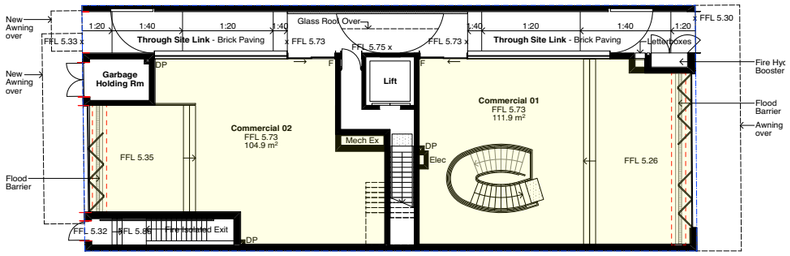
The proposed apartment types include for 1 and 2 bedrooms to improve choice and affordability.



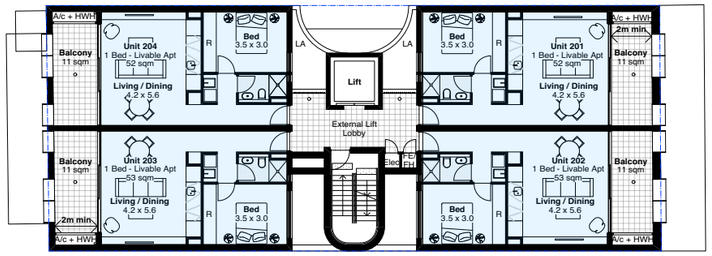
Level 1 Plan



Level 3 Plan



Ground Floor Plan



Level 2 Plan

LEGEND

- 1 Bed Unit
- 2 Bed Unit
- Commercial Tennancy

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DESIGN PRINCIPLES

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.

The proposed development represents a high standard of aesthetic expression and is designed to be an improvement on the current buildings appearance but still respond to the context in a sympathetic manner. The materials selected take the general palette into careful consideration whilst still providing an appropriate contemporary aesthetic. The material do not rely on applied finishes and are hence maintenance free.

The proposed form essentially replicates the existing overall massing so that the existing contextural relationships are maintained. Windows are “punched” through the detailed face brickwork as a nod to the existing building and have finely detailed metal framing to provide articulation and detail. Balconies are within the main building envelope to decrease their visual impact as a further contextural response.

The Link is articulated externally by means of a gentle arched feature above the entrances, to clearly identify this important public gesture and enhance legibility in the Public Domain space.

Existing Sydney Rd Elevation (South)

Existing Market Place Elevation (North)

Proposed Sydney Rd Elevation (South)

Proposed Market Place Elevation (North)

ADG - COMPLIANCE CHECKLIST

Design Criteria			Proposal	Complies
Part 3 - Siting the Development				
3A Site Analysis	**Objective 3A - 1** Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context		A Site Analysis Plan is included The site analysis addresses the items in Appendix 1 "Site Analysis Checklist"	Objective Achieved
3B Orientation	**Objective 3B - 1** Building types and layouts respond to the streetscape and site while optimising solar access within the development		Building layout is dictated by the site constraints but the building has been designed to respond to the streetscape and maximise solar access	Objective Achieved
	Objective 3B - 2 Overshadowing of neighbouring properties is minimised during mid-winter		The property is located in a mixed use commercial/retail area of Manly and the additional over-shadowing of the adjoining properties and pedestrian plaza is minimal because the proposed building is a similar bulk and height as the existing building	Objective Achieved
3C Public domain interface	**Objective 3C - 1** Transition between private and public domain is achieved without compromising safety and security		The building is located in a pedestrianised precinct of the commercial/retail area of Manly. The building has a pedestrian link to support the pedestrianised use of the area. Access to the residential apartments is from the pedestrian through-link and is visible for safety and security	Objective Achieved
	Objective 3C - 2 Amenity of the public domain is retained and enhanced		The amenity and presentation of the public domain is enhanced by the proposed development	Objective Achieved
3D Communal and public open space	**Objective 3D - 1** An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3) 2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (mid winter)	The building is located in a pedestrianised precinct in a commercial/retail area. The buildings in this area occupy the full width site and there is no un-built area for communal space.	Not Provided
	Objective 3D - 2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		Communal space is not provided	Not Provided
	Objective 3D - 3 Communal open space is designed to maximise safety		Communal space is not provided	Not Provided
	Objective 3D - 4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		Public open space is not provided	Not Provided
3E Deep Soil Zones	**Objective 3E - 1** Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	Deep soil zones are to meet the following minimum requirement: **Site Area** / **Min Dimensions** / **Deep soil zone (% of site area)** less than 650sqm / - / 7% 650m2 - 1500sqm / 3m / 7% Greater than 1500sqm / 6m / 7%	The property is located in a commercial/retail area where the buildings occupy the entire site and deep soil is not part of the development pattern of the area	Not Provided
3F Visual Privacy	**Objective 3F - 1** Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	Minimum required separation distances from buildings to the side and rear boundaries are as follows: Building height / Habitable rooms and balconies / Non - habitable rooms up to 12m (4 storeys) / 6m / 3m up to 25m (5-8 storeys) / 9m / 4.5m over 25m (9+ storeys) / 12m / 6m	The building has zero setbacks on all boundaries in accordance with the development controls for the property however the apartments have been designed with the living areas and windows facing onto Sydney Road and Market Place at the rear and no windows in the side walls to maximise visual privacy in accordance with the objective	Objective Achieved
	Objective 3F - 2 Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space		The building has been designed to suit the context of the building and maximise light, solar access and ventilation to the apartments	Objective Achieved
3G Pedestrian access and entries	**Objective 3G - 1** Building entries and pedestrian access connects to and addresses the public domain		The building has a pedestrian through-link to the pedestrianised public domain around the building	Objective Achieved
	Objective 3G - 2 Access, entries and pathways are accessible and easy to identify		The pedestrian through-link is easily identifiable	Objective Achieved
	Objective 3G - 3 Large sites provide pedestrian links for access to streets and connection to destinations		Not applicable	N/A
3H Vehicle Access	**Objective 3H - 1** Vehicle access points are designed and located to achieve safety, minimize conflicts between pedestrians and vehicles and create high quality streetscapes		The building is in a pedestrianised precinct and does not have vehicular access	N/A
3J Bicycle and car Parking	**Objective 3J - 1** Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	For developments in the following locations: • on sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area; • on land zoned, and sites within 400m of land zoned B3 commercial core, B4 mixed use or equivalent in a nominated regional centre. The minimum car parking requirement for residents and visitors is set out in the guide to Traffic generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street	The site has good public transport access no on-site car parking is provided	Not Provided
	Objective 3J - 2 Parking and facilities are provided for other modes of transport		Bicycle parking is provided	Objective Achieved
	Objective 3J - 3 Car park design and access is safe and secure		Not applicable	N/A
	Objective 3J - 4 Visual and environmental impacts of underground car parking are minimised		Not applicable	N/A
	Objective 3J - 5 Visual and environmental impacts of on-grade car parking are minimised		Not applicable	N/A
	Objective 3J - 6 Visual and environmental impacts of above ground enclosed car parking are minimised		Not applicable	N/A
Part 4 - Designing the building				
4A Solar and Daylight Access	**Objective 4A - 1** To optimise the number of apartments receiving sunlight to habitable rooms	1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	The building is constrained by the context and adjoining building and only 64% (7/11) of the apartments receive the min 2hrs of sunlight	Not Provided
		2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9am and 3pm at mid winter	Not applicable	N/A
		3. A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid winter	Due to the orientation and context of the existing building 27% (3/11) apartments do not receive direct sunlight between 9am and 3pm on June 21	Not Provided
	Objective 4A - 2 Daylight access is maximised where sunlight is limited		All apartments have large areas of glazing to maximise daylight access	Objective Achieved
	Objective 4A - 3 Design incorporates shading and glare control, particularly for warmer months		Balconies and awning roofs provide shading	Objective Achieved

ADG - COMPLIANCE CHECKLIST

4B Natural Ventilation	**Objective 4B - 1** All habitable rooms are naturally ventilated		All habitable rooms are provided with openable windows and are naturally ventilated	Objective Achieved
	Objective 4B - 2 The layout and design of single aspect apartments maximises natural ventilation		Not applicable	N/A
	Objective 4B - 3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	100% of apartments are naturally ventilated	Objective Achieved
		2. Overall depth of a cross over or cross through apartment does not exceed 18m, measured glass line to glass line	Not applicable	N/A
4C Ceiling Heights	**Objective 4C - 1** Ceiling height achieves sufficient natural ventilation and daylight access	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Habitable Rooms: 2.7m Non - habitable rooms: 2.4m For 2 storey apartments: 2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area Attic spaces: 1.8m at edge of room with a 30 degree minimum ceiling slope If located in mixed use areas: 3.3m for ground and first floor to promote future flexibility of use	The building is a mixed use development. The ceiling height of Ground Floor is 3.2m - 3.6m in accordance with the context of the building. The ceiling height of the residential apartments on Levels 1 - 3 comply with the requirements of this design criteria	Objective Achieved
	Objective 4C - 2 Ceiling height increases the sense of space in apartments and provide for well-proportioned rooms		All habitable rooms have 2.7m ceiling heights	Objective Achieved
	Objective 4C - 3 Ceiling heights contribute to the flexibility of building use over the life of the building		The ceiling height is appropriate to the building type	Objective Achieved
4D Apartment Size and Layout	**Objective 4D - 1** The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	1. Apartments are required to have the following minimum internal areas: Apartment: Min Internal Area Studio: 35sqm 1 Bedroom: 50sqm 2 Bedroom: 70sqm 3 Bedroom: 90sqm The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m^2 each	The internal area of all apartments is greater than the minimum requirements	Objective Achieved
		2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	All habitable rooms have a window in an external wall with a total min glass area of not less than 10% of the floor area of the room.	Objective Achieved
	Objective 4D - 2 Environmental performance of the apartment is maximised	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling	All apartments comply	Objective Achieved
		2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	The open plan Living, Dining and Kitchen is less than 8m deep from the glass line	Objective Achieved
	Objective 4D - 3 Apartment layouts are designed to accommodate a variety of household activities and needs	1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)	The master bedrooms of all apartments comply	Objective Achieved
		2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	The bedrooms of all apartments comply	Objective Achieved
		3. Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments	The Living/Dining Rooms of all apartments comply	Objective Achieved
		4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	Not applicable	N/A
4E Private Open Space and Balconies	**Objective 4E - 1** Apartments provide appropriately sized private open spaces and balconies to enhance residential amenity	1. All apartments are required to have primary balconies as follows: Dwelling Type / Min Area / Min Depth Studio / 4sqm / - 1 Bedroom / 8sqm / 2m 2 Bedroom / 10sqm / 2m 3+ Bedroom / 12sqm / 2.4m The minimum balcony depth to be counted as contributing to the balcony area is 1m	The balconies of all apartments are larger than the minimum requirements	Objective Achieved
		2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m2 and a minimum depth of 3m	Not applicable	N/A
	Objective 4E - 2 Primary private open space and balconies appropriately located to enhance liveability for residents		Balconies are located off the living areas of the apartments	Objective Achieved
	Objective 4E - 3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building		The balconies are integrated into the architectural form of the building	Objective Achieved
	Objective 4E - 4 Private open space and balcony design maximise safety		The balconies are designed to maximise safety	Objective Achieved
4F Common Circulation and Spaces	**Objective 4F - 1** Common circulation spaces achieve good amenity and properly service the number of apartments	1. The maximum number of apartments off a circulation core on a single level is eight	The maximum number of apartments off a Lobby on any level is 4	Objective Achieved
		2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	Not applicable	N/A
	Objective 4F - 2 Common circulation spaces promote safety and provide for social interaction between residents		The lift lobbies on each level are open sided with natural light and ventilation and large planters to enhance amenity and facilitate social interactions between residents	Objective Achieved
4G Storage	**Objective 4G - 1** Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Dwelling Type / Storage size volume Studio: 4m3 1 Bedroom: 6m3 2 Bedroom: 8m3 3+ Bedroom: 10m3 At least 50% of the required storage is to be located within the apartment	Each apartment has been provided with the required storage in the apartment and in the Storage Room in the Basement	Objective Achieved
	Objective 4G - 2 Additional storage is conveniently located, accessible and nominated for individual apartments		Individual storage facilities are provided for each apartment in the Storage Room in the Basement	Objective Achieved

ADG - COMPLIANCE CHECKLIST

4H Acoustic Privacy	**Objective 4H - 1** Noise transfer is minimised through the siting of buildings and building layout	The bedrooms of each apartment have been located away from the potential noise of pedestrian plazas on both sides of the building	Objective Achieved
	Objective 4H - 2 Noise impacts are mitigated within apartments through layout and acoustic treatments	The apartments are generally compact 1 bedroom apartments and noise impacts within the apartments will be mitigated by acoustic treatments within the	Objective Achieved
4J Noise + Pollution	**Objective 4J - 1** In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	The proposed development is not in a noisy or hostile environment	N/A
	Objective 4J - 2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	The building will be constructed in accordance with the acoustic requirements appropriate to the location of the building	Objective Achieved
4K Apartment Mix	**Objective 4K - 1** A range of apartment types and sizes is provided to cater for different household types now and in the future	The apartment types are appropriate to the location of the building	Objective Achieved
	Objective 4K - 2 The apartment mix is distributed to suitable locations within the building	The building is small with maximum 4 units per floor	Objective Achieved
4L Ground Floor Apartments	**Objective 4L - 1** Street frontage activity is maximised where ground floor apartments are located	Not applicable	N/A
	Objective 4L - 2 Design of ground floor apartments delivers amenity and safety for resident	Not applicable	N/A
4M Facades	**Objective 4M - 1** Building facades provide visual interest along the street while respecting the character of the local area	The building has been designed to suit the existing context	Objective Achieved
	Objective 4M - 2 Building functions are expressed by the façade	The building functions are clearly expressed in the façade	Objective Achieved
4N Roof Design	**Objective 4N - 1** Roof treatments are integrated into the building design and positively respond to the street	The roof is consistent with the design of the building	Objective Achieved
	Objective 4N - 2 Opportunities to use roof space for residential accommodation and open space are maximised	The use of the roof space is not appropriate to the development	N/A
	Objective 4N - 3 Roof design incorporates sustainability features	The roof incorporates PV panels and provides solar protection to the levels below	Objective Achieved
4O Landscaped Design	**Objective 4O - 1** Landscape design is viable and sustainable	The building is located in a commercial/retail area where buildings occupy the entire site and landscape open space is not provided	Not Provided
	Objective 4O - 2 Landscape design contributes to the streetscape and amenity	Not provided	Not Provided
4P Planting on Structures	**Objective 4P - 1** Appropriate soil profiles are provided	Provided in accordance with Landscape Architects details	Objective Achieved
	Objective 4P - 2 Plant growth is optimised with appropriate selection and maintenance	Planting has been selected by the Landscape Architect appropriate to the location	Objective Achieved
	Objective 4P - 3 Planting on structures contributes to the quality and amenity of communal and public open spaces	Planters in the lobbies on L1 - L3 enhance the quality and amenity of the common area and pedestrian through-link on Ground Floor Level	Objective Achieved
4Q Universal Design	**Objective 4Q - 1** Universal design features are included in apartment design to promote flexible housing for all community members	The building is fully accessible and includes one adaptable apartment	Objective Achieved
	Objective 4Q - 2 A variety of apartments with adaptable designs are provided	Adaptable Housing is provided within the development	Objective Achieved
	Objective 4Q - 3 Apartment layouts are flexible and accommodate a range of lifestyle needs	The apartments are generally 1 bedroom units which are appropriate to the location but they do not provide the flexibility for a range of lifestyles	N/A
4R Adaptable Reuse	**Objective 4R - 1** New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	Not applicable	N/A
	Objective 4R - 2 Adapted buildings provide residential amenity while not precluding future adaptive reuse	Not applicable	N/A

4S Mixed Use	**Objective 4S - 1** Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	The building is mixed use and appropriate to its location	Objective Achieved
	Objective 4S - 2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	Th residential levels are integrated with amenity and safety maximised for residents	Objective Achieved
4T Awnings and Signage	**Objective 4T - 1** Awnings are well located and complement and integrate with the building design	The awnings over both street frontages are integrated with the building design	Objective Achieved
	Objective 4T - 2 Signage responds to the context and desired streetscape character	Signage is integrated into the design of the building	Objective Achieved
4U Energy Efficiency	**Objective 4U - 1** Development incorporates passive environmental design	Natural light, solar access and natural ventilation are provided to all apartments	Objective Achieved
	Objective 4U - 2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	The building has been designed to maximise solar access.	Objective Achieved
	Objective 4U - 3 Adequate natural ventilation minimises the need for mechanical ventilation	All apartments have natural cross ventilation	Objective Achieved
4V Water Management and Conservation	**Objective 4V-1** Potable water use is minimised	Water usage of the building is in accordance with BASIX	Objective Achieved
	Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters	Not applicable	N/A
	Objective 4V-3 Flood management systems are integrated into site design	The building has been designed in accordance with the Flood Risk Management Plan	Objective Achieved
4W Waste Management	**Objective 4W - 1** Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	The waste storage room is located in the Basement and is not visible from the street.	Objective Achieved
	Objective 4W - 2 Domestic waste is minimised by providing a safe and convenient source separation and recycling	Recycling waste storage is provided in the Garbage Room.	Objective Achieved
4X Building Maintenance	**Objective 4X - 1** Building design detail provides protection from weathering	The balconies provide weather protection to the lower level apartments. The Level 3 apartments have an awning roof over the window wall	Objective Achieved
	Objective 4X - 2 Systems and access enable ease of maintenance	Balconies facilitate access for maintenance	Objective Achieved
	Objective 4X - 3 Material selection reduces ongoing maintenance needs	The materials of the building have been selected for a long design life with minimum maintenance	Objective Achieved

DEVELOPMENT DATA

GFA DIAGRAMS

NORTHERN BEACHES COUNCIL
Manly LEP 2013 GFA Definition:

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

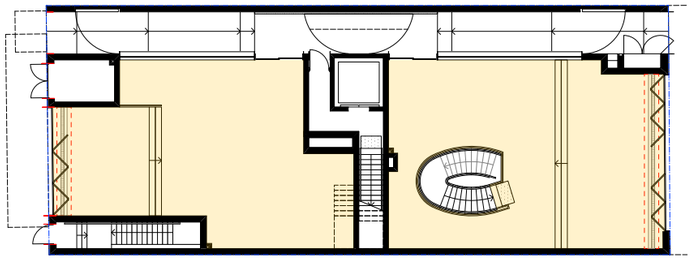
(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes—
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement—
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.

GFA CALCULATIONS

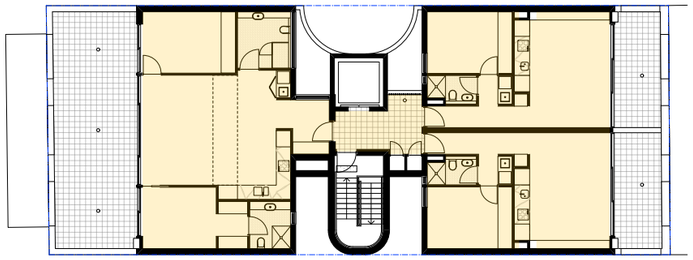
Site Area	370.5 m^2
Basement	149.3 m^2
Ground Floor	215.2 m^2
Level 1	227.2 m^2
Level 2	227.2 m^2
Level 3	201.8 m^2

GFA / FSR SUMMARY

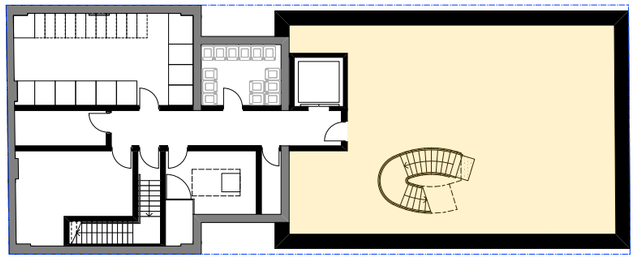
	Permissible	Proposed
GFA	1,111.8m^2	1,020.7 m^2
FSR	3:1	2.8:1
Commercial GFA - Manly LEP Clause 6.16		
Min 25% total GFA	278m^2 25%	364.5m^2 36%



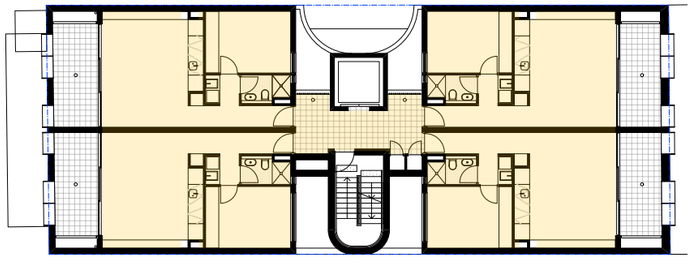
GFA Diagram - Ground



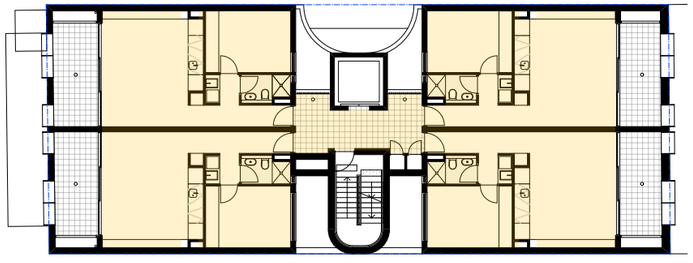
GFA Diagram - Level 3



GFA Diagram - Basement



GFA Diagram - Level 2



GFA Diagram - Level 1

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DEVELOPMENT DATA

SEPP 65 DIAGRAMS: GROUND - LEVEL 3

	Control	Achieved
Solar Access	70%	7/11 (64%)
Cross Ventilation	60%	11/11 (100%)
Adaptable Units		

Solar Access

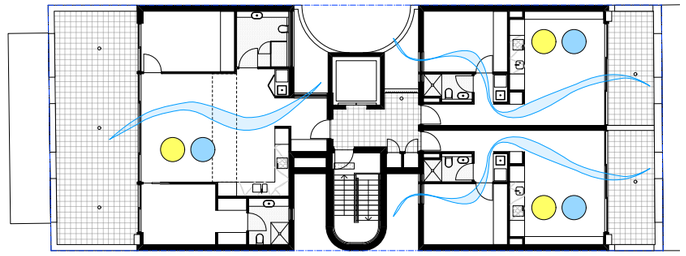
Unit	2hr Winter Sun Access (9:00am - 3:00pm)
Ground	-
Level 1	2/4
Level 2	2/4
Level 3	3/3
Total	**7/11**
%	**64%**

No Solar Access (max 15% of units)

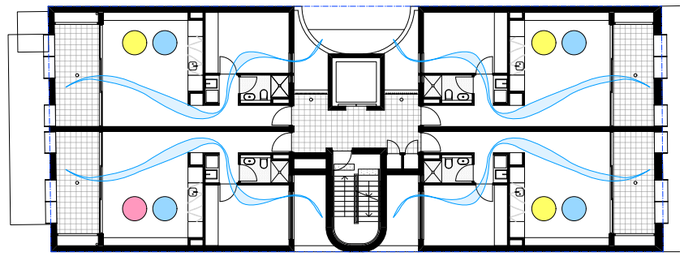
Unit	No Winter Sun Access (9:00am - 3:00pm)
Ground	-
Level 1	2/4
Level 2	1/4
Level 3	0/3
Total	**3/11**
%	**27%**

Cross Ventilation

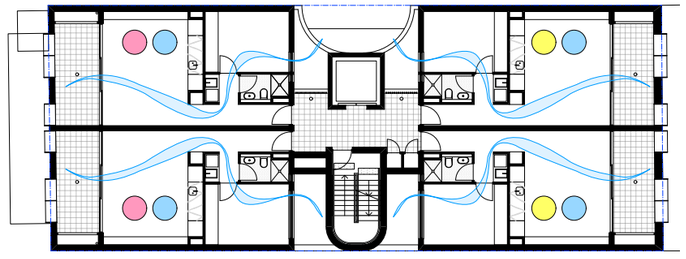
Unit	Cross Ventilated Units
Ground	3/3
Level 1	4/4
Level 2	2/2
Level 3	2/2
Total	**11/11**
%	**100%**



SEPP 65 Diagram - Level 3



SEPP 65 Diagram - Level 2



SEPP 65 Diagram - Level 1

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DEVELOPMENT DATA

SOLAR ACCESS - VIEWS FROM THE SUN

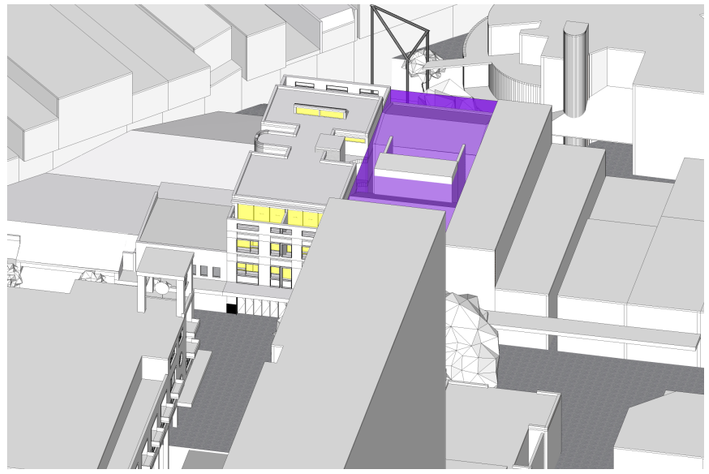
Solar Access into Apartment through glazing

Building envelope if the adjacent building at No. 21 - 25 Sydney Rd is redeveloped to max 12m height

9:00 am 21 June - View from the Sun

10:00 am 21 June - View from the Sun

11:00 am 21 June - View from the Sun



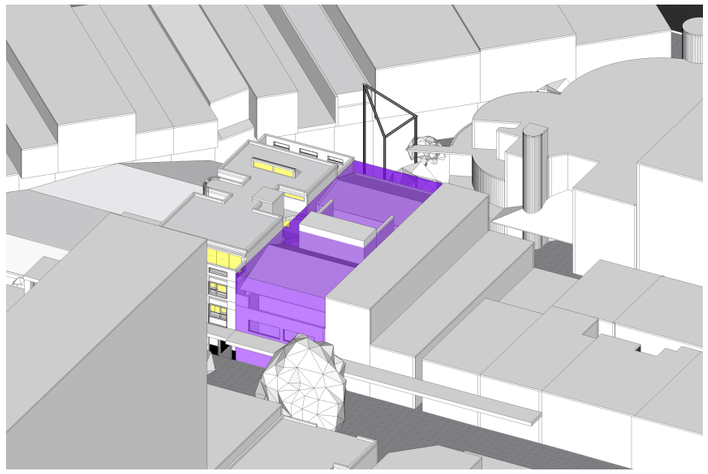
12:00 pm 21 June - View from the Sun

DEVELOPMENT DATA

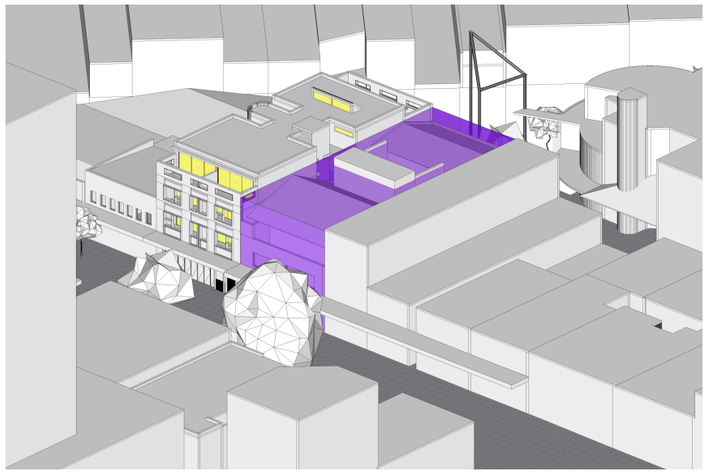
SOLAR ACCESS - VIEWS FROM THE SUN

Solar Access into Apartment through glazing

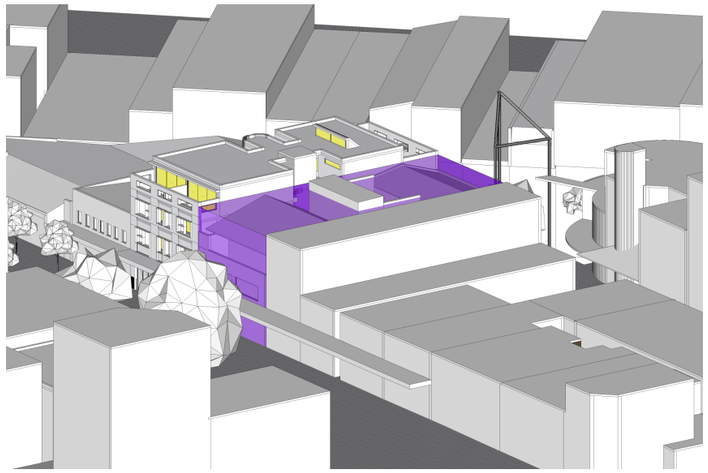
Building envelope if the adjacent building at No. 21 - 25 Sydney Rd is redeveloped to max 12m height



1:00 pm 21 June - View from the Sun



2:00 pm 21 June - View from the Sun



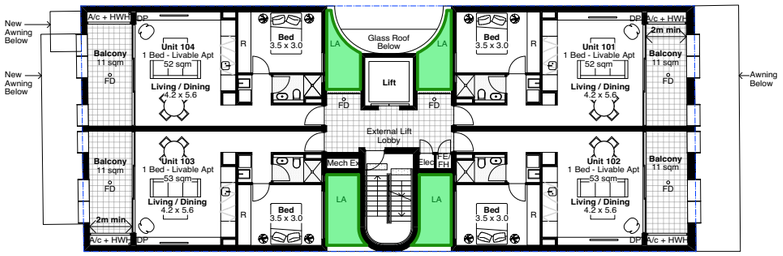
3:00 pm 21 June - View from the Sun

DEVELOPMENT DATA

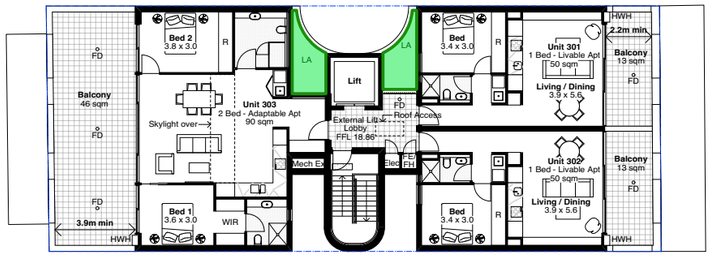
LANDSCAPED AREA

Site Area **370.6 m²**

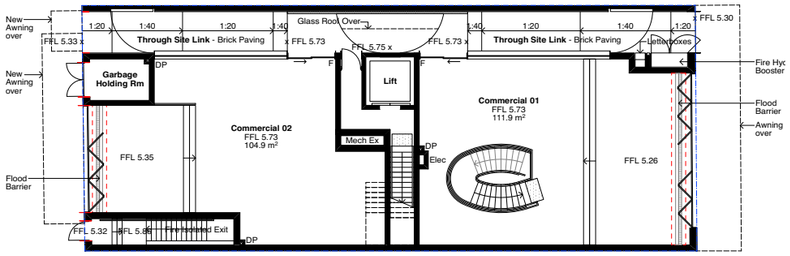
	Control	Proposed	Complies
ADG			
Deep Soil (>3m wide)	7% of site area	0% (0.0 m²)	No
Communal Open Space (>3m wide)	25% of site area	0% (0.0 m²)	No
Manly DCP 2013			
Clause 4.1.5 Open Space + Landscaping	0m²	39m²	Yes



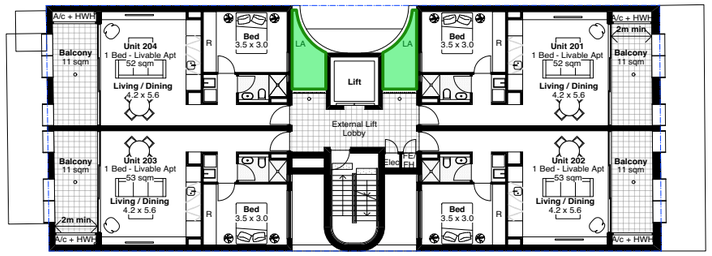
Level 1 Plan



Level 3 Plan



Ground Floor Plan



Level 2 Plan

LEGEND

Landscaped Area - Planter

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DEVELOPMENT DATA

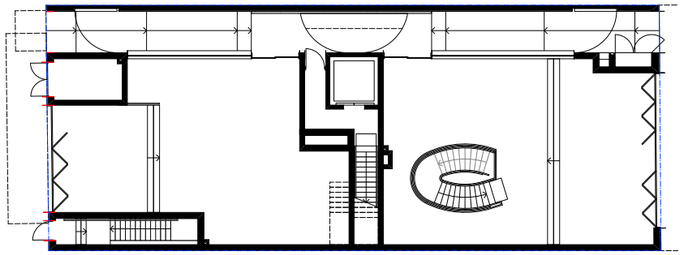
STORAGE

ADG STORAGE CONTROLS

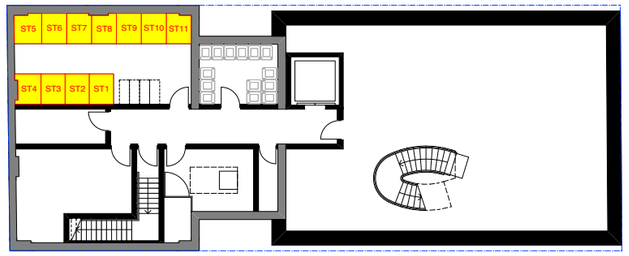
	Control	% in Apt	Total
Studio	4m	50% - 2m	4
1 Bed	6m	50% - 3m	6
2 Bed	8m	50% - 4m	8
3 Bed+	10m	50% - 5m	10

STORAGE SUMMARY

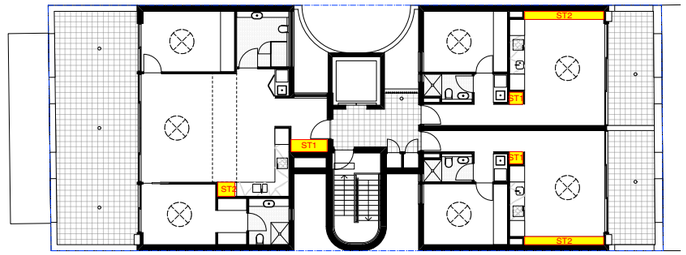
Unit	Type	Req	% Int	% Ext	Total	Compliance
Unit 101	1 Bed	$6m^3$	50%	50%	$6m^3$	YES
Unit 102	1 Bed	$6m^3$	50%	50%	$6m^3$	YES
Unit 103	1 Bed	$6m^3$	50%	50%	$6m^3$	YES
Unit 104	1 Bed	$6m^3$	50%	50%	$6m^3$	YES
Unit 201	1 Bed	$6m^3$	50%	50%	$6m^3$	YES
Unit 202	1 Bed	$6m^3$	50%	50%	$6m^3$	YES
Unit 203	1 Bed	$6m^3$	50%	50%	$6m^3$	YES
Unit 204	1 Bed	$6m^3$	50%	50%	$6m^3$	YES
Unit 301	1 Bed	$6m^3$	50%	50%	$6m^3$	YES
Unit 302	1 Bed	$6m^3$	50%	50%	$6m^3$	YES
Unit 303	2 Bed	$8m^3$	50%	50%	$8m^3$	YES



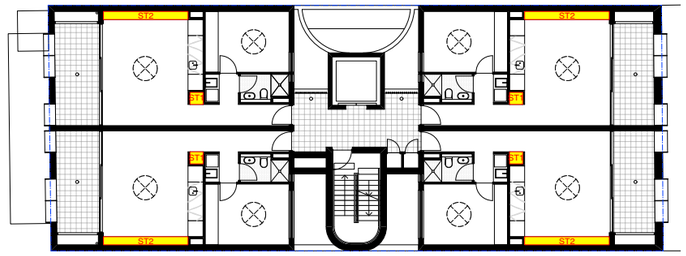
Storage Diagram - Ground



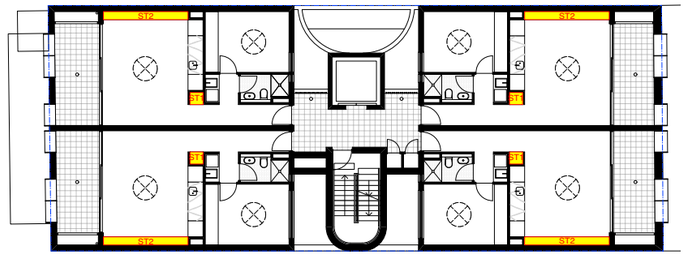
Storage Diagram - Basement



Storage Diagram - Level 3



Storage Diagram - Level 2



Storage Diagram - Level 1

MHNDUNION

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Title: Development Application Design Report

Project: 17 - 19 Sydney Road,
Manly, 2095

Project Number: 21-048

Client:

Status: Development Application

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