

**STATE ENVIRONMENTAL PLANNING POLICY NO. 65**



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**DEMOLITION OF EXISTING FURNITURE SHOWROOM &  
CONSTRUCTION OF NEW SHOP-TOP HOUSING DEVELOPMENT**

**@**

**267 – 269 CONDAMINE STREET  
MANLY VALE NSW 2093**

PREPARED FOR: CITE GROUP

PROJECT 1820  
No.

DATE FEBRUARY  
2019

ISSUE B

## 1.0 INTRODUCTION

The location of the proposal is 267 – 269 Condamine Street Manly Vale NSW.

The site is designated on Warringah Council Maps as B2 zoning, Local Centre.

The proposal is consistent with the zoning and Desired Future character of the area.

This application seeks development consent for:

- ▷ The demolition of existing 1 and 2 storey furniture show room buildings.
- ▷ The construction of a new four (4) storey development with ground level retail and 3-4 floors of residential apartments containing:
  - ▷ Four (4) retail units at ground level
  - ▷ Twenty seven (27) residential units above ground floor
  - ▷ Thirty one (31) car parking spaces for residential units
  - ▷ Six (6) car parking spaces for residential visitors
  - ▷ Seventeen (17) car parking spaces for retail
  - ▷ Car parking in a secure car park with two basement levels with dual lane access via Kenneth Street.

The project has been designed by Gartner Trovato Architects and is illustrated in the architectural drawing submission, drawings DA00 – DA20.

## 2.0 SEPP 65 ANALYSIS

### SEPP 65 – Design Quality of Residential Flat Development

The proposal being for a four-storey residential flat building is subject to assessment under *State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development*.

In accordance with this SEPP, the following design verification is provided.

*I, Sean Gartner am a **qualified designer**, being a registered Architect by the Board of Architects in NSW (Registration No. 6072) and do hereby verify the following:*

- (a) *that I designed the residential flat development, and*
- (b) *that the design quality principles set out in Schedule 1 of State Environmental Planning Policy No 65—Design Quality of Residential Flat Development are achieved for the residential flat development.*

  
Signed \_\_\_\_\_

As further required by the SEPP, the following detailed responses are provided:

(a) an explanation of the design in terms of the design quality principles set out in Schedule 1 of *State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development*,

**1-Context and neighbourhood character**

The context of the immediate locality is shop-top housing and retail uses along Condamine Street, with a mixture of apartment buildings, detached dwelling houses, golf courses and bushland in the surrounding area.

In the surrounding area, the site is within the following lands and uses:

- Local shops and bus stop in immediate vicinity
- 1.2 km to Andrew “Boy” Charlton Pool
- 1.2 km to Manly Dam
- 1.9 km to Manly Beach
- 2 km to Warringah Mall

Aerial View of the Manly Vale context. The site is located roughly in the centre of the image.



The proposal is consistent with the uses in the surrounding development.

The design responds to the LEP by proposing a high-quality shop-top housing development in the Manly Vale local centre.

**2-Built form and scale**

The built form of the proposal has proportion and separation that respond to the surrounds. The result is an interesting streetscape, with facades that provide views and amenity to the building.

The built form responds to the context of the sites zoning for Shop-Top housing. The design is well articulated to mediate between the proposed development at 265 Condamine Street, and the existing 4 storey commercial development at 3 – 9 Kenneth Road. Refer to the streetscapes below.



Image above showing the relationship of the proposed development with that of 265 Condamine Street.



Image above showing the relationship of the proposed development with the existing commercial development at 3 – 9 Kenneth Road.

The built form clearly defines the public (retail) and private (residential) parts of the building, by the different character and presentation on the facade, and contributes to the character of both Condamine Street and Kenneth Road.





Image above showing the view from corner of Condamine Street and Kenneth Road. The contemporary design of the facade responds to the desired future character of the zone.

The scale of the proposal is appropriate to the predominant building form, presenting 3 storeys to Condamine Street and Kenneth Road to relate to the neighbouring 3 storey shop-top housing buildings. A fourth storey is proposed that is well set-back from the main street facades. This same building form has been adopted by the approved developments at 261 and 263 Condamine Street. Refer to streetscape image below.





The aerial image above shows how the building bulk and scale relates to the adjoining properties.

The bulk and scale of the proposal is minimised by the high degree of articulation and depth of the facade design, the set-backs to the upper floors and the stepping of the building to reflect the site topography. The bulk and scale is considered appropriate for the desired and future character of the area.

### **3-Density**

The proposed density of the building is in response to the social dimension of the precinct and the environmental quality of the development.

The total floor space of the proposed development is related to compliance with the setback and height controls, combined with complying solar access and cross ventilation.

The density is in response to the market demand for “entry level” small two bedroom apartments in the area. The density is appropriate for the location of the site, directly fronting the major route connecting the Northern Beaches with the Sydney CBD.

The density of 27 apartments and 4 retail shops is appropriate for the established character of higher density housing located in the local centre of Manly Vale.

### **4-Sustainability**

The development proposed and the existing buildings on site are not suited for any re-use of existing structures, and as such, the design seeks to maximise the use of new building technology to minimise resources used in the construction and ongoing use. Some of these methods include

- Large landscaped internal courtyard to provide light and air into the centre of the building for ventilation and cooling.
- Passive solar design with large eaves and balcony overhangs to control summer sun
- BASIX certificate specifications of low water use taps and fittings
- Low energy light fittings for minimisation of power consumption
- Large areas of glazing to maximise natural light and minimise the need for artificial lighting in daylight hours

## 5-Landscape

An internal courtyard is proposed to provide daylight, natural ventilation and a landscaped outlook from the apartments. Landscaping is provided in dense plantings in the internal courtyards to provide softening and screening between the units. The landscaping features Kentia Palms, Tree Ferns, Purple Hydrangeas and Philodendrons.



Image above showing a view of the internal courtyard from Unit 9 (Level 2).

## 6-Amenity

The design creates apartments of excellent amenity. The room sizes are generous, with excess amounts of natural light, ventilation, outlook and views from the upper units that take advantage of the site's locality and orientation.

The design of the internal and external living areas provides a clear flow and connection between the two to allow them to act as one, and maximise the amenity of the areas. Open plan kitchens within the main living area add to the quality and size of living spaces.

Visual and acoustic privacy is exceptional within the development and outdoor balcony spaces are generally much larger than standard, to provide a good amenity for outdoor entertainment. Winter gardens are provided to the units facing Condamine Street to increase the acoustic insulation of the balcony and apartment interior.

Refer to image below showing Unit 08 interior and winter garden.



## **7-Safety**

Safety and Security are well thought out. The definitions of public and private space are clear in the delineation of facade elements.

The balconies provide excellent overlooking of the public domain from private spaces to further enhance safety and security.

Secure access is provided to the pedestrian and vehicular entrances. Video intercoms and lighting are provided at entry points.

Retail and residential entrances are clearly defined and secured.

## **8-Housing diversity and social interaction**

The design has researched local estate agents to understand the demand for the apartment size and types in this location. The greatest demand is for first home buyers entering into the market, and young renters. The type of apartments this demographic is seeking, is low cost and therefore smaller sized apartments that are aimed to sell at values between \$800,000 - \$900,000. Accordingly the proposal accommodates 1 and 2 bedroom apartments, with a variety in the sizes of units and the provision of studies.

Social interaction is encouraged through the proposed retail shops, the residential entrance and landscaped curtilage around the building, and through the provision of the roof top communal open space.



Image above showing the retail shops and residential entrance with landscaping.



## 9-Aesthetics

The aesthetics of the proposal respond to the site's environment and the social dimension. The prominent corner site demands high quality finishes and contemporary design.

The proposal presents an attractive, dynamic and vibrant facade with the range of colour, building shape and modulation for a detailed and interesting building. The corner is articulated with a perforated metal screen clad wall that features interpretative artwork of the local area. The balconies are framed with white painted concrete that relates to the form and scale of the façade of the proposed furniture show room on the adjacent site. On the Kenneth Road façade the balcony motif steps up the hill to reduce the bulk and scale of the proposal and to relate the design to the topography.



View of the proposal from the corner of Condamine Street and Kenneth Road.

Balconies are screened with a variety of clear glass and aluminium louvres and planting trellises, depending on their proximity to Condamine Street and their exposure to the north façade. The large balconies join seamlessly to the internal living areas as a direct response to the demand for an outdoors lifestyle on the northern beaches of Sydney. The building is well suited to its environment.

The internal courtyard provides daylight and ventilation to the apartments, as well as a landscaped outlook and screen plantings for privacy.

- (b) drawings of the proposed development in the context of surrounding development, including the streetscape,**

The streetscape is represented in perspective and the 3D electronic model / movie.

- (c) development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations,**

The LEP requirements are referenced on drawings, and are generally complied with.

- (d) drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context,**

A landscape architectural plan is provided.

- (e) if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts,**

The development responds to both the existing and future character.

- (f) photomontages of the proposed development in the context of surrounding development,**

Montages of the proposed development in relation to the existing surrounds are modeled in 3-dimensional computer perspectives from surveyor's measurements.

- (g) a sample board of the proposed materials and colours of the facade,**

A Schedule of Colours and Materials is included as part of the application.

- (h) detailed sections of proposed facades,**

Detailed perspectives representing the proposal are included in the architectural drawings.

- (i) if appropriate, a model that includes the context.**

A movie derived from a 3D digital model of the development is provided exhibiting a high degree of resolution and showing the proposal in its context.