

RESIDENTIAL DEVELOPMENT S96 - 46 VITORIA PARADE MANLY

SEPP 65 DESIGN VERIFICATION STATEMENT

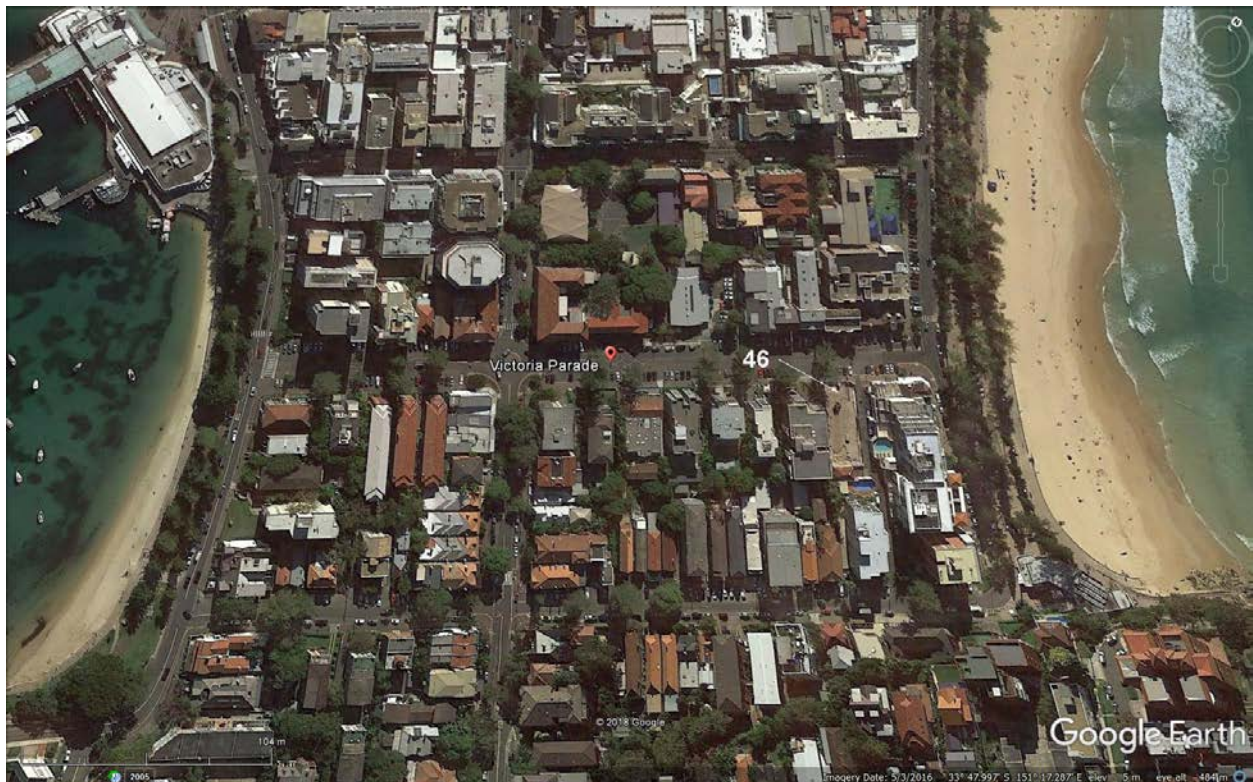
DESIGN QUALITY PRINCIPLES PRINCIPLE

PRINCIPLE 1- CONTEXT

Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area. Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.

The proposal is a residential intensification of an existing residential mixed use streetscape in Victoria Street Manly behind the beachfront Sebel Hotel. and commercial strip . The development forms a transition between the commercial zoning and adjacent residential flat buildings.

Victoria Street and the surrounding neighborhood are predominantly multi-unit residential apartments



Site location



Street context

The streetscape looking east to the beach is defined by the mature freestanding Norfolk Pines. The building setbacks are consistent and allow for perpendicular parking & pedestrian footpath both sides. The generous street cross section allows for most street facing apartments to look into the tree foliage, some capture a narrow vista of the sea.



The south elevation

The southern part of the site faces an existing low scale substation and residential flat building beyond with a landscaped pool area between.



Adjacent Residential Flat Building to west



Dungowan Lane and Sebel dock to east



Adjacent Commercial Building & Sebel Hotel

PRINCIPLE 2 – BUILT FORM & SCALE

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

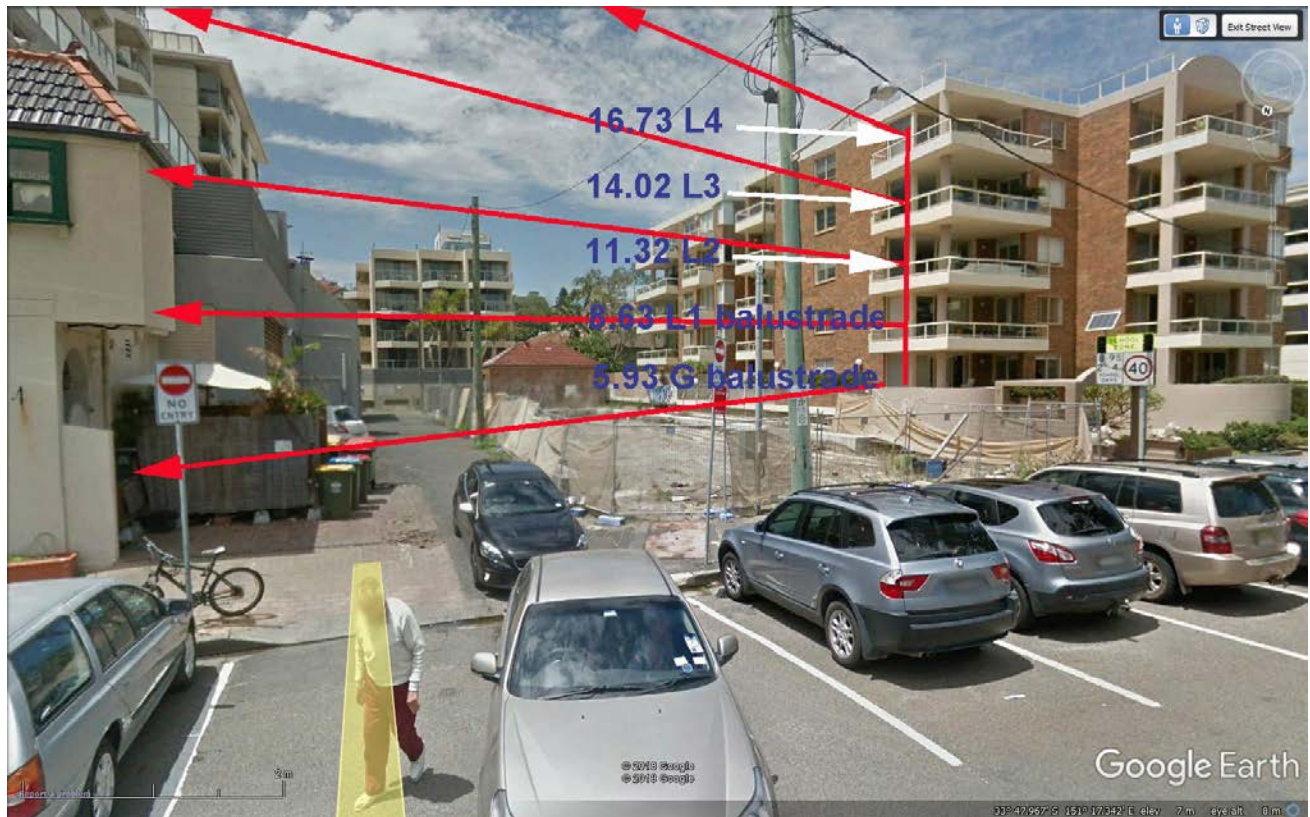
Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

The proposal is within the maximum height limit prescribed in the LEP. The façades are layered and broken up to read as a juxtaposition of various scaled elements both horizontally & vertically. This provides the facades a rhythm an apparent smaller scale which promotes a relationship & dialog with the adjacent residential flat buildings and terraces to the north.

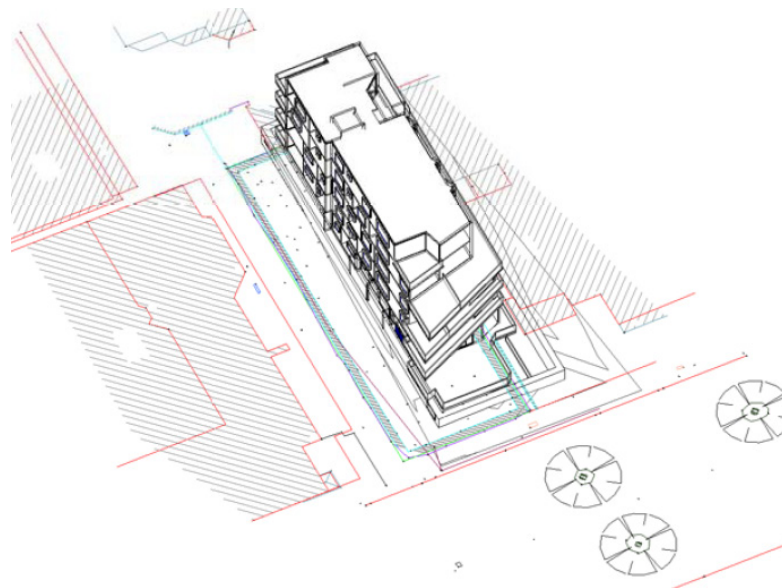


The upper levels are set-back and recessive to minimize the street front scale.

The building envelope has been maintained in accordance with the existing development to retain neighboring sight lines diagonally across the front of the sight. (Ref view analysis report.) The new floor levels have been adjusted to comply with the ADG and match approximately those of this neighboring apartment building



Neighboring sight line to beach matches building setback line.



View plane - aligned balconies

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 complies with the floor space ratio provisions of the LEP and separation distances outlined in the ADG and council DCP set back provisions. The design responds to the shape and opportunities of the site and has consideration to adjacent development. The yield of 13 units (DA) reduced to 11 (s96) custom designed owner occupier apartments with a greater proportion of family sized apartments. The scale and density is appropriate given the surrounding residential typology which extends through to the Manly Corso commercial village, high rise hotel accommodation and serviced apartments facing the surf beach. This density has characterized the South Steyne and Harbor Ferry interchange precinct for half a century and continues to be a tourism and recreational destination for greater Sydney..

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 live ability 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 building is designed to embrace the principles of Environmentally Sustainable Design and to meet the targets set out in the Building and Sustainability Index (BASIX). This involves the careful selection of electrical appliances, light fittings, sanitary fittings, building materials, design of window openings, orientation and shading. The proposal meets the solar access & ventilation targets set-out in the ADG. Allowance has been made for solar array construction at roof level for Body Corporate adoption in the future.

PRINCIPLE 5 – LANDSCAPE

Good design recognizes 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 neighborhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, coordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimizes usability, privacy and opportunities for social interaction, equitable access, respect for neighbors' amenity, provides for practical establishment and long term management.

The building has been designed to provide landscaping at the footpath level and entry for ground floor privacy consistent with street character and northern outlook. At higher levels , balcony screening between adjoining neighbors to the west is built in for serviceability by the relevant strata owners...minimizing body corporate maintenance.

The landscape design to the ground level communal area is largely directional to the lift lobby and provides privacy to the ground level apartment

PRINCIPLE 6 – AMENITY

Good design positively influences internal and external amenity for residents and neighbors. 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.

Where possible, apartment layouts have been designed with the living areas directly on the façade with a north facing balcony. This maximizes the opportunity for solar access & natural light.

The proposal achieves the targets of the Rule of Thumb in the Apartment Design Guide: for 9 of 11 units

Amenity item	Achieved	ADG Rule of Thumb
Cross flow ventilation	80%	60%
Solar access of 2 hours in mid-winter	81%	70%

Individual apartments have been configured to achieve the separation distances between buildings as described within the ADG. Furniture layouts have been included on the plans that show that each room has ample space for the designated function. Built in storage has been provided in each unit and is measured and illustrated on the unit plans and is in accordance with the ADG. A maximum of 50% of external storage is provided in the basement divided up into 11 cages of approx. 10.0m³ cubic metres each . There is direct lift access to each floor including the basements and common lobby areas. 2 adaptable car spaces (20%) have been provided as previously approved. A visitor bicycle rack is located off the main residential entry. A spreadsheet of unit sizes, bedrooms, parking numbers shows the compliance with SEPP65 issues of solar access, cross-flow ventilation, balcony size and storage. The design meets or exceeds the minimum sizes for apartments, living room widths, bedroom areas & robe sizes.

PRINCIPLE 7 – SAFETY

Good design optimizes 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 maximize 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 proposed layouts of the building apartments and balconies have been designed to provide natural passive surveillance of both the public domain to Dungowan Lane and Victoria Parade. Surveillance of common lobby, visitor parking, driveway ramp and open spaces will be under CCTV record. An appropriate security access system will be incorporated within the entry lobbies and basement parking level. Pedestrian areas have good clear lines of sight to minimize hiding places for potential attack. Vehicular access is via ramps from Dungowan Lane and have a security roller shutter separated from basement parking.

PRINCIPLE 8 – SOCIAL DIMENSIONS

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 site is well located near public and community services and transport and can offer a life style that can be reasonably free from vehicles. The proposal is for 11 x one bedroom units, 69 x two bedroom units and 8 x three bedroom units which will compliment and extend the diversity of accommodation within the area. Parking requirements are well catered for with bicycles, motorcycles and cars. 20% of apartments are adaptable in accordance with council's DCP; post-adaption layouts are included in the submission and have been reviewed by a suitable consultant to meet the Australian Standard. This allows a wide range of diverse lifestyles to be accommodated.

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 proposal creates a well-mannered building with materials and details that are an integral part of the aesthetic whilst maintaining a dialog with the adjacent built form and context. It reduces the scale of the proposal with the stepping of the façade balcony line. The upper setbacks and the distinct indentation are integrated into the form to create a layered façade which is then reinforced with a careful restrained selection of materials.

A handwritten signature in black ink, appearing to read 'Mark Armstrong', with a long horizontal stroke extending to the right.

Mark Armstrong
Principal and Director
Registered Architect 18953