

06.02.2025

**47 The Corso,
Manly NSW 2095**

Attn: Mr. Maxwell Duncan,

Please find enclosed further information in reference to council's letter dated the 23rd of December 2024 for the Development Application No. DA2024/1132 (47 The Corso, Manly NSW 2095).

- Manly Local Environmental Plan 2013 hereafter referred as MLEP2013
- Manly Development Control Plan 2013 hereafter referred as MDCP2013
- 47 The Corso, Manly NSW 2095 also referred to as the 'subject property' in this statement.

Building Height non-compliance:

Please refer to the amended Clause 4.6 report included with the response. The amended report addresses the issues raised by Council relating to building height.

Following the requested re-design, the previously proposed roof terrace has now been removed from the works, and the proposed maximum height is now 10.75m. We note that there is a minor non-compliance as the maximum height exceeds the maximum permitted height of 10m prescribed by Clause 4.3 of the MLEP2013.

Whilst the height of the proposal exceeds the maximum permitted height, the areas of the proposed development which exceed this control cannot be seen from The Corso or Market Lane. The proposed works have been designed to ensure that the built form is not visually dominant & sits harmoniously within the locality, providing a greatly increased amenity to the subject site whilst retaining & re-instating significant heritage features to allow the development to mesh with & inform the desired character of the Manly locality.

The written request to vary the maximum building height development standard prepared by Ryan Planning, has been amended to address the issues outlined within this RFI.

Design + Sustainability Advisory Panel (DSAP):

Following a review of the DSAP extended report a re-design of the proposed works has taken place. While we, the designers, have endeavoured to address all points outlined within this report some items are simply not achievable given the constraints of the site. We believe that the re-design of the proposed works is a genuine attempt to resolve the issues outlined within the DSAP report & thus should be considered favourably by council.

Please see the below outline & response to the issues raised within the DSAP extended report;

Strategic context, urban context: surrounding area character:

Recommendation 1. Undertake a Response to Country & thorough site analysis,

The amended Architectural plans now contain a contextual plan alongside the revised sight analysis. The contextual plan provides an overview of the greater locality highlighting the key aspects of Country.

Recommendation 2. Redesign is required to adequately address the heritage considerations to demonstrate how the proposal will sit spatially within the wider urban context, its presentation to & engagement with the streets and heritage items, (additional items have been addressed below)

Following the requested re-design, additional documentation has been provided which demonstrates how the proposal sits spatially within the wider urban context, its presentation to & engagement with the streets & heritage items. Given council's advice, we have removed the proposed roof terrace, addressing heritage considerations. Restoration works to the front façade (facing The Corso) are proposed, as outlined in the Heritage Impact Statement prepared by Touring the Past.

Recommendation 3. Graphic analysis of proposed work is to demonstrate the requirements of the Heritage Impact Statement prepared by Touring the Past.

In response to this recommendation, additional 3D studies of the proposed works have been provided within the latest Architectural Plans. This includes a three-dimensional site view analysis, along with an artist impression of The Corso façade. In reference to the recommendations outlined within the Heritage Impact Statement prepared by Touring the Past, "a consistent colour scheme and/or philosophy should be instigated over time across the group members" it was advised that Council should direct the outcome, as they are in the position to do so. The provided Artist impression may be considered an appropriate approach to this consistent colour scheme.

Recommendation 4. Reconsider the treatment of the resident entry sequence to contribute to the public domain through movement active frontages & resident safety,

In considering the proposed plans during re-design, it was identified that the resident entry sequence is effective & efficient. In locating the entry door facing Market Place residents have access to their dwellings via the activated laneway. The proposed Café adjacent to the entry door activates the public domain & provides a degree of passive surveillance during operating hours.

Scale, built form & articulation:

Recommendation 5. *Reconsider the rooftop communal open space arrangement & elements exceeding the permitted height. To be integrated with redesign of the internal planning arrangements,*

Following Councils recommendation, the proposed roof terrace & associated landscaping has been removed from the scope of works. In losing this valuable communal open space, the proposed works now have greater opportunity to implement solar PV panels, outlined in greater detail below. The proposal still exceeds the maximum permitted height, the latest submission documents contain a revised Clause 4.6 variation request, which outlines this in greater detail.

Recommendation 5. *Future design is to be rigorously modelled & tested from the public domain more widely, along the streetscapes & its integration with the heritage item holistically,*

As shown in the latest Architectural Plans, the proposed development has been modelled & tested at scale to ensure the proposed development integrates with the heritage item & sits comfortably within the locality.

Landscape:

Recommendation 7. *The panel considers a positive outcome for the design of a rooftop communal open space & its landscape would benefit with the expertise of a suitably experienced landscape architect,*

As previously mentioned, following councils' advice, the rooftop communal space has now been removed from the design, along with its associated landscaping. This recommendation is no longer relevant to the proposed works.

Amenity:

Recommendation 8. *Resolve accessibility of the commercial tenancies,*

The circulation core has been consolidated to service both commercial & residential tenancies from a central spine. This allows for an accessible path of travel to all areas of the proposed development. The office space & studio are now considered DDA compliant & have been provided with adequate, serviceable facilities.

Recommendation 9. *Reconsider the design proposition & likely decrease the number of tenancies & residential units to address amenity,*

- *Program conflicts between the residential & commercial entry & lobbies,*
- *Adequate access to natural daylight & ventilation amenity,*
- *Functional room layouts,*
- *Visual privacy conflicts,*
- *& Adequate build performance over the life of the development.*

In undertaking the re-design, we have endeavoured to provide separate entries for the residential & commercial tenancies. Unfortunately, given the constraints of the site, it is simply not feasible to separate commercial & residential uses completely without greatly impacting the overall quality of design & amenity of the building.

The amended proposal has also considered access to natural daylight & ventilation. In review, we have opened the office spaces into one large open plan office, this could be tenanted by one entity or alternatively designated as a serviced co-working space. The studio & 1-bedroom apartments proposed have also undergone a redesign, allowing for adequate access to natural light, with numerous operable windows & doors allowing for cross ventilation.

In reference to the outstanding comments, the layouts of each building segment contain functional rooms, with little to no visual privacy implications.

The performance of the building is outlined within the attached BASIX & Section J reports.

***Recommendation 10.** Consider the commercial amenity & the need to also create work environments of the quality needed to attract tenants & provide good working environments for staff,*

As previously mentioned, the office is now a large DDA compliant open plan office space which could be tenanted by one entity or operate as a serviced co-working space. The commercial shop front facing The Corso is of appropriate size & functionality, whilst the Café to Market Place is designated as a 'hole in the wall' style tenancy, allowing customers to enter the premise to order with bar seating & the opportunity to spill into Market Place.

Façade treatment / Aesthetics:

***Recommendation 11.** Façade design should be informed by the changes to the design to address the issues noted above,*

The façade design has been slightly altered due to the requested design changes, though carefully considered from an architectural perspective.

***Recommendation 12.** Material selection should be carefully considered so they positively contribute to the future character of the area noting the heritage sensitivities,*

Material selection has been carefully considered, with neutral, timeless textures and colours, so as not to detract from the original heritage building. Materials were also selected to be durable and robust, due to the building being in a coastal environment.

***Recommendation 13.** Attention to edge detail is needed to deliver a fine-grain architectural character of sufficient quality,*

The proposed development seeks to provide highly detailed character to the locality. For example, the chamfered/angled rear balconies provide interest to the Market Place streetscape, which is an otherwise underwhelming rear streetscape. Further architectural

detailing and refinement will occur during the construction phases services of the project and resolved thoroughly with the structural engineering team.

Sustainability:

The following aspects of the design & servicing can be easily & cost effectively considered for inclusion

Recommendation 14. *Decarbonisation of energy supply,*

- *All services should be electric – avoid gas for cooking hot water & heating.*
- *Heat pump systems for electric hot water if adequate space, otherwise electric instantaneous.*
- *Unshaded roof space is a valuable resource for PV installations.*

As mentioned above, details for services to the proposed development will generally be provided during the construction phase of the project. The intention of the development is to provide an environmentally sensible design, which includes the use of electric appliances where appropriate.

Due to the removal of the previously proposed roof terrace, the unshaded roof space has now been provided with a solar array. Although less efficient, the proposed PV panels are proposed to be flush mounted, minimising any heritage implications of solar panels being visible from the street.

Recommendation 15. *Passive design & thermal performance of building fabric,*

- *Higher BASIX thermal performance standards that commence on 1 October 2023 require an average 7-stars NatHERS, with no unit below 6-stars. This is consistent with the National Construction Code for 2022. Given the coastal location a very comfortable indoor environment should be achievable.*
- *Include ceiling fans to all habitable rooms for resident comfort with minimal energy while reducing the need & energy required for air-conditioning.*

In reference to BASIX & thermal performance, please refer to reports completed by Energy Rating Group. As the proposed materials in these reports will generally be the minimum requirements, scope is allowed for to increase the ratings outlined within each report.

As previously outlined, greater detail, including reflected ceiling plans is to be provided during construction phase of the proposed works. This is generally when we include reference to ceiling fans or alternate thermal comfort methods, allowing for comfortable living & working conditions to the occupants of the proposed built form.

Recommendation 16. *Minimise water use,*

- *All fixtures & appliances should be water efficient.*

- *Water storage for rainwater from the roofs should be included & plumbed to at least the landscaping & toilets if space permits.*
- *Landscape design & planting on the rooftop should be water tolerant & suitable for the microclimate.*

As mentioned above, during construction phase services is generally when fixtures & appliances will be selected. The intention of the proposed development is to be environmentally responsible will include efficient fixtures.

Due to site constraints, it is not feasible to include water storage & catchment devices within the proposed development.

The previously proposed roof terrace has been removed from the scope of works, therefore the landscape comments are no longer considered relevant to the proposal.

Recommendation 17. Materials,

- *A new area of BASIX, it would be good to understand the approach to this score & embodied carbon reduction strategies.*
- *Address material selections, colours & building performance to mitigate urban heat (& complement the heritage outcome.)*

In reference to BASIX requirements, please refer to the reports completed by Energy Rating Group.

The proposed materials have been selected with functionality in mind;

The proposed roof surfaces, being new slate tiles instated to the heritage façade & shale grey roof sheeting to the new portions, are considered in their selection. The proposed slate tiles have been selected with the purpose of restoring the heritage façade to be period correct, although being a darker shade & absorbing heat these are a key feature of the heritage façade. The shale grey roof sheet has been selected because of its low solar absorbance rating & adequate solar reflective index.

The Corso façade is proposed to be restored in a period correct manor, although rendered painted finishes do not withstand coastal conditions, it is important from a heritage perspective to retain key aspects of the time, one of which is rendered masonry finishes. In following general maintenance, as should be conducted with all building materials, paint & render surfaces can be long lasting & timeless. Advice from the nominated heritage consultant has been indicated on the plans & will be required to restore the heritage façade.

In attempt to maintain a cohesive build form, the proposed new portions to the rear of the development have been proposed as paint & render surfaces also, in a light texture finish. This is to alleviate any heritage concerns, whilst providing the contemporary finish prevalent throughout the manly locality. The inclusion of composite timber battens allows

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the development to integrate fine grain detail, without the additional maintenance generally required with timber finishes.

Conclusion

In summation of all previously stated information, all points of concern from both council & the Design + Sustainability Advisory Panel (DSAP) have been accepted & resolved or addressed within the contents of this response. Overall, we feel that the current revision of Architectural Drawings is of good quality design & intent. We can identify no adverse impact to neighbouring properties or the surrounding context.

Please feel free to contact Sandbox Studio should you require and further clarity or information.

Sincerely,

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