



19th December, 2024

Housing SEPP Design Verification Statement for 33-35 Fairlight Crescent & 10-12 Clifford Avenue, Fairlight

I, Bridie Gough, Registered Architect 8280, provide certification that I directed the design of the proposed residential flat development on 33-35 Fairlight Street & 10-12 Clifford Avenue, Fairlight, Fairlight, as depicted on the development application set Issue A dated 5th December 2024 (**the development**).

The development has been designed to achieve the design quality principles set out in Schedule 9 of Housing SEPP (2021) and the objectives of Parts 3 and 4 of the Apartment Design Guide. The development addresses the objectives in Parts 3 and 4 of the Apartment Design Guide as set out in the ADG Compliance Table annexed.

1. GENERAL

The purpose of this statement is to verify the proposed design against design quality principles set out in the State Environmental Planning Policy Housing 2021 - Quality of Residential Apartment Development. The proposed building is pursuant to this policy as:

- A new residential flat building is proposed;
- The proposal includes four storeys;
- The proposal includes 4 apartments.

2. HOUSING SEPP - DESIGN PRINCIPLES FOR RESIDENTIAL APARTMENT DEVELOPMENT

PRINCIPLE 1: CONTEXT AND NEIGHBOURHOOD CHARACTER

- (1) *“Good design responds and contributes to its context, which is the key natural and built features of an area, their relationship and the character they create when combined and also includes social, economic, health and environmental conditions.”*
- (2) *“Responding to context involves identifying the desirable elements of an area’s existing or future character.”*
- (3) *“Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.”*
- (4) *“Consideration of local context is important for all sites, including sites in the following areas*
–

- a. *established areas,*
- b. *areas undergoing change*
- c. *areas identified for change.”*

The site is located in Fairlight, a short 10 minute walk from Manly Wharf and Town Centre. The area is characterised by a significant level change as it climbs from Manly Cove up to Fairlight Hill, which is 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 a mix of low, mid and high density built form. The southern side of Fairlight St, as it tracks west from the intersection of Woods St and Fairlight St, is an established position of built form that present as two-storeys to the street frontage but then fall away to multiple level buildings to the south. The built form on the Northern side of Fairlight St is generally elevated above a vehicle parking level and has a rise between 3-7 storeys.

The properties along this stretch deal with pedestrian and vehicular entries in a number of ways. Some buildings are set back greater than others and have access bridges , whilst others have the ground floor below street level and are accessed by stairs.

As the ground level on Fairlight St frontage of the subject site is approximately 2m below the road level, the proposed development has a pedestrian entry point at street level to top floor Level 3 of the upper pavilion, therefore presenting a one-storey aspect to Fairlight Street, with the remaining levels set below.

The main lobby for the proposed development as well as the vehicular entry point are located on the southern boundary of the site off Clifford St– allowing the Fairlight St street frontage to be free of additional structures and ensuring the apartments fronting Fairlight St are provided good solar amenity and private open space whilst maintain view sharing across the roof.

The local area is a relatively established landscape setting. The proposed development is maintaining the lush greenery to the front of the site, by including stone elements and incorporating landscaped planters along the Northern boundary.

The southern boundary also provides for a landscaped front setback area, however as this frontage is the main property address, there are a number of services provided within the front setback which have been incorporated into the landscaped stone walls and planter beds to minimise their visual impact.



Proposed Site



Existing site at 33-35 Fairlight St (Google Maps)



The existing streetscape on southern side of Fairlight St (Google Maps)



The existing streetscape on southern side of Fairlight St (Google Maps)



The existing streetscape on northern side of Fairlight St (Google Maps)



The existing streetscape on northern side of Fairlight St (Google Maps)



Existing site at 10-12 Clifford Avenue (Google Maps)



The existing streetscape on northern side of Clifford Avenue (Google Maps)



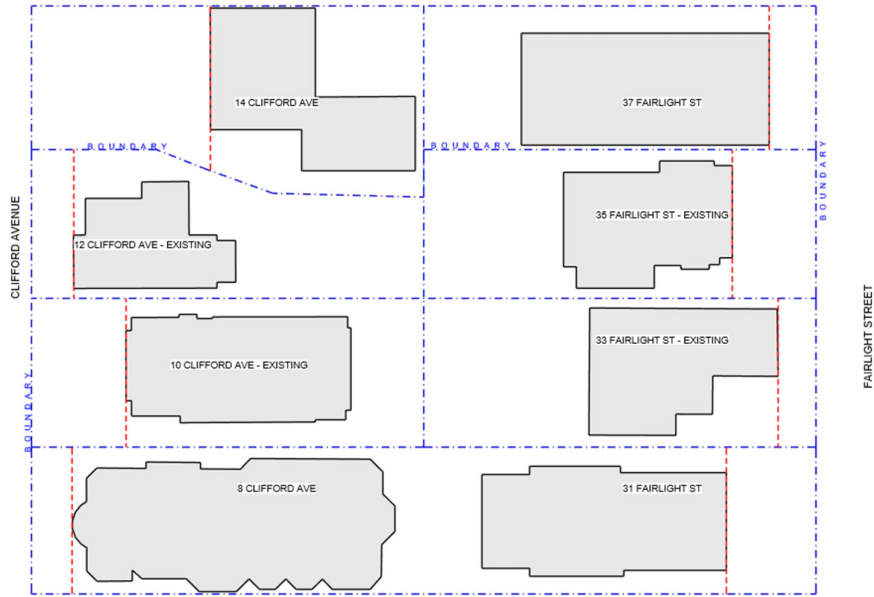
The existing streetscape on southern side of Clifford Avenue (Google Maps)

PRINCIPLE 2: BUILT FORM AND SCALE

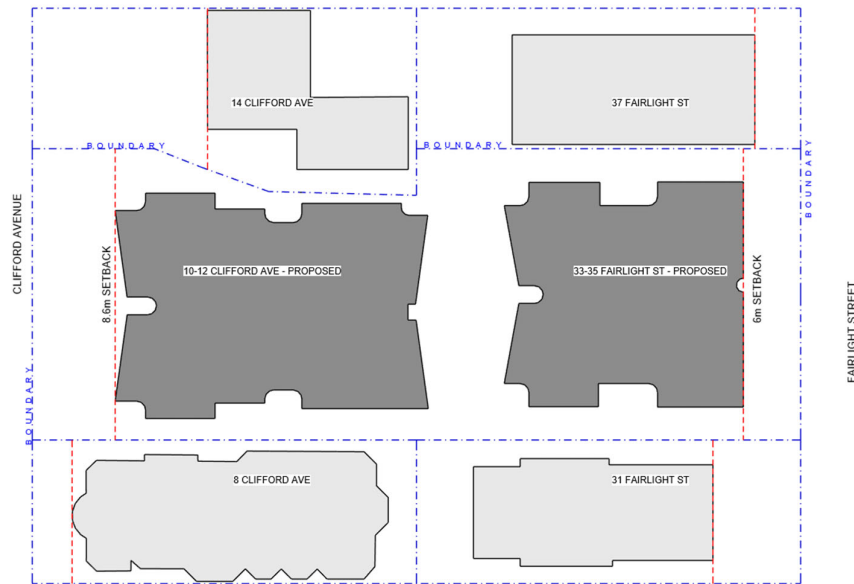
- (1) *“Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.”*
- (2) *“Good design also achieves an appropriate built form for a site and the building’s purpose in terms of the following –*
 - a. building alignments and proportions,*
 - b. building type,*
 - c. building articulation*
 - d. the manipulation of building elements.”*
- (3) *“Appropriate built form –*
 - a. defines the public domain, and*
 - b. contributes to the character of streetscapes and parks, including their views and vistas, and*
 - c. provides internal amenity and outlook.”*

The design of the building ensures a high level of amenity as the apartments boast large areas of private open space, incredible views and are comfortably sized. All 15 units are oriented towards the Harbour with units 7-9 and 14-15 also having a north facing aspect, minimising overlooking of neighbouring properties. Further, eaves, screens and bladewalls 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 Fairlight Street front setback aligned with the adjoining building at No. 37 which enhances the visual relationship and articulation at the street boundary. Similarly, the proposed setback to Clifford Avenue draws on the scale and proportions of the existing buildings and residential flat buildings immediately to the east. The neighbour immediately to the west is positioned at a much higher R.L. and is somewhat of an anomaly along that street frontage. Figure 6 below shows the proposed outcome where a more coherent streetscape is proposed, complying with the purpose of the stipulated 6m front setback on Fairlight Street and exceeding it on Clifford Avenue.



1. Existing Setback



2. Proposed Setback

Fig 6. The diagrams show the existing and proposed relationship between the builtform, demonstrating a more regular and rational setback being adopted by the proposal.

The extreme topography of the site allows a visual reduction to the bulk and scale when viewed from Clifford Ave. The proposal connects with the single-storey pattern present on the south side of Fairlight Street whilst taking cues from the scale and form of its immediate neighbours on the northern side of the street, that similarly follow the natural slope of the land. This way the proposal takes full advantage of the view whilst the bulk of the building is 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.

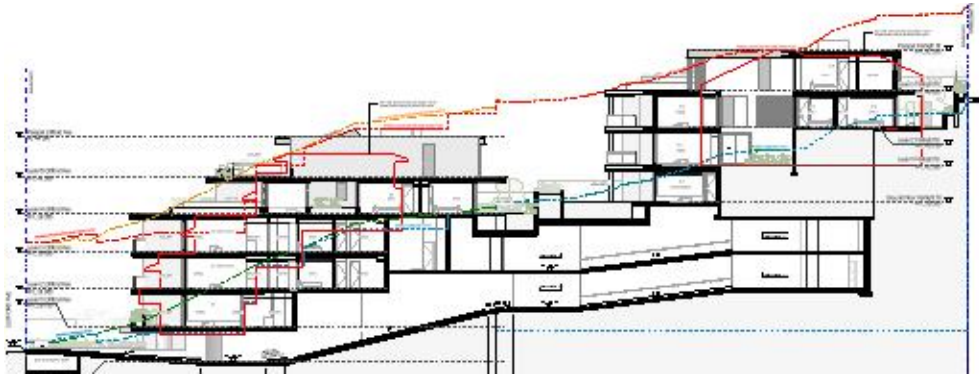


Fig 7. Cross section and height limit.

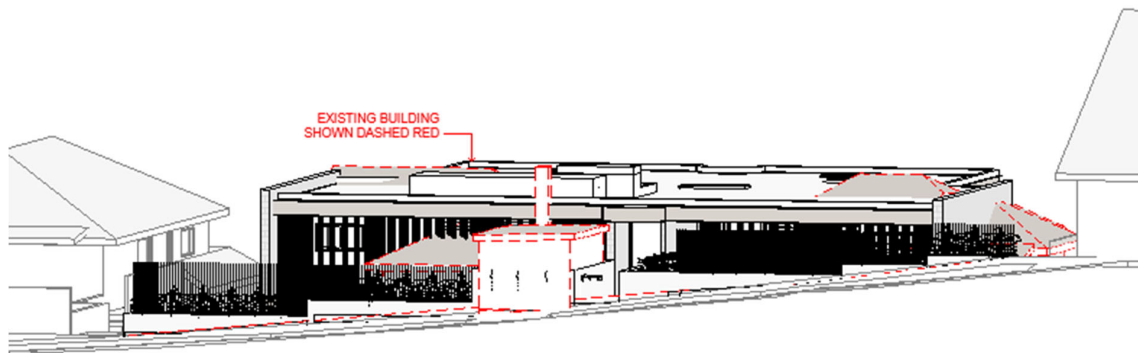


Fig. 8. Relationship between new and existing building from Fairlight Street

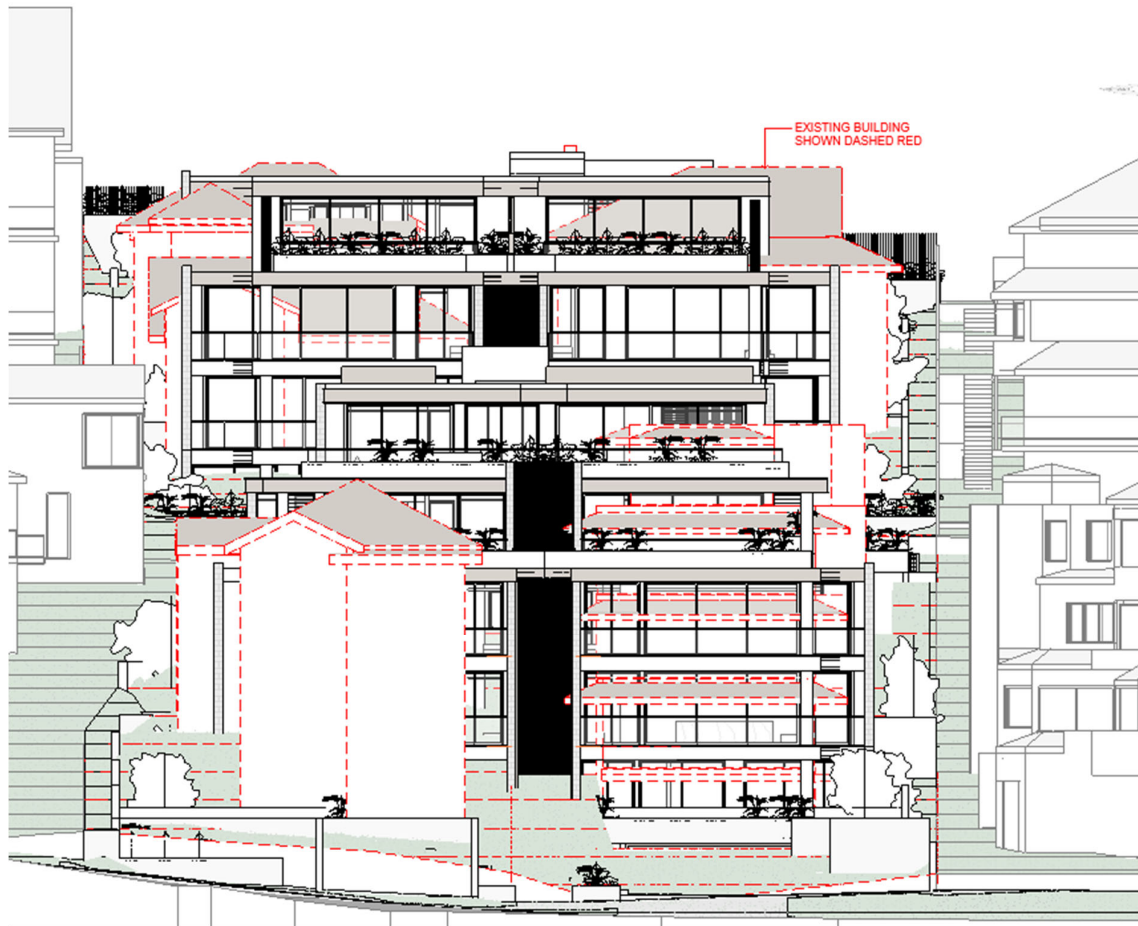


Fig 9. Relationship between existing and proposed buildings from Clifford Avenue

The relationship between the bulk and scale of the existing buildings on the site and the proposed design can be compared in the images above, as well as all floor plans, sections and elevations showing the current building outline in dashed red. This analysis has formed the basis for the proposed design in that we aim to align the proposed built form relationships in a similar manner to those that currently exist on the site in order to ensure view sharing, privacy and overshadowing are somewhat like for like.

The design ensures ADG compliance of 12m between the two pavilions on the site and this also ensures the existing subdivision pattern with green bands running east west – can be visually maintained.

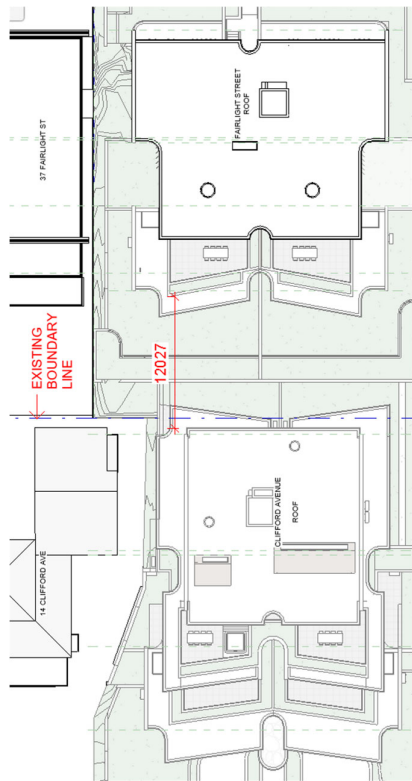


Fig 10. Separation between two pavilions with a visual green band.

The design of the building ensures a high level of amenity as the apartments boast large areas of private open space, incredible views and are comfortably sized. All 15 units are predominantly oriented towards the Harbour views, whilst still maintaining a 66% solar compliance across the building.

There are varying side setbacks for the length of each facade which ensures not only good architectural articulation, but it also ensures privacy across the side boundaries and provides opportunity for green zones where the built form steps further away from the boundary.

The Clifford Ave pavilion envelope terraces back from the street frontage at level 3 and level 4 and draws on the form of the neighbours to the east. This allows for the built form to be minimised when viewed from the street as the upper levels become increasingly recessive.

PRINCIPLE 3: DENSITY

- (1) *“Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.”*
- (2) *“Appropriate densities are consistent with the area’s existing or projected population.”*
- (3) *Appropriate densities are sustained by the following –*
 - a. *existing or proposed infrastructure,*

- b. *public transport,*
- c. *access to jobs,*
- d. *community facilities*
- e. *the environment.”*

The proposal comprises fifteen apartments. No. 33 and 35 Fairlight St currently have 3 units each. 12 Clifford Ave has 2 units and 10 Clifford has 4 units (total 12). Whilst there is a slight increase in density, it is in response to the size of the overall amalgamated site, and housing demands in the area. 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 carparking in basement levels provides for 37 car spaces, compared to the current condition of only 5 off street car parking spaces across all 4 existing lots.

When the four lots are amalgamated, additional GFA can be justified to be added as infill GFA where there would otherwise be side and rear setbacks between the four adjoining lots without any external change to the building envelope to either side boundary. Thus, the proposed FSR of 1.13:1 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.

Furthermore – there is 588sq.m of GFA which is technically below the Merman/existing ground line confirming that this quantum of floor area has no additional impact on the amenity of surrounding properties.

PRINCIPLE 4: SUSTAINABILITY

(1) *“Good design combines positive environmental, social and economic outcomes.”*

(2) *“Good sustainable design includes –*

- a. *use of natural cross ventilation and sunlight for the amenity and liveability of residents, and*
- b. *passive thermal design for ventilation, heating and cooling which reduces reliance on technology and operation costs.*

(3) *Good sustainable design also includes the following –*

- a. *recycling and reuse of materials and waste*
- b. *use of sustainable materials*
- c. *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 461 m² of deep soil and additional 558m² landscaping on the site. Vegetation helps cool the air around the building

and also provides shade in summer. 13Kw of photovoltaic panels on the roof will generate electricity for the development.

Large windows ensure ample natural light and ventilation. The majority of apartments open to three sides of the building, allowing for 13 out of the 15 apartments achieve natural cross ventilation, reducing reliance on mechanical cooling in warmer months. The proposed concrete structural methodology in combination with insulated envelope works well to retain heat in the cooler months, acting as thermal mass reducing heating requirements.

66% of the proposed development complies with the required Solar access to living rooms which in a south facing and sloping site is generally very tricky to achieve. Clever design has allowed for an acceptable level of compliance and ensures an excellent level of amenity for the proposal, reducing reliance on artificial lighting during the day.

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. Landscaping has been incorporated into the design to give all dwellings access to greenery, including large trees, contributing to the local flora and microclimate.

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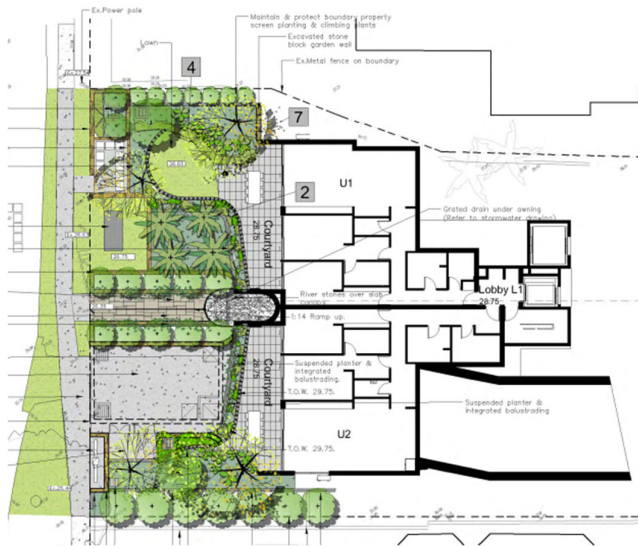
PRINCIPLE 5: LANDSCAPE

- (1) *“Good design recognises that landscape and buildings operate together as an integrated and sustainable system, resulting in attractive developments with good amenity.*
- (2) *A positive image and contextual fit of well designed development is achieved by contributing to the landscape character of the streetscape and neighbourhood.”*
- (3) *“Good landscape design enhances the development’s environmental performance by retaining positive natural features which contribute to the following –*
 - a. *the local context,*
 - b. *co-ordinating water and soil management,*
 - c. *solar access,*
 - d. *micro-climate,*
 - e. *tree canopy,*
 - f. *habitat values*
 - g. *preserving green networks.”*
- (4) *“Good landscape design optimises the following –*
 - a. *useability,*
 - b. *privacy and opportunities for social interaction,*
 - c. *equitable access,*
 - d. *respect for neighbours*
 - e. *amenity.*

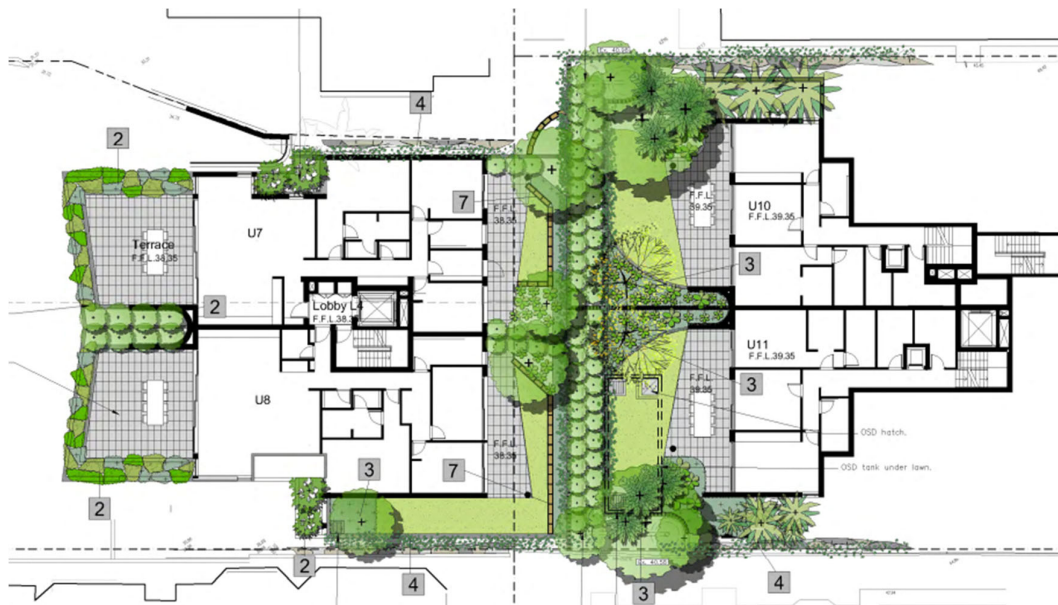
(5) Good landscape design provides for practical establishment and long term management.”

The site is currently a green band along the rear setbacks to 3 of the 4 blocks and screening vegetation along the front boundaries. However, most of the trees on site are of low retention value according to the accompanying arborist report.

The landscape design proposed by Paul Scrivener Landscape is aiming at maintaining this lush front and rear garden setting, softening any view of the building. Landscaping is not only limited to the ground level around the building but is also incorporated at higher levels as planters on a number of 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.



Ground Floor and Level 1 Landscaping to Clifford Avenue



Terrace and Courtyard Landscaping to Level 4 Clifford Ave, and Courtyard Landscaping to Ground Floor Fairlight St

PRINCIPLE 6: AMENITY

- (1) *“Good design positively influences internal and external amenity for residents and neighbours.*
- (2) *Good amenity contributes to positive living environments and resident well being.”*
- (3) *“Good amenity combines the following –*
 - a. *appropriate room dimensions and shapes,*
 - b. *access to sunlight,*
 - c. *natural ventilation,*
 - d. *outlook,*
 - e. *visual and acoustic privacy,*
 - f. *storage,*
 - g. *indoor and outdoor space,*
 - h. *efficient layouts and service areas*
 - i. *ease of access for all age groups and degrees of mobility.”*

The apartments are generously sized with Units 1 and 2 comprising 2 bedrooms varying from 117m² to 126m², and Units 3 to 15 comprising 3 bedrooms and ranging from 141 m² to 233 m². All units will exceed the minimum 100m² for a three bed + three bath unit and the minimum 80m² for a two bed + two bath unit.

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 the apartments that stretch over two storeys separating the lower floor bedrooms from the upper floor living spaces.

All apartments boast spectacular views across the harbour and have large outdoor areas for entertaining facing the harbour. All living rooms have access to private open space and have been oriented to enjoy the view with large, floor to ceiling windows. Accordingly, habitable rooms receive an abundance of natural light and ventilation. All units are provided with plenty of storage in the apartments as well as providing additional storage in the car park.

A common gymnasium and wine cellar have been proposed for the enjoyment of the future residents and access around the building is compliant with the DDA requirements for access ensuring all occupants will be able to utilise these generous amenities.

The site itself is a short 5 min walk to Fairlight beach reserve which is an outdoor public playground throughout the year for BBQ's, picnics, swimming, snorkelling and dog walking.

PRINCIPLE 7: SAFETY

- (1) *“Good design optimises safety and security within the development and the public domain.*
- (2) *Good design provides for quality public and private spaces that are clearly defined and fit for the intended purpose.*
- (3) *Opportunities to maximise passive surveillance of public and communal areas promote safety.”*
- (4) *“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 building setback is 6m from the Fairlight St front boundary ensuring adequate passive surveillance of the street. The entry point will be well lit and clearly distinguished by means of landscaping and signage. The residential entryway gives direct access to the mailboxes and to the main door that takes the residents and their visitors to the main lobby for the Fairlight St pavilion. 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 clearly separated to improve way-finding on the site.

The building is setback approx. 8m from the Clifford Ave frontage and provides for the main balcony areas off each apartment to survey the public domain to the south. The main vehicle and pedestrian entries for the entire proposal are off Clifford Ave which ensures an adequate level of surveillance to the lower level areas within the site. Similar to the Fairlight St entry - the residential entryway gives direct access to the mailboxes and to the main door that takes the 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.

PRINCIPLE 8: HOUSING DIVERSITY AND SOCIAL INTERACTION

- (1) *“Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.”*
- (2) *“Well designed apartment development responds to social context by providing housing and facilities to suit the existing and future social mix.”*
- (3) *“Good design involves practical and flexible features, including –*
 - a. different types of communal spaces for a broad range of people, and*
 - b. opportunities for social interaction among residents.”*

The local area provides a variety of housing choices ranging from smaller apartments to semi-detached dwellings, detached houses and a few larger older apartments. This proposed development with 15 luxury apartments will address a large downsizer market who are keen to sell their larger, high maintenance properties and move to a smaller, 'lock up and go travelling' style of living. The proposed development offering should be considered in the broader context of the area and be seen to contribute positively to a new standard of residential apartment living.

Units 03 and 04 located on Level 2 Clifford Ave and Units 05 and 06 located on Level 3 Clifford Ave 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.

Social interaction will also be promoted as the community of the proposed development can share use of the gymnasium and wine cellar as well as enjoy safe and quick access down to Fairlight Reserve.

PRINCIPLE 9: AESTHETICS

- (1) *“Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure.”*
- (2) *“Good design uses a variety of materials, colours and textures.”*
- (3) *“The visual appearance of a well-designed residential apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.”*

The building presents with timeless aesthetic and materiality to ensure the design ages well.

As the ground level on the Fairlight St frontage is approximately 2m below the road, the proposed development has one pedestrian entry point at street level along its northern boundary, therefore presenting a one-storey form to Fairlight Street, with the remaining levels tucked below. Façade screening provides privacy whilst offering a contemporary street presentation.

The main lobby for the proposed development as well as the vehicular entry point are located off the southern Clifford Ave boundary of the site – allowing the Fairlight St frontage to be free of additional structures and ensuring the apartments fronting Fairlight St are provided good solar amenity and private open space.

Natural materials such as bluestone have been included in the external palette, relating the building to its immediate coastal/harbourside context. Bronze toned metal screening is also in keeping with the tonal palette of the area. The incorporated planters along both front boundaries soften the forms further by bringing the landscape up to the building, screening the private open spaces of lower units and highlighting the main entrances.

This Design Verification Statement is accompanied by a thorough ADG Compliance Table, confirming acceptability of the proposed development.

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

Sincerely,

A handwritten signature in black ink, appearing to read "B. Gough". The signature is fluid and cursive, with the first letter of each name being capitalized and prominent.

Bridie Gough

Director

Arb No. 8280

Platform Architects

2/40 East Esplanade

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