

ADG REPORT

ADG ASSESSMENT / SEPP 65 REPORT



MANLY CORSO APARTMENTS, REFURBISH + ADDITIONS

19-21 THE CORSO, MANLY NSW

MARCH 2019

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State Environmental Planning Policy No. 65 – Design Quality (SEPP 65)

The proposed development is defined under SEPP 65 as a residential apartment development and as such the provisions of SEPP 65 apply. The relevant provisions of SEPP 65 are addressed below.

1. Development Details

1.1 General:

DP Number: 12989

The subject site is located at 19-21 The Corso Manly. A town centre site with an existing, heritage listed building containing a retail tenancy and 10 residential apartments.

The application submitted to Northern Beaches Council proposes;

- Conservation and refurbishment of existing, heritage listed building's facades
- Refurbishment to the existing ground floor retail tenancy
- Refurbishment and alterations to the existing apartments located one floors 1, 2 and 3
- Addition of a new apartment with roof terrace to the third floor.

1.2 Floor Space Ratio:

Site Area = 523m²

Existing FSR = 2.66:1

GFA = 1397m²

Proposed FSR = 2.78:1

GFA = 1449.9m²

1.3 Building height:

Existing & Proposed: 15.5m

1.4 Apartment Numbers & Mix

Number of Apartments: 11

Mix of Apartments:

- 4 x 1 bedroom apartments
- 6 x 2 bedroom, 2 bathroom apartments
- 1 x 2 bedroom, 1 bathroom apartment

See figure below



Figure 1.4a Apartment mix diagram

Apartment Sizes

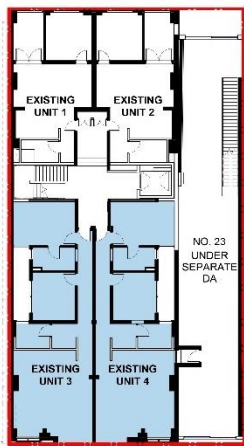
Unit	ADG Requirement	Overall Size	Bedroom 1 Size	Bedroom 2 Size	Living Room size
Unit 1, 5 1 Bedroom	50m ²	53.4m ²	<i>Existing</i> 3.3m x 2.6m 10m ²	-	5.6m x 4.0m 20m ²
Unit 2, 6 1 Bedroom	50m ²	54.4m ²	<i>Existing</i> 3.3m x 2.6m 10m ²	-	5.6m x 4.0m 20m ²
Unit 3, 4 2 Bedroom, 2 Bath	75m ²	85.3m ²	3.1m x 3.8m 12m ²	<i>Existing</i> 3.0m x 2.8m 9m ²	5.6m x 4.8 24.4m ²
Unit 7, 8, 9, 10 2 Bedroom, 2 Bath	75m ²	83.9m ²	3.1m x 3.8m 12m ²	<i>Existing</i> 3.0m x 2.8m 9m ²	5.6m x 4.2m 23.2m ²
Unit 11 2 Bedroom, 1 bath	70m ²	71.4m ²	3.0m x 3.5m 10.6m ²	3.2m x 3.2m 10m ²	5.0m x 5.0m 25m ²

1.5 Number of carparking spaces: There is no allocation of carparking within the site boundaries. This reflects the existing conditions and there is no ability for additional carparking to be provided on site.

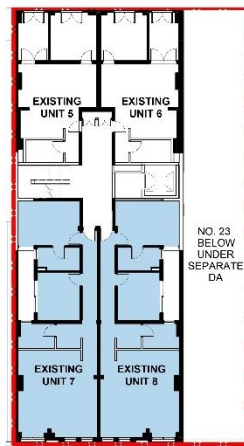
1.6 Natural Ventilation & Daylight Access

Indicative Percentage of apartments receiving the minimum level of;

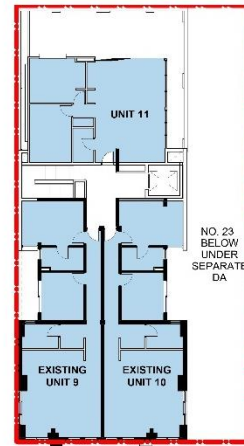
- **Cross ventilation:** 7 out of 11 apartments achieve cross ventilation. This achieves the ADG requirements that a minimum 60% of apartments within a building must achieve cross-ventilation. (Objective 4B-3 ADG)



Level One Apartments



Level Two Apartments



Level Three Apartments

- **Daylight Access:** Full compliance for existing apartments cannot be achieved, as such the proposed design has maintained or increased access to daylight through open-plan layouts or wider windows where appropriate. With the single new apartment addition has been designed to comply with the natural daylight requirements, achieving the minimum 2 hours direct sunlight required. See Appendix 1 containing diagrams showing the existing & proposed daylight access conditions.

2.0 Design Quality Principles

The nine Design Quality Principles outlined in SEPP65 are considered below.

2.1 Principle 1: Context and Neighbourhood character

The site is situated in a commercial precinct within Manly Town Centre and is located in a prominent position at the intersection of The Corso and Darley Road.

The site is bounded by a three-storey commercial development to the West, on the North by Market Lane, to the East by a two-storey commercial development and to the South by The Corso.

The subject site is one of several buildings identified as a heritage group forming the northern side of The Corso. With the main façade of 19-21 The Corso also being a significant feature in terminating the vista looking northwards along Darley Road.

The proposed works would have little impact on the appearance within The Corso generally. The main façade and original windows would be retained and conserved to enhance the appearance of the building within the heritage listed street.

The architectural expression and materials of the proposed additional external works would be compatible with other development on the site, and commensurate with the quality of recent buildings in the immediate area.

2.2 Principle 2: Built Form and Scale

The built form and scale of the existing structure is maintained and are appropriate for the proposed residential use.

The scale, bulk, and location of the proposed minor additions at roof level and on the east and west elevations are generally acceptable as they would not visually dominate 19-21 The Corso or the Manly

Town Centre Conservation Area. The roof top addition has been set back from the boundary to minimise visual impacts on views from Market Lane and the public domain.

The addition of an awning to the Market Lane façade has allowed for a break-up of the current flat, 3 storey façade. This creates a more pedestrian scaled spatial experience for the occupants of Market Lane, along with completing a covered walkway by linking up with the neighbouring buildings awnings.

2.3 Principle 3: Density

The project seeks to refurbish the existing residential amenity with the inclusion of a single additional apartment to the top floor of the building, as such the project maintains an appropriate density for both the site and its context.

The population of Manly is set to increase by 10.45% by 2039, according to Northern Beaches Council, as such the inclusion of an additional 2 bedroom apartment provides additional, necessary residential amenity to the Town Centre of Manly.

2.4 Principle 4: Sustainability

The proposal has considered effective ways of improving the environmental, social and economic performance of the existing building. Full compliance for the existing apartments cannot be achieved as such, this proposal looks to facilitate improvement over the existing situation.

Wherever possible apartments have been altered to achieve cross ventilation and access to natural daylight, improving the existing residential conditions.

The proposal has looked to retain as much existing built fabric as possible and the new apartment on the third floor has been designed to comply with sustainability guidelines. The waste generate from demolition and construction will be sent to recycling facilities to be reused where it can't be reused on site as outlined in the Waste Management Plan.

2.5 Principle 5: Landscape

There is no ability for inclusion of landscaping in the existing areas of the site, as such the proposed project maintains the existing extent of landscaping within the areas of refurbishment.

Within the additional works there is allowances for subtle landscaping interventions. These include a planter bed designed as part of the rooftop terrace which will allow for some low height planting, this will add to the quality of the residence but won't detract visually from the public domain.

2.6 Principle 6: Amenity

The overall refurbishment and additions to 19-21 The Corso will have a positive effect on the amenity of the residences and to The Corso itself. The refurbishment of the ground floor will provide updated retail amenity which will improve the quality of the pedestrian experience on The Corso.

This project provides an improved residential amenity through the refurbishment of the existing apartments, providing new features and finishes and wherever possible increasing access to natural daylight and ventilation. All units achieve generous ceiling heights of 3 meters, fitting in with the existing building framework.

The proposed additional apartment on the top floor has been carefully considered to ensure it provides excellent residential amenity without detracting from the existing building, or visually from Market Lane and the public domain. The apartment has been setback to allow for desirable orientation, solar access and ventilation.

Due to the existing built form units 1-10 cannot achieve private outdoor space or balconies. However, the new unit 11 has been designed to incorporate private outdoor space through a large roof terrace. The roof terrace allows the unit to achieve the setbacks mentioned above whilst providing a generous outdoor area that the living space can open out on to.

Changes to the north elevation would be consistent with Council policies to activate the ground level tenancies facing Market Lane. The inclusion of a lobby entrance will activate the currently under-utilised façade along with the introduction of an awning that will link the existing awning of neighbouring buildings to provide a protected pedestrian walkway.

2.6.1 Privacy

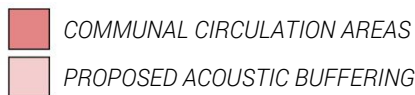
Acoustic

All windows facing out onto Market Lane and The Corso are more than 3 meters away from the ground plane, this provides acoustic privacy to the residents from the activity in these spaces. Wherever possible the units have been organised to achieve acoustic separation from communal spaces, as shown in the figure below.

This has been done by positioning wardrobes, bathrooms or kitchen against party walls to communal areas. Not all units could be designed to avoid habitable rooms against communal circulation spaces due to existing constraints. The acoustic impact to these spaces will be minimised through the inclusion of storage and acoustic insulation to any new walls.

Visual

As there has been minimal changes to the existing building envelope the building maintains the current levels of visual privacy for the residents. The changes undertaken around the light wells has improved visual privacy for the residents as there is no longer the ability for overlooking from the communal circulation spaces into the private residents, as highlighted in the figure below.



Existing Level 1 & 2 Plan

Proposed Level 1 & 2 Plan

Existing Level 3 Plan

Proposed Level 3 Plan

2.6.2 Storage

The total storage requirement for this project, calculated from the ADG guideline, is 80m³, this has been split across both ground floor storage and storage within each unit.

Each unit meets the storage requirement for internal storage as outlined in the table below.

Unit Type	Storage (m ³ per unit)	ADG minimum internal requirement (At least 50% of the required storage is to be located within the apartment, ADG 4G-1)
Unit 1, 2, 5, 6 1 Bedroom	3.06m ³	3m ³
Unit 3, 4, 7, 8, 9, 10 2 Bedroom	4.01m ³	4m ³
Unit 11 2 Bedroom	4.2m ³	4m ²

To supplement this further there is a generous storage space on the ground floor, at 80m³ it exceeds the remaining 50% (40m³) ADG storage requirement. This storage space provides amenity for the residents to store bulky items, such as surf boards and bicycles.

2.7 Principle 7: Safety

The overall concept design has considered, in detail, the safety of future tenants, both residential and business users. The residential access point has been made clearly visible through the articulation of the Market Lane façade, directing pedestrians to the entrance door. The main entry lobby will be controlled by intercom security, swipe cards and controlled building access via the lifts.

The access to the retail space is through The Corso frontage, which is a highly active pedestrian zone and provides security through passive surveillance.

The communally accessible areas will support surveillance in and out of public spaces.

The inclusion of juliet balconies on the second floor and the terrace on the third floor allow for an audible and visual connection from the apartments to Market Lane. This inclusion will provide improved passive surveillance and activation between the internal spaces and external laneway.

2.8 Principle 8: Housing Diversity and Social Interaction

The proposed development provides a dwelling supply with a suitable range of housing options for the locality. There is a range of 1/2 bedroom apartments within the project to cater to a variety of occupants across different demographics, living needs and household budgets.

Improvements made to the Market lane façade aims to activate and improve the pedestrian quality of the laneway through the apartment lobby, new awning and inclusion of Juliet balconies to create a connection between the apartments and Market Lane.

2.9 Principle 9: Aesthetics

The main façade and original windows on The Corso facade will be retained and conserved to enhance the appearance of the building within the heritage listed street. The existing awning will be retained and conserved which will further improve the aesthetic appearance of the building within The Corso area.

The Market Lane façade will be refurbished and updated to provide a more active frontage. The ground level will incorporate metal panelling, inspired from neighbouring buildings, to articulate the entrance of the residential lobby. The metal panelling was also selected to minimized the visual

impact of necessary services, with the services blending in with the robust materials. This also encourages the visual focus to be the residential lobby entrance. A new awning continues the horizontal, awning language of the other buildings along the Northern side of Market Lane. Additionally, this provides a datum level for the façade alterations at the ground level and leaves the remainder of the façade to be a refurbishment of the existing conditions.

The single-storey addition to the third floor would be lightweight construction, consistent with best-practice heritage principles, so that it is recognisable as new work. The materials to this addition include zinc panelling and timber that will be used in their natural state and patina over time.

Conclusion

The overall building design assists to revitalise 19-21 The Corso, providing updated amenity to both residents and the wider community. Through the appropriate consideration of design principles driven by environmental issues, streetscape and amenity; the proposal can be seen to meet the objectives of SEPP 65.

Design Verification

It is verified that I, Andrew Tripet am a qualified registered architect and that I have designed and directed a design team for the above residential apartment development.

It is verified that the design quality principles set out in Part 2 of State Environmental Planning Policy No. 65 Design Quality of Residential Apartment Development and the objectives of Parts 3 and 4 of the ADG are achieved for the above residential Apartment development.






ANDREW TRIPET
Architect
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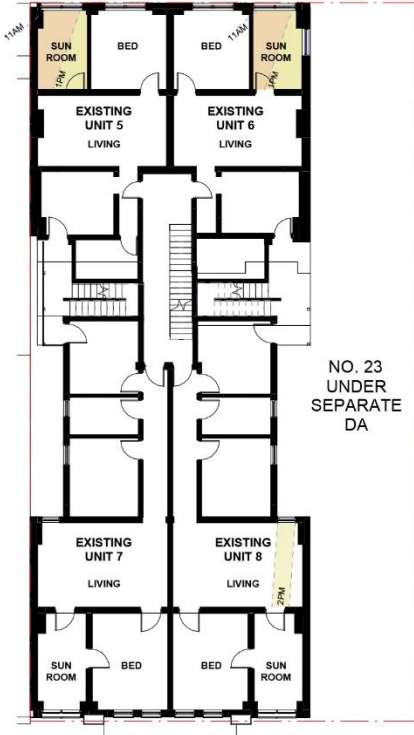
Appendices

Appendix 1

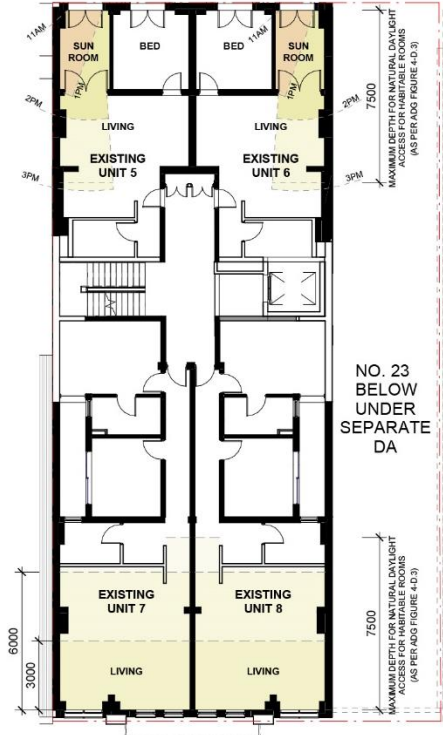
Daylight Access – Existing & Proposed Conditions

Direct sunlight (11am-1pm) and Sunlight extent have been derived from the Sunlight Access Analysis Tool, appendix 5 of the Apartment Design Guidelines. Whereas, Daylight Access has been derived from figure 4D.3, ceiling height determines the quality of natural daylight access.

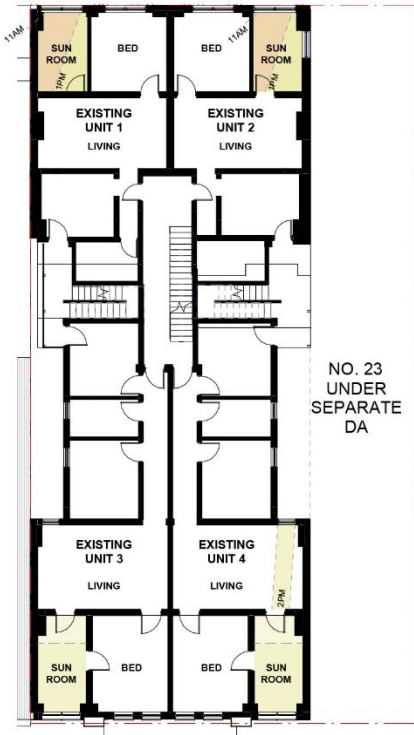
-  *DIRECT SUNLIGHT 11AM – 1PM*
-  *SUNLIGHT EXTENT*
-  *DAYLIGHT ACCESS EXTENT*



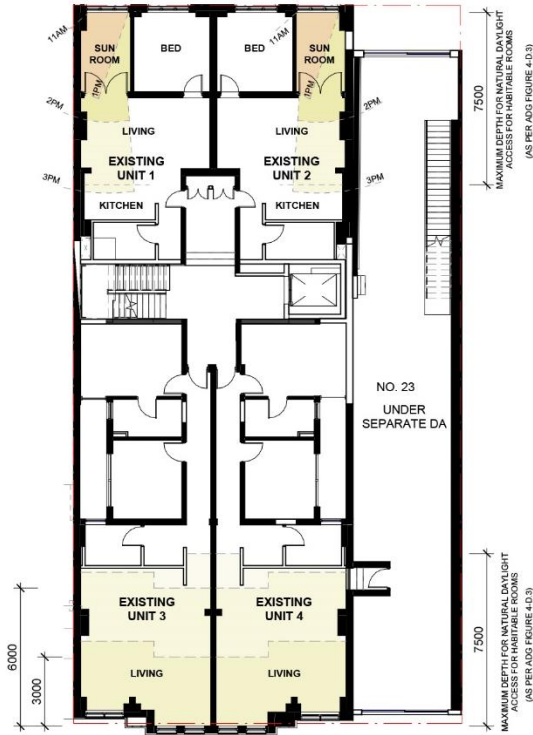
Existing Level One Plan



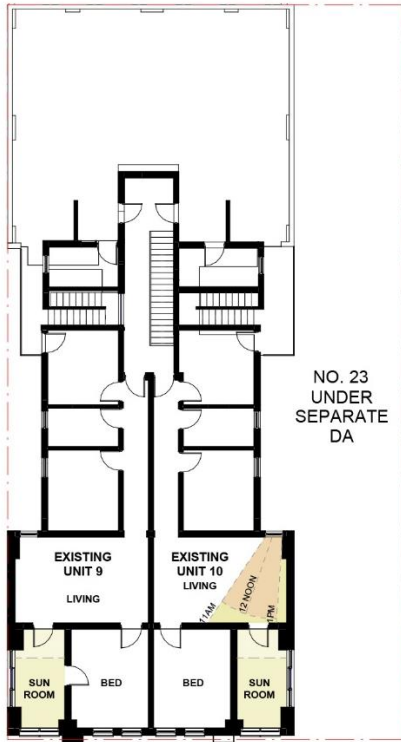
Proposed Level One Plan



Existing Level Two Plan



Proposed Level Two Plan



Existing Level Three Plan



Proposed Level Three Plan