

DKO

30 Fairlight Street Fairlight

DEVELOPMENT APPLICATION
SEPP 65 REPORT

ADJANI

1.0	Introduction
1.1	Development Overview
1.2	Urban Context
1.3	Site Photos
2.0	SEPP 65 Design Statement Design Quality Principle
2.1	Principle 01 - Context & Neighbourhood Character
2.2	Principle 02 - Built Form and Scale
2.3	Principle 03 - Density
2.4	Principle 04 - Sustainability
2.5	Principle 05 - Landscape
2.6	Principle 06 - Amenity
2.7	Principle 07 - Safety
2.8	Principle 08 - Housing Diversity and Social Interaction
2.9	Principle 09- Aesthetics
3.0	SEPP 65 Compliance Table

The development responds to its location and future urban context. The role of DKO's architecture is to mediate between the existing condition and the future urban context.

Our design concept provides a framework which responds intelligently and sensitively to its location and relative context. As Fairlight evolves further to meet changing conditions, it is vital that its architecture and built fabric changes in order to preserve and improve on its identity while responding to the needs of a new generation.

The subject site is within the growing suburb of Northern Beaches Council, an area that will undergo a transformation in urban density. The precinct encompasses both existing and planned public transport connections that will help provide a diverse and sustainable community.

The report evaluates the site in relation to the proposed architecture, the urban interface, the public realm, building mass and scale, pedestrian and vehicle connectivity, and amenity to the residents and public.

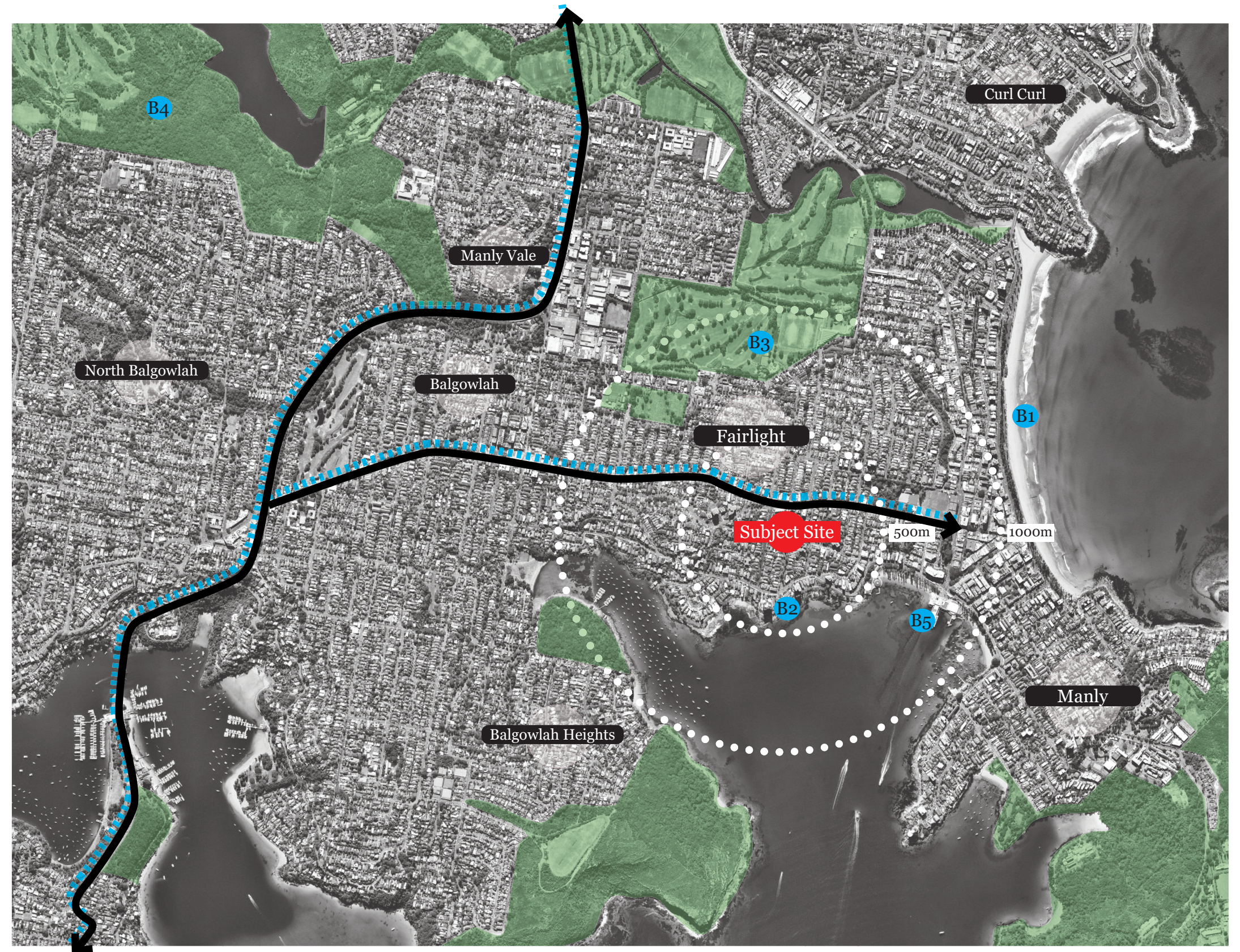


INTRODUCTION
1.2 URBAN CONTEXT

The subject site is located approximately:

- . Sydney CBD - 14km
- . Manly Wharf - 750m
- . Chatswood - 15km
- . Westfield Warringah Mall - 4.4km
- . Manly Beach - 1.7km
- . Manly Coles - 1.3km

- B1 Manly Beach
- B2 Fairlight Beach
- B3 Manly Golf Club
- B4 Allambie Heights
- B5 Manly Wharf
- Bus Network





Fairlight Beach



Sydney Road, Fairlight



Manly Beach



Manly Surf & Dive



North Head Sanctuary



Sea Life Sanctuary

Apartment Design Guide (ADG)

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

Response

The immediate site context includes a variety of residential building types, constructed at different times and each with their own character. Located south to the site are low density residential buildings to the south, with mid to high-residential apartment buildings extending north, east and west of the site.

The proposal has been developed to respond appropriately to each of these types and scales, with a highly articulated building form which is a direct result of the immediate context. Extensive terraced balconies and integrated planting is also proposed to maintain a connection between architecture and landscape throughout the project, in addition to enhancing the qualities of the streetscape.

The proposed development is compatible with the built form context of the site, and will contribute to the character of the area immensely.



Apartment Design Guide (ADG)

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.

Response

The built form and scale of the proposal has been carefully refined to respond appropriately to neighbours on all sides. The building derives its sculptural fanning form from the intent to orientate each apartment's outlook away from the neighbouring side boundaries and out towards desirable street views and water vistas.

The resultant building form reads as a series of sweeping curves which adds depth to the facade and fluidity to the form. This scalloped expression extends to the individual balconies in the form of rounded planters lined with spill-over planting which creates a striking, yet soft articulation to the architecture.

These upper forms are divided horizontally from the ground plane with an undulating brick cantilever that is softened by edge planting and grounded by carefully crafted screens to provide a foreground to the muted tones of the building.



Apartment Design Guide (ADG)

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.

Response

The proposal consists of 5 three-bedroom apartments with a shared basement parking over four levels. Each apartment has been carefully planned to ensure high levels of amenity, and is appropriate for the existing and/or projected demographic of the area.

The proposal takes into consideration factors of overshadowing, amenity and privacy impacts between existing and future buildings, existing vegetation, and changing streetscape and scale.

The residential density of the proposal is sustainable, suitable, and supports this developing nature. The proposal fits in the context and possesses the ability to be supported by existing and future infrastructure.



Apartment Design Guide

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability 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.

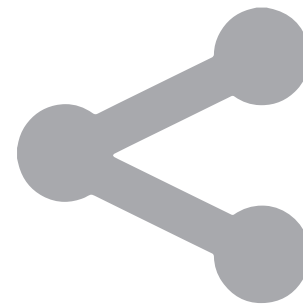
Response

The proposed development will reduce the necessity for mechanical heating and cooling with all 5/5 units designed to be naturally cross ventilated.



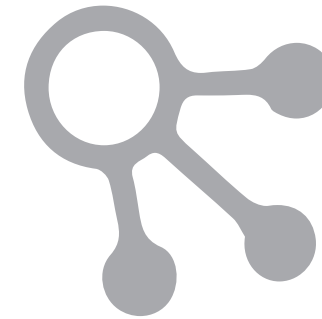
Low-energy Lighting

Low-energy lighting will be used throughout the building. Energy Efficient water heaters will also be integrated into the development. Additionally, the proposal will use water saving fixtures and fittings as well as energy efficient lighting, air-conditioning, lifts, and appliances to minimise water and energy loads.



Natural Ventilation

All apartments feature cross-through layouts that are also dual aspect and located to the corner of the building, and are therefore naturally cross ventilated. Sufficient volumes of fresh air through the apartments will create a comfortable indoor environment that reduces the need and dependency on mechanical ventilation and air-conditioning, responding to the local climate.



BASIX Targets

Through the strategies outlined above, the proposal will achieve at least the minimum NSW Benchmark Consumption for energy and water.

Apartment Design Guide (ADG)

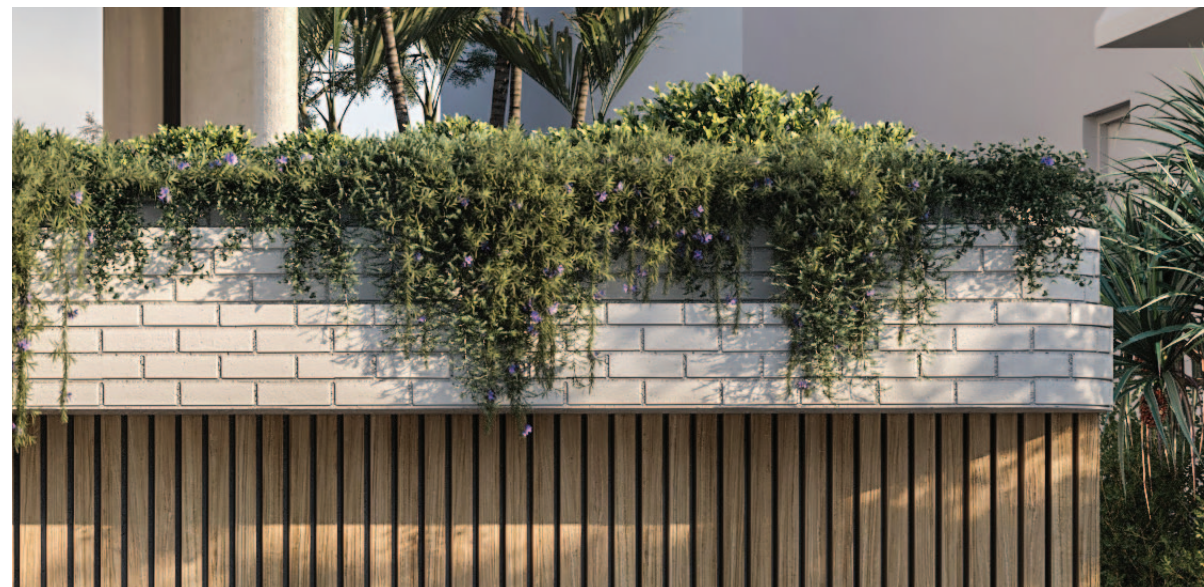
Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain. Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by coordinating water and soil management, solar access, microclimate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character. Landscape design should optimise usability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.

Response

Landscaping lines the front edge of the building on street level across Fairlight St. This extends along the front walkway and provides a visual buffer that enhances the streetscape character and establishes a clearly identifiable, engaging and welcoming entry for both residents into the lobby area.

Level 1 apartments enjoy extensive terrace areas fronting the street as well as generous landscape courtyards to the rear, perfect for families and those with pets.

To the edge of all balconies planter beds are proposed to optimise the aesthetic quality and amenity for residents and the general streetscape.



Apartment Design Guide (ADG)

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

Response

Due consideration has been given to solar access, cross ventilation, indoor and outdoor spaces, visual and acoustic privacy, efficient layouts, outlook and storage areas. Parking for residential, recycling and waste storage areas are provided across the basement levels.

Generally the proposed development is aligned to provide maximum amenity to a majority of the dwellings, with most units demonstrating northern or eastern aspect. The proportion of all units that achieve minimum 2 hours of sunlight into living room windows between 9am and 3pm during mid winter complies with constraints outlined in the ADG. In terms of natural cross ventilation, the development reaches a compliance at 100%. Balconies are designed to provide usable outdoor space while maintaining privacy between units as sufficient private open spaces ensure good solar penetration and ventilation to each unit.

The design proposal complies with SEPP 65 criteria and thus provides a high level of amenity to all apartments.

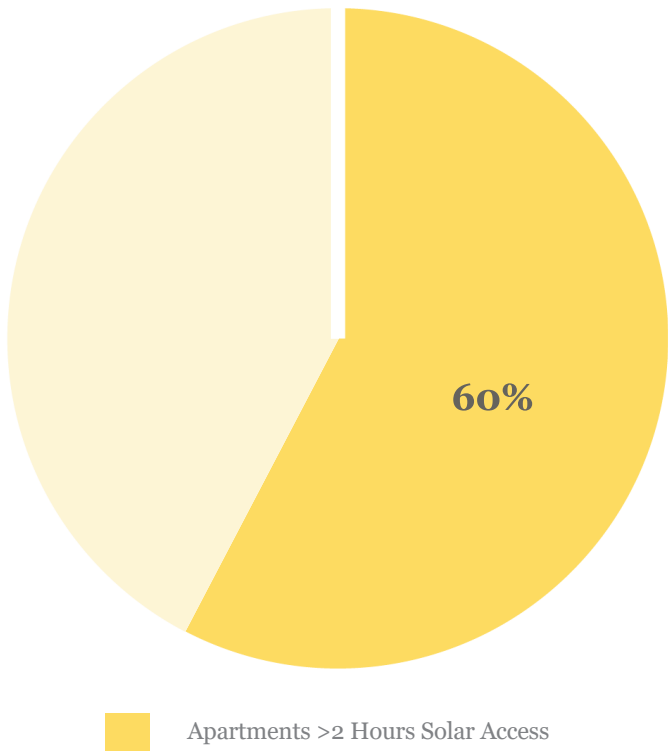


Solar Access

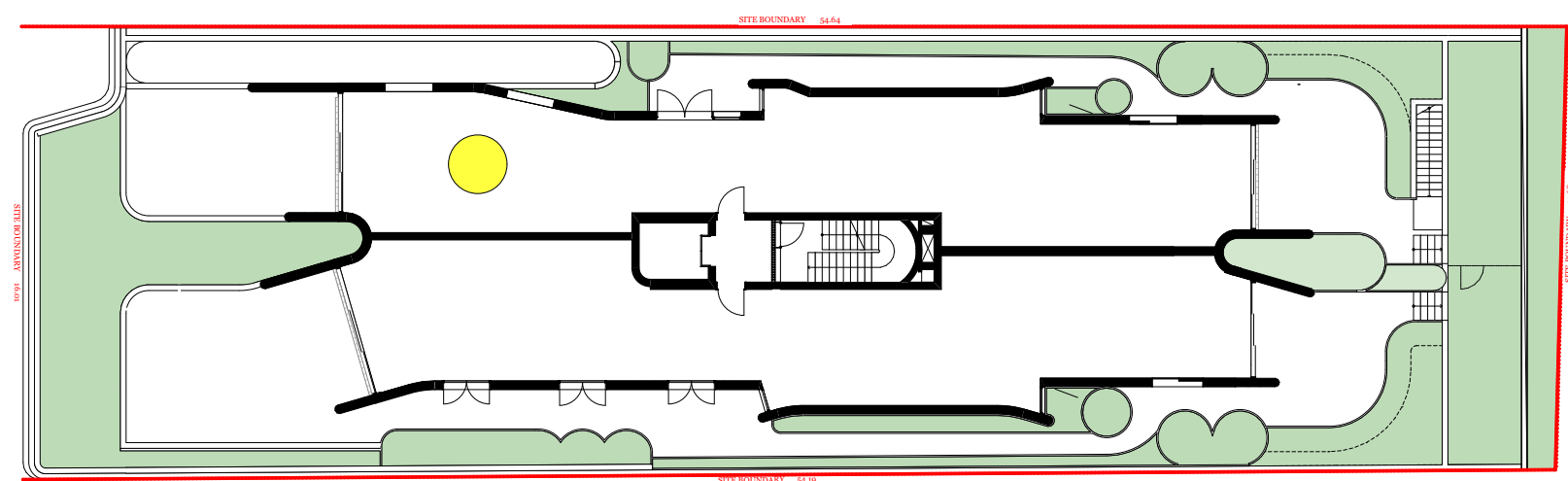
The proposed development is designed to provide the maximum amenity to all of the dwellings, with consideration to the significant overshadowing from the adjacent high-rise buildings to the north as well as the site's south-facing street orientation.

The design maximises the amount of natural daylight received by each unit. The proportion of all units that achieve a minimum 2 hours of sunlight between 9am - 3pm mid winter is 60% (3/5 units).

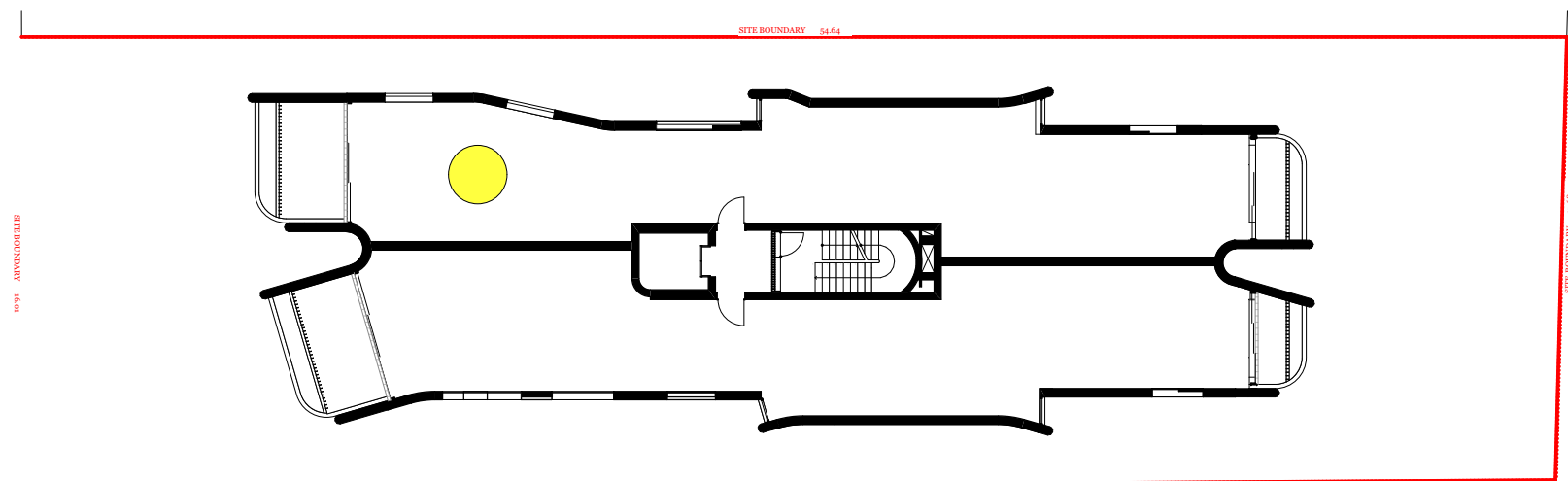
2 Hours Solar Access (SEPP ADG)



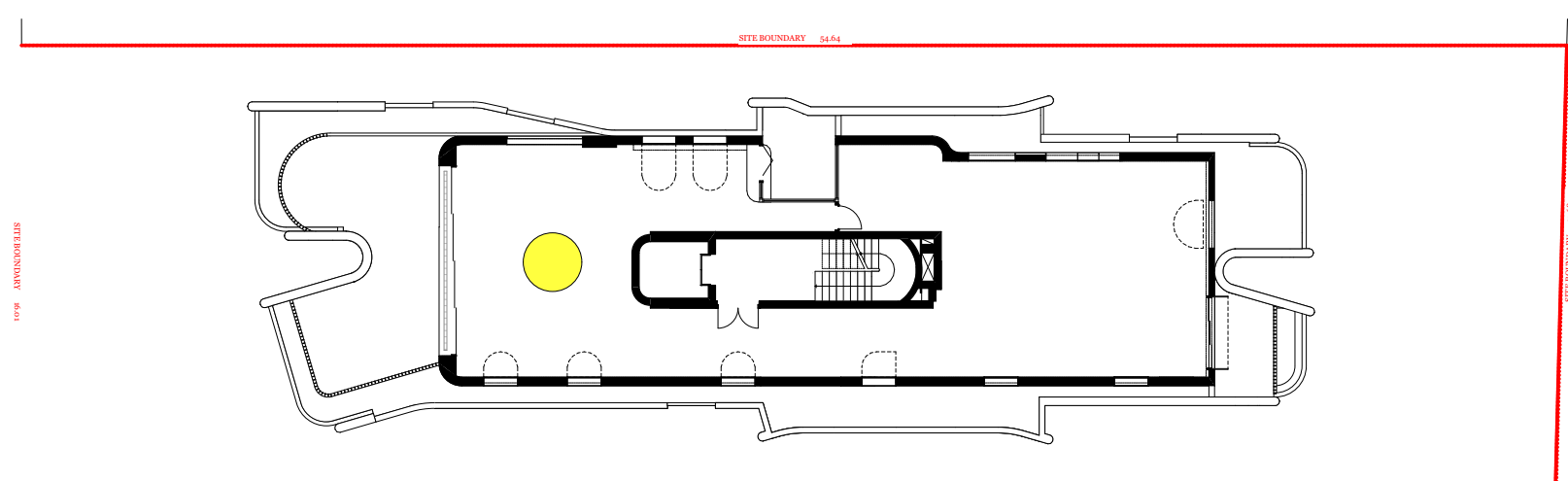
2.6 - PRINCIPLE 06
AMENITY - SOLAR ACCESS



Ground Floor: 1/2



Level 1: 1/2



Level 2: 1/1

SOLAR ACCESS CALCULATIONS

Units with 2+ Hrs Solar Access:	3/5	60%
Units with no Solar Access:	0/5	0%

Apartment Design Guide (ADG)

Natural ventilation is the movement of sufficient volumes of fresh air through an apartment to create a comfortable indoor environment. Sustainable design practice incorporates natural ventilation by responding to the local climate and reduces the need for mechanical ventilation and air conditioning. To achieve adequate natural ventilation, apartment design must address the orientation of the building, the configuration of apartments and the external building envelope..

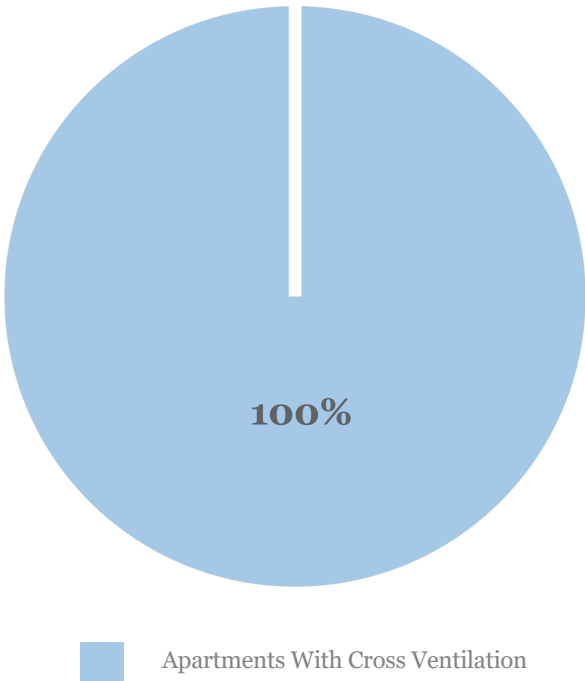
Response

The development consists of cross-over dual aspect apartments with open plan layouts, which allows the proposed building to achieve a high percentage of well-ventilated units.

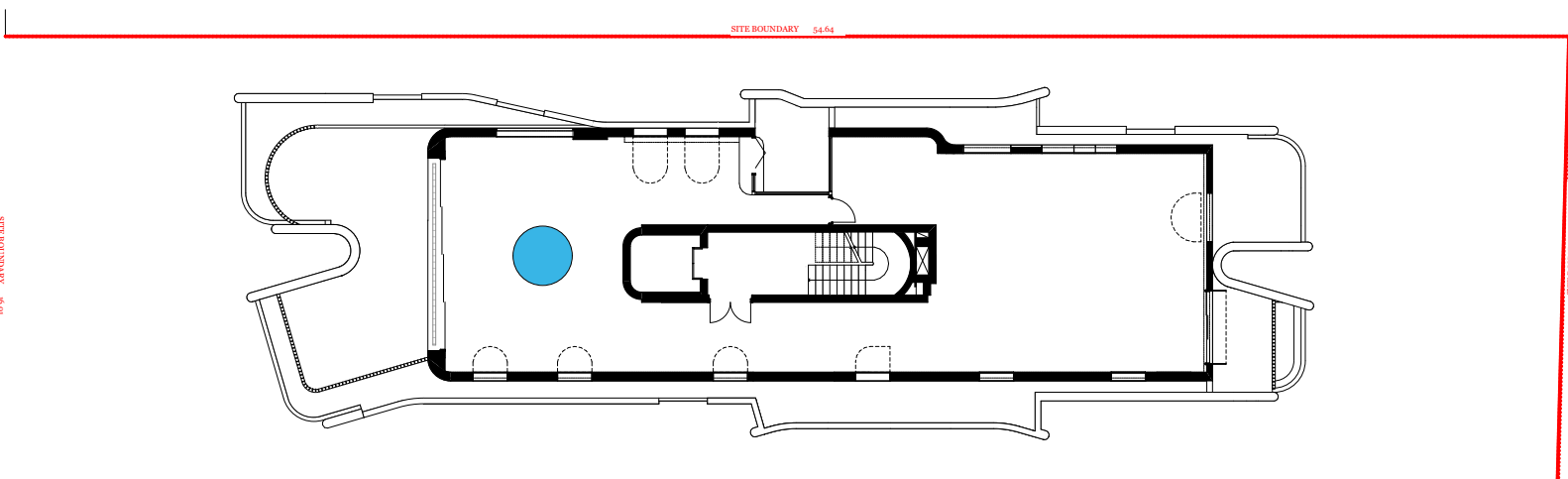
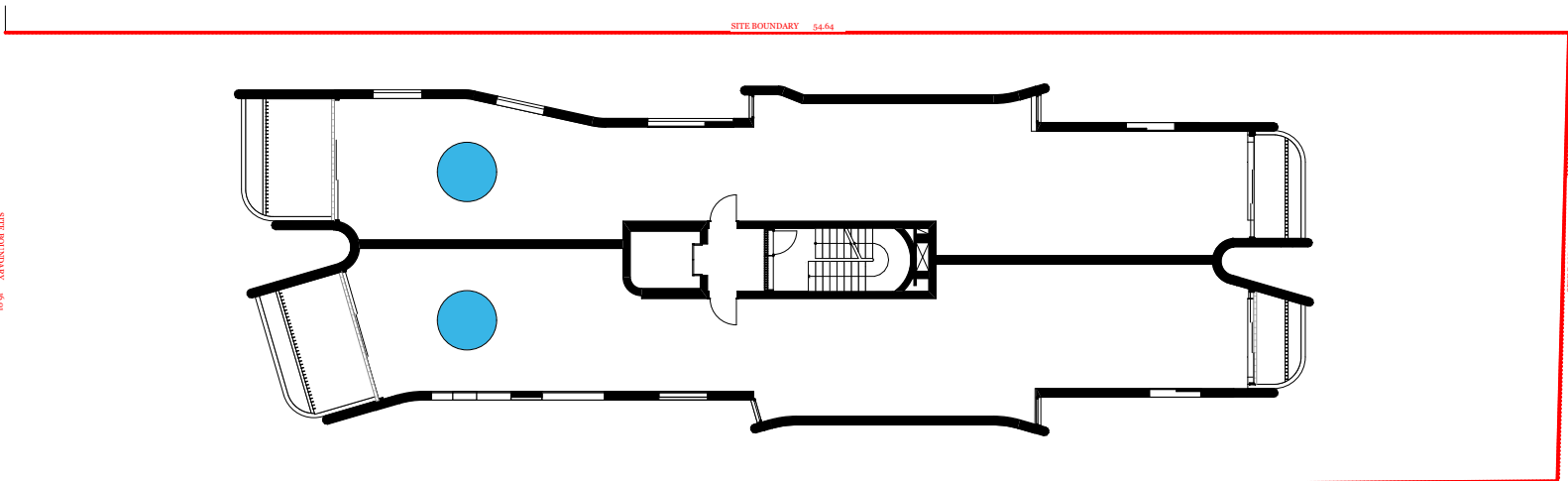
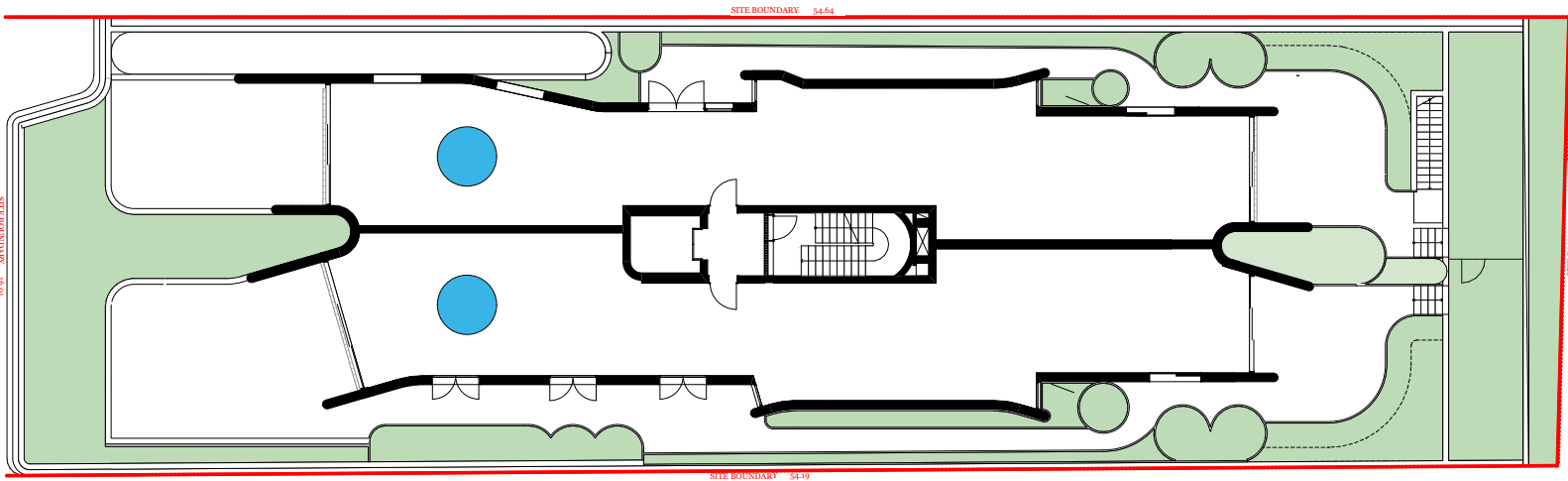
Outlined by the State Environmental Planning Policy No.65 - Apartment Design Guide, a minimum of 60% of total apartments within the first 9 storeys require cross-ventilation. The proportion of dwellings which achieve cross-ventilation is 100% (5/5 units).

The building's orientation take full advantage of prevailing breezes to maximize the movement of fresh air to create a comfortable indoor environment. Large openable windows and doors as well as skylights are to be incorporated to effectively reduce the need for mechanical ventilation and air conditioning.

Cross Ventilated Apartments (SEPP ADG)



2.6 - PRINCIPLE 06
AMENITY - VENTILATION



CROSS-VENTILATION CALCULATIONS

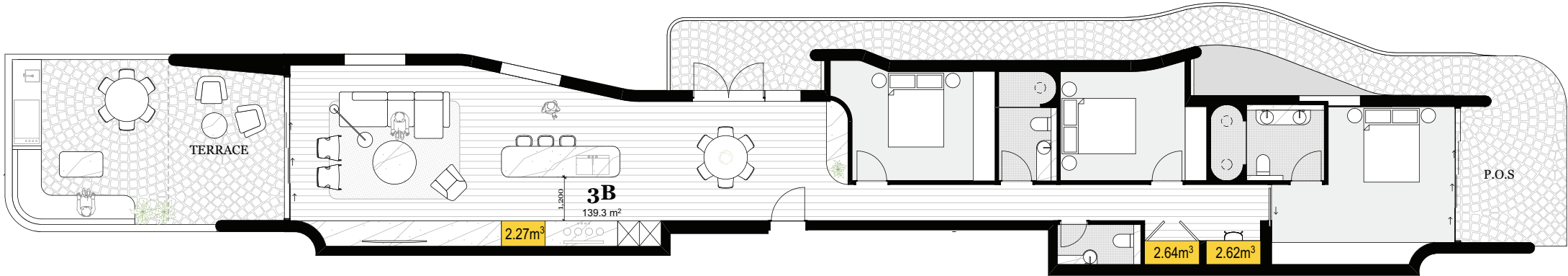
● Cross-Ventilated Units: 5/5 100%

2.6 - PRINCIPLE 06
AMENITY - STORAGE

Response

A minimum 6m³ of storage is required for 1 Bedroom Units. 8m³ for 2 Bedroom Units and 10m³ for 3 Bedroom Units.

A minimum of 50% of the storage required is provided in each unit through storage cupboards with the remainder 50% provided in storage cages located within the basement, easily accessible from the lift cores.



3 BEDROOM UNIT
TOTAL 7.53M² STORAGE IN APARTMENT



BASEMENT PLAN

Apartment Design Guide (ADG)

Good design optimises 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 maximise 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.



Response

The proposal has considered safety from first principles to ensure public interfaces are legible and open, entries and windows are designed to assist with passive surveillance, and these design initiatives are supplemented by appropriate lighting and security systems.

The lobby entry to the building is accessed from Fairlight St. It is positioned to promote a shared, clearly identifiable entrance that increases passive surveillance and safety to the development. The lobby entry will have a security gate at the entrance point, be well-lit at night to provide extra safety measures. Large windows and corner balconies further encourage views towards public and communal spaces.

Furthermore, all external spaces will have multiple clear sight lines without obstacles, low shrub planting to reduce view obstruction and all paths will be well-lit at night time and designed to meet relevant Australian Lighting Standards.



2.8 - PRINCIPLE 08
HOUSING DIVERSITY & SOCIAL INTERACTION

Apartment Design Guide (ADG)

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.

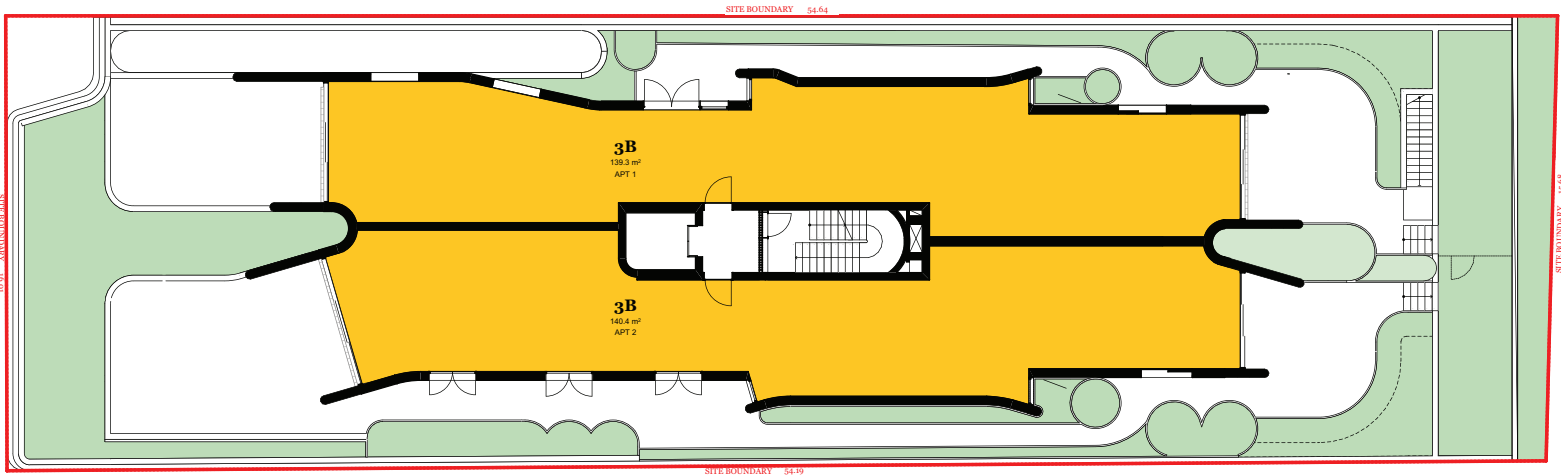
New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.

Response

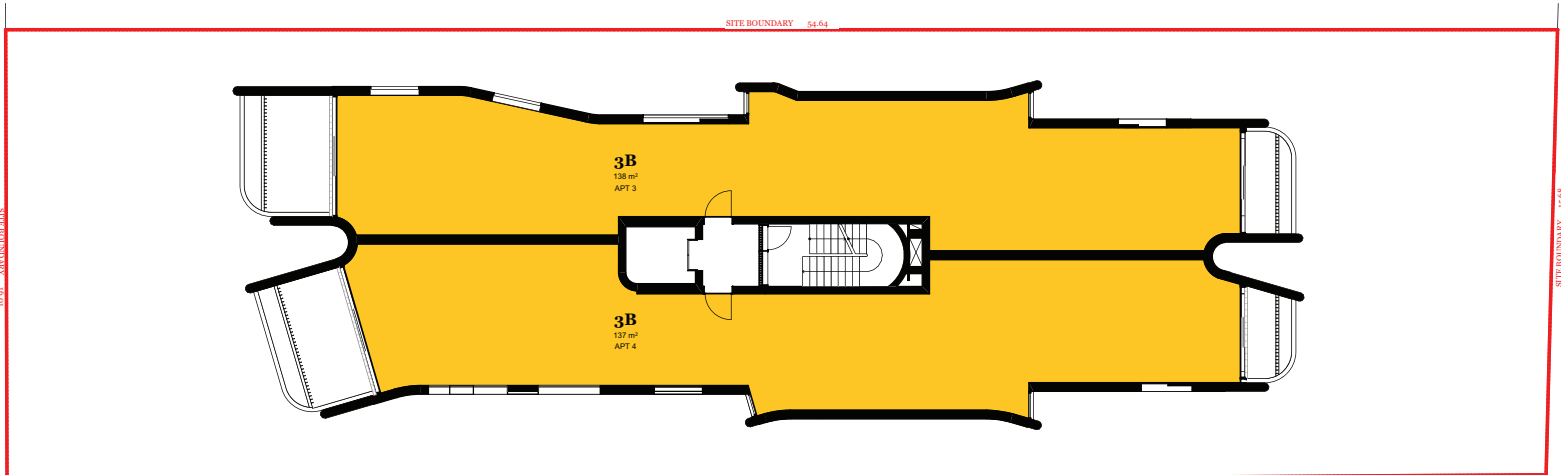
The proposed development has been designed with a high level of social contribution in mind, not only to its residents, but to the local community.

On ground level, safe and activated areas for visitors and residents to meet and interact will be provided. Balconies overlook and enable interaction with users of the public domain, increased safety and activation. Below, basement car parking is provided to residents that also serves as a space for storage and bicycle parking.

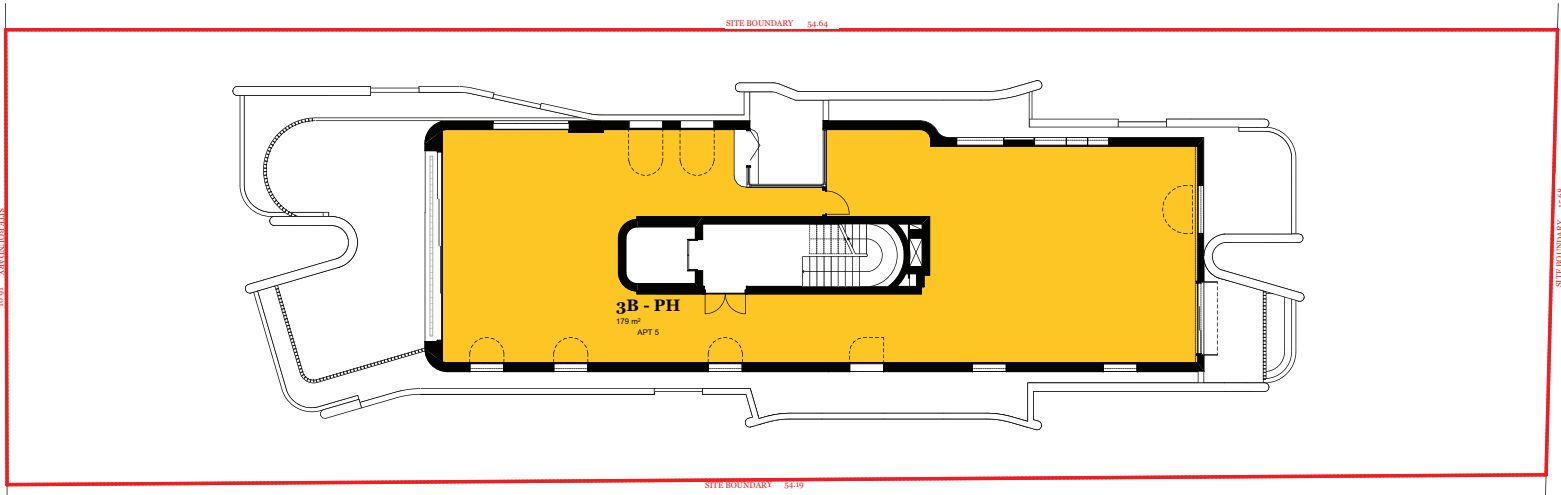
The high levels of amenity to each generously proportioned dwelling will cater for a range of households and help diversify the residents of the development.



Ground Floor ● 3-Bed: 2



Level 1 ● 3-Bed: 2



Level 2 ● 3-Bed: 1

Apartment Mix Summary

1 Bed	0/5 (0%)
2 Bed	0/5 (0%)
3 Bed	5/5 (100%)

Apartment Design Guide (ADG)

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.

Response

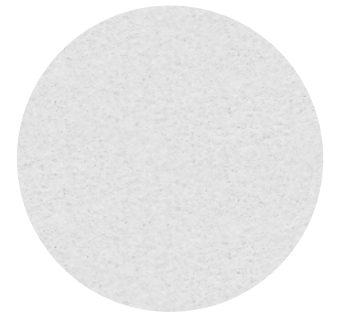
The development proposes an improved sense of place through a variety of architectural expression, enduring materials and detailing quality. The proposal considers scale through setbacks, projection and a hierarchy of elements. The integration of landscape softens the appearance and experience of the building to create a memorable and distinctive architecture that is both unique to place and place defining.

Materials, Colours and Textures

The building utilises a palette composed of mid-tone battens and light coloured brick at ground level to the scalloped concrete blade walls which defines the building's form across the levels above.

The light concrete blades are accentuated by the slightly darker tone of the carefully detailed curved balconies and which adds an additional textural quality and warmth to the overall building.

The natural colours of the building form a strong background to allow the array luscious planting to pop, adding a soft offset to the building.



Warm White Concrete



Ribbed Concrete



Warm White Brick



Dark Bronze Metal

Table 1. Summary of compliance with the key Apartment Design Guide ‘Design Criteria’		
Control	ADG Design Criteria	Compliance
3D Communal Open space	Minimum of 25% of the site area should be devoted to communal open space.	Given the smaller size of the development/site area as well as its close proximity to parks, beaches and other public recreation areas, the residents’ open spaces are provided in the form of high quality private open space; large landscaped balconies and extensive terrace areas.
	Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).	The development maximises the amount of direct sunlight to the balconies and private open areas of all the apartments.
3E Deep Soil Zones	Minimum of 7% of a site should be a deep soil zone with the following minimum dimensions: <ul style="list-style-type: none">- greater than 1,500m² – 6m	Site area: 862 m ² Required Deep soil: 60 m ² (7 %) Proposed deep soil zone: 62.7 m ² (7.3%) Compliance achieved
3F Visual Privacy Building separation	Up to four storeys/12 meters <ul style="list-style-type: none">• 6 meters to the boundary between habitable rooms/balconies• 3 meters to the boundary between non-habitable rooms Five to eight storeys /up to 25 meters <ul style="list-style-type: none">• 9 meters to the boundary between habitable rooms/balconies• 4.5 meters to the boundary between non-habitable rooms Nine storeys and above/ over 25 meters <ul style="list-style-type: none">• 12 meters between habitable rooms/balconies• 6 meters between non-habitable rooms	Compliance generally achieved
3J Bicycle and Car Parking	The maximum car parking rates are as follows: Residential 0.5 Spaces per 1 Bed 0.5 Spaces per 2Bed 1.2 Spaces per 3 Bed Retail: 1 per 50m2 Commercial: 1 per 125m2 Childcare: 1 space per 100m2 Visitors: 11 + 1 per 15 units over 70 units.	Car parking rates comply with the requirements of the Manly DCP 2013 Car Parking Requirements, which yields a minimum off-street car parking requirement of 10 spaces. The proposed development makes provision for a total of 10 car spaces, thereby satisfying Council’s car parking code requirements. Compliance achieved
4A Solar + Daylight Access	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter.	Minimum number of apartments with 2hrs solar access required: 3.5/5 units (70%) Proposed: 3/5 (60%) The development optimises the amount of solar access attainable to the apartments, taking into account the significant overshadowing from the adjacent high-rise buildings to the north in addition to the site’s south-facing street orientation.

Table 1. Summary of compliance with the key Apartment Design Guide ‘Design Criteria’		
Control	ADG Design Criteria	Compliance
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	No more than 1/5 apartments (15%) are to not receive any solar access. Proposed: 0/5 (0%) Compliance is achieved
4B Natural Ventilation	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.	Minimum number of cross-ventilated dwellings required: 3/5 (60%) Cross Ventilated Apartments: 5/5 apartments (100%) Compliance achieved
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	All cross-through apartments also feature dual aspect and situated along a single corner of the building. Maximum cross-ventilation and airflow is therefore achieved. Compliance achieved
4C Ceiling heights	Minimum ceiling heights are as follows: <ul style="list-style-type: none">2.7m for habitable rooms2.4m for non-habitable roomsdouble storey apartments – 2.7m for main living area, 2.4m for second floor where its area does not exceed 50% of the apartment areaattic spaces – 1.8m at edge of room with a minimum 30degree slope in mixed use areas – 3.3m for ground and first floor	Proposed 2.7m habitable– Compliance achieved Proposed 2.4 m non habitable – Compliance achieved
4D-1 Apartment Size + layout	Minimum Apartment sizes: <ul style="list-style-type: none">70m² for two bedrooms; and90m² for three bedrooms. Add an 5m² for additional bathrooms Add an 12m² for additional bedrooms	Compliance achieved
	Every habitable room must have a window in an external wall with a total minimum glass area of no less than 10% of the floor area of the room. Day light and air may not be borrow from another room	Compliance achieved
4D-2 Apartment Size + layout	Habitable room depths are limited to a maximum of 2.5 x the ceiling height. Open plan layouts (where living, dining and Kitchen are combined habitable room depth form the window is 8m	Compliance achieved
	Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space).	Compliance achieved

Table 1. Summary of compliance with the key Apartment Design Guide ‘Design Criteria’		
Control	ADG Design Criteria	Compliance
4D-3 Apartment Size + layout	Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	Compliance achieved
	Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none">3.6m for studio and 1 bedroom apartments4m for 2 and 3 bedroom apartments	Compliance achieved 4.0m minimum provided for all 3 bedroom apartments.
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	Compliance achieved
4E Private open space and balconies	Apartments are to have the following balcony dimensions: <ul style="list-style-type: none">1br – 8sqm with min.2m depth2br – 10sqm with min. 2m depth3br – 12sqm with min. 2.4m depth	Compliance achieved
	Ground level apartments should contain a minimum of 15m ² of open space, with a minimum dimension in one direction of 3m.	The apartments on the lowest level (Level 1) contains open space exceeding total 15m ² . Compliance achieved
4F Common circulation and spaces	The maximum number of apartments off a circulation core on a single level is eight.	Proposed maximum 2 apartments per level off a circulation core. Compliance achieved
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	N/A
4G Storage	<ul style="list-style-type: none">Studio apartments require 4m² of storage areaOne bedroom dwellings require 6m³ of storage areaTwo bedroom dwellings require 8m³ of storage area.Three bedroom dwellings require 10m³ of storage area.	Where storage is not wholly provided within the unit itself, the remainder is provided in the carpark via storage cages. In the instance where storage cages are required, at least 50% of the apartment’s storage is provided within the apartment itself. The total combined storage areas provided for each dwelling meets the minimum areas required. Compliance achieved

12th October 2021

Council of Submission:

Northern Beaches Council

PO Box 82 Manly,
NSW 1655

**Re: 30 Fairlight St, Fairlight
SEPP 65 Design Statement**

To Whom It May Concern,

Pursuant to Clause 50(1A) of the Environmental Planning and Assessment Regulation 2000, effective from July 26, 2003;

I hereby declare that I am a qualified designer, which means, a person registered as an architect in accordance with the Architects Act 1921, as defined by Clause 3 of the Environmental Planning and Assessment Regulation 2000.

I directed the design of the residential development stated above and I affirm that the design achieves the design quality principles as set out in Part 1 of the 'State Environmental Planning Policy No.65- Design Quality of Residential Apartment Development';

I have provided further detail on the design's compliance with all nine of the principles in the SEPP 65 Design Compliance Table accompanying this Development Application.

Yours Faithfully



Nicholas Byrne

Director

Registration Number: 7806 (NSW)



