



4<sup>th</sup> November, 2024

## **SEPP Housing Design Verification Statement for 5 Lauderdale Ave, Fairlight**

I, Bridie Gough, Registered Architect 8280, provide certification that I directed the design of the proposed residential flat development on 5 Lauderdale Ave, Fairlight, as depicted on the development application set Issue DA1 dated 29<sup>th</sup> October 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 as set out below. 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 5 apartments.

### **2. SEPP HOUSING DESIGN QUALITY PRINCIPLES**

#### **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 adjacent to Fairlight Beach and a 10-minute walk from Manly town center. The area is characterized by a mix of residential flat buildings, large single dwellings and semi detached dwellings, which have evolved and changed over the years.

The site is regular in shape, with a fall from North to south (front to rear). It is surrounded by a mix of residential typologies to the north, east and to the west however the southern boundary connects to the Fairlight Reserve. This connection is a common boundary condition for the properties along this section of Lauderdale Ave. The properties to the west are predominantly residential flat buildings of varying heights, many beyond the 8.5m control, whilst immediately adjacent to the east is a duplex development followed by a larger residential flat building of some 15 storeys. On the high side of Lauderdale Ave there is a large residential flat building comprising of 5 storeys with views that are to be maintained under this current proposal's envelope.

The proposed building establishes a profound connection to country by integrating the unique rock stratum surrounding the site into its design and narrative. By highlighting the geological features that tell the story of the land's ancient history, the building not only honors the natural environment but also reflects the cultural significance of the area. This connection is further emphasized through the use of local materials that resonate with the colors and textures of the rock formations, fostering a sense of place that bridges modern living with the timeless essence of the land. In doing so, the development serves as a tribute to the heritage and ecological integrity of the region, inviting residents to engage with and respect the stories embedded in the landscape.



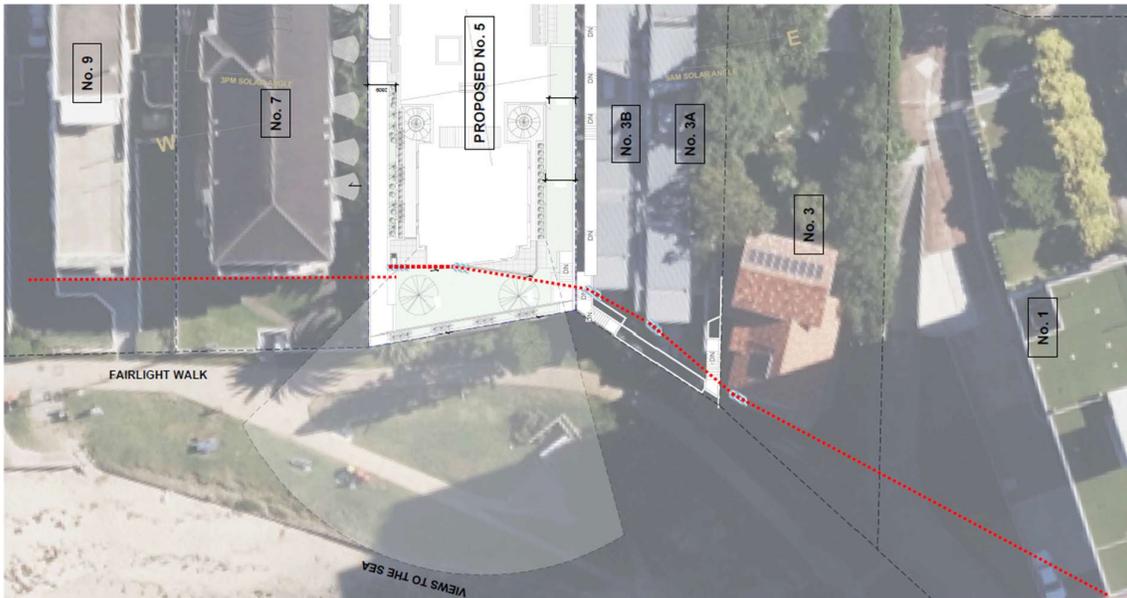
The front setback draws on an average setback line between the two adjacent properties which results in an approx. 5.1m to the north facing balconies, allowing for a landscaped buffer between the building and the street front.

The side setbacks are varying in nature providing strong articulation and relief along the side boundaries. The built form has been designed to ensure windows to the side rooms are facing north or south rather than an east/west aspect which assists with maintaining privacy between properties.



Realestate.com

The rear setback is drawing on the neighbouring properties for an established building line and this enables a strong relationship to the buildings east and west of the subject property.



In terms of fine grain articulation of the locality itself, there is no particular prevailing style or character to the buildings in the area, the mixture of finishes and materials is eclectic in its nature as can be appreciated from the below imagery.



Google Maps



Google Maps



Rock Hunter Photography

## 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.”*

To ensure a good fit, the design respects the surrounding context by proposing a two-storey building height when viewed from Lauderdale Ave. This massing creates a transitional relationship between both the eastern and western neighbouring properties



*Estudionod*

As the site falls away to the south – the building reads as a 4 storey building – creating a strong relationship with the residential flat building to the west as well as the height of the duplex dwellings to the east, the single house at 2 Lauderdale Ave and the residential flat building at 1 Lauderdale Ave. It creates a clever transitional form between the west and east.

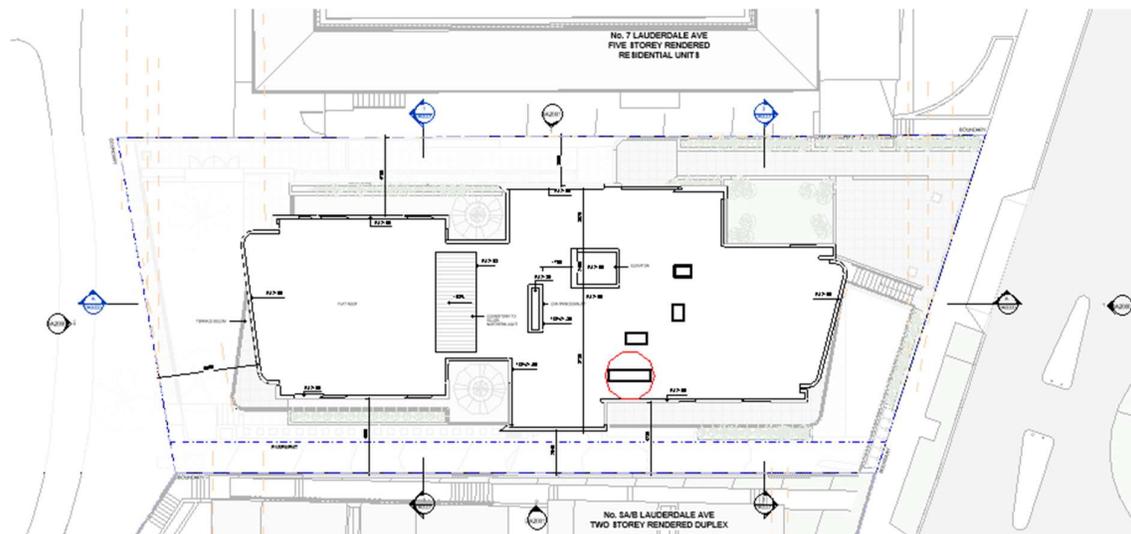


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The design of the building ensures a high level of amenity as the apartments boast large areas of private open space, sweeping harbour views and are comfortably sized. 4 of the apartments are predominantly oriented towards the Fairlight Reserve, with 3 of the apartments also having northerly orientation for maximizing solar amenity.

The main private open areas are the large covered balconies on the southern side that are designed to echo the stratum of sandstone which is wrapping around the harbour shoreline and reinforcing our connection to country.

The building envelope steps in at level 1 to allow for generous side setbacks at the upper levels. This also provides opportunity for additional solar access via skylights to the southern facing level 1 apartment.



### **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 proposed building comprises five apartments, which results in an increase of 4 dwellings to the current site condition. The proposed density of the site is appropriate due to the close connection with job opportunities in Manly Town Centre and public transport to the city and other suburbs via both bus and ferry.

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 vastly improved with the basement parking, comprising 10 residential spaces and 1 visitor space compared to the current condition of one off street car park on site.

The proposed FSR of 1.07:1 is considered contextually appropriate (see Contextual FSR Analysis drawing lodged with DA) and acceptable since it can easily be accommodated on the site whilst still conforming with the objectives of the Council controls, the LEP, the ADG, the Housing SEPP and the BCA. A Clause 4.6 Variation is submitted as part of this application to justify the proposed FSR in further detail.

#### **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.”*

The proposed design is well balanced in terms of orientation, managing to combine southeast aspect - where the view is – with opening its layouts towards the north, achieving great natural light to most habitable rooms.

The layout of the apartments open mostly to three or four aspects, allowing for natural cross ventilation, reducing reliance on mechanical cooling in warmer months. The proposed concrete structural methodology in combination with an insulated envelope works well to retain heat in the cooler months, acting as thermal mass reducing heating requirements.

Longevity of materials selected for the facades of the building has been a consideration, with a porcelain cladding finish being a great solution which is both durable and sustainable in this harsh marine environment.

Rainwater collected from the roofs and terraces will be utilized for irrigation of the landscaped areas and planters on the balconies.

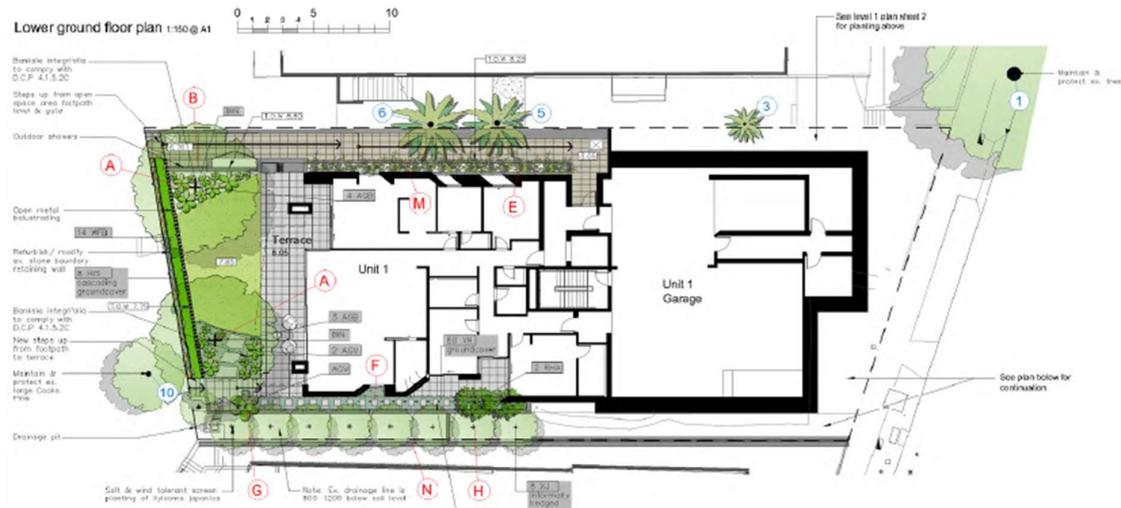
Finally, go gas is being proposed on the site and solar panels will take advantage of the northerly aspect.

#### **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 reserve-facing setback or rear yard of the existing dwelling is currently an underutilized grassed area. This area will become a private garden to the benefit of the ground floor unit, whose owners will be able to enjoy the garden to its full potential. The north facing courtyard will provide sundrenched landscaped amenity to apartment 03. Scattered planter areas on roof areas provide for a reduction in glare from the building as well as a visual green break.

There is a 1.8m wide stormwater easement along the eastern boundary which will be upgraded and retained as part of the proposal. Landscaping proposed along that edge will be sensitive to the asset within whilst still providing adequate screen planting, water absorption, shade species and ground covers to elevate the natural landscape within which the built form sits. Water from the roof is harvested for reuse in landscape irrigation.



## 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 3 to 4 bedroom apartments. All apartments will exceed the minimum apartment sizes as defined by the ADG. All apartments enjoy spectacular views across the Fairlight Reserve towards The Heads and have large outdoor areas for entertaining. There is one apartment with the amenity of a large north facing courtyard and covered terrace also.

The design of the building ensures a high level of amenity as the apartments boast large areas of private open space, sweeping harbour views and are comfortably sized. 4 of the apartments are predominantly oriented towards the Fairlight Reserve, with 3 of the apartments also having northerly orientation for maximizing solar amenity.

The building envelope steps in at level 1 to allow for generous side setbacks at the upper levels. This also provides opportunity for additional solar access via skylights to the southern facing level 1 apartment.

The layouts of all apartments have been considered to maintain privacy to neighbours. The design of balconies to the north and south façades has been considered to provide functional aspects enhancing separation and privacy, while offering enjoyment of sheltered outdoor areas.

All apartments are provided with above adequate storage within each apartment and additional 10+ sqm storage room per unit in the car park as shown in the table on the cover page of this project.

Easy access for all age groups and degrees of mobility is achieved at Level 2, where the pedestrian entry is located. From there, a lift is located in the lobby providing direct access to all apartments. The adaptable units are located on the entry level and level below for convenience.

The site also benefits from a direct accessible connection to the reserve – a key design consideration to be retained in the proposed design via a footpath that leads out of the lower ground level and along the western boundary. There is provision for an outdoor shower and storage of watercraft along the pathway.

Ample car parking is proposed to be provided via a car lift to 1.5 levels of basement accommodating 10 residential parking spaces and 1 visitor space. The basement also provides above average storage for kayaks, surfboards, jetskis and the like.

## **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 building proposes multiple opportunities for passive surveillance to the northern street frontage. The main lobby is recessed into the middle of the building and will be surveyed by including surveillance, a glazed door and a video intercom system.

The entry point to the building is accessed via wheelchair compatible ramp at a relaxed gradient to ease access, it will be well lit and clearly distinguished by means of landscaping and signage. The residential entryway gives direct access to the main building lobby, from where residents and their visitors take the lift directly inside residential apartments.

There is also adequate surveillance of the public domain along the public foreshore. We propose a secure gated entry into the property from the southern boundary and the building occupants have an advantageous view out and across the public domain allowing passive surveillance whilst still enjoying a safe and private building.

## **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 bungalows, short term accommodation and detached houses. This proposed development with five spacious apartments will add to the offering along Fairlight Reserve. Whilst the development proposes 5 x 3-4 bedrooms residences, it is responding to the market demand in this area for downsizer appeal and is further contributing additional homes to an otherwise spiraling housing crisis, freeing up land parcels elsewhere for potential further redevelopment and housing supply.

Apartments on levels 1 and 2 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.

The location of the site naturally elicits an opportunity for social interaction. The common accessible pathway that leads from the lower ground level to Fairlight beach provides easy access to the very popular public domain which is always buzzing with a hive of activity and really feels like a harbourside playground throughout the summer months.

As the building itself contains only 5 apartments with a common entry and foyer – there will inevitably be opportunity to chat with neighbours in the foyer or meet for a walk into Manly or a swim at the Fairlight pool.

## **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 a contemporary coastal vibe. Classic shapes and timeless finishes present a building that will withstand the test of time – not only from a durability perspective but also a style perspective.

The facade is articulated on the east and west by deep, vertical wall elements that provide for joinery opportunities internally and deep window placements externally – ensuring some protection from the elements. These walls are wrapped in durable yet beautiful porcelain panels that are of a tone that is sympathetic to the sandy tones and textures of the foreshore.

Textured render is the balcony finish and soft washed timber look soffit cladding ensures a strong relationship between the building and its immediate harbourside context. The incorporated planters at varying levels soften the form further by bringing the landscape into the building screening the private open spaces of lower apartments and highlighting the main entrance.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Gough', written in a cursive style.

**Bridie Gough**

Director

Arb No. 8280. Nominated Architect

Platform Architects

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