
From: Bob Smale
Sent: 24/11/2021 11:11:35 PM
To: Council Northernbeaches Mailbox
Subject: DA 2021/2034_30 Fairlight Street FAIRLIGHT
Attachments: 211122 FINAL DA 20212034 Response Submission.pdf;

Attention: Adam Croft

Dear Adam,

Please find attached my submission regarding the current DA for 30 Fairlight Street, Fairlight for uploading on to the Council submissions website page for that DA.

I am happy to discuss if required.

Kind Regards,

Bob Smale

Owner: 1/34 Fairlight Street, FAIRLIGHT

Principal

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DA RESPONSE SUBMISSION

In Relation To

DA2021/2034
30 FAIRLIGHT STREET
FAIRLIGHT

Submission By

BOB SMALE
OWNER & RESIDENT
1/34 FAIRLIGHT STREET
FAIRLIGHT

22 November 2021

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SUMMARY TABLE OF NON-COMPLIANCES

This TABLE 1 summarises the findings of the detailed report that follows. Please refer to the body of the report for the relevant detailed justification for each item. The Reference Section identified in Column 1 below corresponds to the Reference Section for that item in this report.

TABLE 1

Reference Section	Applicant Reference	Item Title Section/Clause	Claimed Compliance	Actual Compliance	Comment
3.0, 6.7	SEE 4.6	Site Suitability	Complies	Non-Compliant	Site too small evidenced by resultant extensive non-compliances.
4.1 SEPP 65	SEPP 65 & ADG Report	Principle 01 Context and Neighbourhood	Complies	Non-Compliant	Side and front setbacks non-compliant. Building separation doesn't reflect context or ADG 3F requirements.
		Principle 02 Form & Scale	Complies	Non-Compliant	2 metre side setbacks leads to excessive bulk and minimum neighbour amenity.
		Principle 03 Density	Complies	Non-Compliant	Loss of amenity and privacy and overshadowing are excessive.
		Principle 06 Solar Access	Complies	Non-Compliant	Only 20% (1/5) achieved after considering future development
		Principle 06 Storage	Complies	Non-Compliant	Only 2.5% achieved within unit
4.2 ADG	SEPP 65 & ADG Report	3E Deep Soil Zone	Complies	Non-Compliant	Retaining wall and footing within zone reduces area available to 4%.
		3F Visual Privacy	Complies	Non-Compliant	ADG 9-12m separation not applied. Non-compliant 2 metre setbacks, only 4-5 metres habitable room separation.
		4A Solar Access	Complies	Non-Compliant	Only 20% (1/5) achieved after considering future development
		4G Storage	Complies	Non-Compliant	Only 2.5% achieved within unit
5.0 Clause 4.6 Variation	Clause 4.6 Report	LEP 4.4 DCP 4.1.3 Increase FSR to 0.9:1	Complies	Non-Compliant	Unjustifiable due to setback, roof height, solar, neighbour amenity, building separation, view sharing & streetscape non-compliances.
6.2 Manly DCP Streetscape	SEE Section 4.3.5 Pg23	3.1.1, 3.1.1.1, 3.1.1.4 Streetscape Townscape	Complies ADG not applied.	Non-Compliant	Excessively bulky, minimal building separation, unsuitable streetscape, non-compliant with Clauses 3.1.1.1 and 3.1.1.4
6.2 Manly DCP Review	SEE Section 4.3.5 TABLE 3 Page 23	1.3 Relationship to SEPP 65 / ADG	Complies	Non-Compliant	Precedence not given to ADG setbacks. DCP setbacks have no effect.
		4.1.2.1 External Wall Height	Complies	Non-Compliant	Incorrectly interpreted by applicant. Top floor must be included.
		4.1.2.3 Roof Height	Complies	Non-Compliant	Incorrectly interpreted by applicant. Roof slope requirement must be applied.
		4.1.4 (See DCP 'Note' p72), 4.1.4.2 Side Setbacks	Complies ADG not applied.	Non-Compliant	DCP misrepresented. Incorrect ext. wall height interpretation. DCP 4.1.4 'Note' p72 requiring ADG setbacks not applied
		4.1.4.1 Front Setback	Complies	Non-Compliant	Building (garage, meter rooms) has nil setback to front boundary.
		3.10.1(iii), 4.1.6.1 Parking	Complies	Non-Compliant	Vehicle egress is unsafe and non-compliant with AS2890.1
		4.1.6.3, Sched. 3/A2 Bicycle Storage	Complies	Non-Compliant	5 spaces required (1 for each premise) not 3 shown. Secure storage not designated.
		4.1.10 Fencing	Not Addressed	Non-Compliant	Fencing is an integral part of the design & amenity and should be included in the DA
6.6 DCP	SEE Page 26	3.4 Amenity	Complies	Non-Compliant	Objectives not achieved. Privacy, solar access, overshadowing, neighbour amenity etc. all compromised
		3.4.1.2 Solar Access	Not Addressed	Non-Compliant	Roof overshadows 32 Fairlight Living Room window having less than 2hrs sun.
		3.4.2 Privacy	Not Addressed	Non-Compliant	Windows to side boundaries not offset or screened from neighbour at 32 Fairlight
		3.4.3 Maintenance Of Views	Not Addressed	Non-Compliant	Excessive roof height driven by excessive floor to floor heights.
6.7	SEE 4.6 Page 28	Suitability of Site	Complies	Non-Compliant	Extensive non-compliances and small site make site unsuitable for proposal.
7.0	Drawings DA600-04	Site Isolation Scheme	Complies	Non-Compliant	The scheme is non-compliant and unrealistic for testing compliance.
8.0 DCP	Drwg H-DA 00-02	3.7 Stormwater Management	Complies	Non-Compliant	Subterranean flows not accounted for on sloping site (Objective 1)

22 November 2021

Bob Smale1/34 Fairlight Street
FAIRLIGHT NSW 2094

The Executive Manager Development Assessment
NORTHERN BEACHES COUNCIL
1 Belgrave Street
Manly NSW 2095

Attention: Adam Croft

RE: DA2021/2034 for 30 Fairlight Street, Fairlight
Submission providing Objections to the Proposed Development

Dear Sir,

This submission has been prepared following notification by Council, dated 9 November 2021, of the Development Application DA 2021/2034 that has been submitted for 30 Fairlight Street. The proposal is for the demolition of the existing detached dwelling and construction of a 4 storey building with a partial basement and 3 residential levels above. An FSR of 0.9:1 in lieu of the 0.75:1 standard is proposed.

The intent of this submission is to object to the application and to demonstrate that the proposed development is non-compliant and a demonstrable over development of the site, will be out of character for the locality, adversely impacts public and private amenity and is not in the public interest. The submission is supported by a detailed review of the relevant Planning Instruments, the plans, the Statement of Environmental Effects (SEE) and selected specialist Reports submitted by the Applicant in support of its proposal.

1.0 BACKGROUND

In March 2020 DA 2020/0103 was submitted for a similar style development. This previous DA proposed 7 apartments, a partial basement, 4 residential levels above and an FSR of 1.01:1. There were extensive objections to this proposal generally related to non-compliance in relation to inadequate setbacks and view sharing, excessive FSR, excessive wall heights along the side boundary, inadequate building separation, loss of privacy and amenity of neighbours and poor streetscape contribution. The DA, which was submitted by a developer with an option to buy the property, was subsequently withdrawn apparently due to the strength of the objections.

2.0 DA COMPARISON

Remarkably, the new DA proposal is no improvement on the previous submission. Although there are now 5 units compared to the previous 7, the new units are so large that they require a 20% exceedance of the FSR. The combined floor area of the 5 units is 736sqm (4 at 140sqm and 1 at 179sqm) which, for comparison, is actually equivalent to 7 three bed units at 105sqm. The units in the 2020 DA were proposed at 113sqm.

Strangely, the applicant's Site Isolation Scheme (DA drawings DA600 to DA6) for 5 apartments at 32 Fairlight adjacent, required to demonstrate impacts of the proposal on a future adjacent development and vice versa, has proposed typical unit areas of only 96sqm (the minimum 3 Bed x 2 Bath area allowance). This in itself is acknowledgement by the applicant that its own provision of 140sqm apartments is excessive.

The reality is that the new proposal, in terms of impact on its neighbours, is higher, has greater bulk, has substantially reduced side boundary setbacks/building separation and has greater impact on neighbour's amenity than the previous withdrawn DA, despite containing 2 fewer units.

FIGURE 1 below overlays the outline in red of the previous DA onto the elevations of the new DA. It can be seen that the new DA substantially reduces the side boundary setbacks, is higher overall and is closer to the street frontage on all but the uppermost level. The previous DA was closer to the rear boundary.

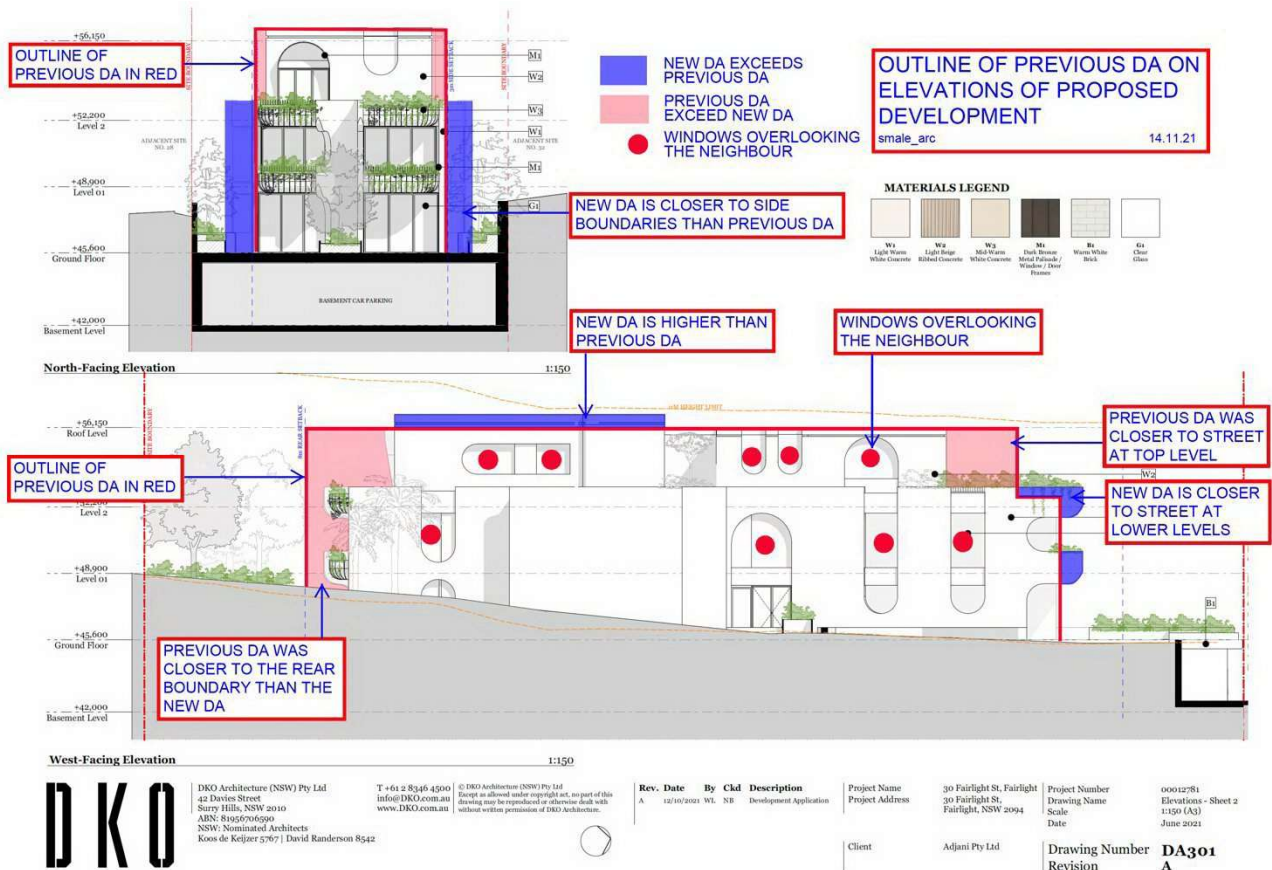


FIGURE 1 – Massing comparison to previous DA 2020/2034. Loss of neighbour privacy.

3.0 SUITABILITY OF THE SITE – Refer to Section 6.7 for detailed review of Applicant's SEE Comments

Fundamental to the assessment of this DA is an appreciation of the size of this site and its suitability for an apartment development of the size and style proposed. Naturally, in Section 4.6 of the SEE Environmental Assessment, the applicant maintains that it is suitable. It is claimed that there are only minor exceedances of development standards with the proposal *“developed to minimise the potential overlooking of adjoining properties with each dwelling oriented(sic) towards Fairlight Street...”*.

This submission shows that such statements by the applicant are not correct or are misleading and that the submission has grossly misrepresented or misunderstood the actual requirements of SEPP 65 and the associated Apartment Design guide (ADG).

For instance, Figure 1 above clearly shows that the units are so long that it is impossible to orientate each unit to Fairlight Street with all of the side boundary windows highlighted overlooking the neighbour with only 1 window/door per unit facing Fairlight Street. The reality is that the site, containing a single detached cottage is small and narrow. Accordingly, it is unreasonable to expect that it can be developed with the same intensity as for a larger site. This is only to be expected. Once the required setbacks are applied to any small site the proportion of land remaining for development is inevitably less than for a larger site. Refer FIGURE 2 below which uses nominal average ADG compliant setbacks. It is clear from this example that if 10 apartments (DCP compliant) are compliant for Site 2 then Site 1 can't possibly accommodate 5 very large 3 bedroom apartments in the area available.

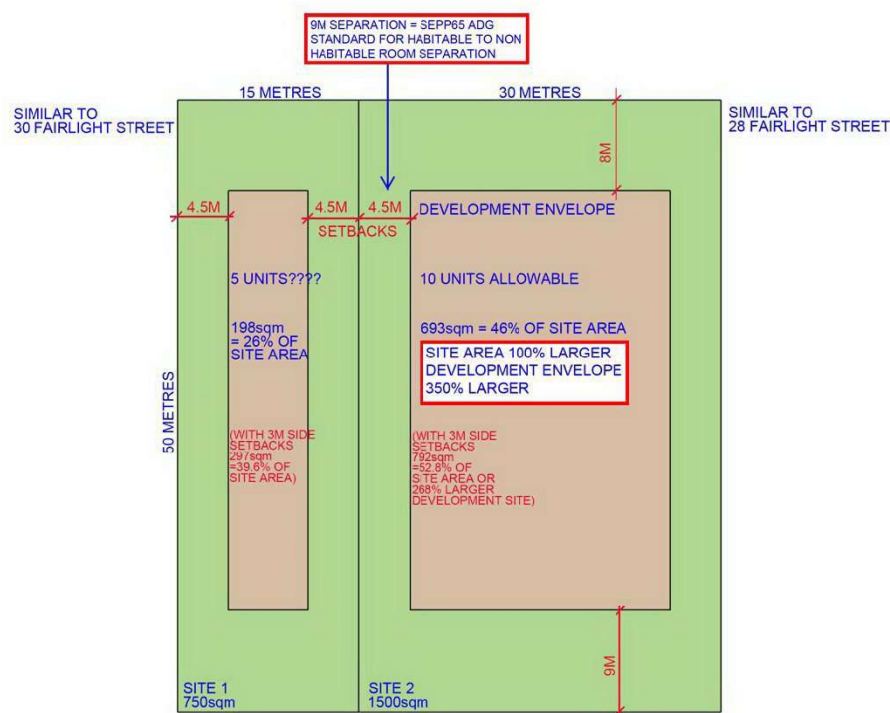


FIGURE 2 – Comparative development potential of small and larger sites

In attempting to maximise the development on the site the applicant has had to ignore both the prescriptive standards and the intent of SEPP65 and the ADG and exceed the allowable FSR. The Clause 4.6 application to vary the FSR Development Standard relies on general statutory and SEPP65 compliance which this submission shows is not achieved. Refer Section 5.0 for review of Clause 4.6 FSR Variation Request.

4.0 SEPP 65 AND THE NSW APARTMENT DESIGN GUIDE (ADG)

State Environmental Planning Policy No 65 – ‘Design Quality of Residential Apartment Development’ is the precedent policy document in NSW for controlling quality of apartment design both contextually and with more detailed planning and design Principles. SEPP65 is supported by the Apartment Design Guide (ADG) 2015 to provide relevant related design objectives and design parameters designers. The DCP acknowledges and requires SEPP65 compliance.

- Clause 6(1) of SEPP65 states that:

“In the event of an inconsistency between this Policy and another environmental planning instrument, whether made before or after this Policy, this policy prevails to the extent of the inconsistency”.

- Clause 6A states - *“Development Control Plans cannot be inconsistent with the ADG”.*
- Clause 6A(1) references the sections in Parts 3 and 4 of the ADG which are subject to the clause.
- Clause 6A(2) states - *“If a Development Control Plan contains provisions that specify requirements, standards or controls in relation to a matter to which this clause applies, those provisions are of no effect”.*
- DCP Clause 1.3 – *“This (DCP) is to be read in conjunction with various State Environmental Planning Policy including...SEPP65 – Design Quality of Residential Apartment Development and accompanying Design Guide 2015.”*
- DCP Clause 4.1.4 ‘Note’ P72 – *“In addition to setbacks in this plan, residential development subject to (SEPP65) is subject to additional setback requirements for adequate separation to achieve reasonable levels of privacy e.g. 12m separation between habitable rooms for buildings up to 4 storeys...”*

A major effect of this legislation is that the Manly DCP provisions for setbacks are of no effect with the ADG provisions taking precedence. The ADG provisions are very significant, are more onerous and have the effect of ensuring that, on small sites especially, streetscape, scale, solar access, amenity and privacy are still preserved thus avoiding over development.

4.1 Review of Applicant's DA SEPP 65 Report – Refer also to SEE Section 4.3.2

The following review of the applicant's DA SEPP65/ADG Report demonstrates the areas where the applicant's submission is non-compliant despite compliance being claimed. Refer TABLE 2 and TABLE 3.

TABLE 2**SEPP65 PRINCIPLES REVIEW (Page 6 of applicant's SEPP65 Report)**

Report Item	Claimed Compliance	Assessed Compliance	Comment
Principle 01- Context and Neighbourhood Character	Compliant- <i>"The proposed development is compatible with the built form context of the site".</i>	Non-Compliant	The proposal has setbacks of only 2 metres to the side boundaries and building separation to the existing cottage at 32 Fairlight Street of as little as 4.9 metres between habitable rooms. If the cottage is replaced with a similar development to that proposed the separation would remain 4-5 metres between habitable rooms. The proposed separation is non-compliant with SEPP65 and <u>does not reflect the neighbourhood character</u> . By comparison, in the same Fairlight Street block, there are 4 instances of adjacent apartment developments. <u>The smallest existing separation (between 24 and 28 Fairlight Street) is 9.3 metres for habitable and 6.2 metres for non-habitable rooms.</u>
Principle 02- Built Form and Scale	Compliant- <i>"The built form and scale of the proposal has been carefully refined to respond appropriately to neighbours on all sides".</i>	Non-Compliant	The compliance statement cannot be supported. <ul style="list-style-type: none"> - The proposed building scale will result in a very poor example of apartment separation in the street and ADG/DCP non-compliant - The excessive bulk and intrusion into required side boundary setbacks <u>minimises</u> privacy, amenity, outlook and view sharing to surrounding neighbours. Refer Principle 03. - The excessively high and anonymous street wall does not reflect the highly visible garden settings of neighbouring developments. Note how the 3D renders are an exaggerated wide angle view so that the side boundary offsets appear wider than they really are.
Principle 03- Density	Compliant- <i>"The proposal takes into consideration factors of overshadowing, amenity and privacy impacts between existing and future buildings."</i>	Non-Compliant	<ul style="list-style-type: none"> - Refer FIGURE 1. The proposal contains windows to habitable rooms on multiple levels between 2 and 3.9 metres from the boundary directly overlooking the neighbours. ADG requires 6-9m. - The ADG requires a 12 metre separation between habitable rooms. FIGURE 3. Separation to 32 Fairlight habitable rooms is only 4.97m - The proposal overshadows the habitable rooms of 32 Fairlight Street which is not recognised in the Report. <u>These windows will now receive less than 2 hours of solar access.</u> Refer applicant's Shadow Diagram drawing DA500 for 10-11am. - The non-compliant setbacks and excessive FSR result in excessive bulk which detracts from the amenity of neighbours due to loss of privacy & outlook, inadequate building separation & overshadowing. - The applicant's future Site Isolation Scheme (DA600-604) for 32 Fairlight has non-compliant 3m side boundary setbacks, 4-5m building/habitable room separation, <u>no side boundary windows and small 96sqm apartments.</u> Windows on the side boundary will be unavoidable. The apartment size is over 40sqm per unit <u>less</u> than what the applicant proposes. The development identified for 32 is non-compliant and unrealistic. <u>The applicant has actually demonstrated that his own proposal is unsupportable.</u>
Principle 06- Solar Access	Compliant- <i>"The proportion of all units that achieve a minimum 2 hours of sunlight between 9am-3pm is 60% (3/5 units)".</i>	Non-Compliant	<ul style="list-style-type: none"> - The future development of 32 Fairlight suggested by the applicant (Dwgs DA600-DA604) will overshadow the lower 2 levels of the proposal on the west side. <u>A further 2 units will become non-compliant so only 20% compliance is achieved (1/5 units).</u> It is unreasonable (and non-compliant) to propose a design where a future expected development creates a non-compliance which can be foreseen. Prospective owners must be able to rely on the ongoing compliance of their property to known risks. Refer Principle 03 above. <u>This non-compliance is a product of the non-compliant setbacks.</u>
Principle 06- Storage	Compliant- <i>"A minimum 10m³ for 3 Bedroom units."</i>	Non-Compliant	<ul style="list-style-type: none"> - A minimum of 5m³ of storage within the unit is required. The typical unit shown is shown with 5.5m³, however 2.27m³ is located in the kitchen (ie. the pantry cupboards which are ineligible) and another 2.62m³ is a desk not storage. <u>Actual storage is only 2.63m³.</u>

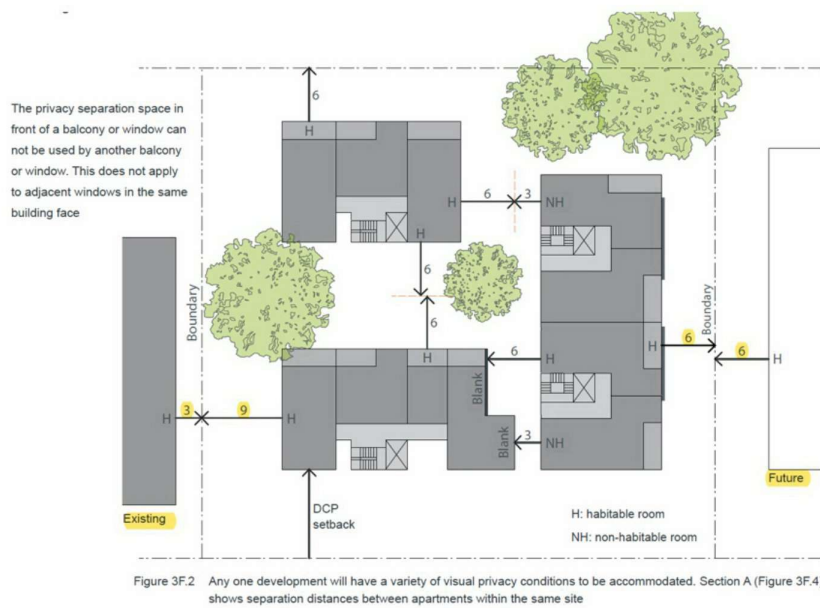


Figure 3F.3 New development adjacent to existing buildings should provide adequate separation distances to the boundary in accordance with the design criteria

FIGURE 3 – Apartment Design Guide Section 3F Figures 3F.2 and 3F.3

4.2 Review of Applicant's ADG Compliance Table (Page 20 of applicant's SEPP 65 Report)

TABLE 3

3E – Deep Soil Zones	Compliant <i>7% of site required</i>	Non-Compliant	<ul style="list-style-type: none"> The applicant's plan DA505 nominates a deep soil zone of 7%. However, the zone nominated is very steep and has a 2 metre high retaining wall running down the middle of it. With a very wide engineered footing which will eliminate a significant portion of the deep soil zone. The actual area of the deep soil zone is about 4%.
3F – Visual Privacy	Compliance generally achieved. The applicant incorrectly states the ADG requires 6m between habitable rooms.	Non-Compliant	<ul style="list-style-type: none"> Refer Principle 03 Density in Section 4.01 above. The ADG requires 6 metre setbacks to side boundaries and 12 metres between habitable rooms. Refer FIG 3. 2m side boundary separation is proposed, and yet general compliance is claimed. A strict interpretation of the ADG requires a 9m setback to the habitable rooms at 32 Fairlight which are 3m from the boundary. The lower 2 levels of the proposed development have walls ranging between 2 metres and 3.2 metres to the side boundary and contain windows to habitable rooms. The top level has walls ranging between 3.2 and 3.8 metres to the side boundary. This dramatic setback non-compliance results in poor neighbour amenity and privacy, excessive bulk, poor general solar access for neighbours and proponent and poor streetscape contribution.
4A – Solar Access	Non-Compliant	Non-Compliant	Refer Principle 06 Solar Access above.
4G - Storage	Compliant	Non-Comp.	Refer Principle 06 above.

5.0 REVIEW OF CLAUSE 4.6 VARIATION TO FSR DEVELOPMENT STANDARD

The applicant seeks to increase the FSR on the site from the maximum allowable of 0.75:1 to 0.9:1, an increase of 20%. This would increase the GFA for the site from the current maximum of 646sqm to 779sqm, an additional 133sqm. This amounts to an additional, very large apartment on the property. That is, whereas only 4 units should be allowed the applicant is seeking approval for 5. The applicant has cited relevant case law and suggested that there are 5 potential ways for determining whether a development standard can be considered unreasonable or unnecessary. The applicant has chosen to base their application on 'The 1st Way' – "The Objectives of the standard are achieved notwithstanding non-compliance with the standard".

It is considered that the applicant's request for a Clause 4.6 development standard variation of the FSR cannot be supported. TABLE 4 below, which compares the applicant's justification for a variation with a more rigorous assessment of the planning controls, demonstrates this.

TABLE 4

Objective (a) – to ensure the bulk and scale of the development is consistent with the existing and desired streetscape character	
Applicant	Objection
The building of 3 habitable levels is within the height plane and the density is consistent with Manly DCP provisions.	<p>The proposal does not satisfy Objective (a)</p> <ul style="list-style-type: none"> - Objective (a) refers not just to height but to bulk, scale and streetscape. Consideration by the applicant of height and number of levels alone is an inadequate basis for compliance. - As shown above the development is not compliant with SEPP65-ADG side boundary requirements setbacks. The 2m setbacks proposed, with habitable rooms overlooking side boundary neighbours (refer FIGURE 1 above), bear no relationship to the ADG requirements for 6m to 9m setbacks resulting far greater bulk than allowed. - The resultant building separations of only 4-5 metres (current or future) less than half the ADG standard. This is half the minimum apartment to apartment building separation existing otherwise in the same Fairlight Street street block. (Refer Section 4.1 Principle 01). This results in a Streetscape anomaly that detracts from the general character of the street. This will be further exacerbated by a future similar development at 32 Fairlight St.
Objective (c) to maintain appropriate visual relationship between new development and the existing character and streetscape of the area	
Applicant	Objection
The streetscape is a mix of older and newer development. The existing 3 car garage and gate are on the street alignment. The proposed architectural treatment will be an improvement	<p>The proposal does not satisfy Objective (c)</p> <ul style="list-style-type: none"> - The building is sited with a non-compliant nil setback to the first storey garage level where it is fully above ground. While this replicates an existing arrangement, it is an anomaly in the streetscape and perpetuates an undesirable built form which would not receive approval today. The garage is part of the building and the building requires a front setback to match prevailing conditions. The proposed garage treatment creates an overbearing street wall. This anonymous street wall alienates the public and is not seen in any of the neighbours frontages where visibility into gardens, landscaped areas and front yards promotes a far superior streetscape character and sense of community. - This proposal, built to the front boundary with non-compliant side and front boundary setbacks (with a future neighbour envisioned doing the same) will introduce an undesirable crowded, dominating streetscape character which is otherwise absent.
Objective (d) to minimise adverse environmental impacts on the use or enjoyment of adjoining land and the public domain	
Applicant	Objection
The development has been designed to comply with SEPP65, ADG, Manly LEP and DCP. The proposal will achieve appropriate level of solar access, privacy and outlook. The proposal will not give rise to any impacts that are not anticipated within a residential development.	<p>The proposal does not satisfy Objective (d)</p> <ul style="list-style-type: none"> - It has been demonstrated that the applicant's statements at left cannot be supported. - The SEPP65/ADG review and FIGURES 1 and 3 clearly demonstrate that compliance has not been achieved. Also clear is that the design is so far removed from compliance that there are inevitable and dramatic adverse impacts on neighbours and the applicant. Typically, due to the increased FSR and non-compliant setbacks; - solar access to the habitable rooms of the neighbour at 32 Fairlight Street is reduced. These windows at 32 Fairlight Street receive less than 2 hours solar access which, under DCP Clause 3.4.1.2(c) cannot be reduced further. - solar access to an additional 2 of the applicant's units will become non-compliant after a future redevelopment of 32 Fairlight Street - the decreased building separation results in loss of privacy, amenity, outlook and views. - these impacts cannot have been anticipated (contrary to the claims of the applicant) because the proposal is excessively unreasonable and non-compliant.
Summary of Satisfaction of the Objectives	
The development is of a height and scale that is anticipated and will not have any unacceptable environmental or amenity impacts. Accordingly, the variation to the maximum FSR standard will not compromise achievement of the objectives of the standard.	<p>It has been shown that all of the nominated Objectives have been compromised</p> <ul style="list-style-type: none"> - Review of the applicants FSR variation proposal has demonstrated that simply remaining under a prescribed height does not equate to achieving acceptable scale and neighbour/community amenity. - Disregard for the SEPP65/ADG standards for visual privacy, building separation, setbacks and solar access in order to achieve excess FSR has clearly resulted in a wide range of unacceptable environmental, amenity and streetscape impacts for both the neighbours and the applicant itself as illustrated above. <p>The FSR development standard objectives have been demonstrably compromised to such a degree that variation to the FSR should not be contemplated in any way.</p>

6.0 REVIEW OF STATEMENT OF ENVIRONMENTAL EFFECTS (SEE)

This review focusses only on items in the SEE considered to be contentious.

6.1 SEE Page 18 - ADG Compliance Review

It is important to highlight that there are very significant SEPP65 and ADG non-compliances including those identified in Sections 4 and 5 above. The key issues are highlighted again here briefly in TABLE 5.

TABLE 5

Reference	ADG Requirement	Claimed Compliance	Assessed Compliance Comment
Orientation	Buildings define Street. Limit overshadowing of neighbouring properties	Yes	Non-compliant. Refer Figure 3 and ADG building separation requirements analysis above. The excessive building bulk pursued does no limit overshadowing of neighbouring properties and would inhibit future adjacent development at 32 Fairlight Street. The non-compliant nil setback does not respond to the desired character of the street.
Deep Soil Zone	7% of site area	Yes	Non-compliant. The presence of a 2m high retaining wall and associated footing through the middle of the deep soil zone will reduce deep soil zone to about 4%
Visual Privacy	Separation between non habitable rooms and boundary of 3m. Separation of habitable rooms and boundaries of 6m. 12m separation between habitable rooms. Ensure separation and privacy between...windows and habitable rooms.	Intent of controls achieved.	Non-compliant. Reference to FIGURE 3 from the ADG shows the intent of controls. The proposed setbacks to habitable rooms from the boundary vary between 2 and 3.8 metres. It has been clearly demonstrated above that the ADG requirements of 6 metres <u>boundary separation</u> to future developments and 9 metres to existing developments (house at 32 Fairlight is set back 3m) are not met. The disparity is so great that the <u>intent of the controls cannot be met.</u>
Vehicle Access	Vehicle access...should be designed for clear site lines	Yes	Non-compliant The vehicle exit is unsafe. It is set back only a minor amount from the boundary. <u>Safe viewing angles compliant with AS 2890 have not been achieved.</u>
Solar and Daylight Access	70% of the apartments to receive minimum of 2 hours sunlight between 9am and 3pm.	No but justifiable	Not Justifiable 3 of the 5 units (60%) are claimed to comply, however, the applicant's assessment does not consider future adjacent development. A future 3 storey development on the <u>adjacent site at 32 Fairlight Street would deny solar access to a further 2 units resulting in a compliance of only 20%.</u>
Storage	Minimum 5m ³ within apartments	Yes	Non-Compliant The applicant's measurement of internal storage includes the kitchen pantry/storage cupboards and a desk/study alcove. The actual provision is only about 2.5m ³ .

6.2 Manly DCP and LEP Compliance Review Section 4.3.5 – SEE page 23**6.2.1 Streetscape and Townscape Review – SEE page 23****TABLE 6**

Clause	Requirement	Claimed Compliance	Assessed Compliance Comment
(Refer SEPP65 Report)	Design Verification Statement (DVS)	Yes	Non-Compliant The DVS is sighted as evidence that the design has achieved DCP Clause 3.1.1, SEPP65 and ADG compliance for Streetscape and Townscape. The DVS simply states that the design achieves compliance with the 9 Principles of SEPP65. The SEPP65 review in Section 4.0 above and the SEE/DCP review in Section 6 clearly demonstrate that compliance is not achieved.

3.1.1.1	Complimentary Design & Visual Improvement	Yes	<p>Non-Compliant</p> <p>Refer 3.1.1.1(a)(ii) - "Ensure bulk and design of development does not detract from scenic amenity of the area when viewed from...private land."</p> <ul style="list-style-type: none"> - The excessive bulk generated by 2 metre setbacks will detract from the scenic amenity of existing and future (adjacent) neighbours. The 4-5 metre building separations to proposed 32 Fairlight and 34 Fairlight are inconsistent with the current minimum 9.3 metre apartment separations. <p>Refer a)(iii) - "Maintain heights at a compatible scale...whilst also having regard for the controls of this plan concerning roof and wall height..."</p> <ul style="list-style-type: none"> - Clauses 4.1.2.1 Wall Height and 4.1.2.3 Roof Height have not been complied with, resulting in a building of excessive bulk and prominence. <p>Refer c) - "In higher density areas (Zone R1) careful consideration should be given to loss of sunlight, privacy and views of neighbours. <u>This is especially relevant in the design of new residential buildings adjacent to smaller developments. See also Clause 3.4 Amenity.</u>"</p> <ul style="list-style-type: none"> - The cottage at 32 Fairlight Street is a small development. The lack of setbacks and excessive bulk results in loss of solar access to habitable rooms which currently receive less than 2 hours (non-compliant with DCP Clause 3.4.1.2), loss of privacy and impacts on views of current and future neighbours (e.g. an apartment development at 32 Fairlight). - Clause 3.4 Amenity is reviewed in detail below in Section 6.6 and extensive non-compliances are identified.
3.1.1.4	Garages not to dominate the street	Yes	<p>Non-Compliant</p> <p>Contrary to Clause 4.1.4.1 'Front Setbacks' the garage has a nil setback. Refer TABLE 4 'Objective (c)'.</p>
It can be seen that the design is non-compliant in multiple areas and does not meet the DCP requirements for an acceptable streetscape response			

6.2.2 Table 3 DCP Compliance Table Review – Refer SEE page 23

The following TABLE 7 highlights the DCP clauses where claimed compliance is considered questionable. Note that under Section 1.3 'Relationship to other Plans and Policies', the DCP is required to be read in conjunction with SEPP65 and the ADG. As noted in Section 4.0 above "If a Development Control Plan contains provisions that specify requirements, standards or controls in relation to a matter to which this clause applies (Sections 3 and 4 of the ADG), those provisions (in the DCP) are of no effect".

Refer to DCP Clause 4.1.4 'Note' on page 72 "In addition to the setbacks in this plan residential development subject to the (SEPP65) is subject to additional setback requirements for adequate separation to achieve reasonable levels of privacy e.g. 12m separation between habitable rooms for buildings up to 4 storeys..."

TABLE 7

DCP Clause	Requirement	Claimed Compliance	Assessed Compliance Comment
4.1.2.1	Wall Height	Yes	<p>Non-Compliant</p> <ul style="list-style-type: none"> - The ADG addresses side setbacks in Section 3F 'Visual Privacy'. These more onerous controls take precedence over the DCP. They have not been complied with. Refer TABLES 2 and 3 in Sections 4.1 and 4.2. Notwithstanding this, the DCP controls have been addressed to demonstrate further non-compliance even with the DCP. - <u>The applicant has considered setbacks and external wall hall heights but not Roof Height as required by the DCP.</u> Clause 4.1.2.3 provides that above the maximum wall height the roof pitch is to be no greater than 35 degrees. <u>If it is greater, then the roof will be calculated as part of the external wall height.</u> DCP Figure 28 indicates a Maximum Wall Height determined by slope for the site of 9.3 metres. - Taken with Clause 4.1.2.1 and 4.1.4.2 these controls along with the LEP height control describe a maximum building envelope. This is illustrated in FIGURE 4 below which is a section through the proposed building. - It can be seen that if a flat roof is used the top level needs to be set back so that it does not protrude through a theoretical 35 degree pitched roof. If it does it is classed as part of the external wall and will exceed the allowable external wall height limit.
4.1.2.3	Roof Height	Not Correctly Addressed	
4.1.4.2	Side Setbacks	Yes	
1.3	Relationship to Other Policies_SEPP 65/ADG	SEPP65/ADG take precedence	

			<ul style="list-style-type: none"> - The applicant has only measured the external wall heights for Levels Ground and Level 1 and has incorrectly omitted the top level. The actual external wall heights are 11 metres (E) AND 10.7 metres (W) not the 8.85 and 7.7 quoted. - The proposed flat roof projects through the allowable maximum sloping roof envelope and is therefore non-compliant. - The effect of this non-compliance is to increase overshadowing of the neighbours, disrupt outlook of rear neighbours, increase visual bulk in the streetscape and generally reduce amenity to the surrounding properties
4.1.4.1	Front Setback	Yes	<p>Non-Compliant – a Nil setback is proposed for the first Garage storey.</p> <ul style="list-style-type: none"> - Contrary to Clause 4.1.4.1 'Front Setbacks' the garage has a nil setback. Refer TABLE 4 'Objective (c)'. - The DCP requires a minimum 6 metre front setback or to otherwise match the prevailing setbacks. The prevailing setbacks in the vicinity are set by the properties on each side and suggest a setback of at least 8-9 metres for a 3-4 storey building.
4.1.6.1	Parking Design	Yes	<p>Non-Compliant</p> <p>The vehicle exit is unsafe and non-compliant with AS1890.1. The entry should be redesigned with the garage doors set back for safe vehicle egress and to promote an improved pedestrian experience with increased planting at or near to street level such as at 34 Fairlight Street.</p>
4.1.6.3 Schd.3 /Part 2	Bicycle Storage	Yes	<p>Non-Compliant</p> <p>A minimum of 'secure' 1 bicycle parking space per premise (total 5 min.) is required in the parking area. Applicant proposed 3 spaces.</p>
4.1.10	Fencing	Not Addressed	<p>Side boundary fencing is vital to neighbour privacy/amenity. No fencing is proposed. Perspectives DA305-306 show no side fencing with unobstructed views into rear yards. Fencing should be included in the DA.</p>

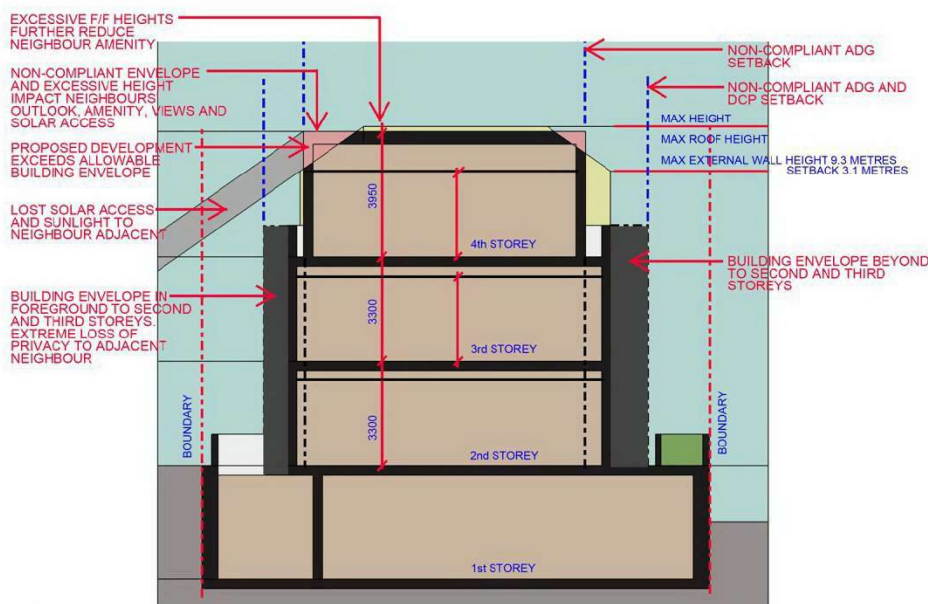


FIGURE 4 – Roof Height/Envelope and Setback Study

6.3 Height of Buildings – SEE page 25

LEP 4.3	Height of Buildings	Yes	<p>Non-Compliant</p> <p>Refer 4.1.2.3 above. Building roof height exceeds allowable building envelope.</p>
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6.4 Floor Space Ratio – SEE page 25

LEP 4.4	Floor Space Ratio	Non-Compliant Clause 4.6 Variation Request	<p>Refer Section 5.0 above Review of Clause 4.6 Submission</p> <p>Refer Section 4.1 Principles 01-03</p> <p>Refer Section 4.2 ADG Compliance</p> <p>Refer Section 6.1 SEE ADG Compliance Review</p>
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			<p>Refer Section 6.5 Setbacks below Refer Section 6.6 Amenity below</p> <p>The proposed building has not been designed to comply with the requirements of the ADG with regard to solar access, privacy, setbacks and building separation. The proposed building has not been designed to comply with the DCP with regard to setbacks, roof height, amenity, solar access, privacy, overshadowing, view sharing and streetscape. The FSR exceedance further exacerbates the problem. The Clause 4.6 variation request is opposed. FSR compliance should be required.</p>
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6.5 Setbacks – SEE page 25

DCP 4.1.4.1	Setbacks	Non-Compliant	<p>Refer Section 4.0 SEPP65 AND ADG Review</p> <ul style="list-style-type: none"> - The applicant has claimed that due to the site being a single parcel of land and the need to achieve appropriate unit width with cross ventilation the setbacks cannot be complied with. - Actually, though, this has only happened because the applicant is trying to squeeze two units side by side on the 2 lower floors so that both have a street frontage with views. A design, such as has been proposed by the applicant in the Site Isolation Scheme, with units front and back would solve this issue. <p>The applicant's response highlights a number of very important issues;</p> <ul style="list-style-type: none"> - A single narrow allotment <u>cannot</u> support the same density as larger development sites. Refer FIGURE 2. Simply, there is too much site area lost to setbacks that are required to maintain neighbour amenity. - The required compliance with SEPP65/ADG planning principles demands a more considered, sensitive and equitable development solution. - Just because it is a small site the applicant does not have the right to ignore significant and meaningful development standards (which protect the amenity and rights of the neighbours, community and future adjacent developments) in order to seek higher returns and to replicate outcomes from larger sites.
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6.6 Amenity (Views, Overshadowing, Overlooking, Noise) – SEE page 26

DCP- Clause 3.4	Amenity: Views, Overshadow- ing, Overlooking/ Privacy, Noise	<p>Compliant</p> <p>Claimed:</p> <ul style="list-style-type: none"> - Neighbour solar loss minimised - Combined front and rear aspect minimises potential privacy loss of neighbours. - Adjoining dwellings will experience no loss of privacy - Views Loss not addressed 	<p>Non-Compliant</p> <p>Similar controls are addressed by Section 3F of the Apartment Design Guide. See Section 4.01 Principle 03 and Section 4.02 Section 3F above.</p> <p>DCP Section 3.4 has the following objectives:</p> <p>3.4.1 Sunlight and Overshadowing <i>Objective 1: Equitable access to light and sunshine</i> <i>Objective 3: Maximise penetration of sunlight into adjacent properties</i></p> <p>3.4.2 Privacy and Security <i>Objective 1: Appropriate design for privacy including screening and mitigation of direct viewing between windows and/or balconies</i></p> <p>3.4.3 Maintenance of Views <i>Objective 1: Provide view sharing for existing & future Manly residents</i> <i>Objective 2/3: Minimise view disruption and view loss</i></p> <p>The proposed design does not comply with the above objectives. The design has expressly not complied with required development standards: -</p> <ul style="list-style-type: none"> - ADG 3F Visual Privacy Setback Requirements - DCP Clause 4.1.2.1 External Wall Height - DCP Clause 4.1.2.3 Roof Height - DCP Clause 4.1.3 Floor Space Ratio - DCP Clause 4.1.4.2 Side Setbacks (NOTE THAT ADG SECTION 35 TAKES PRECEDENCE AND THAT THE DCP CLAUSE HAS NO EFFECT – Refer Section 4.0 above) <p>The applicant has not met any of the above objectives. Consequently, the proposed building is excessively bulky, is too close to the side boundaries, taller than it needs to be, projects above the allowable roof line and has excessive GFA. The design does not maximise sunlight penetration into adjacent properties (most notably at 32 Fairlight) and separation between habitable windows on the side boundary is manifestly inadequate.</p>
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		<p>30 Fairlight not to be developed to the detriment of 32 Fairlight</p>	<p><i>Note particularly, that the east facing habitable rooms of 32 Fairlight receive only 1 hour of solar access. Under Clause 3.4.1.2(c), for all adjacent buildings, no reduction in solar access is permitted to any window where existing windows enjoy less than the minimum number of sunlight hours specified (ie. 2 hours). Reference to applicants drawing DA500 'Eye of the Sun' shows that at 9am the subject windows are shaded by the residential tower in the foreground. By 10am the windows are just starting to receive solar access after being in the shadow of the proposed development. By 11am sunlight does not penetrate the windows. The development on 30 Fairlight must be designed to not reduce solar access to 32 Fairlight Street. Refer FIGURE 5 below.</i></p> <p>The excessive resultant bulk does not minimise view disruption and view loss from adjacent/nearby properties. Further evidence of lack of provision for view sharing by the applicant can be found in the design itself. The floor to floors of the building are exaggerated and exceed what is necessary to comfortably achieve 2700 ceiling heights. The floor to floor heights for the 2 lower levels are 3.3 metres, 600mm than the required ceiling height. The top floor has a floor to roof dimension of 3.95 metres which far exceeds what is necessary for a 2700 ceiling. The building could be nearly 1 metre lower with no impacts on the residents but a dramatic improvement on the impact on my amenity and views as well as those of my neighbours.</p> <p>Finally, there has been no consideration of the impact on a future adjacent development at 32 Fairlight Street (future Manly residents). The many non-compliances at 30 Fairlight <u>will inhibit development on the neighbouring site</u> and result in significant view loss to those future residents (due to non-complying setbacks and excess FSR at 30 Fairlight) as well as loss of general amenity including overshadowing, crowding, solar access and privacy. <u>The proposal is not an equitable development of the site and will diminish the value of 32 Fairlight Street.</u></p> <p>Alternatively, if the proposed development was replicated at 32 Fairlight Street the building separation for habitable windows to 30 Fairlight Street will be 4-5 metres and for 34 Fairlight Street 5-6 metres. This compares with a current minimum separation between apartments in the same Fairlight Street block of 9.3 metres against an ADG Section 3F requirement of 12 metres. <u>Not only would the amenity of residents in both buildings be severely impacted but the surrounding neighbours will experience further degradation of amenity, privacy and view sharing.</u></p> <p>The proposed development is demonstrably excessive and should not be approved.</p>
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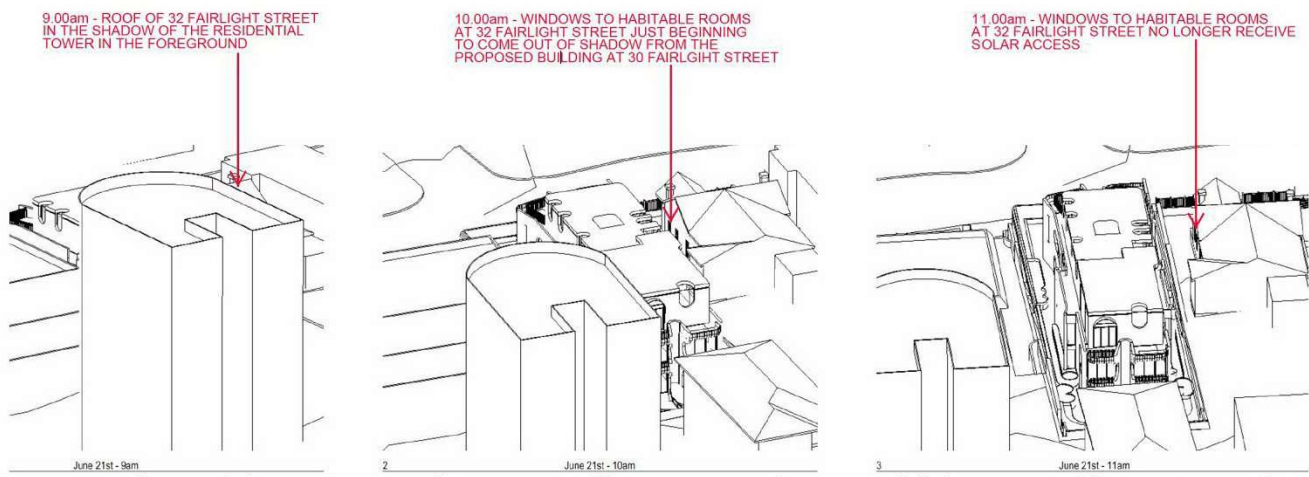


FIGURE 5 – Solar Access impacts on Dwelling at 32 Fairlight Street – Less than 2 hours received

6.7 Suitability of Site and Public Interest – SEE pages 28 & 29 REFER ALSO SECTION 3.0

Applicant	Comment
<p>The applicant claims the following;</p> <ul style="list-style-type: none"> - The site is capable of being developed in the manner proposed - The development is designed to respond to SEPP65, ADG and Manly LEP/DCP - There are minor non-compliances to FSR and setback to meet the needs of future residents - An amalgamated site (with 32 Fairlight Street) may provide for an appropriate development - The development proposal has been developed to minimise potential overlooking of adjoining properties with each unit oriented towards Fairlight Street 	<ul style="list-style-type: none"> - The site is not capable of being developed as proposed. It has been shown to have major non-compliances with SEPP65, ADG and Manly LEP/DCP. - The applicant has even acknowledged that “an amalgamated site may provide for an appropriate development”. - The development has clearly <u>not</u> been developed to minimise potential overlooking. Each apartment, which has more windows on the side boundary than front or back, does not orientate towards Fairlight Street as claimed. - FIGURE 2 demonstrates that the small size of the site will be a major constraint on any multi-dwelling apartment development. The applicant has not considered this vital issue, yet the design is constrained by it in all respects. - While the DCP allows for provision of 5 apartments the interpretation by the applicant is highly contentious as the DCP does not define the type or size of unit. It has been shown that the developed floor space for the 5 apartments proposed is so great that it could actually accommodate 7 off 3 Bed units. - The resultant building bulk and non-compliances for FSR, setbacks, roof height, privacy and amenity previously identified are a testament to this. - Replication of the design on the adjacent site (32 Fairlight) would only compound all of the problems identified. The new residents at 32 Fairlight will then be subject to similar overshadowing, loss of privacy, loss of amenity, view loss and the like that it proposes to impose on others. Such a development on 32 Fairlight Street would, of course, be similarly non-compliant. <p>The site is clearly not suitable for such an intense development, is not in the public interest and should not be approved. The non-compliances are substantial resulting in highly detrimental impacts on the neighbours and neighbourhood. A similar development on the adjacent 32 Fairlight Street would only compound these impacts on both the residents themselves as well as the neighbours and the wider community.</p>

7.0 SITE ISOLATION SCHEME – APPLICANTS DRAWINGS DA600-DA604

The applicant has proposed a scheme for 32 Fairlight Street to demonstrate that 30 Fairlight Street will be compliant with future development. The 32 Fairlight proposal is non-compliant with SEPP65, ADG and the DCP in similar ways to the applicant's scheme. The design proposed will deny solar access to a further 2/5 apartments of the applicant's proposed units at 30 Fairlight and at least 2 at 34 Fairlight Street. Non-compliances in relation to privacy, amenity, setbacks and especially view loss are evident. Remarkably, the proposal has no side boundary windows, which is impossible for a 3 bed apartment with only a 9 metre glazed frontage. The Site Isolation Scheme is not a realistic or compliant development proposition and would impose serious privacy, amenity and solar impacts back onto the 32 Fairlight Street proposal.

8.0 GEOTECHNICAL – Applicant's Geotechnical Slope Stability Risk Assessment by JKGeotechnics

The applicant's report identifies significant risks inherent in the design particularly related to rock excavation and construction on the boundary. The following JKG recommendations are critical consent conditions:

- Boreholes post demolition to confirm profile
- Dilapidation Surveys of adjoining properties
- Support adjoining properties throughout
- Contiguous pile boundary walls
- Alarmed vibration monitors on adjoining buildings
- Rock saw perimeter of site. Rock hammer use to be limited
- Western wall of garage may need to be left in position
- Inspections and possible design changes required during excavation

Based on neighbouring resident experience it is expected that the Reports assumption of limited ground water may be incorrect.

Possible structural damage to 32 Fairlight Street, only 1 metre or less from the boundary, is of great concern exacerbated by possible undermining by diverted storm water flows described below in Section 9.0.

9.0 STORMWATER – Applicant's Stormwater Design by ITM

The stormwater design prepared by ITM Design does not recognise that the deep Basement proposed will form a dam for the full width of the sloping site. Excavation at the rear of the site will be 5-6 metres below natural ground. The design makes provision for only 31.2m² of seepage drainage for ground open to the sky equal to the rear landscaped area. Ground water flows onto the site from above or adjacent higher ground are not accounted for. Additionally, due to construction on the boundary drainage cannot be placed behind the retaining structures. Water presently flowing naturally across the site will be diverted by the boundary structures and run through the adjacent properties. These outcomes are unacceptable. The stormwater design must account for capture, retention and dispersment of the ground water flows entering the site at the rear and side boundaries to both avoid flooding and to ensure that adjoining properties are not disadvantaged or imperiled (especially 32 Fairlight 1m off the boundary) by increased flows under their properties/buildings.

10.0 ARBORIST REPORT

The Arborist Report, in assessing the neighbours trees at 32 Fairlight Street, gives no consideration to the importance of the trees to the neighbour's amenity. Tree 27, a large Camphor Laurel in the NE corner of the property provides vital screening to overlooking by apartments to the rear of both properties and yet the Arborist claims that retention cannot be supported due to its impact. A simple redesign of the rear retaining wall to step around the root ball will save the tree. Similarly, Tree 37, a large Rose Apple closer to the house is a vital screening element to any development at 30 Fairlight Street and must be protected. These large mature trees contribute to the landscape quality of the larger neighbourhood and must be valued accordingly. A further group of 6 trees (not identified by the Arborist but shown on the survey) on the boundary opposite the neighbour's windows which are only 3 metres off the side boundary, must also be protected. They are vital to the ongoing amenity and privacy of the single dwelling at 32 Fairlight, in the event of any adjacent redevelopment. Note, the ADG also advises that adequate clearance should be maintained around trees to ensure long term health and deep soil zones should be located to retain existing significant trees.

11.0 COMMENTS ON DRAWINGS

Dwg #	Title	Comment
DA200	Basement	<ul style="list-style-type: none"> - Design does not make adequate provision for piled boundary walls - Storage between cars is impractical and non-compliant with Council bay width controls - Garage door location is unsafe and non-compliant for viewing angles - Exit door on street will cross boundary when opened correctly in the outward direction - There appears to be an exit stair in the NW corner into a private strata lot
DA201	Ground Floor	<ul style="list-style-type: none"> - Non-compliant 2 metre setback to habitable room windows. Other habitable rooms with non-compliant 2.3-3.2 metre setbacks - External walls within 1.8 metres of the boundary - No terrace screening on side boundary - Retaining wall in NW corner to be relocated to retain threatened tree on boundary - Management Plan required to demonstrate how all trees on neighbour's boundary will be protected. A deed of agreement and guarantee with the neighbour to ensure protection is required.
DA202	Level 1 Plan	<ul style="list-style-type: none"> - Non-compliant 2 metre setback to habitable room windows. Other habitable rooms with non-compliant 2.3-3.2 metre setbacks - External walls within 1.8 metres of the boundary - No window screening for privacy of neighbours provided
DA203	Level 2 Plan	<ul style="list-style-type: none"> - Non-compliant 3.3 metre setback to habitable room windows. Other habitable rooms with up to 3.9 metre non-compliant setbacks - External walls within 3.2 metres of the boundary - No window or terrace screening for noise and visual privacy of neighbours provided
DA300 DA301	Elevations	- 19 windows to habitable rooms on the upper 2 levels located facing the side boundary. All windows are between 2 and 3.9 metres from the boundary and are non-compliant.
DA 302- DA306	Perspectives	The close up wide angle views distort the images and otherwise mis represent the boundary offsets of external walls
DA505	Deep Soil	7% requirement not achieved. Refer TABLE 3 Item 3E.

12.0 CONCLUSION

In view of the many non-compliances outlined in this submission, the lack of any convincing supporting justification, the abundance of evidence to the contrary and the extensive negative impacts on current and future neighbours it is considered unreasonable to approve the application in its present form.

The development is proposed for the smallest possible development site, that of a small single dwelling house. It has been demonstrated that it is unrealistic to expect to be able to provide equitable outcomes and appropriate streetscape response while trying to maximise even a compliant design let alone this highly non-compliant scheme. This should be expected. It is not surprising that putting 5 extremely large apartments (equivalent to 7 off 3 bed apartments) plus parking for 10 cars on the site of a small single dwelling house results in a highly non-compliant design with such a broad range of conflicts with all its neighbours.

The most recent developments in the street at 34 Fairlight Street and 17 Fairlight street present an entirely different and considerably more appropriate character and streetscape response to the one proposed.

The proposal is an extreme over development of the site and not in the public interest. I respectfully request Council refuse the Application. Please contact the undersigned if you have any queries.

Yours Faithfully



Bob Smale
1/34 Fairlight Street, FAIRLIGHT NSW 2094



smale_arc

BOB SMALE

disciplines

ARCHITECTURE, URBAN DESIGN, HERITAGE

Since graduating from Sydney University in 1976 Bob has immersed himself in the commercial practice of architecture for over 40 years with Jackson Teece Chesterman and Willis, Tanner Architects, Cox Richardson Taylor and Crone Partners where he was a Project Director for over 10 years.

Bob is now in private practice specializing in Architectural Advisory and Peer Review services. He brings the immense depth of experience and knowledge he has acquired over a long career to the Projects and teams with whom he now engages.

EDUCATION

Bachelor of Architecture (Hons),
University of Sydney
Bachelor of Science (Architecture),
University of Sydney

MEMBERSHIP

Registered Architect NSW,
Membership No: 4149

Bob's skills embrace all facets of architecture with particular emphasis on Project initiation, DA and Schematic Design, City of Sydney DA process, Site Feasibility/Development Potential analysis, Urban Design, Project Documentation and Delivery, Team Management and Contract and Fee Negotiation across a wide range of building building/development types.

Over the last 12 years Bob has developed specialized skills in a range of specialist areas including the representation of large tenants in their negotiation and development of bespoke building designs (through the Tender, RFP, D+C and Construction processes) with major Developers, Contractors and their Consultant Design Teams. This work has also embraced specialist due diligence advice and architectural Peer Review.

Peer Reviews usually focus on detailed assessments of the Tender and For Construction documentation of other architects, in order to assess their compliance with Quality Management Systems, Project Briefs, documentation milestones and Scopes of Service and LEP/DCP compliance as well as identifying buildability issues, and general documentation and construction issues.

selected projects:

CLIENT REPRESENTATION & PEER REVIEW

CBA_Commercial Offices_Design Advisory and Document Reviews
HEAD OFFICE relocation, Sydney CBD
Multiple Tender Design Reviews: GPT, AMP, Brookfield, Westfield, Dexus, Fortius
COMMONWEALTH BANK PLACE, Darling Harbour
Lend Lease/fjmt
COMMONWEALTH BANK SQUARE, South Darling Harbour
Lend Lease/Lend Lease Design & Woods Bagot
CBA SOUTH EVERLEIGH Parramatta & SOP Offices consolidation
Multiple Tender Reviews: Mirvac, Lend Lease, Walker, Leighton-Charter Hall, Dexus
Schematic Design, Design Development and Document Review Mirvac/fjmt
GLOBAL HQ relocation, Sydney CBD
Multiple EO/Tender Reviews: Investa, Brookfield, AMP, GPT, Mirvac, Lend Lease, Mirvac-LL, Dexus, Charter Hall, Allianz, Grocon
BANKWEST HEAD OFFICE, Perth CBD
Multiple project reviews; Charter Hall, Cox Architects, Siren Design
RIO TINTO_Design Advisory and Document Reviews
Head Office 124 Albert St Brisbane QLD 35,000m2 NLA Dexus, Laing O'Rourke, Hassell
INNER WEST COUNCIL_Due Diligence Peer Reviews
Marrickville Library and Community Hub
Ashfield Aquatic Centre
Dawn Fraser Baths

CRONE PARTNERS ARCHITECTS

Peer Review of Tender and Construction Documents for multiple projects

WARREN AND MAHONEY ARCHITECTS

Peer Review of Construction Documents and expert Documentation advice

SPECTRUM DEVELOPMENT MANAGERS

Document Review of Heritage Building refurbishment design and fitout for Due Diligence related to building purchase in Pymont

Design advice and development of Design Brief for Heritage Building refurbishment in The Rocks, Sydney

Due Diligence on 5 Star Hotel Mixed Use Development, Sydney for international financial investor

Due Diligence, design review and highest and best use advice on various Hotel and Student Accommodation sites in Sydney and Melbourne for International Finance Entity

COMMERCIAL OFFICE_project director & project architect

180 BRISBANE, Brisbane CBD Commercial Office Tower

HQO+NIB Honeysuckle Newcastle Commercial Office

TRANSPORT HOUSE Sydney CBD Commercial Office Heritage Refurbishment

CAPITAL SQUARE Perth CBD Commercial Office Tower

AMEX King Street Wharf, Darling Harbour cox_crone jv Commercial Office

TELSTRA TOWER Sydney CBD Commercial Office Tower

383 KENT STREET Sydney CBD Commercial Office Tower

1 SHELLEY STREET KSW Darling Harbour Campus Office, Stage 1 DA

CENTREPOINT OFFICE TOWER Sydney CBD Commercial Office, Stage 1 DA

1 BLIGH STREET Sydney CBD Commercial Office Tower Design Excellence Competition

MASTER PLANNING / MIXED USE_project director and project architect

ROXBY DOWNS SA Master Plan + Residential Mining Village Schematic Design

WESTFIELD CENTREPOINT Sydney CBD Stage 1 DA Commercial Tower + Retail

PACIFIC SQUARE Maroubra, Sydney Residential, Commercial + Retail

ONE CIRCULAR QUAY Circular Quay Sydney CBD Residential, Hotel + Retail

400 GEORGE STREET Sydney CBD Commercial Office Tower + Retail

RETAIL_project director & project architect

DAVID JONES Sydney CBD Elizabeth and Market Street Stores

Base

Building Upgrades, Heritage Conservation Works, Void and Escalator modernisation

EDUCATION_project director and project architect

BUILDING EDUCATION REVOLUTION (BER) Sydney SE Region

Additions to 48 public schools

UTS Faculty of Architecture Broadway, Sydney

UNIVERSITY OF NEWCASTLE Ourimbah NSW Campus

NAROOMA HIGH SCHOOL NSW South Coast

RESIDENTIAL_project director and project architect

CAPITAL SQUARE Perth CBD Residential High-Rise

BROADWAY Broadway, Sydney Residential High-Rise

185 MACQUARIE Sydney CBD Residential Apartments

DAKOTA Elizabeth Street, Sydney CBD Residential Apartments

THE BEACH Mackay QLD Residential