STATE ENVIRONMENTAL PLANNING POLICY NO. 65

DEMOLITION OF EXISTING SHOP-TOP HOUSING & CONSTRUCTION OF NEW SHOP-TOP HOUSING DEVELOPMENT

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321 – 331 CONDAMINE STREET
MANLY VALE NSW 2093

PREPARED FOR: MANLY VALE DEVELOPMENTS No 2 P/L

GARTNERTROVATO Architects Pty Ltd

ABN 51 673 668 317
ACN 115 186 206

Pittwater Place
Level 1, Suite 13
10 Park Street
Mona Vale
NSW, 2103

PO Box 1122
Mona Vale
NSW, 1660

P +612 9979 4411
F +612 9979 4422
E gta@g-t.com.au

PROJECT No.	1511
DATE	JUNE 2020
ISSUE	B

1.0 INTRODUCTION

The location of the proposal is 321-331 Condamine Street Manly Vale NSW 2093.

The site is designated on Northern Beaches Council Maps as B2 zoning, Local Centre.

The proposal is consistent with the zoning and Desired Future character of the area.

This application seeks development consent for:

- The demolition of the existing one and two storey shop-top housing on the site.
- The construction of a new four (4) storey development with ground level retail and 3 floors of residential apartments containing:
  - Four (4) retail units at ground level
  - Thirty three (33) residential units above ground floor
  - Thirty six (36) car parking spaces for residential units
  - Seven (7) car parking spaces for residential visitors
  - Twenty three (23) car parking spaces for retail
  - Car parking in a secure car park with two basement levels with dual lane access via Somerville Place.

The project has been designed by Gartner Trovato Architects and is illustrated in the architectural drawing submission, drawings DA-00 – DA-28.

2.0 SEPP 65 ANALYSIS

SEPP 65 – Design Quality of Residential Flat Development

The proposal being for a four-storey residential flat building is subject to assessment under *State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development*.

In accordance with this SEPP, the following design verification is provided.

*I, Sean Gartner am a **qualified designer,** being a registered Architect by the Board of Architects in NSW (Registration No. 6072) and do hereby verify the following:*

(a) that I designed the residential flat development, and

(b) that the design quality principles set out in Schedule 1 of State Environmental Planning Policy No 65—Design Quality of Residential Flat Development are achieved for the residential flat development.

Signed _____

As further required by the SEPP, the following detailed responses are provided:

(a) an explanation of the design in terms of the design quality principles set out in Schedule 1 of *State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development*,

1-Context and neighbourhood character

The context of the immediate locality is characterised by a range of land uses, including the shop top housing developments along Condamine Street, parks, tennis courts, bowling greens, golf courses, and low and medium density residential development.

In the surrounding area, the site is within close proximity to the following lands and uses:

- David Thomas Reserve
- Millers Reserve
- Manly Vale Skate Park
- Voyager Tennis Academy
- Warringah Golf Club
- Andrew "Boy" Charlton Swim Centre
- Manly and Freshwater Beaches
- Manly Reservoir
- Manly commercial area
- Warringah Mall
- Buses
- Manly Ferries

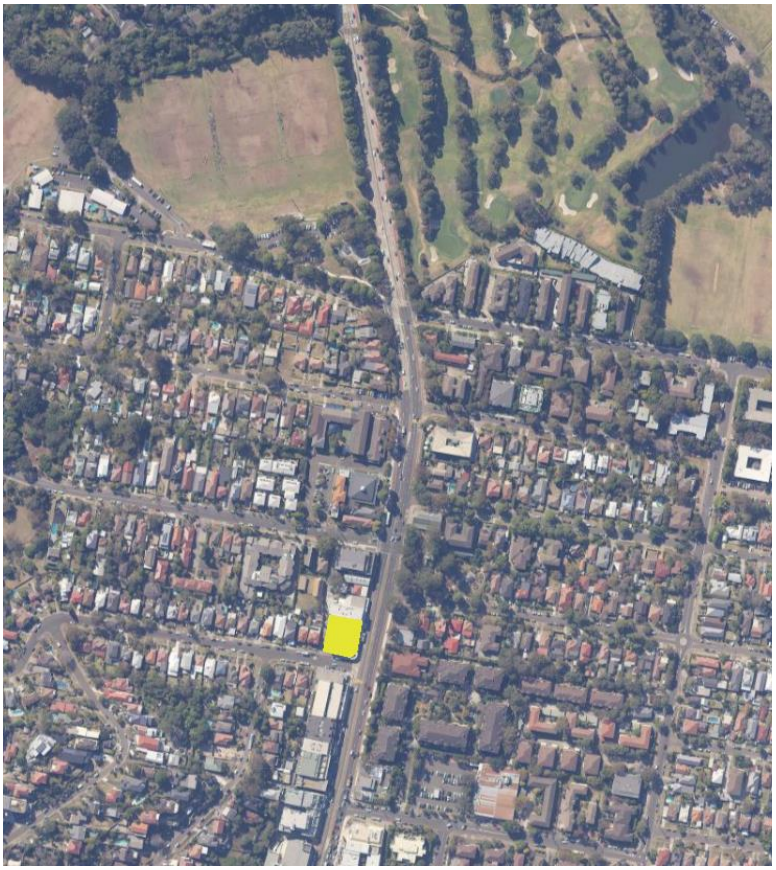

Figure 1: Aerial View of the Manly Vale context. The site is indicated in yellow highlight.

The proposal is consistent with the uses in the surrounding development.
The design responds to the LEP by proposing a high-quality shop-top housing development in the Manly Vale Local Centre zone.

2-Built form and scale

The proposed development presents a 3 storey built-form that relates to the existing adjacent shop top development at 333 Condamine Street. The building steps by 700 mm at the midpoint to relate to the terrain and to reduce the over-all building height.

Level 3 (the 4th floor) is set-back generally 4.0 metres from the east, west and south boundaries and is largely concealed behind planter-boxes and screen plantings.

The roof is composed of 2 hipped gables, stepped at the mid-point. The eaves are set at a height of 2.4 metres to reduce the overall height of the roof and to screen it behind the planter-boxes. Awnings on the south east and south west corners of Level 3 are established at a height of 2.1 metres to further reduce the bulk and scale.

Street awnings reduce the apparent height of the 3-storey street façade, creating a retail base with a 2-storey residential component above.

Façade indentations and projections establish a scale hierarchy of large, medium and small façade features, which creates visual interest, produces a harmonious whole and reduces the apparent bulk and scale of the proposed development.

A rich palette of materials, colours and textures is used to highlight the scale relationships between the various façade elements.

Two (2) courtyards are located within the middle of the built-form to provide natural light, ventilation and outlook from the internally facing apartment bedrooms.

Figure 2: View from Condamine Street looking south.

Figure 3: View from Condamine Street looking north.

Figure 4: View from Sunshine Street looking north.

Figure 5: View from Sunshine Street looking north-east.

Figure 6: View from Sunshine Street looking north along Somerville Lane.

Figure 7: View from Somerville Lane looking north.

Figure 8: View from Somerville Lane looking south.

Figure 9: View from rear yard of 2 Sunshine Street looking towards the proposed development.

3-Density

The proposed density of the building is in response to the social dimension of the precinct and the environmental quality of the development.

The total floor space of the proposed development is related to consideration of the setback and height controls, combined with complying solar access and cross ventilation.

The density is in response to the market demand for a mix of one and two-bedroom apartments in the area. The density is appropriate for the location of the site in the Manly Vale local centre, and walking distance to shopping, recreation facilities and transport.

The density of 33 apartments and 4 retail shops is appropriate for the Manly Vale local centre and the desired future character of increased residential density.

4-Sustainability

The development proposed and the existing buildings on the site are not suited for any re-use of existing structures, and as such, the design seeks to maximise the use of new building technology to minimise resources used in the construction process and in ongoing use. Some of these methods include

- Landscaped internal courtyards to provide light and air into the centre of the building for ventilation and cooling.
- Passive solar design with large eaves, external screens and balcony overhangs to control summer sun.
- BASIX certificate specifications of low water use taps and fittings.
- Low energy light fittings for minimisation of power consumption.
- Large areas of glazing to maximise natural light and minimise the need for artificial lighting in daylight hours.
- 10,000 litre rainwater tank for landscape irrigation.

Figure 10: View of west facing units, showing external blinds and balcony overhangs for shading.

5-Landscape

Two internal courtyards are proposed to provide daylight, natural ventilation and a landscaped outlook from the apartments. The courtyards are densely planted with Kentia Palms to create a sub-tropical garden.

Figure 11: View of the main internal courtyard from a bedroom, showing the Kentia Palms.

Planter boxes are provided along the edges of the Level 3 parapet to soften the development from the public domain, to add fine scale and texture to the facades, and to provide outlook and amenity for the Level 3 apartments. Importantly the planter-boxes screen the roof and Level 3 from view from the public domain.

Figure 12: View from Sunshine Street looking north, showing the Level 3 planter-box screening Level 3 and the roof.

Four (4) Brush Box street trees are proposed along the Condamine Street footpath and two (2) Brush Box trees are proposed along the Sunshine Street footpath to soften the building from the public domain, to provide and to provide amenity to pedestrians. The street trees are positioned to define key façade elements such as entrance porticos and balcony projections. The street trees also provide screening to bedroom windows.

Figure 13: Image above showing view of east façade, with balcony projections flanked by Brush Box street trees.

Figure 14: Image above showing a view of the south entry flanked by Brush Box street trees.

6-Amenity

The design creates apartments of excellent amenity. The room sizes are generous, with excess amounts of natural light, ventilation, outlook and views from the upper units that take advantage of the site's locality and orientation.

The design of the internal and external living areas provides a clear flow and connection between the two to allow them to act as one, maximising the amenity of these areas. Open plan kitchens within the main living area add to the quality and size of living spaces.

Visual and acoustic privacy within the development is of high standard.

The apartments feature large areas of glazing to maximise the amount of daylight. Upper level apartments feature skylights to supplement solar access and daylighting.

Figure 15: View from interior of Apartment 23, showing internal layout and extent of glazing.

24 of the 33 apartments (73%) receive a minimum of 2 hours solar access to living rooms and private open spaces between 8.00 am and 4.00 pm on 21 June. 23 of the 33 apartments (70%) are naturally ventilated.

All apartments have generous storage space, located in both the apartment interior and within secure storage cages in the basement car park.

7-Safety

Safety and Security in the proposed development are well considered. The definitions of public and private space are clear in the delineation of facade elements.

The terraces provide excellent overlooking of the public domain from private spaces to further enhance safety and security to Condamine Street, Sunshine Street and Somerville Lane.

Secure access is provided to the pedestrian and vehicular entrances. Video intercoms and lighting are provided at entry points.

Retail and residential entrances are clearly defined and secured, with clear lines of site between security doors and the main street addresses. 2 residential lobbies are provided to allow access to the 2 lift lobbies within the development. A shared retail entrance is provided with the south residential entry via Sunshine Street, allowing for movement of retail shoppers and employees between the car park and the

retail tenancies. The residential carparking area is separated from the retail car parking area by a security shutter.

Figure 16: View of secure vehicular entry from Somerville Lane.

Figure 17: View of secure east residential entry from Condamine Street.

Figure 18: View of shared retail and south residential entry from Sunshine Street.

8-Housing diversity and social interaction

The design has researched local estate agents to understand the demand for the apartment size and types in this location. There is a strong market demand by young singles, couples as well as young families. The apartment mix of 1 and 2-bedroom units of varying sizes aims to satisfy these demands. The mixed demographic of younger and older residents will contribute to a sustainable community.

Social interaction is encouraged through the proximity off the proposed retail shops, the shared retail and residential entrance to the north, and the communal seating area within both residential lobbies, allowing for a variety of social and visual interactions.

Figure 19: View from Condamine Street showing alfresco dining, shop fronts, awnings, signage and residential entry.

Figure 17: View of shared retail and residential entry accessed from Sunshine Street.

9-Aesthetics

The aesthetics of the proposal respond to the site's environment and the social dimension. The prominent site in the Manly Vale local centre demands high quality finishes and contemporary design.

The proposal makes use of changes in the size of the façade elements, colours and textures to reduce the bulk and scale of the development, to create contrasts, overlays and a sense of depth, and to relate the proposal to the surrounding residential context.

A variety of materials and colours are used on the exterior facades, including corten standing seam cladding for the residential entry portico and main corner balconies, dark grey standing seam cladding for balcony projections and feature wall panels, dark brown painted weatherboard cladding for recessive elements, and a variety of external screens. A vertical louvre screen finished in timber effect powdercoat assumes the curve of the main corner and creates the dramatic centre piece of the composition.

Windows are located in walls to provide outlook and daylight yet also provide privacy, both from within and without.

Figure 18: View of corten standing seam cladding on south residential entry portico.

Figure 19: View of Dark grey standing seam cladding on balcony projections.

Figure 20: View of operable screens and slatted balustrade on west façade.

Figure 21: View of vertical louvre screen and curved awning on main street corner.

(b) drawings of the proposed development in the context of surrounding development, including the streetscape,

The streetscape is represented in perspective and the 3D electronic model / movie.

(c) development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations,

The LEP requirements are referenced on drawings, and are generally complied with.

(d) drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context,
A landscape architectural plan is provided.

(e) if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts,
The development responds to both the existing and future character.

(f) photomontages of the proposed development in the context of surrounding development,
Montages of the proposed development in relation to the existing surrounds are modeled in 3-dimensional computer perspectives from surveyor's measurements.

(g) a sample board of the proposed materials and colours of the facade,
A Schedule of Colours and Materials is included as part of the application.

(h) detailed sections of proposed facades,
Detailed perspectives representing the proposal are included in the architectural drawings.

(i) if appropriate, a model that includes the context.
A movie derived from a 3D digital model of the development is provided exhibiting a high degree of resolution and showing the proposal in its context.