



Design + Sustainability Advisory Panel Meeting Report – Date 02 February 2023

6 - DA2022/2199 - 19 Sydney Road MANLY

PANEL COMMENT AND RECOMMENDATIONS

General

The site is zoned B2 Local Centre under the provisions of Manly Local Environmental Plan 2013 and the proposed development (shop top housing) is permissible with consent.

The application proposes the demolition of the existing site structures, with the retention and expansion of the existing basement, and erection of a four (4) storey shop top housing development consisting of:

- Basement storage, services / utility space, and commercial floor space associated with above commercial unit
- Two (2) ground floor commercial units
- Ten (10) x one (1) bedroom residential units and one (1) x two (2) bedroom residential unit above commercial space.

The commercial units are located on the ground floor, with the northern unit accessed from Sydney Road, and the southern unit accessed from Market Place. The northern unit includes an internal staircase to access additional commercial space in the basement. At ground level, through site access is provided on the western side of the site, where access to residential units via lift and stairs is provided.

Strategic context, urban context: surrounding area character

The proposal is located in the Manly town centre and enjoys excellent and convenient access to public transport, the beach and community and retail services. Given the desirability and advantages of the location, it is the Panel's view that it is acceptable for the internal amenity of the units to be lower than would normally be expected by SEPP65 and the ADG on the basis that residents will make a conscious decision to 'trade-off' the lack of car parking and internal amenity of the bedrooms for the advantages of the location.

Scale, built form and articulation

The Panel supports the re-instatement and re-interpretation of the exist parapet and introduction of the 'cut-outs' in the façade.

Access, vehicular movement and car parking

The Panel supports the provision of zero parking given the location and accessibility.

Landscape

Full advantage should be made of all upper terraces and roof spaces to maximise planting through either intensive (usable) open space (either common or private) or extensive (non-trafficable) green roofs.



Extensive green roofs can be effectively combined with PV Solar electric arrays and in fact increase efficiency.

Cyathea australis are not coastal tolerant and are increasing stressed in Sydney as summer temperatures get hotter. Replace with more suitable species e.g. *Howea forsteriana*

Recommendations

1. Provide planting to all potential large roof areas planting through either intensive (usable) open space (either common or private) or extensive (non-trafficable) green roofs
2. Replace *Cyathea australis* with more suitable species e.g. *Howea forsteriana*

Amenity

The Panel noted that acoustic privacy for the rooms facing into the lightwells on the north and to a lesser extent the south are a matter for concern.

Recommendations

3. Engage an acoustic consultant to find suitable treatments to the light wells to ensure acoustic privacy

Façade treatment/Aesthetics

The panel commends the design of the façade and appearance of the building in terms of articulation, composition, material selection and detailing. It is the Panel's view that the building will be an attractive and complementary addition to the streetscapes of both the Corso and market place.

Sustainability

Recommendations

4. Replace the gas use with heat pump hot water and Induction cooktops
5. Increase the amount of PV on the roof
6. Give consideration to re-use of demolition material from the site.

PANEL CONCLUSION

The Panel supports the proposal in its current form but notes that further consideration needs to be given to the acoustic privacy of the rooms opening to the small light wells.

The Panel refer the applicant to the Apartment Design Guide for aspects related to amenity and internal planning of apartments.