



Friday, 3 March 2017

General Manager
Manly Council
1 Belgrave Street
Manly NSW 2095

Dear Sir,

SEPP65 CERTIFICATION

FOR: MIXED-USE RESIDENTIAL FLAT BUILDING OF 38 UNITS, 6 STOREYS AND TWO BASEMENTS CONTAINING 71 CAR SPACES LOCATED ON THE SITE AT No. 2 WEST PROMENADE STREET MANLY

I hereby declare that I am a qualified designer, which means a person registered as an architect in accordance with the Architects' Act 2003 as defined in Clause 3 of the Environmental Planning & Assessment Regulation 2000.

I directed the design of the Residential Flat Development stated above and I confirm that the design and documentation achieves the design quality principles set out in Part 2 of the State Environmental Planning Policy No: 65 – Design Quality of Residential Flat Development.

Regards

A handwritten signature in black ink that reads "Matthew Cumming". The signature is stylized and cursive.

Matthew Cumming
Registered Architect 8927
Principal and Director
Mijollo International Pty. Ltd.

SEPP 65 DESIGN VERIFICATION STATEMENT

DESIGN QUALITY PRINCIPLES

PRINCIPLE 1 - CONTEXT

Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area. Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.

The proposal aims to re-establish the Manly Civic Club on to the site bounded by West Promenade, Gilbert Street & Eustace Street with residential shop-top housing on the upper levels. The site is located west of Gilbert Park, which separates the site from the main commercial & retail core. The site is one block from Manly Cove & sits within the Gilbert Street precinct of the Manly Town Centre.

The site has a varied immediate context on each face/facade. Open space to the east is provided in the form of Gilbert Park. The park provides a buffer from the main commercial core with a sense of openness not available on the other facades. The park is long/linear in nature and links between the rugby oval on Sydney Road & the ferry terminal via Belgrave Street. The existing Auckland Garage building addresses the corner of the park (West Promenade) & Gilbert Street.



Existing Auckland Garage



Gilbert Park

Gilbert Street is dominated by the rear podium element of the Grande Esplanade. This is primarily a blank featureless façade with many louvres and service access doors. The height of the podium has been modulated by the inclusion of a high level planter; the residential tower (Quest serviced apartments) dominates the skyline behind the podium. There has been no attempt to address/activate the street. Gilbert Street links between the escarpment park steps and the park.



Gilbert Street and The Grande Esplanade Podium

Pre-war apartment buildings and church tower dominate the street scape to the north, which have a varied scale and presentation, although dominated by brick construction and three stories in height



Adjacent buildings to the north (West Promenade)

The end of West Promenade is terminated by a five storey corner element



61 Sydney Road (Cnr of West Promenade)

The design of the proposal is informed by the Spanish Mission style of the Auckland Garage. It responds to the tight urban framework; its modulation reinforces the existing grain of the urban fabric.

The proposal considers the context, responds to the site analysis and will provide a positive contribution to the area.

PRINCIPLE 2 – BUILT FORM & SCALE

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

The façades are layered and broken up to read as a juxtaposition of various scaled horizontal elements. This provides the facades a rhythm an apparent smaller scale which promotes a relationship & dialog with the adjacent residential flat buildings and the heritage garage. The relationship to the adjacent roof-tops and streetscape of West Promenade is reinforced by the four storey podium element. This element approximates the LEP 15.0m height control. The subsequent levels are setback and tiered to provide a transition between the Grand Esplanade 25.0m height limit and the immediate neighbours when read from afar.

The higher form of the building compliments the 61 Sydney Road, providing 'bookends' to West Promenade. The development repositions GFA that can't be developed on the heritage portion of the site onto the roof. The top floor has been made recessive to assist in the interpretation of scale.



The upper levels are set-back and recessive to minimise the apparent scale.



Street scape with proposed development



The four storey podium provides a complimentary scale to the adjacent pre-war buildings, while the upper levels tier and provide a transition between the Grande Esplanade and the adjacent context.

PRINCIPLE 3 – DENSITY

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

The proposal complies with the floor space ratio provisions of the LEP and separation distances outlined in the ADG and council DCP set back provisions. The design responds to the shape and opportunities of the site and has consideration to adjacent development. The yield of 38 units reflects the market expectation of generous sized units. The scale and density is appropriate given the proximity of the Manly commercial village and transport options.

PRINCIPLE 4 – SUSTAINABILITY

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.

The building is designed to embrace the principles of Environmentally Sustainable Design and to meet the targets set out in the Building and Sustainability Index (BASIX). This involves the careful selection of electrical appliances, light fittings, sanitary fittings, building materials, design of window openings, orientation and shading. The facades include sun shading devices on the facades exposed to harsh sunlight to minimise solar gain and reduce the need for air-conditioning .

The proposal meets the solar access & ventilation targets set-out in the ADG.

PRINCIPLE 5 – LANDSCAPE

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.

The proposal is for shop-top housing. The entire ground floor is occupied by the Manly Civic Club and associated service areas. The site is extremely well positioned for quick access to local recreation facilities, including Gilbert Park, Manly Cove and Manly Beach. The landscape design includes enhanced planting around the Auckland Garage and several street trees and provides an increase in streetscape amenity.

PRINCIPLE 6 – AMENITY

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being.

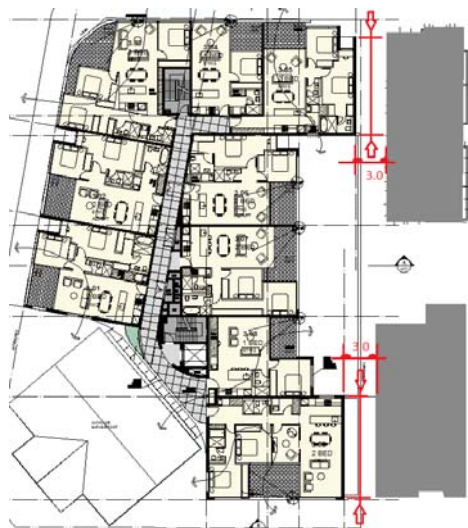
Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.

Where possible, apartment layouts have been designed with the living areas directly on the façade with an adjacent balcony. This maximises the opportunity for solar access & natural light.

The proposal achieves the targets of the Rule of Thumb in the Apartment Design Guide:

Amenity item	Achieved	ADG Rule of Thumb
Cross flow ventilation	60%	60%
Solar access of 2 hours in mid-winter	71%	70%

The building has been setback from the neighbouring building to the north by 3.0m on the residential levels to afford daylight access and acoustic privacy. Building lengths on this minimum these setbacks have also been reduced to enhance daylight access, providing a large, north facing, recessed internal courtyard space.



Plan indicating built form on the north

Individual apartments have been configured to achieve the separation distances between uses as described within the ADG. Furniture layouts have been included on the plans that show that each room has ample space for the designated function. Built in storage has been provided in each unit and is measured and illustrated on the unit plans and is in accordance with the ADG. A maximum of 50% of external storage is provided in the basement.

There is direct lift access to each floor including the basements.
4 adaptable car spaces (10%) have been provided as prescribe in the DCP

Shadow diagrams have been provided that illustrate that the development does not adversely impact neighbouring properties. Careful consideration has been given to solar impacts of 7-9 Gilbert Street.

A spreadsheet of unit sizes, bedrooms, parking numbers shows the compliance with SEPP65 issues of solar access, cross-flow ventilation, balcony size and storage. The design meets or exceeds the minimum sizes for apartments, living room widths, bedroom areas & robe sizes.

PRINCIPLE 7 – SAFETY

Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

The proposed layouts of the buildings apartments and balconies have been designed to provide natural passive surveillance of the public domain; all streets have direct line-of-sight to balconies and habitable rooms.

The club uses provide excellent surveillance of West Promenade & Gilbert Street. The building entries surveil Gilbert Park.

Appropriate security measures will be incorporated within the entry lobbies. Pedestrian areas have good clear lines of sight to minimise hiding places for potential attack. Vehicular access is via ramps from Eustace Street and have a security roller shutter separated from the club parking. Common areas, including the basement will be monitored by recorded close circuit television and motion sensors.

A 2.5 x 2.0 sight-line splay has been included on the exiting carpark ramp. This area is clear of obstruction to maintain public safety.

PRINCIPLE 8 – SOCIAL DIMENSIONS

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.

The site is well located near public and community services and transport and can offer a life style that can be reasonably free from vehicles. The proposal is for 7 x one bedroom units, 23 x two bedroom units and 8 x three bedroom units which will compliment and extend the diversity of accommodation within the area. Parking requirements are well catered for with bicycles, motorcycles and cars. 10% of apartments are adaptable in accordance with council's DCP; post-adaption layouts are included in the submission and have been reviewed by a suitable consultant to meet the Australian Standard. This allows a wide range of diverse lifestyles to be accommodated.

PRINCIPLE 9 – AESTHETICS

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

The proposal creates a well-mannered building with materials and details that are an integral part of the aesthetic whilst maintaining a dialog with the adjacent built form and context. It reduces the scale of the proposal with the articulated layering of the façades. The building uses the colours and materials of the Spanish Mission style to compliment the heritage building.



Break up of massing

The upper setbacks are integrated into the form to create a layered façade which is then reinforced with a careful restrained selection of materials to compliment the heritage garage.

The proposal represents a collection of carefully considered proportioned masses, articulated by a palette of complementary materials selected with sensitivity to this particular time and place, composed into a whole that is refined and minimal when experienced as sculpture from afar and tactile and sophisticated when experienced more intimately. Through its elegant tower-podium proportions and the human scaling of the address to the public domain, the proposal demonstrates a timeless aesthetic that will elevate the standard of architecture in the neighbourhood.

Matthew Cumming
Principal and Director
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