
From: Jennifer Hill
Sent: 17/03/2025 5:39:51 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Application Number: DA2025/0022 - 2230: 101 North Steyne, Manly.
Attachments: 2230.07.01.R1.Objection Letter to DA20250022_250317_SA.pdf;

Good afternoon,

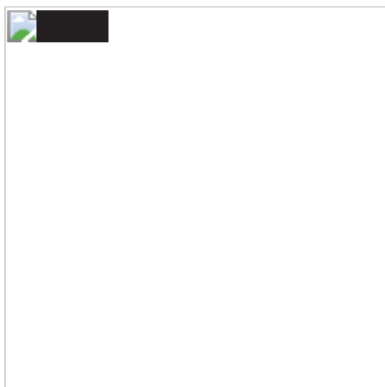
Please see the attached submission in regards to Application Number: DA2025/0022 - 101 North Steyne, Manly.

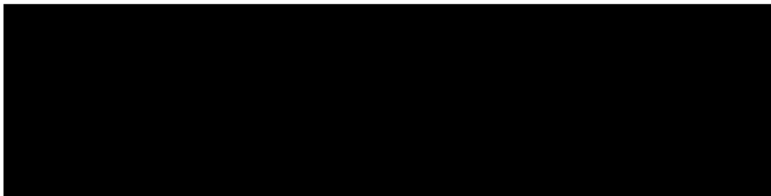

Please confirm receipt of this email.

Regards,
Jennifer Hill
director - registered architect no.4811.

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Ref: 2230/JH:SA

17 March 2025

Northern Beaches Council
1 Belgrave Street,
Manly NSW 2095 Australia

Attention: To whom it may concern

101 NORTH STEYNE, MANLY – DA2025/0022 – OBJECTION TO A DEVELOPMENT APPLICATION

We have been engaged by the owners at 98-100 & 102-104 North Steyne Manly NSW 2095 to prepare this objection to the development application at 101 North Steyne, Manly (DA2025/0022). Architectural Projects has reviewed the submission and has provided a detailed list of issues. Architectural Projects has extensive Heritage, Urban Design and Planning expertise.

THE PROPOSAL

The proposal seeks consent for the demolition of the existing building on the subject site and the construction of a five-storey residential flat building with a single level basement carpark. The existing building is a residential flat building dating back to 1960s. The proposal is a 5-storey symmetrical apartment building with a central wall that links the heavily curved balconies together. The building exceeds the height, FSR and is bulky in comparison to its immediate neighbours.

NON-COMPLIANCE

The following list are a list of non-compliances and specific controls that the proposed development does not comply with which contributes to the overall bulk and unsuitability within the streetscape:

Manly Local Environmental Plan (LEP)

- Clause 2.1 Land Use Zones (R3 Medium Density Residential)
- Clause 4.3 Height of Buildings
- Clause 4.4 Floor Space Ratio

Manly Development Control Plan (DCP)

- Clause 3.4.1 Sunlight Access and Overshadowing
- Clause 3.4.2 Privacy and Security
- Clause 4.1.2.1 Wall Height

Apartment Design Guideline (ADG)

- 2F Building Separation
- 3F Visual Privacy
- 4A Solar and Daylight Access

Key Issues arising from the proposed development

1. Streetscape & Character
2. Bulk and scale.
3. Privacy Concerns
4. Overshadowing
5. Apartment Mix

STREETSCAPE & CHARACTER

While the Architectural Design Report notes '*The proposal does improve the streetscape of the Steyne*' this only refers to the simplification of the façade. The overall bulk and increased scale of the building significantly impact upon the relationship with the street. There are wide and narrow sites on the Steyne. This building being located on a narrow site which provides a design that does not represent the setbacks between buildings along the Steyne. The design of the dwelling does not reflect the design elements that exist in the immediate vicinity which have concrete framed balconies with glass that appear lighter. The proposal does not incorporate such elements and does not reflect or compliment the built form in the immediate vicinity.

THE STEYNE STREETSCAPE

There is no statement of significance for the Steyne streetscape. Its development reflects an unsuccessful attempt by Manly Councils Town Planner Les Graham to provide a Riviera Style Avenue of quality hotels and apartments epitomised by the new Manly Pacific Hotel in 1982.

The Steyne presents as disparate group of high-rise apartment buildings. There is no cohesion in the group of apartments because of their desire to maximise the extent of balconies facing the view.

While the use of curved roofs and setbacks does reduce the apartment bulk of the building, the curved roof element that are numerous and unrelated do not contribute to a cohesive streetscape nor do the predominant outlines, solar screening, terracotta roof skirts or complex material treatments.

The most typical aspect of the style are the following:

- the symmetrical rectangular facades
- the alignment of the facades
- some facades still retain their verticality width and are not too horizontal
- the lightness of the concrete framed balconies.

SETBACKS

The side setbacks to a block of units with no articulations to the side elevations increases the overall bulk and scale which impacts on the character of the locality. It is not typical for the buildings along the street to have no side setback as views and ventilation

exist through setbacks along their side boundaries. The proposal on level one and two propose a 0m side setback for a small part of the building which includes a bedroom and an ensuite. This is not typical of the street and will further diminish the streetscape character. It is acknowledged that the applicant is attempting to match the 0m setback at the same location at 96-98 North Steyne however this is not typical of the streetscape and would effectively construct a long wall extending almost two lots. Building separation is an important element along North Steyne which contributes to a reduction in overall bulk.

HERITAGE

The streetscape is located adjacent numerous heritage items being I2 Stone kerbs, I68 Ocean Foreshores, I173 North Steyne Surf Club and I174 Beach Reserve. The proposal will increase the bulk of the streetscape and its character which forms the setting for how the heritage items are perceived and their prominence. It is recommended that an increase in side boundary setbacks, reduction in overall building height would achieve a more appropriate streetscape rather than heavy concrete balustrades and a heavy balcony.

BULK AND SCALE

The proposed new development is excessive and does not improve the streetscape character of the Steyne but rather contributes to adverse amenity issues. This is due to non-compliance with height and FSR.

HEIGHT

The **height** of the proposed development is measured at 16.4m, a 3.4m exceedance a 26% breach in height. The Clause 4.6 variation relies on the first test of *Wehbe v Pittwater Council* which states *"The objectives of the standard are achieved notwithstanding non-compliance with the standard"*. Architectural Projects does not believe that the objectives of Clause 4.3 Height of Buildings are achieved as there is excessive building height which breaches the prevailing building height, streetscape character and imposes adverse overshadowing impacts on the private open space of 98-100 North Steyne, Manly. The breach in the prevailing building height appears an additional storey higher than the building in its immediate vicinity on the north and south boundaries. It is noted that although there are minor breaches in the LEP specified height of 13m along North Steyne, a breach of 3.4m is unacceptable and contributes to an additional storey above the established street height compared to adjacent developments. The buildings on either side of the subject site are able to achieve 5 storeys without such a significant breach in height. The objectives of clause 4.3 of the Manly LEP are not satisfied from a streetscape perspective.

The Architectural Design Report on 'Neighbour Context' notes on page 40:

The proposal sits below the height of the recently approved additions to 96 North Steyne and as shown above is consistent with the height in storeys of other nearby buildings. The additional overall height in relation to the immediate neighbours is required to meet current minimum ceiling height and flood planning requirements that were not in place when these residences were constructed.

The Architectural Design Report on 'Perceived Height' notes on page 41:

Steps have been taken to design the roof and balconies in such a way as to greatly reduce the perceived height of the building.

The height control of 13m has a minor breach at 96-98 North Steyne & 102-104 North Steyne, Manly.

The proposed development has a 3.4m height breach or a 26% breach.

The floor space control of 1.5:1 is breached with a proposed 1.93:1 or a 30% breach.

Although the street has numerous other dwellings with high FSRs, the breach in this case produces a bulky design that is not in context of the streetscape.

The wall height control is 12m. The proposed wall height of 13.5 or a 12.5% breach on the north elevation is a significant breach.

The building at 102-104 North Steyne is 4-5 storeys with wrap around balconies. 101 North Steyne is set forward with balconies set forward. While the decision to setback is supported, the wrap around balconies constitute a privacy impact probably requiring screens that impact on the streetscape character.

On page 17 of the Architectural Design Report and DA401A Elevations, indicates the balconies located substantially higher than the adjacent balconies.

The side setbacks to a block of units with no articulations to the side elevations increases the overall bulk and scale which impacts on the character of the locality.

There is a pattern in the street of blocks of similar setbacks and alignments.

The setback of the building behind the verandah is standard practice despite this the building and verandah heights greatly exceed the adjacent buildings.

The **floor to ceiling height** for the apartments can be further reduced to achieve the 2.7m ceiling height without a 3.1m high ceiling by use of A/C over bathrooms and kitchens. If current minimum ceiling height and floor planning requirements require a significant variation in height, this is not a reasonable justification as other options exists to offset floor and ceiling heights.

The proposed **wall height** does not comply with the Manly DCP which contributes to the overall bulk and unsuitability within the streetscape. The maximum wall height permissible is 12m where the proposed development reaches a height of 13.15m. The site is not sloping which contributes to the overall bulk and unsuitability within the streetscape and there is no justifiable reason for the development to incorporate such non-compliance. A more articulated building that tapers towards the top of the development will relieve the large wall from having an overbearing impact upon adjacent buildings. The objectives of clause 4.1.2.1 of the Manly DCP are not satisfied.

GROSS FLOOR AREA

The **gross floor area** of the subject site exceeds the maximum floor space ratio (FSR) significantly which contributes to the overall bulk and unsuitability within the streetscape. The site is subject to a 1.5:1 FSR whilst the proposed development is calculated to have a 1.93:1 FSR or a 30% breach. Although the street has numerous other dwellings with high FSRs, the breach in this case produces a bulky design that is not in context of the streetscape. This exceedance is unacceptable and contributes to the overdevelopment of the site. Similarly to the Clause 4.6 variation, this variation relies on the first test of *Wehbe v Pittwater Council*. The variation request fails to provide enough justification on a variation in gross floor area especially in terms of minimising adverse

environmental impacts upon the public and adjoining land due to overshadowing. The non-compliance with FSR is directly linked to the non-compliance with the height controls and thus the development should be scaled back to an acceptable level. A variation to the FSR standard should not be substantiated as the design fails to adequately address the loss of solar access to adjoining developments. The objectives of clause 4.4 of the Manly LEP are not satisfied.

OVERSHADOWING

Whilst overshadowing is a planning issue, there is a reasonable urban design outcome that improved amenity to one site should not be at the detriment of adjacent neighbours.

The proposed new development causes adverse impact in terms of overshadowing on 98-100 North Steyne. The amenity of the residents is at risk due to the significant overshadowing concerns which further reduce the currently non-compliant solar access. The ground floor apartments of 98-100 North Steyne received less than an hour of solar access to the deck facing North Steyne and the only solar access is received from the rear which is proposed to be reduced to less than 1 hour of solar access by the proposed development. The rear balconies and sunrooms of the first, second, third and fourth floor apartments lose all solar access until 2pm-3pm where they receive 1 hour of solar access in mid-winter.

The Architectural Design Report of '98-100 Shadow Analysis' on page 64 includes an image which shows the impact of the existing building bringing it closer and higher reduces its solar access.

The objectives of clause 3.4.1 of the Manly DCP and objective 4A Solar and Daylight Access of the ADG are not satisfied.

PRIVACY CONCERNS

The building at 102-104 North Steyne is 4-5 storeys with wrap around balconies. 101 North Steyne is set forward with balconies set forward. While the decision to setback is supported, the wrap around balconies constitute a privacy impact probably requiring screens that impact on the streetscape character.

The proposed balconies to the front and rear of the proposed development will cause significant privacy concerns without any privacy mitigation measures in place. The balconies facing North Steyne are curved to provide residents the ability to have direct views north and south along the street and into the existing private open space of 98-100 & 102-104 North Steyne on all levels. It is suggested that the corners are straightened out with a solid wall introduced on the balconies to remove any opportunity for overlooking into neighbouring private open space. It is further noted that this is the only private open space enjoyed by the residents of the neighbouring buildings and a breach of this privacy would cause adverse impacts upon their amenity.

The building at 102-104 North Steyne is 4-5 storeys with wrap around balconies. 101 North Steyne is set forward with balconies set forward. While the decision to setback is supported, the wrap around balconies constitute a privacy impact probably requiring screens that impact on the streetscape character.

APARTMENT MIX

The proposed development fails to provide an adequate apartment mix and does not meet the requirements of the Apartment Design Guide (ADG) and of the Manly LEP. The ADG states that apartment mix should take into consideration the distance to public transport, employment and education centres, the current market demands and projected future demographic trends, the demand for social and affordable housing and different cultural and socioeconomic groups. The proposed mix does not meet these requirements specifically in regard to current market demands and projected future demographic trends where it is clear through 2021 census data that the most popular type of housing in Manly are 2-bedrooms (See figure 3). The land use table for Zone R3 of the Manly LEP has a key objective to provide housing needs for the community which this development has not considered. Through publicly accessible data, the existing building contains 8 apartments with at least 5 being 2-bedrooms. The proposal includes 7 dwellings with one, 1-bedroom and one 2-bedroom apartment with the remainder being 3 or 4-bedroom apartments. Neighbouring developments have a suitable amount of 2-bedroom apartments which correspond with market demand. Therefore, the proposal does not respond with an appropriate apartment mix and therefore does not comply with the ADG or the Manly LEP. Instead, it seeks to replace 8 apartments with 7 larger apartments.

CONCLUSION

The proposal is a 5-storey symmetrical apartment building with a central wall that links the heavily curved balconies together. The building exceeds the height, FSR and is bulky in comparison to its immediate neighbours.

There is no objection to replacement of the existing building. The replacement however should comply with the current controls and respond to the features of the streetscape. This is not the case with the proposal.

The simplification of the façade, the overall bulk and increased scale of the building significantly impact upon the relationship with the street.

The setback of the building behind the verandah is standard practice despite this the building and verandah heights greatly exceed the adjacent buildings.

There is a reasonable urban design outcome that improved amenity to one site should not be at the detriment of adjacent neighbours

Context and Analysis

Neighbourhood Scale

The site faces North Steyne where the existing architectural expression is characterised by 5-storey apartment buildings with parking at ground or basement level. 96 North Steyne to the south is currently under development and will comprise 5 storeys of accommodation with additional height for plant (shown in white).

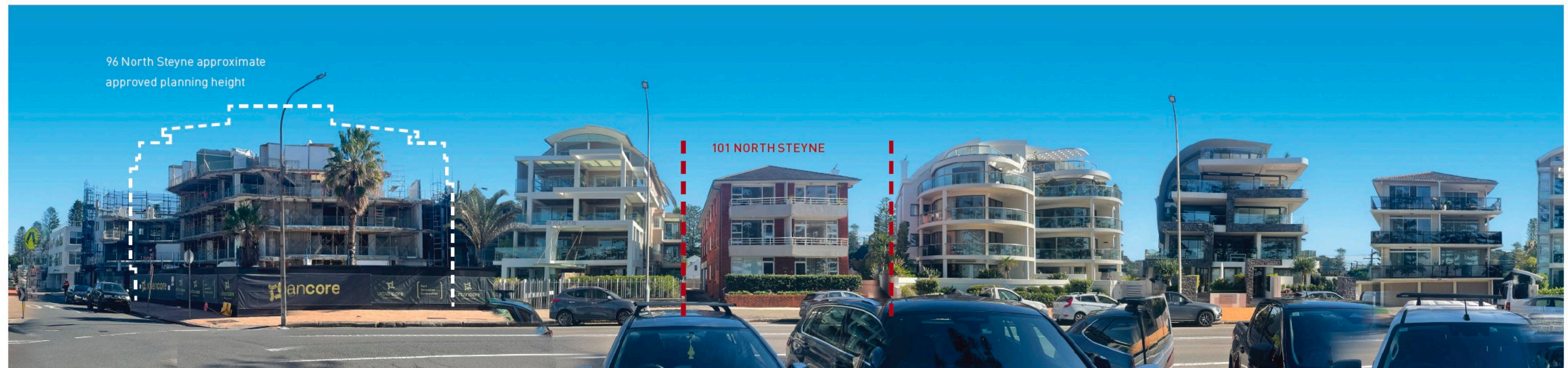
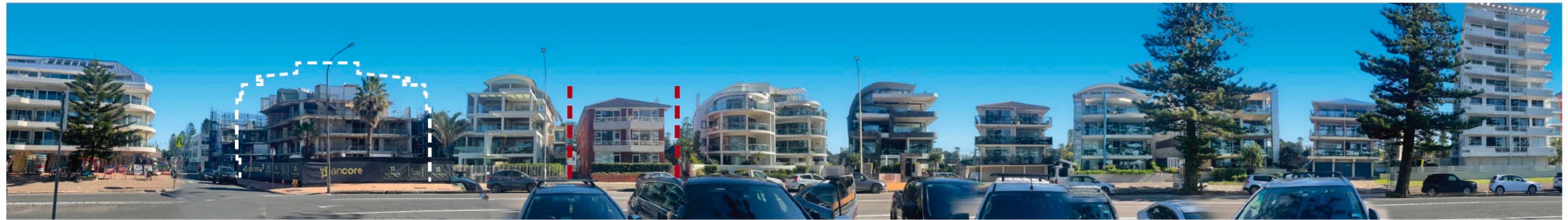


image intended for streetscape context. NB the buildings represented are not to scale





LEGEND

New Wall

Existing/Neighbouring Wall

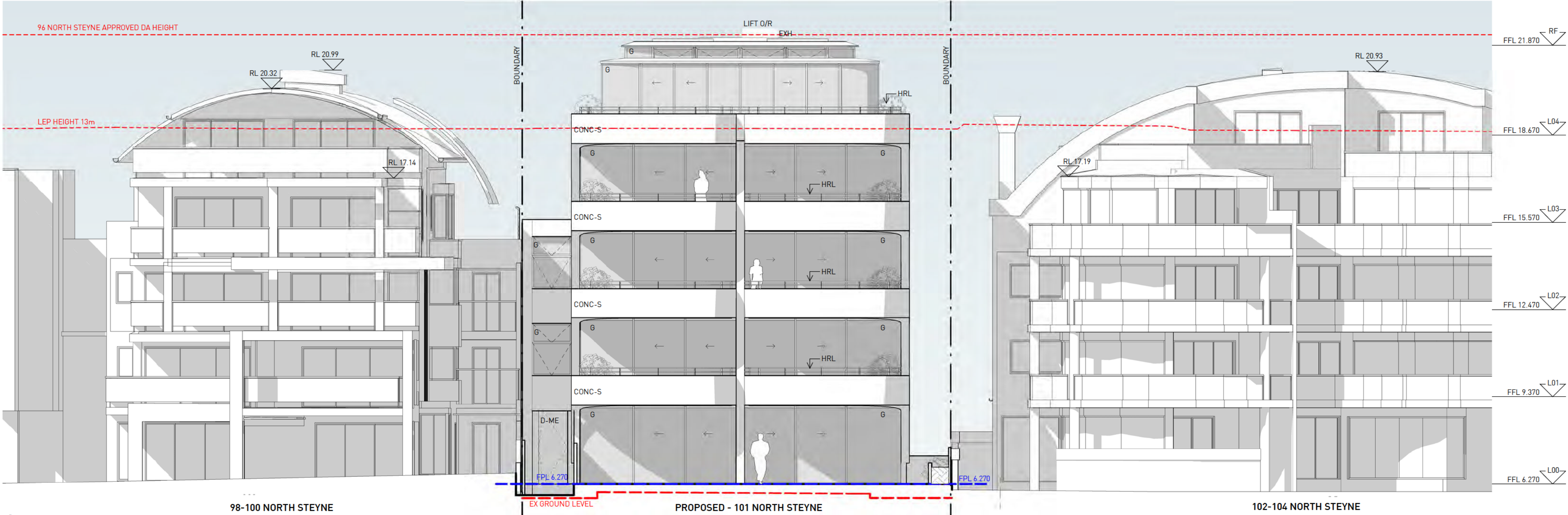
To be Demolished

Site Boundary

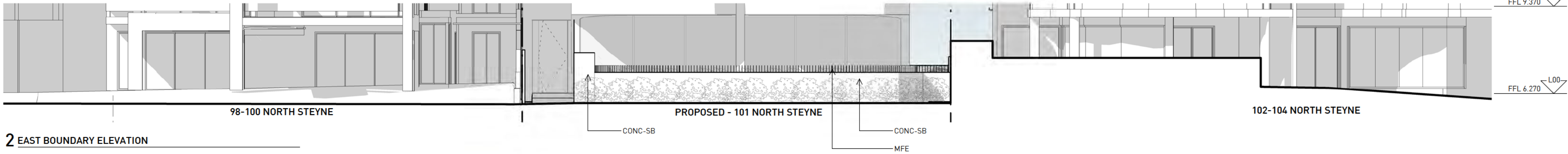
- NOTES**
- 01 All dimensions to be verified on site.
- 02 Report any discrepancies or omissions to SDS prior to construction.
- 03 All drawings to be read in conjunction with specification.
- 04 All drawings to be read in conjunction with consultants' drawings.
- 05 All structure to structural engineer's details.
- 06 Refer to architect for ambiguous details or when clarification is required.
- 07 Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent
- 08 All drawings are based on survey information provided

**PRELIMINARY
NOT FOR CONSTRUCTION**

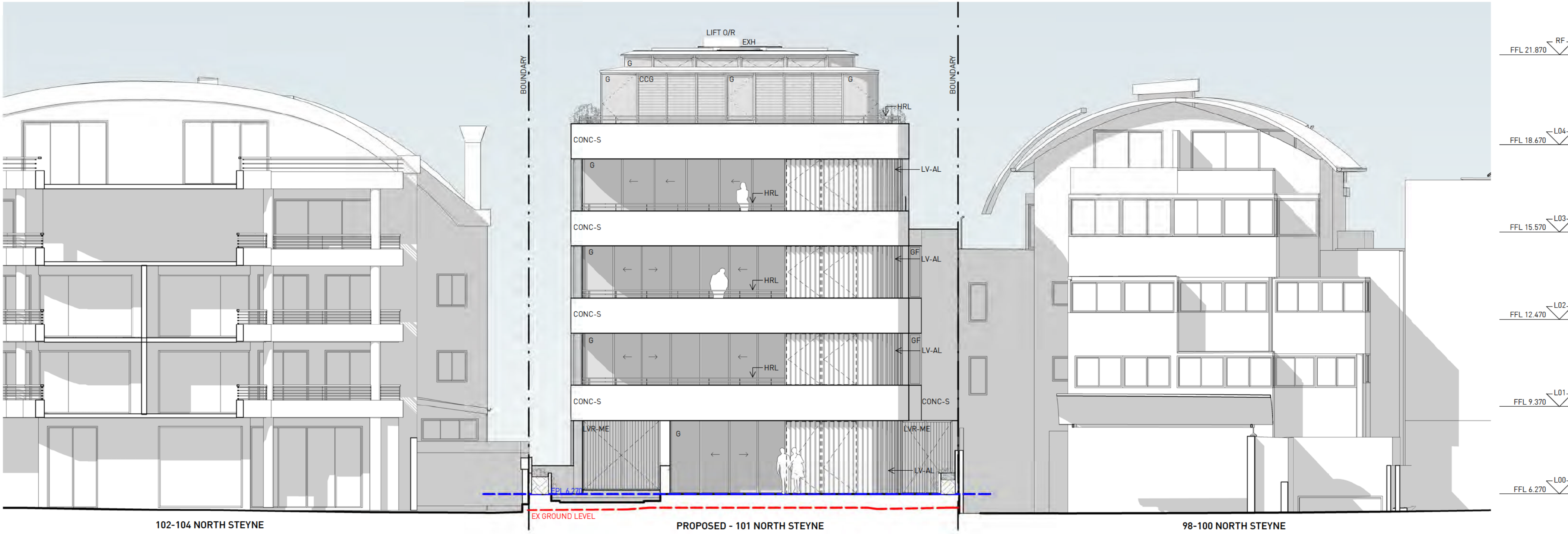
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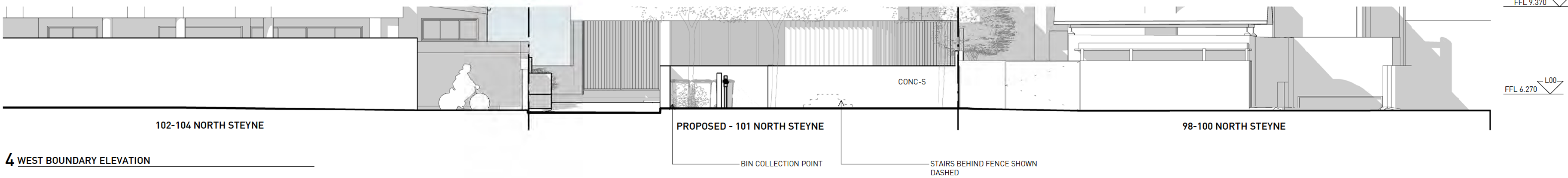
1 EAST ELEVATION



2 EAST BOUNDARY ELEVATION



3 WEST ELEVATION



4 WEST BOUNDARY ELEVATION









98 ATLANTIS


urbancore
urban-core.com.au

BUS ZONE
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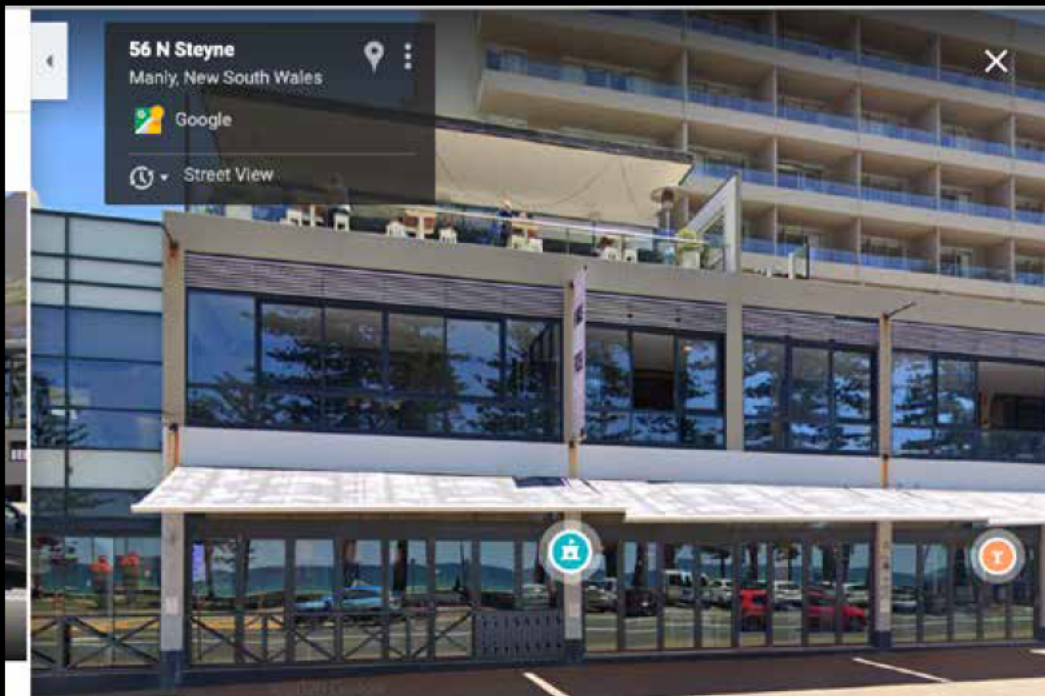
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WELCOME



1986 - THE STEYNE - CURRENT



1986 - THE STEYNE - CURRENT





1986 - THE STEYNE - CURRENT





1986 - THE STEYNE - CURRENT



1986 - THE STEYNE - CURRENT



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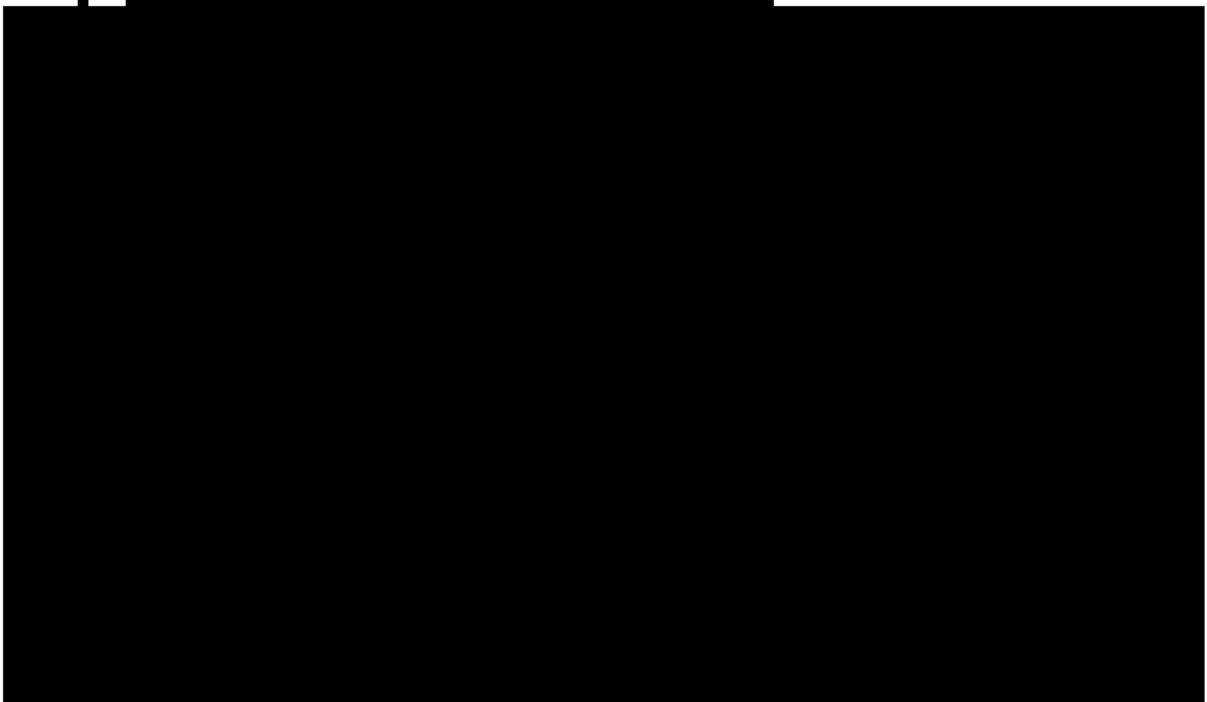
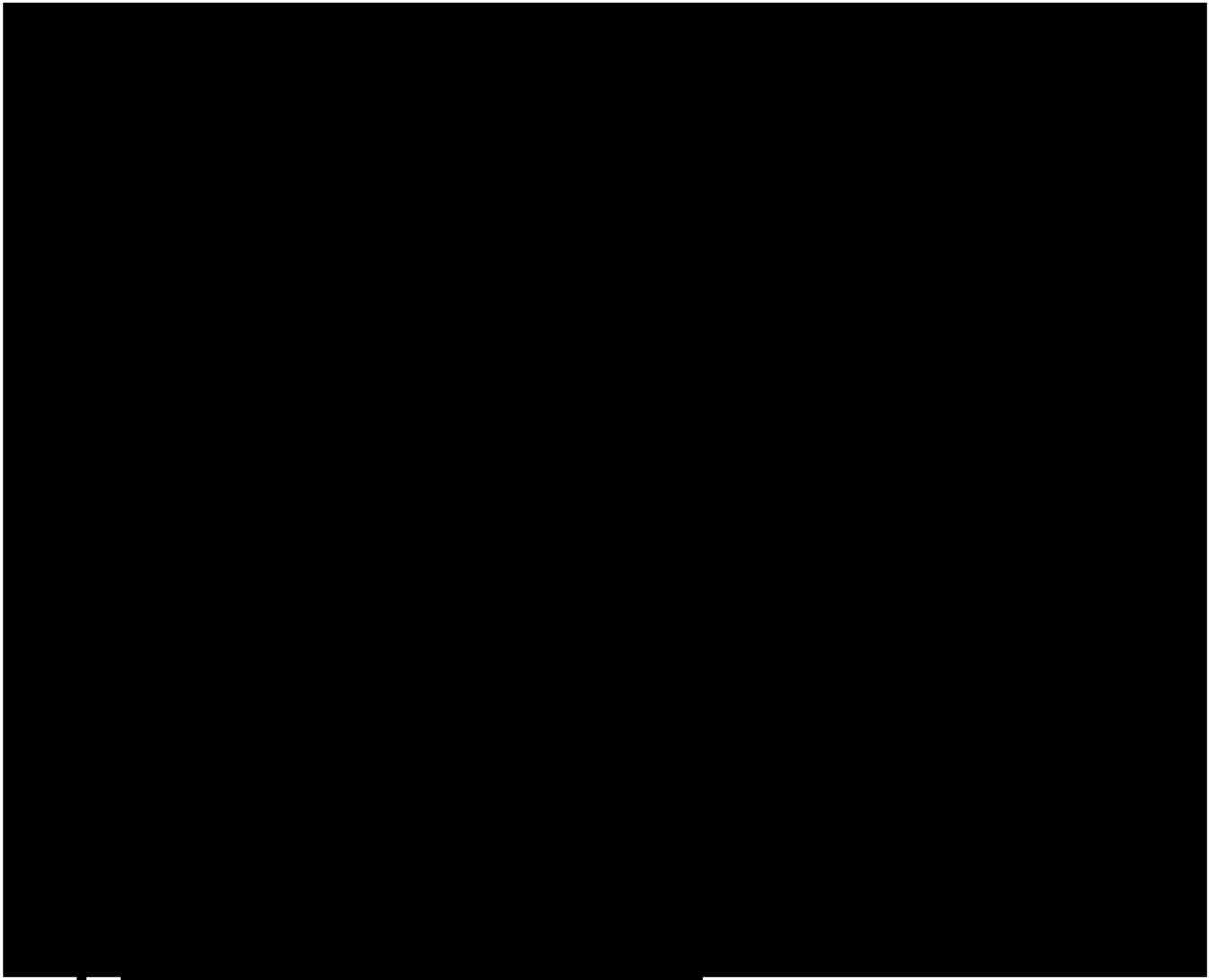
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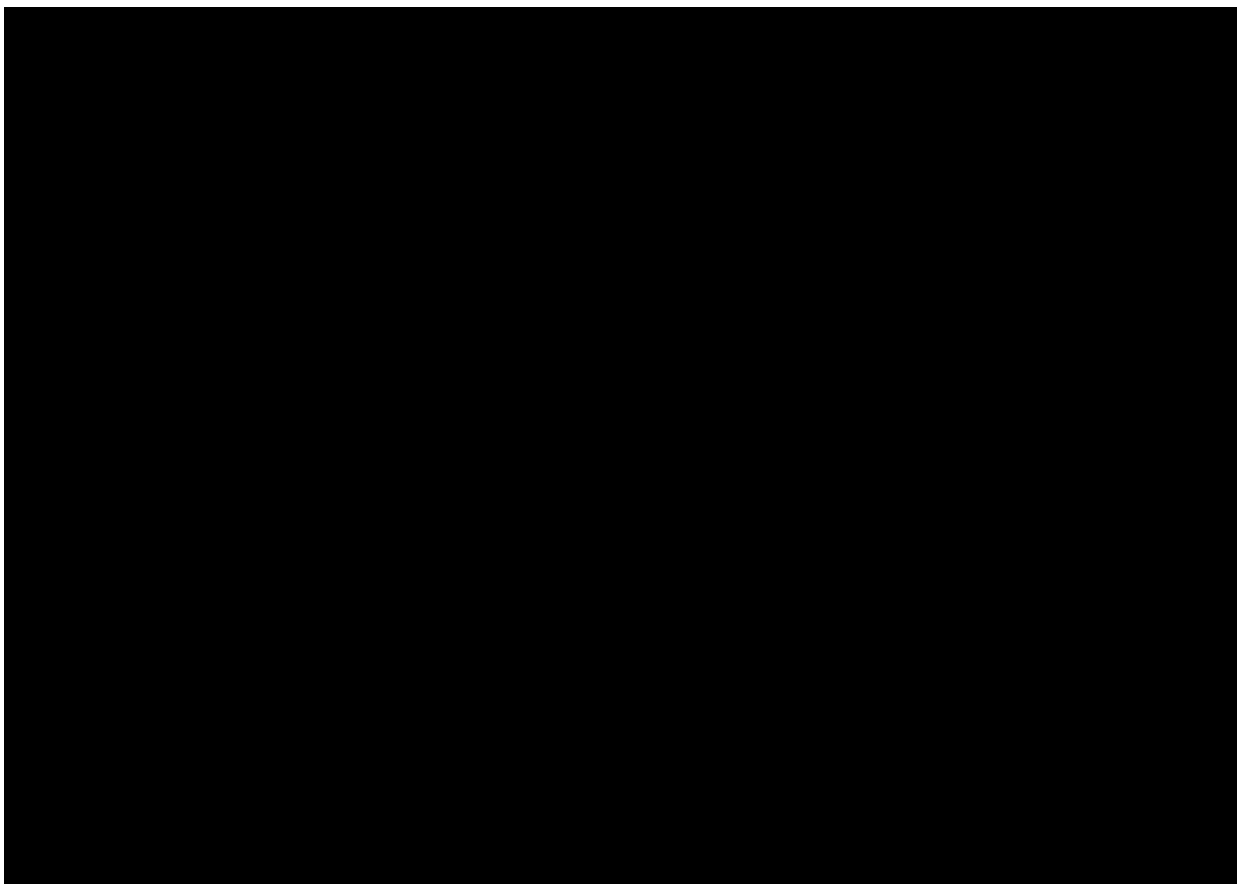
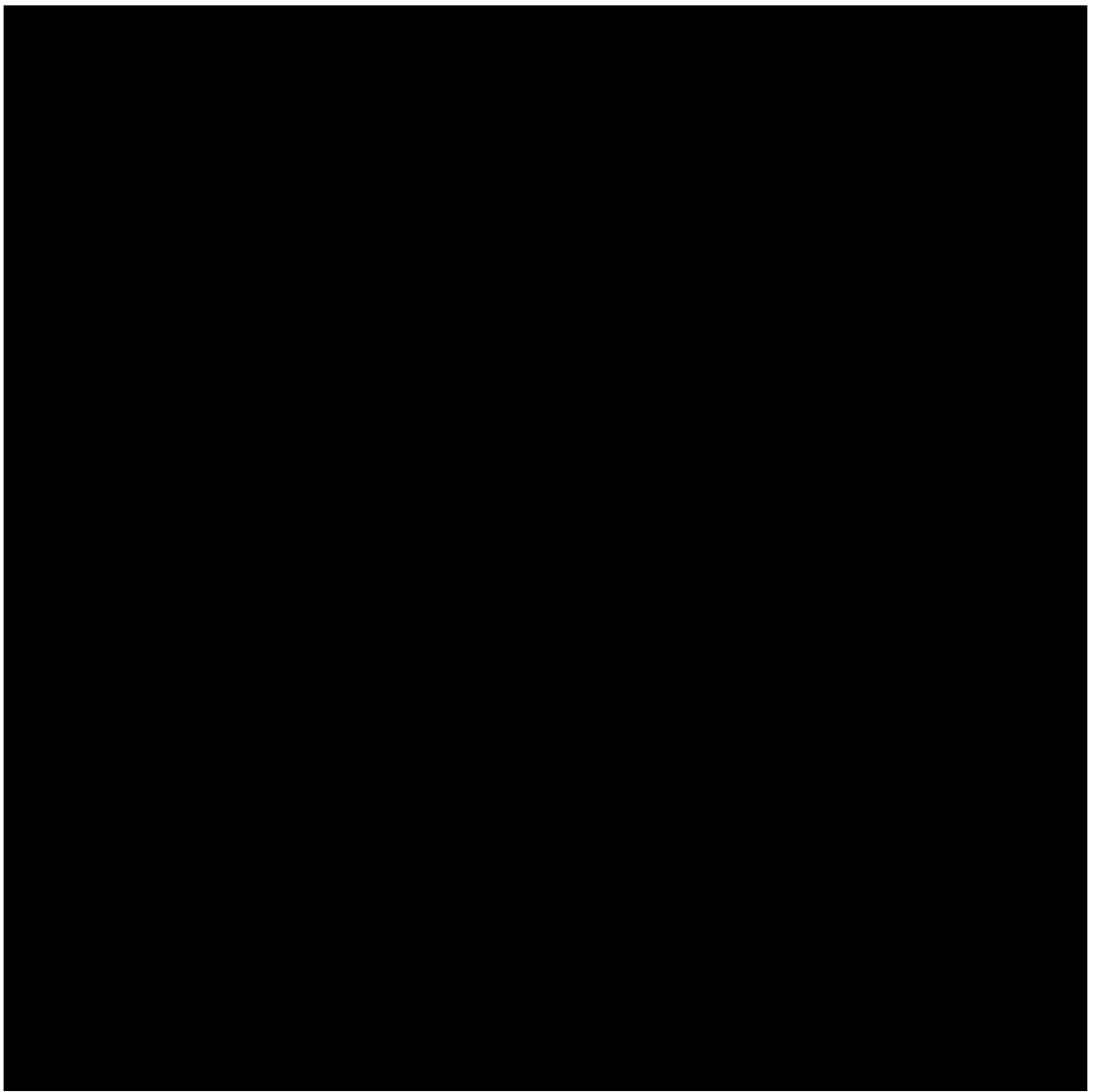
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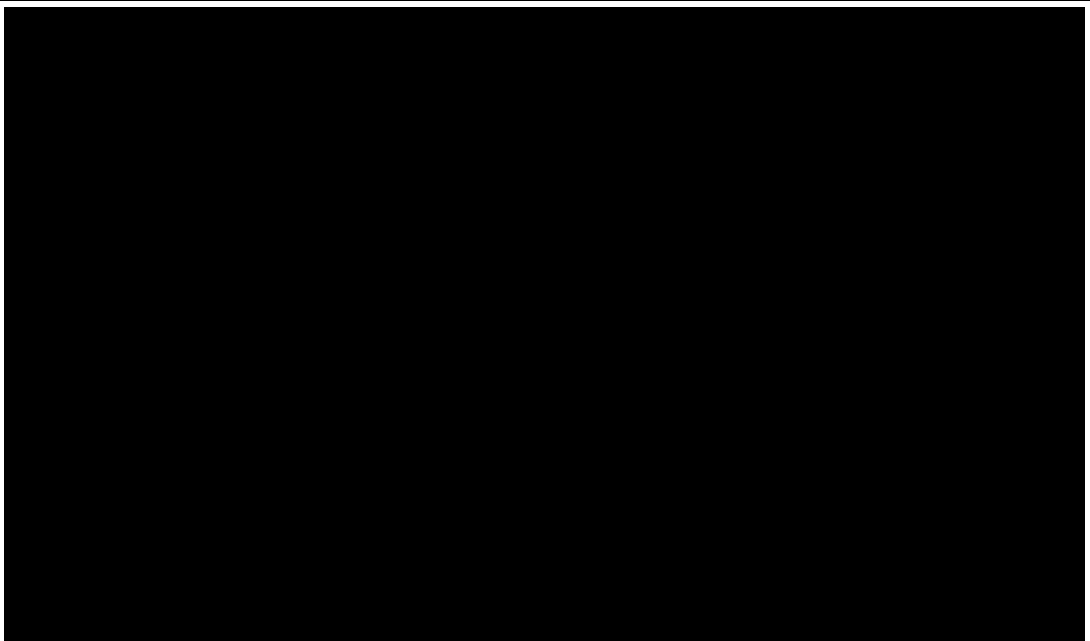
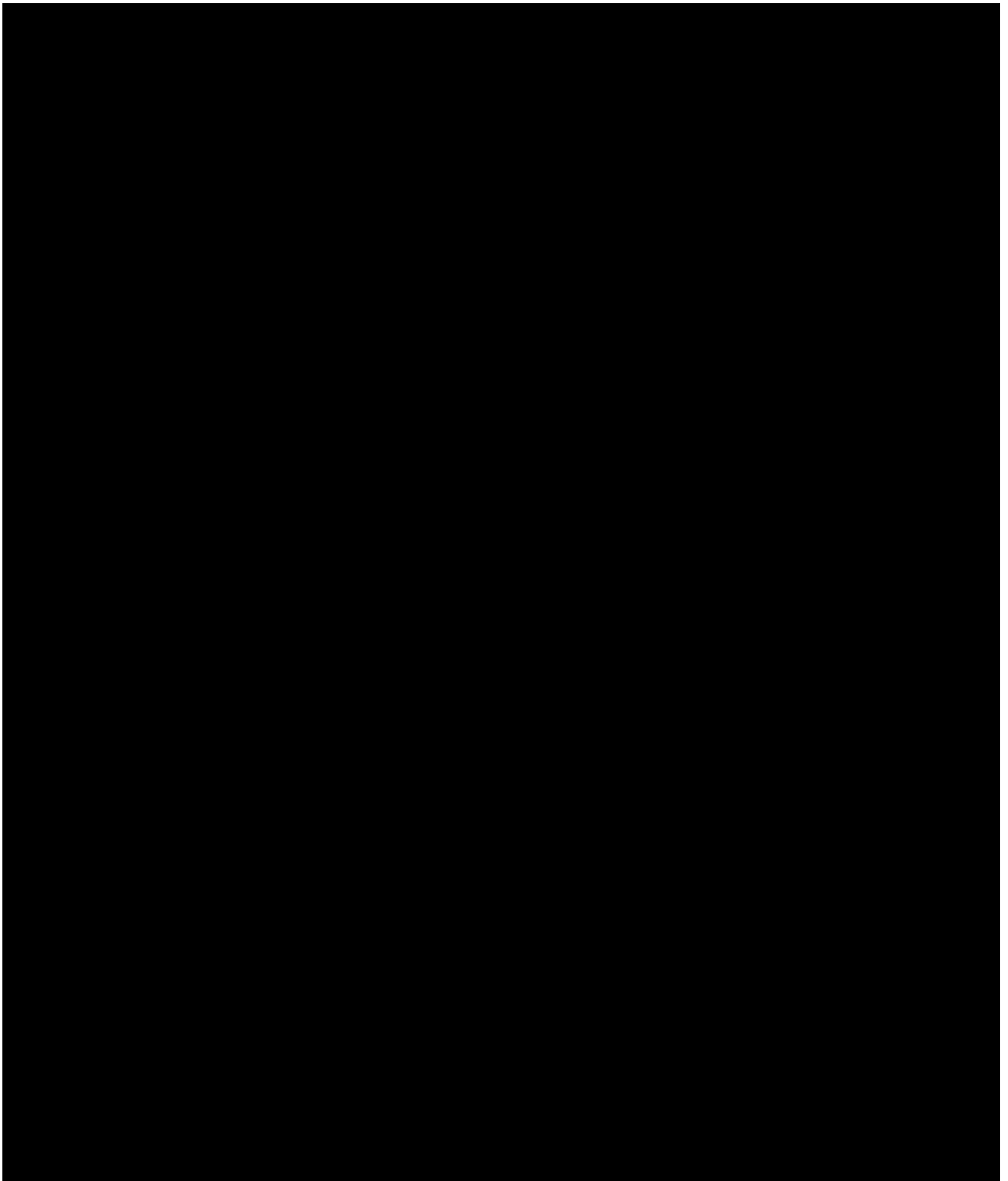
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