

DESIGN VERIFICATION STATEMENT

AMENDING DA FOR ALTERATIONS AND ADDITIONS WITH CHANGE OF USE TO SHOP-TOP HOUSING TO DA 2022/2256

22-24 Raglan St, Manly

24 OCTOBER 2025

Verification of Architectural Qualifications

Matt Carlisle is the director of Carlisle Architects and has led the design of this project from inception. He has a BSc (Arch) and BArch degree from the University of Sydney, is a member of the Australian Institute of Architects and holds current registration as an Architect through the New South Wales Architects Registration Board - Reg no 7739. He is registered under the NSW Design and Building Practitioners Act as a Design Practitioner - Architectural, with registration number DEP0002030.

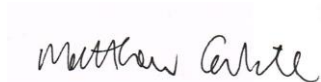
Statement of Design

Carlisle Architects Pty Ltd are responsible for the design of this project and have worked with a well-respected client and highly qualified consultants to provide this development proposal.

In developing the design the controls and requirements of Manly LEP 2013 and Manly DCP 2013 have been taken into consideration, along with the NSW Government's Low and Mid-Rise Housing Policy controls and objectives, the LMR Tree Canopy Guide and the Housing SEPP - Infill Affordable Housing.

The project has been designed to provide a development that is respectful of the local environment and neighbours and which complies with the design principles of SEPP (Housing) 2021 Chapter 4 - Design of Residential Apartment Development and the objectives of Parts 3 and 4 of the Apartment Design Guide.

Carlisle Architects verify that the design quality principles set out in SEPP (Housing) 2021 Chapter 4 - Design of Residential Apartment Development and the Apartment Design Guide are achieved for the proposed development as detailed in the following report.



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1 INTRODUCTION

This Design Verification Statement is prepared in support of an amending Development Application for alterations and additions with change of use to shop-top housing to the previously approved (and still current) DA at 22-24 Raglan St Manly to create a new high quality shop-top housing building on the site.

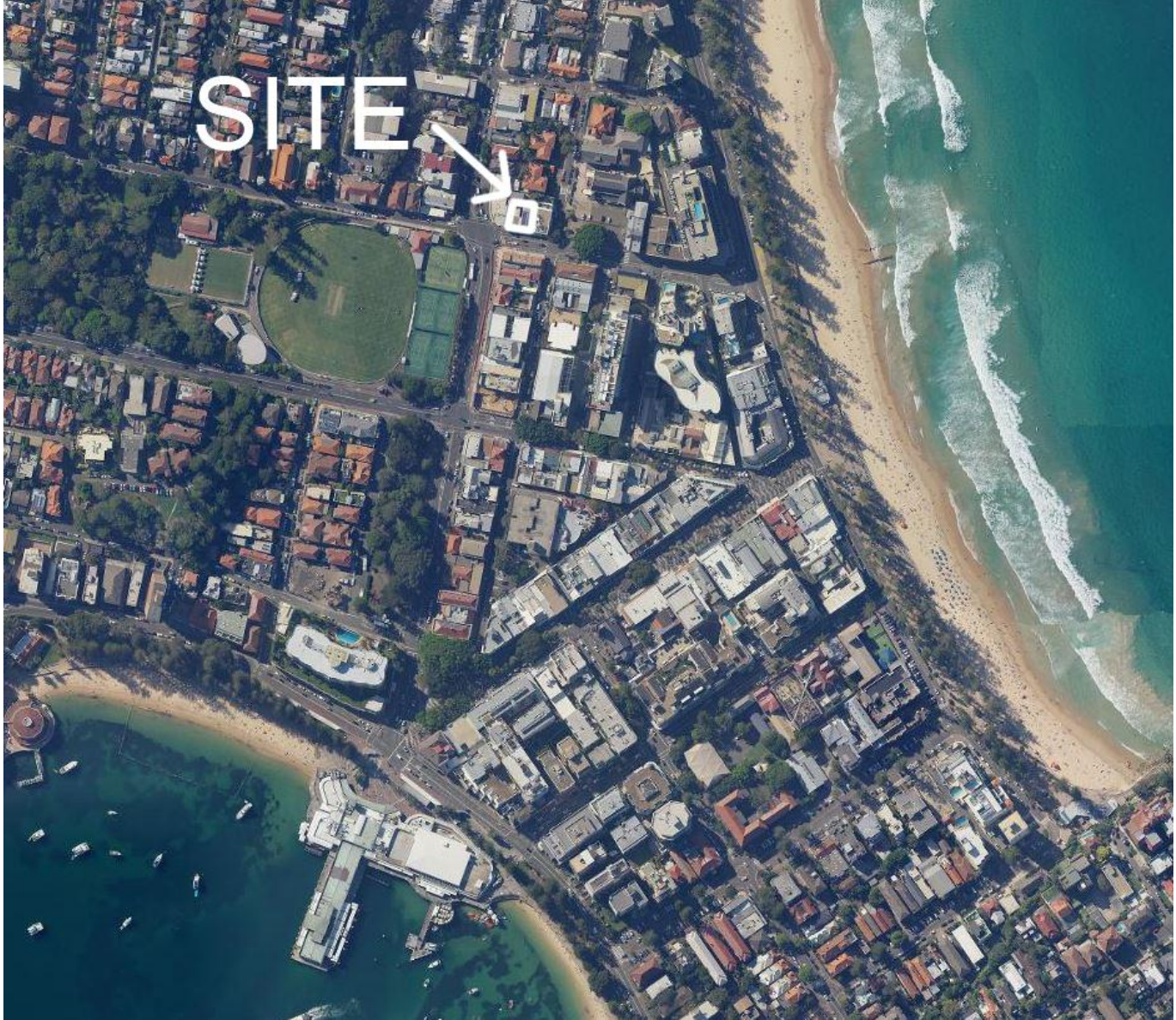
The amended development will consist of 15 new residential units above a retail unit addressing Raglan St at ground floor plus six upper levels, with one level of underground car parking and associated landscaping.

The site is zoned R3 and is located within 400m of Manly Town Centre which is identified by the NSW Government's Low and Mid-Rise Housing Policy as one of the well located Town Centres encouraging more low to mid-rise housing options.

The proposal includes 3 out of the 15 apartments as long term in-fill affordable housing under the NSW Government's Housing SEPP, in excess of 15% of GFA, allowing a 30% bonus in FSR and building height.

2 SITE AND LOCALITY

The site is located on the edge of Manly Town Centre within a short walk of both Manly Beach and Manly Wharf. It is well served by shops and restaurants in central Manly, buses on Pittwater Rd, ferries at Manly Wharf and cycle lanes in the vicinity. It is within 400m of Manly Town Centre, which is identified as a Low and Mid-Rise Housing centre by the NSW Government.



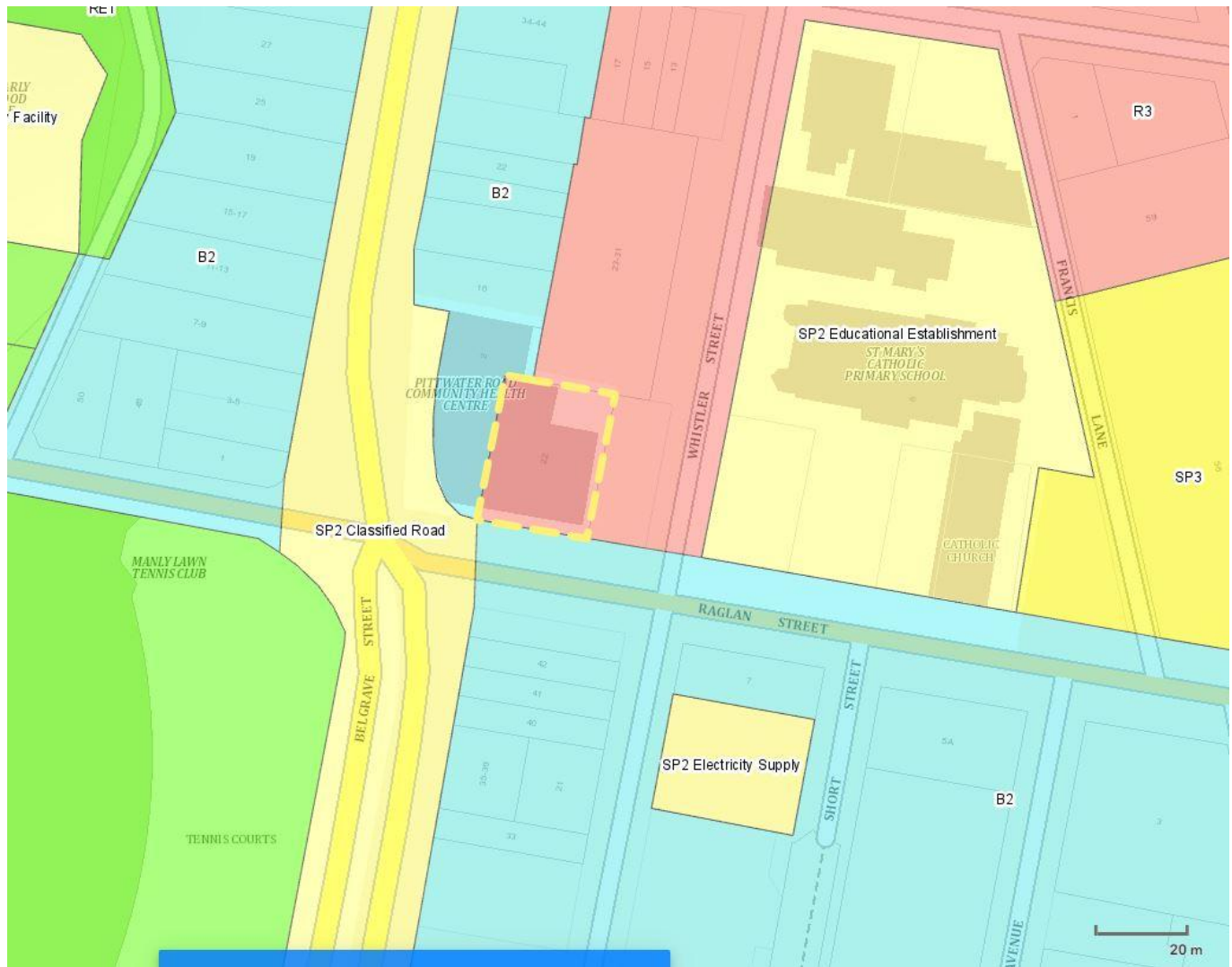
The site is zoned R3 but is located in-between two E1 (previously B2) zoned areas on Pittwater Road and Raglan St. Both its neighbouring buildings at 18 Raglan St and 2-14 Pittwater Road are built to their side and front boundaries and consist of retail uses at the ground floor, creating active street frontages to Raglan St between Pittwater Road and the corner of Whistler St.

The neighbouring mixed-use residential building to the east at 18 Raglan St has a blank western wall located on the boundary facing the site. The neighbouring office building to the west at 2-14 Pittwater Rd has a blank eastern wall on the boundary at ground level and office windows in the first floor set back about 1.5m from half-way along the side boundary.

The existing backpackers building on the site has a current DA approval in place for its demolition and replacement with a 3 storey plus basement retail and residential building constructed to the street front and

side boundaries at the south end of the site, and set back from side and rear boundaries at the north end of the site.

This amending DA for alterations and additions retains the current DA approved 3-storey envelope and basement area, and incorporates 4 additional residential levels which are set back from the front, side and rear boundaries to create a podium at street level which aligns with the neighbouring buildings with a 4 storey upper form set back from the podium and all site boundaries.



Above: site located in-between two B2 zoned areas and on the edge of Manly Town Centre

3 DESIGN PROPOSAL

The existing current DA approval provides for demolition of the existing backpacker building and construction of a new 3 storey plus basement building consisting of a street front retail unit, 8 residential apartments, basement carparking and associated landscaping.

This proposal is for an amending DA for alterations and additions to the existing current approved DA and change of use to shop-top housing to provide:

- a 3-storey podium form with the same front, side and rear setbacks and same floor levels and parapet height as the approved DA. The podium parapet aligns with the two neighbouring buildings to retain a consistent street edge
- a similar sized and located ground floor street fronting retail unit, residential entry lobby and car park vehicle entry as the approved DA with concealed ground floor car parking hidden behind to avoid excessive excavation into the water table in order to minimise structural risk to neighbouring buildings
- the ground floor retail space activates the street frontage, and is proposed as a small local culturally based use such as an art studio / teaching space or art gallery
- the first floor of the podium consists of 3 affordable residential apartments of different sizes. A 1-bed, a 2-bed and a 3-bed unit, to be managed by a registered Community Housing Provider (CHP)
- the second floor of the podium consists of 3 residential apartments including two family sized 3-bed apartments and a 1-bed apartment similar to the approved DA
- 5 additional upper levels set back from the podium front, side and rear boundaries and comprising 9 residential apartments, all with north facing living rooms and balconies and natural cross ventilation. 4 of these are adaptable units catering to aging-in-place.
- Roof top services concealed with a parapet and accessed by the main central stair, with a small north facing private roof terrace and plunge pool connected to the penthouse apartment balcony.
- basement and concealed ground floor car parking for 21 cars and 15 bicycles accessed from Raglan Street in the same location as the existing DA approval
- an enlarged landscaped rear garden with more soft landscaping than the current approved DA, maintaining the same 7% deep soil zone as the current DA approval. 3 medium sized native screening trees and balcony planters to all balconies maintain privacy between the apartment living rooms and balconies and the neighbouring buildings
- a landscaped street awning over the footpath to continue the existing awning protection between 2-14 Pittwater Rd and 18 Raglan St for pedestrians

4. DESIGN VERIFICATION STATEMENT

DESIGN QUALITY PRINCIPLES

Principle 1 – Context and neighbourhood character

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

The NSW Government's Low and Mid-Rise Housing Policy identifies the Manly Town Centre as a well-located centre suited to increased residential density with the aim of offering a greater choice of housing in locations with good transport and amenity, and to increase housing supply to address the housing crisis facing Sydney.

The subject site is zoned R3 medium-density residential, sits directly adjacent to the Manly Town Centre, is less than 400m walk to Manly Wharf and buses, directly over the road from shops and restaurants and 50m from Manly Beach. It is a perfect site for increased housing density and is clearly in an area that has been identified by the NSW Government as suitable for change and will no doubt continue to undergo change and increased density.

The challenge for early adopters is to insert more dense and taller buildings into existing areas in a sensitive way that fits into the existing context now without overly affecting existing buildings and streetscapes, and also with a consideration for future developments of increased density in the vicinity.

Given this context, the building is presented as a 3-storey podium similar in form to the currently approved DA, with a taller addition set back from the street and from the side and rear boundaries.

The 3-storey podium responds to and enhances the existing streetscape by relating to the form, scale and material qualities of its neighbouring buildings in a contemporary manner and provides a strong and consistent edge to the street in scale with other buildings.

It is constructed to the front boundary to align with the adjacent buildings and to conceal the unattractive exposed east facing blade wall of the office building on the corner at 2-14 Pittwater Rd.

The recessed balconies and solid masonry to the street façade provides depth and character to the building. The light coloured face brick and off-white rendered masonry arched forms reference the architecture of the previous ambulance station on the site (which has current DA approval for demolition) and evokes the mood of traditional early 20th century beach style Mediterranean influenced architecture typically found in Manly, yet presented in a contemporary manner.



Above: 3-storey podium aligns with neighbouring buildings to create well-defined street edge

Above the podium, 5 additional levels of residential apartments are added, which are recessed back from the street-front podium, and set back from the side and rear boundaries.

The front setback of the upper floor levels allows the podium to read as a street-defining element with its parapet aligning with the two 3-storey neighbouring buildings.



Above: Upper levels set back from podium to maintain 3-storey street edge in scale with surroundings

At the rear where the building interfaces with residential uses, it is stepped back from side and rear boundaries and complemented with full length deep planters on the rear (north) balconies to provide privacy between buildings.

A deep soil zone at the rear provides space for 3 medium sized native trees which create additional privacy between the apartments and the residential building to the north at 23-31 Whistler St.



Above: Rear of building set back from side and rear boundaries where it adjoins residential uses. Full length planter boxes on balcony edges and deep soil planting at rear boundary provide additional privacy.

The development provides a sustainable form of urban consolidation in an area that takes full advantage of its close proximity to local retail and commercial centres on Sydney Road and The Corso, public transport at nearby Manly Wharf, as well as the local beaches, oval and nature reserves.

Principle 2 – Built form and 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 3-storey podium parapet aligns with the adjacent parapet to the west at 2-14 Pittwater Rd and with the parapet of the neighbouring building to the east at 18 Raglan St creating a well-defined and appropriately proportioned 3-storey high street edge.

The podium façade is divided into 3 smaller blocks with vertical recesses in the facade that extend from the ground up to the top of the parapet, including through the footpath awning. This formal division breaks down the mass of the podium into 3 vertical elements in scale with the surrounding buildings in the Heritage Conservation Area and Manly Town Centre. It also permits the façade to step back slightly at each of the three blocks to adjust to the angled front boundary.

The podium is designed with a rhythm of arched and rectangular openings in a deep and robust masonry façade with Juliet balconies behind it. These recessed balconies create depth to the façade and provide screening and privacy to the bedrooms located behind them at the lower levels near the street.



Above: Podium parapet aligns with neighbours, form divided vertically into 3 blocks for articulation & to break down mass. Balconies located behind the façade provide screening & privacy to the bedrooms.

The upper five floor levels facing Raglan Street are set back from the podium façade so they don't interrupt the defined street parapet height, and to reduce the massing of the building so they don't dominate the streetscape.

The upper levels are divided into two equal vertical forms to break down the building mass, and to provide delineation between the two apartments located on each floor.

In a reversal of the podium, the Juliet balconies of the upper levels protrude out from the façade providing screening and privacy to the bedrooms when viewed from the street below and the 'Two Tides' residential building under construction opposite.

These upper level balconies are shaped in similar arched and rectangular forms in similar proportions to the arched and rectangular openings in the podium façade, creating a clear link between the architectural language of the podium and the upper levels so that the building reads as a single composition.



Above: Juliet balconies of upper levels replicate the arched and rectangular openings of the podium level façade to create a consistent architectural language between the lower and upper levels. They also provide privacy to the bedrooms behind them when viewed from the street and 'Two Tides' building opposite.

The penthouse level is recessed further back again from the front and sides and is clad in darker metal cladding to further break up the massing of the façade. A planter box surrounds all four sides of the penthouse softening the top of the building with landscaping visible from the street.

A cantilevered roof provides shade to the penthouse windows and provides a well defined roof feature and top to the building.

The building form is further broken up horizontally with a well-defined 3-storey podium base, a 4-storey stepped back middle section, and a recessed top floor and cantilevered roof.



Above: Parapet aligns with neighbours, form divided horizontally and vertically to break down mass

Similarly, the north façade where the apartments main balconies are positioned is also divided into two slender vertical forms with a curved recess down the centre of the balconies to break up the building mass and create distance and added privacy between the apartment balconies at each floor.



Above: North (rear) façade divided into two vertical forms with recess down the centre of the balconies

At the rear (north), the building form steps in from the side boundaries to provide solar access deep into the building and to provide distance and privacy from the residential uses to the rear.

The setback from the rear boundary is 6m to the balconies and 8m-9m to the living room glazed doors and windows, providing over 12m window separation to the neighbouring apartments at 23-31 Whistler St.

A 50sqm deep soil landscaped zone extends the full width of the rear boundary amounting to the required 7% of the site area, and providing for 8m-9m tall screening trees to the rear boundary.

The stepped form and internal layout of the building provides 13 of the 15 apartments with north facing living rooms and balconies, as well as 87% of apartments with natural cross-ventilation.



Above: Building form steps in from side and rear boundaries at the north to provide distance and privacy to residential neighbours and offices to the north. Privacy screens fixed on balconies and north facing bedroom windows

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 proposed density of 15 apartments over 7 residential levels on the site allows for a high quality of amenity for each apartment, which are generously sized both internally and externally yet efficiently designed.

With just 2 or 3 apartments per floor, 13 of the 15 apartments have windows on 3 or 4 sides providing them with excellent natural light, ventilation and aspect.

Each apartment has a large balcony off the living room exceeding the requirements of SEPP 65 with 13 of 15 having additional balconies off the bedrooms providing additional amenity and screening to the street for privacy to bedrooms. 87% of apartments are north facing and naturally cross ventilated.

The apartment mix comprises of 2 x 1-bedroom units, 9 x 2 bedroom units and 4 x 3-bedroom family sized units. This mix caters to a variety of potential residents including families, single occupiers and down-sizers, and the building is fully disabled accessible.

There are three affordable units (under the Housing SEPP In-fill affordable housing provisions) including a 1-bed, a 2-bed and a 3-bed unit catering for differing occupants.

Four (4) of the generously sized 2-bed units are easily adaptable to provide for in-place aging of elderly occupants, or for disabled occupants, and there are 3 disabled car spaces.

The NSW Government's Low and Mid-Rise Housing Policy identifies the Manly Town Centre as a well-located centre suited to increased residential density with the aim of offering a greater choice of housing in locations with good transport and amenity, and to increase housing supply to address the housing crisis facing Sydney.

The site is located directly opposite Manly town centre with ample shops, supermarkets, healthcare providers and restaurants. It is a few minutes walk to Manly Beach and reserves and is well served by public transport at the ferry wharf and bus stops along Pittwater Rd and Belgrave St. As such the density is regarded as consistent with the projected and desired future population of the area.

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 zone or groundwater recharge and vegetation.

87% of apartments (13 of 15) have north facing living rooms and large balconies and are naturally cross ventilated. These apartments are triple aspect and as such they enjoy abundant natural light and ventilation reducing the need for air conditioning and artificial lighting.

Additional Juliet balconies are provided to the south (Raglan St) façade off their bedrooms allowing for full height glazed doors to both end of these apartments which further maximises natural light and ventilation.

In addition to north glazed doors, windows protected with protruding sun-shade frames are provided to the east and west sides of the living rooms, providing winter solar access and light deep into the open plan living rooms.

The deep layered masonry façade at the podium levels facing Raglan St provides shade to the glazing from the late afternoon western summer sun, as does the deep masonry façade and projecting Juliet balconies at the upper levels.

Concrete slabs, masonry walls and tiled floors will create thermal mass to provide natural coolness to the building in the summer and store solar heat in the winter where tiles and masonry are exposed to direct sunlight.

Full width deep and wide planter boxes are located on the north facing balconies receiving ample sunlight for residents to grow herbs, small fruits, or other consumable or ornamental plants.

50m² (7% site area) of deep soil planting is provided across the full width of the north boundary of the site, large enough to support three medium sized 8m - 9m tall trees providing filtered shade to the north facing balconies.

An additional 51sqm of 1m deep landscaping is provided in the north garden which connects directly to the deep soil zone which consists of a communal garden with a herb garden and consumable plants and an area and composting for food waste.

The gardens are irrigated with rainwater from a rainwater storage tank located with the OSD tank at ground level.

13 x 400W solar panels are proposed on the roof, mounted on a raised frame to avoid them being overshadowed, which provides a 5kW solar PV system consisting serving common areas.

A large bicycle storage area is provided in the basement car park with enough space for 15 bicycles.

A large bin store located on the ground floor provides for separate recycling.

Highly energy efficient appliances are proposed within the BASIX commitments.

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 useability, privacy and opportunities for social interaction, equitable access, and respect for neighbours' amenity and provides for practical establishment and long term management.

There is currently no landscaping at all on the site, apart from some minor decorative planting at the front. The existing building covers nearly all the site, and is built to within 1.2m of the rear boundary.

The currently approved DA includes 50sqm of deep soil zone (7% of the site area) along the length of the rear (north) boundary.

This amended DA retains this 50sqm (7% of the site area) deep soil zone, and adds a further 51sqm of 1m deep soil landscaping directly connected to the deep soil zone in the north garden, creating a 101sqm communal garden, accessed from the rear of the ground floor car park.

Three medium sized native trees are proposed within this deep soil zone to provide filtered shade to the north facing balconies and privacy to the residential apartments to the rear of the development at 23-31 Whistler St. Smaller shrubs and ground covers are to be planted around the three trees to complete a lush rear garden setting.

A small seating area is provided in the garden providing a restful space for contemplation, a coffee with neighbours, a connection to nature or a place to rest for residents while curating the garden or growing and picking herbs and consumable plants in a vegetable garden.

A worm farm and composting bin are also located in the garden for residential food waste.



Above: 101 sqm north facing rear communal garden with trees and planter on north balconies.

Upper level apartments are provided with 1m deep x 900mm wide planter boxes along the entire length and sides of their generous north facing balconies, providing additional privacy screening to the residential building at the rear and shade to their balconies.

Additional planter boxes are provided to the east and west sides of Level 3, and to all 4 sides of the penthouse apartment, softening the appearance of the building and providing a connection to nature and landscape from the upper level apartments.

The street awning is planted on top to provide soft landscaping to the streetscape, and creepers in pots are proposed on the ground floor street façade for planting to grow up the brick arches.

A 10,000L rainwater storage tank uses rainwater to irrigate the 101sqm landscaped rear garden.



Above: Additional planters on roof terrace, Level 7 and Level 3

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.

The building is located a few minutes walk from Manly Beach and will be of the highest quality commensurate with its location. All apartments are generously proportioned, with 2.7m high ceilings and most with triple aspect.

All apartments achieve a high level of natural light with 87% (13 of 15) of apartments having north facing living rooms and balconies and natural cross flow ventilation.

Generous balconies in excess of SEPP65 control sizes are provided to all apartments, and most have additional Juliet balconies on the south façade providing screening and privacy to their bedrooms facing Raglan St.

Raised planter boxes along the north, east and west edges of the main balconies provide privacy between the balconies and living rooms and the neighbouring buildings.

In addition to the large private balconies, a landscaped north facing communal garden is provided at the ground floor level with a small seating area, potential for herb and vegetable gardens, a worm farm and composting bin.

The penthouse apartment includes a small private roof terrace with plunge pool, set back from the edges of the roof.

Visual and acoustic privacy is ensured with full solid masonry construction, a deep street façade, north facing balcony edge planter boxes and operable metal privacy screens facing Raglan Street.

All apartments have a bicycle space in the basement, in addition to dedicated storage areas to ADG requirements in the basement and/or within the units.

The common lobbies are efficiently planned, with a maximum of just 3 apartments accessed from each lift lobby.

There are 3 affordable apartments at Level 1, of differing sizes. A 1-bed, a 2-bed and a 3-bed unit. They are designed to the same proportions and with the same level of amenity as all the other apartments in the building.

There are 4 adaptable apartments that can be easily adapted for disabled occupants or for aging-in-place for older residents, without the need for them to move as they age.

The proposed building has been carefully designed so that the proposed alterations and additions to the currently approved DA will achieve the aims of the NSW Government's Low and Mid Rise Housing Policy of providing additional density and housing choice in well located areas, whilst having a minimal effect on the neighbours or streetscape.

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 development as a whole optimises safety and security for residents.

The main entry is clearly defined in the centre of the Raglan St façade and well-lit both outside and inside.

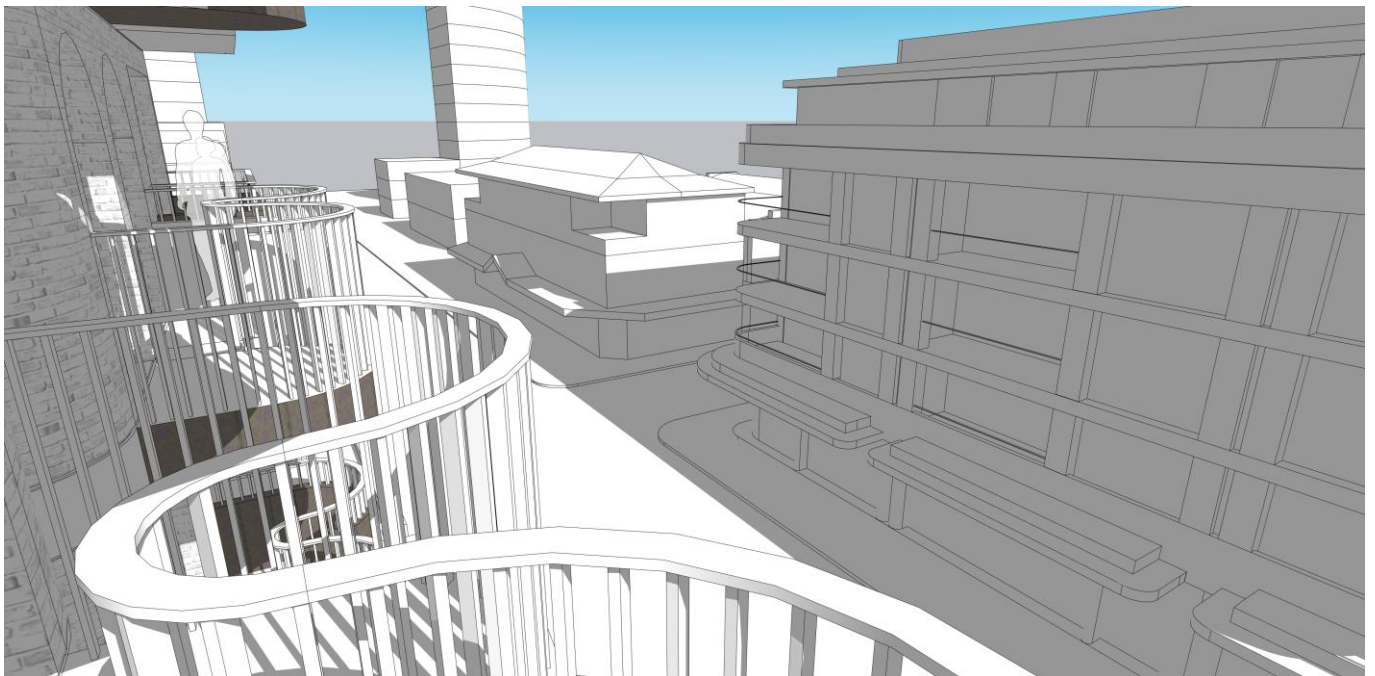
The main entry door is fully glazed so residents can see in and out when entering and leaving the building.

All apartments feature clearly defined entries that are well lit and secure. Communal areas feature clear, safe access points, adequate lighting of entrances and pedestrian areas with clear definition of public and private spaces. Access to all residential areas of the development will be restricted to authorized people by a security system.

The proposed living rooms and bedrooms which overlook Raglan Street will provide 24 hour passive surveillance of the public domain, whilst the Juliet balconies on the south façade provide privacy and security to residents in the building.

The car parking spaces will have security access via the internal lobby and garage door, and the fire egress stairs are fitted with security doors at the street level.

The retail unit on Raglan Street provides further activity and surveillance on the street.



Above: Passive street surveillance from Juliet balconies facing Raglan Street

Principle 8 – Housing diversity and social interaction

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 and providing opportunities for social interaction among residents.

The proposed development consists of 2 x 1-bed, 9 x 2 bed, and 4 x 3 bed apartments with generous internal areas mostly in excess of the ADG requirements.

This provides a wide variety of apartment sizes which can support individual occupants, downsizers and families.

There are 3 affordable apartments at Level 1 of differing sizes. A 1-bed, a 2-bed and a 3-bed unit with the potential to support essential workers, couples and lower income families. They are designed to the same proportions and with the same level of amenity as all the other apartments in the building.

There are 4 adaptable apartments that can be easily adapted for disabled occupants or for aging-in-place for older residents, without the need for them to move as they age and need amended housing features.

Generous balconies with bbq's provide for family uses, outdoor dining and entertaining.

The north facing landscaped area on the ground floor provides a communal garden with trees and plants, a small seating area, space for a herb and vegetable garden, a worm farm and compost, and provides for inclusive social interaction for the residents.



Above: Raglan St façade detail in copper and face brick

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

The proposed aesthetics, form, proportions, materials and façade treatments are informed by the existing building on the site, by Mediterranean-influenced early 20th century buildings constructed around Manly Beach, and by its location at the edge of the Pittwater Road Heritage Conservation Area.

The existing current DA permits demolition of the existing backpackers building on the site and its replacement with a 3-storey building built to the front and side boundaries in dark coloured face brick work and painted cement render.

This amended DA proposal freshens up this appearance with a more contextural and appropriate light coloured off-white face brick and render with copper detailing.

The 3-storey podium façade references the original ambulance station building with a combination of arched and square openings in a contemporary reinterpretation of Mediterranean inspired 1930's Manly beach-side architecture.

The off-white face brickwork at the street level is tactile and refined.

The upper two levels of the podium consist of deep and robust masonry combining rendered brick and face brickwork which provides deep shadows in the late afternoon sunshine and a sense of solidity and classical refinement to the building.

Juliet balconies with face brick and intricate copper screening balustrades softens its appearance and provides privacy to the lower level apartment interiors from the street.

The podium façade is divided vertically into 3 narrower formal elements reflecting the grain and scale of the Heritage Conservation Area and Manly Town Centre.

A new footpath awning with landscaping on top provides protection for pedestrians on this side of Raglan St and connects the awning of 2-14 Pittwater Rd to the awning of 18 Raglan St.

The podium façade is located on the front boundary which helps define the street and conceals the existing unattractive brick blade wall currently exposed on the east side of 2-14 Pittwater Road.

Regarding this contemporary light coloured brick podium design, the Northern Beaches Design and Sustainability Advisory Panel in their Pre-DA meeting notes dated 3 Feb 2022, stated:

“The proposed street façade relates well to the character of the existing building on the site and will create a well-proportioned and articulated street façade with depth that will create the desired future character for the street. The streetscape arches are an acceptable way of providing grain and articulation. The proposed height establishes an acceptable relationship with neighbours ... This is the strength of the scheme.”

The DSAP recommend:

“Retain façade proportions, parapet heights, depth of reveals, balconies, planter boxes and other elements of the proposed street façade.”



Above: 3-storey podium in off-white face brick with arched and rectangular openings in deep masonry walls

The proposed additional floor levels are set back from the podium and side boundaries to create a recessed form above the podium.

These upper levels have softer rounded corners in the same off-white face brickwork, and the form is divided into two vertical elements with a deep recess down the centre of the façade.

The upper level fenestration in the deep masonry walls at the bedrooms create a rhythm of arched and rectangular openings which are of similar proportion and scale as the wall openings of the podium creating a common architectural language and a dialogue between the podium and upper levels.



Above: upper level openings in a rhythm of arched and rectangular openings in similar proportions to podium wall openings.

Furthermore, the protruding Juliet balconies of the upper levels are shaped and proportioned in similar curved and rectangular forms as the podium wall openings, creating a strong architectural connection between the podium and upper levels.

These balconies are clad in an alternating pattern of curved copper and render picking up on the materials of the podium and creating movement on the façade. The balustrades provide screening and privacy to the bedrooms from the street and 'Two Tides' building opposite the site.

The copper detailing provides a high quality, timeless and enduring 'living' façade that will evolve and change as it weathers over time.



Above: The upper level Juliet balcony shapes are similar to the arched and rectangular openings of the podium creating a dialogue between the podium and the upper levels.

The penthouse level walls are clad in similar copper cladding and are recessed further back from the upper levels to create a distinct top to the building. The curved cantilevered roof protects the penthouse windows and glazed doors from the sun and weather, and creates a distinct and lightweight appearance to the top of the building against the sky.



Above: The penthouse level is recessed back with a cantilevered canopy roof creating a distinctive top

The north façade is similarly divided into two slender forms with a central recess between the balconies, clad in copper and breaking down the massing. The generous balconies have raised planters on the edges providing landscaping for the apartments and visual privacy to the neighbouring residential buildings by restricting downward views.



Above: The north façade is divided into 2 vertical forms with a recess between the balconies. Planters provide privacy to neighbouring buildings

The east and west façades are clad in off-white face brickwork with render banding delineating floor levels and copper detailing to sun-shading frames around the windows. The east and west side living room windows provide distant views and solar access in winter.

These east and west windows are located 3m from the side boundaries. They are mainly secondary windows to bathrooms, hallways, kitchens and living rooms (with the main living room glazing being the sliding glass door openings onto the balconies to the north) .

Access to the penthouse roof terrace is from external stairs on the west side of the penthouse balcony.

It is considered unlikely that the building to the west at 2-14 Pittwater Road would be constructed higher than the current 3 storeys, given it is zoned E1 (previously known as B2) and not subject to the Low and Mid Rise Housing Policy.

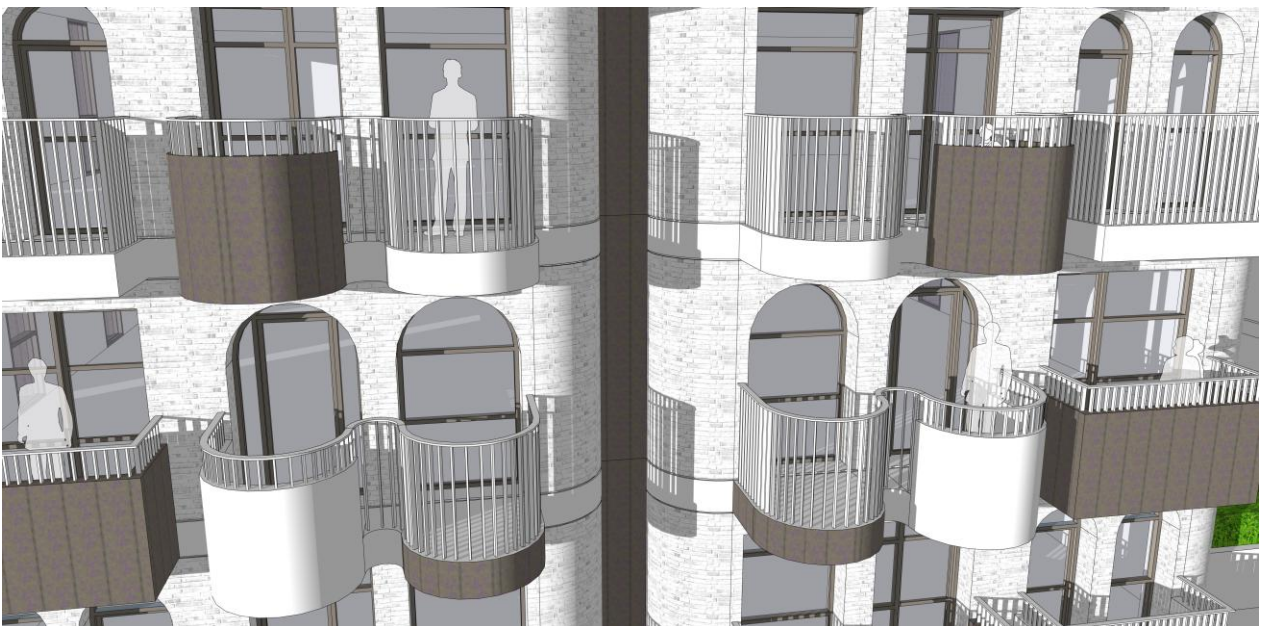
The building to the east at 18 Raglan St could potentially be increased in height but the proposed east side windows do not overlook its windows from habitable rooms.



Above: east and west side facades with secondary windows with copper window shade frames

The proposal is a refined and highly crafted building which responds to the history of the site and its location while connecting in a contemporary manner to the future desired character of the area.

The owners are committed to constructing a timeless and elegant building in a well located area that has been identified for increased density and change.





CONCLUSION

The proposed alterations and additions to the DA approved building at 22-24 Raglan Street Manly has been carefully designed to comply with the design principles of SEPP (Housing) 2021 Chapter 4 - Design of Residential Apartment Development and the objectives of Parts 3 and 4 of the Apartment Design Guide. It is respectful of the neighbouring properties and complies with the objectives of the Low and Mid Rise Housing Policy, the Manly LEP and Manly Development Control Plan.

The proposal aims to enhance the existing context and streetscape with an elegant and well-mannered high quality residential development that compliments the area and contributes positively to the desired character of the locale. The proposal addresses and in most cases exceeds the principles outlined in the ADG and as such we believe it is worthy of endorsement by Council.

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