



SEPP 65 REPORT

92 North Steyne, Manly

April 2025

Issue A



17th April, 2025

Housing SEPP Design Verification Statement for 92 North Steyne, Manly

I, Bridie Gough, Registered Architect 8280, provide certification that I directed the design of the proposed residential flat development on 92 North Steyne, Manly, as depicted on the development application set Issue DA1 dated 17th April 2025 (**the development**).

The development has been designed to achieve the design quality principles set out in Schedule 9 of Housing SEPP (2021) and the objectives of Parts 3 and 4 of the Apartment Design Guide. The development addresses the objectives in Parts 3 and 4 of the Apartment Design Guide as set out in the ADG Compliance Table annexed

1. GENERAL

The purpose of this statement is to verify the proposed design against design quality principles set out in the State Environmental Planning Policy Housing 2021 - Quality of Residential Apartment Development. The proposed building is pursuant to this policy as:

- A new residential flat building is proposed;
- The proposal includes five storeys;
- The proposal includes 3 apartments.

2. HOUSING SEPP - DESIGN PRINCIPLES FOR RESIDENTIAL APARTMENT DEVELOPMENT

PRINCIPLE 1: CONTEXT AND NEIGHBOURHOOD CHARACTER

- (1) *“Good design responds and contributes to its context, which is the key natural and built features of an area, their relationship and the character they create when combined and also includes social, economic, health and environmental conditions.”*
- (2) *“Responding to context involves identifying the desirable elements of an area’s existing or future character.*
- (3) *Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighborhood.”*
- (4) *“Consideration of local context is important for all sites, including sites in the following areas-*
 - a. *established areas,*
 - b. *areas undergoing change,*

c. areas identified for change.”

The proposed development at 92 North Steyne is situated along Manly beachfront, across the road from North Steyne Surf Lifesaving Club facilities and a 10-minute walk away from Manly town center. The area is characterized by mid-rise residential buildings, including art deco and contemporary developments, which have evolved and changed over the years.

The site presents a narrow frontage to North Steyne and is surrounded by multi residential buildings on three sides with the exception of the east boundary, where it directly faces North Steyne. The site presents one frontage only which is currently occupied by three separate driveways, one of which, allows access to the concrete paved rear, and a pedestrian access along the northern boundary.

To the south, the property shares full length boundary with No. 91 North Steyne, a 4-storey residential flat building consisting of 5 units, completed around 10 years ago. This building features a private rooftop terrace that includes an entertainment and BBQ area, as well as a lap pool situated to the south end of the rooftop area.

To west of the site the property shares the rear boundary with three lots: No. 94 is a single storey semi detached dwelling built in 1930, with access and carport off Whistler St, a deck and brick shed hard on the shared boundary. The other semi, No. 96 Whistler Street has been renovated and now presents as a two-storey building, with a brick shed on the boundary, along with a ground floor deck and a covered alfresco area on the first floor. No. 98, a single-storey cottage built in 1920, also features a deck at the rear.

To the north, directly neighbouring the site with nil setback for the first 3 storeys, is a 6-storey shop-top building known as 93-95 North Steyne. It presents a strong street alignment to North Steyne, with 2 cafes/restaurants and a surf shop to the ground floor and 4 residential floors above, two of which sit within its vast mansard roof envelope.

The south-west corner of the lot is occupied by a rendered external stair tower that provides direct access to all floors.

As we continue north up North Steyne, the buildings are of varying heights – most of which are taller than the maximum building height.

Its important to note that the recently implemented Low to Mid Rise Housing Sepp applies to the land which affords a height limit of 22m and an FSR of 2.2:1.



The Majority of buildings along North Steyne are of the same residential flat building use.

In terms of fine grain articulation of the locality itself, there is no particular prevailing style or character to the buildings in the area, the mixture of finishes and materials is eclectic in its nature as can be appreciated from the below imagery.





Google maps

PRINCIPLE 2: BUILT FORM AND SCALE

- (1) *“Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.”*
- (2) *“Good design also achieves an appropriate built form for a site and the building’s purpose in terms of the following –*
 - a. *building alignments and proportions,*
 - b. *building type,*
 - c. *building articulation*
 - d. *the manipulation of building elements.”*
- (3) *“Appropriate built form –*
 - a. *defines the public domain, and*
 - b. *contributes to the character of streetscapes and parks, including their views and vistas, and*
 - c. *provides internal amenity and outlook.”*

The design of the building at 92 North Steyne ensures a high level of amenity, as the apartments boast large areas of private open space, incredible views, and are comfortably sized. The ground floor accommodates services, common facilities, and a large common area that opens up to the view and the vibrant beachfront life. The 3 units above have an east-west orientation to maximize ocean views, natural ventilation, and solar amenity. This layout optimizes the natural resources available on site, enhancing the quality of living for the residents while contributing positively to the building’s broader environmental impact.

Given the modest width of the site, a curved feature wall has been thoughtfully incorporated into the design to enhance privacy for neighboring properties. The curved balconies are carefully positioned to maintain unobstructed views while ensuring a sense of openness and connection to the surrounding environment. These elements not only provide a visually interesting and dynamic facade, but also create articulation and softness to the built form, ensuring the building is not imposing or overwhelming in the context of its surroundings. The careful attention to these details serves both functional and aesthetic purposes, balancing privacy with the desire for expansive views and an integrated connection with the environment.

The proposed front setback is generally aligned with the average building lines of the street, maintaining a cohesive streetscape. This alignment ensures that the building is consistent with the prevailing urban fabric, enhancing the sense of continuity and cohesion within the streetscape. At the rear, the setback is slightly reduced to accommodate the necessary fire stairs and lift, ensuring the functionality and safety of the development without compromising the overall design integrity. The design of the rear setback ensures that it is appropriate for both the building's functional requirements and the character of the site, balancing regulatory compliance with architectural quality.

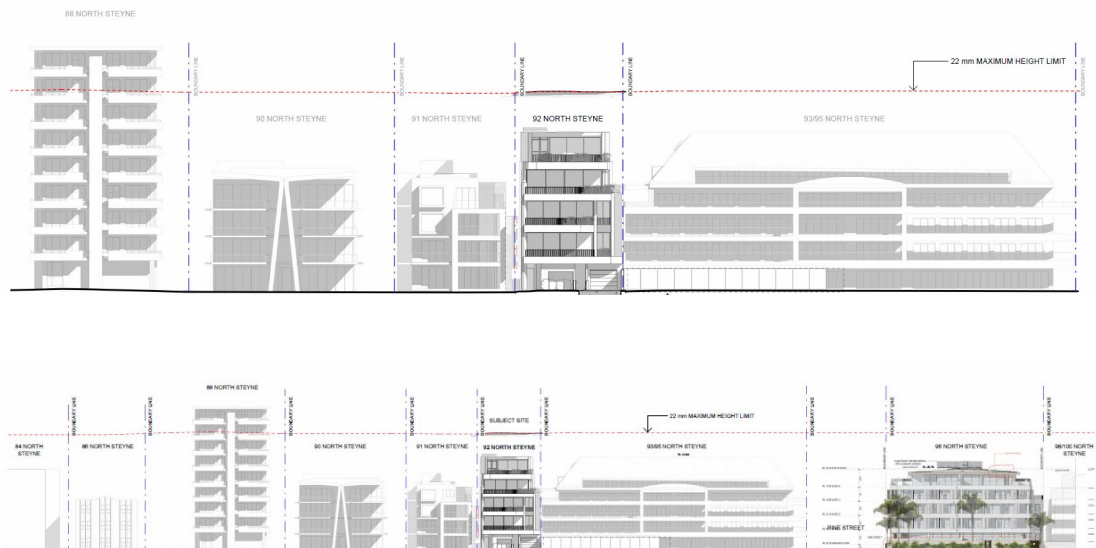


Fig 6. This diagram shows the relationship of building heights along North Steyne.

In line with the principle that “Good design achieves a scale, bulk, and height appropriate to the existing or desired future character of the street and surrounding buildings,” the design of the building carefully responds to the context in which it sits, ensuring the development complements the character of the street without overwhelming the surrounding buildings and is aligned with the future character of the area – being 6 storey buildings. The building's height is consistent with that of the adjacent structure, 93-95 North Steyne, while being considerably lower than the residential tower on 88 North Steyne. This ensures the building integrates seamlessly into the existing urban fabric and contributes positively to the character of the streetscape.

The building's design also prioritizes the manipulation of building elements to enhance the internal amenity and the experience of the public domain. The building envelope at level 4 is stepped in from the floors below, reducing its visibility from the street and minimizing any potential impact on the views and amenity of surrounding properties.

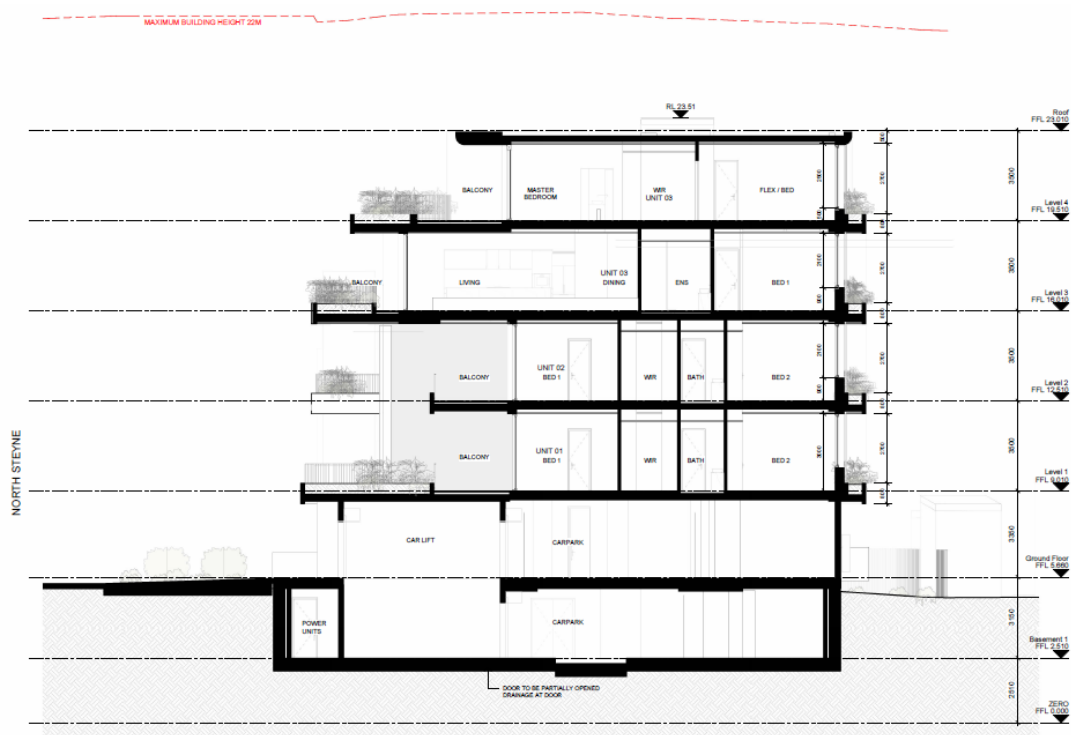


Fig 7. Cross section and height limit

In keeping with the principle that “*Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas,*” the design of the building reflects an understanding of how it contributes to both the public domain and the private experience. The building respects the views and vistas of the surrounding area while providing ample internal amenity and outlook for residents. By ensuring that each apartment is oriented to maximize natural light, ventilation, and views, the design provides a high quality of living while contributing positively to the streetscape and the broader context of North Steyne.

Ultimately, the design of the building represents an appropriate built form that responds sensitively to the surrounding streetscape and the site's unique characteristics. It successfully integrates elements of privacy, solar amenity, and visual interest, ensuring that the development enhances the public domain, contributes to the aesthetic and functional quality of the streetscape, and offers a high level of internal amenity for its residents.

PRINCIPLE 3: DENSITY

- (1) “*Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.*”
- (2) “*Appropriate densities are consistent with the area’s existing or projected population.*”
- (3) *Appropriate densities are sustained by the following –*
 - a. *existing or proposed infrastructure,*
 - b. *public transport,*

- c. *access to jobs,*
- d. *community facilities*
- e. *the environment.”*

The proposed building will comprise three (3) dwellings, the same number as the existing building. This low density is desirable for the site, as it ensures the development remains in harmony with the existing character of the area. The site benefits from its proximity to Manly Town Centre, which provides a range of job opportunities, and is well-served by public transport links, including the nearby Manly Ferry Terminal and bus routes. This convenient access to transport allows future residents to easily connect to the city and other suburbs, making the density appropriate and sustainable for the location.

The site is also ideally situated to accommodate future residents with excellent access to essential public amenities within walking distance, including schools, parks, and recreational facilities. The development's density is therefore supported by the surrounding infrastructure, ensuring that it can comfortably coexist with its context. Additionally, the impact on car parking in the area has been addressed by the inclusion of a basement parking facility comprising 7 car spaces, an improvement over the current site, which has 3 separate driveways and limited parking. This upgrade will help to alleviate any potential parking congestion in the surrounding area.

The proposed FSR of 1.55:1 is considered appropriate and contextual for the site, as it aligns with the overall character of the neighbourhood while still accommodating the intended residential density. It is also well below the permissible FSR of 2.2:1.

PRINCIPLE 4: SUSTAINABILITY

(1) *“Good design combines positive environmental, social and economic outcomes.”*

(2) *“Good sustainable design includes –*

- a. *use of natural cross ventilation and sunlight for the amenity and liveability of residents, and*
- b. *passive thermal design for ventilation, heating and cooling which reduces reliance on technology and operation costs.*

(3) *Good sustainable design also includes the following –*

- a. *recycling and reuse of materials and waste*
- b. *use of sustainable materials*
- c. *deep soil zones for groundwater recharge and vegetation.”*

The proposed building incorporates sustainable design principles to ensure positive environmental, social, and economic outcomes. The design maximizes natural cross ventilation and sunlight, enhancing the amenity and liveability of the apartments. Each apartment is oriented to benefit from natural light, with open layouts that allow airflow through the building. Most apartments open on three sides, facilitating natural ventilation and reducing

the need for mechanical cooling during warmer months. This thoughtful approach to design ensures that the building performs well thermally, enhancing comfort for residents while minimizing energy consumption.

The development also prioritizes passive thermal design, using materials and architectural features that help regulate the internal temperature of the building. Concrete and masonry have been selected for the facades of the building due to their ability to act as thermal mass. This helps reduce heating demands during colder months, thus lowering operational energy costs and enhancing overall sustainability. The thermal envelope of the building is insulated, further contributing to its efficiency by minimizing heat loss in winter and preventing heat gain in summer.

Sustainability is also addressed through the use of sustainable materials and a careful selection of finishes that are durable and long-lasting, particularly in the harsh marine environment of Manly. The finish on the facades is both environmentally friendly and resilient, ensuring the longevity of the building while reducing maintenance needs.

Water conservation has been integrated into the design through the collection of rainwater from the roofs and terraces. This rainwater will be repurposed for irrigating the landscaped areas and balcony planters, ensuring that the surrounding vegetation thrives while minimizing the use of potable water for landscape maintenance.

The building's western facade has been carefully designed with limited openings to reduce excessive solar heat gain from the afternoon sun. Where openings do exist, they are shaded by operable privacy screens and deep planter boxes that not only provide sun shading but also help cool the air through the natural processes of the plants. This thoughtful integration of green spaces enhances the building's environmental performance, providing residents with a comfortable and sustainable living environment while also contributing positively to the broader urban ecosystem.

Furthermore, the development includes the installation of six photovoltaic (PV) panels on the roof. This feature enhances the building's sustainability by generating renewable energy, decreasing dependence on grid power, and reducing ongoing operational costs. By incorporating solar energy into the design, the project aligns with contemporary sustainability standards and contributes to a lower overall carbon footprint for the building.

PRINCIPLE 5: LANDSCAPE

- (1) *“Good design recognises that landscape and buildings operate together as an integrated and sustainable system, resulting in attractive developments with good amenity.*
- (2) *A positive image and contextual fit of well designed development is achieved by contributing to the landscape character of the streetscape and neighbourhood.”*
- (3) *“Good landscape design enhances the development’s environmental performance by retaining positive natural features which contribute to the following –*
 - a. *the local context,*
 - b. *co-ordinating water and soil management,*
 - c. *solar access,*
 - d. *micro-climate,*
 - e. *tree canopy,*

- f. *habitat values*
- g. *preserving green networks.*”

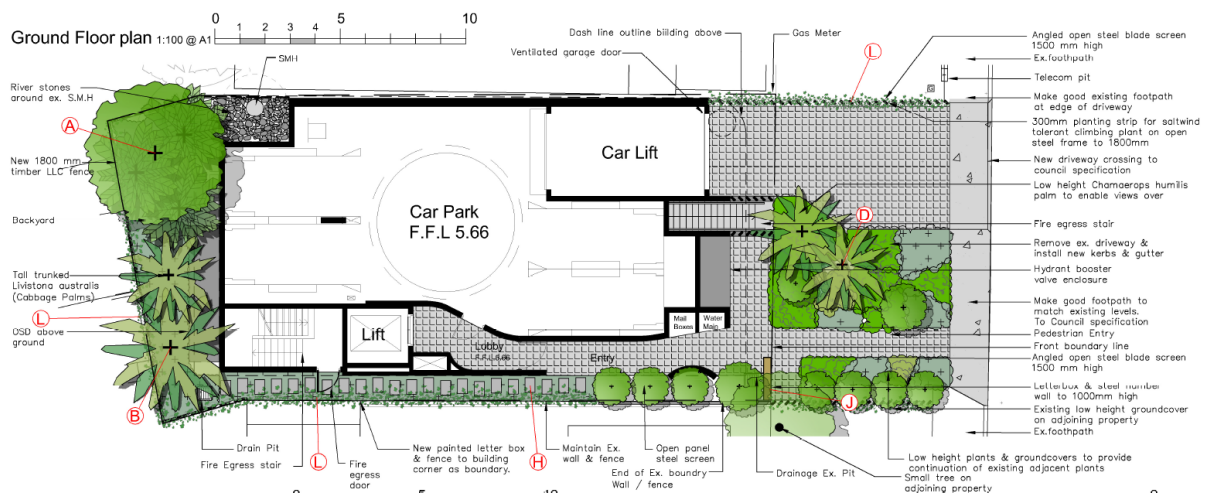
(4) “Good landscape design optimises the following –

- a. *useability,*
- b. *privacy and opportunities for social interaction,*
- c. *equitable access,*
- d. *respect for neighbours*
- e. *amenity.*

(5) *Good landscape design provides for practical establishment and long term management.”*

The site benefits from a portion of road reserve that was dedicated for road widening. That dedication has now been abandoned and most properties (ie. No. 91 and No. 89-90 North Steyne) have incorporated this area into their landscaped front setback design. Our proposal proposes to do the same with low level shrubs and screen planting provided in the deep soil zone, however we are proposing a portion of the road reserve to be dedicated to a level driveway to access the car lift to the basement carpark. There is also area for canopy planting in the rear deep soil setback.

Landscaping is not only limited to the ground floor level but is also incorporated at higher levels as planters on the terraces and balconies. Landscaping thus plays an important role in the overall expression of the design, ensuring adequate green space for water absorption, re-use and filtering of the runoff into the existing drainage systems. Water from the roof is harvested for reuse in landscape irrigation.



PRINCIPLE 6: AMENITY

- (1) “Good design positively influences internal and external amenity for residents and neighbours.
- (2) Good amenity contributes to positive living environments and resident well being.”
- (3) “Good amenity combines the following –
 - a. *appropriate room dimensions and shapes,*

- b. *access to sunlight,*
- c. *natural ventilation,*
- d. *outlook,*
- e. *visual and acoustic privacy,*
- f. *storage,*
- g. *indoor and outdoor space,*
- h. *efficient layouts and service areas*
- i. *ease of access for all age groups and degrees of mobility.”*

The apartments are generously sized, with Unit 1 and Unit 2 each offering three bedrooms, while Unit 3, located on the top two floors, is a spacious and luxurious four-bedroom apartment. All units will exceed the minimum apartment sizes as defined by the ADG. A thoughtful design approach separates public and private spaces within each unit, ensuring that both can be enjoyed without compromising the use of one another. The master bedrooms have been positioned for privacy while maintaining a strong connection to the main living areas, enhancing the overall functionality of the apartments.

Each apartment boasts breathtaking views of Manly Beach, with large outdoor areas ideal for entertaining, all oriented towards the water. The design maximizes each apartment's connection to the beautiful beachside environment, creating a vibrant and relaxing living experience.

All habitable rooms have access to private open space, and the apartments are thoughtfully oriented to optimize the views. The large windows allow for abundant natural light and ventilation throughout the day, enhancing the quality of living and ensuring that each apartment is bright and airy

The development ensures easy access for all age groups and mobility levels. At ground level, the pedestrian entry connects seamlessly with the public domain, and a stair lift is proposed to facilitate access to the building. A lift is available in the lobby, providing direct access to all floors, including Unit 3, on the top two levels, ensuring that all residents can move easily throughout the building.

PRINCIPLE 7: SAFETY

- (1) *“Good design optimises safety and security within the development and the public domain.*
- (2) *Good design provides for quality public and private spaces that are clearly defined and fit for the intended purpose.*
- (3) *Opportunities to maximise passive surveillance of public and communal areas promote safety.”*

- (4) *“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 design of the building has been carefully planned to optimize safety and security within the development and the surrounding public domain. The building is positioned in a way that ensures passive surveillance of the street and public spaces, enhancing the safety of both residents and visitors.

The entry points to the development will be clearly defined, well-lit, and easily identifiable, with landscaping and signage marking the residential entryway. The main entry will provide direct access to the mailboxes and lead into the main lobby. The lobby area is designed to be welcoming and secure, with a video intercom system in place at the entry door, which will be glazed to provide visibility from the inside to ensure clear sightlines to the lobby. This design also allows for the necessary circulation space to accommodate residents and visitors, including those with wheelchairs or mobility aids.

Public and private spaces are distinctly separated to ensure clear navigation throughout the site. This distinction improves wayfinding, allowing both residents and visitors to easily identify private areas from the public domain, which is particularly important for maintaining privacy and security.

In addition, all communal and public areas are designed to be well-lit and visible, reducing potential security risks and creating a safe, accessible environment for everyone.

PRINCIPLE 8: HOUSING DIVERSITY AND SOCIAL INTERACTION

- (1) *“Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.”*
- (2) *“Well designed apartment development responds to social context by providing housing and facilities to suit the existing and future social mix.”*/*
- (3) *“Good design involves practical and flexible features, including –*
- a. different types of communal spaces for a broad range of people, and*
 - b. opportunities for social interaction among residents.”*

The local area provides a variety of housing choices ranging from smaller apartments to bungalows, short term accommodation and detached houses. This proposed development with three spacious apartments will add to the offering along Manly Beach front. As this is a boutique development, a mix of housing options cannot be provided on the site in isolation but should be considered in the local context.

Apartment on levels 2 is proposed to be adaptable, providing a choice for people with disabilities in the area. All common corridors and the like have been designed to be accessible and provide ample circulation spaces.

PRINCIPLE 9: AESTHETICS

- (1) *“Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure.*
- (2) *Good design uses a variety of materials, colours and textures.”*
- (3) *“The visual appearance of a well designed residential apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.”*

The building presents with timeless aesthetic and materiality to ensure the design ages well.

Defined by sculptural boldness and tactile materiality, the proposed aesthetic is appropriate for the location and echoes the tones and textures of the surrounding natural elements in an approach to Country that is gestural and relevant.

With a strong focus on materiality, a deliberate textural juxtaposition provides the building with a contemporary coastal vibe.

Smooth surfaces balance with ribbed elements, while matte, concrete finishes contrast with metal accents. Integrated planting to both façades organically softens the building's presence when viewed from the street and heightens the residents' connection to the natural environment.

Please do not hesitate to contact me should you require further details.

Sincerely,



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Director

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