

Prepared for



Manly and 101 Pty Ltd c/o Time & Place

Development Application
December 2024

This report 2024052-LR-DA000[1] should be read in conjunction with Landscape Development Application drawings (Appendix A) Prepared by Land and Form

This Design Report provides an explanation that verifies how the development addresses how design quality principles are achieved, and demonstrates compliance against the relevant landscape planning and public domain guidelines and policies.

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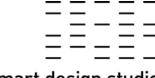
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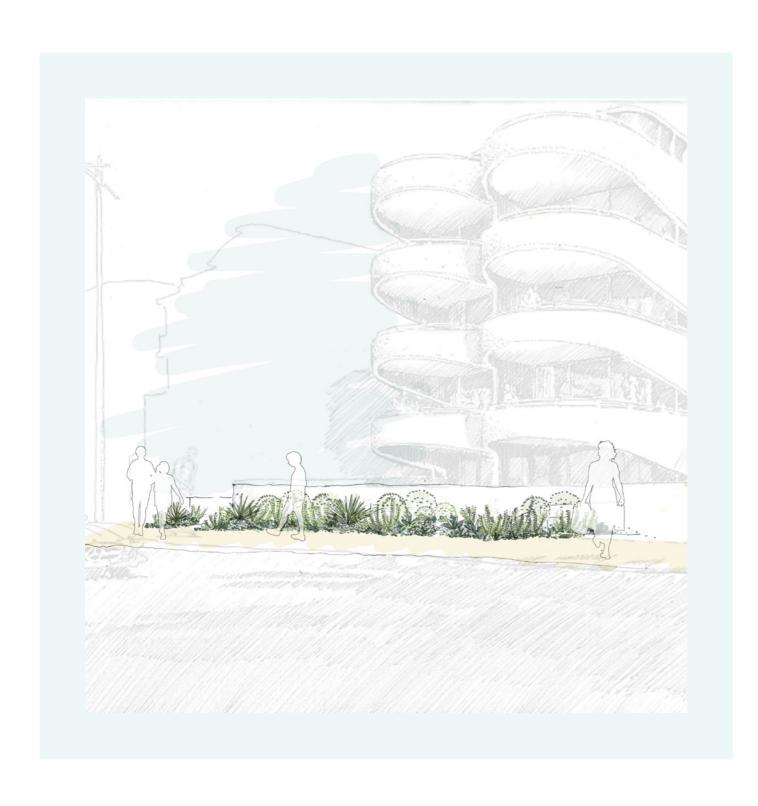
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This document has been prepared in collaboration with:





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Introduction & Context

Introduction



Project Overview

The project involves the re-development of 101 North Steyne, Manly. The site is proposed to be developed for residential use. This design report demonstrates the quality of the streetscapes and private open space provisions and embellishments.

Design Process

The current design was developed over a series of collaborative workshops with Smart Design Studio and engagement with Northern Beaches Council.

Public Domain

The site area is approximately 636m2 and is to be developed to incorporate streetscape upgrades of approximately 100m2 along three street frontages including N Steyne and Pine Ln.

This document provides an outline of the site context, the brief, concepts and principles that have played a role in the preparation of the overall design and public interface works. The redevelopment of the 101 North Steyne Manly is an important design challenge in itself and this design report expresses the carefully considered principles + solutions to some of the site's key challenges and what we believe will deliver a design led outcome that integrates high quality landscape amenity along three distinct street front environments.



Strategic Context (GANSW)



RELEVANT POLICIES, GUIDELINES & CONTROLS

BETTER PLACED & GREENER PLACES (GANSW)

Good design is fundamental in creating better places, considering the needs of people and the community. The NSW EP&A Act has been amended to include the new design object, reinforcing the importance of good design and amenity in the planning process.

- To promote good design and amenity of the built environment
- To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage)

GANSW policies and guidance form the line of sight from the Environmental Planning & Assessment (EP&A) Act amendments to include the promotion of good design and amenity of the built environment.

OBJECTIVES FOR GOOD DESIGN (GANSW)

Better

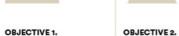
sustainable,

and durable

adaptable

performance





Better fit contextual, local and of its place



OBJECTIVE 3.

Better for community inclusive, connected and diverse



OBJECTIVE 5.

Better working functional, efficient and fit for purpose



Better for people safe, comfortable and liveable



OBJECTIVE 6.

Better value creating and adding value

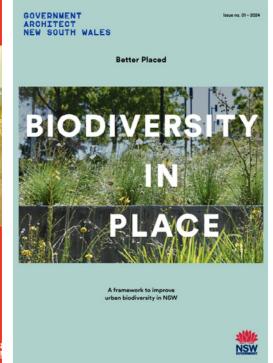


OBJECTIVE 7.

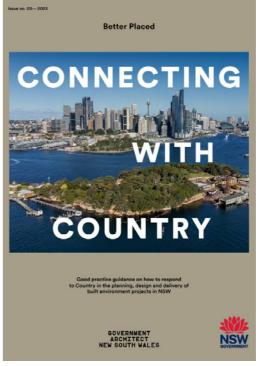
Better look and feel engaging, inviting and attractive

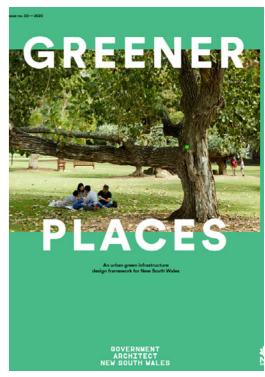












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Strategic Context (DCP)

LAND AND FORM

NORTHERN BEACHES

MANLY DEVELOPMENT CONTROL PLAN 2013 - PART 3

STREETSCAPE

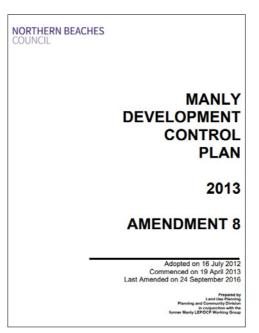
- Objective 1) To minimise any negative visual impact of walls, fences and carparking on the street frontage.
- Objective 2) To ensure development generally viewed from the street complements the identified streetscape.
- Objective 3) To encourage soft landscape alternatives when front fences and walls may not be appropriate.

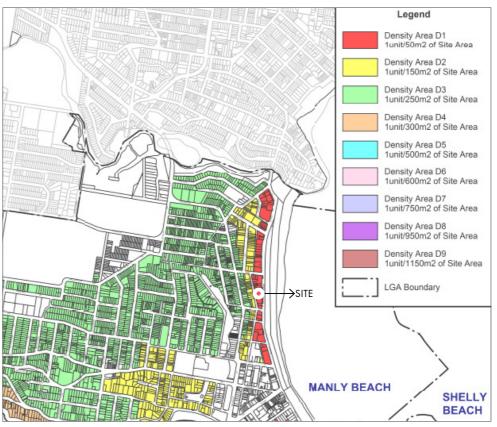
FORESHORE SCENIC PROTECTION AREA

- minimise the contrast between the built environment and the natural environment;
- maintain the visual dominance of the natural environment;
- maximise the retention of existing vegetation including tree canopies, street trees, wildlife corridors and habitat;
- not cause any change, visually, structurally or otherwise, to the existing natural rocky harbour foreshore areas;
- locate rooflines below the tree canopy;
- consider any effect of the proposal when viewed from the harbour / ocean to ridgelines, tree lines and other natural features; and
- use building materials of a non-reflective quality and be of colours and textures that blend with the prevailing natural environment in the locality

FLORA AND FAUNA

- In higher density areas the provision of adequate private open space and landscaped areas are to maximise residential amenity. Site works must be minimised to protect natural features.
- In areas adjacent to native vegetation, the design of development should be sympathetic to the natural environment in order to protect and enhance the area as habitat for native fauna.
- In areas of habitat for the long-nosed bandicoot (see paragraph 5.4.2), landscape design must include native plant species to provide new and/or improved low dense clumping habitat to provide for potential foraging and nesting. The planting schedule should comprise species such as Lomandra sp. Dianella sp., Banksia spinulosa, Caustis sp., Xanthorrhoea sp., Isolepis sp., Juncus sp., Adiantum sp., Calochlaena sp., Callistemon sp., Grevillea juniperina, Gleichenia sp., Grevillea 'Robyn Gordon' and tussocky native grasses (eg. Kangaroo Grass)



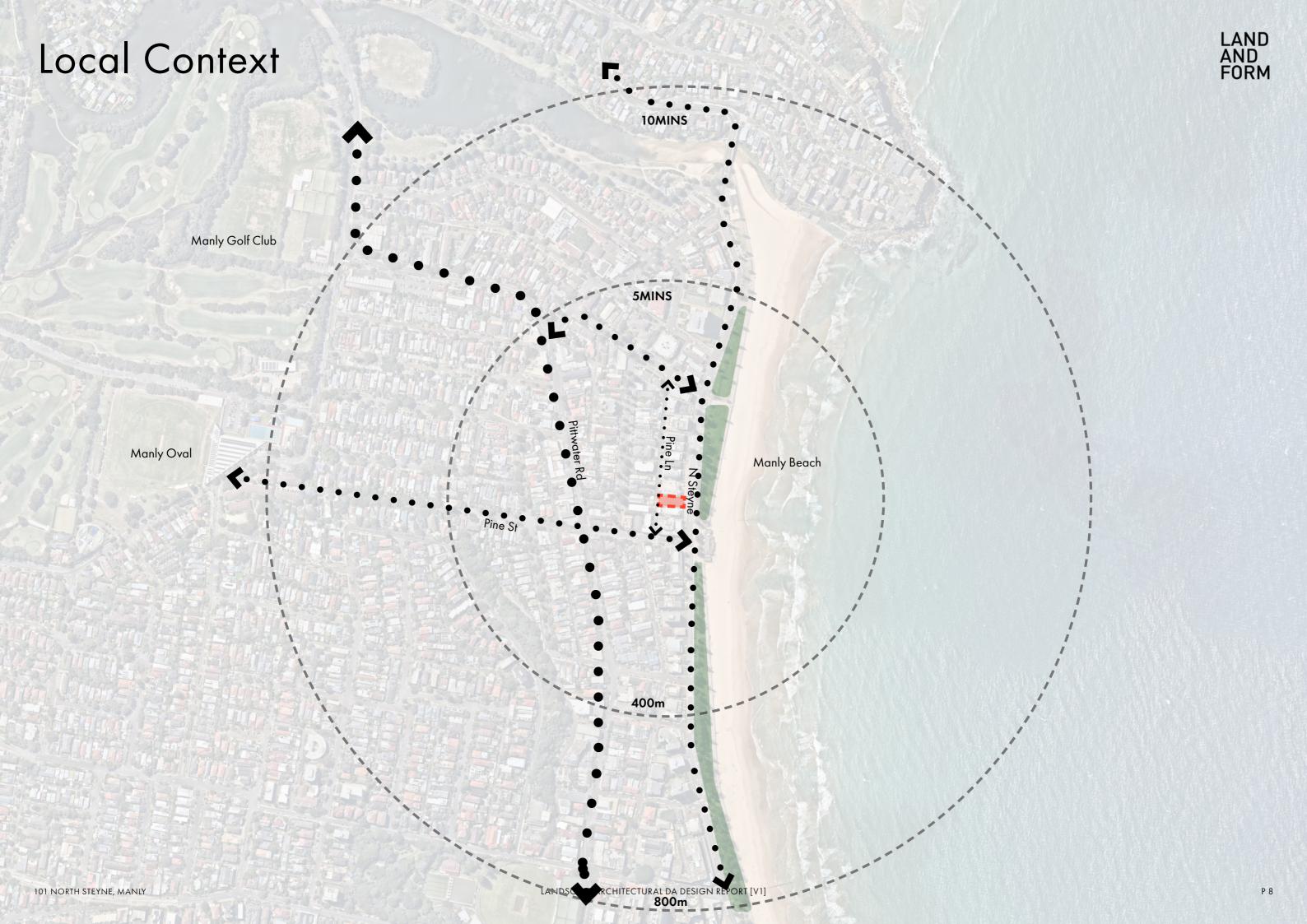


The coastal front features a built form with higher massing, transitioning to lower-density housing further binland.

Schedule 1 - Map A - Residential Density Areas - manly dcp

101 NORTH STEYNE, MANLY

LANDSCAPE ARCHITECTURAL DA DESIGN REPORT [V1]



Design Objectives & Precinct Vision

Design Objectives





A SAFE CONNECTED COMMUNITY

A welcoming neighbourhood that creates a sense of belonging and security whilst being connected to the wider local community of quality schools and local lifestyle amenity. The proposal expands on the sites existing assets and creates a new community destination. We aim to create resilient communities with shared spaces & encourage community support & engagement



SUSTAINABILITY & INNOVATION

We aim to create resilient spaces harnessing innovation and a commitment to a sustainable community for all. The proposal aims to enhance urban canopy cover & improve Green infrastructure - with a minimum 30% site canopy coverage through implementation of trees & 'green' canopy structures to mitigate heat island effect.



HARMONY WITH NATURE

Biophilic design principles influence the urban design to balance built form with natural landscape. Supported by generous vegetated corridors and selective tree-planting to enhance the beauty of the site. We aim to create a hub in the development that harmonises nature and urban life, with an emphasis on tree Canopy , natural materials and sustainability.



A HEALTHY LIFESTYLE

A site designed for a healthy, positive lifestyle and nearby access to amenities and transport. We aim to enhance the existing site with connections to existing reserves and the wider context



Design Principles



Connection with Nature and Biodiversity

The proposal seeks to not only strengthen the connection between people and nature through a series of integrated & diverse landscape spaces where people and nature come together in an interactive manner. All communal spaces have a strong component of soft native landscaping.



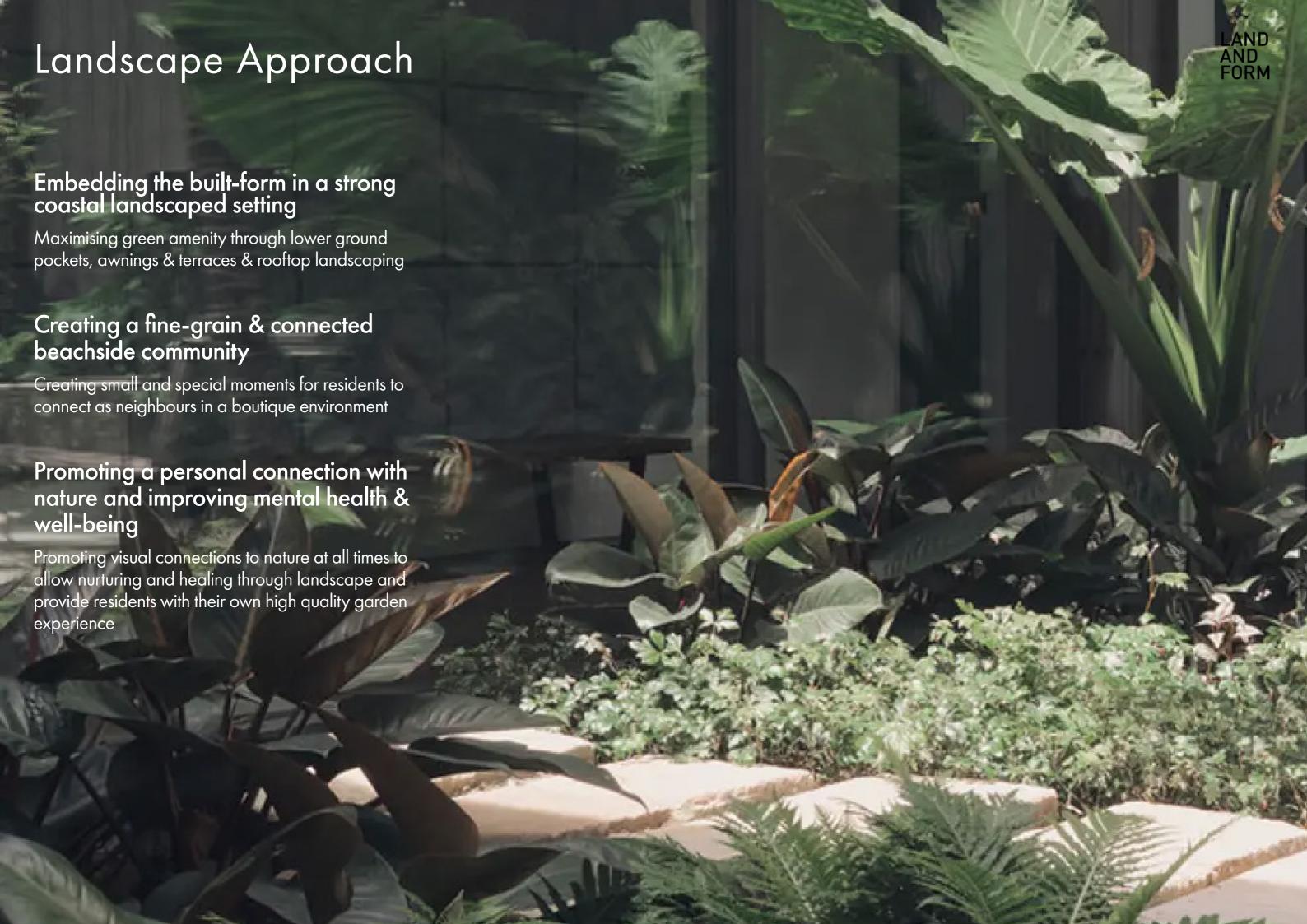
Community and Social Connection

The communal open spaces promote connection, engagement and care between neighbours and visitors. The spaces have been designed to encourage social connectedness providing various opportunities to share stories and memories instilling a strong sense of place and ownership over their land and homes.



Place and Identity

To create a high quality 'green' development creating a sense and community identity and sense of ownership. Connections to streets, public spaces & communal areas allow a new neighbourhood to thrive and stay connected which forges a strong sense of place and identity for the precinct.





The Design

Design Statements

Public Interface & Streetscapes

Careful consideration has been given to ensuring the proposal will deliver a seamless transition between the public and private domain. This has required particular regard to be given to the street frontages, which each offer a unique environment and demand on individual design responses reflecting the overall design intent.

Access, Egress & Connectivity

All fire exits are located near or adjacent to key pathways, pedestrian links and streetscapes promoting safe egress and evacuation if and when required.

CPTED, Safety & Visibility

All raised edges & planter walls are allowing clear sight-lines and visibility throughout the ground plane. Trees are used to frame spaces and ensure clear visibility to and from the streetscape at all times. Regular congregation spaces enables passive surveillance, discouraging opportunities for undesired behaviour and possible blind spots.

Universal Access & DDA Compliance

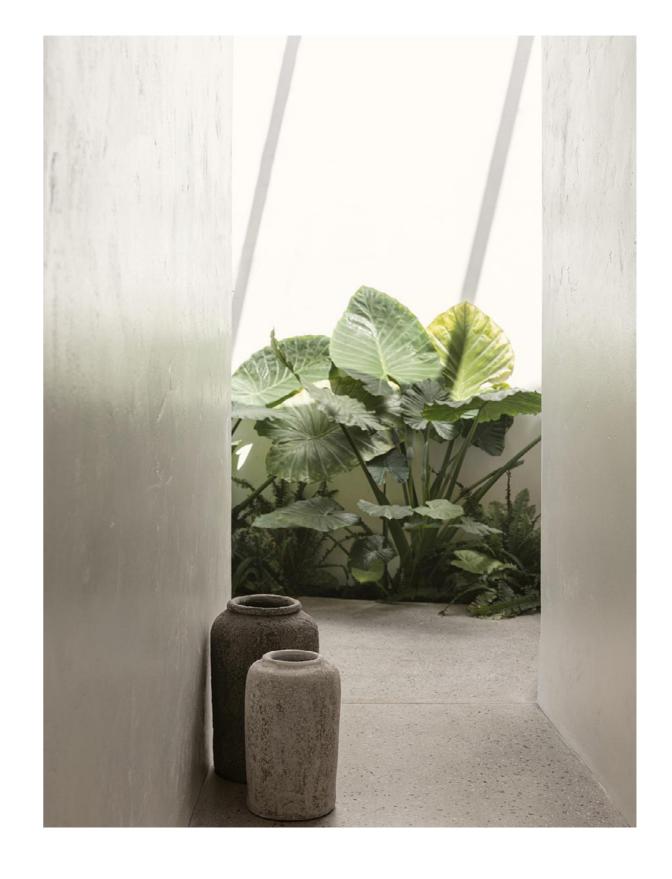
The ground plane offers full universal accessibility to all communal, areas at maximum 1:20 grades reducing the amount of handrails and clutter where the proposal will interface with the public realm.

Deep Soil, Soil Depths on Podiums & Permanent Planting

All planters have a minimum soil depth of 500mm with a minimum 200mm slab setdown achieved throughout all landscaped areas in the development.

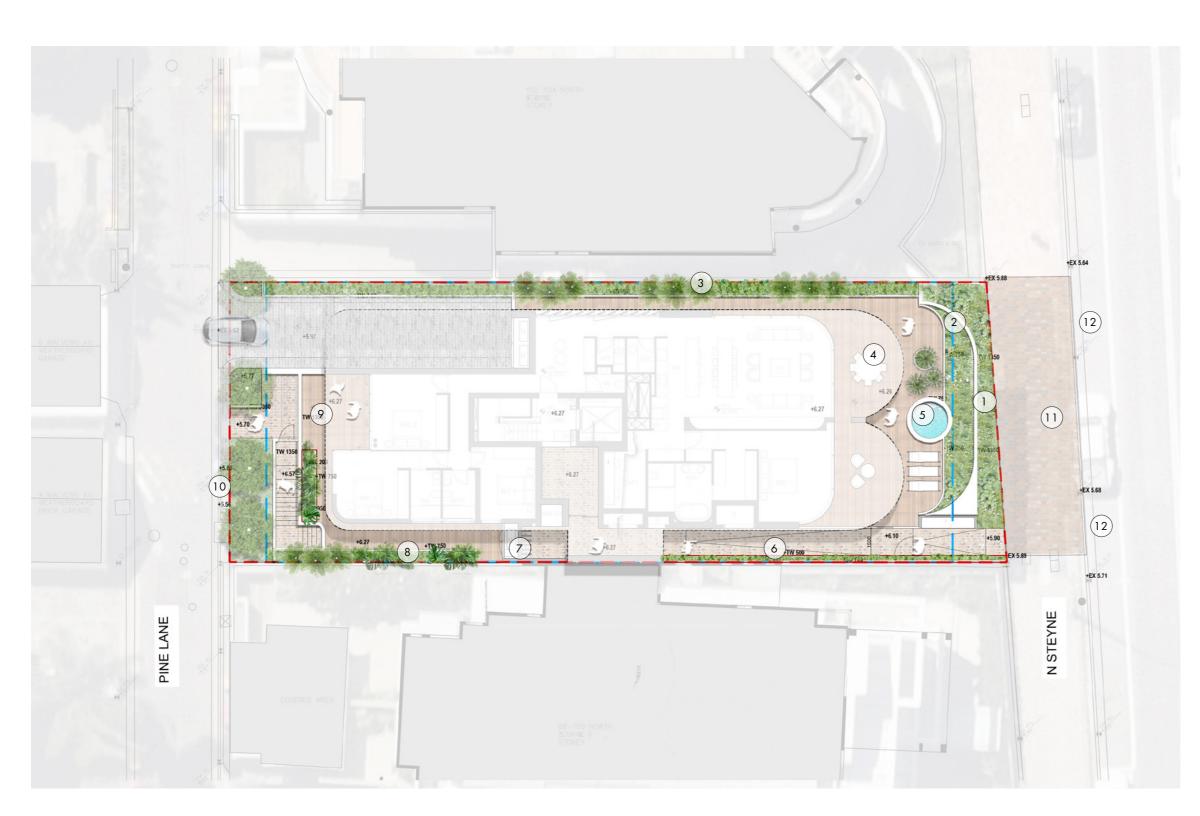
Community & Placemaking

The DA design process enabled Land and Form Studios and Smart Design Studio Architects to workshop the site's capability to deliver a well designed and integrated approach for communal gatherings by residents and visitors and opportunities for active and passive recreational spaces and well being.

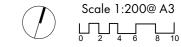


Landscape Ground Plan





- 1 Feature Landscape buffer
- 2 Tier garden with lower shrubs
- 3 Extensive buffer planting with Australian tree fern
- 4 Outdoor Private terrace
- 5 SPA Pool with pots planting
- Raised steel planters with climbers and accent planting to addressing arrival experience
- 7 Surfboard Rack
- (8) Feature shade garden
- 9 Flexible outdoor decking
- 10 Deep soil planting zone maximised with native buffer planting for privacy and screening to adjacent properties
- New brick paving for public domain upgrades, subject to council standards
- Existing lane crossovers removed and kerb reinstated



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Ground Plan Character

LAND AND FORM







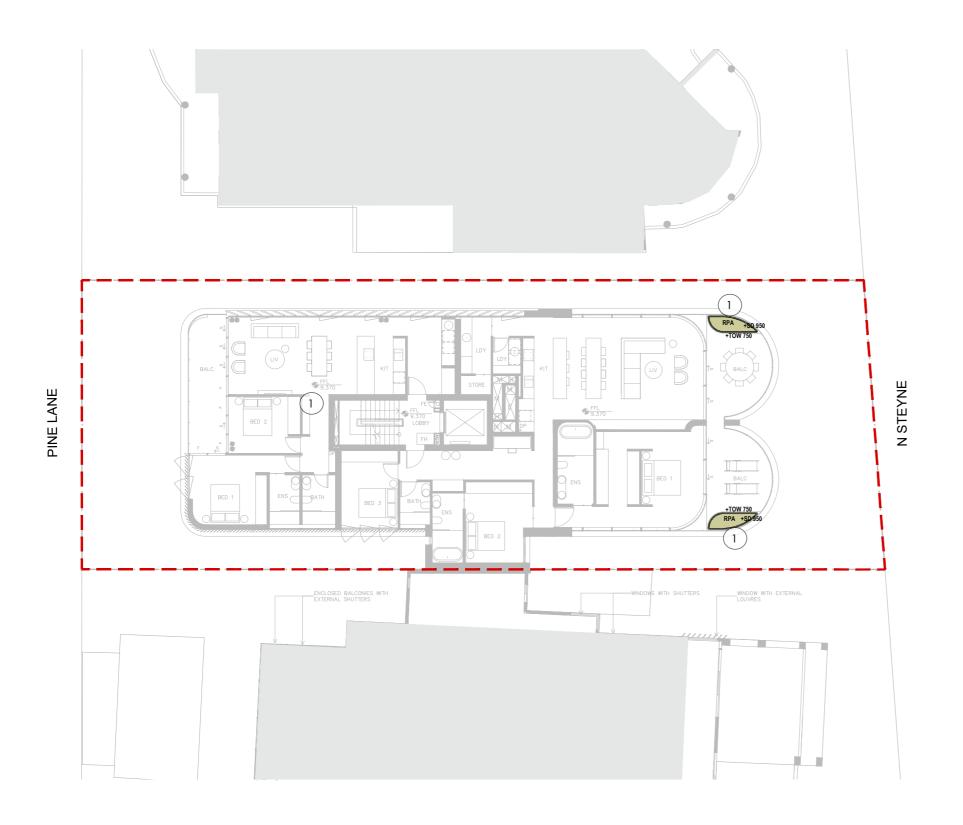






Level 1 - 3 Typical Plan





1 Private balcony planter





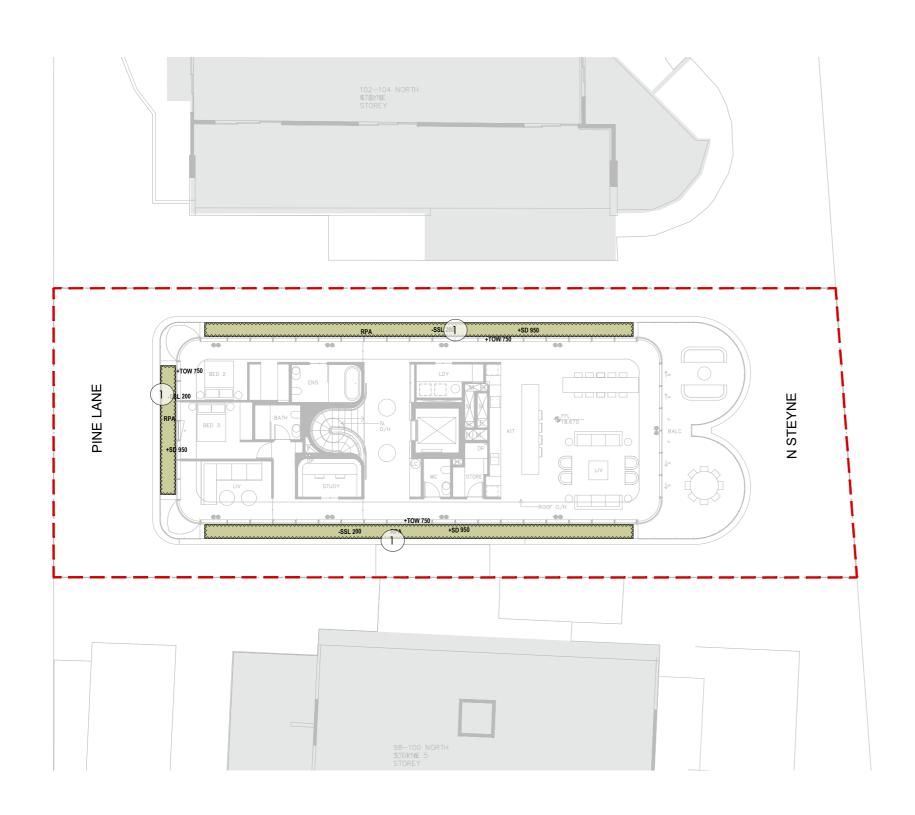




Scale 1:200@ AX

Level 4 Plan





Cascading landscape to the edge of the building





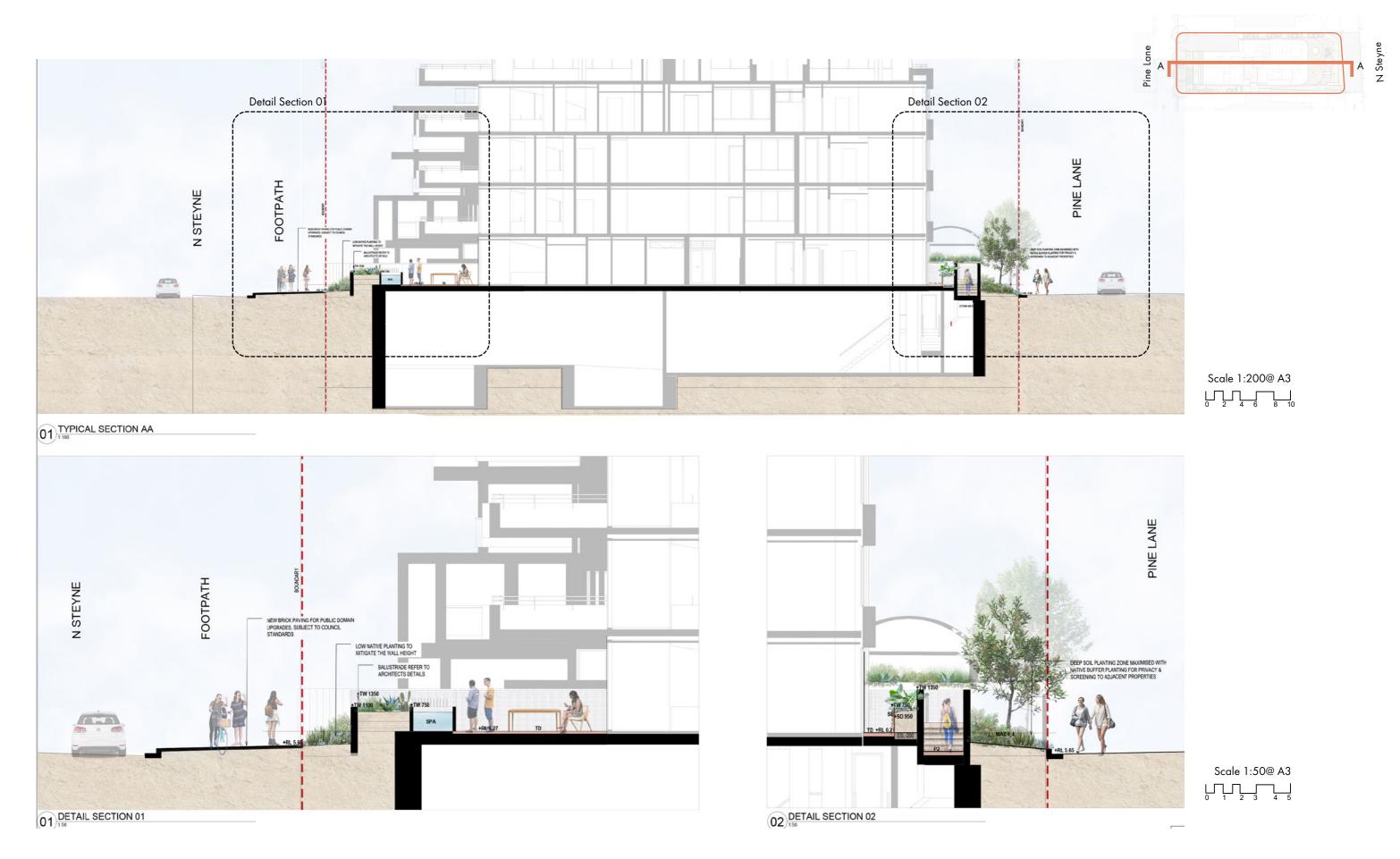




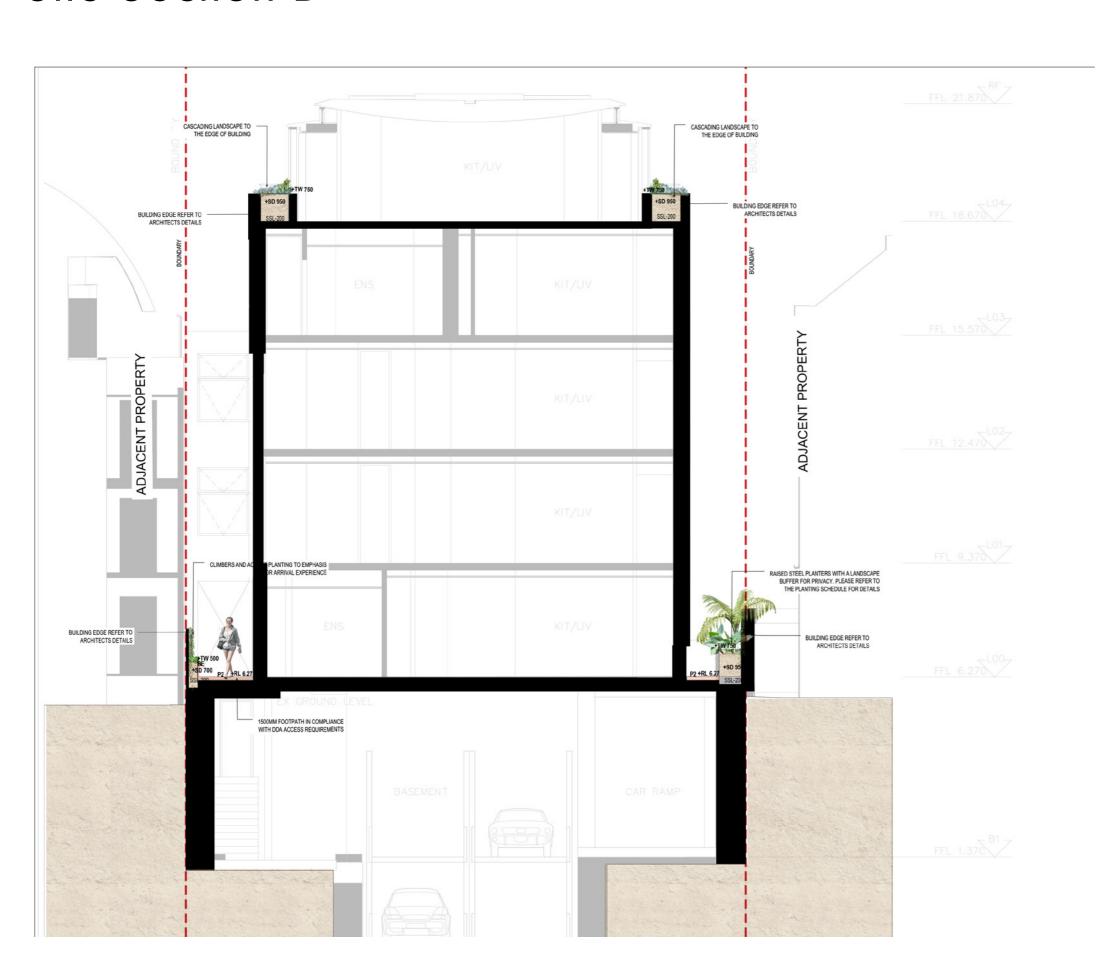
Scale 1:200@ A3

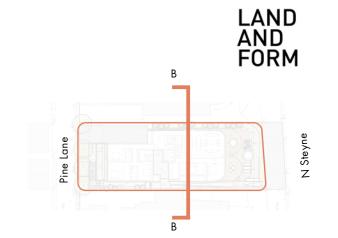
Site Section A





Site Section B









Scale 1:100@ A3

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Planting & Materials

Planting Palette



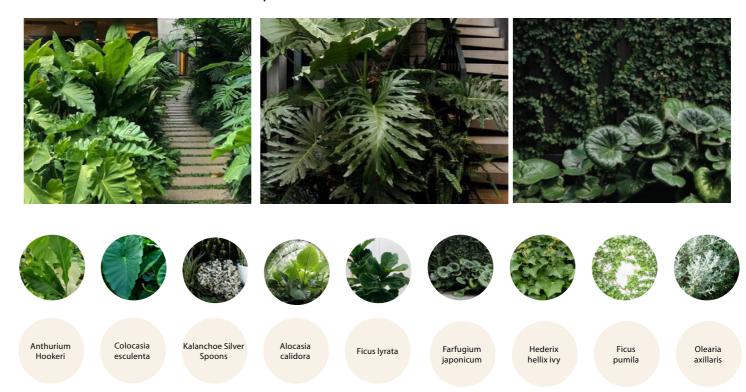
TREES



MIX TYPE 1 - FULLSUN / PART SHADE



MIX TYPE 2 - PART SHADE/SHADE TOLERANT



TYPICAL PRIVATE BALCONY POTS PLANTING

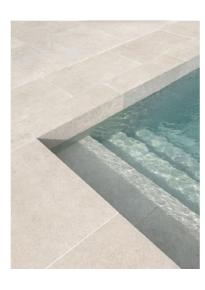


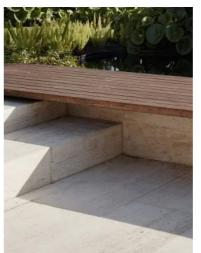


Materials Selection

LAND AND FORM

The materiality complements the natural setting of the site with the use of natural materials such as stone and timber. As the proposal progresses through the development approval process the team will continue to work toward ensuring the site aligns with the Project's ambitions to deliver a quality landscape



















Project Outcomes





PROTECTED TREE CANOPY

The retention of key existing trees and the provision of new communal spaces will enable the site to mitigate Urban Heat Island effect and create comfortable spaces around homes and within the public domain.





The proposal will promote biophilic design by creating extensive street tree canopy & rooftop gardens to contribute to local flora and fauna systems





The site provides a number of communal spaces, which enrich both leisure and recreational opportunity across the site.





The project will provide opportunities for active living with well-being spaces for future residents of all abilities and ages.

*Note figures indicative only and are subject to design development.



Appendix A

