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## HOUSING SEPP & APARTMENT DESIGN GUIDE DESIGN QUALITY PRINCIPLES

27 East Esplanade, Manly, 2095

## The Proposal

This Design Verification Statement has been prepared in accordance with the State Environmental Planning Policy (Housing) 2021 and the associated Apartment Design Guide (ADG). It provides a comprehensive assessment of the proposed residential flat building at 27 East Esplanade, Manly, demonstrating how the design achieves the design quality principles set out in Chapter 4 of the Housing SEPP.

The development comprises an eight-storey residential flat building with three levels of basement parking, two affordable housing units at ground level, six apartments above, and a double-storey penthouse. The site is located in a prominent harbour-side setting within walking distance of Manly Wharf, the Corso, and local public transport, and is positioned opposite the foreshore reserve.

This statement confirms that the proposal has been designed to respond sensitively to the local context, provide high-quality amenity for residents, and contribute positively to the streetscape and surrounding environment. It addresses each of the design quality principles under the *Housing SEPP*, demonstrating that the development achieves a considered, contemporary, and sustainable residential outcome for the site.

## Design Quality Principles (Housing SEPP)

The proposed development has been assessed against the relevant design quality principles of the ADG as follows:

### 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.

The proposed development at 27 East Esplanade, Manly has been designed to respond sensitively to its harbour-side setting and the evolving and mixed character of the Manly town centre. The site sits directly opposite the Manly harbour foreshore and a short walk from both the Corso and Manly Wharf - an area characterised by heritage shopfronts, contemporary apartment buildings and active public spaces that together create a vibrant coastal village atmosphere.

The building's façade articulation, coastal-appropriate material palette and well balanced vertical rhythm reference the scale and proportions of the surrounding apartment developments, both heritage and contemporary, while maintaining a human-scaled podium at street level.

At ground level, the combination of lush greenery, the inclusion of two affordable housing units and a clearly defined entry promote social inclusivity and active street engagement, complementing the lively pedestrian environment along the foreshore.

The provision of three basement levels of resident parking, accessed via a car lift, ensures that vehicle storage is unobtrusive and does not compromise the public domain. Together, these design responses respect the existing coastal village character while supporting the ongoing

transition of 27 East Esplanade and the wider Manly centre to a sustainable, high-quality residential neighbourhood.

## 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 proposal achieves a height and bulk that align with the LMR controls and affordable housing uplift, remaining within the 26.84 m height and 2.86:1 FSR standards.

A front setback of 4–6 m, with 1.5 m side and 8 m rear setbacks, ensures the building sits comfortably within the streetscape and maintains view corridors to the harbour.

Horizontal architectural bands and a rendered base with brickwork above visually break down the eight-storey form and reference the scale of the adjoining three-storey heritage building. The building mediates between the neighbouring four-storey development at No. 28 and the nine-storey building at No. 29, creating a coherent transition in height and character along East Esplanade while presenting a well-articulated street façade.

## 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 development provides eight dwellings—including two affordable housing units—on a 520 m<sup>2</sup> site, achieving a floor space ratio of 2.86:1 in accordance with the affordable housing uplift provisions. The proposed density is compatible with the emerging built form along East Esplanade, which includes residential buildings ranging from four to nine storeys, and supports the desired future character of the harbour-side precinct.

The location is exceptionally well served by infrastructure and services: Manly Wharf ferry terminal and bus interchange are within 25 m walking distance, providing direct links to the Sydney CBD and the wider Northern Beaches. The site is also within a short walk of the Corso retail centre, parks, the beach, schools and community facilities, ensuring that the population generated by the development can be comfortably supported by existing transport, social and recreational infrastructure.

By delivering a balanced apartment mix - 1 one-bedroom, 1 two-bedroom and 6 three-bedroom dwellings - the proposal offers a density and housing diversity appropriate to the site's context while maintaining high residential amenity and aligning with the objectives of the Apartment Design Guide.

## 4. Sustainability

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

The development incorporates multiple sustainable design strategies that promote environmental, social and economic outcomes. Apartments are designed to maximise natural cross-ventilation and sunlight, with dual-aspect living areas and generous balconies enhancing passive thermal comfort and reducing reliance on mechanical heating and cooling.

The building integrates solar panels, a rainwater tank for reuse, and EV charging stations to minimise operational energy use and support environmentally responsible lifestyles. Deep soil and landscaped planters, including soft edges around the setback top floor, contribute to groundwater recharge, provide urban greenery and improve micro-climate performance.

These measures collectively reduce the building's environmental footprint, support resident well-being, and align with best practice principles of sustainable apartment design under the Apartment Design Guide.

## 5. Landscape

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

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

The landscape design for 27 East Esplanade, Manly integrates the building with its harbour-side context, creating an attractive and functional environment for residents while contributing positively to the streetscape.

The street frontage features new planting, including two palm trees and selected native species, providing visual interest and softening the building's interface with East Esplanade. At the rear, a generous communal outdoor area incorporates lush greenery, offering residents a private and usable outdoor space that enhances amenity and encourages social interaction.

Planters around the top-floor setback provide a soft edge, reduce the perceived scale of the upper level and contribute to micro-climate improvement. Together, these elements create a cohesive landscape strategy that reinforces environmental performance, streetscape quality, and the overall liveability of the development.

## 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 design carefully prioritises the comfort, functionality, and convenience of residents across all apartments. Each unit includes direct lift access, a separate laundry, generously sized living and kitchen areas with walk-in pantries, and ample storage, supplemented by basement storage for convenience.

Outdoor amenity is carefully considered: the ground-floor affordable units each have private outdoor space, while all upper-level apartments feature oversized front and rear balconies with cover for sun and rain protection. The top-floor penthouse includes a small pool and rooftop garden terrace, offering premium outdoor amenity for residents.

These provisions ensure functional, practical, and enjoyable living spaces that support resident well-being and lifestyle needs.

## **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 building is designed to prioritise safety and security throughout all areas.

Apartment living spaces and private open areas are arranged to provide passive surveillance of the surrounding public domain while maintaining internal privacy.

Safety is further enhanced by minimising dark or concealed areas and clearly defining public and private zones. All pedestrian and vehicular access points are well-lit, secure, and fitted with intercom and security systems, ensuring a controlled and safe environment for residents and visitors.

## **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, providing opportunities for social interaction amongst residents.

The development provides a mix of apartment types and sizes to accommodate a range of household sizes and needs, including one one-bedroom, one two-bedroom, and six three-bedroom dwellings, with the penthouse as a two-storey unit. This mix supports housing choice for singles, couples and families.

Opportunities for social interaction are incorporated through the communal rear garden, providing shared spaces where residents can connect while enjoying landscaped and functional outdoor environments. Each apartment also features generous private outdoor spaces, supporting both privacy and casual engagement.

By combining a varied apartment mix with thoughtfully designed communal and private spaces, the proposal fosters a strong sense of community and aligns with the social objectives of the Apartment Design Guide.

9. Aesthetics

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

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

The proposed development presents a refined and contemporary aesthetic that positively contributes to the streetscape of 27 East Esplanade, Manly. The building employs masonry construction for a sense of solidity, balanced by a light, neutral colour palette that imparts an airy and elegant appearance.

Façade articulation is achieved through a combination of horizontal architectural features between specific floors and alternating balcony widths, which create a vertical rhythm that visually breaks down the scale of the eight-storey building. The rendered ground floor establishes a solid base, while brickwork with feature rendered details on upper levels adds texture and depth. This composition responds to the neighbouring three-storey heritage building and provides a balanced, human-scaled streetscape.

The overall design strikes a balance between contemporary character and contextual sensitivity, ensuring the building integrates harmoniously with the surrounding heritage and coastal environment.

Conclusion

27 East Esplanade, Manly, is designed to deliver a contemporary architectural vision that respects and enhances the area’s unique character. The development integrates thoughtfully with the surrounding streetscape, with height, bulk, and scale carefully calibrated to complement the existing environment. The proposal transforms the site into a high-quality residential flat building, providing ample and strategically planned parking to minimise impact on neighbouring properties. This approach ensures the building is a fitting and aesthetically pleasing addition to the precinct.

Architecturally, the design exemplifies contemporary style principles, combining modern elements with sensitivity to traditional influences. The development enriches the street’s overall ambiance and contributes positively to the evolving urban landscape. Through this harmonious blend of innovation and contextual respect, the project represents a significant enhancement to Manly’s residential fabric.

ATTACHMENT 1

Apartment Design Guide (ADG) Part 3 & 4 compliance table.