

27th October 2021

Northern Beaches Council

squillace

DESIGN VERIFICATION STATEMENT

Principle 1: Context and Neighbourhood Character

The proposed development is situated at 42 North Steyne Manly and is located within the Manly Town Centre. The subject site is located as part of a corner block with three street frontages and is adjacent to Manly Beach and the Promenade. The four streets that surround the subject site are nominated as 'high streets' in the Northern Beaches Public Space Vision & Design Guidelines.

The subject site is connected to the Heritage listed, Hotel Steyne with North Steyne to the east, The Corso + Sydney Road to the south and Henrietta Lane to the west.

The subject site is situated amongst an eclectic mix of building types, including older heritage significant buildings as well as being the start of modern infill developments, residential flat buildings (both medium and high density).

Principle 2: Built Form and Scale

The subject site is currently home to a four storey shop top building with basement parking and an old basement nightclub. Vehicular access is currently via a driveway ramp from Henrietta Lane to a basement car park.

The proposed development looks to largely keep the bulk of the existing 4 storey building structure on 42 North Steyne with a new structure that will replace the existing Café Steyne building.

The design takes inspiration from the proportions and materiality of the existing hotel building as well as being a transition for the more modern buildings situated to the north of the site. The proposal utilises the expression of the brown face brick, new painted rendered finishes that accentuate the new curved forms and glass detailing.

The small existing balconies have been enlarged and modified to better suit the modern lifestyle with access to natural light and enjoyment of the iconic views on offer.

The new services on the roof top have been significantly improved to sit entirely under the parapet level. It will provide a cleaner outlook for the neighbouring buildings to the west.

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Principle 3: Density

The proposal is located in a B2 'Local Centre' zone with a site area that is made up of three sections of A – 1686², B – 262m², C+D - 463 m². There are two floor space ratio controls applicable to the site of 2.5:1 to the street frontages and 3:1 to the centre of the sites. The proposal complies to a blended FSR calculation over the combined sites with a higher concentration of GFA over 41 + 42 North Steyne. There is minimal change to the existing Hotel Steyne part of the site, which is substantially under developed.

Principle 4: Sustainability

The proposal meets, or exceeds, the targets set out in the SEPP Building and Sustainability Index (BASIX). Although the development has a predominantly easterly aspect with a blank wall to the north, all apartments are able to receive a minimum of 2hr solar access during mid-winter. All units enjoy natural cross ventilation.

The deeper parts of the apartments have been improved via the use of the existing and new lightwells. The lightwells provide sufficient daylight to the kitchens and studies.

The design looks to retain and reuse a significant part of the existing structural elements, as well as retaining the majority of the Hotel Steyne to help further strengthen the sustainability of the project.

Principle 5: Landscape

Landscape is not heavily featured as the site has no existing landscaping. The design does however incorporate planters and green walls to soften visual impact on its setting.

New raised road paving is provided to Henrietta Lane to encourage activation and pedestrian movements.

Mention of the awning would also be of use here

Principle 6: Amenity

Apartment amenity is provided through oversized room dimensions and layouts, access to sunlight and natural cross ventilation, visual and acoustic privacy, storage, as well as indoor and outdoor spaces to all apartments.

The development utilises a dual aspect to all units to maximise ventilation and solar access. All of the units enjoy a minimum 2 hour solar access to living areas.

Cross ventilation is maximised within the given envelope through the use of dual aspect apartment design. In addition, residents have access to large openings and generously sized balcony areas.

Each apartment improves access to daylight through the lightwells running through the deepest parts of the site. Perhaps reference the light study here

Each apartment has storage equal to, or in excess of, ADG requirements located within the units.

Principle 7: Safety

The proposed scheme has been designed to minimise opportunities for crime in accordance with CPTED principles (Crime Prevention through Environmental Design). Safety and security is promoted internally and for the public domain with a clear, well-lit and identifiable entry point and a new commercial shopfront to Henrietta Lane. The main entry to the residential lobby is located on North Steyne.

Secure basement parking is provided, with access via direct lifts to all apartments. Casual passive surveillance of all exterior roads is aided by apartments that overlook all three street frontages.

Principle 8: Housing Diversity and Social Interaction

A range of apartment sizes and types are provided to suit the needs of the future community and to cater for a wide cross section of buyers and renters. The proposal will provide well-designed housing stock in an area where there is a strong demand for this type of development, especially from retirees, downsizers, families and professionals.

Principle 9: Aesthetics

The project intent lies in creating a high quality building that provides a positive contribution to the eclectic streetscape and the broader Manly Town Centre. The architectural expression and materiality of the façade responds to the heritage conservation of the area by retaining and expressing the brick façade as well as the use of highly detailed steel and glass elements.

The design also responds to the more modern parts of the Town Centre by utilising more horizontal curved painted forms which is also highly detailed.