

14th July 2022

Att: Northern Beaches Council
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Delivery: Emailed

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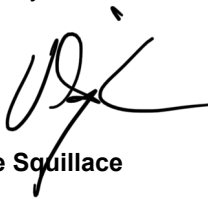
RE: SEPP 65 VERIFICATION

To Whom It May Concern,

I, Vince Squillace, AIA NSW registration number 6468, hereby verify that:

1. I designed, or directed the design, of the multi-residential development at 42 North Steyne, Manly NSW, and;
2. that the design quality principles set out in Part 2 of the State Environmental Planning Policy No. 65 Apartment Design Guide are generally achieved for the multi-residential development at 42 North Steyne, Manly NSW, and;
3. Annexed and marked "1" is a document which has been prepared that provides and explanation that verifies how the quality principles are achieved, and;
4. Annexed and marked "2" is a document which has been prepared that demonstrates, in terms of the Apartment Design Guide, how the objectives in Part 3 and 4 of that guide have been achieved.

Sincerely,



Vince Squillace

Director

14th July 2022

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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Nominated Architect
Vince Squillace
Reg No. NSW 6468, VIC 17219, QLD 3677



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 to soften visual impact on its setting.

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

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.

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.

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APPENDIX 2

APARTMENT DESIGN GUIDE (PART 3 + 4) 42 NORTH STEYNE, MANLY

The following section outlines how the development performs in relation to relevant objectives, design criteria and design guidance contained in Parts 3 and 4 of the Apartment Design Guide:

3A – Site analysis:

- A site analysis plan DA-010, along with the survey plan has been prepared which shows the relevant information required to generally understand the site and its surroundings.

3B – Orientation:

- The development has been orientated to 'face the street' and the views of Manly beach.
- The development has been designed with solar access to living spaces via the use of glazed doors facing east.

3C – Public Domain Interface:

- The development has been sited above street level to provide surveillance and improve visual privacy for residential dwellings.
- Upper level balconies and windows overlook the public domain.

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3D - Communal and public open space:

- Although no communal open space has been provided, balconies larger than the minimum ADG balcony sizes have been provided.
- The site is adjacent to and near public parks and Manly beach, which is more suitable in this context.

3E - Deep soil zones:

- Due to typology and zoning requirements, there is 100% site coverage required for the non-residential uses at ground floor level.
- Stormwater management systems will be incorporated into the design to mitigate this.
- Supplementary to this, the design incorporates soft landscaping

3F - Visual privacy:

- For buildings up to 12m (4 storeys) in height, the minimum required separation distances to the side and rear boundaries are 3m for non-habitable rooms, and 6m for habitable rooms and balconies. Although a non-compliance with the numerical value is proposed, fixed privacy blades and vertical fins have been installed to reduce direct lines of sight.

3G – Pedestrian access and entries:

- Pedestrian access connects to the public street and is clearly visible

3H – Vehicle access:

- Existing basement car park access and the existing ramp have been maintained. The basement access has been improved by recessing the entry gate from the boundary line to provide sightlines.

3J – Bicycle and car parking:

- Cars are in the basement car park.
- Bicycles spaces have been designed to be able to accommodate 5 bicycles in the basement, complying with Council DCP requirements.

4A – Solar and daylight access:

- The proposed development meets the requirement for providing living rooms and private open spaces of at least 70% of apartments in a building with a minimum of 2 hours direct sunlight between 9am and 3pm in mid-winter. With 100% of apartments achieving solar access, our project meets this control.
- The deeper parts of the apartments have been improved via the use of the existing and new light-wells. The light-wells provide sufficient daylight to the kitchens and studies.

4B – Natural ventilation:

- At least 60% of apartments are to be naturally cross ventilated in the first 9 storeys of any building. With 100% of apartments achieving natural cross-flow ventilation, the design meets this control.
- Overall depth of cross-over or cross-through apartments exceeds 18m, not complying with this control. However, large glazed door openings have been provided on both facades to improve the air intake for all the apartments.

4C - Ceiling Heights:

- Minimum ceiling heights are 2.5-2.7m for habitable rooms and 2.4m for non-habitable rooms which do not strictly meet minimum ADG requirements. This is a result of the existing floor to floor heights of the existing structural slabs (being retained).

4D - Apartment size and layout:

- 1 bedroom apartments which include only one bathroom are required to have a minimum internal area of 50m², and any additional bathrooms increase the minimum internal area by 5m² each. Not applicable
- 2 bedroom apartments which include only one bathroom are required to have a minimum internal area of 70m², and any additional bathrooms increase the minimum internal area by 5m² each. Not applicable
- 3 bedroom apartments which include only one bathroom are required to have a minimum internal area of 90m², and any additional bathrooms increase the minimum internal area by 5m² each. All 3 bedroom apartments achieve or exceed the minimum internal area requirement based on the number of bathrooms provided.
- Habitable room depths comply with the requirements of 8m from a window in an open plan layout, or else 2.5 x the ceiling height.
- Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space).
- Bedrooms have a minimum dimension of 3m (excluding wardrobe space).
- Living rooms or combined living / dining rooms have a minimum width of 3.6m for 1 bedroom apartments, and 4m for 2 and 3 bedroom apartments.
- The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.

4E - Private open space and balconies:

- 1 bedroom apartments are required to have primary balconies of 8m² minimum area, and a minimum depth of 2m. Not applicable.
- 2 bedroom apartments are required to have primary balconies of 10m² minimum area, and a minimum depth of 2m. Not applicable
- 3 bedroom apartments are required to have primary balconies of 12m² minimum area, and a minimum depth of 2.4m. Our proposal meets this control.

4F - Common circulation and spaces:

- The maximum number of apartments being provided off a circulation core on a single level is 6 x apartments, therefore our design meets the maximum number permitted.

4G - Storage:

- 1 bedroom apartments require a storage size volume of 6m³ to be provided for each apartment. Not applicable.
- 2 bedroom apartments require a storage size volume of 8m³ to be provided for each apartment. Not applicable.
- 3 bedroom apartments require a storage size volume of 10m³ to be provided for each apartment, which has been accommodated.

4H - Acoustic Privacy:

- Adequate building separation has been provided to neighbouring buildings. Where this separation has not been provided, adequate fixed acoustic screens and fixed vertical fins are provided.

4J – Noise and Pollution:

- Appropriate noise shielding or attenuation techniques for building design, construction & choice of materials are used to mitigate noise transmission.

4K – Apartment Mix:

- An apartment mix of 85% - 3-bedroom units and 15% - 4-bedroom units have been provided satisfying the requirement.
- Flexible apartment configurations are provided to support diverse household types & stages of life including single person households, families, multi-generational families & group households.

4L – Ground floor apartments:

- Not applicable in this instance.

4M – Facades:

- A composition of varied building elements with the use of a defined base provide visual interest along the street while respecting the character of the local area.

4N – Roof design:

- A contrasting roof material along with the use of a flat roof has been integrated into the building design. All the services have been located below the parapet level to improve the views from the neighbouring buildings.

4Q - Landscape:

- Landscape is not heavily featured as the site has no existing landscaping. The design does however incorporate planters to soften visual impact on its setting. Proposed landscape design is viable & sustainable.

4P – Planting on structures:

- Planters above structures have been designed with adequate soil volumes for plant growth with varying widths.

4Q – Universal Design:

- The proposal provides a varying stock of units including 2 adaptable units.
- All units have been designed to be larger than the minimum ADG requirements to promote flexible living.

4R – Adaptive reuse:

- New additions to existing buildings are contemporary, complementary & enhance area's identity & sense of place.

4S – Mixed use:

- Mixed use developments are provided in appropriate locations & provide active street frontages that encourage pedestrian movement.
- Residential levels of the building are integrated within the development. Safety & amenity is maximised.

4T – Awnings and signage:

- Awnings are well located and complement & integrate with the building design.
- Awnings are located along streets with high pedestrian activity & active frontages.

4U – Energy efficiency:

- The development has been designed to provide adequate light to habitable rooms as well as well located, screened outdoor areas.
- All units have been designed with natural cross-flow ventilation.
- The use of deep balconies with fix louvres provides shading to exposed windows.

4V – Water management and conservation:

- Water efficient fittings and appliances have been provided which meets all BASIX requirements.