

27<sup>th</sup> October 2021

Northern Beaches Council  
PO Box Manly NSW 1655

Delivery: Emailed

**squillace**

## 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.
- Planting has been provided above the proposed awning to soften the edge between the public domain and the residential levels.

—  
**ARCHITECTS  
INTERIOR DESIGNERS**

#### **SYDNEY**

1/80 Albion Street  
Surry Hills NSW 2010  
Ph: +61 2 8354 1300  
Fax: +61 2 8354 1311

#### **MELBOURNE**

Level 2, 333 Flinders Lane  
Melbourne VIC 3000  
Ph: +61 3 9629 4888  
Fax: +61 3 9649 7444

#### **squillace.com.au**

ABN 24 132 554 753 (NSW)  
ABN 34 137 620 538 (VIC)

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

## 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, with an additional green wall incorporated as featured elements.

## 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 50m<sup>2</sup>, and any additional bathrooms increase the minimum internal area by 5m<sup>2</sup> each. Not applicable
- 2 bedroom apartments which include only one bathroom are required to have a minimum internal area of 70m<sup>2</sup>, and any additional bathrooms increase the minimum internal area by 5m<sup>2</sup> each. Not applicable
- 3 bedroom apartments which include only one bathroom are required to have a minimum internal area of 90m<sup>2</sup>, and any additional bathrooms increase the minimum internal area by 5m<sup>2</sup> 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 10m<sup>2</sup> and other bedrooms 9m<sup>2</sup> (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 8m<sup>2</sup> minimum area, and a minimum depth of 2m. Not applicable.
- 2 bedroom apartments are required to have primary balconies of 10m<sup>2</sup> minimum area, and a minimum depth of 2m. Not applicable
- 3 bedroom apartments are required to have primary balconies of 12m<sup>2</sup> 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 6m<sup>3</sup> to be provided for each apartment. Not applicable.
- 2 bedroom apartments require a storage size volume of 8m<sup>3</sup> to be provided for each apartment. Not applicable.
- 3 bedroom apartments require a storage size volume of 10m<sup>3</sup> 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 and green walls 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.