

1st November 2022

Northern Beaches Council

squillace

DESIGN VERIFICATION STATEMENT – Section 4.56

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).

The proposed plunge pool and additional planting will not affect context or neighbourhood character of the approved DA

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.

The application looks to add a plunge pool and additional planting to the rear of the site on the terrace level of the penthouse unit. The proposal will not adversely affect the built form or scale of the approved DA.

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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.

The application will not affect density of the approved DA

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.

The application will not adversely affect sustainability of the approved DA

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.

The application will improve landscaping by providing additional planting and visual outlook from neighbouring properties.

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.

The application will improve amenity to the penthouse unit by providing additional planting and a plunge pool to the secondary balcony area.

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.

The application will not adversely affect safety of the approved DA

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.

The application will not adversely affect housing diversity or social interaction of the approved DA

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.

The application will not adversely affect aesthetics of the approved DA