

DSAP COMMENTS SUMMARY

PROJECT: LAN19005 | The Queenscliff Project
 ADDRESS: 2-4 Lakeside Crescent NORTH MANLY 2100
 DA NO.: DA 2021/1912
 CLIENT: Link Wentworth Housing
 DATE: 17 May 2022

DSAP # DSAP RECOMMENDATION 22/11/21		DESIGN RESPONSE
Scale, Built Form and Articulation		
1	Remove mass comprising bin store and part of apartments 1.12 and 2.12.	Achieved - Please see updated architectural plans and detailed IDG response.
2.	Consider consolidation of apartments G.11, 1.11 and 2.11 with remaining portion of apartmentsG.12, 1.12 and 2.12 respectively to configure larger apartment type.	
3.	Consider options to add back mass at western side of building. Solution shall require to retain winter sunlight to communal area.	
4.	Relocate bin store and instate landscaped setback in place	
Access, vehicular movement and car parking		
5	Consider approach to parking management	Link Wentworth will allocate 6 disabled parking spaces on a highest needs basis to residents with a Mobility Parking Scheme concession pass for people with a mobility disability. The remaining two spaces will be allocated to residents of the Boarding house
Landscape		
6.	Provision for greater number of canopy succession plantings. Consider planting some largersuccession specimens e.g. Cook pine; <i>Araucaria columnaris</i>	Achieved - The Landscape plan has been updated to comply with this recommendation.
Amenity		
7.	Incorporate clerestory windows to top level dwellings to enable greater access to sunlight and crossventilation.	Achieved - Please see updated architectural plans and detailed IDG response.
8.	Relocate northern boundary to allow for adequate privacy and demonstrate adequacy.	Whilst the boundary cannot be relocated, adequate measures to ensure privacy and screening are illustrated in the updated architectural plans and detailed IDG response.
Sustainability		
9.	Consider utilising electric heat pump hot water and induction cooktops to replace the use of gas.	We are unable to comply with this recommendation due to the limited capacity of the electricity supply to the site. The load calculations indicate that we would exceed the available load if we were to omit gas from the site. We cannot accommodate a substation on site due to flood limitations. We will continue to consider this through detailed design in case detailed load calculations / available capacity change or the supply can be enhanced with further solar panels.
10.	The Panel recommends maximizing the amount of rooftop PV given the management regime that will apply to the site.	Whilst this recommendation is supported in principle, it is our preference to explore this option at Construction Certificate stage. Location of plant, access points and structural support need working though in detail to check available space for PVs.
11.	Add external windows to bathrooms and utility rooms wherever possible.	Achieved - Please see updated architectural plans and detailed IDG response.