

3.2 DA2020/1072 - 1 Drew Place BELROSE

PANEL COMMENT AND RECOMMENDATIONS

General

Demolition works and construction of a Seniors Housing Development comprising 6 x 2 bedroom in fill self-care housing units and 6 garages access via Drew Place.

The site is rectangular in shape having a combined frontage of 36.8m to Drew Place and 29.3m to Pringle Avenue and a total area of 1395.2m².

Strategic context

Consistent with the objectives of the SEPP and a good example of how this type of development can fit and be compatible with an existing residential area.

Urban context: surrounding area character

Fits well with surrounding context and scale and form of adjacent building

Responds to similar town house development across the road.

Scale, built form and articulation

The scale and built form is sensitive to the location. The Panel considers minor noncompliance with the single storey in the NE corner of the site insignificant if privacy for adjoining neighbours is addressed.

Recommendation

1. Ensure privacy for adjoining properties from Unit 6. The Panel notes the privacy screen shown on the north elevation, but suggests that a small pergola over the balcony with a planter a, climbers in addition to the screen shown could improve the amenity and privacy further. The panel notes that this may intrude into the 25% single storey zone but consider this to have no adverse impacts, and significant benefits.

Landscape, Car parking

Generous useable spaces with clothes lines included to all units except no 1

Some landscape treatment to gap between garages and eastern boundary. Consider breezeblocks and climbers

Recommendations

2. Investigate area for clothes drying for unit 1
3. Consider landscape and planting to gap between garages and eastern boundary to soften presentation to adjoining property.
4. Consider incorporation of planters along northern side of unit 6 terrace to improve amenity and privacy to 9 Evelyn Place

5. The driveway courtyard could be further enhanced with a trellis over the courtyard and climbers so the outlook from units above is further enhanced. Small planters between the garages could also improve the visual amenity.

Façade treatment

Minor question on the colour of the Bowral brick raised noting it is inconsistent with light coloured brick in montages.

Common areas

Access: separation of pedestrian and car entry, lift access, open air balcony access commended.

Recommendations

6. Consider up-grading paving material of driveway to be better integrated with pedestrian path-potential to create a beautiful shaded courtyard with trellis and climbers.

Amenity

Queries over the study layout and raised concern that if it was used as a bedroom it would result in a need for increased car parking

Recommendation

7. It was recommended that the design be kept as open as possible to the living area with no option to close the space and the only furniture be restricted to a desk and chair.

Sustainability and resilience

There are no serious sustainability concerns. There is rainwater reuse and PV nominated, the NatHERS performance is good, one car space per dwelling. Same comment as above on gas, but again, they would likely fail BASIX if they switched to all electric. Commend clothes drying, noting that Unit One needs an outdoor clothes area.

Recommendations

8. Provide clothes drying area for Unit One
9. Consider all electric (including cooking as move to de-carbonised grid)
10. Increase amount of PV if BASIX score drop marginally as a result (note that this is a problem with BASIX at present that is likely to be fixed.
11. higher water performance easily achievable with higher performance fittings

PANEL CONCLUSION

The Panel supports the proposal in its current form but strongly encourages the applicant to modify the design in accordance with the recommendations to further improve an already a good design.

The Panel suggests that the applicant in consider and incorporate the further improvements recommended by the Panel.

The Panel **commends** the overall planning strategy, sensitivity to context and the surrounding built form and character, including the material selection, breezeways and balcony access that is characteristic of this part of the Northern Beaches.

The Panel notes that the proposal is a very good example of the high design quality that can be facilitated not hindered by overall compliance with the controls as demonstrated by this proposal.