

**19 May 2021**

Application No: DA2021/0166

Property Address: 532 Pittwater Road NORTH MANLY

**Subject: Applicant's response to DSAP recommendations**

**PANEL CONCLUSION**

**The Panel is general very supportive of the proposal and the overall approach to the site planning and building massing, however the Panel does not support the Proposal in its current form due to the range of issues identified.**

The recommended amendments to the design are relatively minor and should be incorporated in any revision to the design.

**Summary Response**

We welcome the comments from the Panel. They are all minor changes to our plans. Aside from couple of recommendations, which we have carefully considered and given a better alternative/explanation, we have amended our application to align with panel recommendations.

**DETAILED SUMMARY OF PANEL RECOMMENDATIONS AND RESPONSES / AMENDMENTS MADE**

SUBJECT	PANEL DISCUSSION	PANEL RECOMMENDATIONS	APPLICANT RESPONSES – AMENDMENTS
Scale, built form and articulation	<p>The pavilion building with the common room at ground level appears quite blocky in the CGI's rather than a slender form.</p> <p>The Panel has concerns that a rendered and painted balustrade is highly susceptible to poor detailing in the commercial construction market without careful design. This element dominates the street view and will result in a poor outcome if not carefully detailed.</p>	<p>1. Consider a pitched roof form to the brick building to reduce the apparent bulk</p> <p>2. Consider removing the step in the access soffit and providing a flowing profile generated by an angled stair soffit and letting the rendered balustrade forms follow this profile.</p>	<p>1. A pitched roof was considered; however we believe the box building sits well alongside the longer pitched roof forms.</p> <p>2. We have changed the soffit to follow the line of the top of plinth, which we believe address the issue better.</p>

		<p>3. Careful detailing of the 'rendered concrete plinth' that takes into account construction joints, concealed rainwater drainage pipes, how overflows are arranged, and horizontal pour joints are critical to the success of otherwise of this building element and the ground floor covered way. Do not use paint finishes. Provide coating systems with integral colour and long performance warranties.</p> <p>4. Consider lowering the balustrade upturn to a minimum 760mm above the balcony (NCC) and providing a simple expressed handrail at 1 m.</p>	<p>3. Noted. we will detail the plinth carefully. The intended finish is a white quartz render – not paint.</p> <p>4. In our view, a change is not required to address function, the additional height in this element lowers the apparent height of the lodger forms – which we are attempting to present as single storey elements. These massing considerations have already been carefully resolved.</p>
Landscape area and car parking	<p>The Panel notes there is no use of rear (northern) landscaped area as recommended in the pre-lodgement meeting report.</p> <p>The common room has poor connections and visual obstructions to the common open space and landscaping to the north.</p> <p>The cuts, banks and garden retaining walls are not shown on the Landscape Concept plan D-S-02 and if done poorly will result in an unsatisfactory</p>	<p>5. Consider increasing the useable landscape area in the north of the site.</p> <p>6. Consider replanning the common room and common open space arrangement. Refer to <i>Amenity</i> below</p> <p>7. The landscape concept should be developed to a more detailed landscape plan which</p> <ul style="list-style-type: none"> <li>Carefully considers ground cover and low planting options in the planting mix to the northern garden, and</li> <li>Provides more detailed profiles of the embankment design at the north end and in the side boundary areas of the site and how the soil will be</li> </ul>	<p>5. In redesigning the exit stair location, we have tied it in with a stair to the landscaped level, the link is strong because the width of the stair at the bottom is 3.0m</p> <p>6. AGREED</p> <p>7. AGREED</p>

	<p>outcome.</p> <p>The landscape plan needs to get the balance right between landscaping and access to sunlight in Unit L01 and the proposed outdoor common area.</p> <p>The Gingko trees proposed are very slow growing so that the desired landscaped character will be slow to develop.</p>	<p>retained and integrated with the planting scheme.</p> <ul style="list-style-type: none"> <li>Ensures appropriate landscape treatments that provide privacy and vegetative screening are provided to adjacent properties, the landscape concept needs to be design developed to give Council's landscape architect confidence that the densities and scale of planting will be suitable.</li> </ul> <p>8. Consider replacing the Gingko trees with a native deciduous tree that will deliver the desired landscaped character sooner.</p> <p>9. Provide an endemic native canopy tree in front setback area that would have been part of the original local ecosystem.</p>	<p>8. AGREED</p> <p>9. AGREED</p>
Amenity	<p>there is concern the terrace will feel like it is in a gully environment with little access to winter sun.</p> <p>The Panel notes the seating recesses provided in the access balcony but feel as though the spatial variation and detail design could be further enhanced to humanise the accessway.</p> <p>The accessway has the potential to be a common meeting place and the applicant is encouraged to explore this.</p>	<p>10. Provide more detailed profiles of the embankment design at the north end of the site and how the soil will be retained and integrated with the planting scheme. (Refer <i>Landscape area and parking</i> below)</p> <p>11. Consider making the embankments a gentler landscaped slope, or stepped retaining dwarf walls or natural dry sandstone retaining walls with suitable native planting</p> <p>12. The panel recommends the provision of canopy structures to provide weather protection at all entries, possibly utilising the post and beam language of the pergolas over the private balconies.</p>	<p>10. In redesigning the exit stair location, we have tied it in with a stair to the landscaped level, the link is strong because the width of the stair at the bottom is 3.0m</p> <p>11. Agreed, however we aim to maintain an informal bush feel to some of this area.</p> <p>12 Agreed, Roofed pergola structures added above entries</p> <p>13. Agreed, Velux roof window</p>

	<p>The living spaces are very small and would benefit from the provision of a generous window to provide a connection to the outdoors. Ceiling heights do not appear to comply with the NCC.</p> <p>The amenity of the Common Terrace and the entry to Unit L01 are adversely affected by the access stairway. One communal living room is required which receives a minimum 3 hours direct sunlight (9am - 3pm mid-winter)</p> <p>The access to the robes from winder stairways remain awkward</p>	<p>13. The Panel strongly recommends the provision of an eastern window to provide an outlook, daylight and natural cross ventilation to the living area.</p> <p>14. Provide minimum 2.1m ceiling heights in the main living space and demonstrate compliance with the NCC 3.8.22.</p> <p>15. Relocate the access stair in front of the common room and delete the blade column which impinges on sightlines to the garden and functionality of the space. Consider the location and arrangement shown in the plans from the pre-lodgement meeting</p> <p>16. Relocate wardrobes to a location not accessed from stairs. Storage on stairs should be for infrequently used storage.</p>	<p>added to lodger rooms 2-9</p> <p>14. D-D-02 additional information and calcs demonstrates NCC compliance</p> <p>15. Agreed, Stair and communal open space re-designed to create consolidated open space and strong link to garden area</p> <p>16. We have added a small wardrobe on the bedroom level. We have also made use of some void space under the bed platform above the bath for additional wardrobe storage. Storage on stairs will now only be used for infrequently storage.</p>
Sustainability	<p>Heat pump hot water systems are supported and recommended as a good sustainability outcome. Including heat pumps may reduce the energy score, but this can be compensated for with additional PV.</p>	<p>17. Consider utilising electric heat pump hot water and induction cooktops to replace the use of gas.</p> <p>18. Update the BASIX Certificate to reflect the provision of PV cells. The Panel recommends increasing the capacity above 3kW.</p>	<p>17. Agreed</p> <p>18. Agreed</p>