

Design + Sustainability Advisory Panel Meeting Report – Date 16 December 2021

4 - DA2021 1841 - 7 Coronation Street MONA VALE

PANEL COMMENT AND RECOMMENDATIONS

General

The Panel is generally supportive of the application but feels that improvements could be made.

Strategic context, urban context: surrounding area character

The proposal is generally in keeping with the surrounding character. The applicant's architect and landscape architect demonstrated a well-considered understanding of the site's opportunities and constraints.

Scale, built form and articulation

The Panel notes several non-compliances with setbacks in the Pittwater DCP 2014, of which the breach to the front setback is the most notable. The Panel is of the view that compliance with these setbacks would result in a better built form outcome.

Recommendations

1. Consideration should be given to setting the front of the building further back into the site. Ideally it should be brought in line with the established building line of neighbouring properties. Failing that, the balconies could be made lighter weight.

Access, vehicular movement and car parking

The Panel noted that the location of the vehicle entry ramp, at the corner of the carpark, results in some inefficiencies in terms of circulation and overall basement size. A more centralized entry point might facilitate a better layout and result in less excavation.

Recommendations

2. Consideration should be given to moving the basement entry further to the north-east along the street frontage and relocating parking bays for units 01 & 08 perpendicular to the western side boundary. Any reduction in the overall width of the basement would be beneficial.

Landscape

The Panel notes that although the deep soil metric is under the required area in the rear gardens of the development the area of viable soil for canopy trees is sufficient due to the depth of the basement below.

The Panel acknowledge the efforts that the consultant team have made in retaining significant existing trees on site in particular trees T1, T3, T2 & T4 which add to the character of the streetscape.

Recommendations

3. The proponent could consider a light-weight non-habitable green roof above units 07 & 08 in order to minimise heat gain and potentially mitigate potential residents to the South of the site from Cooks Terrace looking over metal roof expanses.



Amenity

The apartment layouts are generally well-considered. Some living rooms could benefit from being made slightly bigger. A rationalization of storage and circulation space in adjacent bedrooms could help to facilitate this. Bedrooms on the north-east side in apartments 02 & 04 would benefit from larger windows to the north.

Recommendations

4. Consideration should be given to enlarging some of the living rooms in several apartments.
5. Consideration should be given to relocating the projecting balconies to apartments 03 & 04 into the recess at the centre of the building on either side of gridline B.

Façade treatment/Aesthetics

The Panel notes that there are 12 different external finishes and materials proposed which seems excessive for such a relatively small and compact building and where there is ample articulation and variation in built form. The Panel endorses the use of face-brick but would discourage the use of cement render.

Recommendations

6. Consideration should be given to simplifying the façades and reducing the number of materials and colours;
7. Consideration should be given to making elements on the front façade, like the balconies, less dominant.

Sustainability

The Panel supports the initiatives that are proposed in terms of photovoltaics and EV vehicle charging. However further improvements could be made.

Recommendations

8. Target electrification by changing to heat pump hot water;
9. Create a natural ventilation path in the common lobby areas from the ground floor through to the windows in the top floor;
10. Consideration should be given to linking the photovoltaics direct to some of the apartments to maximize use of the produced energy.

PANEL CONCLUSION

The Panel is generally supportive of the proposal with amendments as outlined above.

The Panel refer the applicant to the Apartment Design Guide for aspects related to amenity and internal planning of apartments.