



Design + Sustainability Advisory Panel Meeting Report – Date 25 November 2021

6 - DA2021/1805 - 4 Alexander Street COLLAROY

PANEL COMMENT AND RECOMMENDATIONS

General

Demolition works and construction of a part two-storey / part three-storey building over a single level of basement car parking accommodating five self-contained apartments pursuant to the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

Strategic context, urban context: surrounding area character

The site is in a low-density residential zone that is close to Pittwater Road. There are a number of current proposals for redevelopment in the area. The site is in the flattest section of Alexander Street before it rises steeply towards the west. The site also rises towards the south at the rear of the lot.

At approximately 13m, Alexander Street has a very narrow street reserve.

The Panel commends the quality of the documentation and representation of adjoining properties.

Scale, built form and articulation

The bulk of the building generally complies with the DCP front setback requirement of 6.5m. The upper level is setback further still with a generous roof terrace facing north. This will help improve the amenity of the narrow street.

The Panel considers the minor breaches of the height plane, including the lift overrun, insignificant.

The Panel was not provided with any analysis of the impact on views from properties to the west of the site, however most properties appear to face the street with very limited views towards the east. Most views from the adjoining property No.6 Alexander Street would be blocked by the commercial premises on Pittwater Road.

The Panel considers the bulk and scale of the building appropriate, and supports the narrow driveway along the eastern boundary that minimises impact on the continuity of the streetscape.

The logic of the overall strategy- a 'T' shaped form with 2 units projecting towards the street, instead of the retention of G.01 and a block of 4 (2x2) towards the rear is not clear. This second strategy would provide generous northern aspect for all 4 units and the potential for generous roof terraces for units 1.02 and 1.03 above G.01.

In general though, the Panel is supportive of the massing and built form.

Amenity, privacy

Unit 1.01

The Panel notes that the privacy of bedroom 3 is compromised by the entry walkway.

Unit 1.02

Unit 1.02 has inadequate solar access.

The planning of this unit could be easily reconfigured to include a living area/study/spare bedroom facing north in lieu of the main bedroom.

Unit 1.03

Unit 1.03 has inadequate solar access.



Unit 2.01

The kitchen and dining area of Unit 2.01 appears over-glazed on the western façade. It is difficult to understand how this west facing unshaded glass can perform adequately.

Generally

The units provide good amenity overall.

Recommendations.

1. Provide natural light and air to the stair at the upper level.
2. Ensure adequate acoustic isolation between the living area of Unit 1.02 and bedroom in Unit 1.03
3. Skylights to units 1.02 and 1.03 are inadequate. These should be changed to operable clerestory windows designed to optimise passive shading with appropriate overhangs and/or shading devices. It would appear quite easy to achieve this given the blank walls of bedrooms 1 and 3 in unit 2.01
4. Bedrooms 1 and 3 in unit 2.01 should be provided with small secondary windows on east and west walls respectively to provide a second source of light and cross-ventilation.
5. Check thermal performance of unit 2.01 and of west facing unshaded glass to kitchen and dining area in particular.

Access, vehicular movement and car parking

The car park entry is sympathetic to the street presence and the Panel supports the single lane access and tandem parking arrangements given the small number of cars.

Landscape

The Panel notes that the bedrooms in Unit 1.01 looks out over the driveway and that no planting is proposed either adjoining these unit or along the eastern side of the driveway.

Recommendations.

6. Provide planters along the driveway to improve outlook for Unit 1.01
7. Utilise roof space for more Solar PV panels.
8. Proposed scheme has only small trees. Provide larger endemic canopy tree species suitable for the coastal location to increase percentage of canopy cover, and in particular fat growing large canopy trees in the front set-back to contribute to the canopy in the street given the narrowness of the road reserve.
9. Provide a greater proportion of coastal endemic plant species especially in front setbacks.
10. Provide common on grade open space to boundary areas for screen planting. Do not rely solely on private gardens to achieve necessary screening.

Façade treatment/Aesthetics

The range of façade compositions, materials and colours is supported.

Sustainability

No sustainability measures beyond compliance have been indicated at this stage.

Recommendations

11. Include electric heat pump hot water and induction cooktops to replace the use of gas.
12. The Panel recommends inclusion of a substantial amount of rooftop PV (1.5kW/unit) with direct feed 'behind the meter' to each apartment as well as to common areas.
13. Add external windows to bathrooms and utility rooms wherever possible.



14. Include EV charging points for all car spaces

PANEL CONCLUSION

The Panel supports the proposal overall but notes that significant changes to the roof, introduction of clerestories and roof profiles are required to ensure that living areas of units 1.02 and 1.03 receive adequate, controllable solar access.

Larger faster growing endemic trees in the front setback are required.

Other recommended changes should be investigated and included in any modification.