



Design + Sustainability Advisory Panel Meeting Report – Date 29 September 2022

## Item 3 - DA2022/0682 - 291-293 Condamine Street MANLY VALE

### PANEL COMMENT AND RECOMMENDATIONS

#### ***General***

Proposal: Following the receipt of the PLM advice, the applicant has submitted a development application which has generally responded well to DSAP recommendations, particularly in relation to the configuration of vehicular access, car parking, building height and front setbacks.

Generally, the overall composition, bulk and form of the revised development can be supported subject to the recommendations set out below.

#### ***Strategic context***

No further comment required

#### ***Urban context: surrounding area character.***

Prior issues resolved. No further comment required

#### ***Public domain: relationship to public domain, safety/security.***

The applicant is commended for improving the presentation to the street and the wrapping of the retail frontage around into the laneway.

The quality of the landscape in the existing laneway connecting Somerville Place with Condamine Street is poor and will be further degraded during construction. There is minimal landscaping in the development and the opportunity exists to enhance the public domain with appropriate landscape treatment in the laneway.

#### **Recommendations**

1. Make good the existing public link with new landscape treatment and footpath. Refer Landscape Treatments below
2. Liaise with Council to develop a landscape design for the laneway to ensure adequate and good quality pedestrian level lighting is provided on completion
3. Give careful consideration to the potential light spill to windows of units both sides of the laneway.

#### ***Car parking***

The Panel commends the resolution of carparking access and supports the minor shortfall in parking provision given the location.

The SEE states that each unit has bicycle parking but these are not shown on the plans and there is no mention of bicycles in the transport and parking report.

#### **Recommendations**

4. Show where bicycle parking is provided, it is not sufficient to say, "storage allocated for required bicycles for each unit" (SEE p 7) without indicating location. It would be preferable to provide bicycle parking near the lift on the entry level.



## ***Built form, façade and articulation***

The proposal exceeds the 11m height control applicable to the site, up to a maximum of approximately 12.6m. The built form generally conforms with the controls that anticipate a 3-storey development in this area, when viewed from Condamine Street and the rear lane. The upper level has been setback 8m and impacts to adjoining properties have been assessed in comparison to a fully compliant scheme and are considered minimal and reasonable.

The Panel does not consider the height breaches significant, and supports the overall built volume.

The upper level-built form does not have roof overhangs to the street facades (east and west elevation) and the built form and amenity would be improved by providing eave overhangs extended to the extent of the flanking blade walls.

Balustrades to the west terrace on Level 03 are glazed which will expose neighbours opposite to any clutter on balconies and reduce privacy of the occupants.

Balustrades are not dimensioned but appear to be 1m high which generally results in poor internal amenity when seated at dining tables and lounges when balconies are narrow.

### **Recommendations**

5. Provide eaves overhangs or shade elements to the Level 03 roof that extend to the extent of the containing blade walls on the side pedestrian link
6. Provide improved amenity to west terrace balustrades by incorporating non visually permeable components to a minimum height of 760mm, but maximise the height of solid balustrade components to 900mm. This is to get an appropriate balance between internal privacy and views to the outside.

## ***Dwelling Planning and Amenity***

Impacts on the visual privacy of private open space in the existing single dwelling opposite in Somerville Place is of concern and needs to be addressed.

Some entries to apartments remain convoluted. Though generally apartment planning is much approved, further improvements can be explored. Particular attention is brought to APT5. As a rule of thumb, whilst direct sight lines from entry to external space/daylight are preferred, where this cannot be achieved, plan an apartment so that at the first turn from entry hall views to external space/daylight are available.

Storage areas for each apartment are not indicated on the plans of the apartments or in the basements. The storage area indicated has poor access and it is not clear how much of this area will be required for plant.

### **Recommendations**

7. Provide full width adjustable sliding screening to the west facing terrace areas on Levels 02 and 03
8. Explore opportunities to simplify the entry sequence to APT5 to achieve views to external space/daylight at the first turn from the entry hallway
9. Review internal layouts including whether laundry facilities could be simplified with the aim of increasing the living areas
10. Check NCC requirements regarding door swings to bathrooms
11. Provide storage in accordance with ADG 4G-1 and indicate on plans.

## ***Landscape Treatments***

The Panel is aware of the minimal landscape opportunities of this site, however there are opportunities for vegetation in planters as shown on the plans. This is strongly encouraged and the Panel supports additional planting for screening, general amenity for residents, shading and improved privacy.



## Recommendations

12. Add further 1m width planters on levels 1,2 & 3. With particular reference to planters on the Southern flank of the terraces and the opportunity to provide viable green screening to the units directly to the South over the laneway
13. Investigate and include if possible potential additional planters at least 4.5m above the “truck line” on eastern facing terraces facing Sommerville Place
14. Additional planting in deep soil could be considered on the ground floor of the garage fronting Sommerville Place
15. The Panel recommend that the Proponent work with Council in creating additional tree and low shrub planting on the laneway linking Sommerville Place and Condamine Street. Understanding this is a Council asset the new landscape works could add amenity to this low-quality pedestrian link. See note above re additional amenity pedestrian lighting.
16. Give careful consideration to species selection and irrigation to ensure low maintenance and viability of planting.

## ***Sustainability and resilience***

The Panel made a number of recommendations in previous advice. Some of these appear to have been adopted and the applicant is strongly encouraged to go further.

SEPP BASIX explicitly precludes the setting of either higher or lower targets by other Environmental Planning Instruments or Development Control Plans.

However, we are living in a climate emergency – all new dwellings should be designed to be as naturally comfortable as possible without heating and cooling (passive design) and should not rely on energy from fossil fuels.

Arguably, the impacts of climate change and the changes to energy supply and security are out-pacing policy and regulation.

There are several aspects of design and servicing that could be easily and cost effectively considered for inclusion in all developments:

- Decarbonisation of energy supply
  - All services should be electric – gas for cooking, hot water and heating should be avoided
  - Heat pump systems for apartments or other ways of providing electric hot water should be considered
  - The storage of hot water can be considered a de-facto battery if heated by PVs during the day
  - Until technologies for the use of hydrogen are developed and introduced, note the risk of gas reticulation becoming a ‘stranded asset’ and the possibility of additional costs to remove gas and rewire the building
  - Guidance is also provided by the Australian Green Building Council <https://gbca-web.s3.amazonaws.com/media/documents/a-practical-guide-to-electrification.pdf>
- Onsite power generation and storage
  - Unshaded roof space is a valuable resource
  - Using PV to provide shade to roof top common areas will generally be supported by the Panel if there are no additional adverse impacts
  - PVs over green roofs perform better due to the local lower ambient air temperature
  - On site battery storage has benefits for the grid and may be a highly desirable back-up during the transition to a de-carbonised grid.
- EV charging
  - Provide EV charging points for each unit



- Allow for bi-directional (2-way) charging of EV battery for powering the building.

### Recommendations

17. Provide PV on the roof
18. Provide heat pump hot water and induction cooktops – remove gas
19. Consider ceiling fans to improve low-energy comfort options for the apartments, they will also improve the NatHERS scores
20. Provide a rainwater tank to recycle rainwater
21. Provide EV charging points for each unit
22. Allow for bi-directional (2-way) charging of EV battery for powering the building.

## PANEL CONCLUSION

**The Panel supports the proposal subject to the recommendations above being incorporated and strongly encourages the applicant to investigate and incorporate additional sustainability features noting the growing awareness of buyers and marketability of efficient units.**