

Urban Design Referral Response

Application Number:	DA2020/0431
Date:	23/06/2020
To:	Alex Keller
Land to be developed (Address):	Lot 4 DP 7445 , 1129 Pittwater Road COLLAROY NSW 2097

Officer comments

Please find below Urban Design assessment following pre-lodgement meeting 11.07.2018;

DA2020/0431 1129 Pittwater Road Collaroy - The Proposal seeks approval for a shop top commercial ground floor premises with upper level boarding house including upper level manager's residence.

There are several aspects of the proposal which cannot be supported however, with further consideration and amendments to the proposed design, could address several issues identified in the current proposal that are not supportable;

1. Ground level access to northern sector of building shows 2385 mm wide ROW easement. With pedestrian access to this sector of the building coming directly off the vehicle access way concern is raised for pedestrian safety and separation along this northern side of the building. The drawings show a cantilevered structure as the covered way. Vehicle and pedestrian circulation will need to be separated at this point with min 3m width for vehicles and a minimum 2 m width for the pedestrian way. Of note to the entrance on the northern side is the outward opening doors onto what looks like steps down to ground level. Confirmation that this is compliant with standards and the BCA for egress should be investigated. It is standard practice that door ways do not open directly onto a stair and should rather open out onto a landing. It is recommended that the northern building line of enclosure be bought back to allow for the minimum vehicle and pedestrian way access as suggested above. Whether the separation is formed by the introduction of columns or rather a separation with bollards or planter boxes or similar to provide this separation be adopted. This would also provide the opportunity to allow for an outdoor seating area to the northern commercial tenancy thereby giving the tenancy certain flexibility in future use. Suggest a min 2m wide pedestrian path that runs adjacent to the northern elevation from the front boundary line through to the northern entry will provide for both pedestrian and vehicular circulation to this area. Applicant should refer also to traffic comments with regards access and circulation in this area.

2. First and second floor plan, Unit 7 and Unit 18 have blank concrete walls to the north. Strategies that look at glazed vertical sections to allow for sunlight/solar access to these rooms is required. Suggest fire rated glass blocks (if fire separation is the reason for the blank wall) to address both the bathroom and the bedroom on both levels, to improve occupant amenity and

solar access to these rooms.

3. Similarly the common room on level one demonstrates no northern solar access to the living space/common room. Similar strategies with vertical glazed sections to bring light into this room is recommended.

4. Verandah structures to the western elevation show not quite full height concrete rendered panels to each verandah. However the end verandah has a distinctly different circular geometry to the rest of the verandahs. This seems an awkward adjacency to the quite brutalist geometry of the remaining verandahs. The interesting treatment of the dividing walls to the eastern elevation has a distinct language which could also be looked at for the rear elevation. At the moment it seems that there are two different building languages across the development. Further refinement of the rear western balconies is recommended.

5. Third floor plan, the manager's residence has an outrigger/pergola structure that, when viewed from the street level has the perceived effect of increasing the bulk and scale of the development. A more refined and lightweight structure for this awning is highly recommended. Cues from adjacent properties that show a slim outrigger with no edge beams to the structure and a glazed (lightweight) treatment to the awnings is the preferred solution to any additional roof type/awning type structure to the upper level. Any awning structure to the area should recede in the background, allowing light and environment to be the dominant view to the upper levels when viewed from the street.

6. Concern has also been raised regarding the views that will be affected to units at the rear of the lot.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.