



Design + Sustainability Advisory Panel Meeting Report – Date 28 July 2022

## **Item 4 - DA2022 0643 - 19-23 The Corso MANLY**

### **PANEL COMMENT AND RECOMMENDATIONS**

#### ***General***

The proposal is for re-development of an existing residential flat building with retail at the ground level comprising 12 residential units' communal rooftop and retail space. Significant alterations to internal layout of the existing building at 19-21 The Corso is proposed as well as additional built form at the upper levels of same and at 23 The Corso.

It is the Panel's understanding that the sites will be consolidated with the Ivanhoe Hotel. This presents the opportunity for integrated management of all sites and significant improvement to the internal amenity of the residential units and urban design and character of Market Lane in particular.

A previous proposal for the site has been reviewed by the Panel and many of the previous comments have been incorporated. Comments here relate primarily to outstanding issues and opportunities.

#### ***Strategic context, urban context: surrounding area character***

Site has frontage to The Corso and Market Lane and the proposal has cleverly untangled the ground floor to provide activation to both frontages whilst also accommodating servicing and engineering requirements and a clear, safe residential entry.

Notwithstanding the challenges relating to the active service laneway of Market Lane, the Panel views activation of this frontage with a retail tenancy as a positive gesture towards the long-term viability of Market Lane and the associated plaza further to the east.

It is clear that the original service lanes of the Manly Town centre are being transformed into active retail frontages and the improvements to the amenity and quality of these rear frontages, that may require substantial modification to achieve their potential should be welcomed, and as proposed in the revised design is strongly supported by the Panel.

#### **Recommendations**

1. Retain retail frontage to Market Lane

#### ***Scale, built form and articulation***

The proposal, whilst principally concerned with the interwar building at 19-21 The Corso, proposes additional built form to benefit internal amenity of apartments as follows:

- Additional set back massing above approved development at 23 The Corso
- Additional massing to the northern portion of Level 3 of 19-21 The Corso
- Lift access to rooftop communal open space atop 19-21 The Corso

This additional massing has been configured to retain legibility of important aspects of existing structures and so that impacts of overshadowing are minimised.

The Panel considers the zero setback to the second floor of no 23 (Apt 2.02) an appropriate urban design response to the Market Lane frontage and preferred to a setback for the following reasons:

- 1) Installing the setback has the effect of increasing the horizontality of the form, hence increasing the sense of bulk compared to the non-setback iteration.
- 2) The non-setback iteration more clearly articulates the subdivision pattern, consideration could be given to emphasising this through a subtle change in material, texture or fenestration.



The Panel supports the setback 'mansard' roof form to the Corso frontage, but this should be setback by a small amount to more clearly articulate the 2-storey form fronting the Corso and allow the re-instated pediment to more clearly distinguished.

### Recommendations

2. Setback the living and dining area of apartment 2.03 to create a greater articulation and separation from the proposed re-instated pediment at No 23. A small balcony space or 1-1.5m would be sufficient to achieve this while still being clearly distinguished from the next level (3) and greater setback of Apt A3.03
3. Revert to non-setback northern facade fronting Market Lane but aim for a vertical expression that distinguishes the two properties
4. Consider minor changes to material, texture or fenestration on the rear elevation of No23 facing Market Lane to reflect the original subdivision pattern.

### **Access, services and storage**

Residential address has been greatly improved and rationalised.

No parking is provided. The Panel support this on the basis of how well the location is serviced by public transport, walking and cycling options and car share provisions. However no provision for bicycle storage is evident on the ground floor

It is the Panel's understanding that the applicant is the owner of the adjoining Ivanhoe Hotel. As such the proposal presents a unique opportunity to improve waste management practices of the hotel as a part of this proposal. It is the view of the Panel that the retail viability and overall public amenity of Market Lane may be improved. The Panel appreciates that the Manly laneways have a 'gritty' urban character and continue to provide service access, but it is hard to see how garbage bins are an attractive or necessary element.

The proposal already considers the needs of the Hotel by the provision of additional toilets for the gaming room and the use of the 'bulk waste store' was not questioned or explained during the Panel session; is this for the hotel operation?

The waste storage area appears to vent to the western light well. While the Panel generally supports maximisation of natural light and ventilation (in this case to the 'retail office') it may be more desirable to close off the ground floor section of the light well.

The Panel notes Council's Waste referral response that identifies similar and additional concerns. The Waste management report does not explain how the waste management will work or its relationship to the Ivanhoe Hotel if any.

### Recommendations

5. The ground floor requires further design resolution. Re-prioritise the allocation of spaces on the ground level to include storage for bicycles and bulky items such as surfboards noting that no other storage is provided for the residential units.
6. Investigate opportunities for the subject site to enhance waste management/delivery operations of the Ivanhoe Hotel.
7. Review and explain how the waste handling will not adversely impact the amenity of the residential units particularly in relation to odour control.

### **Landscape**

Planters on the roof will not provide the best growth conditions and may limit the landscapes' ability to add amenity.

Functionality of the rooftop is not clear – lounge located next to the BBQ while table is under a separate shade structure. Why not bring the structure and table together with access and BBQ and provide lounge space where table is now.



Species selection is an odd mix and should be amended to a native palette. No need for exotics here.

### **Recommendations**

8. Amend the rooftop common open space to include built in planters, reconsider the planting pallet.
9. Reconsider the layout and functionality of the rooftop common open space.

### **Amenity**

Apartment amenity has been improved, however some issues need further resolution:

- The opportunity for overlooking exists between apartments facing new lightwell above 23 The Corso. With care, this may be improved.
- Acoustic privacy between apartments and rooftop beer garden associated with Ivanhoe Hotel operations is unclear.
- Visual and acoustic privacy between level 3 eastern balconies and rooftop beer garden is poor due to immediacy and balustrade treatment.

The Panel strongly supports the modification to fenestration of the Market Lane façade that will significantly improve the internal amenity of the apartments and as importantly, will improve passive surveillance and allow for greater activation and engagement with this quirky public space.

### **Recommendations**

10. Ensure privacy between apartments facing eastern lightwell by controlling overlooking
11. Ensure acoustic privacy to apartments potentially impacted from Ivanhoe rooftop beer garden
12. Ensure privacy to level 3 terraces directly adjacent to Ivanhoe rooftop beer garden, alternatively, provide as non habitable, planted roof
13. Include car park and library structures on view from sun analysis to verify solar access
14. Ideally, indicate how and where kitchen exhaust might be located should the retail become a food premises in the future
15. Give further consideration to how the design of windows and railings (Juliet balconies?) might encourage activation and engagement with market lane by the residents.

### **Façade treatment/Aesthetics**

Overall treatment of northern facade supported, particularly, the fine, articulated window and balcony apertures. Whilst the whimsy of the coloured awnings is appreciated and appropriate, shading treatment to northern facade may benefit from being more robust/adjustable and have the potential to enhance privacy of north facing living rooms.

### **Recommendations**

16. Explore options for shading, privacy, details of north facing windows adjacent to Market Lane.
17. Consider dual banks of louvres above and below handrail height to control privacy from below while admitting sunlight from above.

### **Sustainability**

#### **Recommendations**

18. Rainwater recycling could be included and reticulated to some of the toilets.
19. Full electrification and no gas in anticipation of decarbonisation of the grid



20. Investigate material choices with low embodied carbon; low carbon concrete mixes with 70% less cement are readily available. Fly ash concrete should be investigated for the structure of the building, as well as other low carbon materials
21. Select roofing materials with high albedo roof to reduce urban heat and install high insulation levels

## **PANEL CONCLUSION**

**The Panel is generally supportive of the proposal, and considers the revised design significantly better than that presented to the Panel previously.**

**However, the ground floor requires redesign to better manage waste and to provide storage for residential units.**

**Some minor changes to the design and documentation are required in accordance with the above recommendations.**