

Design + Sustainability Advisory Panel Meeting Report – Date 1st February 2024

ITEM 4 – DA2023/1708 – 431 Pittwater Road NORTH MANLY

PANEL COMMENT AND RECOMMENDATIONS

General

Proposal follows from PLM 2021/233 submission and responds to previous comments in part. The panel are supportive of the proposal pending the resolution of some design issues.

Strategic context, urban context: surrounding area character

The provision of a significant new public building in this location is encouraged as a response to community demand. Given surrounding parkland and other community facilities, the use is compatible and complimentary. The significance of the proposal brings with it a great opportunity and civic responsibility. It is the opinion of the Panel that the proposal should do more to connect to its surroundings and to create civic place, space and address.

As proposed, the interfaces, fencing and dominant vehicular infrastructure are overly utilitarian and do not contain the spaces for people required to promote positive civic outcomes.

Recommendations

1. Consider pedestrian address, waiting areas and how the proposal may interface to activate surrounding public spaces and read as an approachable public building

Scale, built form and articulation

Overall built form response is appropriate for a building of this function. The panel commends the clear articulation of the building's function and architectural resolution including passive and active energy usage reduction measures.

The proposal does however miss opportunities to give the cafe a more positive address to the public domain.

Recommendations

2. Consider how the cafe may legibly function to serve public patrons

Access, vehicular movement and car parking

Dominance of parking infrastructure on site creates poor outcomes and capitalise on opportunities to create a quality civic outdoor space.

Reduction in parking may be required to achieve desired outcomes with more space being dedicated to pedestrian and alternative transport usage, tree planting and sheltered waiting space associated with the kiss and drop

Recommendations

3. Develop legible pedestrian network on site to ensure clear address and wayfinding
4. Develop bicycle access to site and parking near entry with consideration of e-bike charging
5. Reduce parking to allow for tree planting

Landscape

Do not support the approval of the Landscape Plan submitted. It is very rudimentary without sufficient information to assess the proposal. Moreover it fails to address a number of critical issues on site and capitalise on opportunities to create a quality civic outdoor space.

Recommendations

6. Carpark paving materials to be light coloured to reduce absorption of heat and decrease heat Island effect.
7. Utilise permeable paving and WSUD design (eg. Bioswales) to manage and collect water on site for reuse and improve water quality of run off.
8. Install rainwater tanks to collect roof water.
9. Plant considerably more tall native canopy trees in the carpark including central aisles to improve amenity and decrease heat Island effect. This is critical alongside west and north facing blank facades and to shade the battery storage areas. This will significantly improve passive cooling on hot days.
10. Retain existing trees on site.
11. Design a more amenable pedestrian experience including at entry to the site and throughout the carpark including provision of shade from canopy trees, understory planting and change in paving materials for improved wayfinding.
12. Develop detailed scheme for adjacent outdoor area to the proposed café including detail planting, paving, outdoor seating and access to the greater Parkland.
13. Develop detailed scheme to the proposed memorial outdoor area including detail planting, paving, outdoor seating and access to the café and Park.
14. E charging for a number of car bays for parking lot.

Amenity

The Proposal utilises large expanses of transparent/translucent materials, connecting internal spaces with the outside environment. The proponent confirmed that gymnasium space would not be conditioned, but rather would operate on basis of natural ventilation with assistance from large ceiling fans.

Recommendations

Façade treatment/Aesthetics

An elegant and refined palette of materials is proposed to execute functions of the building and present as a calm and considered whole.

Recommendations

Sustainability

The panel supports the strategies and intentions of the project.

Recommendations

PANEL CONCLUSION

The Panel is supportive of many aspects of the proposal, however strongly recommend that significant improvements to the public domain interface and landscape as described above should be implemented prior to approval.