

## DESIGN AND SUSTAINABILITY ADVISORY PANEL MEETING REPORT

### DA2025/0764– Long Reef Golf Club 2 Anzac Avenue COLLAROY NSW 2097

## PANEL COMMENTS AND RECOMMENDATIONS

### General

This Development Application was presented to the Panel at Pre-DA stage on 28 November 2024. The advice provided the following conclusion:

*The Panel does not support the proposal in its current form. Aspects of the proposal need further consideration including potentially substantial reduction in the floor area.*

The proposal needs to be considered in line with the Crown Plan of Management for the land on which the club house is located and the long-term use of this public land zoned RE1 Public Recreation. The proposal does include some landscaping works within Anzac Avenue Road reserve at the interface with the beach. Council's asset managers will need to consider whether this is acceptable or whether it is privatising of public land and beach access. Other concerns relate to vehicle access, pedestrian pathways and lack of clarity surrounding how the proposed overflow and staff car parking areas would work. Further design attention is sought to resolve these issues.

The plans need to clearly identify the existing retained building fabric, what is to be demolished and new building fabric to ensure certainty as to the extent of the proposal as alterations and additions for assessment and certainty for any determination.

If the building is to be retained and re-used as proposed, the Panel would recommend a reduction in floor space to reduce the bulk, impact and scale.

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

The Panel acknowledges and commends that the proposal has an improved public domain interface from what is there currently. The manner in which outdoor spaces are proposed to be used without being fenced off is also an improvement. This is supported.

### Recommendations

Previous recommendations from Pre-DA stage:

1. Provide thorough site analysis detailing environmental, geographical, topographical and hydrological conditions and understanding country. Demonstrate understanding of impacts of climate change, key opportunities and constraints as well as genesis and synthesis of design outcomes in response to these conditions.
  - Comment: This recommendation has not been comprehensively addressed. Further detailed appraisal and attention, especially to design for country, is required.

**II. Consider whether alternative siting may provide for longer life of building with respect to effects of climate change**

- Comment: This recommendation does not appear to have been addressed.

Further recommendations for DA:

1. The Panel would like to see a more comprehensive response prepared and submitted in relation to the previous two recommendations above.

**Scale, built form and articulation**

The Panel notes that the rationale of keeping as much of the existing building fabric as possible is clear (especially on sustainability grounds). Whilst the extent of retained and new building elements has been made clearer it is still difficult to ascertain the degree to which the building would qualify as “alterations and additions” or whether it would be deemed to be a new build. This is a consideration for Council as it may have implications in interpreting relevant caselaw specifically regarding the location at the interface with the beachfront/waterfront. There is a lot of fabric identified for demolition and a lot of what is left appears not to be retained but re-built in the same location.

**Recommendations**

Previous recommendations from Pre-DA stage:

- III. Clarify which building elements are retained, altered and which are additional.
  - Further information has been added to the plans but the extent of demolition and new work -especially on the elevations – remains unclear.
- IV. Explore employing thinner building sections, courtyards to encourage penetration of natural light into building program, natural ventilation and providing protected outdoor space
  - Whilst objectives like achieving 60% natural ventilation are supported it remains unclear exactly how this is to be achieved in practice. Recommendation regarding courtyards has not been taken.
- V. Consider compositional aggregate of roofscape to achieve calmer, more consistent form
  - Acceptable

Further recommendations for DA:

2. The Panel however is concerned about the intensification of use on the site and therefore the proposed additional bulk. A reduction in area and building size/ height is recommended.
3. The Panel would recommend a peer-reviewed engineering report be prepared by an independent structural engineer. Confirmation is sought as to whether that the extent of demolition that is proposed can be undertaken whilst at the same time retaining the structural integrity of the original building. Can the development be deemed to be an alteration and addition or is it a re-construction.
4. the Panel would recommend that a staging strategy for implementing successive stages of demolition and construction be prepared and submitted to Council for approval.

**Access, vehicular movement and car parking**

Existing carpark and drop off area. The Panel accepts that the aim is to retain as much of existing carpark as possible but improve DDA access. Reassuring that the applicant has taken on board previous comments from Council.

### Recommendations

Previous recommendations from Pre-DA stage:

- VI. Include car park as part of greater Landscape considerations
  - More information is required (see Landscape section below)
- VII. Provide facilities for alternative transport options
  - Acceptable

Further recommendations for DA:

- 5. Questions remain about the detail design of the over-flow carpark area. Consideration of a unified landscape approach incorporating permeable paving opportunities is encouraged for consideration.

## **Landscape**

The proposal for renovating the clubhouse is primarily utilising the same building footprint which allows for the retention of most of the existing trees and landscape elements. However, 2 x large Canary Island Date Palms located wither side of the front entrance are proposed for removal.

### Recommendations

Previous recommendations from Pre-DA stage:

- VIII. Consideration should be given to some low canopy planting over the area to the south that will house the new kiosk/café to provide relief from the hot summer sun and to help reduce the heat island effect in this area while helping to integrate the built form of the building with the natural form of the golf course and garden beds adjacent.
  - The submitted landscape plans propose one small mid-sized canopy tree to provide some shade to the kiosk / cafe in response to the pre-DA comments however, additional tree planting should still be considered in high-use areas to provide much needed shade.
- IX. The proposal should include increased vegetation and tree planting to offer shade and respite from the sun including throughout the carpark area with the use of front-line salt tolerant species that can tolerate the intense winds characteristic of the shoreline location. Some deciduous trees could be implemented such as *Quercus pallustris*, Pin Oak or *Gleditsia triacanthos* Sunburst, Honey Locust to allow for winter sun to penetrate areas of the cub to reduce the need for heating.
  - The proposed planting throughout the site will provide much needed shade and the Landscape Architect has chosen mostly endemic and native tree species over exotic, deciduous varieties which is considered acceptable considering the sensitive nature of the site.
- X. The proposed structure, if granted approval, would feature a second level, including several two-storey blank walls that could be enhanced by the incorporation of a green wall solution.

This addition would assist in minimising glare caused by reflections and contribute to lowering indoor temperatures within the building.

- Although the landscape documentation proposes garden beds along many areas adjacent to the building, the proposed plants are all low-growing with no climbers proposed for the side of the building which should still be included as part of the revised landscape documentation package. Planting to the side of the building will help with reducing the internal building temperatures.
- XI. Water minimisation design elements should be considered such as low-water use plants and connection the irrigation to a harvested rainwater tank system.
  - The proposed landscape plans include drip irrigation to all garden bed areas which is preferred over pop-up style irrigation heads however, there does not seem to be any notes indicating the irrigation will be supplied or partially supplied by water harvesting which is preferred. This approach for water use sustainability should be incorporated into the revised landscape documentation package.
- XII. A structural root cell system designed for water harvesting and storage ought to be implemented in the carpark area, as well as in any other planting zones that are devoid of underground utilities. This approach would facilitate effective tree planting and reduce dependence on municipal water supplies.
  - Although the use of a structural root cell system was recommended for both water harvesting and root development, there does not appear to be any mention of this recommendation in the landscape documentation. The site could benefit greatly from the use of structural root cells while providing great environmental benefits. This approach for water use sustainability and root development for proposed trees should be incorporated into the revised landscape documentation package.
- XIII. All trees and shrubs capable of achieving a height greater than that of the proposed building must be strategically located with consideration for the exiting view corridors.
  - *Angophora costata* (Sydney Red Gum) is an endemic and emergent tree that should be considered as a canopy tree to help with the increased building height which will also allow for filtered views through they typically thinner canopy than other trees while providing additional shade to the building further reducing the requirement on cooling requirements. In addition, several more *Livistona australis* (Cabbage Tree Palm) This recommendation should be included as part of the revised landscape documentation package.

Further recommendations for DA:

6. Consider relocating the proposed DDA compliant parking area to a location that does not require the removal of the mature, established Date Palms. Should they be removed, consider replacing them with endemic *Livistona australis* Cabbage Tree Palm, where practicable.
7. Consider a use of building articulation to provide areas to plant iconic local Cabbage Tree Palm trees to add to the canopy cover and overall landscape response.
8. Consider the use of fragrant trees, shrubs and ground covers in response to the building design that proposes capturing the sea breeze with open ventilation corridors.
9. The Panel acknowledges the proposal for soft landscaping areas, low water use species and irrigation with harvested rainwater. Consider the use of structural soil cells beneath the carpark area that are designed for this purpose. Some companies manufacture the product in Australia from recycled plastics further reducing the carbon output required.

10. More information is required for the overflow carparking area which could also take advantage of a water harvesting/structural soil cell consideration.
11. The seating wall along the eastern boundary is a nice idea but clarification is required for the use of this area and confirmation sought to understand if development in this area is allowed by Council and the current lease agreement with the Club.
12. Revised reports and drawings should cite and comply with the latest Australian Standards:
  - a. AS 2023:2018 Tree Stock for Landscape Use
  - b. AS 4970:2025 Protection of Trees on Development Sites

## **Amenity**

### Recommendations

Previous recommendations from Pre-DA stage:

- XIV. Improve internal amenity by configuring built form elements to encourage greater access to natural light, air and views. Consider thinner building sections to achieve greater amenity.
- The Panel commends efforts to expand daylight opportunities to the interior spaces but queries how this is to be effectively achieved (especially in the deeper dining and kitchen areas at the centre of the building). The Panel therefore remains concerned about the viability of providing good levels of natural light and air to these spaces. Reference is also made to the difficulty of providing effective and safe drainage to the roof of the building, relying as it does on box drains covering long distances. As the applicant also noted these have a tendency to degrade and fail over time. As a solution to both issues consideration should be given to introducing interior courtyards into the centre of the building. These would facilitate better access to light and air to the interior but also provide a means to more safely manage the expected stormwater drainage issues. Introduction of open courtyards will provide views to the sky and potential introduction of landscape both of which will increase aesthetic amenity and thermal comfort for occupants.
- XV. Support importance of community facility by encouraging publicly approachable edges and active interfaces
- Acceptable

Further recommendations for DA:

13. Further attention in relation to previous recommendation XIV sought.

## **Façade treatment/Aesthetics**

The Panel consider that a contemporary design approach would have been more preferable to the chosen overlay of Spanish-mission style. It is noted that whilst the Panel is not wholly supportive of the chosen architectural aesthetic it is acceptable.

### Recommendations

Previous recommendations from Pre-DA stage:

- XVI. Provide clear distinction between historical elements of the club and additions to assist with legibility of historical fabric
- Whilst new from old has been identified on plans it remains unclear the degree to which new elements can be considered in-fill and structurally reliant on existing un-demolished fabric and those which are fully re-constructed elements. This also remains especially unclear on the elevations. In line with the DCP definition of what constitutes an “alteration and addition” the Panel would recommend that the drawings be further developed to reflect what is principle existing fabric and what can be deemed new supplementary in-fill work.
- XVII. Consider a more interpretive approach to referencing historical building types
- Not considered by Applicant but acceptable
- XVIII. Utilise materials that will survive the elements and provide protection to occupants
- Further information required to verify and support that the chosen palette of materials can be easily maintained in a coastal environment

Further recommendations for DA:

14. Previous recommendations satisfied

## **Sustainability**

The Panel welcomes the objective to naturally ventilate 60% of the floorplate. It also supports efforts to have internal areas benefit from façade glazing and open-ness and outdoor areas where possible but the constraint imposed by neighbouring residents. The latter means that the first floor terrace faces east and south in order to protect acoustic amenity of residents to the north.

### Recommendations

Previous recommendations from Pre-DA stage:

- XIX. Decarbonisation of energy supply
- As noted by the proponents, all services are to be electric. For information on the importance of this for cooking, see <https://cooksafecoalition.org/>.
  - Heat pump systems for providing electric hot water need adequate space for their proper ventilation. The storage of hot water can be considered a de facto battery if heated by PVs during the day.
  - 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
  - Identify where PV installations, sized to suit the demand, should be located. Options could include the solar oriented roofs on the building, or possibly as shading in the car parking areas where they are easily accessible.
    - Comment: The updated DA submission does not appear to specifically address this. It should be included in the final drawings and specifications and checked to Council's satisfaction.
- XX. EV charging



- Provide EV charging points (Min 15 amp) to suit level 1 charging in car parking.
- Consider secure storage for heavy E Bikes.
- Comment: The updated DA submission does not appear to specifically address this. It should be included in the final drawings and specifications and checked to Council's satisfaction.

**XXI. Passive design and thermal performance of building fabric**

- The Panel acknowledges the architect's commitment to passive design principles. In line with this, we commend a fabric first approach to ensuring amount of energy required for heating and cooling can be kept to a minimum. This can be enhanced with appropriate orientation, smart built form, good insulation and sealing, well designed natural ventilation, external shading devices and appropriate planting.
- Consider investing in higher than the minimum Section J requirements in preparation for the changing climate we are experiencing.
- The inclusion of ceiling fans to all rooms will provide comfort with minimal energy while reducing the need and energy required for air-conditioning.
  - Comment: The updated DA submission does not appear to specifically address this. It should be included in the final drawings and specifications and checked to Council's satisfaction.

**XXII. Water use minimisation**

- Harvest rainwater from roofs and ensure the tank is connected to the toilets to maximise reuse. This will also reduce the size of tank required because the water will be used constantly.
- All fixtures and appliances should be as water efficient as possible.
- Landscape design and planting should support biodiversity and be water tolerant and suitable for the microclimate – see comments under Landscaping.
  - Comment: On the basis of what was said at the meeting, the Panel understands that all fixtures and fittings are to be water efficient; that rainwater is to be collected in golf club wetlands for reuse in landscaping and that landscaping to be drought tolerant and supportive of biodiversity. These measures are all supported. No indication however of whether water is also to be used for toilets – which is something to be given further consideration.

**XXIII. Embodied carbon**

- Consider the following approaches to reducing the embodied carbon of the project:
- As the ideas for retaining and reusing the existing building are developed, consider:
  - i. How to minimise the structural and material impact of any changes
  - ii. Reuse of any removed bricks (if they can be cleaned) in the new work
  - iii. Use of ground masonry into aggregate for concrete or larger fragments for gabion walls, either on site or elsewhere
  - iv. Finding new homes for any equipment, fixtures, materials etc that are no longer required in the new work



- Simplified structures and reduced spans to reduce the amount of steel reinforcement and concrete required
- Simplified building envelopes with minimal steps in facades and minimal fixings
- Keeping small and optimising the quantity and quality of space required
- Dematerialising wherever possible (e.g. bare concrete floors, reduced tiling etc)
- Designing for long life for the overall building and how to address different time frames for structure, envelope, services, fit outs etc.
- Consideration of using biogenic materials such as timber for structure
- Using low embodied carbon concrete, recycled steel and recycled materials wherever possible
  - Comment: The updated DA submission does not appear to specifically address this. It should be included in the final drawings and specifications and checked to Council's satisfaction.

#### XXIV. Education

- Public buildings like this are a great opportunity for providing information about the sustainability features of the building, particularly the way forward in being fully electric. Signage could be used to explain the history, importance of being fully electric, materials reuse, water recycling, solar power and energy balance, natural ventilation etc.
- Comment: The updated DA submission does not appear to specifically address this. It should be included in the final drawings and specifications and checked to Council's satisfaction.

Further recommendations for DA:

15. The updated plans seem to have considered some of the previous recommendations (as above) but further detail and verification is sought. Confirmation of strategies and targets will need to be more clearly set out on the architectural drawings and documentation – prior to any approval.

## PANEL CONCLUSION

The Development Application (DA) was presented to the Panel at Pre-DA stage, where it was not supported in its current form. The Panel raised concerns over the excessive floor area and potential privatisation of public space/road reserve

The Panel recommends a reduction in bulk and floor space and a reassessment of siting and staging should be undertaken. Overall, substantial changes are required to reduce the visual and improved sustainability goals.

The Panel does not support the development in its current form.