



The General Manager

Northern Beaches Council

Attention: Maxwell Duncan

26th June 2023

Re: 85 Blackbutts Road Frenchs Forest

Design and Sustainability Assessment Panel Responses

We note that this is the second DSAP presentation for this site, and whilst majority of the items from the first meeting were met, we were still given 21 recommendations. The applicant as well as the applicants team has considered the recommendations and our responses are below.

DSAP Comments and Recommendations

TH4 courtyard should have a Elaeocarpus reticulatus as per the other units.

This recommendation has been incorporated in the amended landscape design.

The OSD garden associated with TH1 have a step or ramp access into the basin space.

This recommendation has been incorporated in the amended landscape design. Whilst only shown in a preliminary way, further detail can be done during the CC Stage. The OSD Basin capacity will not be significantly reduced as this can be an open structure (e.g. perforated metal ramp/stair) and the amount of planting in the OSD is being reduced via recommendations further below which also leads to a larger capacity.

The Panel recommends that the landscape plans indicate a trellis system on the Eastern boundary wall that could support evergreen vines as specified. As noted in the Façade treatment / aesthetics.

Councils letter dated 19th June 2023 states "the trellis is not supported by council"; however, after phone discussions with council we believe, this is actually meant to state an arbour structure is not supported. For this reason, we have then updated the landscape plan to incorporate the recommendation from the panel.

The Panel highly recommend the inclusion of an arbour structure with appropriate climbing species to improve the visual experience of the constrained driveway space and to provide shade.

As noted in the previous recommendation, our understanding is that council will not support an arbour structure. The applicant is still happy to provide this should it be required, but council have concerns over delivery trucks etcetera. For this reason, we have not included it in the amended design.



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The proposed hedge species on the Western, Southern, and Northern boundary be substituted for a native species.

The landscape plan has been updated; however, this item conflicts with Councils Landscape Officer who was proposing conditions of consent to change the species to "b) all screen planting along the western boundary shall be *Viburnum odoratissimum* and 45 litre pot size,". The council proposed screen planting substitution is not a native species. We have followed Councils Landscape Referral for this item rather than DSAP.

Provide a full height glazed return to the Living Room north facing window wall so that a vista to outside is achieved at the entry point. Ensure landscape screen planting or privacy screens are provided to the window return to prevent side boundary overlooking to neighbours private open space.

We have not incorporated this item as the view will be of a 1.8m fence with screen planting rather than a vista. We would rather leave this area for artwork, lamps etc. Privacy is maintained.

Increase the width of living spaces to the maximum possible by reducing the bedroom width to the minimum possible. i.e. 1.2m from the foot of the bed to robe. Reduce the length of the Living room to maintain current FSR. This will increase side boundary setbacks and landscape screening areas slightly.

The living area features a raked ceiling design currently. If the living area is increased in width without the corresponding level 1 being reduced, then we would need to introduce a bulkhead over nom 1/4 width of the living area, while the 3/4 will have a raked ceiling. This configuration does not add any additional value to the internal space. We also do not want to change the whole space to a flat ceiling we will lose the high window; therefore, the kitchen and entry corridor will lose a lot of have natural light.

Provide planted trellises for creepers across the driveway to create a garden character to the shared entry space.

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Ensure the garage doors are high quality natural finishes such as timber sectional lift doors.

The finishes schedule already note a timber finish. We will endeavour with the client at CC stage to ensure they are high quality.

Reduce the width of each garage door to approximately 3.8m.

To ensure that garages remain accessible and not filled with miscellaneous items, we maintain the current size of the doors.





Provide windows with sun hoods to upper rooms with north facades.

Most of the ground-level north-facing windows are adorned with pergolas. Additionally, on the first floor, there are two windows facing north that lack hoods. These windows do not provide views of the main spaces. Furthermore, there is a metal box attached to the north-facing window of the bedroom in townhouse 1, which is not required.

The drawings should identify the location of all condenser units for air conditioning/hot water.

We would envisage that the hot water units and air conditioning system are positioned adjacent to the rainwater tank, ensuring accessibility while remaining hidden from public view. This arrangement will be investigated further at CC stage, but we would be happy to accept a condition of consent relating to this item.

Confirm 7-star NatHERS is achieved for each dwelling.

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.

Provide ceiling fans to all bedrooms and living rooms.

Provide outdoor drying areas for each dwelling.

Onsite power generation and battery storage. 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.

Unshaded roof space is a valuable resource for PV installations.

Provide PV solar as per TH4 to all other dwellings to offset electrical loads.

EV charging: Provide EV charging points for each unit (Min 15 amp) to suit level 1 charging.

Passive design and thermal performance of building fabric.

Whilst the above recommendations have been made, it is noted that they are above the requirements of SEPP BASIX and as such cannot be reasons for refusal. The applicant may consider some of the above during the marketing process if the market demands the above items, and they will submit a modification application if that is required.

Based off the above items, we believe we have satisfactory addressed the concerns of the panel with the amended landscape design and we look forward to Councils Assessment Report.

Kind Regards,

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