



Design + Sustainability Advisory Panel Meeting Report – Date 9 December 2021

2 - DA2021 1814 - 58 Forest Way FRENCHS FOREST

PANEL COMMENT AND RECOMMENDATIONS

General

The DSAP reviewed an earlier application for the development of this site by another architect. The current proposal has responded to the Panel's comments and is a substantial improvement on the earlier scheme. Some further adjustments to the design are recommended below.

Strategic context, urban context: surrounding area character

Adjoining one and two storey detached houses are set back from front and rear boundaries. The proposal aligns with these houses and is appropriately sited.

The character of the proposed built form is appropriate to the surrounding built form character.

The road frontage to Forest Way is heavily landscaped for hundreds of metres on either side of the site. This is achieved, in part, by landscaping within the curtilage of the road corridor and it is understood that Transport for NSW and Council require that landscape within the road corridor in front of this site be removed and that the front fence be contained wholly within the property.

It is recommended to continue to create a landscaped character within the property boundary. The proposed concrete block wall on the front boundary would be out of character with the existing landscaped context as it would be visually prominent due to its flat surface being unrelieved by surface articulations and vegetation. See *Landscape* below for detailed comments.

Recommendations

1. Relate the streetscape character of this proposal to the heavily landscaped character of properties along the length of Forest Way in proximity to the site.

Scale, built form and articulation

The scale, built form and articulation of the building is acceptable. The front retaining wall needs amendment in accordance with other recommendations.

Recommendations

2. See recommendations 1 and 3.

Access, vehicular movement and car parking

Acceptable.



Landscape

The intended retention of trees is commended. The construction of the front retaining wall on the boundary will impact the landscaped character along Forest Way and its character and associated landscaping should be enhanced.

The proposed blockwork front fence is a large expanse of unarticulated masonry. Articulation should be provided by the use of split faced concrete blocks; engaged piers and corbels in brickwork or other means of articulation through materials and form. The proposed inner fence behind the boundary fence should be raised in height to provide additional sound reduction from the road. The space between the 2 walls should be slightly widened and substantially landscaped, to provide hanging planting that will cascade down the lower wall and vertical planting that will substantially screen the upper wall.

Recommendations

3. Create greater articulation in the front retaining wall, increase the separation and height of the wall above it and provide additional landscape to visually soften both walls.

Amenity

The amenity of the neighbour at 56 Forest Way is compromised due to overlooking of the yard from the stair descending from the top floor apartments. There may be a number of ways to resolve this issue, however one solution to increase privacy would be to screen the stair and top floor landing with closely spaced battens or small hole metal mesh. The single flight stair does not accommodate this type of screening, however one solution would be to make the stair from Level 1 to ground, and from ground to basement, a double flight stair. The landing between the flights would be screened, as well as the Level 1 landing. Bedroom 2 of Units 2 and 4 and the basement parking may need rearranging to accommodate this change.

The windows of Bedroom 1 and Bedroom 2 in Unit 3 overlook the neighbour's property. It is recommended that these windows be screened to avoid overlooking.

Recommendations

4. Avoid overlooking of the neighbours yard from the Level 1 landing, the upper level stair and Unit 3 bedroom windows with screening.

Façade treatment/Aesthetics

Acceptable, however will need minor amendments to the form to address other recommendations.

Recommendations

5. Amend in accordance with other recommendations.

Sustainability

The raised roofs over the bedrooms in Unit 3 bring sunlight into the bedrooms, which might not benefit from this, especially in summer. Controlling sunlight and daylight to these rooms may be difficult due to the height of the windows. Consider redesigning the roofs to bring solar access into the upper living rooms instead and less unwanted light into the bedrooms. Alternatively, reduce the ceiling height and clerestory window openings of these bedrooms.

The proposed solar access to the living/ dining room of Unit 4 is desirable. Solar access modelling of the window height and roof overhangs should optimise it for winter and summer sun control.

The thinness of the roofs as shown will need to be addressed to create more space for insulation.



The Panel strongly recommends that the apartments achieve more than the lowest BASIX score, be fully electric (no gas) and have as many PV panels on the roof as possible to supply more of the required power. A more efficient building envelope – with a particular focus on the windows/doors and insulation– will help achieve this, and provide a more future proof development that immediately delivers more comfort and affordable energy bills for the occupants.

Recommendations

6. Make the building fully electric, with no gas provided.
7. Use efficient electric options for hot water, cooking, and space conditioning (if required)
8. Increase the energy efficiency of the building to deliver more natural comfort, higher BASIX scores and natural comfort for the occupants
9. Consider redesigning the roof to the southern block to reduce clerestory windows to the bedrooms, provide solar access to the living rooms and allow more space for PV panels to be included.

PANEL CONCLUSION

The Panel recognises that substantial improvements have been made since the earlier proposal viewed by the Panel.

The Panel supports the proposal overall if it were amended in accordance with the recommendations that aim to enhance the amenity, improve privacy landscaped character and sustainability of the proposal.