The General Manager
Northern Beaches Council
Attention: Anne-Marie Young

8th November 2021

Re: 58 Forest Way Frenchs Forest

DSAP Panel Comments & Recommendations

Below are the panel comments provided for the Previous DA application number DA2020/1287. All prior concerns have been outlined below. Each item has now been addressed with an adequate response for each concern now integrated into the new proposed design.

Public domain

The existing concrete block retaining wall extends into the public footpath. The existing mature vegetation provides a visual barrier and contributes to the streetscape along Forest Way.

Recommendations:

The existing concrete block should be removed, and any retaining wall be located entirelywithin the site, while every effort should be made to protect and retain the existing vegetation.

> Retaining wall is now located entirely within the site. The relocation of this wall leads to two trees required to be removed, one which is Z1 and another which is A1. There are still two trees near the retaining walls that are protected and retained.

Density Scale, built form and articulation

Whilst the proposal complies with the SEPP HSDP density control, the proposition of large internal voids and above ground car parking, which are not counted in FSR calculations, add building bulk.

> The proposed design no longer includes any above ground parking. Further, all internal voids have been removed from the design so there is now no additional bulk.

The high roof form in the rear 25% of the site does not meet the objective of the single storey control in the SEPP, as the high built form adds overshadowing to the neighbouring yard and will be excessively visually prominent, with a 2-storey appearance.

> The proposal has no building at all in the rear 25% so not even single storey in appearance.

The 2 buildings are 2.7m apart, which is insufficient separation to provide a view corridor and visual separation between the buildings. If a separation between the 2 buildings is provided it needs to be substantially more than 2.7m.

> Not applicable as this is no longer part of the proposal.

The ground floor living rooms are very close to the northern boundary and the adjoining house. They will be overshadowed for a large part of the time and would have poor amenity.

> The living rooms are now between 2 and 6 metres from the boundary. They all receive 6 hours of sun in

winter and would not have poor amenity.

The two storey dwellings have living areas at ground level and upstairs. The top-level living area has the potential to be converted into a bedroom by a future occupant and is undesirable, as additional bedrooms would trigger additional car spaces if proposed at DA stage.

Not appliable under the new application.

The overall internal planning and built forms are highly irregular. The top floor steps around 2 storey internal volumes and external forms and roofs are primarily a result of internal planning decisions. More regular internal planning could make more efficient use of space. It is recommended that more regular planning, external forms, and roof forms would create better proportioned buildings, without losing the ability to have some facade articulation.

We believe the new design is regular, well proportioned, and still has good articulation.

Recommendations

Comply with the single storey limit on the rear 25% of the site

We now comply.

Increase the distance between front and rear building to improve amenity and allow for some vegetation to screen the blank wall

No longer appliable under the new application.

Landscape

The arborist's report states that the proposal is to remove 6 trees, 4 of which are high value trees and one of which very high value (T6). This T6 tree has a large canopy that sets the landscape character of the site and is visually prominent in the neighbourhood. Tree 4 has an A1 retention value and is located on the neighbouring site. While the arborist nominates a methodology to manually excavate to retain and protect this tree, locating the building further from this root system would be preferable, as the long-term health of this tree could be substantially diminished with the proposed methodology.

Tree 4 now has no intrusion as the building has been pulled further away.

The loss of the proposed trees will substantially reduce the tree canopy and landscaped character of the site. This character would not be reinstated with the proposed landscape, which contains only 1 replacement native canopy tree, in the street front N-E corner of the site. The non-compliance of the landscaped open space area, large, paved areas for vehicular access and only 1 canopy tree would lead to an outcome that does not fit into the landscaped character of the area and does not retain trees of high intrinsic value.

The new proposal has worked hard to retain as many trees as possible. It is not possible to retain 2 of the 4 trees in the front setback due to the relocation of the retaining wall to be within the site boundaries.

The removal of almost all the trees bar one specimen is an issue with the loss of urban canopy as well as landscape character. The development will lead to the removal of 7 significant endemic trees on site of great size, in good condition and currently providing over 50% canopy cover to the site.

The new proposal has worked hard to retain as many trees as possible. It is not possible to retain 2 of the 4 trees in the front setback due to the relocation of the retaining wall to be within the site boundaries. The arborist report recommends their removal. The landscape architect has proposed to plant 23 new trees on the site which will have a large canopy coverage. Of the 23 new trees, 15 of them have a mature height over 15 meters.

Recommendations

Redesign the development footprint to provide deep soil to provide for tree retention of all significant trees. A suggestion is to flip the driveway, reduce the garage footprint, to increase the trees retained and make more space available for additional planting.

The new proposal has a significantly reduced footprint. The driveway location has also been flipped as per the panel recommendation. There is a lot more space now for additional planting.

Consider basement car parking that may free up even more space to allow retention of trees.

A basement has been considered by the applicant and the new proposal includes a basement parking level. This has increased the number of trees we could retain on the site.

Landscape Areas appear less that the 30% required are noncompliant leading to a poor landscape outcome noted above and screening issues to boundary e.g., Driveway and courtyards to Units 2/3.

Landscape areas are now compliant and well in excess of the minimum requirements.

Recommend:

Increase landscape areas to be 30% requirement.

Landscape area has been significantly increased.

Amenity

The ground floor living rooms will be overshadowed for a large part of the time as they are very close to the northern boundary and the adjoining house. Setting back from the side boundary or re- orienting the living rooms would enhance amenity.

The living rooms are now between 2 and 6 metres from the boundary. They all receive 6 hours of sun in winter and would not have poor amenity.

The acoustic report should recommend high performance glazing to address acoustic issues related to Forest Way.

Acoustic Report has now been provided which has recommended XXX.

Recommendation

Investigate re-arrangement of internal planning to minimise noise impacts, note the requirement under infrastructure SEPP 2007 (Mandatory under clause 102 of the Infrastructure SEPP Roads (Freeways, tollways, transitways and >40,000 AADT))

Acoustic report has been provided under Infrastructure SEPP 2007. The client has also relocated the master bedroom to be furthers from the street to minimize sound. Blockwork walls and Concrete sleeper walls have also been proposed to create a solid barrier to the sound.

Safety and social interaction

The pedestrian path to the rear dwellings is shared with the car driveway and pedestrian safety and amenity are compromised by this design.

No longer part of the application.

There are no communal open spaces, and any social interaction would take place around the car driveway and garages. This is not a place conducive to social interaction in the current design.

Social interactions are now likely to take place around the entry which is safe.

Recommendation

Include design features and improve the quality of paving and landscape to allow the use of the driveway as a shared courtyard space; consider trellises and shade trees over the driveway. Include traffic calming measure to reduce the speed to 10km, ensure clear lines of sight.

No longer required as new application has a basement level.

Sustainability and resilience

The nomination of 3-star rating for toilets is low. Glazing performance is also low and higher performing glazing would improve climate resilience.

Toilets have been upgrades to 4 star minimum. Glazing performances are simply the minimum requirement and due to acoustic requirements of the site, the glazing requirements for acoustics will lead to better glazed solutions than the minimum BASIX requirements.

The large voids over living areas make heating and cooling more difficult and have led to high heating loads in the BASIX assessment.

The large voids have been removed; however, we have included some high-level windows to Unit 3 and 4. These windows are included as they will be in direct sun in winter for the full 6 hours contributing to a lower heating load. In summer they will be shaded, and due to hot air rising, the apartments will feel cooler as they can be vented from a high level. These offer great amenity to the units.

Recommendations

4 Star rated toilets are recommended and would be easier to source.

The new application includes 4-star toilets.

Photovoltaic panels are recommended for every dwelling and with a higher performance than proposed.

Client may choose to install these based on budget considerations when building. BASIX highlights the minimum standards, and a client may always choose to go above these.

Removing the voids would increase heating performance.

Removed from design.

Electric induction cooking would be preferable.

Induction cooktops have now been included in all kitchens.

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Kind Regards,

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