Design + Sustainability Advisory Panel Meeting Report – Date 28 April 2022

## 1 - DA2022 0469 - 1102 Barrenjoey Road, PALM BEACH

# PANEL COMMENT AND RECOMMENDATIONS

## *General*

The Panel notes that the revised design as set out in this Development Application is a significant improvement on the development consent granted under N0119/14 on 13 November 2014 by Pittwater Council that remains current.

This new development application has been substantially modified in response to Council and DSAP's feedback associated with an application that was submitted to modify N0119/14. The Panel notes and appreciates this application has responded to the key issues previously made.

Generally, the overall composition, bulk and form of the revised development can be supported subject to the recommendations set out below.

## *Strategic context*

No further comment to the applicant is required.

## *Urban context: surrounding area character.*

Building height is non-compliant with the 8.5m height limit. The Clause 4.6 justification states "that in assessing the proposed development's consistency, in terms of its height and scale, with the desired future character of the Palm Beach Locality that consideration must also be given to the height and scale of the shop top housing development previously approved by Council in 2014 pursuant to development consent N0119/14." We note that the previous application was assessed against the same Desired Future Character statement. The area of non-compliance is well set back from the street front and integrated into a traditional pitched roof form but nonetheless contributes to an increased bulk and scale when compared to a fully complying development.

**Recommendations**

1. Further assessment of the impact on outlook and views from the future dwelling under construction on 1110 Barrenjoey Road and other properties immediately uphill to the east of the proposal should be taken to ensure that the roof areas that exceed the height limit do not intrude into the Pittwater Park setting.
2. Ensure appropriate street planting is provided to break the scale of the built form when viewed from public places
3. Redesign the roofscape: Refer Dwelling Planning and Amenity

## *Public domain: relationship to public domain, safety/security.*

**Issues**

Generally, refer *Landscape.*

**Recommendation**

4. Underground the power lines to facilitate tree planting canopies in the front setback to extend over the public domain.
5. Reconsider the access corridor to the residential lift.

## *Car parking*

**Issues**

The carparking cross section does not permit adequate depth for planters for large or medium trees.

**Recommendations**

6. Ensure adequate depth and areas of planters for landscape and street planting where required after further investigation of the nature of the public domain interface in consultation with Council.

## *Built form, façade and articulation*

**Issues**

The Panel considers the incorporation of the 3 floor supports the Visual impact of the roof design on the properties to the east overlooking the development. Refer *Dwelling Amenity*

The section of flat roof to the southern boundary is not integrated into the landscape of pitched roofs. It is not clear if this is intended to incorporate green roof areas.

**Recommendation**

7. Provide a pitched roof form or a green roof to the section of flat roof to the southern boundary. This will reduce long term maintenance issues and improve the outlook from adjoining areas.

## *Dwelling Planning and Amenity*

**Issues**

The current roof scape provides an unattractive foreground to views of residences from behind the site. This is exacerbated by the height noncompliance.

Bin storage in the basement is not easily accessed by residents or waste collections services.

Bedroom windows facing the retaining wall reduce dwelling amenity.

The light well as a primary source of natural ventilation to the study does not comply with ADG 4B-1

**Recommendations**

8. Redesign roofscape and consider green roof to the east to screen rooftop plant (engaging with neighbours would be ideally part of this). Ensure carefully integrated PV arrangement is included and roof plant is designed as though it was a considered ‘sky elevation’. Conceal roof plant from visibility
9. Locate bin storage to street level as recommended by Council but ensure access to that storage is from the driveway (flat rollover section) and does not reduce the extent of activated shop frontage currently proposed

10. Consider replanning the bedrooms in the northeast corner to face the vestigial triangle of land to the north. Private open space could be provided for a part of this.

## *Landscape Treatments*

**Issues**

The street interface should be designed as an extension of the public domain as the footpath is too narrow.

The fire booster equipment detracts from the amenity of the semi-public courtyard and prevents an activated frontage from addressing the semi-public courtyard.

Street planting and landscaping needs more consideration, including tree species (deciduous, foliage density) and locations, type of paving and considerations for accessibility (continuous paths of travel) serviceability and practicality(grass?).

**Recommendations**

11. Relocate the booster to the current location of the gas meters. (Note: Electrification of the project will enable this gas infrastructure and project cost item to be eliminated.)
12. Consider a more 'urban' street edge condition – the area taken up by the garden beds is extremely valuable outdoor dining. This might also consider retractable awning that will be needed in summer.
13. Redesign the publicly accessible courtyard and paving treatment to be more usable and habitable at all times of the day and year.

## *Common areas, Amenity*

**Issues**

Kitchen exhaust ducts from restaurants are a common source of nuisance for noise and odour. Typically, they are required to be 6m from a boundary. The roof plan shows an exhaust duct 3m from the boundary

**Recommendation**

14. Relocate commercial kitchen exhaust ducts as far from adjacent residential boundaries as possible. Consider the central mechanical plant zone on the roof and ensure it is not visible from the public domain

## *Sustainability and resilience*

**Issues**

15. The BASIX Certificate of average NatHERS 6.1 does not express a commitment to best practice sustainability.

**Recommendation**

16. As guidance to achieving a commitment to best practice sustainability, the Panel encourages consideration of ways to achieve the minimum targets set out for 3 storeys multi-unit developments in the BASIX Higher Standards document. https://pp.planningportal.nsw.gov.au/draftplans/under-consideration/basix-higher-standards
17. Avoid gas for the entire project: full electrification including the commercial kitchens.

https://new.gbca.org.au/green-star/green-star-strategy/carbon-climate-change/?utm_source=solus&utm_medium=email&utm_content=remarketing&utm_campaign=gbd#electrification

18. Prioritise roof space for PV. This could include integrated PV roof tiles, which will be almost indistinguishable from standard roof tiles, while providing a significant proportion of the power for the common areas.
19. Include best practice passive design through built form where possible, including:
    - high performance windows and doors
    - adjustable awnings to public domain front setbacks
20. Maximise urban tree canopy
21. Utilise green roofing to flat areas

# PANEL CONCLUSION

**The Panel supports the proposal subject to the recommendations above being incorporated.**

**In summary the main modifications in order of importance and ease:**

1. Relocate booster

2. Related to that the above- full electrification of the development, if the tenant is insistent on gas then cylinders in basement as a transitional strategy.

3. Redesign roof scape and consider green roof to screen rooftop plant (engaging with neighbours would be ideally part of this). Maximise the amount of PV on the roof noting that if pitch were reduced and the flat roof area also reduced that the panels would not even be visible from the street- there is quite a range of integrated options available

4. Redesign courtyard and paving treatment to be more usable and habitable

5. Landscape needs more consideration, tree species and locations, paving and accessibility

6. Consider a more ‘urban’ street edge condition- the area taken up by the garden beds is extremely valuable ‘sidewalk dining’. This might also consider retractable awning that will be needed in summer.