

Design + Sustainability Advisory Panel Meeting Report – Date 26 October 2023

5 – DA2023/1392 - 16 & 20 Homestead Avenue COLLAROY

PANEL COMMENT AND RECOMMENDATIONS

General

This project involves the demolition of existing dwellings over 2 lots and replacement with 2 x “big houses” with 4 x 3 bed units and 2 x 4 bed units.

Site area 1789m² in R2 low density zone. There is aged care to south and the Collaroy Centre to west, which contains a conference centre and aged care.

The project is generally consistent with housing SEPP except FSR 0.5:1 which is 0.6:1, a 20% increase.

Building height acceptable

Generally acceptable with DCP except terraces to front and basement to rear.

The client is to be commended on his considered approach and engagement with the neighbours in the development of the scheme.

Strategic context, urban context: surrounding area character

In a very mixed area, the “big house” approach with each house in slightly different colours and surrounded by good landscaping, breaks down the volume of the overall development and is appropriate.

Scale, built form and articulation

The two-storey above ground scale with pitched roofs is suitable for the area.

Some concern was initially expressed about the bulk and scale due to FSR being 20% over DCP requirement. The applicant argued in consideration of how well it complies with height and other constraints, this minor non-compliance should be acceptable. This is a matter for Council to determine but the Panel is not concerned that it presents any significant impact.

Access, vehicular movement and car parking

The single driveway to sub-ground parking is supported. However there are concerns that have been raised by Council about the single laneway access and how this will work. The Panel is sympathetic to the arguments advanced for locating the bins in the garage (instead of closer to the street) but is mindful that this does not comply with Council directives. The Panel recommends that this be assessed and resolved separately in discussion between the applicant and Council’s waste and traffic staff.

Recommendations

1. Consideration should be given to amending the driveway design to ensure appropriate access and storage for garbage bins.

Landscape

Generally, this is a good scheme with wide range of levels of vegetation, including mature plantings, and places for diverse species and animals.

There was concern expressed about the T7 street tree to be retained – how will entry walkway over its roots work? There are stormwater inlets close to this as well which need to be considered.

A small variation to rear setback would help T16 be retained and should be considered.

Setbacks on basement on sides are tight for deep soil – the more space the better.

Make sure planter boxes are large enough for really healthy growth.

Recommendations

2. Ensure detailing for entry walkway and surrounding services adequately protect the T7 street tree.
3. Consider a variation to the rear setback to enable retention of T16.
4. Consider bringing basement walls in to increase deep soil planting area on sides of houses.
5. Design planter boxes to be large enough for healthy growth.

Amenity

All apartments are architecturally well planned with generous room sizes, good orientation and with the provision of multiple outside areas that can be easily accessed.

Façade treatment/Aesthetics

Whilst the architectural expression is ultimately up to the applicant and it's architect, the Panel would like to ensure that sustainable, durable materials (low-maintenance as well being able to weather/patina well) should be specified.

Additionally, concern was expressed about the ability to incorporate photovoltaic panels into the proposed roof tiles. As the PV panels are of strong importance, it is recommended that the approach to roofing supports their inclusion.

Recommendations

6. Consider maintenance, sustainability and aging (patina) when finalizing materials.
7. Ensure the approach to roofing supports the practical and appropriate visual inclusion of PV panels.

Sustainability

The 15,000 litres of water storage for landscaping is supported.

The inclusion of PV panels on the roofs and EV charging points in the garages are supported. See notes above about ensuring the PV panels are suitably incorporated into the roofing.

The air-conditioning for heating and cooling, and electric heat pumps for hot water, are supported. As gas is only specified for cooking, it is highly recommended to switch to induction cooking so the development can be totally electric.

It is noted that a number of the apartments do not achieve 6 star NatHERS. To align with the new regulations in place in NSW, and future proofing these apartments, these should be redesigned to achieve an average of 7 stars, with none below 6 stars.

Recommendations

8. Remove gas to the development and include electric induction cooktops.
9. Revise apartments to ensure they achieve an average of 7 stars, with none below 6 stars.

PANEL CONCLUSION

The Panel generally supports the proposal, subject to some final adjustments as noted in the recommendations. The Panel is happy for these to be resolved and agreed in further discussion between the applicant and Council; to Council's satisfaction. The refinements do not necessarily need to be presented to the Panel again.