

STATEMENT OF DESIGN PRINCIPLES (SCHEDULE 9)  
STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021



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DEMOLITION OF EXISTING BUILDINGS &  
CONSTRUCTION OF NEW SHOP-TOP HOUSING DEVELOPMENT

@

1-5 Rickard Rd  
North Narrabeen NSW 2101

PREPARED FOR: ALDA

PROJECT No.	2315
DATE	JULY 2024
ISSUE	A

## 1.0 INTRODUCTION

The location of the proposal is 1-5 Rickard Rd, North Narrabeen, NSW 2101.

The site is designated on Northern Beaches Council Maps as E1 zoning, Local Centre. The proposal is consistent with the zoning and desired future character of the area.

This application seeks development consent for:

- ▷ The demolition of the existing houses on the 3 sites.
- ▷ The construction of a multi storey development with ground level retail and 2 floors of residential apartments containing:
  - ▷ 16 Apartments
    - ▷ Five (5) commercial units at Level 1.
    - ▷ Sixteen (16) residential units above ground floor.
    - ▷ Thirty One (31) car parking spaces for residential units.
    - ▷ Three (3) car parking spaces for residential visitors.
    - ▷ Eight (8) car parking spaces for retail.
    - ▷ Car parking access from Minarto Lane.

The project has been designed by Gartner Trovato Architects and is illustrated in the architectural drawing submission as prepared by Gartner Trovato Architects. The drawings are identified as follows:

DA00, DA01, DA02, DA03, DA04, DA05, DA06, DA07, DA08, DA09, A10, DA11, DA12, DA13, DA14, DA15, DA16, DA17.

As required by Environmental Planning and Assessment Regulation r102(2), we confirm the following:

- That the qualified designer for the original design was Luke Trovato (Registration No. 7094).
- That this SEPP (HOUSING) 2021 statement explains how the design addresses the design principles as per Schedule 9 of the SEPP.

## 2.0 SEPP (HOUSING) 2021 - ANALYSIS OF DESIGN PRINCIPLES (SCHEDULE 9)

### SEPP (HOUSING) 2021

The proposal for a 4-storey shop-top housing development is subject to assessment under the *State Environmental Planning Policy (Housing) 2021*.

In accordance with this SEPP, the following design verification is provided.

*I, Luke Trovato am a qualified designer, being a registered Architect by the Board of Architects in NSW (Registration No. 7094) and do hereby verify the following:*

- (a) that I designed the residential flat development, and*
- (b) that the building has been designed in accordance with the design quality principles set out in Schedule 9 of State Environmental Planning Policy (Housing) 2021.*



*Signed*

As further required by the SEPP, the following detailed responses are provided:

- (a) an explanation of the design in terms of the design quality principles set out in Schedule 9 of *State Environmental Planning Policy (Housing) 2021*.

1-Context and neighbourhood character

*Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship, and the character they create when combined. It also includes social, economic, health and environmental conditions.*

*Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape, and neighbourhood.*

*Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.*

The context of the immediate locality is characterised by a range of land uses, including the shop top housing, retail, and residential housing.

In the surrounding area, the site is within proximity to the following lands and uses:

- Narrbaeen Beach
- Pittwater Rd
- Narrabeen Beaches
- Narrabeen Surf Life Saving Club
- North narrabeen Retail Precinct
- B-Line Bus route to Sydney

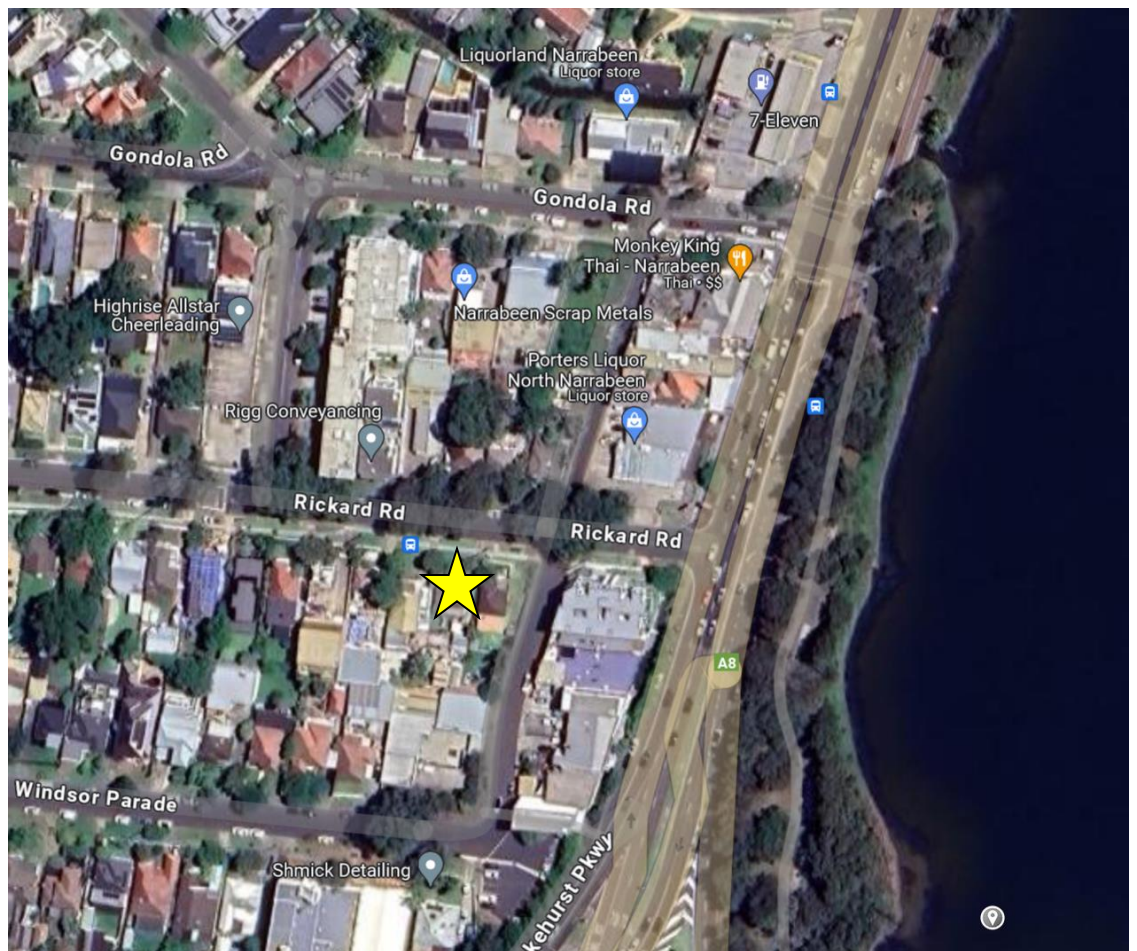


Figure 1: Aerial View of the North Narrabeen context. The site is indicated by the yellow star.

The proposal is consistent with the uses in the surrounding development.

The design responds to the LEP by proposing a high-quality shop-top housing development in the North Narrabeen Area.

2-Built form and scale

*Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.*

*Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.*

*Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.*

The scale, bulk and height of the proposed development is appropriate to the desired future character of Rickard Road area. The scale, bulk and height of the proposed 4 storey building and is consistent with the developments opposite at 1473 Pittwater Rd, North Narrabeen.

The articulation and manipulation of building elements (material contrasts, size of windows, use of frames on the upper floors, etc) contribute to the suitability of the proposed developments built form and scale.



*Figure 02: View of proposal from Rickard Rd*



*Figure 03: View of proposal from Rickard Rd*

### 3-Density

*Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.*

*Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.*

The density of the proposal is in response to the social dimension of the precinct and the environmental quality of the development.

The total floor space of the proposed development is related to the consideration of the setback and height controls, combined with complying solar access and cross ventilation.

The density is in response to the market demand for a mix of two and three-bedroom apartments in the area. 16 residential units are proposed, with 5 commercial spaces on the ground floor. The proposed unit mix is as follows: 9 x 2 bedroom units and 7 x 3-bedroom units.

The density is appropriate for the location of the site in the North Narrabeen Area which is within walking distance to shopping, recreation facilities, the natural environment and transport. The density is appropriate for the desired future character of increased residential density of the Dee North Narrabeen Area

### 4-Sustainability

*Good design combines positive environmental, social and economic outcomes.*

*Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.*

The development proposed and the existing buildings on the site are not suited for any re-use of existing structures, and as such, the design seeks to maximise the use of new building technology to minimise resources used in the construction process and in ongoing use. Some of these include:

- Deep soil landscaping at the front of the site.
- Landscaped internal courtyard on Level 1 to provide light, outlook, ventilation, and cooling for the residential units.
- Passive solar design with sun protection and balcony overhangs to control summer sun. 12 / 16 units (75%) receive 2 hours of sunlight between 9 am and 3 pm on 21 June.
- Large areas of glazing to maximise natural light and minimise the need for artificial lighting in daylight hours. Operable sashes are provided to allow for cross ventilation of 12 / 16 (75%) of the units.
- BASIX certificate specifications of low water use taps and fittings.
- Low energy light fittings for minimisation of power consumption.
- 10,000 litre rainwater tank for landscape irrigation.

## 5-Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.

Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.

Landscaping is proposed in key areas of the development: the courtyard on Level 1 and the front setback to Rickard Rd and Minarto Lane.

The Level 2 podium landscaping consists of palms and shrubs as well as ground covers and accents. These plantings are a combination of locally occurring natives and exotic species, and have been selected to provide screening, privacy, solar access, visual interest, and a setting for the communal open space.

Existing street trees with ground covers is located within the public domain on Rickard Rd and Minarto Lane.

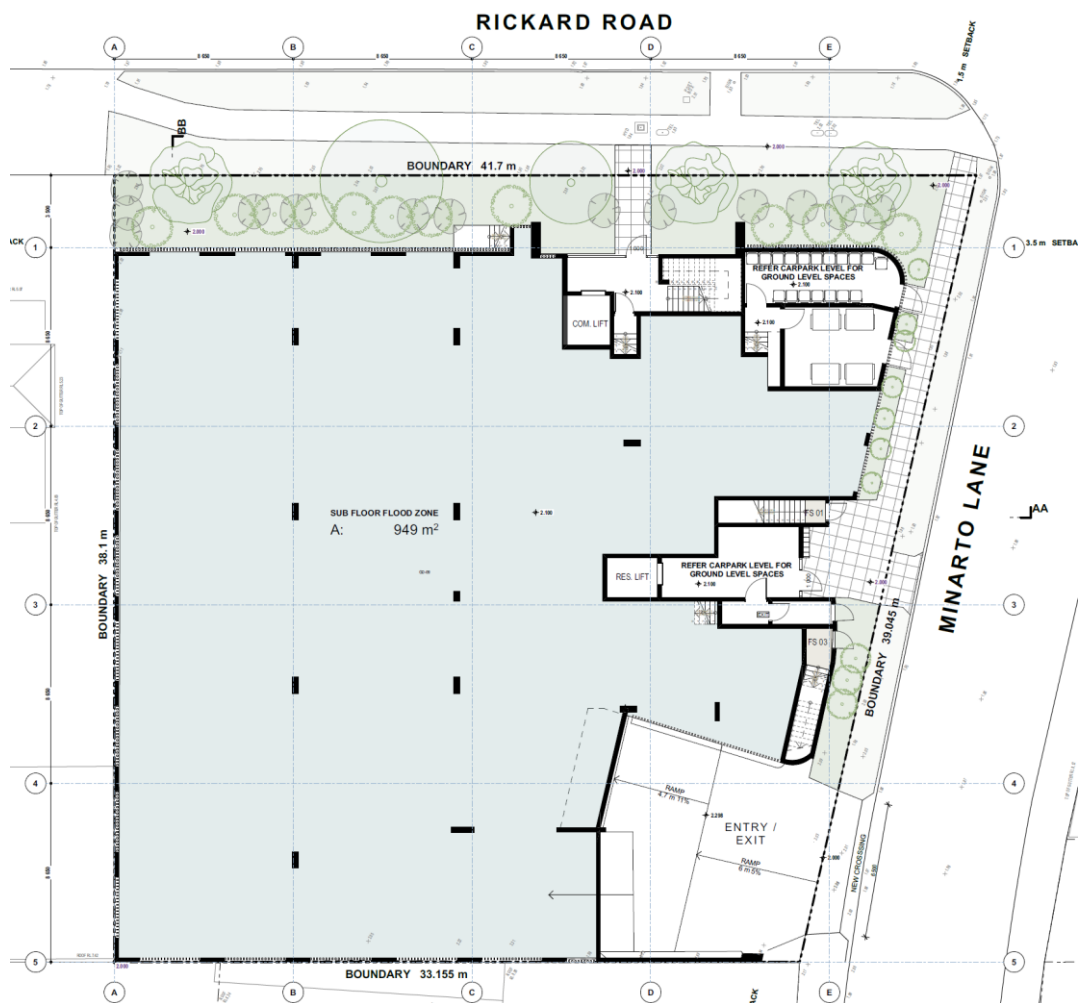


Figure 04: Landscape plan for the proposed development.

## 6-Amenity

*Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident wellbeing. Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.*

The design creates apartments of excellent amenity. The room sizes are generous, with excess amounts of natural light, ventilation, outlook, and views from the upper units that take advantage of the site's locality and orientation.

The design of the internal and external living areas provides a clear flow and connection between the two to allow them to act as one, maximising the amenity of these areas. Open plan kitchens within the main living area add to the quality and size of living spaces.



Figure 05: Typical apartment layout in the proposed development.

Visual and acoustic privacy within the development is of high standard. Privacy and outlook to and from the apartments is maximised by orienting most of the living areas either towards Rickard Rd, Minarto Lane or the landscaped Courtyard Area.

The apartments feature large areas of glazing to maximise the amount of daylight.

12 of the 16 apartments (75 %) receive a minimum of 2 hours solar access to living rooms and private open spaces between 9:00 am and 3:00 pm on 21 June.

12 of the 16 apartments (75 %) are naturally ventilated.

All apartments have generous storage space, located in both the apartment interior (studies and linen cupboards) and within a secure area in the Basement and Commercial levels

A communal open space is proposed on the Level 1 with recreation areas and landscaping as additional amenities for the residents.

Safe and equitable access is provided to basement parking, garbage rooms, the building entrance, storage areas, and communal open space via passenger lifts, secure lobbies, and corridors.



## 7-Safety

*Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.*

*A positive relationship between public and private spaces is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose.*

Safety and security in the proposed development are well considered. The definitions of public and private space are clear. The terraces provide excellent overlooking of the public domain from private spaces to further enhance safety and security and the Level 1 courtyard.

Secure access is provided to the pedestrian and vehicular entrances. Video intercoms and lighting are provided at entry points.

Retail and residential entrances are clearly defined and secured, with clear lines of sight between security doors and the main street addresses.

Separate lobbies are provided to access residential and commercial areas. Access to the residential lobby is from Minarto Lane, access to commercial lobby is from Rickard Rd.

## 8-Housing diversity and social interaction

*Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.*

*Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.*

*Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.*

The design has researched local estate agents to understand the demand for the apartment size and types in this location. There is a strong market demand by downsizers and pre retiree couples. The apartment mix of 2 and 3-bedroom units of varying sizes aims to satisfy these demands..

Social interaction is encouraged through the proximity of the North Narrabeen public domain, the proposed commercial areas and the communal open space located on Level.

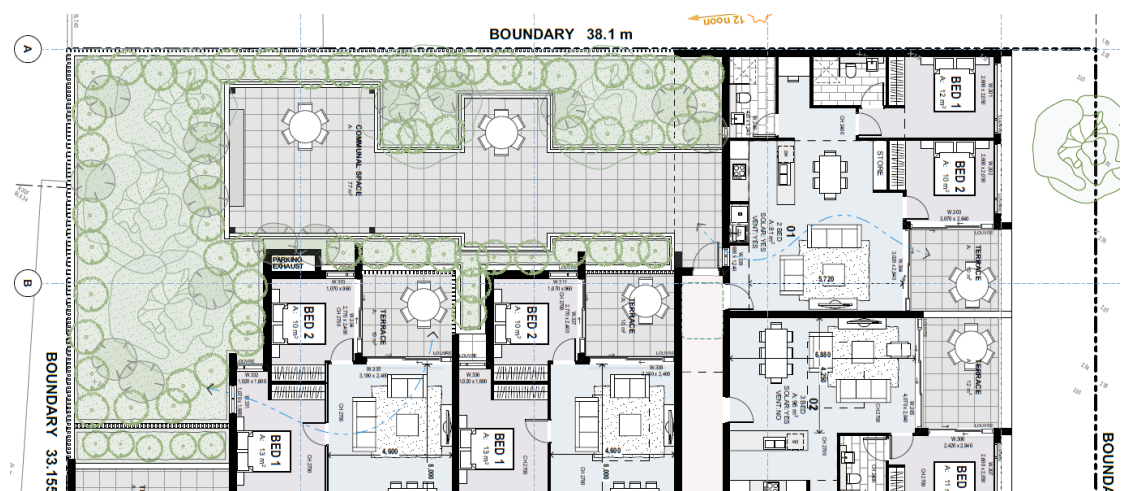


Figure 6: Communal open space.

## 9-Aesthetics

*Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.*

*The visual appearance of a well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.*

The proposed development presents to Rickard Rd as a 3 storey building with a Commercial/Retail base and 2 stories of apartment above.

The proposal presents a balanced composition of elements, including commercial base, apartment above, projections, frames, fenestrations, and materials and colours.

A variety of colours, materials and textures are proposed. The base is clad in a mixture of screens, stone cladding and rendered masonry and features a variety of fenestration sizes and proportions. A framed awning projects out over Rickard Rd clearly identifying the commercial entry. In contrast to the base the apartments are clad in standing seam aluminium cladding with a white painted vertical frame.

The aesthetics of the proposal responds to the desired future character of North Narrabeen.



*Figure 7: View from Rickard Rd*



*Figure 8: View from Rickard Rd*

- (b) drawings of the proposed development in the context of surrounding development, including the streetscape,

The streetscape is represented in perspective.

- (c) development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations,

The LEP requirements are referenced on drawings.

- (d) drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context,

A landscape architectural plan is provided.

- (e) if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts,

The development responds to both the existing and future character.

- (f) photomontages of the proposed development in the context of surrounding development, Montages of the proposed development in relation to the existing surrounds are modeled in 3-dimensional computer perspectives from surveyor's measurements.

- (g) a sample board of the proposed materials and colours of the facade, A Schedule of Colours and Materials is included as part of the application.

- (h) detailed sections of proposed facades,

Detailed perspectives representing the proposal are included in the architectural drawings.