

STATE ENVIRONMENTAL PLANNING POLICY NO. 65



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

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4 COLLAROY STREET & 1 ALEXANDER STREET  
COLLARROY NSW 2097

PREPARED FOR: COLLAROY STREET PTY LTD

PROJECT 2005  
No.

DATE AUGUST  
2021

ISSUE B

## 1.0 INTRODUCTION

The location of the proposal is 4 Collaroy Street & 1 Alexander Street, Collaroy NSW 2097.

The site is designated on Northern Beaches Council Maps as B2 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 three storey buildings on the site.
- ▷ The construction of a new four (4) storey development with ground level retail and 3 floors of residential apartments containing:
  - ▷ Four (4) retail units at ground level
  - ▷ Thirty four (34) residential units above ground floor
  - ▷ Sixty nine (69) car parking spaces for residential units
  - ▷ Seven (7) car parking spaces for residential visitors
  - ▷ Fourteen (14) car parking spaces for retail
  - ▷ Car parking in a secure car park with ground level for retail and visitor and basement level only for residents, access from Collaroy Street.

The project has been designed by Gartner Trovato Architects and is illustrated in the architectural drawing submission, drawings DA.00 – DA.18, DA.23, DA.40 - DA.44, DA.50 – DA.64, DA.70 – DA.73, DA.80 – DA.86, DA.100 – DA.102, L.01 – L.05, all issue B.

## 2.0 SEPP 65 ANALYSIS

### SEPP 65 – Design Quality of Residential Flat Development

The proposal being for a four-storey residential flat building is subject to assessment under *State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development*.

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

*I, Sean Gartner am a **qualified designer**, being a registered Architect by the Board of Architects in NSW (Registration No. 6072) and do hereby verify the following:*

- (a) that I designed the residential flat development, and*
- (b) that the design quality principles set out in Schedule 1 of State Environmental Planning Policy No 65—Design Quality of Residential Flat Development are achieved for the residential flat development.*



*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 1 of *State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development*,

**1-Context and neighbourhood character**

The context of the immediate locality is characterised by a range of land uses, including the shop top housing developments along Condamine Street, parks, tennis courts, bowling greens, golf courses, and low and medium density residential development.

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

- Collaroy Beach and Rockpool
- Collaroy Beach reserve & Childrens playground
- Collaroy Local Shopping Centre including Hotel, Club, Retail, Restaurants
- United Cinemas Collaroy
- Collaroy Surf Life Saving Club
- Griffith Park Dog Park
- Griffith Park sporting field
- Long Reef Golf Club
- Collaroy Tennis Club (6 courts)
- B-Line Bus route to Sydney

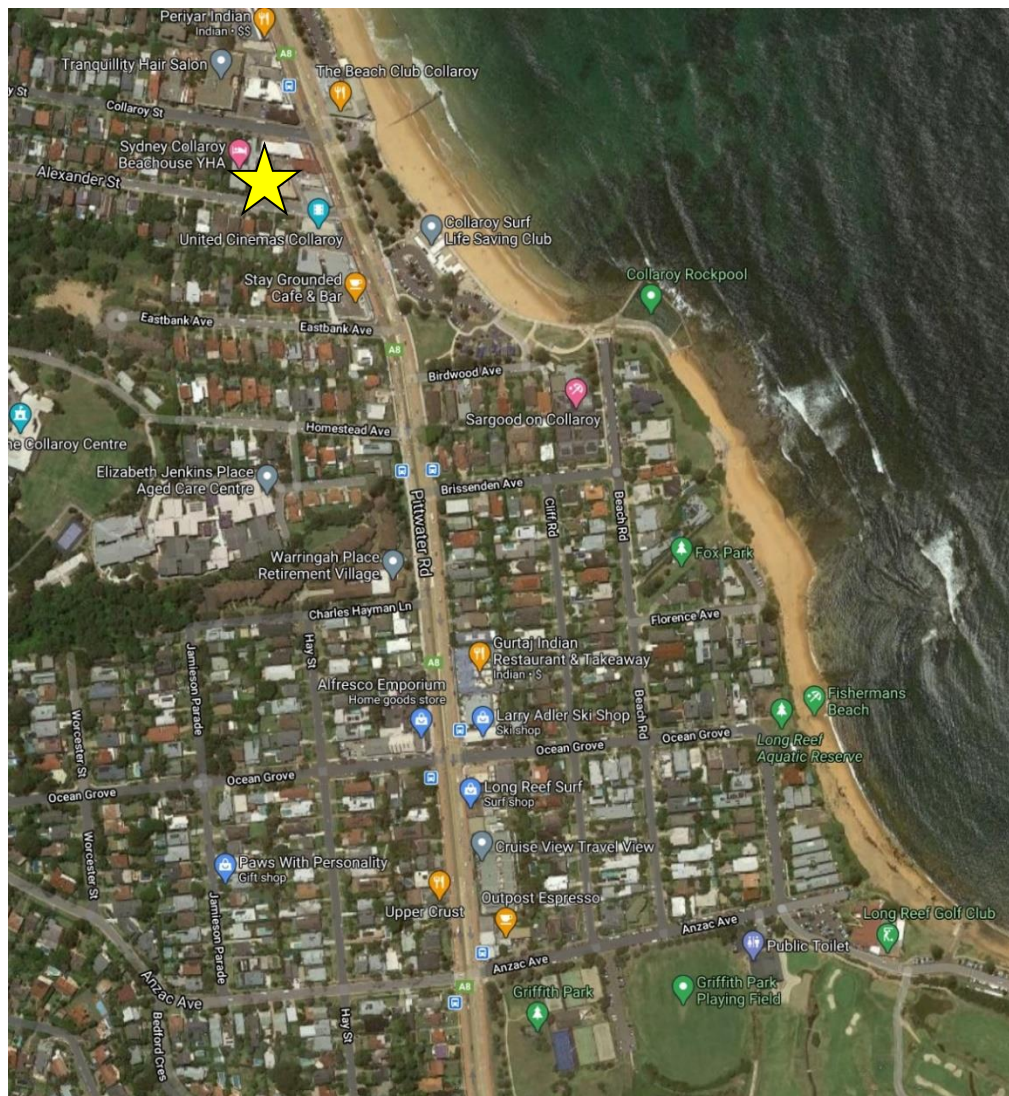


Figure 1: Aerial View of the Collaroy context. The site is indicated by the yellow star.

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 Collaroy Beach Local Centre zone.

## 2-Built form and scale

The proposed development presents a 4 storey built-form that relates to the surrounding existing adjacent shop top development at

- 1119 Pittwater Road
- 1-5 Collaroy Street
- 7-11 Collaroy Street
- 1125-1127 Pittwater Road

Unlike most of these adjoining developments, the proposed building has a top floor setback from the façade to screen from public view most of the top floor which is largely concealed behind planter-boxes and screen plantings.

The roof is composed of a series of hipped roofs and service areas hidden behind the roofs to provide a residential character as looked over by low density residential development on the higher parts of Collaroy Street and Alexander Street. This improves the visual quality of the outlook from the adjoining residences, by not providing a flat commercial roof with plant and equipment littering the coastal foreground views.

The bulk and scale of the Alexander Street façade is reduced by significant indentations and projections establish a scale hierarchy of large, medium and small façade features, which creates visual interest, produces a harmonious appearance of human scale in the context of the low density residential surrounds

A large, landscaped courtyard is located within the middle of the site to provide natural light, ventilation and outlook from the internally facing apartments.



Figure 2: View of adjoining development on Collaroy Street east of site (1119 Pittwater Road)





Figure 3: View of 1-5 Collaroy Street looking north and opposite the subject site

Figure 4: View of 7-11 Collaroy Street opposite the site and to the west

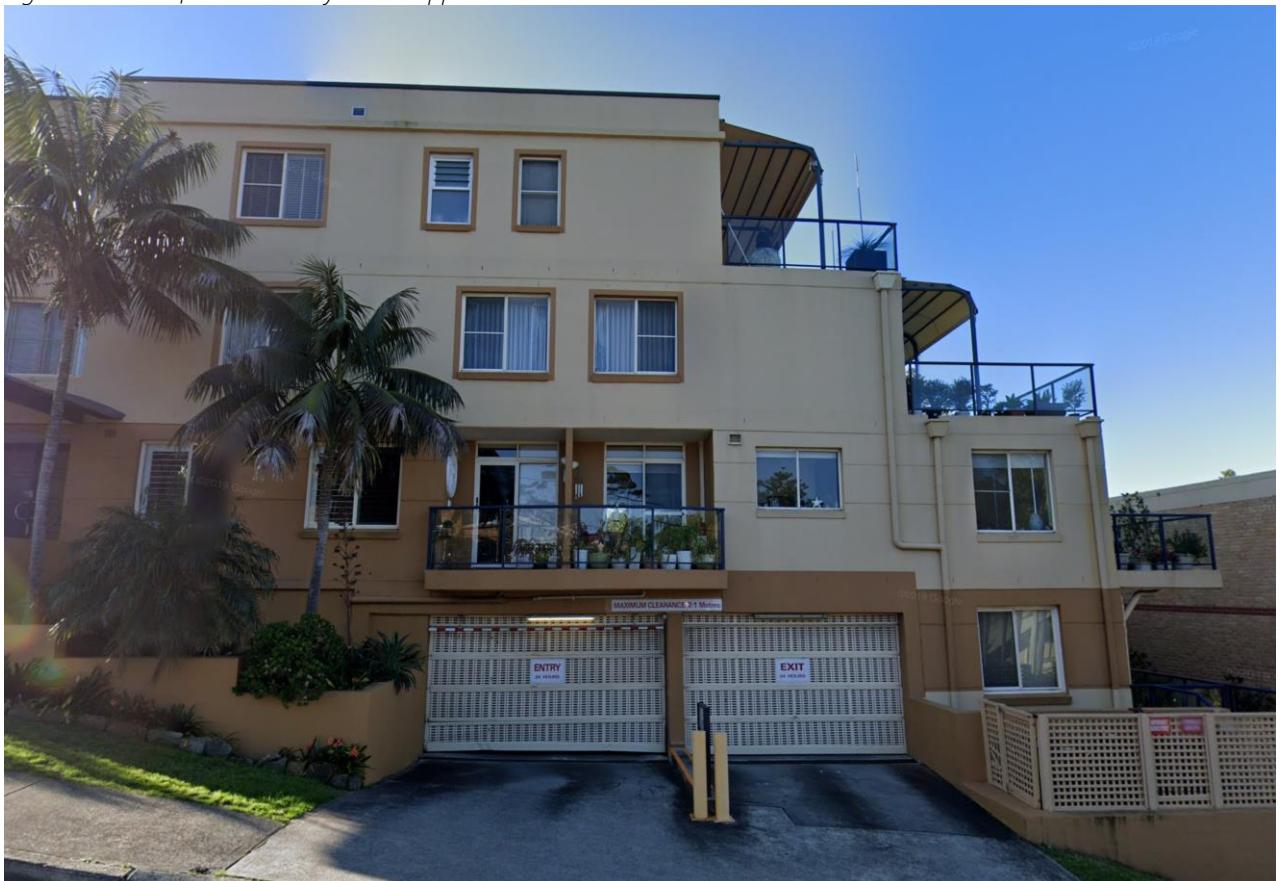






Figure 5: View of 1125-1127 Pittwater Road, near the site

Figure 6: View of south side boundary of 1125-1127 Pittwater Road, from Collaroy Street



The site is surrounded by 4 storey development. Below are streetscape images of the proposed development demonstrating complementary responses to the existing built form scale and character.



*Figure 7: View from Collaroy Street, 1119 Pittwater Road (left), subject site (right). Development bulk and scale consistent*

*Figure 8: View Alexander Street, 3 storey appearance compatible to residences in Alexander, top floor screened.*



### 3-Density

The proposed density of the building 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 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. The density is appropriate for the location of the site in the Collaroy Beach local centre, and walking distance to shopping, recreation facilities and transport.

The density of 34 apartments and 4 retail shops is appropriate for the Collaroy Beach local centre and the desired future character of increased residential density.

#### 4-Sustainability

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

- Landscaped internal courtyards to provide light and air into the centre of the building for ventilation and cooling.
- Passive solar design with large eaves, external screens and balcony overhangs to control summer sun.
- BASIX certificate specifications of low water use taps and fittings.
- Low energy light fittings for minimisation of power consumption.
- Large areas of glazing to maximise natural light and minimise the need for artificial lighting in daylight hours.
- 20,000 litre rainwater tank for landscape irrigation.
- 73 PV solar panels producing over 24kW of electricity to the development to reduce carbon footprint – used for common area services
- 43 bicycle parking spaces

*Figure 9: View of the internal courtyard and landscape*



#### 5-Landscape

The landscape response is highly considered, consisting of several aspects including a large internal courtyard, planters on balconies, roof terrace and a Green Roof. The landscape provides privacy, sunshading and amenity to both the residents within the development and adjoining. The design with large palms along the façade assists to break bulk and scale. Images are below





*Figure 10: View of the internal courtyard*

*Figure 11: View of the internal courtyard showing the Kentia Palms.*



## 6-Amenity

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.

Visual and acoustic privacy within the development is of high standard.

The apartments feature large areas of glazing to maximise the amount of daylight. Upper level apartments feature skylights to supplement solar access and daylighting.

25 of the 34 apartments (74%) 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. 23

27 of the 34 apartments (79%) are naturally ventilated.

All apartments have generous storage space, located in both the apartment interior and within secure storage cages in the basement car park.

A communal open space exists at ground level with recreation areas, a BBQ, turf and landscape and surf showers as additional amenities for the residents.

The development provides both 'Silver Level Living' apartments (4) and Adaptable apartments (4) catering for seniors or people with a disability. All areas of the development are accessible.

The development also provides a common games room, gymnasium and surfboard storage room for the resident's enjoyment.

## 7-Safety

Safety and Security in the proposed development are well considered. The definitions of public and private space are clear in the delineation of facade elements. The terraces provide excellent overlooking of the public domain from private spaces to further enhance safety and security to Collaroy Street.

*Figure 12: Collaroy Street façade with casual overlooking and retail at ground level.*



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 and a well recognisable Through Site Link as a Public Benefit



Access to the 4 residential lobbies is provided via this Through Site Link. A shared retail entrance is provided with pedestrian access that links Alexander Street and Collaroy Street.

The residential carparking area is separated from the retail car parking area by a security shutter. Residents parking is secure and limited to the basement car park, with visitors and retail parking at the ground level.

#### 8-Housing diversity and social interaction

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 young singles, couples as well as young families. The apartment mix of 1 and 2-bedroom units of varying sizes aims to satisfy these demands. The mixed demographic of younger and older residents will contribute to a sustainable community.

Social interaction is encouraged through the proximity off the proposed retail shops, the shared retail and residential entrance to the north, and the communal seating area within both residential lobbies, allowing for a variety of social and visual interactions.



*Figure 14: View from Alexander Street showing alfresco dining, shop fronts, awnings, signage and residential entry.*

#### 9-Aesthetics

The aesthetics of the proposal respond to the site's environment and the social dimension. The prominent site in the Collaroy local centre demands high quality finishes and contemporary design.

The proposal makes use of changes in the size of the façade elements, colours and textures to reduce the bulk and scale of the development, to create contrasts, overlays and a sense of depth, and to relate the proposal to the surrounding residential context.

A variety of materials and colours are used on the exterior facades, including weatherboards and plantation shutters to portray a residential beachside environment synonymous of the Collaroy area.

Balconies are generally covered verandahs promoting an outdoor beach lifestyle with kentia palms to create a tropical garden theme.





*Figure 15: View of detailed façade from Alexander Street.*

*Figure 16: View of Collaroy Street façade.*



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

The streetscape is represented in perspective and the 3D electronic model / movie.

- (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 and are generally complied with.

- (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.

- (i) if appropriate, a model that includes the context.

A movie derived from a 3D digital model of the development is provided exhibiting a high degree of resolution and showing the proposal in its context.