STATE ENVIRONMENTAL PLANNING POLICY NO. 65

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

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1010 – 1014 PITTWATER ROAD COLLAROY NSW 2097

PREPARED FOR: COLLAROY PROJECTS PTY LTD

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1.0 INTRODUCTION

The location of the proposal is 1010 – 1014 Pittwater Road, Collaroy NSW 2097.

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 one and two 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:
    - Three (3) retail units at ground level
    - Twenty-two (22) residential units above ground floor
    - Twenty-nine (29) car parking spaces for residential units
    - Five (5) car parking spaces for residential visitors
    - Seventeen (17) 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 Pittwater Road.

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:
DA-00, DA-01, DA-02, DA-03, DA-04, DA-05, DA-06, DA-07, DA-08, DA-09, DA-10, DA-11, DA-12, DA-13, DA-14, DA-15, DA-16 and DA-17 (all drawings Revision A and dated 18/09/23).

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

- That the qualified designer for the original design was Sean Gartner (Registration No. 6072).
- That this SEPP 65 statement explains how the design addresses the design quality principles and the objectives of the Apartment Design Guide.

2.0 SEPP 65 ANALYSIS

SEPP 65 – Design Quality of Residential Flat Development

The proposal 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

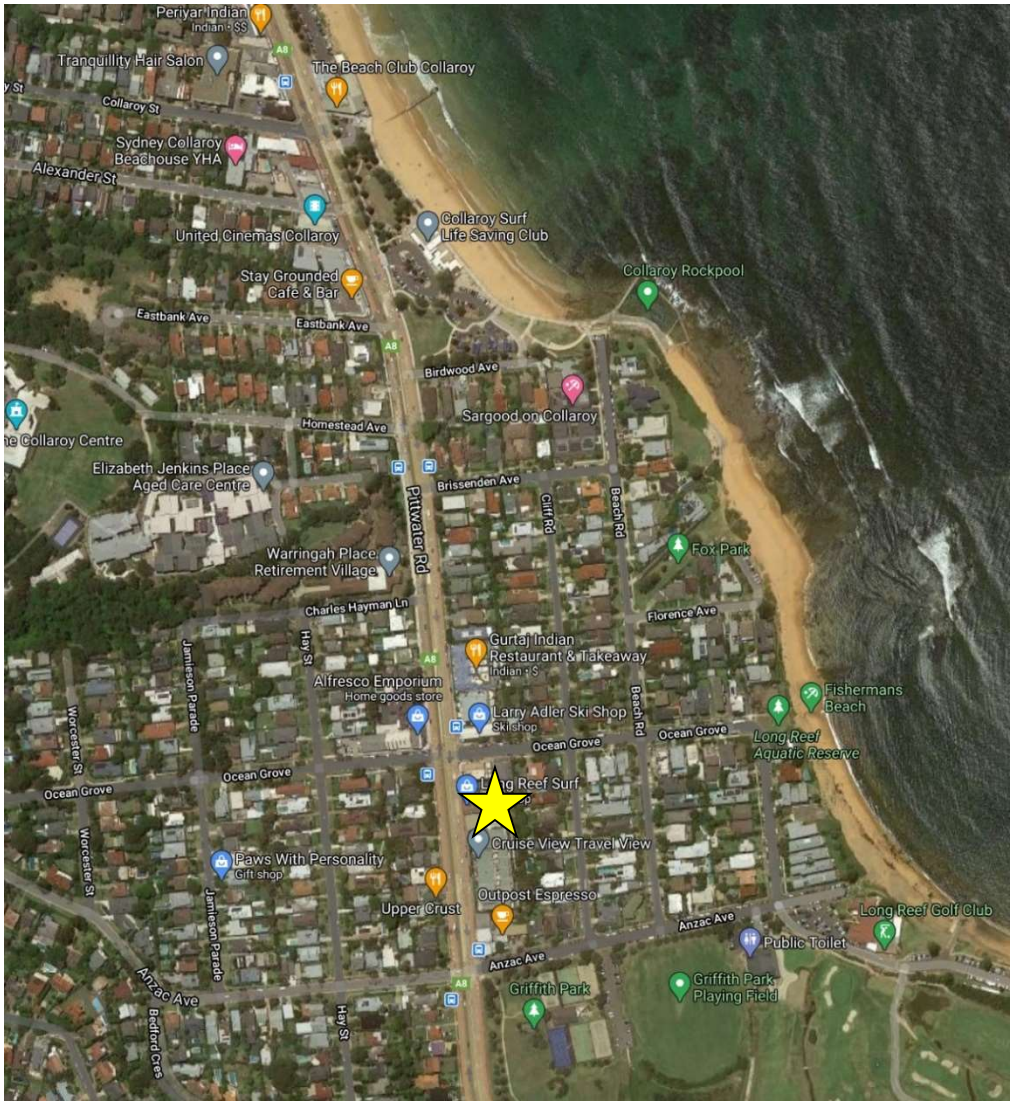

Figure 1: Aerial View of the Collaroy context. The site is indicated by the yellow star.

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 Local Centre zone.

2-Built form and scale

The proposed development presents primarily a 3-storey built form (with a concealed 4th storey) that relates to the surrounding existing shop top development at

- 1008 Pittwater Road
- 1016 - 1018 Pittwater Road
- 1020 Pittwater Road
- 26 Ocean Grove

Figure 01: View of the proposed development from Pittwater Road, showing a two-storey built form aligning with the front boundary, a recessed third storey and a concealed fourth storey.

Following the pattern of the adjoining developments, the proposed building has progressive setbacks from the east and west boundaries to screen from public view most of the third and fourth floors which are largely concealed behind planter-boxes and screen plantings.

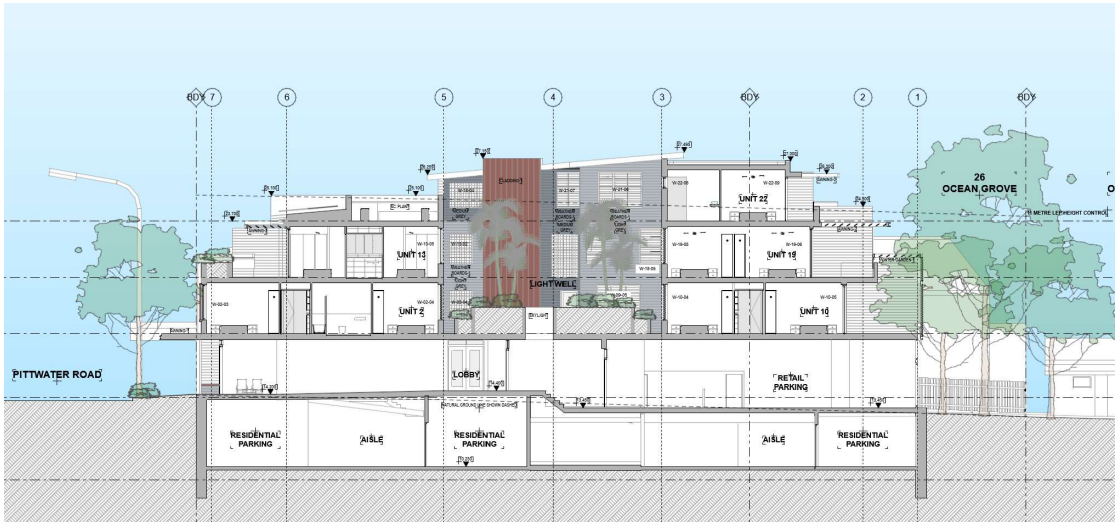

Figure 02: Section through the proposed development showing progressive setbacks from front and rear boundaries and the internal courtyard.

The two-storey built form on the front boundary alignment with recessed upper floors allow the built form to relate to the adjacent developments at 1008 and 1016 – 1018 Pittwater Road. Whilst the parapet heights do not strictly align, the overall effect is a built form that shares a consistent scale with the adjoining developments.

Figure 03: View of the proposed development from the north-west, showing the proposal's relationship with the adjacent shop top housing development at 1016 – 1018 Pittwater Road.

Figure 04: View of the proposed development from the south-west, showing the proposal's relationship with the adjacent shop top housing development at 1008 Pittwater Road.

The bulk and scale of the Pittwater Road façade is reduced by creating a pattern of alternating solid and transparent building forms. The solid parts are clad in weatherboards with contrasting cool grey and blue colours. The transparent parts are steel framed wintergardens with glass louvre infill. This alternating pattern establishes a scale hierarchy of large, medium, and small façade features, which creates visual interest and produces a harmonious appearance of human scale.

Figure 05: View of the Pittwater Road façade showing alternating pattern of solid and transparent building forms.

The roof is composed of a series of awning projections, skillion roofs, parapets, and flat roofs. The awnings and skillion roofs are utilised to reduce the visual bulk and scale and to provide sun protection to the apartments. Plant and equipment is located on the flat roofed sections and is concealed from view by parapet walls.

Three landscaped light wells are located within the middle of the proposed development to provide natural light, ventilation, and outlook from the internally facing rooms of the apartments.

Figure 06: Birds-eye-view of the proposed development, showing arrangement of roof elements and internal light wells.

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 one, two and three-bedroom apartments in the area. The density is appropriate for the location of the site in the Collaroy local centre, and walking distance to shopping, recreation facilities and transport.

The density of 22 apartments and 3 retail shops is appropriate for the Collaroy 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.
- 6,100 litre rainwater tank for landscape irrigation.
- 87 PV solar panels producing over 30kW of electricity to the development to reduce carbon footprint – used for common area services.
- 27 bicycle parking spaces.

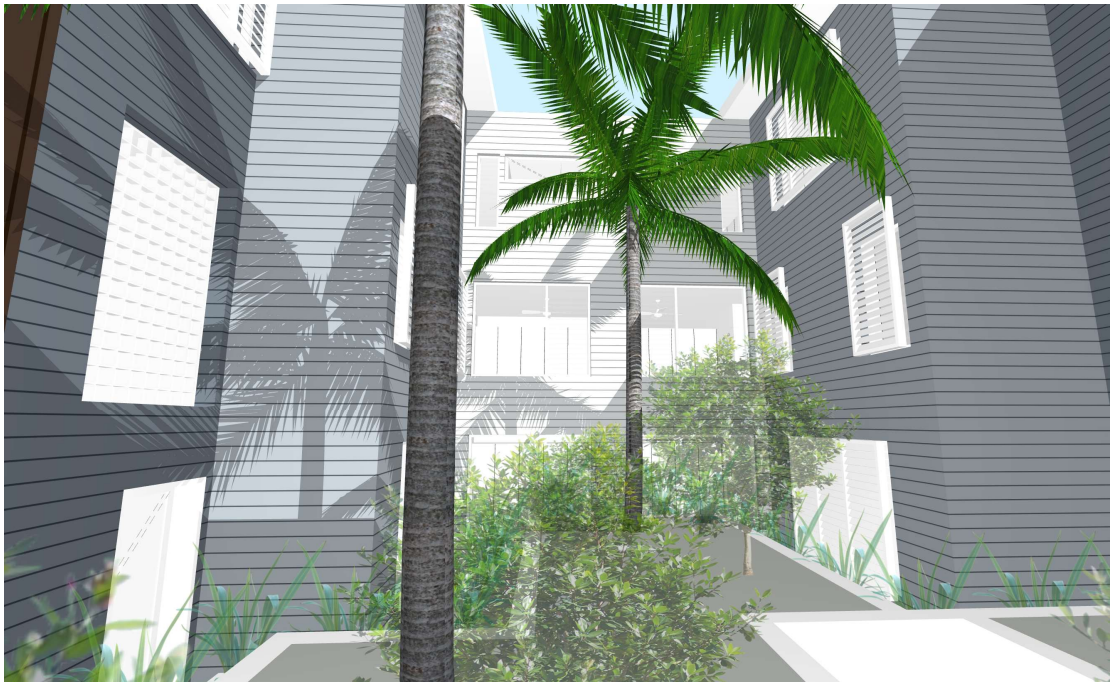

Figure 07: View of the internal courtyard and landscape.

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.

The units facing Pittwater Road are provided with winter-garden style balconies to reduce noise and to provide additional privacy. Increased height to wintergardens provides a generosity of space to these units and creates identity and expression on the facades. Street awnings provide privacy to the wintergardens, with gaps in the awnings allow for passive surveillance of the street and footpath below. Pergolas are provided throughout for shading and to provide privacy from the units above.

Figure 08: View of a wintergarden facing Pittwater Road showing enclosing louvre screens, pergola, and additional height above. The street trees are located to provide additional privacy and screening to Pittwater Road.

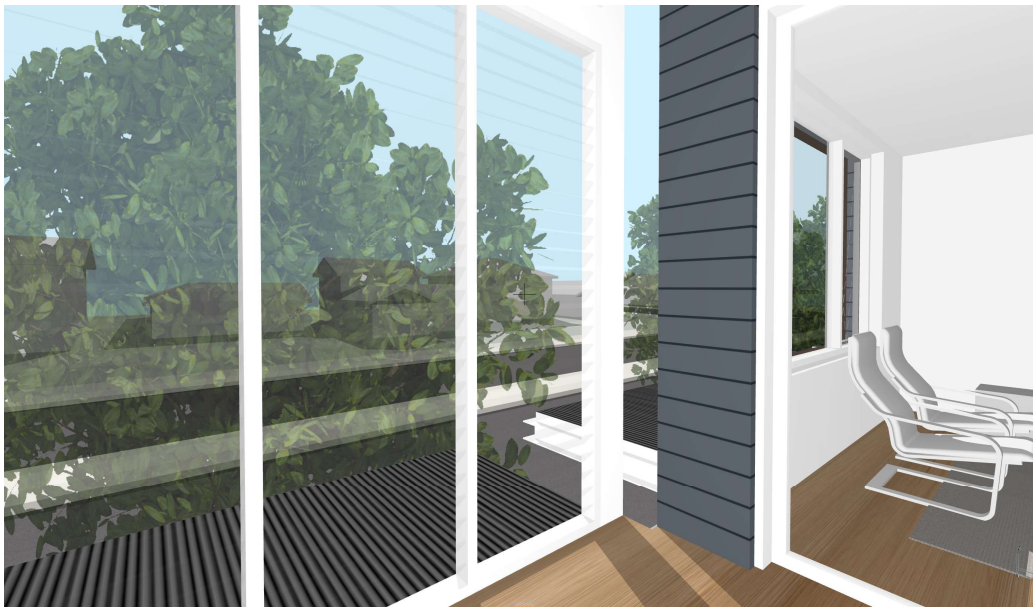

Figure 09: View of Pittwater Road and footpath from the winter garden on Level 1.

Figure 10: View of landscaped light well from the east facing windows of Unit 03.

16 of the 22 apartments (73 %) 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

20 of the 22 apartments (91 %) are naturally ventilated. The high percentage of naturally ventilated apartments is a result of the planning of the units around the landscaped light wells.

All apartments have generous storage space, located in both the apartment interior (studies and linen cupboards) and within secure garages in the basement car park.

The development provides both 'Silver Level Living' apartments (5 units = 23%) and Adaptable apartments (3 units = 14%) catering for seniors or people with a disability. All areas of the development are accessible.

A communal open space is proposed on the Level 3 roof top, with recreation areas, a BBQ and landscaping as additional amenities for the residents.

Figure 11: Birds eye view of communal open space on the Level 3 rooftop, showing screen planting to provide privacy to apartments within the development and to surrounding properties.

The development provides a common games room, gymnasium, and access to the rear landscaped area for the resident's enjoyment.

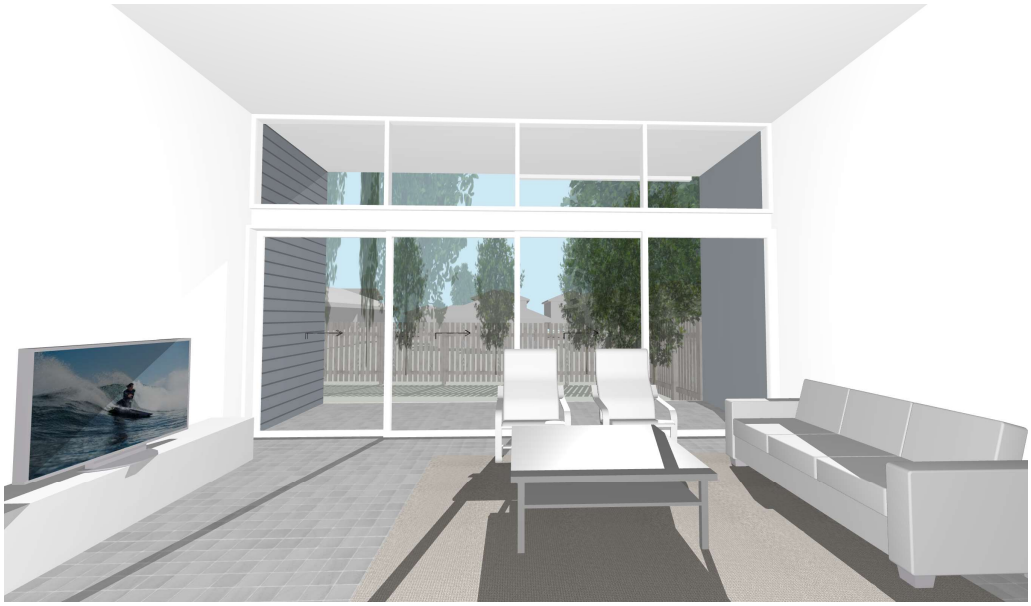

Figure 12: View of the ground floor common area with access to the deep soil landscaped area at the rear of the development.

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 Pittwater Road and to the rear gardens of surrounding properties.

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.

A shared access lobby for residential and retail is proposed. This shared lobby allows retail staff and shoppers access to the shops from the retail car parking area. Note that the residential lobbies are secured from this shared lobby.

The residential carparking area is separated from the retail car parking area by a security shutter. Resident's parking is secure and limited to the basement car park. Note that the residential parking is shared with visitors and retail staff parking. It is proposed that visitors and retail staff will use Lift 2 to access the ground floor lobby. The use of lift 2 by residential visitors and retail staff is considered a low security risk as these people will be known by either the residents or the building manager.

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, 2 and 3-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 for lift lobbies 1 & 2, the communal seating area within both residential lobbies, and the external bench seating located within the alcoves of the west façade allow for a variety of social and visual interactions.

Figure 13: View of shared residential and retail lobby, showing bench seating adjacent to footpath, lobby entrance doors and window.

9-Aesthetics

The aesthetics of the proposal respond to the site's environment and the social dimension. The infill site on Pittwater Road demands high quality finishes and contemporary design integrated with suitable landscaping.

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, steel framing and glass louvres to portray a residential beachside environment synonymous of the Collaroy area. The colour palette is a series of cool greys with sky blue highlights.

Balconies are generally covered with pergolas or enclosed with glass louvres to promote an outdoor beach lifestyle with kentia palms to create a tropical garden theme.

Figure 14: View of west façade facing Pittwater Road, showing weatherboard cladding, steel framed wintergardens, awnings, and street planting.

Figure 15: View of the north-east corner of the proposal, showing the terraced form of the building accentuated by contrasting cool grey colours.

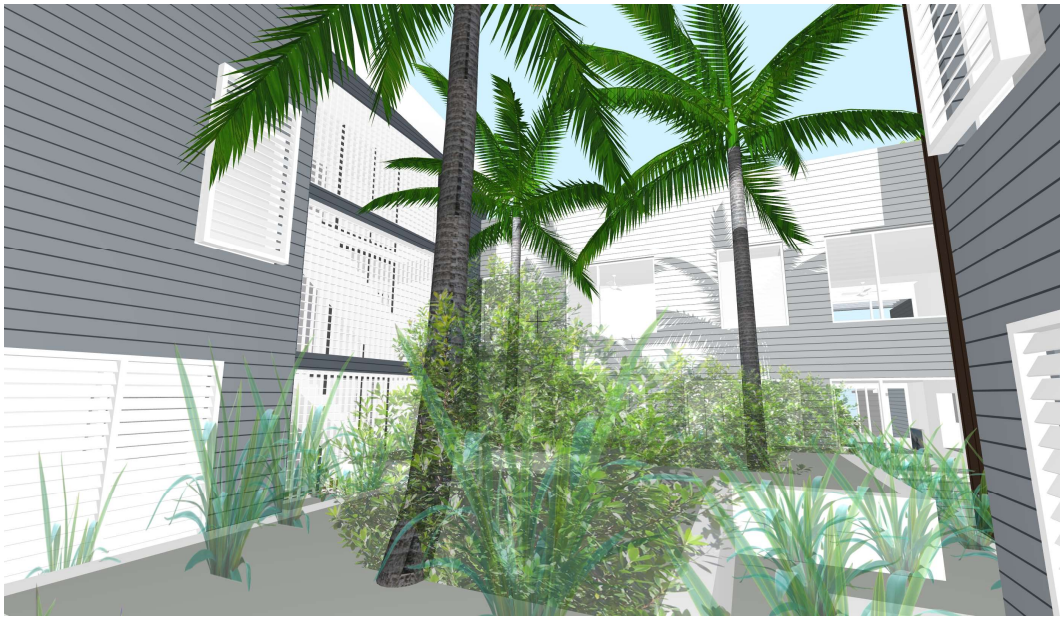

Figure 16: View of the larger landscaped light well.

(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.