

ARCHITECTURAL STATEMENT

ON DEVELOPMENT, CONCEPT AND DESIGN

Based on SEPP65 principals

CONTEXT

"Good design responds and contributes to its context".

Cabarita today is a small coastal village generally exhibiting the essential characteristics of similar types of towns; small scale buildings with a variety of building styles and types, most often grouped in a visually ad hoc manner.

The context in which the development is to take place is established in the DCP and can be summarized as below:

The DCP envisages the Tweed Coast Road Commercial Precinct of Cabarita to develop in scale and of a character synonymous with the beach character of the area that currently exists. In addition it encourages the future development of a more cohesive central area with greater focus on a people friendly environment with safe and accessible pedestrian links, particularly between Tweed Coast Road and Hastings Street and rationalized vehicular access to properties to reduce the interaction of service vehicles and residents/pedestrians.

It envisages a town centre characterised by mixed-use commercial/residential /tourist developments which will provide life and vitality to the central area. They will exhibit high quality urban design and architectural merit consistent with the beach character of the area.

It further envisages a people friendly environment with pedestrian linkages through the village centre, appropriate and safe management of pedestrian, cycle and motor vehicle traffic and adequate car parking facilities will be available.

This is the context in which the development concept and design has been formulated.

The proposed development responds positively to all aspects of the proposed characteristics and ensures that the building will become a focal point for the commercial area and a catalyst for future development of adjoining sites.

SCALE

"Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and surrounding buildings".

The current proposal is within the maximum height limits of 13.6m for new shop-top housing along the Tweed Coast Road and Hastings Street frontages.

Overall building mass is also within the guidelines and is further broken down by the use of differing materials and overall fenestration.

The proposed development has been designed to interact with the streetscape by providing basement car parking, allowing the retail component of the development to present directly to Tweed Coast Road.

By comparison, the Ace Plaza to the north is dominated by the driveway and car parking. The bulk and scale the recently completed 4 storey Cabarita Hotel is comparable in height and scale to the proposed development. However, the separation of the buildings forms and roof articulation ensure the visual bulk of the proposed development is greatly reduced in comparison to the adjacent development.

The introduction of awnings and internal roof structures at differing levels provides interest and breaks the vertical height of the buildings, whilst the complete separation of the buildings and use of external screens introduces horizontal elements which draw the eye back to street level.

Shop fronts predominately of glass promotes street activation by drawing your eye to the internal retail activity, whilst the sheltered naturally light courtyard will provide a place to meet. These elements together with the glassed residential links at the rear above the internal courtyard ensure visual activity and human scale to the proposed development.

BUILT FORM

"Good design achieves an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings".

This development will contribute to the streetscape as a positive addition and provide a focal point for further development of surrounding sites.

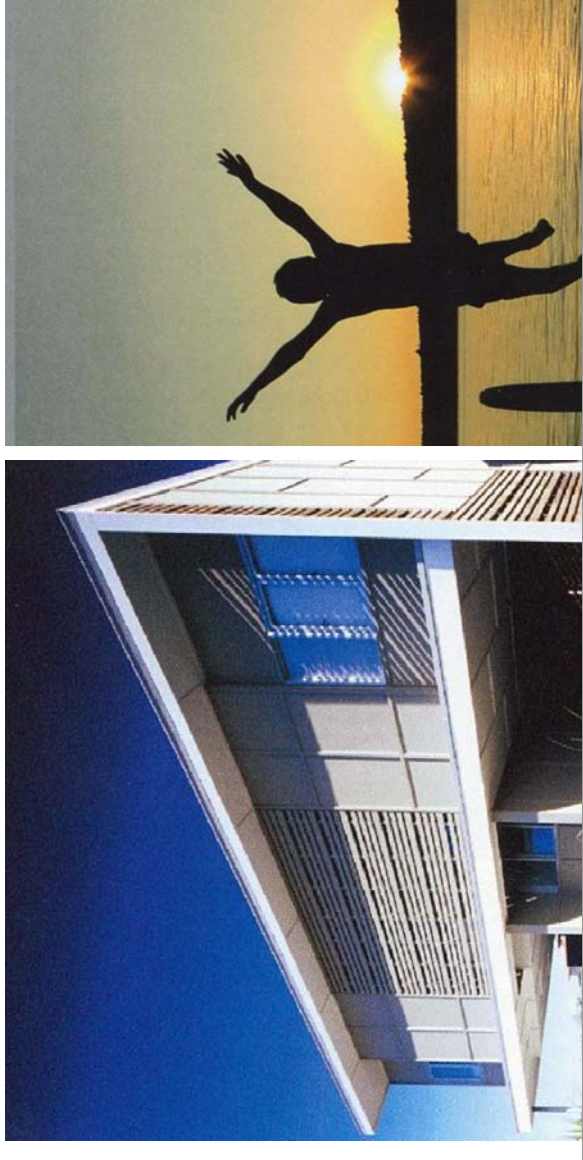
The bulk and height of the buildings facing Tweed Coast Road and Hastings Street are within the guidelines established in the DCP. In the upper levels the fenestration is purposely fragmented to reduce scale, minimize the appearance of bulk and create visual interest.

At street level there is a similar fragmentation of shop fronts. The inclusion of an unifying element in the shop front awning which extends the full length of the Tweed Coast Road frontage also provides visual interest. The separation created between the buildings defines a clear access to the courtyard, an area designated for public use and providing access to the pedestrian link with Hastings Street.

The Courtyard is essentially an open space covered by a lightweight roof at a high level (approx. 8 meters high) allowing the ingress of filtered light and flow through of cooling breezes. The use of differing building materials also creates a textual and visual interest.

The use of glass, movable screens and a variety of alternative balustrade treatments on the Tweed Coast Road units creates a façade sympathetic with the Cabarita village atmosphere. Textual elements introduced through the use of vary building material provide depth and shading to otherwise ordinarily flat surfaces.

The innovative design of the proposed development encompassing an open public forecourt creates a sense of place and a pedestrian zone as the focal point rather than a car park as the dominate feature.



DENSITY

"Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents)".

The development includes a combination of single and two bedroom apartments and is consistent with the population densities envisaged in the DCP.

The format of residential located over the retail area is also envisaged by the DCP and will benefit the lifestyle and help support local businesses in the Village.

Deep balconies and efficient layouts ensure the livability of the residential units which vary in size depending on their location on the site. Smaller one bedroom units utilize and disguise the platform created by supermarket below, whilst taking advantage of the view to Mount Warning.

The stepping of the units and deep balconies together with the use of movable external screens creates an ever changing façade on Tweed Coast Road. Some of these two bedroom units enjoy sea views whilst others will over-look the ongoing street activity.

RESOURCE, ENERGY AND WATER EFFICIENCY

"Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction".

Designing for climatic conditions and environmental sustainability is of paramount importance in achieving an effective and livable environment.

Intelligent use of passive solar design principals, including correct orientation, deep balconies, shade pergolas and screening further enhance the livability of this development.

Units generally are orientated to maximize the ingress of cooling sea breezes. Internal decked courtyards enhance the ability for the unit to capture light and breezes via cross ventilation through the Living and Bedrooms of all units on both levels. The necessity for reliance on air-conditioning is minimized as a result.

Deep balconies with high level glass louvers provide natural ventilation regardless of the bi-fold balcony doors being closed due to poor weather conditions. The movable external screens also provide the ability to regulate the weather, sunlight and indoor temperature therefore negating the need to utilize air-conditioning.

Water captured from the roof structure will be stored onsite and utilized for irrigating the internal landscaping. On-demand hot water systems will be installed in each of the units to maximize efficiencies. Voids in the roof structure create light wells allowing natural light to filter into internal spaces reducing the need for artificial light during the day.

A feature of all units will be the inclusion of AAA rated plumbing fittings and fixtures and the use of low energy lighting throughout. The proposed development will meet the BASIX requirements.