

SEPP 65 DESIGN STATEMENT

With reference to the Residential Flat Design Guide

For a new residential development containing 38 apartments to be constructed above an existing retail development, comprising a mix of one- and two-bedroom units.

Location: Tweed Coat Road, Cabarita Beach NSW 2762

Issue: 29th September 2020





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1. INTRODUCTION

1.1 PURPOSE

This report should be read in conjunction with the Architectural Drawings provided in the development application. It is a response to SEPP 65 and the Apartment Design Guide in relation to the development of two levels of residential units.

1.2 DESIGN VERIFICATION

I, Terry Forbes, of CCN Architects, verify that I contributed to the design of this residential development, and that the design quality principles set out in SEPP No. 65 and the Residential Flat Design Guide are achieved for the new apartments in the development of Tweed Coast and Hastings Roads, Cabarita Beach, NSW 2488.

Signature:



.....
 Name: Terry Forbes
 Board of Architects Registration No: **9912 (NSW)**

SEPP 65 DESIGN REPORT**Cabarita Beachside Apartments**

This report should be read in conjunction with the architectural drawings provided in the Project Application. It responds to each of the ten SEPP 65 Design Quality Principles in the Residential Flat Design Code (RFDC) and responds to the relevant 'Rules of Thumb' contained within the Residential Flat Design Code.

PRINCIPLE 1: 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 summarised as below.

The DCP envisages the Tweed Coast Road Commercial Precinct of Cabarita to develop at a 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 rationalised 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 the future development of adjoining sites.

PRINCIPLE 2: 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 broken down using differing materials and overall fenestration.

The proposed development has been designed to interact with the streetscape by providing basement carparking therefore allowing the retail component of the development to present directly to Tweed Coast Road. The developments to the north are dominated by their driveways and carparking.

The bulk and scale of the 4 storey Cabarita Hotel are comparable in height and scale to the proposed development however, the separation of the building's form and roof articulation ensure the visual bulk of the proposed development are 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.

Shopfronts predominately of glass provide street activation by focusing attention to the internal retail activity, whilst the sheltered naturally lit courtyard will provide a place to meet. These elements together with the residential links at the rear above the internal courtyard, provide visual activation and human scale to the proposed development.

PRINCIPLE 3: 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, minimise the appearance of bulk, and to create visual interest.

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

The courtyard is essentially an open space covered by a lightweight translucent roof at a high level and allowing the ingress of filtered light and infiltration of cooling breezes. The use of different building materials and local artwork will create a textual and visual interest.

The use of glass, movable screens and different balustrade treatments on the Tweed Coast Road units creates a facade sympathetic to the Cabarita village atmosphere. Textual elements introduced using vary building materials provides depth and shading to otherwise flat surfaces.

The innovative design of the proposed development encompassing an open public forecourt creates a sense of place and a focal point as opposed to a carpark that dominates the streetscape.

PRINCIPLE 4: 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 one- and two-bedroom apartments and is consistent with the population densities envisaged in the DCP.

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

Deep balconies and efficient layouts ensure the liveability of the residential units which vary in size as dictated by their location on the site. Smaller one-bedroom units utilise and disguise the platform created by the 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 facade on Tweed Coast Road. Some of these two-bedroom units enjoy sea views whilst others will overlook the ongoing street activity.

PRINCIPLE 5: 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 liveable environment.

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

Units generally are orientated to maximise 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 rooms and bedrooms of all units on both levels. The necessity for reliance on air conditioning is minimised as a result.

Deep balconies with high level glass louvres provide natural ventilation regardless of the balcony doors being closed due to poor weather conditions. The movable external screens also provide the ability to regulate for prevailing weather conditions, sunlight and indoor temperature further negating the need to utilise air-conditioning.

Water captured from the roof structure will be stored onsite and utilised for landscape irrigation. On-demand hot water systems or heat pumps will be installed in each of the units to maximise 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.

PRINCIPLE 6: LANDSCAPING

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.

In the context of building type and location, soft landscaping is utilized on the residential podium to provide visual privacy and shade to unit entrances. Units facing Mount Warning benefit from an expansive courtyard zone of hard and soft landscaping that is above the supermarket below. This outdoor living space provides a visual break with mountain views beyond.

At street level soft landscaping will be used to provide shade and screening therefore reducing the visual impact of the on-grade carparking area on Hasting Street.

The alignment of Tweed Coast Road has provided opportunities to develop the footpath zone with a combination of paving and soft landscaping, including an avenue of deciduous trees. The development of al fresco dining has added to the village atmosphere and sense of place.

The rear of the development will be shaded by statement footpath trees which will provide a vertical visual element to texturise structural finishes.

PRINCIPLE 7: AMENITY

Good design provides amenity through the physical, spatial, and environmental quality of a development.

Great care and consideration have been given to the provision of appropriate room sizes and relationships, efficient layouts, and the full integration of internal and external living spaces.

Conveniently located storage space is provided in all units. The space provided achieves the recommended minimum guidelines for storage inside units. Additional storage within the basement carpark will be available to some of the units.

Deep balconies provide useable outdoor living spaces and enable a high level of visual and acoustic privacy between adjoining units. Sliding balcony doors provide the ability to invite the outside in and extend the internal living spaces during warmer months.

All units have been designed to maximise amenity for all residents by providing open plan rooms ensuring an ease of movement throughout the units.

The use of internal courtyards, particularly for the lower level units, and raked ceilings to the upper levels enhance the penetration of natural light and breezes.

PRINCIPLE 8: SAFETY AND SECURITY

Good design optimises safety and security, both internal to the development and for the public domain.

The DCP requires the inclusion of a pedestrian access way from Hastings Street to Tweed Coast Road. It is inherent in the design that should be safe and secure for all users.

The pedestrian entry from Hastings Street provides a clear and highly visible entry to the site and with concise signage guides easy access to Tweed Coast Road. This pedestrian access elevates from Hastings Street level to the retail court via a travelator. From the top of the travelator a clear view to the street is available. This access will be closed after business hours.

A retail lift connects the basement and undercroft carpark levels with the retail level. This lift can be locked off after trading hours to limit any opportunity to gather or vandalise.

For residents, the Tweed Coast Road entry to the apartments is clearly defined by its awning and signage from the street. Also provided is direct secure access from the basement carpark, via dedicated lift and stairs, to the residential levels and linking with the street front access. This access is within the designated secure residential carpark.

Excellent casual surveillance of adjacent public areas is achieved as a result of almost 60% of units overlooking the street and the internal walkway at the residential level.

Public amenities will be available near the retail courtyard area for use by patrons of cafes or restaurants that form part of the retail component.

PRINCIPLE 9: SOCIAL DIMENSIONS AND HOUSING AFFORDABILITY

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.

The style and size of apartments will place them at an affordable level within the residential market in the area. This is an important factor in ensuring the early success of the development and reinforcing its benefit and impact on the community.

Ease of access, security and location add to the development attracting the widest possible range of residents. Secure dedicated access from both street level and parking levels via travelators and passenger lift provides safe and easy access for all ages and levels of mobility further enhancing the appeal to the widest possible social mix of residents.

PRINCIPLE 10: AESTHETICS

Quality aesthetics require the appropriate composition of building elements, textures, materials, and colours and reflect the use, internal design, and structure of the development.

It is essential that new developments exhibit high quality urban design and architectural merit consistent with the beach character of the area. This development will contribute to the streetscape as a positive addition setting the standard for future surrounding development.

The building presentation to Tweed Coast Road is purposely fragmented to achieve a scale and visual complexity more representative of a village character.

The two primary buildings presented to the street front of Tweed Coast Road are separated by a full height opening linking through to the central covered shopping courtyard.

Each structure is reduced in scale by a series of horizontal setbacks between units and the use of a variety of complementary shading and screening devices to each balcony.

Whilst consistency in detailing and materials are important to achieve an overall cohesiveness to the buildings, the controlled interplay of details and materials proposed develop a language more reminiscent of a traditional coastal village and develop an aesthetic for the development that will provide an appropriate human scale. It is anticipated that this will then act as a standard for further development of this central precinct.

The Hastings Street facade is also developed as a more complex facade to reduce the massing and present a reduced scale to the neighbouring residential area. The finishes here are a mixture of metal louvres, shaded and screened glazing. This provides both depth and complexity to the facade.

The street front at Tweed Coast Road to the full extent of the buildings is shaded by fixed awnings that follow around the shopfronts and continue into the courtyard. This pedestrian space is then sheltered by a higher-level lightweight roof to provide sunshade and weather protection but allow the infiltration of cooling breezes through the space.