

**SEPP 65 DESIGN REPORT  
CABARITA DEVELOPMENT**

**STOCKWELL DEVELOPMENTS PTY LTD**  
Feb 2009

**INTRODUCTION**

This report should be read in conjunction with the Architectural Design Statement, and 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.

**SEPP 65 ANALYSIS**

**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 summarized as below:

The DCP envisages the Tweed Coast Road Commercial Precinct of Cabarita to develop at 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.

## **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 in 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 carparking therefore allowing the retail component of the development to present directly to Tweed Coast Road. The Ace Plaza to the north is dominated by the driveway and carparking.

The bulk and scale the recently completed 4 storey Cabarita Hotel is comparable if 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 are greatly reduced in comparison 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 provide 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.

## **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, minimize the appearance of bulk and 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 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) and allowing the ingress of filtered light and flow through of cooling breezes. The use of different building materials 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 façade sympathetic to the Cabarita village atmosphere. Textual elements introduced through the use of vary building material provide depth and shading to ordinarily flat surfaces.

This innovative design of the proposed development encompassing an open public forecourt and a sense of place as a focal point rather than a carpark as the dominate feature.

#### **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 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 which 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 the 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.

#### **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 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.

#### **PRINCIPLE 6: LANDSCAPING**

*Good design recognizes 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 Warring benefit from landscaping located on the roof deck created by the supermarket below. This green band provides a visual break leading to the 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 provides are opportunities to develop the footpath zone with a combination of paving and soft landscaping, including an avenue of deciduous trees. Future possible development of a fresco dining will add 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 texture 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.

Additional conveniently located storage space is provided in all units. The space provided is well in excess of the minimum requirements, with 7.2cu.m being located in single bedroom units and 7.8cu.m to two bedroom units.

Deep balconies provide useable outdoor living spaces and also enable a high level of visual and acoustic privacy between adjoining units. Bi-fold 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 maximize amenity for all residents by providing open plan rooms ensuring a 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 ingress of natural light and breezes.

#### **PRINCIPLE 8: SAFETY AND SECURITY**

*Good design optimizes 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 will indicate easy access to Tweed Coast Road. The pedestrian access elevates from Hastings Street to the Retail Court via a naturally lit ramp. From the ramp a clear view through the Courtyard to the street is available. This access will closed off after business hours.

A separate lift services the basement and mezzanine carpark levels. This lift and vehicle access can be locked off after trading hours to limit any opportunity to gather or vandalise.

For residents, the street level entry to the apartments is clearly defined by an arbor and subtle articulation of paving finishes 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 overlooking the Courtyard.

Voids from the podium provide natural light into the mezzanine level of carparking. Should dining be included in retail component of the development toilet facilities will be available within the courtyard area by request of the patron from the particular restaurant.

#### **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 Basement parking via stairs 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 a aesthetic for the development that will provide a soft human scale. It is anticipated that this will then act as a standard for further development of this central precinct.

The Hastings Street façade is also developed as a more complex façade to reduce the massing and present a reduced scale to the neighboring residential area. The finishes proposed are a mixture of timber battens, shaded and screened glazing and a 'green wall' area to enable the growth and spread of climbing plants. This will provide both depth and complexity to the façade.

The street front 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 sun shade and weather protection but allow the flow of cooling breezes through the space.

#### VERIFICATION

I, Ian Hosking, of Stockwell Design and Construction, verify that I contributed to the design of this development, and that the design quality principles set out in Part 2 of SEPP No.65 – Design Quality of Residential Flat Development are achieved for the proposed development of this site at Cabarita.

Name:



Registration Number: 3057 (Qld)