



PAT TWOHILL DESIGNS PTY. LIMITED

ABN 98 480 308 082

ARCHITECTS

PAT TWOHILL B.Sc. (Arch.) MBDANSW

CHARTERED ARCHITECT NSW REG 7043 QLD. REG 3573

SUITE 5/133 WHARF ST., TWEED HEADS 2485

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PROPOSED MULTI DWELLING HOUSING
AND TOURIST ACCOMMODATION BUILDING COMPRISING 24 UNITS
at Lots 1,2 & 3 DP 29748 and Lot 4 Section 1 DP 31209
Cnr. Coast Road and Cypress Crescent, CABARITA BEACH. NSW

DESIGN QUALITY PRINCIPLES OF SEPP NO. 65

Principle 1: Context.

" Good design responds and contributes to its context. Context can be defined as the key natural and built forms in the area."

Cabarita Beach-Bogangar is a coastal village situated on the north coast of New South Wales. It is located at the north-eastern end of the Tweed Shire, south of Casuarina township and north of Hastings Point village. Its main industry is tourism originating from its traditional role as a weekend destination for residents from Murwillumbah and surrounding hinterland areas, because of its proximity to the beach. This development occurred in the early 1950s including a hotel and surf club but was largely limited to the eastern side of Coast Road. An original subdivision in the late 1950s and early 60s spurred development of the residential area to the west of Coast Road and down around Cudgen Lake. The commercial area developed around the hotel and surf club and gradually extended along both sides of Coast Road.

Until the late 1970s development was restricted because of the lack of sewerage reticulation. There was also a moratorium on development along the coast because of coastal erosion policies, which restricted development to transportable buildings at one stage. This was gradually relaxed.

Since that time the village has developed into a thriving community as other subdivisions were developed and land in close proximity to the village centre was redeveloped for two and three storey multi-residential and commercial uses. Despite this development, the village has retained its essential village character largely because of planning, geographic and environmental factors which have restricted further subdivisions and limited development within its commercial heart.

Today, the central core of the village consists of a busy commercial precinct along Coast Road and connected to the beach via Pandanus Avenue. This is surrounded by multi residential housing of two and three storeys on both sides of Coast Road, interspersed with one and two-storey dual occupancy and single dwellings on the eastern side of Coast Road, in close proximity to the beach and low density residential development to the west, interspersed with some two and three storey multi-unit residential accommodation around Tamarind Avenue.

Natural features of the area include the Pacific Ocean and Norries Head to the east, Round





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Mountain to the south-west and Cudgen Lake to the west.

The proposed development is located at the northern end of the village along Coast Road and at present is occupied by a small caravan park. The surrounding built environment is a mixture of single and duplex dwellings to the east and commercial and multi-unit housing up to three storeys to the south.

All streets in the vicinity of the development are sealed and kerbed and guttered. Coast Road is the local road link between the coastal villages, although the Pacific Highway bypass has reduced through traffic. In contrast, Cypress Crescent is a relatively quiet street with vehicular movements generally restricted to residential activities. The street is sparsely landscaped.

The proposed development responds and contributes to the local context. It will be three storeys high and contain 24 residential and tourist accommodation units, responding to the local context by use of external configuration and setbacks and materials and colours.

The proposed building addresses the street by placement of balconies along the frontage to Cypress Crescent, whilst placing public areas and restricting residential units along Coast Road to reduce noise and orientation issues. Nevertheless, the facade is designed to present an attractive entry to the village. Each facade of the proposed building responds to its orientation by provision and careful detailing of sunshading devices, window configurations and blank and stepped walls. External walls are coloured and shaded to provide articulation and visual interest. All these elements will contribute to the local context by establishing a strong and sophisticated architectural presence in the street.

The proposed development will relate well to the desirable elements of the neighbourhood's desired future character as set out in Bogangar Locality Plan. The proposed height is consistent with the height control applying to the site.

Principle 2: Scale.

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

The proposed building will be three storeys high which complies with the maximum height limit of three storeys for Bogangar. However, such a building will necessarily have a significant impact on the character of Cypress Crescent because of its height and bulk. In order to lessen these impacts and reduce the scale of the building, the elevation to Cypress Crescent has been broken into a series of smaller components and articulated by the stepping of walls, use of varying finishes and detailed facade and balcony treatments. This has been done so that as one enters Cypress Crescent from Coast Road and proceeds past the development, the building facade changes to reflect the transition from a multi-unit environment to that of a low density residential.



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commercial/tourist/institutional



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The building also creates a “hard edge” at the northern end to Bogangar, which defines the entry to the village and reinforces the commercial edge along Coast Road.

The proposal establishes an appropriate scale that is consistent with recent development in the village and the desired future character of the area and is generally consistent with the objectives of the Bogangar-Cabarita Beach Locality Plan. The height of the building complies with the height control applying to the area and is in keeping with the scale of development of other apartments within the village.

Principle 3: Built Form.

“ Good design achieves an appropriate built form for the site and the building’s purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.”

The proposed design achieves a built form that is consistent with the desired future character of the area. The building alignments are consistent with neighbouring developments and conform with setback requirements of Section A1 of the Residential and Tourist Code of the Tweed DCP.

Principle 4: Density.

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

The proposed building seeks to maximise the residential density available on the site without compromising the residential amenity of the proposed apartments and the neighbourhood. All apartments will have optimum views and aspect in respect to their height.

Principle 5: Resource Energy and Water.

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

The proposed building has been designed to provide solar access to the living areas of all units where possible. Materials have been chosen that provide appropriate thermal mass and insulation and the effectiveness of the design is demonstrated by the compliant BASIX certification. Electric heat pump HWS are proposed to reduce greenhouse gas emissions. Water use shall be reduced by the use of AAA rated showerheads and dual flush toilets in all apartments and basement storage of roofwater for landscaping and carwashing purposes shall reduce the amount of stormwater runoff from the site. A green roof further reduces stormwater runoff.



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Principle 6: Landscape.

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

Landscaping forms an integral part of the proposal. At ground level, deep planting zones are proposed along each street frontage and at the northern side of the property. These areas will be planted with native species, screening shrubs and native ground covers. The purpose of this landscaping is to contribute to the greening of the streetscape and provide privacy for ground floor units. Along the side boundaries, planter boxes on top of the podium slab provide a visual screen between neighbouring properties and facilitate mutual privacy. At roof level, a green roof will provide additional landscaping at roof level and reduce stormwater runoff.

Principle 7: Amenity.

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

The proposed building contains appropriate room sizes and shapes, solar access, natural ventilation, visual and acoustic privacy, indoor and outdoor space and efficient layouts.

Principle 8: Safety and Security.

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

The proposed development achieves safety and security for the public domain as windows and balconies provide natural surveillance. Additional security measures are incorporated in the internal design including access to the lift lobby and an intercom to screen visitors.

Principle 9: Social Dimensions.

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

The proposed building will provide an additional 24 high quality apartments in an area where there is strong demand for such apartments close to the village centre, beach and associated facilities.



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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. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.”

The footprint reflects the arrangement of internal spaces into two major zones, the living area zone at the front and the sleeping zone at the rear. The living area zone is arranged to take advantage of the available views to the north and east and utilise these aspects for comfort.

The building aesthetics are composed of building elements such as facades, balconies, walls, columns, windows, roofs, sunshades and privacy screens, materials such as masonry, glazing and metalwork, textures such as cement render, paintwork and cladding and colours. These elements reflect the use, internal design and structure of the building. External columns are clearly defined on the balconies, while windows, sunshades and privacy screens reflect the prevailing aspect responding to the environment. Facades are stepped or curved and coloured to assist in reducing the appearance of building bulk and to articulate the structure.

The proposed development will contribute to the desired future character of the area. It incorporates an innovative design that responds to its environment and context, makes a positive effort to address issues of energy efficiency, utilises available water resources in a responsible manner and recognises the need to maintain the privacy of adjoining properties.

In summary, the proposed development is considered to be consistent with the principles of SEPP 65. The proposal responds to context, scale, built form and the desired density of its neighbourhood as set out in the Bogangar Locality Plan. The proposal considers energy efficiency, landscape, amenity, safety and social context and is considered to have good design quality.



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DESIGN VERIFICATION

Project:

**Proposed multi dwelling housing
and tourist accommodation building
comprising 24 dwellings
at Lots 1,2 and 3 DP 29748 and
Lot 4 section 1 DP 31209
Cnr. Coast Road and Cypress Crescent
Cabarita Beach. NSW
16th April, 2010**

Date:

Pursuant to the Environmental Planning and Assessment Amendment (SEPP 65) Regulation 2002, I hereby verify that I directed the design of this development and building at Lots 1,2 and 3 DP 29748 and Lot 4 Section 1 DP 31209, cnr. Coast Road and Cypress Crescent, Cabarita Beach and that the design principles set out in Part 2 of SEPP 65 have been achieved for the development.

Signed

.....
PATRICK ALEXANDER TWOHILL
ARCHITECT
NSW Registration No. 7043



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