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Property Address : 43-45&49 Warriewood Road, Warriewood

Principle	Comment:
<p><u>Principle 1: Context and neighbourhood character</u> <i>Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.</i></p>	<p>The proposed RFBs respond well to the context of the site and surrounding area, and are consistent with both the existing and desired character of the Warriewood Valley locality.</p> <p>The buildings consider site limitations and context; the buildings will be stepped along the slope to minimise height and scale and to facilitate the amenity of surrounding sites. The proposed building heights, scale and designs are consistent with the future character of the area, noting that surrounding sites within the new-release areas already contain constructed and approved RFBs that are consistent with that being proposed. The layout of the subdivision will also enable the building to be partially screened from surrounding public areas (such as roads and the creekline corridor); the overall development will therefore present to such areas in a manner that is consistent with other subdivisions on the northern side of Narrabeen Creek to enable further consistency with the surrounding area.</p>
<p><u>Principle 2: Built form and scale</u> <i>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</i></p>	<p>The development is articulated with an appropriate massing and legibility of scale which is in line with the current development controls. The proposal is appropriate for the site and commensurate in density, scale, height and articulation with existing and approved development on surrounding sites and the subsequent future character of the locality.</p> <p>The locations of the RFBs would be sited behind lower-density forms of development on lots addressing road surrounding road corridors, and as such would further reduces the visual bulk of the structures from such roads.</p> <p>The development is set to respond to the slope on the site to minimise the need for excavation/infill. The design proposal follows natural pattern of the site while maintaining vistas both to the north and south.</p> <p>Most setback areas also include oversized separation to site boundaries, and separation between buildings surpasses ADG requirements.</p>
<p><u>Principle 3: Density</u> <i>Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate</i></p>	<p>The proposed development satisfies dwelling density requirements in support of Council's vision for future residential growth in the area, without disrupting the streetscape and</p>

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densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

maintaining the existing character along approach roads, Warriewood Road & Lorikeet Grove.

It is envisioned that density targets will be attained through the provision of a range of dwelling typologies, as has been proposed by this application.

The proposed mix of type of units and the density ensures compliance with the existing street character while matching up to the desired future development character.

Principle 4: Sustainability

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.

The orientation, modulation, massing and articulation of the RFBs optimizes both cross ventilation and sunlight usage, thereby enhancing energy efficiency and sustainability.

The building orientation and facade elements are implemented with a climate control strategy as described below:

- Provision of POS areas to the front and rear of terrace apartments to provide solar access to open areas of such unit. Provision of covered balconies on units of level two.
- Provision of skylights on the top level units to maximise solar access to living areas within these apartments.
- The buildings are planned such that they completely utilises eastern, western and northern solar access.
- The building designs reflect efficient energy usage through effective cross ventilation.
- The buildings will incorporate energy and water efficient devices appropriate to specification of the building and BASIX requirements.
- Energy Efficient Design strategies for this development include:
 - Maximising occupants' access to daylight, ventilation and views;
 - External shutters that would appropriately shade balconies where needed.
 - Providing majority units with cross ventilation.

Principle 5: Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood. Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local

The development is to be extensively landscaped to provide for outdoor landscaped recreation for the residents while maintaining the atmosphere of the surrounding natural aspects of the area.

The communal Open Space proposed along the central spine of the site, creates an adequate buffer between two rows of buildings while ensuring maximum amenity for residents. This central spine offers multiple viewpoints and vistas along and through the site.

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context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks. Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.

The inner landscaping is designed with different characters to create a variety of landscaped spaces. They are equipped with seating areas, natural grass areas, BBQ's, outdoor seating areas children's play equipment and a swimming pool..

Areas that are inaccessible to the public, will be planted with decorative groundcovers to provide visual interest, especially when viewed from above. The planting palette is proposed to be a mixture of predominately native planting. Trees that would be visible from public area once grown would consist of native species that would reflect the development's environmental performance that would positively contribute to the surrounding natural environment.

Principle 6: Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being. Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.

The design of the RFBs has sought to maximise internal and external amenity for residents and neighbouring sites.

The unit sizes are generously proportioned and provide oversized rooms and private open space areas that are significantly larger than minimum requirements. The layouts of individual units are configured in a way to assure rooms of similar function are adjacent to common walls.

The vast majority of apartments would receive significant amounts of solar access and would be capable of being naturally ventilated. All apartments would have a visually pleasing outlook, with both elevations of terrace apartments looking onto landscaped areas and large private open space areas, while upper apartments would obtain views of the surrounding locality. Further, the layouts of the apartments would provide ample internal space and storage and direct access to communal areas within the centre of the site.

Communal areas would contain a range of environments that would obtain sufficient solar access to enable a range of activities within such areas.

The orientation and design of the buildings has capitalised upon the site orientation to maximise amenity within the site without excessively nor unreasonably overshadowing surrounding sites. The design of the buildings would also be aesthetically pleasing and would not adversely affect the visual amenity of surrounding sites and areas.

The separation of habitable rooms/balconies also follows recommendations of the Apartment Design Guide to limit

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	overlooking of neighbouring buildings, in combination with significant boundary set-backs and landscape screening.
<p><u>Principle 7: Safety</u></p> <p><i>Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety. A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.</i></p>	<p>The development provides secure parking with direct linkages between parking areas and dwellings for residents; highly visible walkways from Lorikeet Grove is provided.</p> <p>All units have lift access which means that with a secure keyed system, while terrace apartments contain internalised stairway access; a high degree of security is therefore assured.</p> <p>All pedestrian areas are designed to provide clear sight lines and minimise potential for obscure places. All the public domain spaces and all lobbies are wide, brightly lit and can be observed from all surrounding apartments.</p> <p>All landscaped spaces and pedestrian paths within the site will be well lit, and designed to maximise personal security, and a camera surveillance system forms a feature of the design. Well-maintained security features have been provided to comply with Crime Prevention through Environmental Design factors.</p>
<p><u>Principle 8: Housing Diversity and social interaction</u></p> <p><i>Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.</i></p>	<p>A range of apartments typologies, layouts and sizes are proposed. The well-designed space are significantly larger than minimum requirements and provide generous internal and external spaces. Such a design would be well suited to the family-based demographics that would likely occupy this development.</p> <p>The orientation of the RFBs, the location of the centralised communal area and the provision of private open spaces to both the front and rear of the terrace apartments would also promote social interaction and a sense of community.</p>
<p><u>Principle 9: Aesthetics</u></p> <p><i>Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.</i></p>	<p>The overall development has a high-quality aesthetic. The building masses are appropriately articulated, considering massing within the prescribed envelope. The landscaped setting ensures they are integrated well into their surroundings.</p> <p>The buildings have a contemporary architectural style with a balanced composition of frame, glazed walls, recessed balconies and shutters. The form and mass of the buildings has been modelled to reduce the visual bulk of the structure. The topmost level units are setback further from the articulation frame to as to visually reduce their heights and thus, the apparent building</p>

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bulk as a whole. Visual interest is also introduced through a judicious and efficient use of variety of materials and finishes.

The design is in-line with the existing and desired character of future development of the area. An appropriate composition of building elements, material textures and colours has been utilised to reflect the building's residential character.

Elements such as large masonry frames, timber shutters, combination of subtle colours, with a series of articulated windows and entry canopies provide a contemporary refined aesthetic.