



## DEVELOPMENT APPLICATION ARCHITECTURAL STATEMENT

**53A Warriewood Rd, WARRIEWOOD  
30.06.2021**

The Site at 53A Warriewood Road Warriewood is a remnant site within the Medium Density Release area of Warriewood Valley Locality. Development having occurred on the adjoining site to the North West circa 10-15 years ago with a common boundary of 177.14m, and Development Consent achieved on the adjoining site to the South East with a common boundary of 216.63M in the last 18 months. The property has a 46.55M frontage to Warriewood Road on the North, and to the south has a 69.965M frontage to Narrabeen Creek. The property has obligation to build the continuation of Lorikeet Grove approximately parallel to Narrabeen Creek, with development restricted by a 5M setback to Narrabeen Creek.

While amalgamation of sites under 60m is encouraged under the DCP, it is not possible for this site being a remnant site. This has forced a design response that is unusual in that a relatively shallow depth of subdivision is proposed. In order to achieve the minimum dwelling density for the site and commercial viability of development the proposed lot sizes are in some instances marginally below the minimum size of 225sqm - that triggers an Integrated Development Proposal.

While our proposal is contains relatively small lots, and we have employed a private street we have worked hard to create a richly landscaped streetscape that approaches public street standards and certainly feels like a proper street.

We have proposed a paved threshold at either end of the new street to calm and slow traffic within the development, and have provided an indented visitor parking strip down one side of the street.

We have looked carefully at development between Narrabeen Creek and Warriewood Road as context. This contains almost exclusively single houses or dual occupancies on relatively small parcels. The Arcare Aged Care Facility at the cnr of Warriewood Road and Macpherson Street and the Mi Kids Childcare Centre opposite Moriac Street, and a small townhouse development in a private street Pheasant Place are the only departures from this single dwelling or dual occupancy on small lots form.

Our proposal contains 17 single free standing dwellings and 2 pairs of attached dwellings in private lots within a community titled scheme. The architectural style and form of these houses has been created in response to market research demonstrating a very clear preference for a lightweight, white 'weatherboard' beach themed architecture. This contains relatively large eaves, a select use of natural stone cladding or paving, the use of exterior timber shutters for privacy and/or solar control and a coastal landscape theme.



Each lot either meets, or comes very close to meeting the minimum 35% percentage of Landscaped Area. Given the remnant nature of the site and the minimum dwelling yield requirements, with a narrow available lot width we think that the proposed modest variation is justified.

The houses generally contain a single garage with space for a second vehicle in a tandem position in front of the garage. They have living areas on the ground floor that open to and enjoy the modest scaled but richly landscaped gardens. All of the houses have living areas to both orientations. While one side of the street has its private gardens with a more optimum orientation, the houses on the other side will enjoy good solar access to the secondary living area.

The houses enjoy well proportioned bedrooms arranged in a very efficient arrangement around a central stair and the absolute minimum of hallway. With the houses typically at less than 150sqm GFA they are modestly scaled for 3 bedroom homes.

A 10.5M building height is available for development on this site, however this has only been used for the houses fronting Warriewood Road - which due to the slope of the site, have an apparent 2 storey form to Warriewood Road, in context with adjoining and opposite development. The lower-ground floor that has been created on the 2 corner allotments to Warriewood Road allows for garage access that is removed from the corner on the new private street.

For the remainder of the site the houses are significantly lower than the available 10.5m height limit for the site at around 8-8.5M tall.

The houses are generally located as Zero-Lot houses developed to one side boundary. The benefit of this form is that it allows a generous setback to one side of between 2.4-3.0m width at ground and up to 3.9m at first floor. This is larger than would be typically found in even most Low Density R2 development. In all the combination of these measures mean that while the site is clearly zoned for Medium Density development, the built form outcome is actually closer to low-density development.

END.