ess

SEPP 65 DESIGN STATEMENT:
122-124 Queenscliff road, Queenscliff

PRINCIPLE NO.1

CONTEXT AND NEIGHBOURHOOD CHARACTER

The proposed residential development at 122-124 Queenscliff road, Queenscliff is positioned within the Warringah Council LGA.

The proposed site is located within an elevated section of Queenscliff road with south eastern views of Manly creek/lagoon, sport and recreational fields as well as the Manly coastline including Manly and Queenscliff beach. The site is a short twenty minute walk and two minute drive to Manly beach and/or the local shopping precinct at Warringah mall.

Given the sites close proximity and ease of access to public/communal amenities means the site is an ideal location for apartments and for those individuals who would utilise the surrounding beaches as well as having a close proximity to shopping and public/communal facilities.

The proposed site includes both 122 and 124 Queenscliff road. The two sites have combined dimensions of approximatively 26m for the northern (streetscape) and southern (district views) boundaries and 36.5m for the eastern (No.120) and western (No.126) boundaries. The site is relatively level across the northern streetscape boundary/elevation. There is an approximate cross fall of 1m running west to east along the rear southern boundary and 5m running from north to south. The site has a surveyed land area of 950m2. Both sites comprise an existing two storey residential flat building with two apartments each.

The majority of buildings along the northern side of Queenscliff road are four storey apartment buildings. The southern side of Queenscliff road also include numerous 3-4 storey apartment buildings within the immediate context and visual catchment, which provides both a consistent existing and future desired character.

ess lifestyle Pty Ltd

0414 085 001
info@esslifestyle.com

Studio 24, 13-29 Nichols St
Surry Hills, NSW 2010

NSW registered architect
Robert Gordon Woodward 9383

ABN 52 144 951 119

PRINCIPLE NO.2

BUILT FORM AND SCALE

The proposed development has been designed to comply with the SEPP 65 Apartment Design Guide (ADG) and the Warringah Council Development Control Plan (DCP) and local environmental plan (LEP).

As such the proposal has been designed to maintain and enhance the character and amenity of the surrounding neighbourhood context while responding to Warringahs future desired density and character.

The built form is a rational response to the particular constraints and opportunities of the site/context and the functional needs of the proposed program.

The allowable envelope has been defined through the required setbacks, height plane and landscape requirements as well as taking into consideration the solar, shadow and view impacts of the adjacent neighbours.

The front setback is 6m which aligns with the setback of our north/western Neighbour at No.126 and is consistent within the streetscape. The rear setback is 9m for ground -1, 12m for ground and 15m for Level 01. All of the rear setbacks are greater than the DCP requirement. The side setbacks are 2.2m and 3.2m which comply with the DCP setbacks and is consistent within the streetscape. The proposed building height also sits below the required LEP building height plane of 8.5m. Landscape open space is provided to comply with the DCP control being 40% of the site area.

The allowable height in combination with the natural slope of the land allows for three storeys above ground with a single level of basement below. Within each level two apartments can be provided with a central core for vertical circulation.

Within the allowable envelope the massing has been further reduced to suit the site, context and program. A terracing typology has been adopted to provide high levels of amenity to the proposed apartments while responding to the natural slope of the land and by reducing any shadow impacts and mass/scale to the adjacent neighbours.

The ground -1 apartments have a 9m setback to the rear boundary which provide for large external landscaped spaces that face the primary views of surrounding Manly and the Manly coastline. The ground level apartments have an additional rear setback of 3.6m in order to provide large landscaped terraces. Level 01 is a further 3.6m setback also with large landscaped terraces with the roof a further 3.6m setback. The roof also has a landscaped terrace space completing the landscaped terracing of the built form.

The additional setbacks for each level of the project allow for solar access to the southern neighbour while also reducing the bulk mass and scale appearance from the adjacent neighbours and the greater context. The integrated greenery including the roof, each level of terrace, side boundaries and the lower level landscaped space at grade also helps integrate the project with the site and context.

From the streetscape the building appears as two separate buildings in order to match the forms of the two existing buildings. This is achieved through each apartment being separated by a void in the building that accommodates the car parking lift and also allows for the centralised pedestrian entrance. Due to the slope of the land the proposal appears as a single storey above the front fence/wall line. The proposed ridge lines are also lower then the existing ridge lines of the existing apartment buildings.

Each internal space has been orientated towards the view or streetscape where possible. The increased side setbacks of 3.2m allow for windows to face the side boundaries. where this occurs there is little to no overlooking or privacy issues.

ess lifestyle Pty Ltd

0414 085 001
info@esslifestyle.com

Studio 24, 13-29 Nichols St
Surry Hills, NSW 2010

NSW registered architect
Robert Gordon Woodward 9383

ABN 52 144 951 119

PRINCIPLE NO.3

DENSITY

The proposed development provides an apartment density of 6x 3 bedroom apartments with large landscaped terraces and car parking within a basement level. The proposed density and mix is appropriate and consistent with the surrounding context and future multi-unit developments within the proposed local context.

The three bedroom apartments provide an appropriate dwelling type and mix for those who wish to enjoy coastal lifestyle within walking distance to retail, public and communal amenities.

PRINCIPLE NO.4

SUSTAINABILITY

The project adopts good passive environmental design solutions and appropriate use of materials to provide a simple yet effective response to the environmental requirements. A balance of solidity for good thermal performance and glazing for natural daylight and solar access is inherent to all façades. The facade also provides good cross ventilation in combination with appropriate sun shading. A BASIX certificate has been undertaken and is included within the submission. Living and bedroom spaces have been provided with a variety of ventilation options.

ess lifestyle Pty Ltd

0414 085 001
info@esslifestyle.com

Studio 24, 13-29 Nichols St
Surry Hills, NSW 2010

NSW registered architect
Robert Gordon Woodward 9383

ABN 52 144 951 119

PRINCIPLE NO.5

LANDSCAPE

Design Statement

The design process commenced with a thorough site analysis, undertaken in collaboration with the multi-disciplinary consultant team to evaluate the character of the existing site and to identify opportunities and constraints. Consideration of user needs have informed the design of the project. The proposed landscaping aims to respond to the existing site, local microclimate and proposed architectural form while meeting the needs of the future residents.

Design proposal and Plant Species Selection

The landscape design works have been developed in collaboration with the consultant team and aim to respond to the architectural form and character being developed by ESS Architects. The planting palette incorporates a mix of exotic and native species. As there are a number of different microclimates created within the site and around the building the planting palette varies in response to this.

When you enter the building the proposed site frontage and entry comprise two landscape courtyards below street level with a large signature tree, Brachychiton acerifolius in each to create a sense of entry and scale, screen planting along the Northern boundary of Acmena 'Firescreen' and mixed planting of natives that will tolerate sun and shade including, Asplenium australasicum, Alocasia macrorrhiza, Blechnum sp., Macrozamia communis. Each courtyard garden will contain a mixed understorey of different ground cover and grass species, Dianella Caerulea, Lomandra 'Shara' and Viola hederacea. To create a sense of openness and also enable the courtyards to be used there will be a small open green area of native groundcover, Dichondra repens.

On the lower ground level the Southern rear gardens and pool areas contains a level lawn area off the main living space with a stepping stone path leading to a small paved area for outdoor entertaining. The lower level garden are full of low native grass and shrub species such as Lomandra 'Shara', Isolepis nodosa and a few drought tolerant exotic species including Aloe sp. that will be tall enough to create a sense of enclose but not block views either from the proposed building or neighbours buildings either side. The side passages include taller screening tree and palm species such as Banksia integrifolia, Elaeocarpus reticulatus, and LIvistona australis that will help to screen the building give a sense of scale and are not in a position where they will impede neighbouring views.

Planters on the northern and southern terrace and also the ground level contain low-maintenance, low-water-use plant species such as Aloe 'Bush Baby Yellow', Lomandra 'Shara, Isolepis nodosa and Westringia 'MUNDI'. Plants such as Goodenia ovata and Solandra maxima, Rosmarinus sp. will trail over the terrace planters so the building will be draped in plants. The roof gardens will be filled with a similar mix of native species as the lower level planters creating a sense that the garden is cascading over the building.

Generally the approach to the landscape is to create a lush and varied garden setting for the proposed new building using a variety of tree, shrub, grass and groundcover species that are both appropriate to the coastal location and to the different garden spaces and uses.

ess lifestyle Pty Ltd

0414 085 001
info@esslifestyle.com

Studio 24, 13-29 Nichols St
Surry Hills, NSW 2010

NSW registered architect
Robert Gordon Woodward 9383

ABN 52 144 951 119

PRINCIPLE NO.6

AMENITY

The built form has been designed to enhance the amenity of the occupants of the proposed dwellings without adversely affecting the amenity of the adjacent neighbouring properties.

The internal layouts of the apartments have been designed in order to maximise amenity. The proposed planning provides good levels of solar access and good passive cross ventilation to each apartment. The orientation of the apartments allows for access to views, solar access and ventilation while also allowing privacy to neighbouring buildings.

Corridor space has been minimised and all areas including bedrooms, bathrooms and living areas have been designed to take advantage of the sites amenity.

All apartments exceed minimum areas and dimensions.

Full kitchens are provided with storage and sufficient bench areas + fixtures for food preparation, cooking and washing up. Each unit also has access to a full sized bathroom and/or ensuites. Laundry areas are provided with plenty of storage.

Landscape areas with good deep soil planting has been provided along all boundaries that serve to give amenity to residents whilst providing further privacy screening and blending the building into the surrounding landscape.

ess lifestyle Pty Ltd

0414 085 001
info@esslifestyle.com

Studio 24, 13-29 Nichols St
Surry Hills, NSW 2010

NSW registered architect
Robert Gordon Woodward 9383

ABN 52 144 951 119

PRINCIPLE NO.7
SAFETY

All apartments are accessed from Queenscliff road through a security controlled lobby. The proposal provides good sight lines for passive surveillance. During night time hours the proposal will be well light via sensor lighting along circulation paths and common areas. The car park entry is accessed via a security car park lift and the basement stair is accessed via a security controlled door.

PRINCIPLE NO.8
SOCIAL DIMENSIONS AND HOUSING AFFORDABILITY

The proposal aims to provide contemporary living for those individuals who enjoy an active coastal lifestyle within close proximity to the beach and with good access to public/communal facilities. The proposed apartment sizes will help to meet the needs of the population as they move through different life stages.

PRINCIPLE NO.9
AESTHETICS

The built form's aesthetic is a rational response to the particular constraints of the site/context and the functional needs of the proposed program and is created to further enhance the existing locality and context.

From the streetscape the building presents as a single level above the front fence line providing a similar height and scale as the existing buildings as well as the two adjacent neighbours. The proposed form is then further divided into two forms via an open central external lobby entrance and an open external space for the landscaped roof of the car lift. The expression of two forms also simulates the existing two buildings currently on the site and the rhythm of the buildings within the streetscape.

From the rear the building presents as a series of stepping landscaped terraces. The stepping of the form also allows for reduced bulk,mass and scale and increased amenity to neighbouring buildings.

The architectural expression includes a series of horizontal concrete bands that help articulate the facade while also serving a practical and visual purpose.

The concrete bands provide an up stand for a balustrade, privacy to an internal space and as a planter box for integrated landscaping. The substantial integrated landscape creates a hanging garden aesthetic to the facade in combination with the deep soil and lush landscape of the external areas of the proposal that helps to integrate the proposal within the landscaped setting of the locality.

Between each band includes glazing that opens onto landscaped terraces with views towards the coastline and the streetscape. Glazing towards the two adjacent neighbours has been minimised. Aluminium batten cladding has been selected in-between each level along the boundaries to provide detailed articulation while keeping the palette simple and elegant.

A simple construction methodology and a reduced yet high quality material palette has been adopted in order to achieve a high quality built project.

Typical materials such as concrete, aluminium and landscape have been utilised to balance the desire to respond to the context while also providing a contemporary built form that responds to the future desired character and an improved quality.

The combination of lush greenery with a simple yet elegant material pallet and form provides a high quality addition to the locality and streetscape.