

DESIGN VERIFICATION STATEMENT October 2016

Harbord Diggers at Freshwater: Section 96 Application

Principle 1: Context

Good design responds & contributes to its context. Context can be defined as the key natural & built features of an area. Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality & identity of the area.

The development responds to the context via two primary gestures;

1. A residential village character is expressed to the Evans Street and Carrington Parade frontages to strengthen the residential character of these streets;
2. The larger scale headland buildings are designed with a curvilinear sculpted form to respond to the broader headland setting, particularly when seen from further afield.

The proposal to introduce render into the palette of the Evans Street and Carrington Parade frontages is designed to lift the visual interest in these facades and further amplify the fine grained 'village' quality of these frontages. This is seen as beneficial in strengthening the connection of the development to the village character of Freshwater both as its current and desired future character.

An 'off white' render is proposed having both a seaside quality while providing a fresh contrast against the rich textured tones of the sandstone throughout the development.

Principle 2: Scale

Good design provides an appropriate scale in terms of the bulk & height that suits the scale of the street & surrounding buildings. Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk & height needs to achieve the scale identified for the desired future character of the area.

The proposed introduction of render into the palette of the Evans Street and Carrington Parade frontages assists in de-scaling the bulk of the development. It achieves this outcome through two principles; Firstly, render is applied to facades interspersed amongst the sandstone facades to amplify the fine grained 'village' quality of these frontages. Secondly, the top level of these three level compositions is rendered in contrast to mostly sandstone ground and first floor levels to visually reduce the vertical scale. The separation of this top level through setback and material is important in giving the development the sense of a lower scale at these frontages.

Principle 3: Built Form

Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of the building elements. Appropriate built form defines the public domain, contributes to the character of the streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

As described above, the built-form has been designed to reinforce the two key objectives for the development being the expression of residential frontages to the streets, and the composition of the sculptural headland buildings in the broader headland setting.

Again, the introduction of render to the streetscapes assists to amplify the finer grained built-form of these frontages.

This gesture however also plays an important role in reinforcing a contrast to the scale and curvilinear geometry of the headland buildings which sit as part of the broader headland landscape context.