



WARRIEWOOD RESIDENTIAL DEVELOPMENT APPLICATION

25-27 WARRIEWOOD ROAD, WARRIEWOOD. NSW 2102

MAY 2020

V / A
ARCHITECTS

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1.0 SUMMARY

1.0 INTRODUCTION

1.01 Introduction

VIA Architects have prepared this report on behalf of the applicant, Knowles Group, in support of the development application for the construction of the proposed residential development at 25-27 Warriewood Rd, Warriewood.

Summary

Description:

Construction of 1 detached three storey dwelling house and 10 semi-detached three storey dwellings (two storey fronting Warriewood Rd) and a three storey residential flat building comprising of 32 apartments plus one basement level for carparking.
The site is currently undeveloped.

Details:

1 Bed Apartments	- 4
2 Bed Apartments	- 22
3 Bed Apartments	- 6
Total Apartments	- 32
Total Dwellings	- 11
Overall	- 43
Adaptable Units	
Apartments	- 8
Dwellings	- 3
Overall	- 11
Site Area (Lot 2)	- 8,178m ²
Street Frontages:	- Warriewood Rd, Lorikeet Grove & Baz Retreat



2.0 \ URBAN CONTEXT & SITE ANALYSIS

2.0 URBAN CONTEXT AND SITE ANALYSIS

2.01 Existing Site Conditions

Constraints

- 1. Approx. 11m fall East to West over site.
- 2. Restriction under Pittwater LEP for maximum 10.5m building height and 8.5m in height at street frontage.
- 3. Flood plane of Narrabeen Creek.
- 4. 5m Easement across the site.
- 5. 25m Buffer Zone landscaped biodiversity.
- 6. Minimum 25m²/bed landscaped area per SEPP senior.
- 7. 25m Creek Line corridor.
- 8. A minimum 6.5m front building setback with a 5m setback to articulation zone.
- 9. Neighbouring Residential subdivision with internal roads, boundary retaining walls and a number of dwellings already constructed.

Potentials

- 10. Active interface to Warriewood Road and building form to reflect housing character and streetscape on opposite side of Warriewood Road.
- 11. Improve pedestrian experience and public surveillance.
- 12. Views to Narrabeen Creek.
- 13. Provide diversified housing typology for the community with a mix of detached townhouse, attached townhouse and residential flat building.

Site Analysis

Legend

Sensitive Interface

Vehicular Access

Local Road

Major Road

Wetlands Area

Easement

Bus Station



2.0 URBAN CONTEXT AND SITE ANALYSIS

2.02 Existing Streetscape Elevations



SITE



62 WARRIEWOOD RD



60 WARRIEWOOD RD



58 WARRIEWOOD RD



56 WARRIEWOOD RD



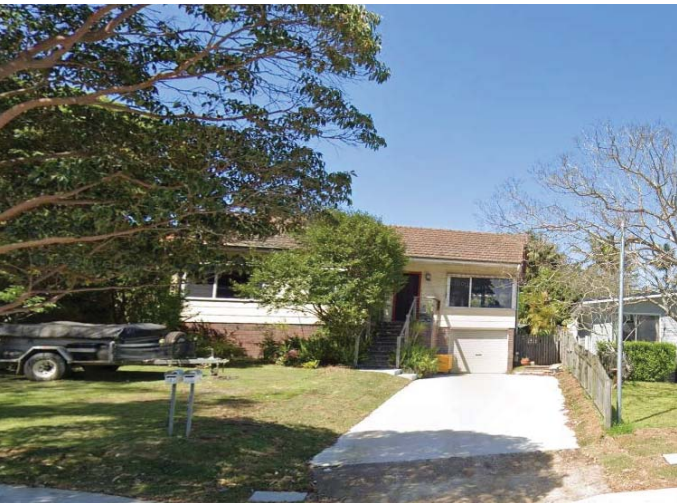
54 WARRIEWOOD RD



52B WARRIEWOOD RD



50 WARRIEWOOD RD



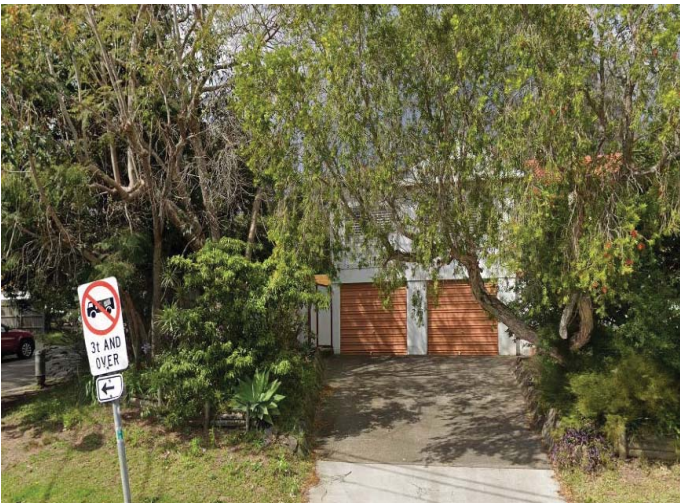
44 WARRIEWOOD RD



42 WARRIEWOOD RD



1 MACEDON PLACE



40 WARRIEWOOD RD

2.0 URBAN CONTEXT AND SITE ANALYSIS

2.02 Existing Streetscape Elevations



23 WARRIEWOOD RD

2.0 URBAN CONTEXT AND SITE ANALYSIS

2.03 Local Approved Developments



18 MACPHERSON STREET, WARRIEWOOD



234 OCEAN STREET, NARRABEEN



3.0 \ SEPP 65 DESIGN VERIFICATION

3.0 SEPP 65 DESIGN VERIFICATION

3.01 Summary

SECTION 1.0 SUMMARY

VIA Architects have prepared this report on behalf of the applicant, Knowles Group, in support of the development application for the construction of the proposed residential development at 25-27 Warriewood Rd, Warriewood:

I confirm that I have directed the design of the enclosed development application and that I am a registered Architect in accordance with the Architects Act 1921.

In addition I confirm that the enclosed documentation achieves the design principles set out in State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development and has been designed with regard to the Apartment Design Guide.



Frank Bambino
NSW Architects Registration number 8355

Description:

Construction of **one detached three storey dwelling house and 10 semi-detached three storey dwellings** (two storey fronting Warriewood Rd) and a three storey residential flat building comprising of 32 apartments plus one basement level for carparking.
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Overall	- 11
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Street Frontages: - Warriewood Rd, Lorikeet Grove & Retreat

Car park summary:

Residential Flat Buildings:

- Site excavation to allow for 1 level of basement car parking accessed via a vehicle ramp with entry and egress via the south elevation of the Residential Flat Buildings along Lorikeet Grove.
- There are a total of 61 car spaces provided within the basement. (inclusive 8 adaptable and 1 car wash)
- 16 secure bicycle lockers are provided within the basement

Dwellings

- There are a total of 33 off-street car spaces provided.

Shared Parking

- 11 visitor parking spaces

3.0 SEPP 65 DESIGN VERIFICATION

3.02 Design Quality Principles - Context

Good design responds and contributes to its context. Context can be defined as the key natural and 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 and identity of the area.

The proposal aims to sit comfortably amongst the direct and broadly local context of the Warriewood area. It does this by responding to the existing character and built form scale whilst pushing the more contemporary material palette and density emerging in the Warriewood area.

To the West of site a 50m separation has been left between Narabeen Creek inclusive of a 25m Council reclaimed zone plus an additional 25m Landscaped buffer zone giving ample area for local wildlife and vegetation.

To the East of site along the Warriewood Rd street frontage a mix of single and double storey dwellings and a child care facility provide the existing direct built form and scale context. Neighbouring North and South respectively are single/double storey residential development and a 2/3 storey aged care development. The density, setbacks and scale of these surrounds have all been taken into account when responding with the proposed design.

In order to achieve this a 6m front and 3m side setback has been used across the site and whilst a height limit of 10.5m is required (typically 3 storey) across the site, a height limit of 8.5m has been applied within a 12.5m setback line along the eastern boundary to keep the built form presenting to Warriewood Rd at no more than 2 storeys. The placement of dwellings to Warriewood Rd detached into blocks of two further reflects the current character of the immediate context.

A study of constraints and opportunities has also been used to ensure positive outcomes within the site and for adjoining properties (ref. 2.01 above).

The density and aesthetics of the built form have taken strategems from the wider Warriewood area in keeping with the rezoning to allow for an intensification of residential dwellings and a tactile contemporary appearance. Local approved and existing examples were taken as a springboard for the design aesthetic (ref. 2.03 above). The material palette of light textured render, light and dark timber, glass, and metal cladding facade systems were proposed to create complexity, visual depth and materiality for the residents and the surrounding neighbourhood (ref. 4.02 below). These were selected to reflect the tones, colour and texture present in the natural and built form of wider Warriewood.

3.0 SEPP 65 DESIGN VERIFICATION

3.03 Design Quality Principles - Scale

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

Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

The scale of the proposed development responds to its direct context by taking advantage of the steep slope away from Warriewood Rd. The design looks to balance the future growth in density of the precinct whilst maintaining a transitional zone to the street frontage of Warriewood Rd.

Across the site the height limit of 10.5m has been adhered to, however a height limit of 8.5m has been applied within a 12.5m setback line along the eastern boundary, so when viewed from Warriewood Rd presents generally at a maximum of 2 levels above street level giving the impression of a smaller scale. This is further expressed by presenting 2 storey dwelling frontages to Warriewood Rd (East) and naturally resulting the third storey sitting to lower ground acquiring light, amenity and opening to the laneway (West).



3.0 SEPP 65 DESIGN VERIFICATION

3.04 Design Quality Principles - 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 building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their State Environmental Planning Policies, etc.

Built form is in the context of the site and locality. Both the Residential Flat Building and the dwellings utilises balconies, setbacks and finishes, including horizontal banding, transitions between floor to ceiling height glazed panels and two-tone timber look cladding elements to provide articulation to their respective street facades.

All proposed dwellings face the eastern boundary, which read as double-storey dwellings along the Warriewood Road elevation, they have different finished floor levels to address the fall of the site and the sloping street frontage.

The Residential Flat building is viewed as a three-storey above ground building sitting on natural ground level which is approximately at a 6-metre fall from Warriewood Road elevation. For this reason, the roof level is viewed from Warriewood Road at the same height as the roof level of the dwellings that face Warriewood Road, contributing to the streetscape and not impacting negatively on the public domain by affecting views or local amenity.

The visual mass of the Residential Flat building is separated into two discrete building forms from the north to the south of the site, located so as to achieve appropriate building separation, deep soil landscaping, response to the existing sloping natural ground levels and the accommodation of central entry zone connecting the two building forms through link. This central entry zone, located at the centre of the Residential Flat building provides physical and visual relief within the development providing amenity and outdoor space activated by the dedicated outdoor communal zones.

3.0 SEPP 65 DESIGN VERIFICATION

3.05 Design Quality Principles - Density

Good design has a density appropriate for a site and its context, in terms of floor space yields (or numbers of units or residents).
Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.

The proposal positively contributes to Council's goals regarding housing. Warriewood Valley was identified by the NSW State Government as a potential land release area. It was subsequently rezoned to allow intensification of residential dwellings and infrastructure. The rezoning and development of Warriewood valley has also resulted in the cleaning up of the water bodies and wetlands and water management techniques were applied to deal with the flooding.
The proposal complies with Council's density target for the site. The proposed density is appropriate given the existing infrastructure, public transport, community facilities and proximity to urban centres.

3.0 SEPP 65 DESIGN VERIFICATION

3.06 Design Quality Principles - Resource, Energy and Water Efficiency

Good design makes efficient use of natural resources, energy, and water throughout its full life cycle, including construction. Sustainability is integral to the design process. Aspects included demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.

The proposed development has achieved a Building & Sustainability Index (BASIX) certificate.
Further, the proposal will embody excellent passive systems of sustainable design such as:

- Dual aspect and cross ventilated apartments (100% of dwellings; and over 60% of units to the residential flat building)
- Plantation shutters and eaves overhangs to counter low angle sun, reducing solar gains and increase control of the internal environments.
- Excellent passive solar gain throughout; includes all dwellings and of all 32 apartment units to the residential flat building.
- Selection of low embodied-energy materials where practicable.
- Selection of materials that require little maintenance where practicable.
- Collection and reuse of rain water

3.0 SEPP 65 DESIGN VERIFICATION

3.07 Design Quality Principles - Landscape

Good design recognises that together landscape and buildings operate as an integrated sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain. Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.

Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.

The landscaping proposed for the project is simple and robust.

The numerous central outdoor communal spaces provided to the residential flat building are designed as quiet recreational spaces for the residents of the development. The spaces provide a high level of planting with outdoor seating and communal gathering spaces. The spaces are carefully designed so as not to encourage loud and boisterous behaviour that would conflict with the residential nature of the spaces that overlook it.

The dwellings have both front and rear private open spaces. The front yards to the dwellings are landscaped with a two planting schemes to compliment the two timber (light and dark colour) cladding schemes of each dwelling. The private open to the rear are terraces overlooking the central garden area.

The selection of plant species proposed respects the sites location within the Northern Beaches region through the incorporation of indigenous species.

The landscape buffer to the west of the site is populated with indigenous species and is intended to be relatively maintenance free.

There are a variety of surface treatments proposed across the site including permeable paving (modular precast concrete pavers), select stone, concrete, and grass.

The hard paving is softened across the site through the use of grass, garden beds consisting of a wide variety of plant species, and incorporation of substantial trees planted in deep soil and planters.

The design also includes areas of landscaping with soil over structure with varied depths. The garden/ramp are to the eastern central courtyard has a soil depth of approx. 600mm throughout with a 300-500mm strip of pebbles at a lower level adjacent to the building. To the south and south east of the apartment building soil depth/rasied planters have been used with soil olumes in compliance with 4P of the Apartment Design Guide (refer to landscape plans for further details).

The apartment and dwellings surround a large garden zone that creates a semi-private/communal living environment connected to nature.

The proposal contains generous opportunities for of deep soil planting (provides 33.2% well over the minimum 7% of the total site area) which is applicable to the residential flat building of the site. This is only in accordance with the apartment design guide as per the State Environmental Planning Policy (Design Quality of Residential Apartment Development). In addition, the remaining extent of the residential flat building front entry zone (west of the building) has been designed to accommodate substantial plantings in deep soil, taking advantage of the required 25-metre landscaped buffer zone.

The landscaped area requirements for the overall development requires a minimum of 41% of the allotment. The side and rear building lines prescribes within the Pittwater DCP that the outcomes area of site disturbance is minimized and soft surface is maximized where possible

3.0 SEPP 65 DESIGN VERIFICATION

3.08 Design Quality Principles - Amenity

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

The proposal is designed to achieve the best possible amenity whilst responding to the particulars of the site, character of built form whilst having minimal impact to adjoining existing and future development.

Residential Flat Building

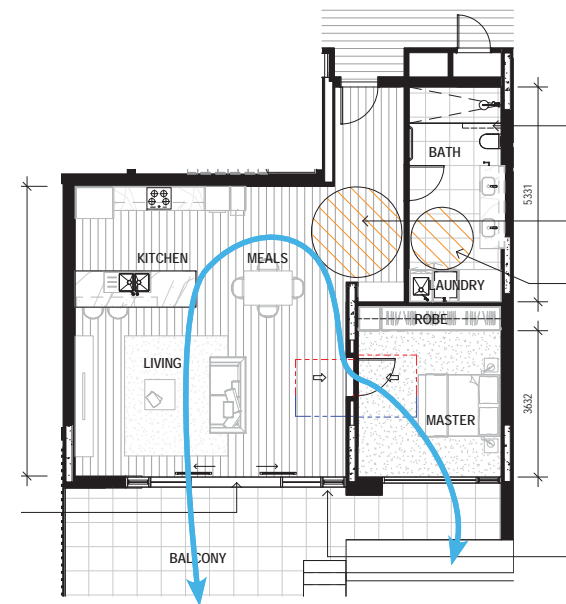
The apartment design conforms with BCA requirements inclusive of 25% adaptable layouts whilst maintaining functional architectural layout and ample access to light and ventilation. Typically inefficient and dead spaces such as long corridors have been avoided by widening these spaces into useable walk in robes or storage spaces creating efficient and useable apartment layouts.

The majority of the apartments have an East or West orientation with high level ceilings and glass from floor to ceiling and most of the width of the apartment optimising daylight access.

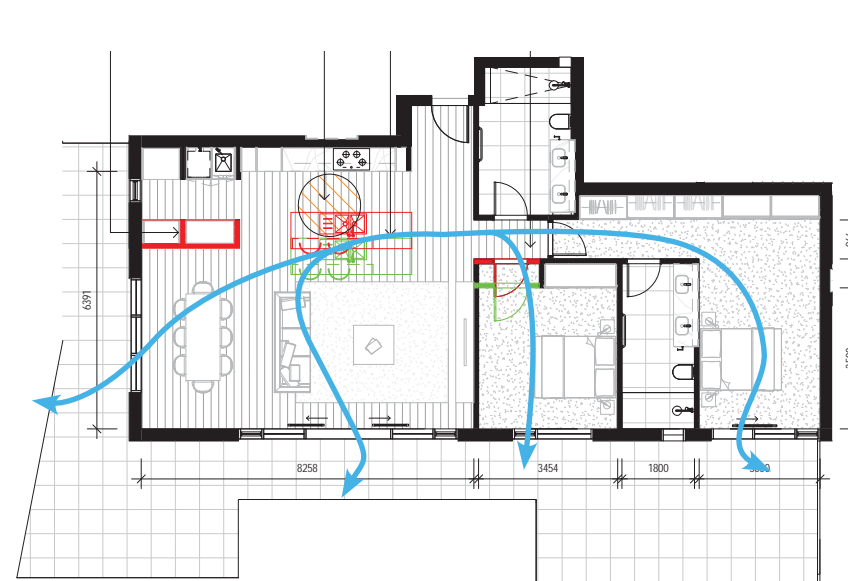
Operable glazing has been used to provide dual aspect cross ventilation to 60% of apartments. Whilst the remainder achieve at least single aspect natural ventilation to all habitable rooms.



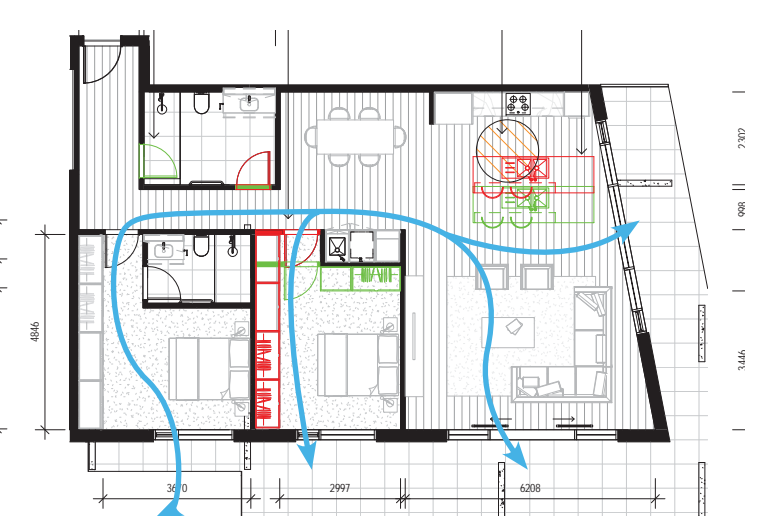
ADAPTABLE APARTMENT LAYOUT
Single Aspect Natural Ventilation



ADAPTABLE APARTMENT LAYOUT
Single Aspect Natural Ventilation



ADAPTABLE APARTMENT LAYOUT
Dual Aspect Cross Ventilation



ADAPTABLE APARTMENT LAYOUT
Dual Aspect Cross Ventilation

3.0 SEPP 65 DESIGN VERIFICATION

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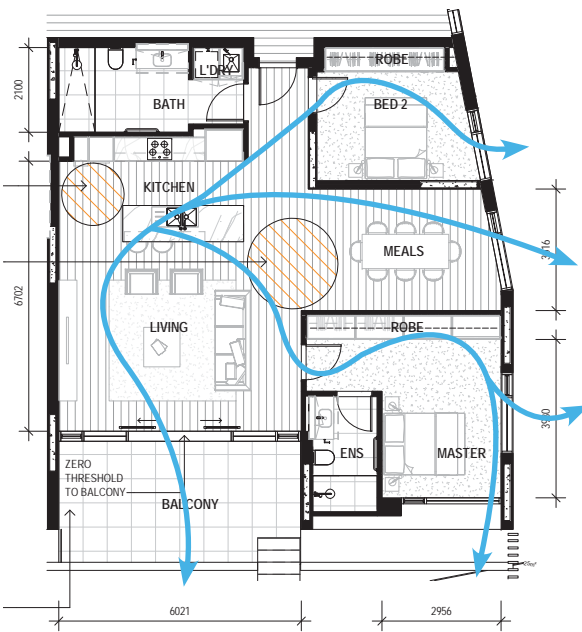
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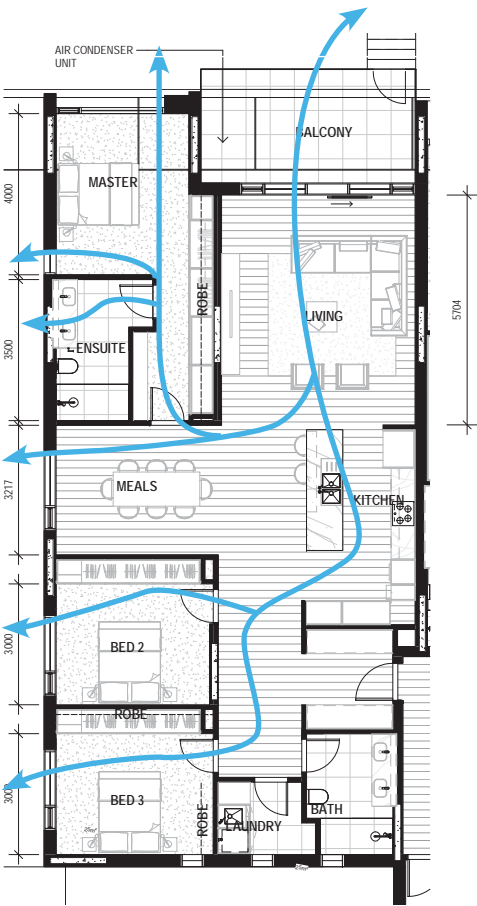
TYPICAL APARTMENT LAYOUT
Dual Aspect Cross Ventilation



TYPICAL APARTMENT LAYOUT
Dual Aspect Cross Ventilation



TYPICAL APARTMENT LAYOUT
Dual Aspect Cross Ventilation



TYPICAL APARTMENT LAYOUT
Dual Aspect Cross Ventilation

3.0 SEPP 65 DESIGN VERIFICATION

3.09 Design Quality Principles - Safety and Security

Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.

The design proposes the following security measures to restrict and control communal access around the proposal:

- Engaged active street edges along Warriewood Road with dwellings situated along the eastern boundary which that will provide private use along the front yards and maintain good natural surveillance of Warriewood Road; the proposed visitor parking spaces along the front boundary further enhances this.
- General windows (predominantly full height glazed) and open balconies to the residential apartments provide passive surveillance overlooking the creek corridor zone to the west of the site; and also the internal park between the residential flat building and dwellings.
- The living spaces to the dwelling provide passive surveillance overlooking along the adjacent shared park. The resident parking spaces proposed within the garages also aid to increasing activity in the laneway at most times of the day.
- Public private open spaces proposed in front of the residential flat building are separated into zones and provide passive surveillance whilst creating opportunities for small group gatherings. Due to the moderate scale of each zone, effectively limiting the number of people able to congregate within the space, ensuring an appropriate level of use without being an imposition on the neighbouring residents in close proximity.
- Private open spaces located at ground level to the dwellings are clearly defined by selected fencing structures where appropriate, screen hedging, selected planting and use of feature surface treatments that define these spaces from the public realm.
- High quality architectural lighting to all outdoor public and private common areas to be incorporated, and integrated into the landscape proposal.
- CCTV intercom security access proposed to the residential flat building, the roller shutter gate to the basement parking will have security / intercom making the building secure externally.

3.0 SEPP 65 DESIGN VERIFICATION

3.10 Design Quality Principles - Social Dimensions and Housing Affordability

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.

The proposal offers a choice of apartment and dwelling styles, size and affordability well suited to the demographic of the area. The proposed development offers a mix of 1, 2 and 3-bedroom apartment units and 3-bedroom dwelling houses and semi-detached dwellings, catering for a diversity of living and work requirements. The proposal has been designed particularly noting the predominant lifestyles and people of the Warriewood population are: established couples and families; and older couples and families.

The proposal provides the required adaptable housing units (25% of total units in the development) incorporated into the scheme, including 8 no. adaptable apartment units; and 3 no. dwellings. The provision for adaptable design provides the choice and flexibility to accommodate different community groups with different needs.

The proposal demonstrates well designed, high quality units able to cater to the existing shortfall within the marketplace of affordable housing. A range of factors, including location and surrounding context make these units desirable for many types of working people.

The proposal is close to facilities and public transport. Local facilities include a medium-sized shopping mall, cinema complex, a mini-putt putt golf and a swimming beach.
The unit mix reflects an appropriate diversity of choice for the area.

3.0 SEPP 65 DESIGN VERIFICATION

3.11 Design Quality Principles - 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 proposed buildings have been designed in consideration of the surrounding built environment.

The colours and materials selected for use for both the residential flat building and the dwellings have been done so with the aim of creating a tactile contemporary building.

Materials chosen include dark coloured brick, earthy toned textured render, light and dark timber, glass, and metal cladding facade systems were proposed to create complexity, visual depth and materiality for both the residents and the surrounding neighbourhood.

The apartment and dwellings surround a large garden zone that creates a semi-private/communal living environment connected to nature. The residential flat building frontage has been articulated to diffuse the massing and segregate the form accomplishing a humanistic scale, taking into careful consideration of the scale to the adjacent neighbouring proposed developments to the north and south of the subject site.

The dwellings face the eastern boundary, which read as double-storey dwellings along the Warriewood Road elevation in response to the scale of the existing residential dwellings opposite the site and across the street.

The design features of all proposed buildings and its courtyard / gardens will achieve a contemporary aesthetic that provides its occupants with a pleasurable living environment. The use of materials, colours, textures and shapes will help it maintain an appropriate scale with adjacent surrounding developments.

4.0 \ DESIGN RESPONSE

4.0 DESIGN RESPONSE

4.01 Architectural Statement

This multi-residential development consists of 1 detached three storey and 10 semi-detached three storey, 3-bedroom dwellings; and a three-storey above ground residential flat building comprising a total of 32 apartments with a mix of 1, 2 and 3 bedroom units. The site is located on Warriewood Road and is enclosed by Lorikeet Grove through to the intersection of Warriewood Road and Hill Street.

Individual access has been designed to each dwelling. Individual entry footpaths from Warriewood Road creating a sense of address and identity to each dwelling. The dwellings face the eastern boundary, which read as double-storey dwellings along the Warriewood Road elevation, they have different finished floor levels to address the fall of the site and the sloping street frontage. Cross ventilation is provided to all dwellings.

The 3 storey residential flat building as viewed from Warriewood Rd presents as a two-storey above ground building. As it is sitting on natural ground level which is approximately at a 6-metre fall from Warriewood Road elevation. This comprises of two-buildings separated by a central link which forms the main entry zone and opens out to the outdoor communal courtyard zones. A vehicle entry ramp off Lorikeet Grove is proposed to provide access to the single-level basement carpark for both residents and visitors.

The key design objectives are to develop a comprehensive design response which acknowledges and responds to the urban context in scale, height, density, bulk, setbacks, style and form while minimising impacts on local amenity including the neighbouring residential properties and the proposed neighbouring aged care facility.

In designing the several buildings, emphasis was placed on providing this development with a strong visual identity. All proposed buildings are designed cohesively integrating form, facade and planning into an overall concept. An extensive process of architectural exploration was undertaken testing numerous options in order to develop an architecture that responds appropriately to the site and surrounding urban context. The proposed development has been carefully designed to achieve the design principles set out in *'State Environmental Planning Policy 65 - Design Quality of Residential Apartment Development'* with regard to the publication *'Apartment Design Guide'*

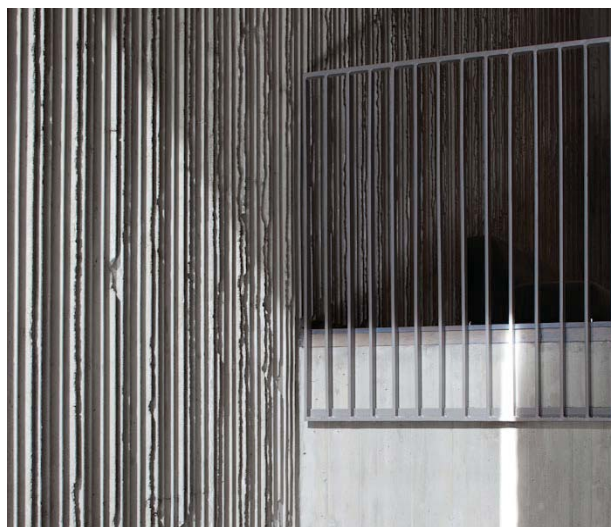
The rythmical sequence of the architectural elements to all buildings is integrated into an overall geometric composition through the use of setbacks, materials and colours. This was done to fragment the mass of the buildings while giving a pleasant human scale to the whole development.

Dark coloured brick, earthy toned textured render, light and dark timber, glass, and metal cladding facade systems were proposed to create complexity, visual depth and materiality for the residents and the surrounding neighbourhood.



4.0 DESIGN RESPONSE

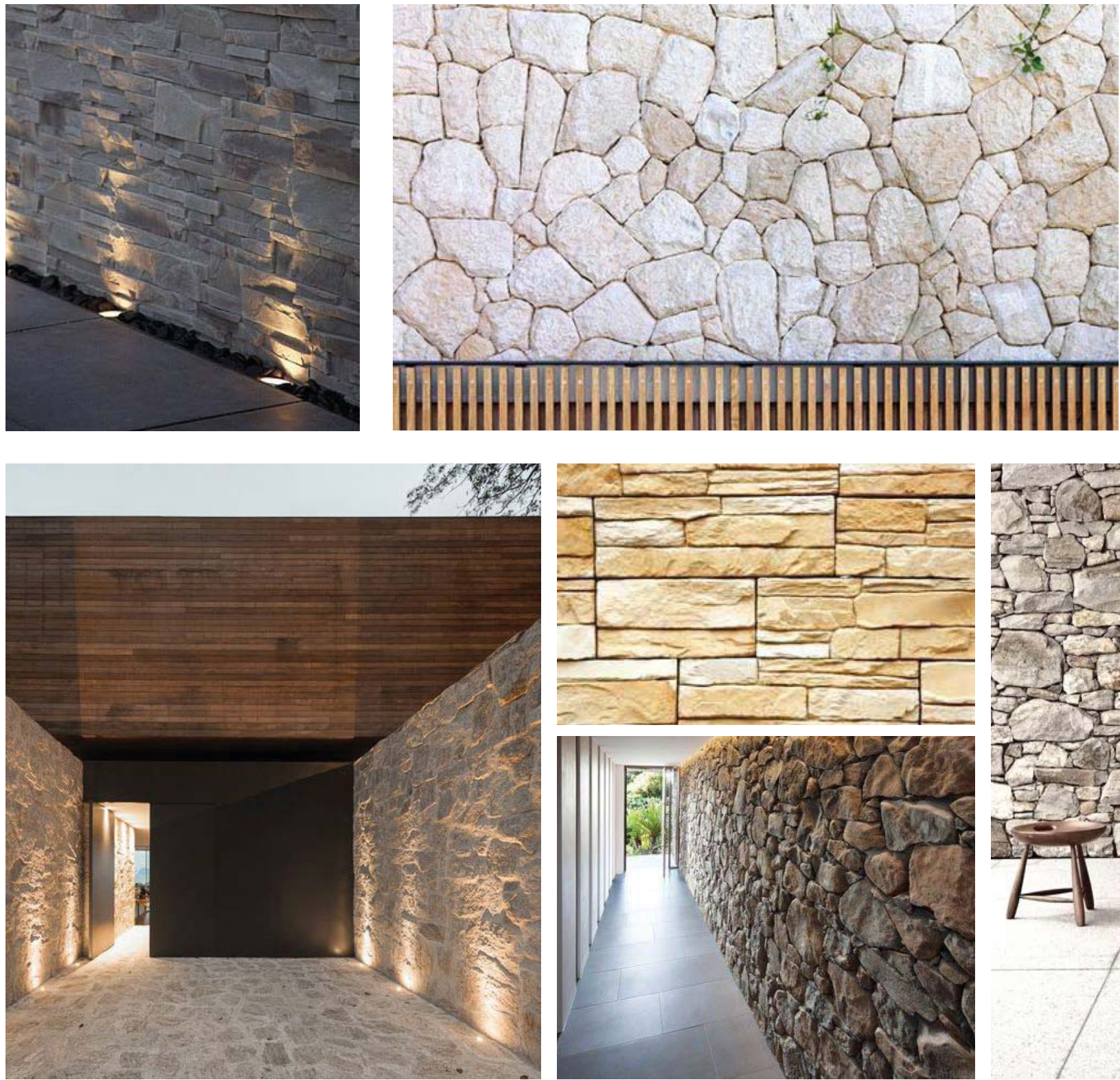
4.02 Material Response



TEXTURED
RENDER

4.0 DESIGN RESPONSE

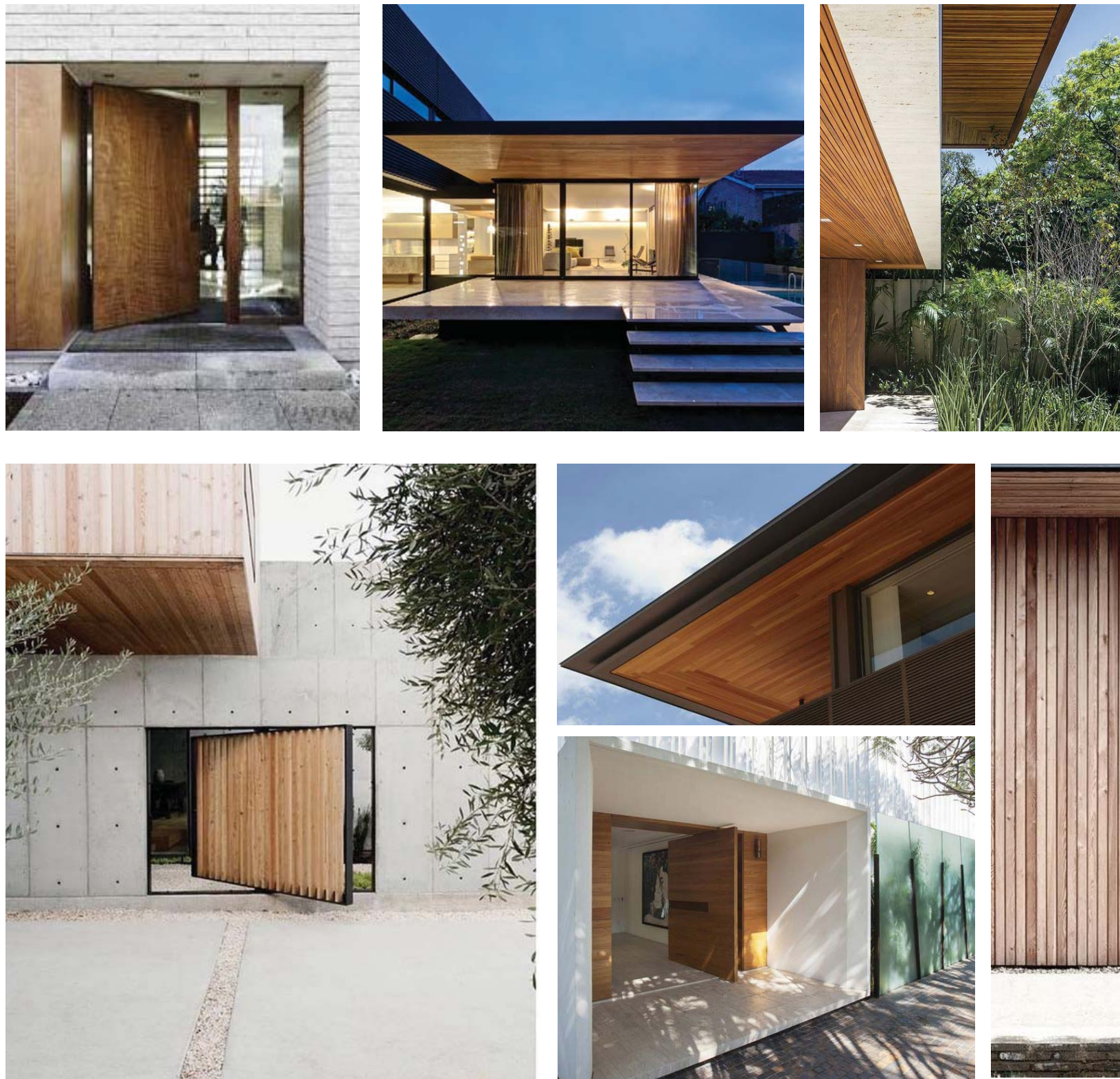
4.02 Material Response



STONE
PAVING &
DETAILS

4.0 DESIGN RESPONSE

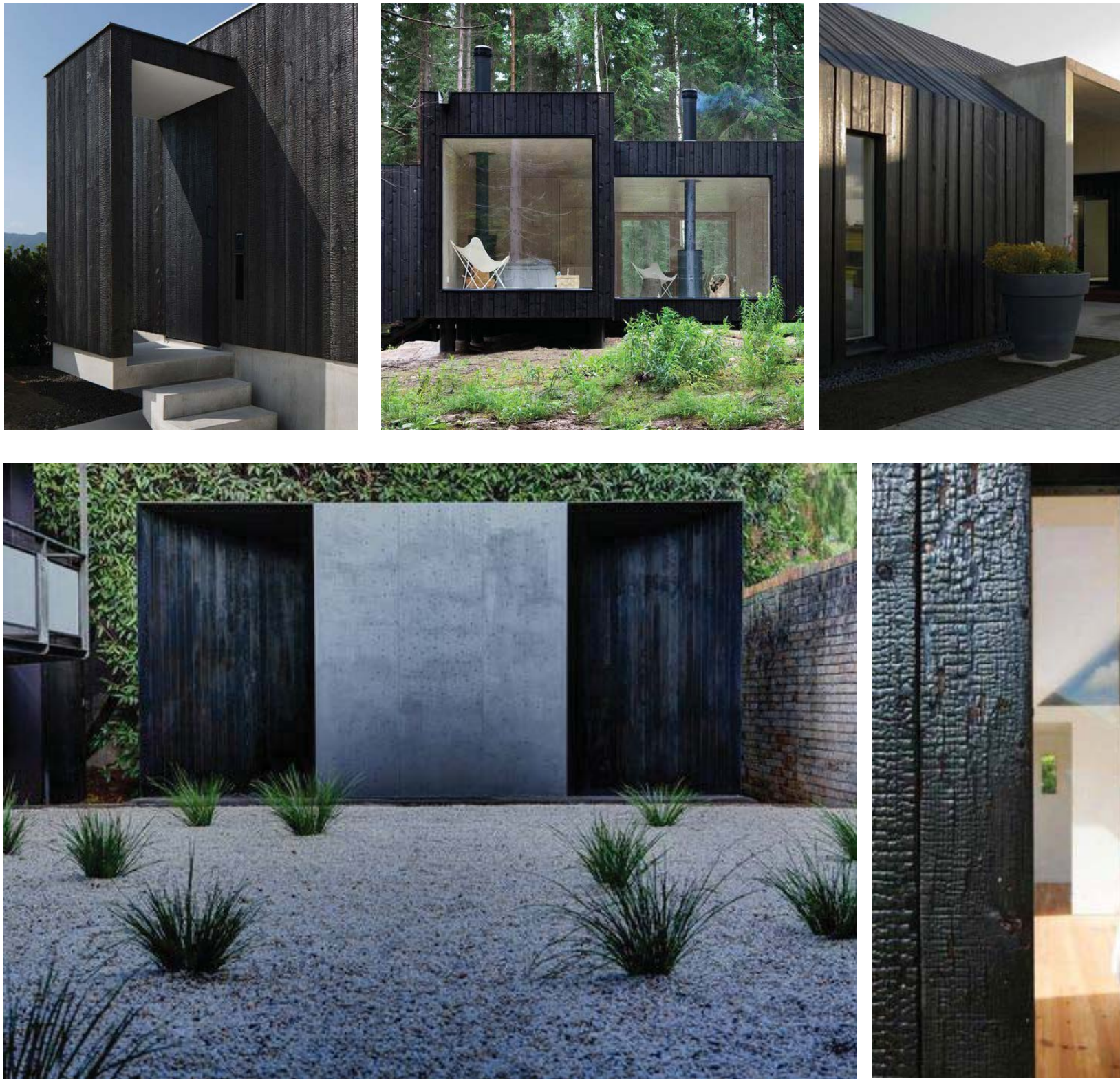
4.02 Material Response



LIGHT
TIMBER LOOK
FEATURE

4.0 DESIGN RESPONSE

4.02 Material Response



DARK
TIMBER LOOK
FEATURE

**5.0 ** DESIGN PROPOSAL

5.0 DESIGN PROPOSAL

5.01 Elevations - Dwellings



Dwellings / East Boundary Elevation



Laneway Looking East Elevation

5.0 DESIGN PROPOSAL

5.02 Elevations - Residential Flat Building



West Boundary Elevation



Laneway Looking West Elevation

5.0 DESIGN PROPOSAL

5.02 Elevations - Residential Flat Building



South Boundary Elevation



North Boundary Elevation

5.0 DESIGN PROPOSAL

5.02 Elevations - Residential Flat Building



Entry Courtyard Looking North Elevation



Entry Courtyard Looking South Elevation

5.0 DESIGN PROPOSAL

5.03 Visualisation - Residential Flat Building

Western View from creek



5.0 DESIGN PROPOSAL

5.04 Visualisation - Residential Flat Building

Northern Building Detail view



5.0 DESIGN PROPOSAL

5.05 Visualisation - Residential Flat Building

South West Corner



5.0 DESIGN PROPOSAL

5.06 Visualisation - Dwellings

Rear Laneway / Central Communal park view towards dwellings



5.0 DESIGN PROPOSAL

5.07 Visualisation - Dwellings

Warriewood Road - Note: View/design is unchanged from previous development application



5.0 DESIGN PROPOSAL

5.08 Visualisation - Dwellings

Warriewood Road & Lorikeet Grove - Note: View/design is unchanged from previous development application



5.0 DESIGN PROPOSAL

5.09 Visualisation - Dwellings

Warriewood Road - Note: View/design is unchanged from previous development application



6.0 \ MATERIALS

6.0 MATERIALS

6.01 Material Palette



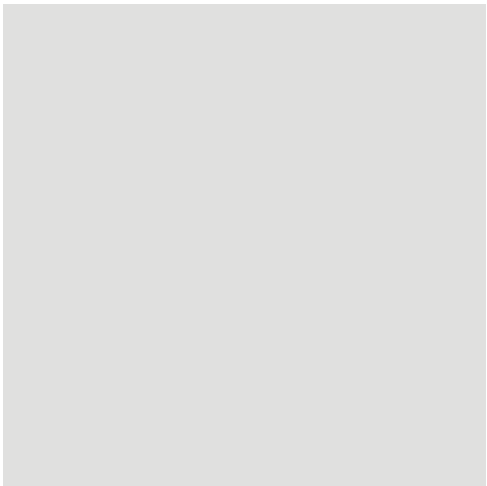
GL2- Glass Balustrade



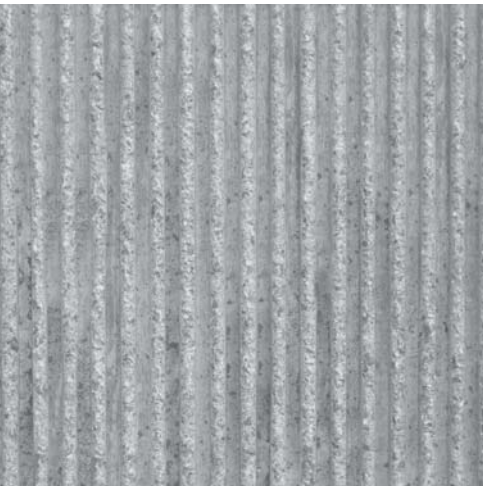
GL1 - Clear Glazing



GLV - Black Metal Louvre



AP1 - Applied Finish - Light Grey



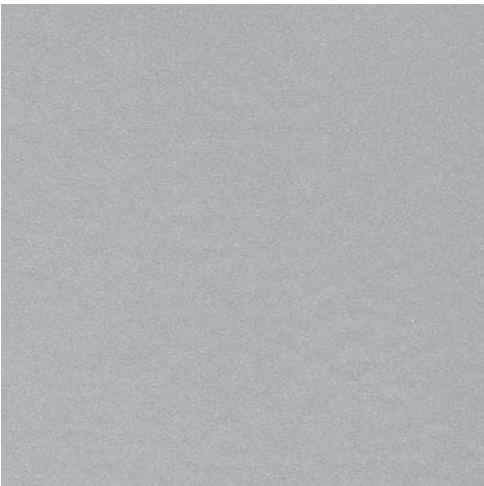
RN2 - Render Finish 2 - Textured (equal to or darker than Colorbond 'Windspray')



SP- Spandrel Panel - To Match Window Frame



PC1 - Powdercoat Finish 1 - Dark (Window Frames)



PC2 - Powdercoat Finish 2 - Light



RS1 - Roof Sheet - Colorbond Dark Grey (equal to or darker than Colorbond 'Monument')



TC2 - Aluminium Timber Look Cladding- Dark Tone



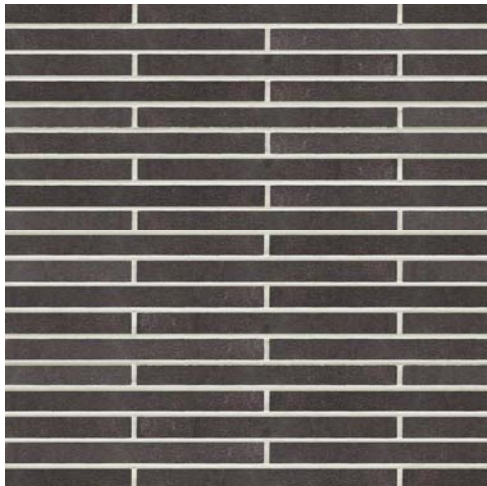
RN1- Render Finish 1 - Mid Tone (equal to or darker than Colorbond 'Windspray')



TC1 - Aluminium Timber Look Cladding - Light Tone



GL3- Glass Balustrade (copper tint)



BR1- Brickwork - Dark Tone

7.0 \ DRAWINGS

8.0 DRAWINGS

7.01 Drawings List

DA - 011	Existing Site Plan
DA - 020	Proposed Site Plan
DA - 021	Site Plan - Northern Boundary
DA - 030	Construction Staging Plan
DA - 031	Subdivision Staging Plan
DA - 050	Site Diagram - Communal Open Space
DA - 051	Site Diagram - Deep Soil Zones
DA - 052	Site Diagram - Landscaped Area
DA - 053	Site Diagram - Landscaped Area
DA - 100	Proposed Apartment Ground Floor Plan / Dwelling Garage Lower Level Floor Plan
DA - 101	Proposed Apartment First Floor Plan / Dwelling Lower Level Floor Plan
DA - 102	Proposed Apartment Second Floor Plan / Dwelling Mid Level Floor Plan
DA - 104	Proposed Overall Roof Plan
DA - 105	Proposed Basement 01 Plan
DA - 110	Typical Apartment Layouts
DA - 120	Typical Dwelling Layouts
DA - 200	Proposed Elevations
DA - 201	Proposed Elevations
DA - 250	Proposed Sections
DA - 251	Proposed Sections
DA - 300	Shadow Diagrams
DA - 400	Ground Floor Apartment RCP
DA - 401	First Floor Apartment RCP
DA - 402	Second Floor Apartment RCP
DA - 700 to DA - 774	Shadow Study