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STATE ENVIRONMENTAL PLANNING POLICY NO 65 – DESIGN VERIFICATION STATEMENT

53C WARRIEWOOD ROAD WARRIEWOOD

Prepared to accompany Development Application for 6 units and associated car parking and landscaping submitted for 53C Warriewood Road, Warriewood NSW 2102.

22nd December 2015

Verification of Qualifications

Stephen John Bowers is a Registered Architect of New South Wales and Principal of Stephen Bowers Architects Pty Ltd and is enrolled in the Division of Chartered Architects in the register of Architects pursuant to the Architect's Act 1921. Stephen Bowers is registered with the NSW Architects Registration Board with registration number 5810.

Design Statement

The assessment of the proposal is in accordance with the Design Quality Principles as set out in SEPP 65- Design Quality Principles. I, Stephen Bowers hereby verifies that I directed the design of the development and that the design quality principles as set out in the SEPP 65 Part 2 are achieved for the proposed development as stated below. The 9 Principles and compliance are as address within the following tables.

The Proposal

We have prepared the architectural drawings to accompany a development application for the development of the site above. The application is for the construction of a building consisting of 6 apartments, associated basement car parking for the 14 cars, civil works and landscaping.

Features of the proposal include:

- Basement car parking accessed from Lorikeet Grove
- 6 residential apartments over 3 levels
- Communal landscaped space

Background and Objective

The Development Application is in response to Pittwater Local Environmental Plan 2014 and Development Control Plan to provide a residential development as permitted on the subject land.

The proposal achieves the objective of the zone by,

- Supporting the evolution of building styles through the introduction of well-designed contemporary buildings that respond to the local context and environmental conditions
- Ensuring a built form that defines the public domain and the private sector of the development.
- Ensuring spaces within the building are functional and offer high level of amenity and quality.
- Ensuring buildings are flexible and adaptable and able to accommodate changes of use to meet demands.
- Increasing the number of people living in the new release area.
- Protecting the amenity of existing and future neighbouring residential uses



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SEPP 65 PRINCIPAL	DESIGN RESPONSE	COMPLIES
<p>Principle 1:</p> <p>Context and Neighbourhood Character</p> <p><i>"Good design responds and contributes to its context" ...i.e. the key natural and built features of an area... and 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.. "It includes social, economic, health and environmental conditions.</i></p> <p><i>Responding to the local context involves identifying desirable elements of an area's existing or desired future character.</i></p> <p><i>Well-designed buildings enhance the qualities of an area..</i></p> <p><i>Consideration of local Context is important for all sites.</i></p>	<p>The Site is located within the Warriewood Valley land release area at 53C Warriewood Road, Warriewood.</p> <p>The zoning of the land release area has facilitated its redevelopment from market gardening and rural residential lifestyle into a desirable urban community reflecting the increase in densities and facilitating a range of low to medium density housing. The context is transitioning from Rural to Urban.</p> <p>The desired future character is that which is consistent with the guidelines and controls set out in the Pittwater Councils DCP 21- Warriewood Valley and as has been established in adjoining earlier release areas.</p> <p>The Proposal responds to its context by adopting a built form envelope established in the approved Subdivision Masterplan. The Masterplan identifies road locations and areas of higher density adjacent to open space areas of high amenity. The Residential flat buildings is arranged along the creek line open space corridor for optimum access to northerly orientation, creek line corridor viand resultant residential amenity.</p> <p>Provisional building envelopes of the Subdivision Masterplan respond to Sepp 65 building separation Guidelines, Pittwater LEP 2014 and Pittwater 21 DCP – Warriewood Valley</p> <p>The proposed building envelopes respond to the designated Road reserve boundaries north, south and east with a 4m setback to the articulation zone and incorporates a 4.5m building separation setback requirement along the western boundary. A 7m setback is provided to the eastern boundary in accordance the requirements of the Rural Fire Service.</p> <p>The 50m set back from Fern Creek is used to establish the nominal southern site boundary.</p> <p>The basement car park is over one level to ensure that the carpark has no impact on the watertable. Soil depths over the basement respond to the proposed landscape treatment to provide a planting area around the building to reinforce the existing and transitional landscape while maintain the required Asset Protection Zone.</p>	<p>Yes</p>

	<p>The proposal, in responding to context, will positively contribute to the desired future character sought by the LEP/DCP and the land release project.</p>	
<p>Principle 2:</p> <p>Built Form and Scale</p> <p><i>"Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings...In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area."</i></p> <p><i>"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."</i></p> <p><i>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 proposal is a three storeys residential flat building and it maintains the 10.5m height limit.</p> <p>The building bulk, which responds to its context and site shape, is ameliorated through the incorporation of scaling elements into the articulation zone and celebrate the roof line.</p> <p>The overall composition seeks to provide a base middle and top when viewed from the street with sufficient modulation to manifest a resonant human scale.</p> <p>When the proposed bulk is considered in the context of likely future adjoin development it provides a modulated pattern of building lengths to the street.</p> <p>The proposed bulk and height thus achieves the scale identified for the desired future character of the precinct and sets a bench mark for future built form.</p> <p>The proposed built form is a Manor House building type. The built form thus responds to the provisional future road patterns, creek line corridor and linear constraints of the sites width.</p> <p>The building has its Front door & pedestrian entry is adjacent to the through site link from Lorikeet Grove to the Riparian Corridor and vehicular entries at the north east corner so to not create conflict with the Tyree Place intersection.</p> <p>The Front Entry is within a landscaped entry forecourt and accessed from and undercover area fronting Lorikeet Grove, the purpose of which is to provide shelter and opportunity for social interaction.</p> <p>The building is oriented north and south to maximize light amenity and views and to present fronts to both the Creekline Corridor and Lorikeet Grove.</p>	<p>Yes</p>

	<p>The built form is crafted to respect and define future public domain having evolved through a Masterplanned Subdivision developed to establish the best balance between optimum road location and nominal building envelopes and the sites context.</p> <p>Strong integrated projection of vertical and horizontal frame elements creates scale frames to ameliorate the buildings bulk and to reflect a residential character that is responsive to the existing and future character of the proposed Town Houses north of Lorikeet Grove.</p> <p>The creek line set back is retained as passive open space to provide an informal recreation area adjacent to the riparian zone thus enhancing the opportunity for high quality internal amenity through incorporating views and vistas over the recreational area.</p> <p>The proposal thus achieves the objectives of desired future built form and scale of the locality.</p>	
<p>Principle 3: Density</p> <p><i>"Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents). The proposed density is consistent with the areas projected population.</i></p>	<p>The proposed building will house six 2 bedroom units in a variety of accommodation types, proposed to complement the 4 bedroom houses being erected as a component of the overall project and achieve the density target of 32 dwellings per HA. Outlook and orientation varies to provide different thresholds of affordability, economic and social context.</p> <p>The proposal, in achieving the design principles and respecting the development controls of the LEP will positively contribute to the desired future density of the locality.</p> <p>The density is envisaged as being sustainable in the light of established infrastructure, public transport, access to jobs, community facilities and the environment.</p>	<p>Yes</p>
<p>Principle 4: Sustainability</p> <p><i>"Good design combines positive environmental, social and economic outcomes."</i></p>	<p>The Proposal is to erect the new building using captured energy materials, internal layouts responsive to passive solar design principles, energy and water efficient appliances, fittings and mechanical systems as well as and rainwater reuse.</p> <p>The Proposal reduces reliance on energy and artificial heating, cooling and lighting through arranging living areas</p>	<p>Yes</p>

	<p>to adjoining the external wall and maintaining building depths of not more than 8m glass to wall. Openings are incorporated to the unit design to ensure natural ventilation for each unit.</p> <p>Building layout incorporates units with 3 external walls resulting of units have cross flow natural ventilation</p> <p>To optimize the responsiveness of the development to the demand for each unit type, the building is proposed as a concrete framed structure with non-load partition bearing walls thus building in flexibility for change and adaption response needs.</p> <p>Sustainability is integral to the design process. Aspects include, selection of appropriate and sustainable materials, adaptability designed into layouts, passive solar design principles, efficient appliances and mechanical services, deep soil zones for vegetation and reuse of water</p> <p>Rainwater retention is provided for reuse on gardens and in the carwash bay</p> <p>Deep soil zones are maintained around the perimeter of the building for ground water recharge and vegetation.</p>	
<p>Principle 5:</p> <p>Landscape</p> <p><i>"Good design recognizes that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity.</i></p> <p><i>Landscape design builds on the site's existing natural and cultural features.</i></p> <p><i>It enhances the development's natural environmental performance by coordinating water & soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image & contextual fit of development through</i></p>	<p>The proposed landscape scheme is integral to the proposal's built form and spatial outcomes particularly regarding solar access, microclimate, privacy, amenity and the coordinated aesthetic resulting from complimentary landscaping, bushfire hazards and built form. The landscape communal open space forms an outlook amenity for the residents of the units.</p> <p>The communal open space is accessible to all residents thus affording usability, privacy and social opportunity in a landscaped setting enjoying outlook and solar access.</p> <p>. The landscape species will be Endemic Species and species recommended in Councils DCP. The distribution of the communal landscape area optimizes the opportunity for usability, social interaction, privacy and perambulation.</p> <p>The proposed landscape reflects the desired future character reinforcing established streetscape patterns.</p>	<p>Yes</p>

<p><i>respect for ... desired future character. Landscape design should optimize usability, privacy & social opportunity, equitable access & respect for neighbors' amenity, & provide for practical establishment & long term management."</i></p>		
<p>Principle 6:</p> <p>Amenity</p> <p><i>"Good design positively influences internal and external amenity for residents and neighbours.</i></p> <p><i>Good amenity achieves positive living environments contributing to resident wellbeing.</i></p> <p><i>Good amenity combines optimizing appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility."</i></p>	<p>The proposed manor house style built form and internal building layout has considered various options. Ground floor unit living areas adjoin useable private courtyard areas. While 1st and 2nd floor units enjoy well-proportioned recess balconies.</p> <p>100% of the units have 5 & 6 hours Solar access between 9am and 3 pm.</p> <p>The units are designed to comply with the controls performance criteria and guidelines for unit size, dimensions, room size, layout, ventilation, day lighting, balcony size, circulation, privacy safety and security, noise reduction, access, storage, and private open space so as to achieve a high standards of residential amenity.</p> <p>Living areas are oriented toward views and landscape areas. Internal areas are laid to accommodate use by various age groups and all apartments are accessed via level access paths and lifts.</p> <p>25% of the apartments are designed to provide for adaption to be accessible.</p> <p>Kitchens are not part of the main circulation space, are adjacent to open plan living/ dining and with the kitchen adjoining the external wall for a natural source of light and ventilation.</p> <p>100% of kitchens thus have access via open plan living area to natural ventilation and light while 39% are located on external walls.</p> <p>50% of Storage space is provided within the unit with the balance in secure areas of the carpark.</p> <p>Balcony size or private open space is at least 2.5m in depth and having a minimum area of 10m²</p>	<p>Yes</p>

<p>Principle 7:</p> <p>Safety</p> <p><i>"Good design optimizes safety and security, both internal to the development and for the public domain.</i></p> <p><i>This is achieved by, having clearly defined relationships between public and private space, maximizing overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximizing 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.</i></p>	<p>The configuration of units within the building and the relationship of the units to the communal open spaces and access ways within the site are such that safety and security of residents and visitors is optimized.</p> <p>Street frontage is accompanied by a front garden that is widely open to the street with landscaping acting as screens to internal area of units, thus visibility is relatively high from both the street and the internal area to overlook the front garden.</p> <p>Resident and visitor pedestrian access into the building is safe. Lift lobbies are located in broad naturally lit and ventilated corridor. The lifts are visible from entry foyer. Stairs and major access path are both widely open and directly visible from end to end.</p> <p>Carpark access is secure and only available to residents and their guests. Movement sensors will activate security lighting in the car parking areas and front entry garden door at night.</p> <p>The lift lobby and access corridor on each floor is well lit with natural lighting during the day and artificial lighting at night and provides no recess for concealment.</p>	<p>Yes</p>
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<p>Principle 8:</p> <p>Housing Diversity and Social Interaction</p> <p><i>Good design achieves a mix of apartment sizes, housing choice, demographics, living needs and house hold budgets.</i></p> <p><i>Good design responds to social context.</i></p> <p><i>Good design includes different types of communal features providing opportunities for social interaction.</i></p>	<p>The proposed mix of residential accommodation is based on advice from local real estate agents, the needs of family and first home buyers and rental accommodation.</p> <p>The proposal comprises residential units, landscape private open space and communal open space, with associated parking for cars, bicycles and storage essentially to complement the zero lot line dwellings be erected as a medium density component of the overall development.</p> <p>The proposal is close to city transport links, Centro Shopping Centre at Warriewood and a wide range of recreational amenities.</p> <p>Unit layouts are thus designed to respond to the needs of the desired future community with a range of sizes, configurations and adaptability.</p> <p>2 bed - 81m²</p> <p>Non-load bearing walls provide flexibility for change and adaption to future demographic and house hold budgets.</p> <p>The communal open space areas, supplemented by indoor recreational facilities, are located around the perimeter of the project so as to provide opportunity for social interaction will making a leisurely perambulation.</p>	<p>Yes</p>
<p>Principle 9:</p> <p>Aesthetics</p> <p><i>Good design achieves a built form that has good proportion and a balanced composition of elements, reflecting the internal layout and structure as well as using a variety of materials, colours and textures.</i></p> <p><i>Good design responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape</i></p>	<p>The proposal responds to the existing and desired future character by providing a 3 storeys built form. The design incorporated features and framing to modulate the building, engage the residential rhythm and also to reduce the bulk and scale of the building within the future streetscape.</p> <p>The contemporary design seeks to maintain a Solid / void ratio to complement the sites context and reinforce the desired future streetscape character.</p> <p>The uses of a harmonious palette of clear glass balustrades, opaque and transparent glazed wall, rendered and painted portals, natural stone finishes and horizontal batten screens</p>	<p>Yes</p>

all in natural earth tones is consistent with Councils DCP 21 Color Pallet and ensures that the building responds to its natural setting and context thus contributing to the desired future character.

Visual prominence is given by the expression of the horizontal elements across the building form and adding vertical pop out elements at primary corners visible from the public domain.

A palette of materials was selected to harmonies and complement the building's location by the water in a bushland setting, which has elements of lightness and transparency to allow higher amenity and afforded views across the proposed open space areas.

Selected batten screens are also used to control privacy, light and provide shading in summer and texture to the built form.

Materials such as glass, opaque glass for privacy and a sense of solidity and painted render are used with reflective and recessive paint colors to create articulation in the facades. The use of natural materials such as sandstone at the base complements the natural aspects of the sites locality.

The proposed aesthetics will contribute to the desired future character of the area through its positive contribution to future streetscape.