February 2010

14-18 Boondah Rd, Warriewood

SEPP NO. 65 REPORT – STAGE 1 PROJECTION APPLICATION
DESIGN QUALITY PRINCIPLES

Principle 1: Context

The subject site is located at 14-18 Boondah Road, Warriewood, which is between Boondah Road and Garden Street, Warriewood, as shown in Figure 1. It is legally known as Lot 20, DP 1080979 and it is also known as Buffer Area 3 in the Warriewood Valley.

The site slopes gently to the south towards Warriewood Wetlands. 1km to the east and west of the site is the coastline and escarpment, respectively. Surface runoff drains through manmade channels to the adjoining southern wetland. The site has been highly modified over the past years and the majority of the original vegetation has been removed or disturbed.

Contextually, the site is unique as it is adjoined on only one boundary (western) by residential development. To the north on the opposite side of Macpherson Street is an aged care development while to the east on the opposite side of Boondah Rd is the Sewerage Treatment Plant. To the south of the site is Warriewood Wetlands.

The site is in close proximity to the Warriewood Shopping Centre as well as recreational facilities such as golf courses, indoor sports centre, tennis and beaches. There is a public high school approximately three kilometres from the site and the nearest tertiary education institution is Brookvale TAFE.

The region contains major environmental and natural attractions including the northern beaches, the Ku-ring-gai and Garigal National Parks and Narrabeen Lakes. At a more local level, the subject site adjoins the Warriewood Wetlands, a high quality visual and landscape element containing a boardwalk that links surrounding areas with the Warriewood Shopping Centre. Fern Creek runs along the south western boundary of the site and provides a valuable source of public open space.

The Warriewood Valley is ideally located to take advantage of and build on the existing services within the area. Increasingly, the Sydney region including the northern suburbs is under pressure to meet the housing needs of Australia's growing population. The proposed development provides an opportunity to help meet this demand through the provision of a mixture of affordable 1, 2 and 3 bedroom apartments.

Principle 2: Scale

The bulk and scale of the development is driven by SEPP 65 principles, the general site context and good urban design outcomes. The site is to be developed with 16 residential buildings that range in height from 3 to 5 stories.

Buildings that front Macpherson Street and Boondah Rd are proposed to have a height of 3 stories with flat roof construction. Existing 2-storey townhouses to the west of the site fronting Macpherson Street are built up between 1 and 2 metres above natural ground level, and they

are of pitched roof construction. Consequently, the height of the proposed 3 storey apartment building will be akin to that of the existing townhouses. Similarly, the aged housing development to the north of the subject site is of 3 storey construction with a pitched roof.

Thus the buildings will be of a scale that is appropriate to the context and to the site's unique characteristics.

Principle 3: Built Form

The built form is driven by the concept plan building layouts. The project is structured into apartment blocks that sit formally to the site boundaries, central open space precinct and street frontages (existing and future) with scales appropriate to their location and relationship to adjacent site, as previously discussed.

The orientation of buildings follows the existing and future road locations to establish the desired streetscapes and neighbourhood character. Buildings have clearly identified street address with architectural elements and landscape treatment marking the entrance points. Car parking, garbage collection and visitor parking are located in the basement levels with ramped access from the new road being constructed through the site.

Future landscaping of the site and surrounding streets affords both visual and passive amenity to the site.

Principle 4: Density

The density of the precinct is driven by the concept plan building locations and height controls. The development considers the siting of buildings and their urban appropriateness together with the provision of adequate landscaped open space with environmental quality and resident amenity.

The development complies with the specified numerical controls and objectives of the Residential Flat Design Code. The development proposes a FSR or 0.65:1.

Principle 5: Resource, Energy and Water Efficiency

The design of the project addresses the efficient use of natural resources, energy and water throughout its full life cycle including construction.

The detailed design and documentation of the development will address the selection of appropriate and sustainable materials. Maintaining, layouts for maximising through apartment natural ventilation, passive solar design including solar access and control, efficient appliances and mechanical services, soil zones for deep vegetation and reuse of collected and stored water.

Principle 6: Landscape

The development has the benefit of vast open space areas, which consume 57% of the overall site area (approximately 46,500sqm of the overall site will be deep soil). These areas are extensively landscaped with a variety of native species that serve various purposes, including, riparian zones, creek corridors, bushfire protection zones, bio-retention basins, overland flow paths and community open space areas.

In terms of streetscape relationship and context, the design develops a positive contribution to the urban fabric of the locality through the use of native street trees, densely landscaped forecourts and appropriate species to identify building entry points while providing definition to various private and public open space areas.

The design and layout of the buildings optimises the enjoyment of the major open space deep planting zones around the site with a mixture of passive and active landscape spaces provided for the use of future residents. The proposed landscape design contributes to the visual amenity of the project and provides large native trees to compliment the strong vertical and horizontal lines found in the building design.

Principle 7: Amenity

The detail design of the apartments, the strategic location of the buildings and their landscape ensure the enjoyable amenity of this proposal. The room dimensions and their internal relationships are designed to accommodate appropriate furniture placement. The orientation of rooms is designed for maximum access to sunlight and natural ventilation. Visual and acoustic privacy are considered to ensure the layouts optimise liveability. The lift access with on ramped address to the streets, and lift connections to the car park levels of each apartment building ensure ease of access for all age groups and degrees of mobility.

Balconies are provided adjacent to living spaces, which will enjoy a landscaped outlook to the central area of the site or views external towards the Warriewood Wetlands, which will provide for increased levels of occupant amenity all year long.

Principle 8: Safety and Security

The built environment has a direct impact on safety and security outcomes. The objective of this design proposal is to ensure that the development is safe and secure for residents and visitors, as well as contributing to the safety of the public domain.

The project design for safety and security considers the integration of public and private spaces with overlooking by the buildings occupants, without sacrificing their privacy.

The project provides attractive communal and private open spaces within the development for passive recreation and enjoyment. These open spaces are accessible to all residents and visitors, with security via over-looking apartments above. Private terraces and balconies are clearly defined and allow a personal response to privacy through appropriate screening and/or vegetation.

Access paths in the project are designed and located with attention being given to safety and security.

Eliminating dark non-visible areas with no exposure to adjoining dwellings ensures security.

All external areas will be suitably illuminated at night with appropriate lighting along paths and in landscaping areas. Future lighting will provide a safe, secure and low-level illumination, which will provide adequate light at night without impacting on the apartment interiors or the nearby residents.

Lighting shall be automatically controlled by time clocks and sensors to provide an energy efficient and controlled environment for residents.

Principle 9: Social Dimensions

This site forms part of the wider residential redevelopment of Warriewood Valley. It will bring to the Valley and wider Pittwater region affordable apartments that have a contemporary design. Further, the project will augment existing infrastructure in the valley and contribute to the well being of existing and future residents.

Its proximity to the bus routes, shopping, social and medical facilities, and employment areas provides an appropriate social context that will develop a self-sufficient community.

The variation and substance of the accommodation types support a diverse social mix, which will sustain a vibrant and interactive community. The proposed apartment mix pursues increased housing affordability and housing stock within contemporary residential apartments, which is an essential element of the development, especially during these arduous economic times.

Principle 10: Aesthetics

The design is for a simple palette of materials and dynamic balcony forms, set in a vibrant landscape that will establish a timeless quality which will age gracefully. The design does not call out for attention through extravagant material and colour, but is a composition of vertical and horizontal planes, building colour and movement of shadow provides substance to the architecture.