



Design Quality Statement Pursuant to State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development for Planning Proposal 106/2019 in respect to No.43-49 The Esplanade, Ettalong Beach NSW 2257

Our Ref: 19667





FOREWORD AND ARCHITECTURAL DESIGN STATEMENT.

This Architectural Design Report has been prepared as part of a Planning Proposal to Central Coast Council to address the requirements of State Environmental Planning Policy No 65. The Design Report encompasses the site, contextual and architectural issues which will inform the architectural design subject to the outcome of the Planning Proposal to increase the maximum building height and floor space ratio being supported by Council.

The architectural character and built form of the proposed development have been informed to date and in the interim by the aspects and salient features of the site and surrounding contextual character and forms.

The major design influence and the resolution of the two pavilions atop a ground level podium is derived by the desire to maintain as far as practicable, breeze corridors and view sharing to the water from other B2 zoned land, limit overshadowing of the beach and public open space, allow for and provide a transition to the lower density residential land to the east.

The street presence of the development has been informed by the site surroundings. Pedestrian access to commercial spaces is possible from both The Esplanade & the subsequent laneway created by the neighbouring “Atlantis” development. This will allow the building to relate back to The Esplanade and beach beyond whilst providing activation of the pedestrian laneway.

To the east, where there are adjoining residential zones across the street, ground level apartments with street level open space and landscaping will compliment and transition the development to the Public space.

Carparking access is proposed from the northern service laneway, along with access to other building utilities, limiting traffic impact on The Esplanade.

The apartments are positioned and designed to maximise the site aspect and attributes and will be designed to best respond to the existing site conditions. Priorities will be to capture views over Ettalong Bch out into Broken Bay and Lion Island beyond, whilst equitably sharing views through the site. With the ocean views predominantly south facing, the challenges of maintaining solar access will be considered. Wind directions, landscaping and appropriate shading of windows and external areas will be incorporated to provide quality environments for both residents and commercial visitors to the site.

A somewhat potential biophilic approach to the design will contribute and pay homage to the Peninsula’s natural assets and attributes.

A combination of lightweight and heavy construction, cladding materials and horizontal elements reduce the perceived building height and scale, whilst protruding features such as balconies and planter areas create contrasting areas of light and shade, providing the building with textural visual interest.

The attention to the site, architectural response and shared amenity, as well as high level finishes delivers a positive architectural message to the neighbourhood and community.

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DESIGN PRINCIPLES

PRINCIPLE 1 | CONTEXT

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.

Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

Ettalong is located midway between Sydney and Newcastle. With its beginnings in rutile mining Ettalong became an established tourist destination with the opening of the railway line from Sydney to Woy Woy during the late 19th century. It is known for its prominent stretch of beach, fishing, bushwalking, boating and motel type accommodations.

The natural topography of the Ettalong to Woy Woy Peninsula is of flat land, predominantly cleared of original vegetation but planted with a variety of low trees and shrubs. Surrounding this coastal plain are dominant wooded sandstone ridges mostly undeveloped, contributing to the areas natural charm.

The introduction of a major resort complex (Ettalong Diggers/Mantra Hotel) in the 1980's saw the village centre transform into an easy destination fronting onto the beach, popular with both local residents and tourists alike.

The recent developments of the "Atlantis" mixed use building, "The Box" waterfront café, and the tourist drawcard of the "Mantra" in the Ettalong Village Centre precinct are markers highlighting of a vibrant community space with eateries, shops and access to the beach and facilities.



Outdoor recreation facilities and open space are available along the beach front and The Esplanade.

Access from the Ocean View Drive main commercial area to

these recreational open spaces, is currently disjointed and lacks the direct access that contributes to a vibrant and commercially enhanced precinct. This is due in part because of the ad hoc nature of the existing developments on site, and there diminishing relevance to the evolving character and functions of the village centre.

The subject sites (including "Atlantis") occupy this prominent beachfront location with extensive panoramic views to the east and south-east across the Brisbane Water estuary and Half Tide Rocks, and south west to Lion Island.

The current formal urban context is a layered environment built over the past century ranging from single through to the 9 storey "Mantra". Developments are also diverse in vintage and architectural reference.



The most distinct vertical element of the built environment is the existing stepped form of the "Mantra" complex. With its entirely white façade, the building is a very predominant landmark. The more recent 7 storey "Atlantis" development has softened some of this predominance through the use of more natural materials that respond to the natural context of the area. The west and southern façade of the Atlantis are reasonably well articulated and step back from the streetscape, providing vertical relief. The northern and eastern facades however seem to rise vertically to 6 stories with only changes in material as relief. The 4 storey Ettalong Beach Hotel on Ocean View Drive presumably built in the 1980's, has balconies facing the water views.

The surrounding residential context includes a mix of older-

style fibro cottages, 2 storey seaside dwellings, with open gardens, and multi-unit housing, consisting of both 1960-70's residential flat buildings.

Although Ettalong is undergoing some transitional changes, the key aspect of it being a "laid back" tourist destination dating back to the late 1800's is being preserved. Visitors and residents alike enjoy the natural qualities of the area whilst benefiting from the creature comforts of its urban nature.

In defining an appropriate character for the future development of the subject site, consideration for the future character of the area, and a response to the existing urban form is important.

DESIGN RESPONSE

The architectural character proposed for the subject site intends to adopt a slightly subservient scale to that of the neighbouring "Atlantis" development, with more attention to the natural context of the peninsula. The intention is to further soften the built environment in recognition of Ettalong's natural context, and to transition into the residential precinct to the east. The development will contribute to growing demands for good quality residential, retail and commercial floor space, and the strategic directions highlighted in the Central Coast Regional Strategy.

The beach front position of the development makes it a visually apparent element. The façade treatment of the proposed building is one of the most important elements influencing the perceived scale and successful integration of the building into its surrounding elements. The intention is to create a pavilion style apartment building, where each individual apartment addresses its immediate site impacts (existing & proposed), following a semi-formal pattern of interlocking horizontal and vertical balcony elements forming a cohesive architectural statement. The balance of transparent facades, green spaces, lightweight articulation, and horizontal elements help to sink the building into its backdrop.

The street level façade will be a mixture of contemporary shopfront and residential garden space to the east.

This proposal looks to demonstrate the relationship between

the landscape and architectural setting as a cohesive display. Introduction of mature trees in front of an upon the building ensures a strong element of nature and landscaping is apparent on site and assists in retaining the scale and context of the site within its environment. The well articulated, pavilion-design, creates opportunities for terraced gardens, which complement the natural geography and the adjacent architectural spaces.

PRINCIPLE 2

BUILT FORM & SCALE

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.

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.

As stated above, the major design influence and the resolution of the two pavilions atop a ground level podium is derived by the desire to maintain as far as practicable, view sharing to the water from other B2 zoned land, limit overshadowing of the beach and public open space, allow for, and provide a transition to the lower density residential land to the east.

The planning controls for the balance of the commercial centre allow for a maximum building height control of 17m and maximum floor space ratio control of T1 = 2/1. The intent of the proposed built form to adopt a similar scale to that of the neighbouring "Atlantis" development, with more attention to the natural context of the Peninsula.

With the upper floor stepped back, a further reduction in scale and verticality of the development will be achieved. Overshadowing will be limited to be little more than the current overshadowing of the beach by its own vegetation.



Heights and setbacks of the building towards the eastern boundary will be consistent with the context of the single and two storey retail & residential buildings across Picnic Parade, and podium landscaping will create a “hanging garden” affect, artificially stepping the site up to the eastern pavilion.

To the West, setbacks will be greater than those required under the Sepp 65 ADG and will also incorporate podium landscape elements to achieve a greening of a currently barren and uninviting pathway, which is overlooked by substantial windows from the neighbouring apartments.



Ground floor setbacks will enable activation of this pathway through the encouragement of pedestrian movement.

This combination of hierarchical elevation, greater setbacks, extensive façade articulation, and a wider use of landscape elements will:

- create better separation outcomes.
- assist in maintaining view corridors.
- merge the built forms of the village into a more rational overall built form.
- mitigate the current disconnect between the older style single and two storey retail/commercial buildings and the more recent developments since the 80's.
- limit overshadowing of the beach and public open space.
- provide a transition to the lower density residential land to the east

PRINCIPLE 3 | DENSITY

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

The density of the proposal seeks to respectfully coincide with the neighbouring development with the intention is to further soften the built environment in recognition of Ettalong's natural context, and to transition into the residential precinct to the east. Refer to Principle 2 - Built Form & Scale for transitioning measures.

The planning controls for the balance of the commercial centre allow for a maximum floor space ratio control of 2 : 1 with the “Mantra” having a height limit of 34.35 metres.

The density is increased to provide approximately 41 residential apartments, and approximately 1000m² of commercial space. This results in an approximate Floor Space Ratio of 1.6 : 1.

With its unique regional location, community and scenic qualities, mix of local residents and tourist trade, the varying configuration of the apartments on this unique and exclusive site caters for the likely occupants through the uncompromised quality of each of the individual apartments. This is also reflected in the overall scheme in both design and retention of the natural scenic quality.

With good connections to public transport facilities, including commuter links to Sydney, appropriate levels of parking and utilities, the intention is for the building not to pose an imposition on the existing infrastructure.

PRINCIPLE 4 | SUSTAINABILITY

Good design combines positive environmental, social and economic outcomes.

Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability

The subject site is oriented with its long axis East to West, so where possible, apartment designs incorporate North facing living areas, ensuring winter energy input is kept to a minimum. Where possible, bedrooms are oriented to the east to capture prevailing easterly cooling breezes, and where west facing, appropriate shading will be incorporated.

A combination of heavier floor and wall construction for thermal mass combines with transparent sections of glass walls

of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.

for solar penetration and natural daylighting. Appropriately sized roof overhangs act as shading devices in addition to external shading devices where deemed necessary.

Sharing the northern boundary, the podium top communal open spaces are also provided with appropriate levels of sunshine.

Natural daylighting is available to all habitable rooms.

Some refuge from the harsh afternoon western sun is afforded through the overshadowing from the neighbouring “Atlantis” development, allowing the building to open to the desirable orientations of the north and east which also captures views.

Concealed water tanks will be included to facilitate the use of collected rainwater from the multiple roof terraces, for re-use in each individual apartment to the laundry and wc areas, and for landscaping purposes both individually and communally.

Louvres, sliding windows and sliding doors can be opened to take advantage of natural ventilation by the prevailing cooling ocean breezes.

Solar panels will receive good sun exposure with the north, north-east orientation of the proposed development. The flat roof provides good spatial area for layout of panels.

PRINCIPLE 5 | LANDSCAPE

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

The intention of the landscape design is to build on those natural features of the surrounding remnant natural environments which contribute to the identity of the place and respect the significance of the current landscape form. In addition, enhancing the developments visual qualities and building performance are equally important contributing factors.

The extensive inclusion of endemically appropriate landscaping, drawing reference to the existing beachfront, will also contribute to the beach itself, by presenting a backdrop that combines with the existing vegetation.

Good landscape design enhances the development’s environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.

Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours’ amenity and provides for practical establishment and long term management.



Plant species which form the landscape design are to be site and climatically suited, native wherever practical, as well as offering minimal maintenance. Enhancement of the architectural design is imperative, but privacy screening without adversely affecting visual amenity will factor highly.



A landscape plan prepared by a Landscape Architect will ensure these outcomes are met.

PRINCIPLE 6 | AMENITY

Good design achieves a high level of amenity for

An overriding consideration for the layout and orientation of the residential apartments and development overall is clearly

residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

to be oriented around the panoramic beach, estuary, ocean, and ridgeline views.

Two common foyers/retail arcades mark the entries to the building. Vertical circulation through the building is via either stairs or lift. On each floor, a central circulation corridor services the residential apartments, and on levels 1 & 2 these corridors provide access to the podium level Communal Open Space and associated amenities. It is envisaged that these amenities will include a pool, gym, cabana, alfresco area, and general garden spaces.

To the East, ground level landscaping will be incorporated and be clearly visible and accessible from the street, creating a desirable residential identity.

The topography of the site lends itself to achieving easy access for both pedestrians and motor vehicles, and all access to the building will be at ground level, with some flood mitigation measures being implemented.

Open plan living apartments combine social spaces of living, dining and kitchens and maintain focus outward to the views. Over-hanging balconies and incorporated landscape elements create shading to each level and encourage indoor and outdoor living.

Modest bedrooms, and typically enlarged main bedrooms, in differently configured apartments all have direct access to external living spaces, sunlight and breezes. Large panels of operable glazing ensure flexibility to internal environments, whilst maintaining daylighting, ventilation, and visual / acoustic privacy.

Adjoining dwellings are likewise view focused, enabling the pavilion arrangement of the proposal to maintain primary view corridors of neighbouring properties to the north. Consideration of neighbouring development has resulted in setbacks increased to the west and east boundaries in order to minimise overshadowing and allow a greater visual and acoustic buffer between the buildings, as well as other methods to maintain privacy and amenity such as offset openings and screening devices where required.

PRINCIPLE 7 | SAFETY

Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

Primary access to all of the apartments is via a secured internal foyer, ensuring that unwanted outsiders need to get past two lock points before gaining access to residential areas. A video intercom system will allow owners to give access to only known visitors.

The entry point is clearly defined and visible from the street, allowing casual surveillance from passers-by. The path of access from the street to the entry will be well lit, with a clear definition between private and public provided by a separate lift lobby.

Orienting glazed facades to the ground floor apartments to the street, along with carefully planned landscaping and window design to the side facades maintains internal privacy whilst maximising security.

Given the type of development, the location, and the quality of the project it is recommended that this development utilise modern security systems.

PRINCIPLE 8 | HOUSING DIVERSITY & SOCIAL INTERACTION

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future

Retail and commercial development in coastal areas is largely driven by demographic and lifestyle changes on the Central Coast. Young families moving out of Sydney and self-funded retirees relocating to coastal locations. These changes have resulted in not only a growing demand for high quality residential accommodation but also new retail and commercial floor space that is close to existing centres and services.

The proposed development seeks to offer a variety of apartment sizes, and facilities commensurate with this growing tendency. A mix of 1, 2 & some 3 bedroom apartments will be incorporated to suit a broad range of living circumstances. Communal open spaces and communal facilities, combined

social mix.

Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.

with the existing amenity of the Ettalong village precinct will have a positive impact on the residents of the building.

Similarly, the proposal will have a positive impact on the village, contributing to positive social and economic outcomes for the area.

PRINCIPLE 9 | AESTHETICS

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of a well designed residential apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

The fashion of architecture is ever-changing and evolving. History has proved however that structures which compliment the aesthetics of nature seem to have more success and longevity.

A responsive composition incorporating the contextual natural features of the area allows for an organic structure fitting within its environment.

There are plenty of evocative materials which occupy and characterise the unique Peninsula area; Sandstone of the rocky beach cliffs and pebbly inlets could be referenced to both ground the building and offer warmth and texture to a place of residence. Timber composite panels reflect the wooded hilltops surrounding the Peninsula, whilst the natural grey and white tones of the render are reminiscent of the branches of the surrounding gum trees , the breaking waves, the sand and the stones which from the natural landscape around Ettalong. Transparent glass panels reflect the bright blues of the sky and the turquoise and deep blues of the ocean.

The integration of creative aesthetic principles such as symmetry, frame delineation, colour, texture, interplay of light and shadow, illumination and decoration have all formed a basis for the design of this building in addition to pragmatic space planning requirements.

