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Architectural Design Excellence Statement – Revision 2

Good design is not just how a place looks, but how it works and feels for people. Good design creates better places that in turn maximises public value and contributes to the well-being of individuals and the community.

Our Statement is in response to Clause 7.11A of the Port Macquarie-Hastings LEP 2011.

7.11A Design excellence

- (1) The objective of this clause is to ensure that development exhibits design excellence that contributes to the natural, cultural, visual and built character values of Port Macquarie-Hastings.*
- (2) This clause applies to development involving the erection of a new building, or external alterations or additions to an existing building, on land identified as “Significant Urban Area” on the Significant Urban Areas Map.*
- (3) This clause does not apply to development that the consent authority considers to be minor.*
- (4) Development consent must not be granted for development to which this clause applies unless the consent authority considers that the development exhibits design excellence.*
- (5) In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters:*
 - (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,*
 - (b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,*
 - (c) whether the development detrimentally impacts on view corridors,*
 - (d) whether the development incorporates active frontages to key streets and to pedestrian thoroughfares,*
 - (e) how the development addresses the following matters:*
 - (i) the suitability of the land for development,*
 - (ii) existing and proposed uses and use mix,*
 - (iii) heritage issues and streetscape constraints,*
 - (iv) the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,*
 - (v) bulk, massing and modulation of buildings,*
 - (vi) street frontage heights,*
 - (vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,*
 - (viii) the achievement of the principles of ecologically sustainable development,*
 - (ix) pedestrian, cycle, vehicular and service access, circulation and requirements,*
 - (x) the impact on, and any proposed improvements to, the public domain,*
 - (f) the desired future character and any aims or objectives (or both) relating to the development as set out in DCP 2013 and, in particular, in the area-based provisions.*
- (6) In this clause:*

DCP 2013 means Port Macquarie-Hastings Development Control Plan 2013 (as adopted by the Council on 15 July 2015, with effect on and from 27 July 2015 and known as version 20150727), and as amended by the following development control plans:

Response

(5) In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters:

(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,

Our vision for this project creates a monumental anchor to compliment the buildings in the vicinity and provide a unique facility to be enjoyed by all. Our intention is to design a welcoming building, emphasising social utility and incorporating the latest technology within a timeless aesthetic expression.

The location of this site is perceived as a gateway development or prominent site within Port Macquarie, therefore the design of the building is such to represent a landmark building with a strong presence. The design has taken into consideration its appearance as commuters drive along the curve of Park Street, appearance from residences to the south of Warlters Street and at a pedestrian scale creating street activation with alfresco dining along most of the Park Street Boundary ground floor promenade.

The building appearance has been modified to incorporate 'maritime'/'nautical' styled elements such as the white sails along the Park Street façade to comply with the vision under the Settlement City DCP. The repetition of the sails and change in sail shape create 'flowing/fluid' eye movement as you move along Park Street. Larger sails have been located at the entry to better define the entry point. Port holes have also been introduced to tie the building with its boating/marina surrounds.

The top floor has been setback to reduce the visual impact of the building and create a 'relief' in the building façade. The building setback reduces the visual bulk and scale of the building.

The building façade has also been broken down into various elements to reduce the amounts of large 'blank' walls. The façade provides an opportunity to display Public Art to be enjoyed along Warlters Street and from the adjacent Kmart site. It is proposed to use a local indigenous artist to display water themed/motifs to tie in with the more nautical appearance of the building.

The building height has been lowered from the original scheme and floor space ratio reduced to comply with Council requirements.

The colour palette has been modified to further complement the marine/coastal environment using lighter, warmer hues and whites.

This colour scheme reflects the sand from the beach and timber from the local marinas. Although the building has a large footprint the façade has been broken into various elements to create an articulated façade with repetition and introducing natural elements.

The combination of the above elements has resulted in a building consisting of a high standard with the use of varied materials and textures that all tie in with its context.

(b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,

Built across 4 levels plus a basement carpark this entertainment precinct will facilitate all ages and genres – a lifestyle building promoting leisure, entertainment and good health.

The ground floor will provide for various food and beverage options that orient towards the north east capturing the north easterly views and prevailing sea breeze. The dual frontage of the ground floor tenancies provides improved internal access to reach the central ramp accessing the upper floors. Level 1 comprises Indoor Recreation activities plus a gym. Level 2 a 9PLEX Cinema consisting of 1 Grand Theatre and 8 stadium designed theatre. All cinemas will consist of the latest technology with ATMOS sound.

The Form of the building follows the function of the spaces and the shape of the site; however, the building form has been broken up with the use of a variety of materials. Natural looking materials in their raw element – timber, concrete, aluminium and glass. These materials have been chosen to reflect the beachside feel typical of Port Macquarie. These ‘conservative’ materials are timeless, functional and aesthetically beautiful whilst also providing a function of solar control and thermal mass. The form and external appearance will improve the quality and amenity of the public domain.

(c) whether the development detrimentally impacts on view corridors,

Generally, the building has been designed within the height controls for the site except for a small ‘wedge’. The height controls do not reflect the angle of the boundary of the subdivided land. The height encroachment is a result of providing a cinema space that requires the height shown and is unable to be stepped or lowered. A View Study analysis has been undertaken to assess the impact of this development – refer View Analysis Study dated August 2019. Overall it is concluded that the proposed building will impact on a small part of the view currently enjoyed by the adjacent properties. However, this impact is a result of the permissible planning controls established by Port Macquarie – Hastings Council. It is also concluded that the proposed non-conformance i.e. building 19m within the 16m height limit has a minimal impact on the overall view whereby lowering the building to comply within the 16m has no substantial benefits., therefore the development will not detrimentally impact on view corridors.

(d) whether the development incorporates active frontages to key streets and to pedestrian thoroughfares,

The planning of the building takes into consideration pedestrian flow and how they may access the building from all aspects. The building has been designed with multiple entry points with safe passage for pedestrians along both Warlters and Park Street. Consultation with the adjacent Kmart site has resulted in a pedestrian walkway within the Kmart carpark directing pedestrians to Park Street to access this site.

The restaurants along Park street have been designed to provide an activated street frontage together with a thought-out landscape design to blend the alfresco dining and street threshold.

There has been some comment regarding the connectivity between this site and the adjacent Kmart Site. Due to the 'internal road' between this site and the Kmart site we have deliberately positioned pathways directing people to Park Street or Warlters Street to access the site. This is to promote pedestrian safety. The revised scheme has improved the visual connectivity between the two sites by breaking up the façade wall into various coloured elements and introducing panels for Public Art.

(e) how the development addresses the following matters:

(i) the suitability of the land for development,

The land as zoned is suitable for the proposed development. A leisure/entertainment facility in this location has been discussed for some time and finally now coming to fruition.

(ii) existing and proposed uses and use mix,

The site is currently vacant and was subdivided from the Kmart site adjacent. The proposed uses and mix of tenancies are in alignment with the vision for this development.

(iii) heritage issues and streetscape constraints,

There are no heritage impacts affecting this site. The streetscape constraints affecting our site relate to the connection with Kmart adjacent, impacts to the resident's opposite along Warlters Street and restricted vehicular access.

Simplistically the above items have been addressed by:

- planning the quieter building uses to the southern part of the building along Warlters Street.
- As mentioned above most of the vehicular site access has been located off the ROW to mitigate any traffic effects onto Park or Warlters Street.
- Consultation with Kmart and providing a walkway from the Kmart carpark directing pedestrians to Park Street.

(iv) the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,

This site is quite isolated as it only has one common boundary which has a ROW therefore there is no immediate neighbour. However, the design of the building has taken into consideration the adjacent Kmart to the west, residential dwellings to the south and public park to the north and north east.

(v) bulk, massing and modulation of buildings,

This building has been designed to generally comply with the height limitations and setbacks of the LEP that affects the bulk and scale of the building. The building envelope has been designed to step in and out, in strategic places to clearly identify building entrances and create visual interest and relief. The façade is also broken down between solid and transparent materials creating a 'rhythm' along the building. The FSR has also been reduced to comply with Council requirements.

(vi) street frontage heights,

The street frontage has been designed to clearly delineate the main entrances of the building. This in turn has split the façade into two clear wings along Park Street. The façade height has also been divided with the use of varying solid and translucent materials i.e. concrete and glass. Recessing the top floor also breaks up the façade height, reducing the overall bulk and scale of the building. The repetition and varying scales of the sails also aid in reducing the overall impact of the building height.

To reduce the overall scale of the building the Landscape Design complements the building height with the use of tall Palm Trees (as well as complementing the existing neighbouring landscaping i.e. palm trees in the opposite median).

The façade along Warlters Street has been articulated with varying heights and setbacks and by introducing a mix of colour palettes and material cladding.

(vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,

The building has been designed with large amount of concrete that will provide good thermal mass. This will reduce fluctuations in temperature within the building therefore aiding in the use of mechanical ventilation (air conditioning).

Most of the openings have been directed to the north-eastern part of site to benefit from the north-easterly sea breezes and solar orientation.

The position and height of the building is such that it will not overshadow any building – refer architectural drawings DA51. Areas affected by shadows are predominantly roads and car parking.

Possible reflectivity from the large panels of glass have been addressed by implementing vertical sails. The sails also assist in shadowing to reduce the amount of heat transfer through the glass. It is proposed to use 10.38mm laminated glass for the purposes of acoustic attenuation and minimise solar heat gain or transference of heat.

(viii) the achievement of the principles of ecologically sustainable development,

It is proposed to use energy efficient light fittings, electrical and mechanical equipment in the overall design as well as water conserving hydraulic fittings and equipment. Once

approved the development application will also undergo a rigorous BCA Section J assessment.

(ix) pedestrian, cycle, vehicular and service access, circulation and requirements,

A thorough traffic assessment of this development has been undertaken and concludes that the design addresses all pedestrian, cycle, vehicular and services access requirements.

Most of the vehicular access to the site has been contained within the adjacent right of way, limiting vehicular exits onto Warlters and Park Street to mitigate any local traffic implications.

Loading docks have been designed to promote forward entry and exiting of trucks to endorse safe passage for pedestrians and vehicular movement.

(x) the impact on, and any proposed improvements to, the public domain,

The Proposed Entertainment Precinct will be a hive of activity and a state-of-the-art facility to be enjoyed by the local community. A unique precinct never seen before in this location. This will provide improvements to the public domain by providing a venue for all ages to experience.

(f) the desired future character and any aims or objectives (or both) relating to the development as set out in DCP 2013 and, in particular, in the area-based provisions.

Council's adopted aim is to see this precinct fulfil its potential as a truly mixed use, vibrant, successful place with strong social, economic and physical ties to the Port Macquarie Town Centre but with a distinctive character that reflects the Vision and Desired Future Character statement defined in the Plan. This development does exactly this, meeting Council's objective. The building fenestration and architectural treatment has been modified to address a more nautical/marine typology as desired and envisaged in the Settlement City DCP.

The building massing has also been reduced to comply with FSR requirements and the building is lower than the 19m height limit allowance.

Based on the above and commercial brief from the client this building has the potential to deliver a unique facility for the community of Port Macquarie.

Kind Regards,



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