

# **73-75 MARITIME DRIVE JINDALEE DESIGN PROPOSAL DESIGN QUALITY STATEMENT**



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# 73-75 MARITIME DRIVE JINDALEE - DESIGN PROPOSAL

## DESIGN QUALITY STATEMENT

### CONTEXT AND CHARACTER

*Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*

As a relatively new, incomplete subdivision, the Jindalee Coastal Village is still identifying its character.

The coastal location is both a powerful driver and a challenging environment. The *Local Structure Plan* has identified a vision and key principles based on the development of a seaside village character.

One of five development sites within the Village, 73-75 Maritime Drive is strategically located, fronting onto the undeveloped foreshore reserve and immediately to the north of the pivotal Village Green.

The surrounding suburb is an eclectic collection of mainly two-storey residential buildings with terraced blocks climbing to the east. The as yet undeveloped commercial and mixed-use sites across Maritime Drive and to the south of Jindalee Boulevard are likely to dominate the area with up to five storey structures. Indeed, planning approval has been obtained for a similar development on Site #1.

Within this context, rather than maximising the potential of this key site, the proposed mixed-use development has adopted a modest approach with a relatively low density and limited height. It provides a transition between the undeveloped openness of the coast and the public open space and its surrounding higher density neighbourhood.

The site layout maintains key east-west and north-south view corridors, as well as strong activation to the street on the east, the public open space to the south and the coastal footpath to the west.

The coastal character is reflected through the use of lightweight materials and articulated balconies to the upper levels. The development also responds to the contemporary homes in the neighbourhood, using a solid rendered base and a combination of hipped and gable roof forms.

## **LANDSCAPE QUALITY**

*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.*

A quality landscape proposal has been developed in consultation with experienced landscape architect, Kelsie Davies. Within the limitations of the BAL contours, and the exposed coastal location, the design reflects a desire for a quality local environment with a range of external spaces that provide opportunities for private and semi-public usage.

Generous private landscaped outdoor areas have been provided for all townhouses and ground floor apartments, and substantial deep soil zones are proposed in the communal areas. Careful consideration has been given to the function of the communal spaces, with those in the central open area totalling approximately 150 sq m and designed to provide for a range of passive uses by residents.

The key landscape design element is the communal park at the northern end of the site. With a nominal area of 440 sqm, this space is a unique amenity in this type of development. With access available to all residents, it will provide the opportunity for both passive and active activities - and with the potential to become a focus for communal events.

Whilst the focus of this park is a large, grassed area, within the BAL limitations, significant shade trees are also provided. Acknowledging the restrictions applicable to the viewing corridor, we also propose some modest structures to provide shelter and barbecue facilities.

Dense landscaping screens cars to the north of the apartment building from the street and shade trees are integrated throughout all parking areas.

A proposal for the street verge is included, subject to negotiation with the Local Authority. Public open space adjacent the south and west boundaries will be made good where disturbed by new paths. The area immediately to the south of the GP Clinic is proposed to be more intensively planted as an appropriate foreground for this critical corner.

Planting species throughout are intended to be hardy and weather resistant - well suited to the sandy soils as well as the harsh and windy conditions that this site experiences.

## **BUILT FORM AND SCALE**

*Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.*

While the site could be developed to five storeys, the two and three storey height limits of the proposed development will ensure a more appropriate scale and reduce the visual bulk and impact on ocean views from the surrounding area. The development achieves a transition between the scale of the future development sites to the south and east, and the residential area to the north-east.

The two-storey townhouses have been located along the west and south boundaries of the site to provide a high-quality interface with the public realm at a scale that is appropriate for the locality. The custom townhouses at the north and south ends of the site [#01 and #13] directly address the view corridor area and public open space respectively.

The three-storey apartment building is positioned on the eastern side of the site to respond to the rising topography of the adjacent neighbourhood and the likely bulk of the mixed use and commercial development sites immediately across Maritime Drive.

The small GP Clinic on the south-east corner of the site has been deliberately upscaled to a two-storey structure to increase the building scale at this critical location.

All buildings are highly articulated and reflect the design forms of the neighbourhood. A combination of steeply pitched, hipped and gable roof forms combined with a subtle blend of external materials reflects an homage to the coastal environment and the residential context. External colours will also be consistent with the subdued palette that has developed in the neighbourhood.

The Local Structure Plan Section 10.6 *Landmark Elements* requires an architectural feature that provides an *attractive point of focus* on the SW and SE corners of the site. Whilst the logic for this requirement is debatable, we have sought to address the underlying principle and have also included the NW corner of our development as an additional point of focus.

The north-west and south-west townhouses [#01 and #13] form bookends to the western row of buildings through the use of increased roof volumes and large gable elements. They provide distinctive elements within the overall site development.

Townhouse #01 terminates the northern end of the west facing row of houses and opens up to the viewing corridor. The south-west townhouse successfully turns the site corner with a wrap-around balcony that is reflected in the roof form. It addresses both boundaries with confidence.

The GP Clinic is a unique form that combines an extension of the adjacent townhouse residential roof at the upper level, with a commercial-type structure at the ground floor. The overlapping forms provide a clear focus to the change of use at this most public corner of the development and successfully addresses the acute geometry of this corner. A large gable to the eastern end of the upper roof provides additional height and an appropriately scaled element.

## **FUNCTIONALITY AND BUILD QUALITY**

*Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.*

All dwellings have been designed with simple, functional open-plan layouts, intended to facilitate a coastal lifestyle while maintaining adaptability to accommodate a range of occupants and stages of life.

The coastal environment is challenging to buildings, finishes and services. As a “build-to-rent” development, to be retained long term by the owner, functionality and durability have been key drivers for the design.

Dale Alcock Projects have worked with the owner and consultant team to ensure that construction systems, material choices and service selections and configurations are appropriate for the exposed site. Life cycle costing has been a key focus and will inform the design development process.

The GP Clinic is being developed for use by a member of the owner’s family and so, again, the design is highly functional and with a high build quality to minimise long term maintenance.

## **SUSTAINABILITY**

*Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.*

Within the limits of the site’s orientation, passive solar design principles have been adopted and cross ventilation and natural daylight maximised. Of note in this regard is the provision of internal courtyards to the townhouses and the double-ended apartment configuration. In addition, wherever a dwelling has an external side wall, windows are typically added to improve the amenity.

Adopting a high-performance building envelope, the project will seek to exceed the requirements of NCC Section J and will incorporate above-average levels of wall and ceiling

insulation. Water-wise and power efficient fixtures will be incorporated throughout and recycling during construction will be actively pursued.

Adopting an all-electric strategy, the client is negotiating with third-party provider *Geniux* to deliver a comprehensive low-energy outcome for this development. The intention would be for them to provide an embedded energy network based on a comprehensive solar system including battery storage. Central hot water generation, EV charging stations and other features will be considered.

A substantial proportion of the site has been maintained as deep soil landscaping and will be planted with native, coastal, drought-tolerant species to reduce water usage and ameliorate the local environment.

## **AMENITY**

*Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.*

The site layout has been designed to be open and welcoming. Access throughout the site is clear and direct with a typical maximum gradient of 1:20.

All dwellings that interface with the public domain have direct access and central communal areas are linked to public open space via a central east-west accessway and a southern linkage at the end of the internal driveway.

A variety of external communal spaces cater for passive and active recreation, with the communal park in particular providing a high level of amenity – a unique facility in these types of developments.

At-grade access is available to all ground floor apartments from the street and ramped access is provided from the western side of the apartment block. At-grade access to all townhouses is available from the centre of the site.

The buildings have been configured and located on the site to avoid overlooking or overshadowing of key outdoor and indoor living areas. All townhouses and the top floor apartments have an outlook over public open space and towards the coast. Ground and first floor apartments have an outlook to Maritime Drive and the central communal area.

Internally, the dwellings are generously sized and open planned to improve amenity and maximise flexibility and adaptability of use. Natural ventilation and daylighting is maximised and quality external views are available from all houses. Direct access to private, external areas is also available from all townhouses and apartments - and typically, these spaces are

roofed and screened to improve functionality. Adequate storage is provided to all dwellings and apartment stores are oversized.

As the only commercial function in the development, the GP Clinic has been located on the pivotal south-east corner of the site. This ensures legibility of and convenient access to this key local community facility.

## **LEGIBILITY**

*Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.*

The site layout is clear and open with key north-south and east-west sight lines maintained throughout. The two vehicle and main pedestrian entries are logically located and provide highly legible connections throughout the site.

Two additional pedestrian entries are provided from the public open space via the south and west boundaries. Footpaths from all site entries provide clearly articulated access throughout the site. Walkways are prioritised and typically follow the driveway - providing logical, direct access to all buildings. Zebra crossings are provided across the driveway at two key locations to prioritise pedestrian movement.

All townhouses and ground-floor apartments have direct external pedestrian access from the public zone. Access to the apartment building has also been provided in two clearly identified locations off Maritime Drive.

In addition to the direct public interface, all apartment and townhouses are accessible from inside the site. It is likely that the main route for visitors to the townhouses will be from within the site and so access between the garages is clearly articulated. Permeable garage doors are proposed to assist in site transparency.

Apartment and visitor parking is logically located along the main driveway. Street embayments provide additional visitor parking, with extra carbays available in the beachside public carparks - particularly out of hours.

The GP Clinic is easily accessible both from outside and within the site. Parking is split by functionality – two for staff inside the complex, an accessible bay near the entrance and two on-street parking bays available for patients.

## **SAFETY**

*Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*

Given its prominent location adjacent to the Jindalee beachfront, the complex will be fully secured with visually permeable fencing and automated pedestrian and vehicle gates.

All access points to the site are highly visible in the broader public realm and will have appropriate levels of illumination. Pedestrian access gates will be secured with electronic locking devices, controlled via a video intercom system with smartphone activation.

CCTV will also be included within the apartment complex to provide an extra level of security. Again, smartphone activation will be provided.

The site has been designed to be accessible from the street and towards the beach. Open site planning and clear sight lines create a safe environment for pedestrians.

Passive surveillance has been maximised through open site planning, clear sight lines, careful building siting and window placement. Wherever possible, dual house access is provided between garages to eliminate narrow, dead zones. All walkways shall be well lit.

Zebra crossings are provided across the driveways to minimise the risk of pedestrian-vehicle conflicts, and the footpath paving treatment in front of and around the apartment and visitor bays will reinforce pedestrian primacy within the development.

## **COMMUNITY**

*Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.*

The diversity of dwelling typologies across the development will serve people with different lifestyles, and the flexible, open internal designs allow for adaption over time.

The communal spaces with the development provide opportunities for a range of activities, including children play and community functions.

Landscaped areas near the internal entrances to the apartment buildings will provide a break-out space with good visibility throughout the development for use by residents. Adjacent this central communal space is a large, raised terrace that provides the opportunity for passive recreation and informal social interaction.



The location of apartment and visitor parking along the north-south driveway creates flexibility for the communal space to be reconfigured or used differently in the future should the demographics or resident preferences change.

The communal park provides a unique amenity for the development and caters for both passive and active activities - with the potential to be a significant focus for social interaction.

Internally, the generous, well-lit apartment lobbies have the potential to be more than just utilitarian circulation spaces. They could develop as a social focus for the occupants of the five apartments that they serve – with a range of social interactions from casual and ad hoc through to more formal activities such as play dates or “block” parties. The lobby connection with the western terrace increases their functionality.

The GP Clinic provides a focus for the broader local community and has the potential to be a catalyst for communal engagement. Subject to further review, the upper floor of the GP Clinic could be made available for communal meetings and events.

## **AESTHETICS**

*Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.*

The landowners have been intimately involved in the design process and have articulated a clear vision for the aesthetics. The development has been designed with a coherent visual aesthetic that responds to the coastal vernacular of the locality and the typical residential forms of the neighbourhood.

Above a solid masonry base that echoes the residential character of the surrounding suburb, the lightweight cladding of the upper floors introduces a classic beachside aesthetic. The variety of roof forms reflect the suburbs residential character.

The highly articulated buildings use balconies and gable roofs to break up the bulk of the structure and create depth and interest in the facade. The development balances visual interest with overall cohesiveness.

The GP Clinic references both residential and commercial aesthetics to provide a unique articulation of this prime corner site.

The neutral external colours of the buildings integrate well with the surrounding residential aesthetic. In contrast, the GP Clinic introduces a bold colour to highlight its unique function on the site.

Limestone retaining walls echo the coastal location and reflect the common language of the terraced residential lots that extend up the rising ground to the east. Fencing will be permeable and reflect the language of the adjacent residential subdivision. Unit pavers of two contrasting colours clearly articulate the vehicle and pedestrian zones.