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RE: DA2023/0313 at 67 Woolgoolga Street, North Balgowlah, NSW 2093

DESIGN STATEMENT

This statement is in reference to the RFI Letter provided by Northern Beaches Council for DA2023/0313 at 67 Woolgoolga Street, North Balgowlah dated 23/05/2023.

The site of the proposed New Residential Dwelling and new Swimming Pool at 67 Woolgoolga Street, North Balgowlah is located near the ridge line of North Balgowlah with a fall in topography of approximately 3.7m from the East-side Street to the Western rear boundary with residential properties below. The site is irregular in shape, with an 8.1m wide curved front positioned on the cul-de-sac of Woolgoolga Street and 31.5m to the rear, and an array of significant trees designed for retention. The proposed Residential Dwelling has been designed and located strategically to protect the surrounding trees in unison with the sites slope and surrounding neighbours.

We appreciate and acknowledge the views of Northern Beaches Council with regards to the proposed modifications to bring the DA to a supportable outcome, most notably to do with the Stormwater Engineering of the design. The proposed modifications include;

- Removal of the plant room, housing the OSD & BASIX tank and Pool Equipment, from underneath the habitable space in home. Relocated OSD & BASIX tanks to below the courtyard space. Relocated the pool equipment to below pool deck and housed with acoustic screening.
- Revised stormwater engineering from Stellen Engineers modifying the OSD & BASIX tanks, level spreader and bypass controls as well as Drains Model.

Rama Architects and the Homeowners would like to thank Northern Beaches Council for providing us the opportunity to provide amendments. We believe this will be a great piece of Architecture that will harmonise with the surrounding landscape.

Kind Regards,

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Director

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