

ARCHITECTURAL DESIGN STATEMENT

FOR THE PROPOSED LANDSCAPING, POOL & PARKING
AT
8 COASTVIEW PLACE
FRESHWATER, NSW, 2096



Rev: A
Issued: January 2019

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| THE PROPOSED DEVELOPMENT |

1.0 INTRODUCTION

The proposed development at Lot 202 of DP 1126065 known as 8 Coastview Place, Freshwater NSW 2096 is principally designed to provide useable private outdoor space adjacent to the balcony and main living area of the existing dwelling. This will require minor amendment to the boundaries of Lot A in DP 403609 to facilitate the development proposal. *Refer to Subdivision plan provided by surveyor.*

The current dwelling has very limited private outdoor space and that limited area provides poor amenity to the existing dwelling. Given the steep gradients of the site the proposal provides for landscaping and lawn area partially over a lower level parking and storage area. The proposal will allow access from the principal outdoor space to the main living area of the dwelling and thereby provide improved amenity and meet the objectives of the DCP.

The proposed new lawn area and landscaping will be partially constructed over a parking and storage area at a lower level. The lower level will accommodate parking, storage, wine cellar, gym, pool equipment and connection to the existing dwelling.

The proposed parking will contribute to the amenity of the locality by allowing the 8 Coastview residents and visitors to park on site. The current available parking in Coastview Place is limited with only 5 space available in a narrow street with restricted room to manoeuvre. The parking and storage level will be partially excavated and covered with landscaping thereby having minimal visual impact on the amenity of the area.

The provision of a new tiled stair will connect the new lawn to the balcony and main living space of the dwelling.

Further streetscape improvements include renovation of the existing garage to become a home office and modernising the elevations with the use of stone and glass, consistent with main dwelling. The street scape will be further enhanced with new landscaping in front of the home office and adjacent the pedestrian entry and new vehicle driveway.

2.0 DETAILED DESCRIPTION OF THE PROPOSED DEVELOPED

The proposed development is shown in the attached plans and supporting documentation:

ARCHITECTURAL DOCUMENTS:

DA01	Site Plan & Site Analysis Plan
DA02	Lower Ground Plan – Granny Flat & Parking
DA03	Mid Ground Plan – Rumpus Room
DA04	Ground Floor Plan & Landscape Area
DA05	First Floor Plan
DA06	Roof Plan
DA07	Shadow Diagrams
DA08	Sections A-A & B-B
DA09	Sections C-C & D-D
DA10	Elevations East & North
DA11	Elevation West
DA12	Landscape Area Calculations
DA13	Schedule of Finishes
DA14	Photo Montage

DEVELOPMENT SUPPORTING DOCUMENTATION:

Surveyor -	N.K. BENNETT & O'DONNELL SURVEYORS, Barry O'Donnell
<i>Plan</i>	Survey - Proposed Subdivision of Lot 202 in D.P. 1126065 & Lot A in D.P. 403609
<i>Plan</i>	Survey - Levels & Details of Consolidation of Lot 202 in D.P. 1126065 & Lot A in D.P. 403609 and adjoining land
Traffic Consultant -	VARGA TRAFFIC PLANNING, Chris Palmer
<i>Report</i>	Review of Proposed Vehicular Access and Car Park Arrangements
Civil Engineer -	STELLEN CONSULTING, Ian Warren
<i>Plan</i>	DR-000 Legend
<i>Plan</i>	DR-001 Pipe Layout - Roof and Ground Floor Level
<i>Plan</i>	DR-002 Pipe Layout - Lower Ground Floor
<i>Plan</i>	DR-003 Roof Layout
<i>Plan</i>	DR-004 Site Areas
<i>Plan</i>	SD-001 Sediment & Erosion Control Plan
Geotech Consultant -	GEOTECHNICAL CONSULTANTS AUSTRALIA, Joe Nader
<i>Report</i>	Geotechnical Investigation Report

Landscape Consultant- BLACK BEETLE, Ilia Kokalevski

<i>Concept</i>	Landscaping Concept
<i>Plan</i>	Lower Ground Floor Landscape Plan
<i>Plan</i>	Ground Floor Landscape Plan

BASIX Consultant - EFFICIENT LIVING, Daniel O'Neil

<i>Report</i>	BASIX Certificate
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Acoustic Consultant - ACOUSTIC LOGIC, Thomas Taylor

<i>Report</i>	Acoustic Report
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A description of proposed development is as follows:

2.1 Lower Ground Floor Level:

- Provision of parking accessed from the new concrete entry driveway from Coastview Place;
- Provision of Store Room & Storage at the lower parking level;
- Provision of new gym and glazing to the eastern elevation;
- Pool equipment to serve new pool over;
- New landscaped along eastern boundary between 8 Coastview Place & 6 Dick Street at the lower level;

2.2 Mid Floor Level:

- Internal stair connecting the new parking to the existing dwelling.

2.3 Ground Floor Level:

- Alterations and additions to the existing garage structure to provide a home office. This includes raising the floor level, new windows, provision of a new roof and entrance awning, stone cladding and relocate existing bathroom facilities;
- Provision of new entry path, stairs, fence, gate, entry columns, planter box and fish pond;
- Provision of new vehicular entry gates and concrete entry ramp to lower level parking with access from Coastview Place;
- Adjustment to the existing concrete kerb and metal barrier at the end of Coastview Place to facilitate connection of the driveway ramp;
- New landscaping and renovated building façade to the Coastview Place streetscape;
- Provision of new lawn for recreational use and accessible from the main living space;
- Provision of glass balustrading to landscape areas and lawn;
- Provision of perimeter planter box adjacent the new lawn and balcony extension;
- Provision of new tiled concrete stair to provide connection between the existing living space and external private outdoor space;
- Enlarge the existing balcony to accommodate pool furniture;
- Provide new pool accessed from the principal living space.

2.4 First Floor Level:

- Increase louvered awning over the balcony extension to provide shade;

3.0 CONTEXT PHOTOGRAPHS & PHOTO MONTAGE

3.1 Context image taken from South Curl Curl Beach coastal walk.



3.2 Photomontage from Coastview Place – New entrance and streetscape



3.3 Photomontage from Dick Street - Proposed Pool and Landscaping



| ZONING & DEVELOPMENT CONTROLS |

1.0 ZONING – ZONE R2 LOW DENSITY RESIDENTIAL

The proposed development is located within the Zone R2 – Low Density Residential under the Warringah Local Environmental Plan, 2011 (WLEP2011).

The **objectives** of the zone are as follows:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*

Comment:

The proposed use is defined as a 'dwelling house', a permissible use with Council consent within the R2 Low Density Residential zone.

The proposed development, consisting of landscaping, pool and parking are consistent with the desired future character of the R2 Low Density Residential Zone for the following reasons:

- The proposal seeks to provide useable private outdoor space in connection with the main living area of the existing dwelling to provide improved amenities.
- The proposal does not result in the removal of any significant vegetation.
- The proposed renovation works to the existing garage to create a home office are of minor impact in the terms of bulk and scale and does not detrimentally effect any neighbouring properties;

| DESIGN CONSIDERATIONS |

D1 LANDSCAPED OPEN SPACE AND BUSHLAND SETTING

Objectives:

- *To enable planting to maintain and enhance the streetscape.*
- *To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.*
- *To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.*
- *To enhance privacy between buildings.*
- *To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.*
- *To provide space for service functions, including clothes drying.*
- *To facilitate water management, including on-site detention and infiltration of stormwater.*

Comment:

The proposed development provides 528m² of landscaped open space making up 45.83% of the total area of the property being 1,152m². R2- Low Density Residential zoning requires a minimum landscaped area of 40%. Therefore the proposed landscaped area complies with the numerical requirements of the locality.

The proposed landscape design has been created by landscape architects – Black Beetle, *refer to accompanying documentation*. The design allows for a wide selection of native flora and fauna to enhance the coastal landscape and streetscape. The design encourages the overall bulk of the building to be nestled into its surrounding environment through a mix of low lying shrubs, medium high shrubs and canopy trees of a size and density. This design element in conjunction with a planter box that extends adjacent to the eastern boundary of the site, softens the parking lower ground floor level and the proposed structure when viewed from Dick Street and neighbouring properties.

The provision of 1.0metre deep soil creates a private outdoor area for the site while creating a connection to the main living room. The proposed lawn area allows for the occupants to engage in recreational activities and thus improving the amenity of the site and lifestyle. We confirm that the proposed 1.0 metre deep soil area meets the objectives of landscape open space and therefore satisfies DCP Clause D1.

Stellen Consulting has been engaged to further develop the design of this area to allow for water management.

Furthermore the proposal does not result in the removal of any protected trees from the site. As documented on DA01, the removal of the existing Norfolk Pine tree (*Araucaria heterophylla*) meets Council regulations for any tree within 2.0metres of an existing building to be removed. *Refer to Council email dated 23rd November 2018.*

D2 PRIVATE OPEN SPACE

Objectives:

- *To ensure that all residential development is provided with functional, well located areas of private open space.*
- *To ensure that private open space is integrated with, and directly accessible from, the living area of dwellings.*
- *To minimise any adverse impact of private open space on adjoining buildings and their associated private open spaces.*
- *To ensure that private open space receives sufficient solar access and privacy.*

Comment:

The proposed development will significantly improve the useable private open space directly accessible from the existing main living area of the dwelling. The proposed increased area of private open space will provide amenity for relaxation, entertainment and recreation, enhancing the lifestyle of the occupants.

The landscaped open space and pool is sited to receive compliant solar access on 21st June 2018. The landscaping and lawn have been positioned to the north of the existing dwelling providing direct access to the principal living area of the existing dwelling. The location of the existing garage, the existing open space area, the steep topography of the site and boundary configuration mean that the proposed landscaping, lower level parking and pool is best located adjacent to the existing open space. The landscaping and pool serves an addition to the existing landscape area and will significantly improve the amenity of the principal outdoor space.

The landscaping and pool will not be visible from Coastview Place as the retained rock outcrop and the raised existing garage building obscures view to the site from the public domain while also providing privacy for the occupants.

D3 NOISE

Objectives:

- *To encourage innovative design solutions to improve the urban environment.*
- *To ensure that noise emission does not unreasonably diminish the amenity of the area or result in noise intrusion which would be unreasonable for occupants, users or visitors.*

Comment:

The proposed development requires the inclusion of pool equipment and services, which have been located within the existing foundation space of the dwelling. An acoustic engineer has been engaged to ensure the design will comply with noise emissions and adhere to the requirements of the WDCP011, the NCC/BCA and relevant Australian Standards.

D6 ACCESS TO SUNLIGHT**Objectives:**

- *To ensure that reasonable access to sunlight is maintained.*
- *To encourage innovative design solutions to improve the urban environment and public open space.*
- *To promote passive solar design and the use of solar energy.*

Comment:

The proposed landscaping, pool and parking will have minimal shadowing and solar impact on neighbouring property, 6 Dick Street. This is documented in **DA07 - Shadow Diagrams**. The design allows for solar access to be maintained to the 6 Dick Street residential dwelling and private open space between 9am and 3pm on the 21st June.

The proposed design includes solar panels to the roof of the home office to heat the proposed pool.

D7 VIEWS**Objectives:**

- *To allow for the reasonable sharing of views.*
- *To encourage innovative design solutions to improve the urban environment.*
- *To ensure existing canopy trees have priority over views.*

Comment:

The proposed roof line of the single storey home office will be raised to suit the new site levels, however, will not result in any significant loss of views from any adjacent property. The provision of the landscaping, pool and parking are at existing ground level and visually will not impede any significant views of neighbouring properties.

D8 PRIVACY**Objectives:**

- *To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.*
- *To encourage innovative design solutions to improve the urban environment.*
- *To provide personal and property security for occupants and visitors.*

Comment:

Privacy to the adjoining property at 6 Dick Street has been achieved by the discrete location of windows in the eastern wall. Additionally, landscaping has been provided to soften the eastern wall.

Views from the proposed extension are therefore directed towards the east and north east which limits the potential for direct overlooking of internal living areas of the surrounding properties to the east and north. Windows have been positioned to avoid direct or close views into or from the dwelling.

The overall proposed design improves the surrounding urban environment and streetscape of Coastview Place.

D9 BUILDING BULK**Objectives:**

- *To encourage good design and innovative architecture to improve the urban environment.*
- *To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.*

Comment:

The proposed development is of a building height, mass and scale that is compatible with the existing surrounding development and locality.

The proposed extension will have minimal visual impact on adjoining properties when viewed from Coastview Place. The bulk and scale has been minimised through the use of varied external finishes, articulation and architectural relief and enhanced by the landscaping design to both ground and lower ground levels.

As shown in **DA13 - Photomontage Drawing**, the proposed development has minimal visual impact when viewed from Dick Street. Furthermore, on page 7 of this report we have included a context view from South Curl Curl beach demonstrating that the proposed works are not readily visible from the public realm in the context of the hillside and coastline.

D10 BUILDING COLOURS AND MATERIALS**Objectives:**

- *To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.*

Comment:

The finishes, materials and colour palette proposed to the extension are sympathetic to the surrounding natural and built environment and have been selected to coordinate with the finishes of the existing dwelling.

Refer to the detail in **DA14 - Schedule of Finishes Drawing**.

D11 ROOFS**Objectives:**

- *To encourage innovative design solutions to improve the urban environment.*
- *Roofs are to be designed to complement the local skyline.*
- *Roofs are to be designed to conceal plant and equipment.*

Comment:

The proposed renovation to the existing garage to a home office will comprise of a timber framed colorbond roof structure with a pitch of 3° from east to west. The new roof structure will be raised to provide a 3.2 metre high eaves to the eastern elevation making it sympathetic to the roof of the dwelling.

Roof colour and finish is to match the existing dwelling. Refer to the detail in **DA14 - Schedule of Finishes Drawing** for proposed colours, materials and finishes.

The proposed design includes the provision of solar panels to the roof of home office, as shown on **DA06 – Roof Plan**.

D12 GLARE AND REFLECTION**Objectives:**

- *To ensure that development will not result in overspill or glare from artificial illumination or sun reflection.*
- *To maintain and improve the amenity of public and private land.*
- *To encourage innovative design solutions to improve the urban environment.*

Comments:

The proposed development will not result in overspill or glare from artificial illumination or sun reflection. No glare or reflection impacts on the surrounding locality are envisaged.

D13 FRONT FENCE & FRONT WALLS**Objectives:**

- *To ensure that fencing, terracing and retaining walls are compatible with the existing streetscape character while creating visual interest in the public domain.*
- *To encourage innovative design solutions to improve the urban environment.*
- *To avoid a 'walled in' streetscape.*

Comments:

The proposed development includes the provision of a new street fence, walls and gates to the east of the existing driveway and garage structure. The proposal also includes renovation to the existing garage (raised floor and roof level) while retaining the existing rock outcrop and landscaping to the western side of the entry driveway. The proposed streetscape design is consistent with the character of the street and the existing dwelling, while also improving the streetscape of Coastview Place.

The bulk, scale and visual impact of the proposal has been reduced by the use of varied external finishes, articulation, landscaping set-backs and through the landscaping design which has been designed to soften and provide visual interest to the streetscape.

The proposed new access gates (vehicular and pedestrian) are setback from the boundary to allow the front elevation of the design to not appear walled in, rather the architectural articulation of the forms improve the urban and landscape setting for the end of Coastview Place.

The proposed design also provides for amendment of the vehicular barrier located at the end of Coastview Place to allow driveway access.

D14 SITE FACILITIES**Objectives:**

- *To provide for the logical placement of facilities on site that will result in minimal impacts for all users, particularly residents, and surrounding neighbours.*
- *To encourage innovative design solutions to improve the urban environment.*
- *To make servicing the site as efficient and easy as possible.*
- *To allow for discreet and easily serviceable placement of site facilities in new development.*

Comments:

Required site facilities such as mail boxes, garage and recycling enclosures and clothes drying facilities have been considered within the design to ensure their locations are convenient for users while also being easily serviceable.

The mail box has been relocated from the shared right of carriage way to eastern wall of the home office, making the letterbox more easily accessible and clearly identifiable than the existing location.

Waste and recycling bins will be stored on the lower ground floor allowing the occupant to transport bins for collection via the new driveway. Storing the bins on the lower ground floor ensures that there is no visual impact or smell of the waste to neighbours or the public.

The clothes drying area will remain in its existing location in the southern courtyard on the ground floor off the existing laundry. This location allows for a convenient open air drying facility which is suitable screen from the public eye and the street.

D16 SWIMMING POOLS AND SPA POOLS**Objectives:**

- *To ensure swimming pools and spas are located to preserve the natural environment, streetscape and residential amenity.*
- *To encourage innovative design solutions to improve the urban environment.*

Comments:

The proposed swimming pool sited adjacent to the existing dwelling house will have no privacy implications. The pool and required safety barriers will be designed and constructed in accordance with AS 1926.1-2012 – Swimming Pool Safety. The proposed pool is set back from and does not impact on any existing trees.

Pool Volume Calculations:

The approximate pool calculations are 7m long x 4.75m wide x 1.2m deep at the shallow end and 2.0m at the deep end. Approximate pool volume is 53 Kilolitres (kL – 53,000L), as such the proposal includes a BASIX certificate for the pool.

The proposed pool presents as a suitable size for a dwelling house, giving the existing site footprint and building envelope.

The pool edge is suitable set back a minimum 900mm from the closest lot boundary. However given the variable alignment of this lot boundary, flexibility should be provided. The proposed pool will be screened from the primary street frontage and obscured by the home office and further softened with landscaping. Essentially this equates to the pool not being visible from the street scape thus preserving the surrounding natural environment and streetscape.

D20 SAFETY AND SECURITY***Objectives:***

- To ensure that development maintains and enhances the security and safety of the community.

Comments:

The existing garage will be renovated to create a home office, which will provide an outlook onto the street allowing for casual surveillance. All other requirements are unchanged and satisfied by the existing dwelling and building approvals.

D21 PROVISION AND LOCATION OF UTILITY SERVICES***Objectives:***

- To encourage innovative design solutions to improve the urban environment.
- To ensure that adequate utility services are provided to land being developed.

Comments:

All relevant services are available to the site such as waste, sewer, electricity and communications.

If required the electrical power and communications conduits will be undergrounded adjacent the 6 Dick Street northern boundary.

D22 Conservation of Energy and Water

Objectives:

- To encourage innovative design solutions to improve the urban environment.
- To ensure that adequate utility services are provided to land being developed.

Comments:

The proposal has been orientated and designed to make the best use of natural ventilation, daylight and solar energy. The development also includes the provision of solar panels to the home office roof which will allow for heating to the pool.

| BUILDING CODE OF AUSTRALIA COMPLIANCE |

The proposed building works will be carried out in accordance with the National Construction Code 2016.

| PRECEDENT APPROVALS |

Further to the above design statement we include below Table 1.0 Approval Precedence in the Freshwater Locality.

Table 1 Approval Precedence in the Freshwater Locality

APPROVAL PRECEDENCE ADDRESS	CHARACTERISTICS
1 Coastview Place, Freshwater	Height of retaining wall to rear of property
3 Coastview Place, Freshwater	Height of retaining wall to rear of property
5 Coastview Place, Freshwater	Height of retaining wall to rear of property
6 Coastview Place, Freshwater	Landscape Area under 40%
28 Carrington Parade, Freshwater	6 Car Basement Garage
27 The Drive, Freshwater	Landscape Area under 40%
62 Evans Street, Freshwater	Pool in front lawn over garage. Excavation of rock

| CONCLUSION |

The proposed landscaping, pool and parking is generally not visible from Coastview Place and has minimal impact on Dick Street and has no significant environmental impact on any neighbouring properties. The proposal will provide significant improved amenity to the dwelling house while also enhancing the streetscape at the end of Coastview Place. The construction will allow vehicles to be accommodated on site and reduce the parking congestion currently experienced in the Coastview cul-de-sac. The built form will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issuance of Development Consent under the delegation of Council is requested.

Issued By



Ben Humel

Humel Architects Pty. Ltd.