

Site Analysis

1. Where to locate the New Dwelling?
The decision to locate the new dwelling in the area of the existing dwelling (proposed for demolition) was not taken lightly or without due thought.
By locating the new dwelling where proposed, the existing and substantial equine infrastructure can remain and continue throughout the construction works and into the future.
Additionally, the existing building services can be re-used and supplemented as required.
The views enjoyed by the existing dwelling will remain.

2. Solar access
The proposed dwelling has located its primary living spaces to the North-East which coincides with the primary views over the paddocks below and the bushland beyond.
These spaces will enjoy wonderful solar gain through the morning even in winter. The provision of covered external areas, and trellised areas will provide shielding from the summer sun.

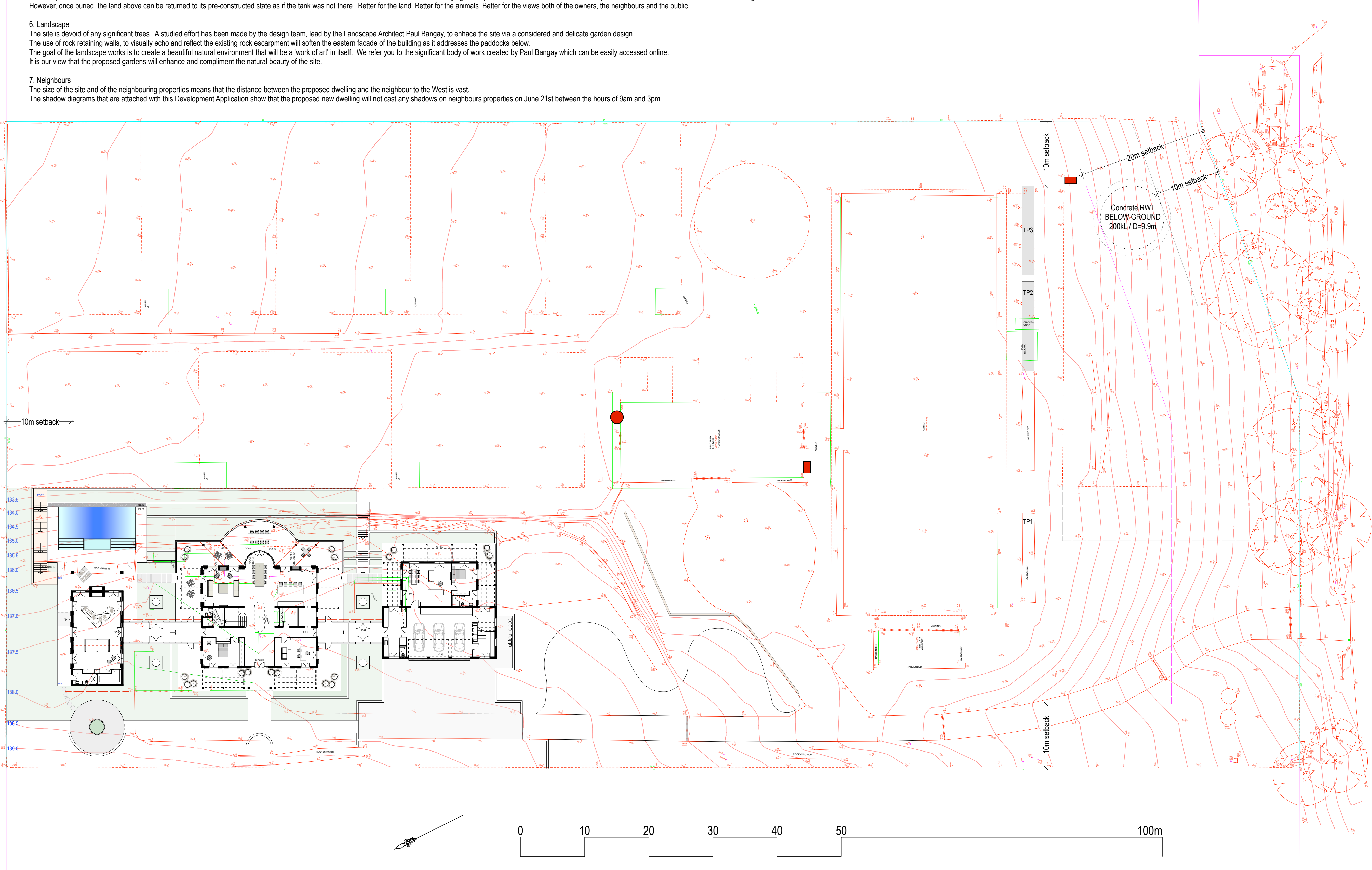
3. Prevailing winds
The proposed dwelling has been located to capture the predominant Northern Beaches north-easterlies. These will be enjoyed by occupants both on the external terrace spaces as well as within the dwelling.
The proposed garage building is located to the south of the proposed building works and will provide a buffer to the harsh southerlies.

4. Bushfire
The Bushfire Report captures the recommendations for the site. We have set the northern facade of the Games Room 10m back from the boundary and also located the pool to this boundary to aid potential bushfire threat.

5. Site Area untouched
The proposed works effect approximately 20% of the site area. The vast majority of the site will remain untouched and operational. This is an intentional decision based on the owner's request to respect the natural beauty of the existing landscape.
An example of an action that demonstrates the owner's desire to 'not clutter their land with stuff' is their decision to commit resources to the burying of the proposed 200KL rain water tank. To bury a tank costs around 3 times the cost of an above ground tank.
However, once buried, the land above can be returned to its pre-constructed state as if the tank was not there. Better for the land. Better for the animals. Better for the views both of the owners, the neighbours and the public.

6. Landscape
The site is devoid of any significant trees. A studied effort has been made by the design team, lead by the Landscape Architect Paul Bangay, to enhance the site via a considered and delicate garden design.
The use of rock retaining walls, to visually echo and reflect the existing rock escarpment will soften the eastern facade of the building as it addresses the paddocks below.
The goal of the landscape works is to create a beautiful natural environment that will be a 'work of art' in itself. We refer you to the significant body of work created by Paul Bangay which can be easily accessed online.
It is our view that the proposed gardens will enhance and compliment the natural beauty of the site.

7. Neighbours
The size of the site and of the neighbouring properties means that the distance between the proposed dwelling and the neighbour to the West is vast.
The shadow diagrams that are attached with this Development Application show that the proposed new dwelling will not cast any shadows on neighbours properties on June 21st between the hours of 9am and 3pm.



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Client
**Jenny and David
Austin**

Project
Austin Residence

13 Morgan Road Belrose
2085

Project Code
AUST01

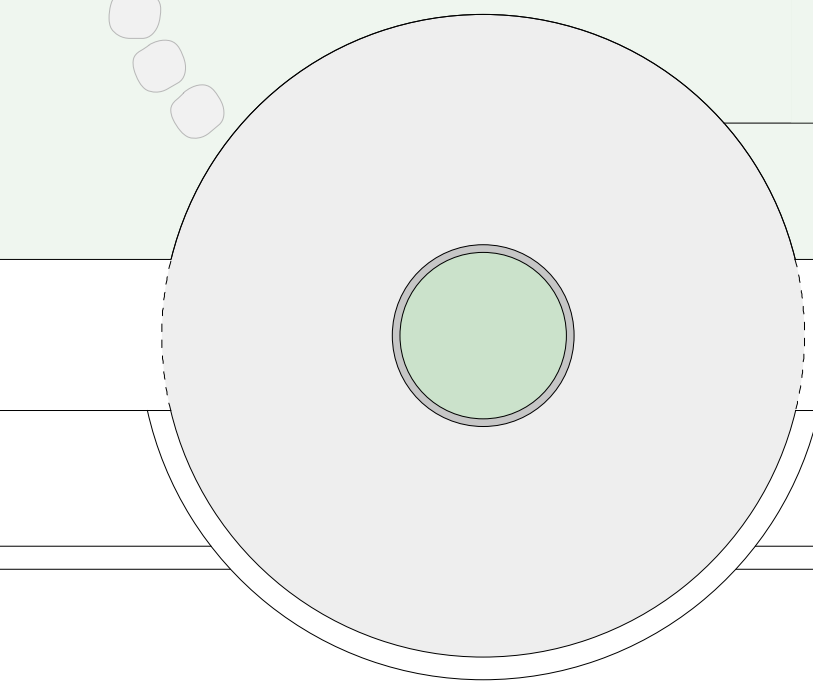
Development
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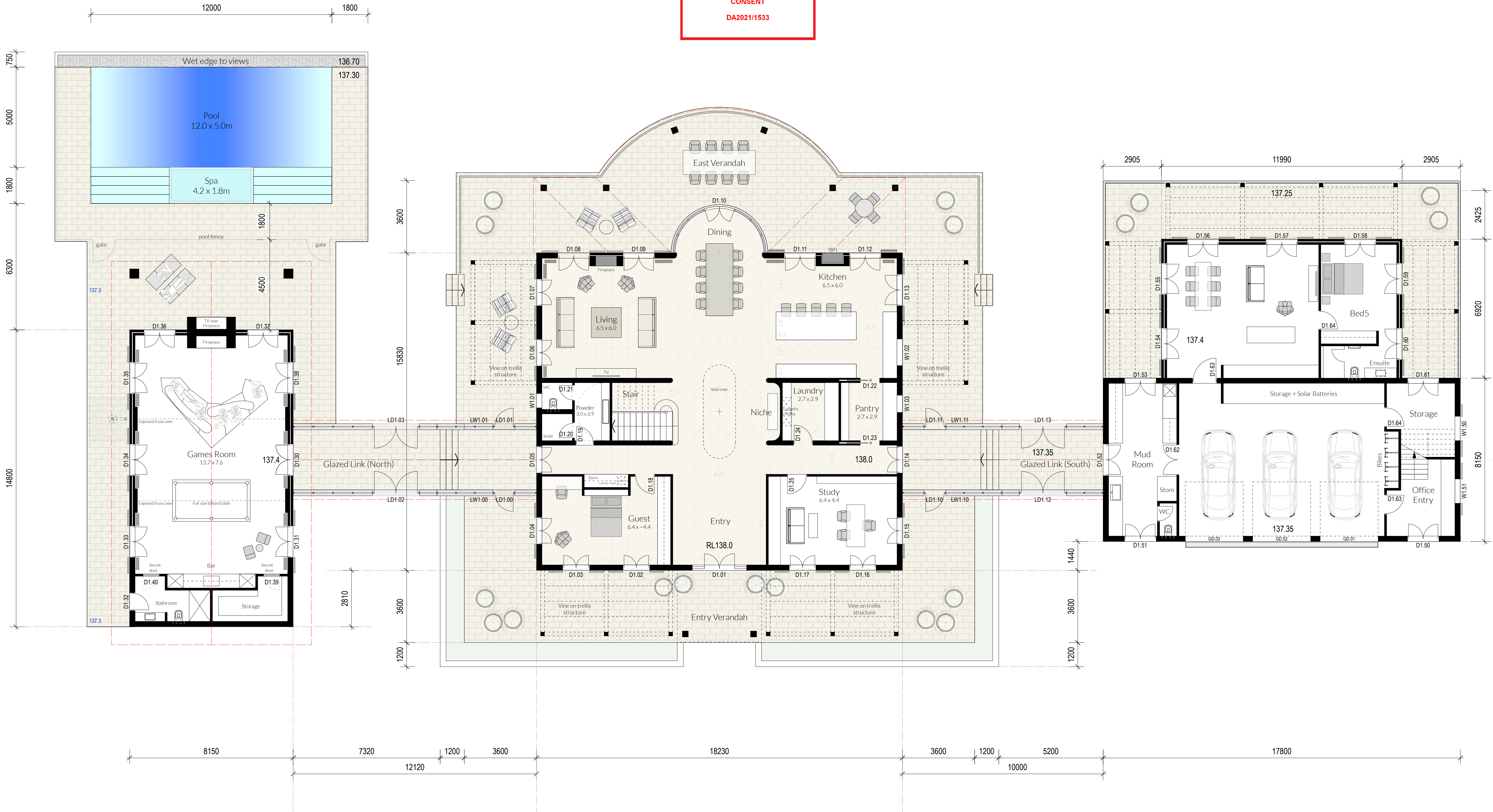
A 9/7/21 DA Issue

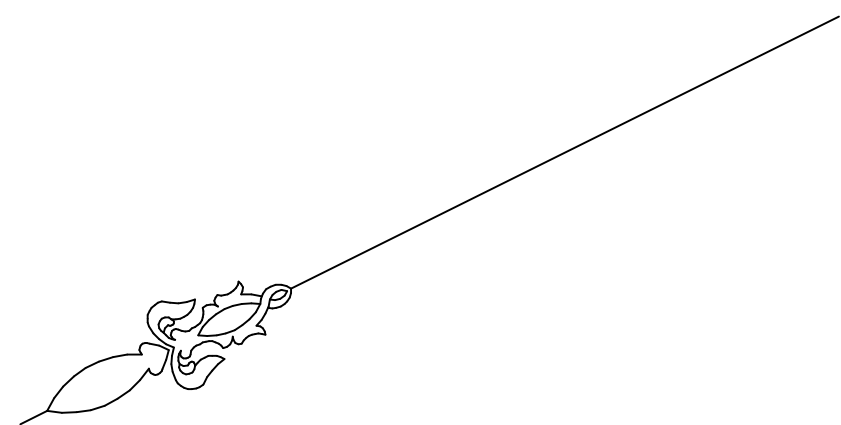
Drawing
Site Plan

Drawing Number
DA01

Revision
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Scale
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Rev Date
9/7/21
Drawn by
JDP
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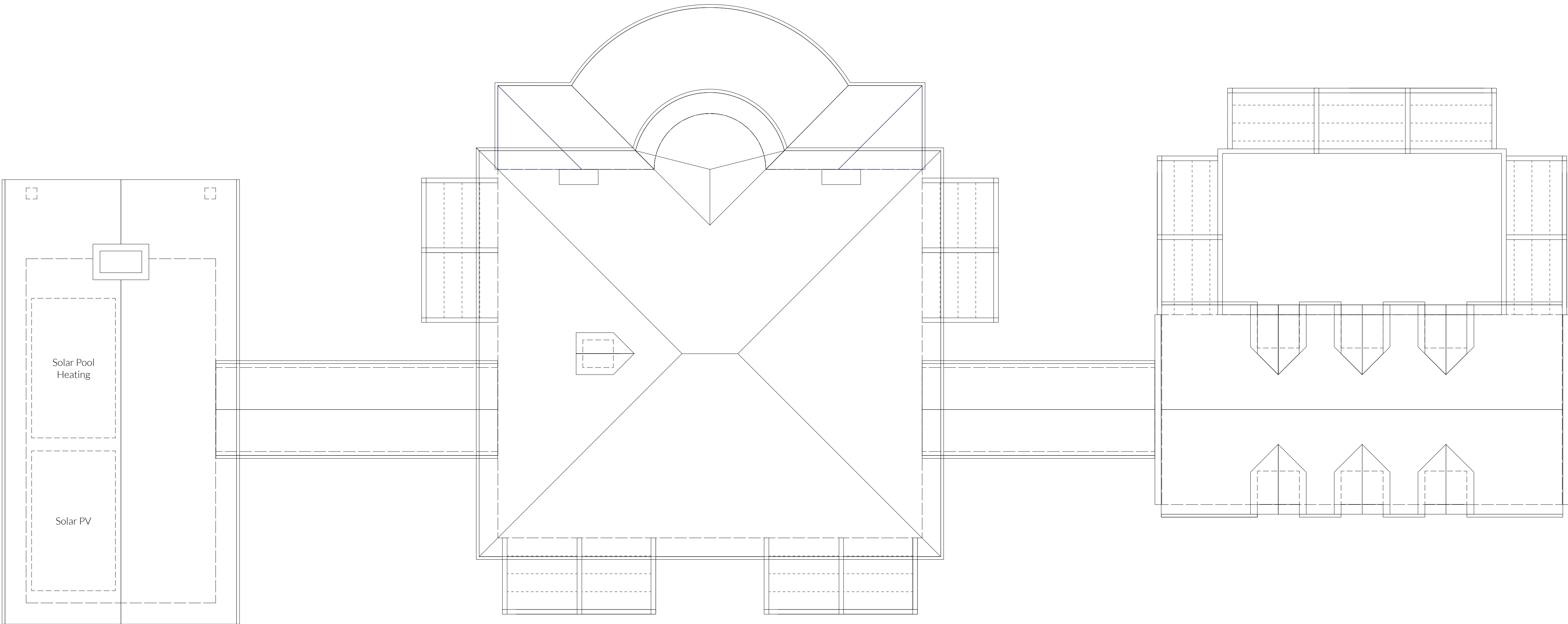




 northern
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THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2021/1533



1 Roof Plan

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Development
Application

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Drawing
Roof Plan

Drawing Number
DA04

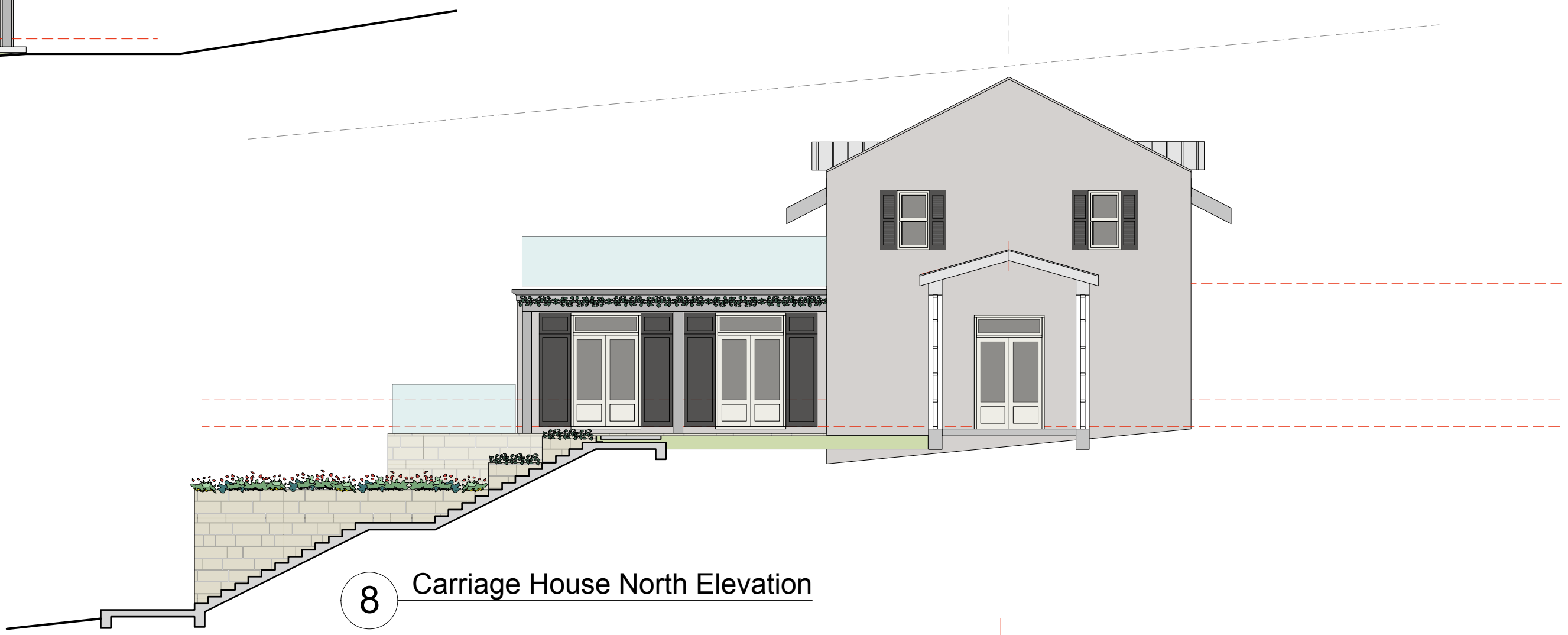
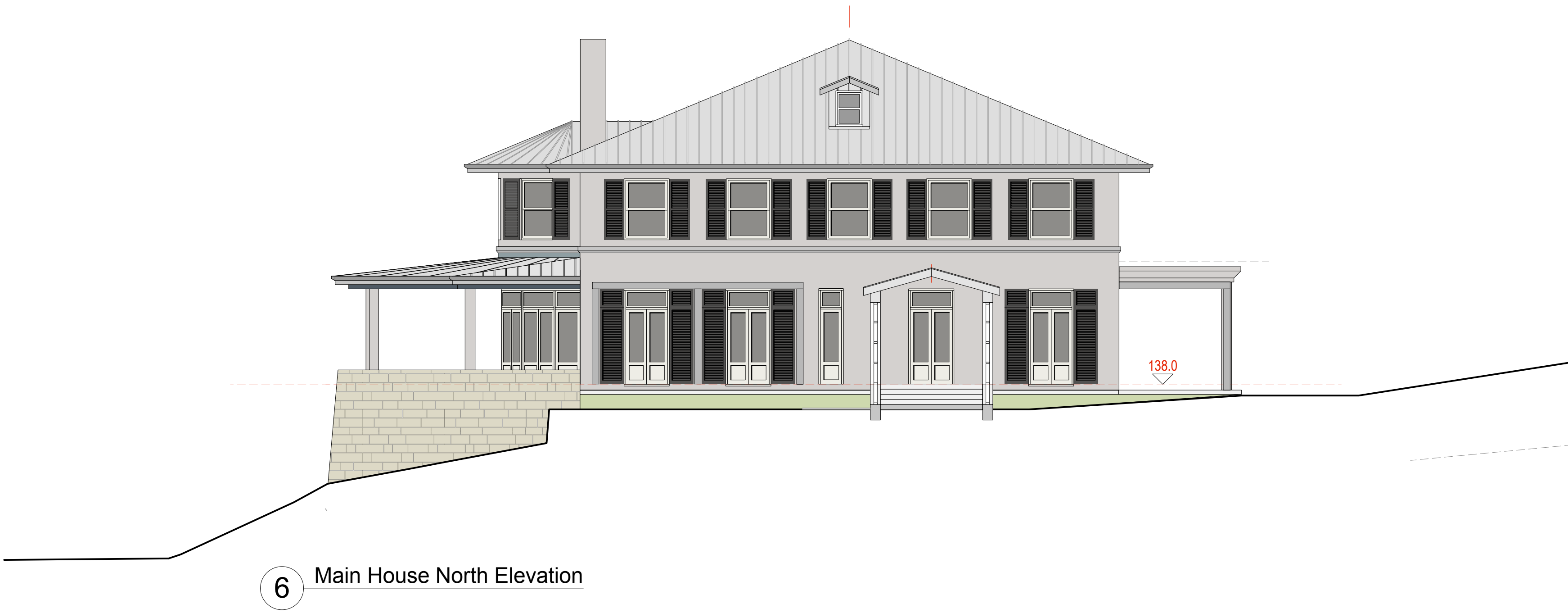
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Rev Date
9/7/21
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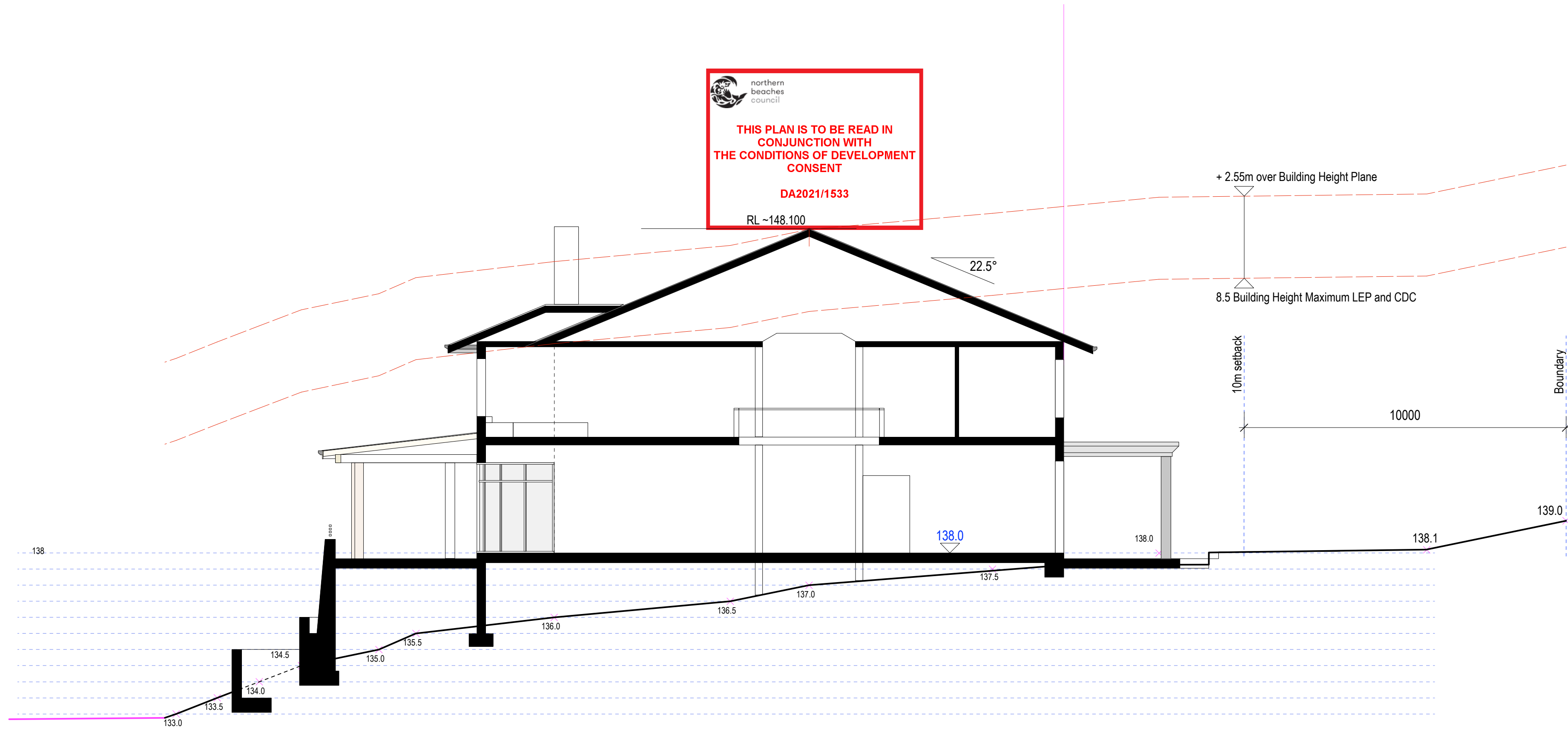
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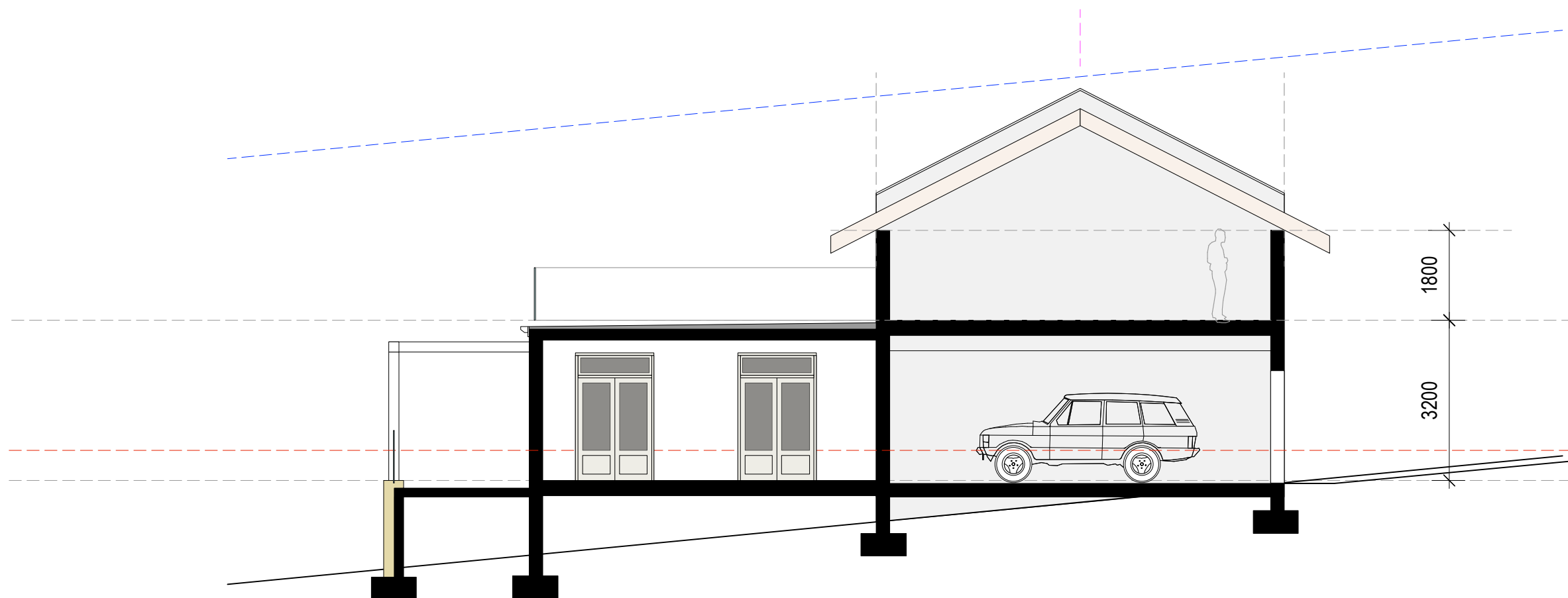




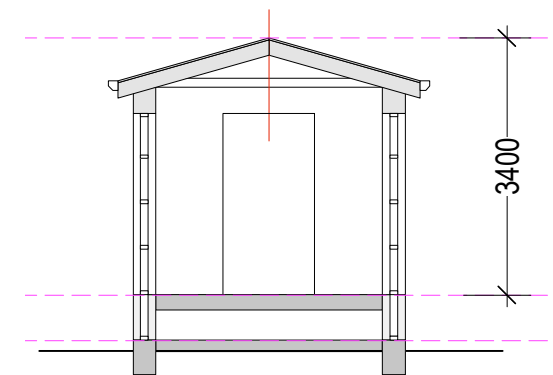


1 Section A-A

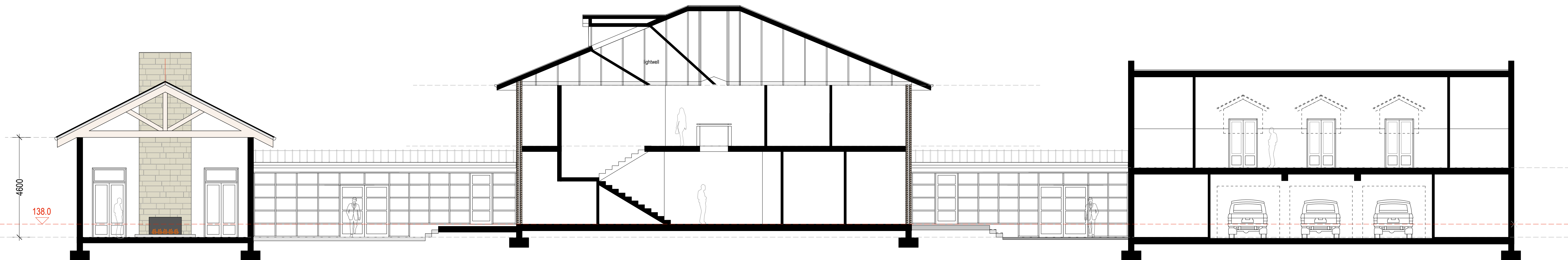
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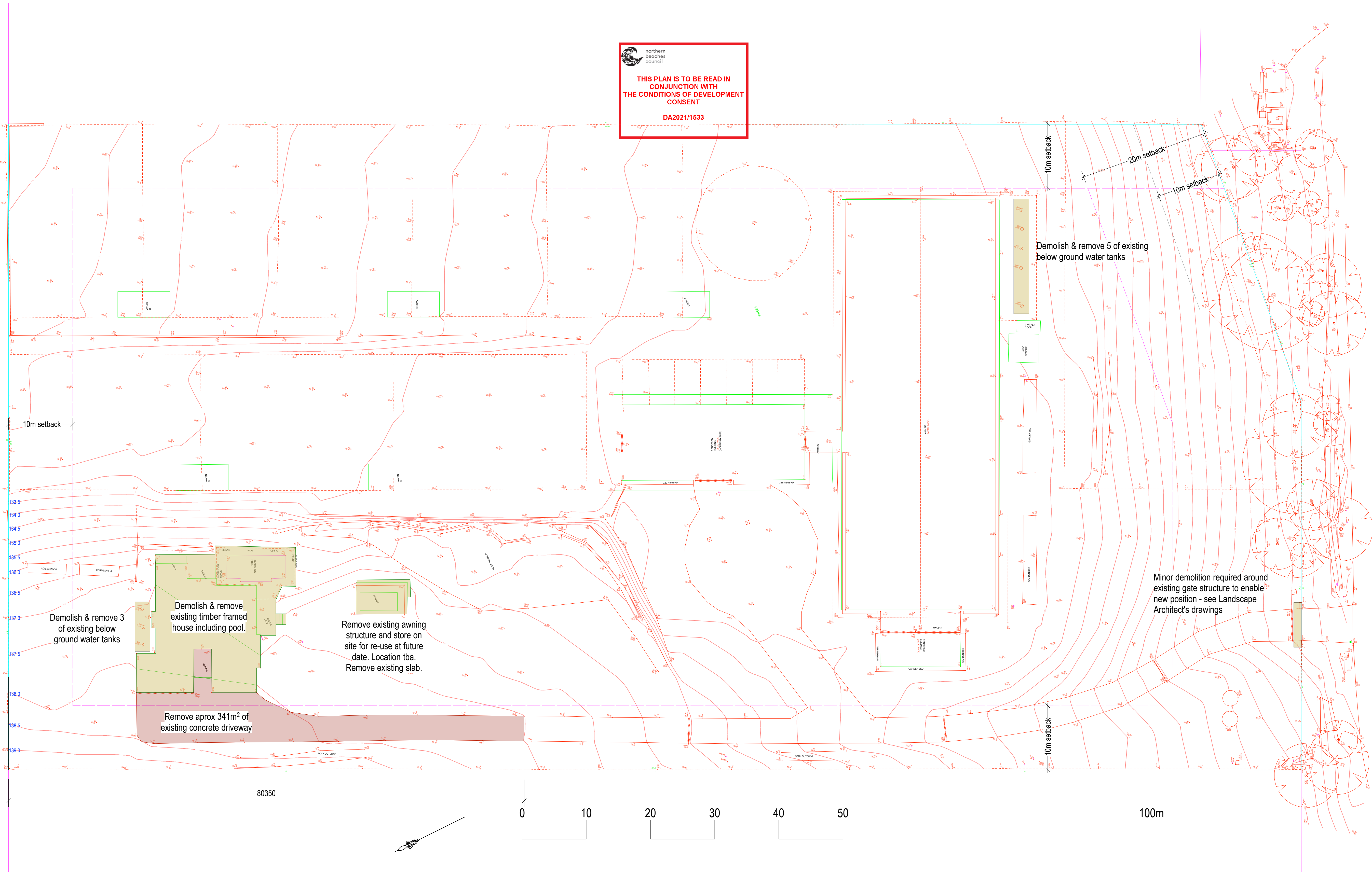
2 Section B-B

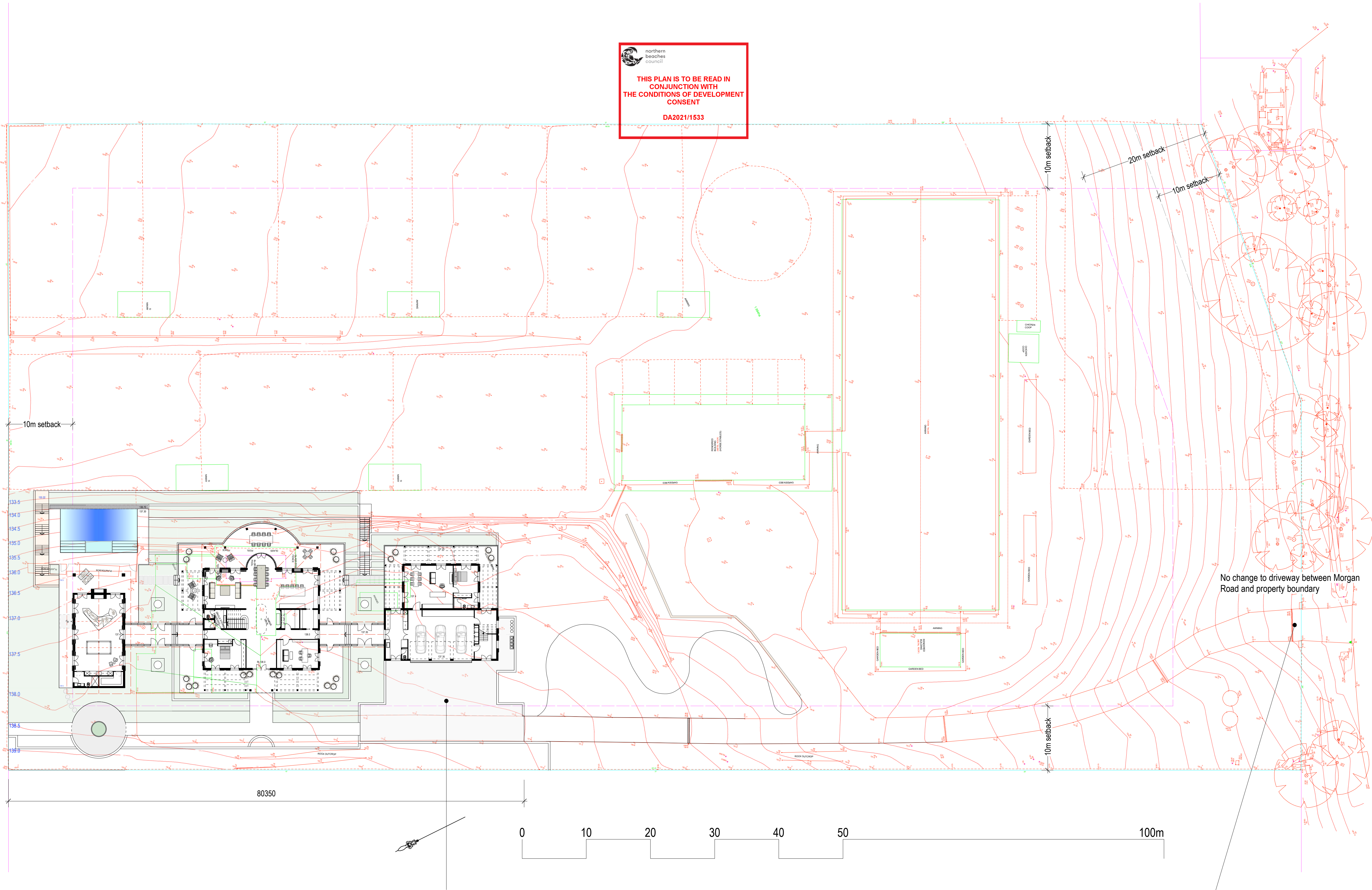


3 Section C-C



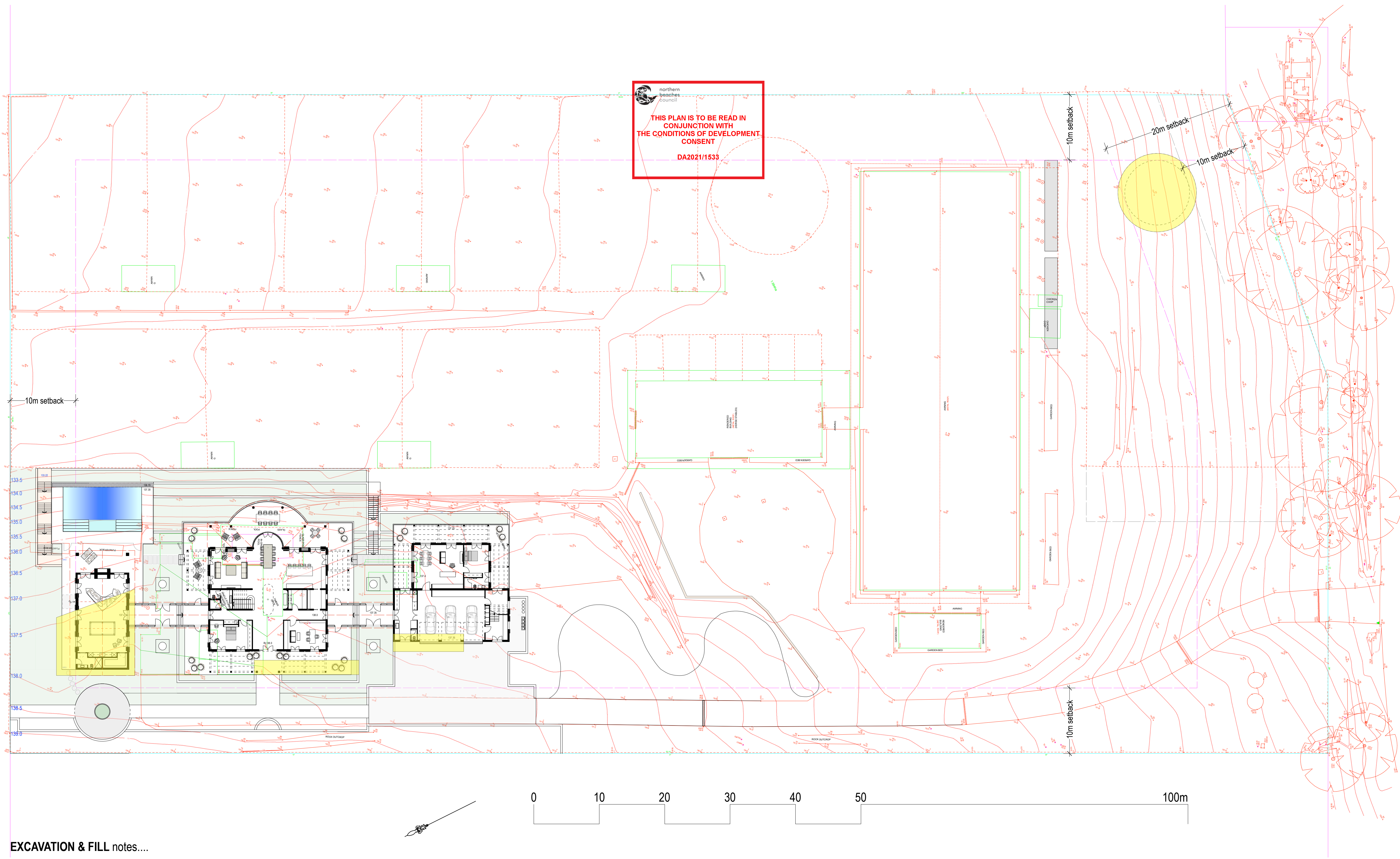
4 Section D-D





It is proposed that approximately 341m² of existing concrete driveway be removed (see Demolition Plan DEM01). The Landscape Architect has proposed that the area westward of the proposed garage structure be surfaced in selected gravel. An image depicting a similar design solution is included in our architectural finishes plan FIN01. Drainage of this area has been considered by the project's hydraulic engineer and documented accordingly.

Minor change to entry gate and supporting structure. See Landscape Architect's plans. Reason: when entering the site, a car + trailer cannot fit between the closed gate and the road pavement. This has potential safety consequences as vehicles travelling eastward have little time to stop from the westward corner. Moving the gate further into the property as proposed will allow for a vehicle and trailer to be fully off the road whilst the gate is opened.



EXCAVATION & FILL notes....

1. Principles informing the design: the design has been undertaken with a view to limit the amount of excavation required to undertake the works. We have done this to a) minimise cost of construction, b) minimise noise pollution during construction, c) minimise disturbance to the land generally and the land's hydrology specifically, d) minimise truck movements to/fro site.
2. The most significant excavation will occur to enable the burying of the proposed 200KL concrete water tank. The tank has a diameter of 9.9m. However, it needs a 12m diameter excavation to allow for construction access. The height of the tank is 3.6m. As the tank is located on sloping ground, the contours guide the average depth of excavation to be 4.9m. The volume of excavation is therefore approximately 2120m³. We anticipate that approximately 3/5 of the excavated material will be sandstone (say 1275m³ of sandstone). It is our hope that the quality of this sandstone will be sufficient to use in the copious areas of sandstone clad retaining walls throughout the works. However, this will depend on what we find during excavation. The remaining excavated material will be used as backfill around the tank once it is constructed. Any excess material (either sandstone that is not useable in the new works, or spoil) will be taken away from the site by commercial contractors.
3. Games Room - the western end of the games room sits below the existing natural ground level. The land is around 700mm above ground at the south-western corner of the Games Room. This will require trimming of the site in this location. The depth of the underlying sandstone shelf in this location has been tested by the project's geotechnical engineer and it sits approximately 200-300mm below ground. Again, it is hoped that any sandstone excavated in this area can be re-used throughout the works but only time will tell as to the quality of what we find.
4. Minor other areas to enable works - the project's structural engineer will develop the design of the building's footings as part of the design documentation phase of the works. It is hoped that the existence of rock as the underlying base material under the proposed building will result in very little excavation to enable the works.
5. Swimming pool - it is noted that the swimming pool is unlikely to require any excavation as it has been designed to have a finished level similar to the Games Room, and therefore the floor of the pool will sit above the existing ground level.

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Application**

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Drawing

Excavation & Fill Plan

Drawing Number

EXF01

Revision

A

Scale

1:300 @ A1

Rev Date

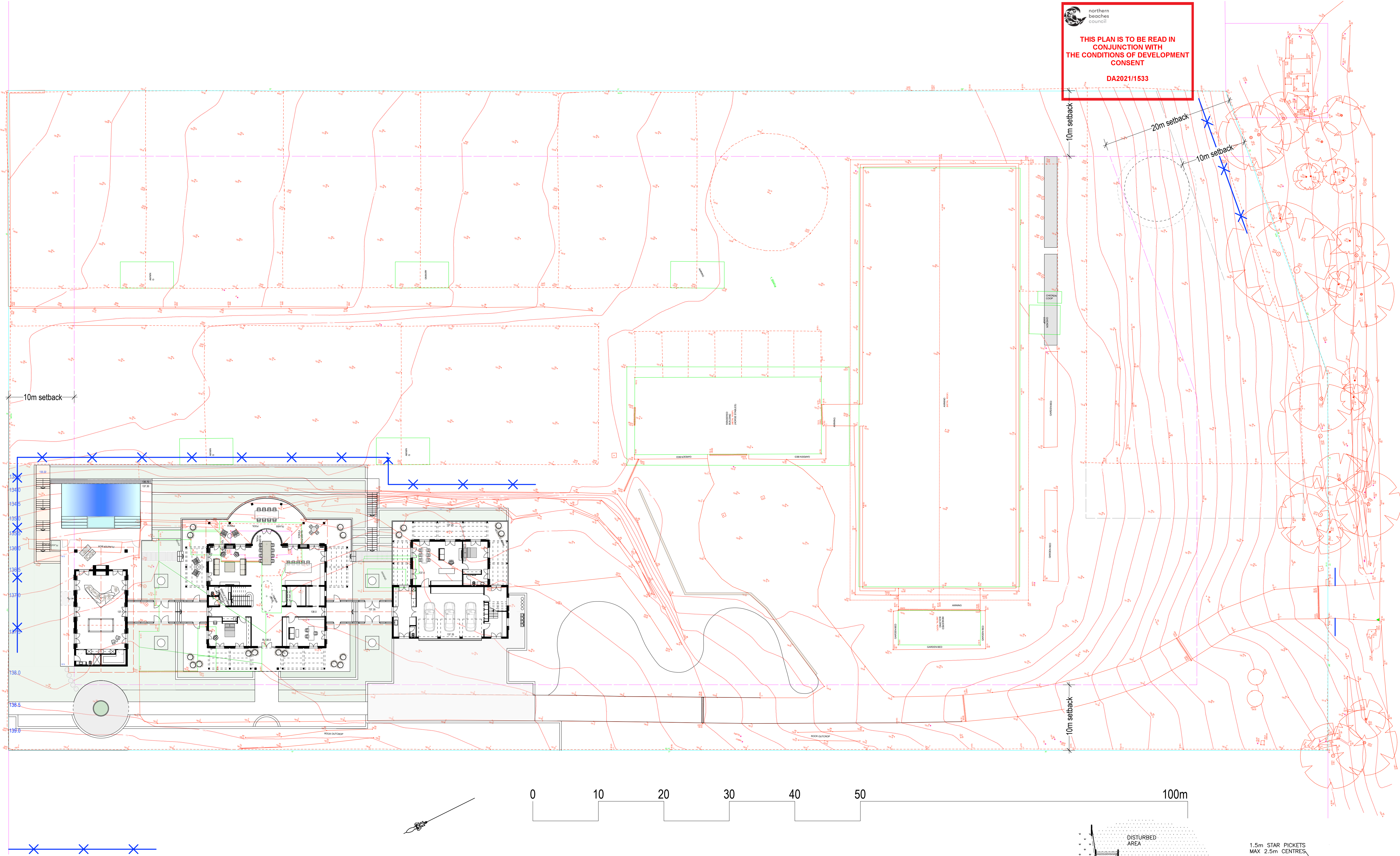
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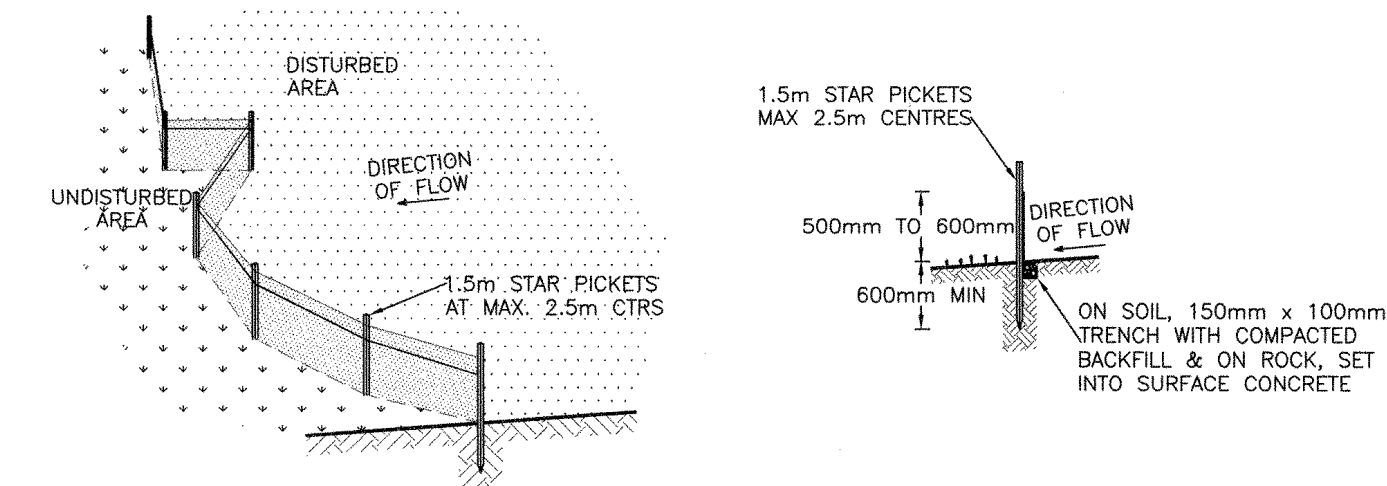
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Location where Builder to provide **SEDIMENT FENCE** to cleanse any run-off in accordance with the following:

1. Temporary sediment and erosion control devices will be retained until after the lands they are protecting are completely rehabilitated.
2. The Contractor will inspect the site at least weekly or after any storm event and will:
 - ensure that drains operate properly and to effect any necessary repairs
 - remove spilled sand or other materials from hazard areas (eg: lands closer than five metres from areas of likely concentrated or high velocity flows especially drains, waterways and paved areas)
 - remove trapped sediment whenever less than design capacity remains within the structure
 - ensure rehabilitated lands have effectively reduced the erosion hazard and to initiate upgrading or repair as appropriate
 - construct additional erosion and/or sediment control works as required
 - maintain erosion and sediment control measures in a fully functioning condition until all earthwork activities are completed and the site is rehabilitated
 - remove temporary erosion and sediment control structures as the last activity in the rehabilitation program.



SEDIMENT CONTROL FENCE DETAIL
NTS

SEDIMENT FENCE CONSTRUCTION NOTES

1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10YR EVENT.
2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5m LONG STAR PICKETS INTO THE GROUND AT 2.5m INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF-SUPPORTING GOETEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GOETEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GOETEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GOETEXTILE.

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Application**

A 9/7/21 DA Issue

Drawing
**Sediment &
Erosion Control**

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SEC01

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