



Tuesday, 31 October 2023

General Manager
Mid Coast Council
4 Breese Parade
FORSTER NSW 2430

DA ARCHITECTURAL STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT AT 86-92 OLD BAR ROAD, OLD BAR

SITE

The site has several key drivers that have shaped the proposal.

1. There is a continuation of the public street, Noroy Place through the "two-third-point" of the site. This effectively divides the site into a northern portion on the crest of a hill and a larger southern portion, predominantly sloping down to the south.
2. The northern boundary fronts Old Bar Road, which is a main feeder road in the network and should have its driveways minimized.
3. The southern and western boundaries require significant setbacks for bushfire protection. Additionally a publicly accessible road needs to be provided on the western boundary for bushfire access.
4. The eastern boundary has the back yards of neighbouring single and double level housing, which requires a similar scale of development.
5. The south western corner of the site is the lowest point and is likely to have stormwater and sewer service requirements.

RESIDENTIAL MIX

We analyzed this site with a variety of different residential products before determining the proposed mix, so that a full social range of housing typologies can be provided. The above considerations drove the design to have three different housing stratum in the three different zones.

1. The southern zone having town houses on a steady slope down to the south.
2. The middle portion of the site having freehold title house lots of 450 square meters minimum size with direct access off the new public road and a residential flat building on its own title with large common open space at grade.
3. The northern portion with town houses that address Old Bar Road and with their vehicular access from their southern side.

WASTE MANAGEMENT

Each townhouse is provided with 3 bins located in the garage well clear of the parking spaces and with access to the street for kerbside collection. Each owner/occupant will be responsible for locating their bin for kerbside collection.

The residential flat building (RFB) has 23 apartments and has been provided with garbage rooms on every floor with capacity for 3 x 240L bins. A Garbage Collection Room is located at the ground level with capacity for 15 bins. This has level access to the kerbside location that has space for 12 bins. The Apartment building will have a contractor responsible for garden and building maintenance for the body corporate. Included in their duties will be the removal of full bins from the Garbage Rooms on each floor and relocation down to the Garbage Collection Room at Ground level, at a frequency determined by the body corporate. They will also be responsible for locating the bins for kerbside collection. In this way, the Garbage Collection Room on Ground Floor is not required to be accessible to the general occupants of the Apartment building.

. A Bulky Goods Store room is also provided with an area of 10 square metres, as recommended by Better Practice Guide for Resource Recovery in Residential Developments. This has been provided with an external door accessible to the common area so that its operation can be controlled by the Body Corporate.

According to the Midcoast Council Waste Management Planning Rules, the guidelines for Multi Dwelling units are;

80L/unit/week x 23 units = 1,840L/week (8 x 240L bins)

Waste Generation

40L/unit/week x 23 units = 920L/week (4 x 240L bins)

Recyclable Material Generation

The bin collection room has space for the 12 bins as required above plus 3 x 240L green waste bins.

Each of the garbage rooms will be constructed to Council code and provided with water and a floor waste to facilitate cleaning.

THE ARCHITECTURE

The architecture of the townhouses has a repeating tall portal frame that identifies the individual houses. There is three layered façade with a pronounced garage element, the portal frame and the main facade. There is a careful balance between similar elements and forms with small changes of materials, fenestration and colours to provide a subtle variety amongst a harmonious streetscape. There is considerable front planting area for a variety in the landscaping. There are no more than 6 houses in a row and the end houses turn the corner with the street to have their entrance on the other with additional fenestration in the end wall.

The residential flat building also has strong frame elements that create a series of four 'C' shapes around the three levels of balconies. The open side of the 'C' shape faces the sun so that solar access is maximized to the private open space. The middle four apartments extend up to clear storey windows to the living rooms to achieve cross ventilation.

The colour scheme to the townhouses has a neutral base with white portal and frame elements. Then there is a variety of three alternate 'highlight' colours that are matched with subtle differences in the cladding style. There is a darker base colour that is used for items relating to carparking. The screening around the apartment building parking is required to be ventilated and therefore is timber batten screening in a light timber stain.

The development is harmonious with subtle differences that will allow the individual properties to be read. The theme is coastal with light base colours and pastel highlight tones. This sits well with a relaxed outdoor family environment.

We look forward to a positive outcome with this submission.

Regards



Milton Lloyd
Registered Architect 7960
Principal and Director
Mijollo International Pty. Ltd.