



With an area of 607 square metres, this site is located on the northern side of Sandy Point Road, Corlette and backs onto Port Stephens. The street frontage is 15.835 metres, with a depth of 41.19 metres and fall of approximately 1.3m from the rear to the street boundary. The proposal was to maintain the present use of the property; demolishing the existing building containing four units and erecting three new units. The existing dilapidated two storey brick veneer and weatherboard development provided little amenity to the street and was of no heritage value.

The proposal was to optimise the use of the site, improve the amenity of the property and increase street appeal. View corridors from the street are retained as are neighbours' views. New landscaping to the street boundary conceals visitor parking and softens the frontage. New block fencing formalising the entry of pedestrians and vehicles is in keeping with the street precedent. All units provide increased passive surveillance with living areas positioned to both the north and street.

The development is consistent in scale and bulk with many adjacent residences but aims to improve upon current built forms. An upper level living space and deck overlook the street unlike other examples in the street which present garage door facades only. The two garage doors facing the street have been considerably set back and detailed to tie in with the other glazed elements of the entry and deck. The main building combines block forms, stacked and offset creating articulated facades, and use of differing materials for these forms creates visual interest and breaks down the scale of the building. Use of different materials for these forms creates visual interest and breaks down the scale of the building. Taking inspiration from contemporary Mediterranean materiality, form and composition, the building is finished in light, smooth rendered masonry which sits in contrast to its stone base. These materials were chosen both for their aesthetic appeal and low maintenance in the waterfront setting.

The property has the significant advantage of views directed towards the north. The three units in the main building all have private outdoor living spaces facing the north and Port Stephens. All indoor living spaces open to the north. Shading to all northern windows shields summer sun while permitting low angle winter sun to enter.

Four resident car spaces and one visitor car space have been provided. Gravel driveways and parking spaces reduce the hard surfaces and formalised paving elucidate pedestrian pathways. Dedicated grassed areas with associated planting give an appropriate mix of built and natural aesthetics.

AAA rated plumbing accessories are used to increase water usage efficiency. All units allow for cross ventilation with the main living spaces open on at least two sides. All roofs are insulated to prevent spaces losing heat during winter.

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