



This new strata titled townhouse development is at 302 Park Avenue Kotara NSW. The site has a minimum depth of 46.00m, an angled rear boundary of 18.9m, and a street frontage of just over 16m. The site is relatively flat, falling slightly toward the rear where a stormwater easement is located, and is approximately 809m². There is a sewer line that crosses the width of the site approximately two-thirds of the way into the property.

The site is zoned residential R2 and is in a Limited Growth Precinct. The four 2-storey townhouse development is well suited to the location as the surrounding area is populated with single and two storey buildings. Including a villa complex with seven dwellings to the east, a child care centre to the north, and a single dwelling to the west.

Each townhouse has an open plan living/dining/kitchen on the ground floor, along with a garage, laundry, and WC. The upper level of units 1, 2, and 3 contain three bedrooms and two bathrooms, while in addition to this, unit 4 has an additional living space. Each unit has a private outdoor area adjacent to its living space which then leads to a private landscaped yard. The 'through living area' layouts allow for supervision of common areas and a strong relationship to private open space, and encourages passive solar access. Three of the units have single car garages and one has a double car garage. A single visitor car parking bay is located between the garages of units 3 and 4.

The facades have been articulated with the use of differing materials. The lower portion, being the 'heavier' masonry elements composed of two types of face brick, cradles the upper portion clad in a combination of lightweight materials, one of a fine textured lightweight cladding and one of a rhythmic textured lightweight cladding. The roof forms are alternating skillion and parapet in metal roof sheeting. The upper levels of each unit feature various sections which cantilever over the private outdoor spaces of individual units and small portions of the adjacent unit.

The design of the units has addressed issues of privacy, views, and overshadowing by minimising the effects of the same considering the tight urban lot. Windows to the east and west of the upper level which have the potential to overlook into the neighbouring properties are restricted to bedrooms and bathrooms, which do not generally require additional screening.

The development is designed for good cross ventilation in summer, with the main living spaces being able to be opened by large sliding stacking doors to the adjacent private open spaces. The upper level walls and roofs are insulated to prevent the space losing heat during the winter.

Each unit has storage capacity in the laundry and/or under each staircase. Units 2 and 4 have dedicated storage space on the ground floor, while unit 1 has a storage closet in the hallway of the upper level. The garages are suitable for the storage of bicycles and other small bulky goods as well as the garbage bins.

The streetscape includes deep soil planting at the southern end of the site, adjacent to unit 1 and the street front, providing privacy to the residents and breaking up the visual form of the dwelling from the street. Deep soil planting is also incorporated at the northern end of the site adjacent to unit 4 and the rear neighbouring early learning centre. Additional trees planted will provide enough screening and visual break up between the early learning centre and the upper level of unit 4.

The development is near to an extensive range of established community and commercial facilities; and is located within a context of established residential developments which diffuses its visual prominence in the built environment when observed from public areas and neighbouring properties. The development, through urban renewal, is a benefit to the immediate area, its neighbours and the local community.

- Consultants**
- Builder** - Beveridge Building
- Surveyor** - Parker Scanlon
- Bushfire** - Newcastle Bushfire Consulting Pty Ltd
- Hydraulic** - Marline
- Electrical** - Electrical Projects Australia
- Arborist** - Area Tree Vet
- Basix** - Building Sustainability Assessments
- Quantity Surveyor** - Northcroft
- Structural/Civil** - Michael Fitzgerald Consulting Engineers
- PCA** - Hunter Building Certifications
- Landscape** - Terra Aqua Sustainable Solutions

Photography - Laura McOnie

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