

The site is located on the western side of Jones Avenue in a R2 zoned area with a height limit of 8.5m. The site is a rectangular shaped block that has a 13.6m street frontage, is 69.615m on its longest side, and is approximately 910m² in area. The project involved the demolition of an existing single storey weatherboard clad house and single car shed. The property is not regarded as having heritage significance.

The site is not located in a bushfire area nor is it effected by mine subsidence. The site is in a flood zone which has been taken into consideration in the design of the new residence. The street landscape varies. There are many single storey weather board and fibro residences, however recent development is introducing more double storey residences with contemporary finishes.

The new form is of a contemporary nature while incorporating face bricks, timber, and rendered finishes in keeping with surrounding dwellings. The new residence is single storey limiting any bulk and impact on the streetscape.

Webber was engaged for concept, sketch design, detailed design, preparation of construction documents, and contractor tendering. The design responds to the Client's brief to provide a family home which has access to sun, both within the house, and to outdoor entertaining areas. The living space opens out to an alfresco dining area which connects to the proposed pool area. The home has a protected north-facing courtyard which encourages sunlight into the dwelling. This design comprises four bedrooms, two living areas, kitchen, four bathrooms, double garage, as well as a hair salon which is an exempt development under the NSW Home Business ACT.

Window placement is considerate of neighbours' privacy and the house being single-storey avoids casting significant shadowing to the neighbouring residences and retains neighbouring residences' views to Warners Bay. Planting to the northern side of the pool provides privacy as the finished deck level of the pool is +500mm from existing ground level.

The new home incorporates AAA rated plumbing accessories to increase water usage and efficiency to kitchen, laundry, bath, WC & ensuite fixtures. Water drains from the roof and is collected in individual rainwater tanks for reuse on site (toilets, laundry and landscaping). Rainwater and stormwater overflow transfers to a site retention pit before connecting to the existing street stormwater system which eases pressure on the street's stormwater system.

The new home is designed to improve natural light and ventilation and provide protection from weather conditions through the provision of operable screens and louvres. The roof and walls are insulated to prevent heat loss in winter and heat transfer in summer. New LED lighting is provided throughout.

Builder – Brad Russell Building

Consultants

- Surveyor** – de Witt Consulting
- Geotech** – RCA Australia
- Quantity Surveyor** – Northcroft
- Structural** - Michael Fitzgerald Consulting Engineers Pty Ltd
- Civil** – Michael Fitzgerald Consulting Engineers Pty Ltd
- PCA** – Buildcert

