



# PETER DALTON ARCHITECTS PTY LTD

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## ENVIRONMENTAL EFFECTS STATEMENT

### Character Evaluation

#### 2.4 Building Bulk, Height and Materials.

The massing of the structure is designed to break up the bulk of the building into several elements which adapt in sympathy to the land form by stepping around the contours. The structure therefore presents itself to the road, to adjacent properties, and when viewed from the eastern extension of the road in primarily 2 story blocks. A few segments of the structure reach 3 storeys, because of the retention and restoration of the one to one and half storey height of natural coastal vegetation retained on the site, and surrounding properties (see attached photomontage and model)

The bulk of the structure is further visually reduced with the full length verandahs along the eastern elevation which provide a set of voids in front of the stepped eastern wall.

The structure is primarily a combination of timber boards and rendered block work. The timber boards are modulated to reduce the visual bulk of the façade.

The colour of the façade will predominantly consist of timber and render painted to sympathise with the natural greens, and of copper roofs to harmonise with the natural landscape.

The majority of windows and glazed walls are retained under the 2 metre verandah overhangs and do not over look neighbouring structures.

The landscape Architects drawing attached demonstrate the extensive bush regeneration program to be undertaken to restore the natural vegetation. Furthermore the landscaping has been designed to re-introduce to the property the natural vegetation of the area in lieu of the present introduced botanical environment.

The landscaping right up to the eastern wall of the house will help to soften these walls and further reduce the mass of the building.

#### **Balance of Building Complies with “Height setback ratio”**

The balance of the building to the east of the lift shaft is stepped back from the southern boundary and complies with the height setback ratio. In addition the form is articulated to reduce the impact of the height of the walls.