

Byron Shire Statement
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DESIGN STATEMENT

**Prepared to accompany Modification to approved DA 10.2023.225.1
for a New Dwelling at No. 39 Marine Parade, Byron Bay**

Modification to approved DA 10.2023.225.1

Modification to replaced existing skylights with new clerestory windows to the first floor Study and Stair.

The windows are designed to optimise solar access, and orientated to prevent overlooking of the neighbouring properties.

The windows are in compliance with the building height plane and any additional shadowing occurs onto the roof of subject development.

The windows provide relief to the otherwise 'flat' roof form and will not adversely impact on the existing and likely future development of adjoining properties.

General Summary of the Proposed Development as approved under DA 10.2023.225.1

- Demolition of a single storey brick and concrete block dwelling, garage and associated granny flat located on top of the garage.
- Construction of a new two storey brick and timber clad dwelling with double carport structure.
- The proposed dwelling comprises five bedrooms, four bathrooms, one powder room and a combined lounge/ dining, across two levels. Two stairs, one indoor and one outdoor, connect the two levels.

Key Design Elements

Strategic Site Planning

- The form consists of two main blocks connected by a link comprising a loggia and ancillary spaces on the ground floor and a terrace on the first floor. The link creates two courtyards, one to the north and one to the south. These courtyards provide important amenity to the occupants as they are protected from the frequent strong northerly winds and also provide a place to escape intense heat on hot summer days. In addition , they allow cross ventilation to all the rooms .
- Generous set backs from side boundaries, especially to the first floor, minimises proposed overshadowing, facilitates extensive garden planting and breaks up the building form.
- Locating the hardstand and carport arrangement at Julian Place increases the amount of usable garden space.

Architecture

- The form and fenestration references examples of midcentury coastal houses, both in Australia and abroad. This together with clean contemporary lines, combine to form an intentionally timeless and understated feel.
- A concise palette of natural materials has been carefully selected for durability, low reflectivity, low carbon footprint, and ability to blend into surrounding garden. Materials include reclaimed brick at the base of the building with a naturally finished timber cladding first floor.

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Landscape and Open space

- Extensive gardens offer shade, privacy screening and soften the building lines in every elevation.
- The courtyards both offer protected garden areas, sheltered from hot summer westerly sun as well as strong Northerly winds, which are very common at the site.
- All hardscape is minimised or dissolved completely in order to maximise the amount of permeability and planting surrounding the dwelling.
- Planter boxes to the first floor have multiple uses. They offer the inhabitants privacy screening and work to soften the building lines when viewed from the public domain and neighbouring private properties.

Marine Parade Frontage

- An articulated elevation with deep shade at each level, breaks up the form and eliminates potential glazing reflectivity when viewed from the beach and public domain.
- The proposed building footprint is generously set back from the front, allowing the building to retain a sense of modesty and not dominate the foreshore with built form.
- A mix of native and exotic plants, with low flammability, are proposed along the north eastern boundary, visible from Marine Parade. Please refer to the Landscape Architect's design drawings.

Environmental

- Passive heating and cooling has been integrated into the design, . For example, windows to the north maximised however the awning above allows winter light in and excludes the hot summer sun.
- Opportunities for cross ventilation have been maximised and fans proposed in all bedrooms to reduce air conditioning use.
- The dwelling will be all electric with an extensive rooftop solar array and battery proposed.
- A large rainwater tank is proposed as an alternative water source.
- Extensive planting, including endemic species will provide habitat and food for native fauna.

Closing Summary

This proposal seeks to replace an ageing and well loved family holiday home and garden. It is intentionally modest in feel and proportion, as an antidote to the luxurious and relatively oversized developments that often occur along waterfront areas. The design sensitively responds to the very unique natural landscape, setting a high standard for any adjacent surrounding future developments.

Regards,
Don McQualter