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# CRYSTAL BAY APARTMENTS

CONCEPT DESIGN  
2 & 4 Nooal Street  
& 66 Bardo Road, Newport

for  
Crystal Apartments Pty Ltd

July 2017



RICHARD COLE ARCHITECTURE

139 PALMGROVE ROAD  
AVALON BEACH NSW 2107

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nominated architect: Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons 1) Reg. No: 6538





1 Plan - Existing Site  
1 : 500



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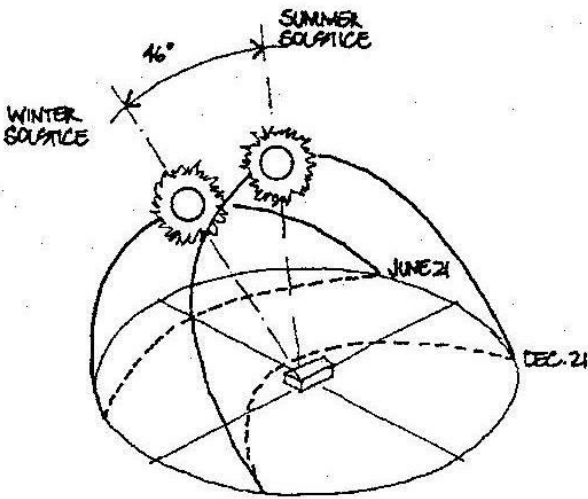
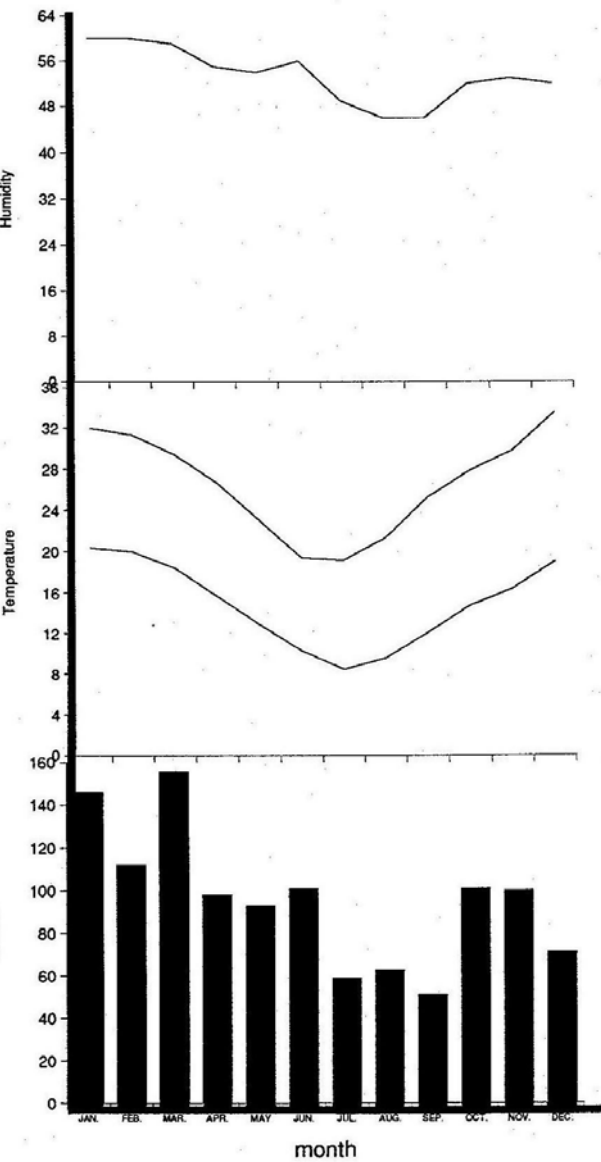
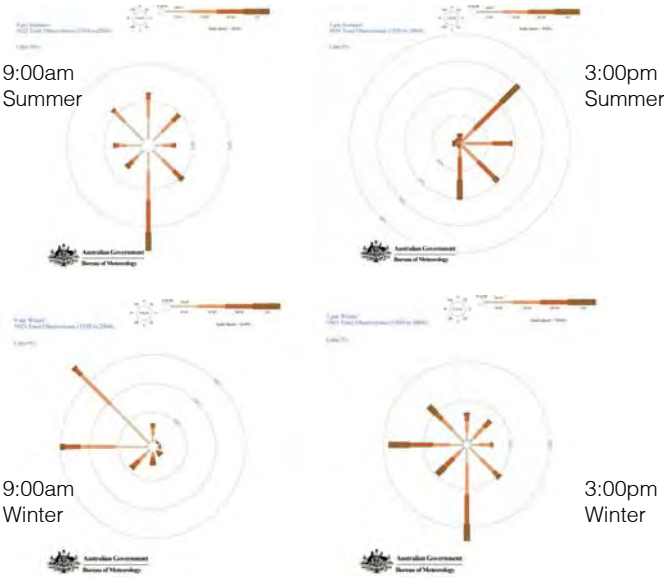
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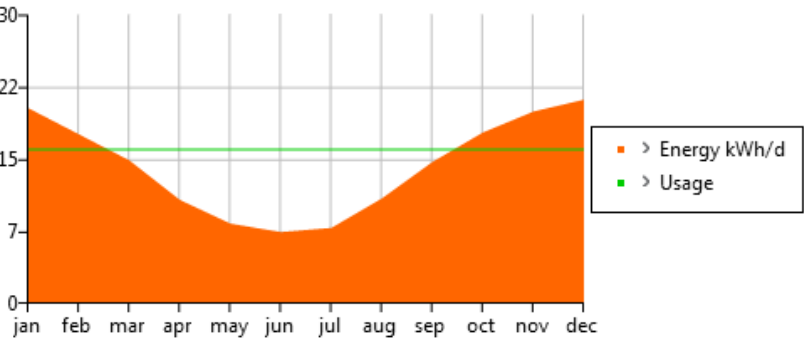
Existing Site Plan			
Project number	1503	Checked by	RC
Date	July 2017	Scale	1 : 500
Drawn by	RC		A01



WIND ROSE  
The arrows indicate the frequency of the wind direction with the longest arrows being the most frequent. The percentages indicate the amount of time the wind is from that direction.



3 kW grid connected solar power system  
Solar Electric Grid System Output



System specifications	grid connect solar inverter 18 x 175W solar panels
Warranty on Solar Panels	25 years
System annual output <sup>A</sup>	> 4.698 MWh per year > 117.45 MWh over warranty period > 187.92 MWh over solar panel expected lifetime
Greenhouse gas emission reduction <sup>B</sup>	> 6107.4 kg per year > 152685 kg over warranty period > 244296 kg over solar panel expected lifetime
Expected annual energy consumption after install	1142 kWh per year
Energy consumption reduction	80.45%
Approximate cost (including installation)	Use our instant <a href="#">online quoting system</a> . The tool will open in a new window in case you need to refer back to this page
Government rebate(s) available	Up to 9,000.00 Solar Credits AUD 2,700.00 RECs

ENVIRONMENT AND ENERGY

Energy Conservation

Passive

The new apartment building has been designed to take advantage of passive solar heating and cooling. The apartments will open to the north and provide thermal mass for direct gain benefits. The construction is insulated cavity brickwork which is efficient in terms of moderating temperature extremes, retaining heat in winter and remaining cool in summer. The design features cross-ventilation to all spaces. The design of highlight glazing increases sun penetration into the rear upper level apartments. High performance glass will be incorporated to insulate glazed areas during winter nights.

Active

Solar Panels

Six by 3.0 kilowatt photovoltaic solar systems with mains linked inverters can be incorporated into the design. Each system could incorporate 12 x 250 watt solar panels which would be oriented to the north or west. This system would produce 80% of the average Australian household energy usage and reduce greenhouse gases by 6 tonnes per year.

Heating

A gas boosted evacuated tube solar hydronic heating system would be provided for efficient hot water, space and pool heating.

Cooling

An efficient packaged unit air conditioning system will be provided to bedrooms and living areas.

Solar Hot Water

The design will incorporate gas boosted solar hot water systems integrated with the hydronic system.

Water Conservation

Roof water runoff will be collected on site for reuse and connected to rainwater tanks with mains diversion pumps. Water efficient fixtures and fittings will be provided.

Water and sewerage treatment

The building will be connected to the reticulated mains sewer system.

Landscape Design

A landscape plan which utilizes locally endemic and drought resistant species will be integrated with the design. Existing stret trees will be retained.



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Environmental Controls

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Character Precedents

Project number	1503	Checked by	RC
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Drawn by	RC		A03







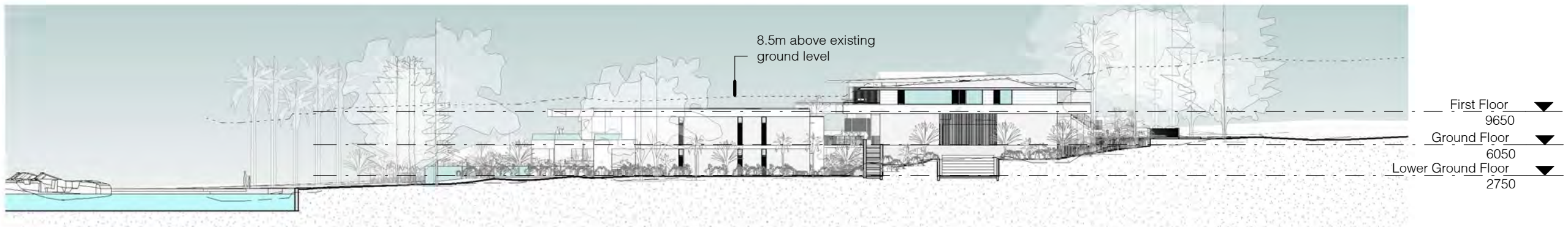
1 Plan - Site  
1 : 500



2 Overall Site Section  
1 : 500



3 Overall Site Section 2  
1 : 500



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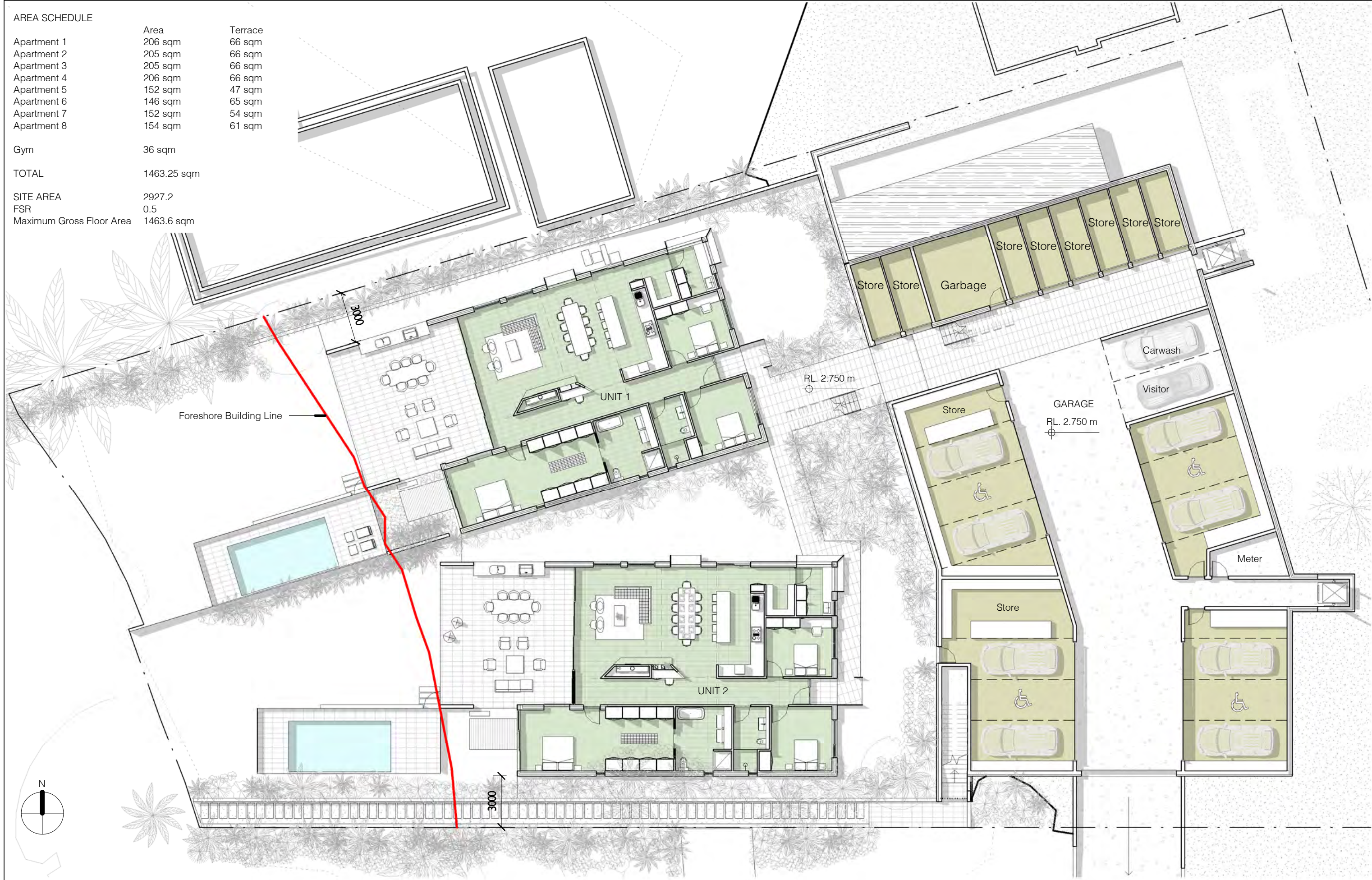
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Site Plan			
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AREA SCHEDULE		
	Area	Terrace
Apartment 1	206 sqm	66 sqm
Apartment 2	205 sqm	66 sqm
Apartment 3	205 sqm	66 sqm
Apartment 4	206 sqm	66 sqm
Apartment 5	152 sqm	47 sqm
Apartment 6	146 sqm	65 sqm
Apartment 7	152 sqm	54 sqm
Apartment 8	154 sqm	61 sqm
Gym	36 sqm	
TOTAL	1463.25 sqm	
SITE AREA	2927.2	
FSR	0.5	
Maximum Gross Floor Area	1463.6 sqm	



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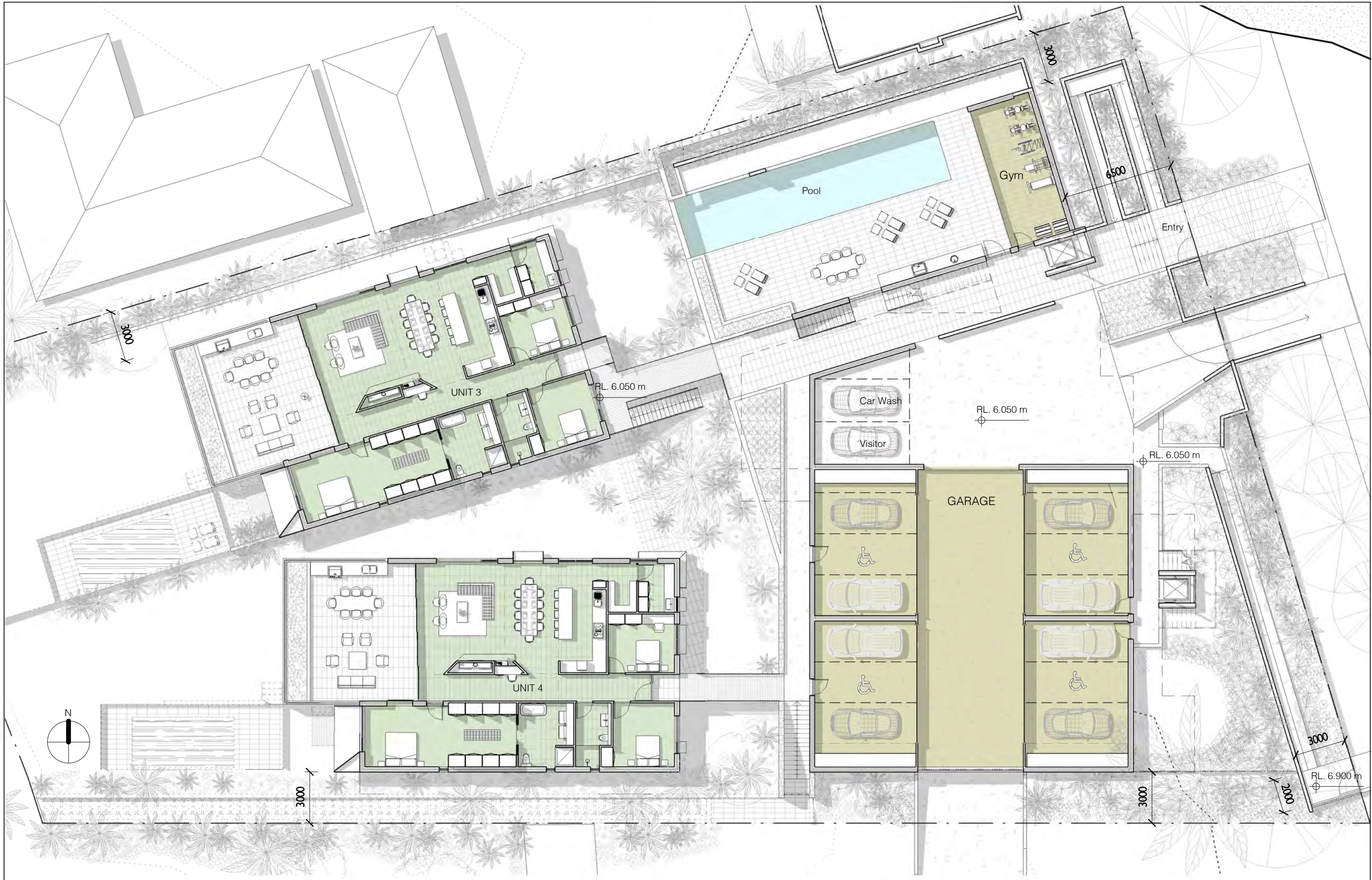
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Lower Ground Floor Plan

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Ground Floor Plan

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1 Plan - First Floor  
1:200



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First Floor Plan

Project number	1503	Checked by	RC
Date	July 2017	Scale	1:200
Drawn by	RC		A08

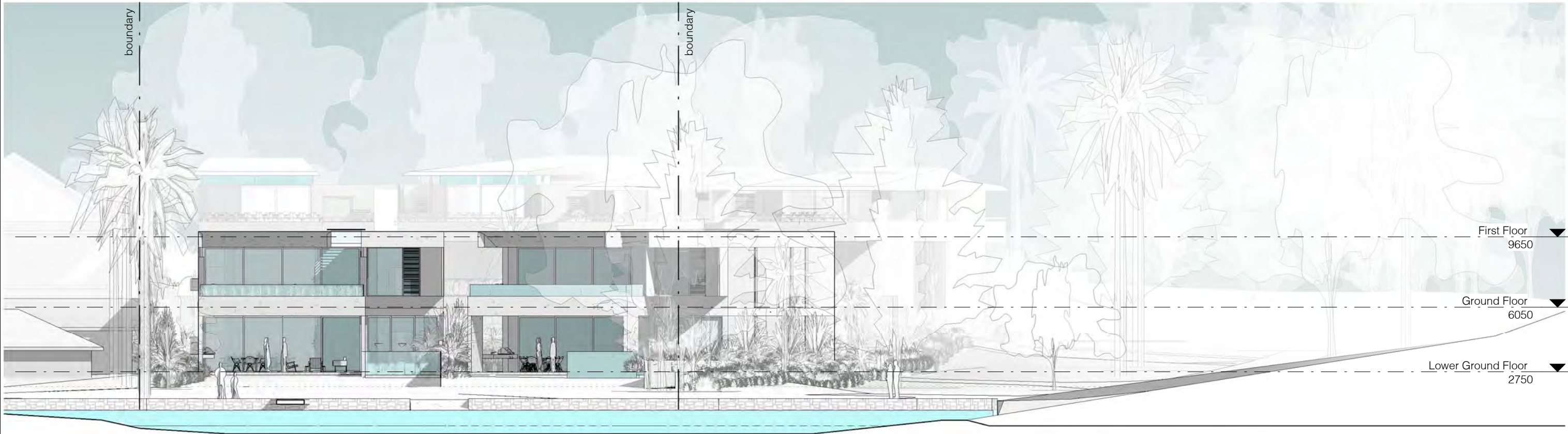








1 East Elevation  
1 : 200



2 West Elevation  
1 : 200



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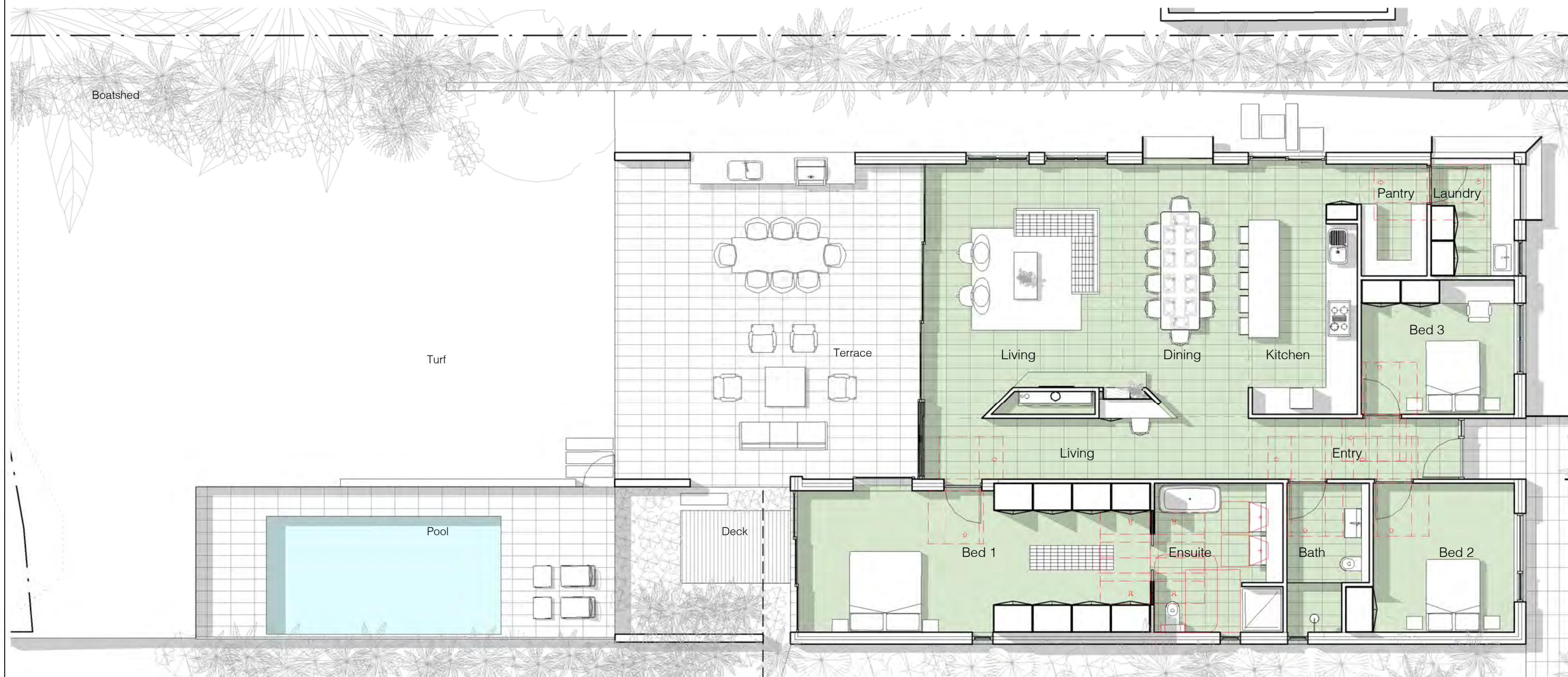
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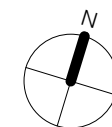
### Elevations

Project number	1503	Checked by	RC
Date	July 2017	Scale	1 : 200
Drawn by	RC		A10





1 Plan - Lower Ground Floor - Unit 1  
1 : 100



0 0.5m 1.0m 1.5m 2.0m 2.5m  
1:50 @ A1, 1:100 @ A3



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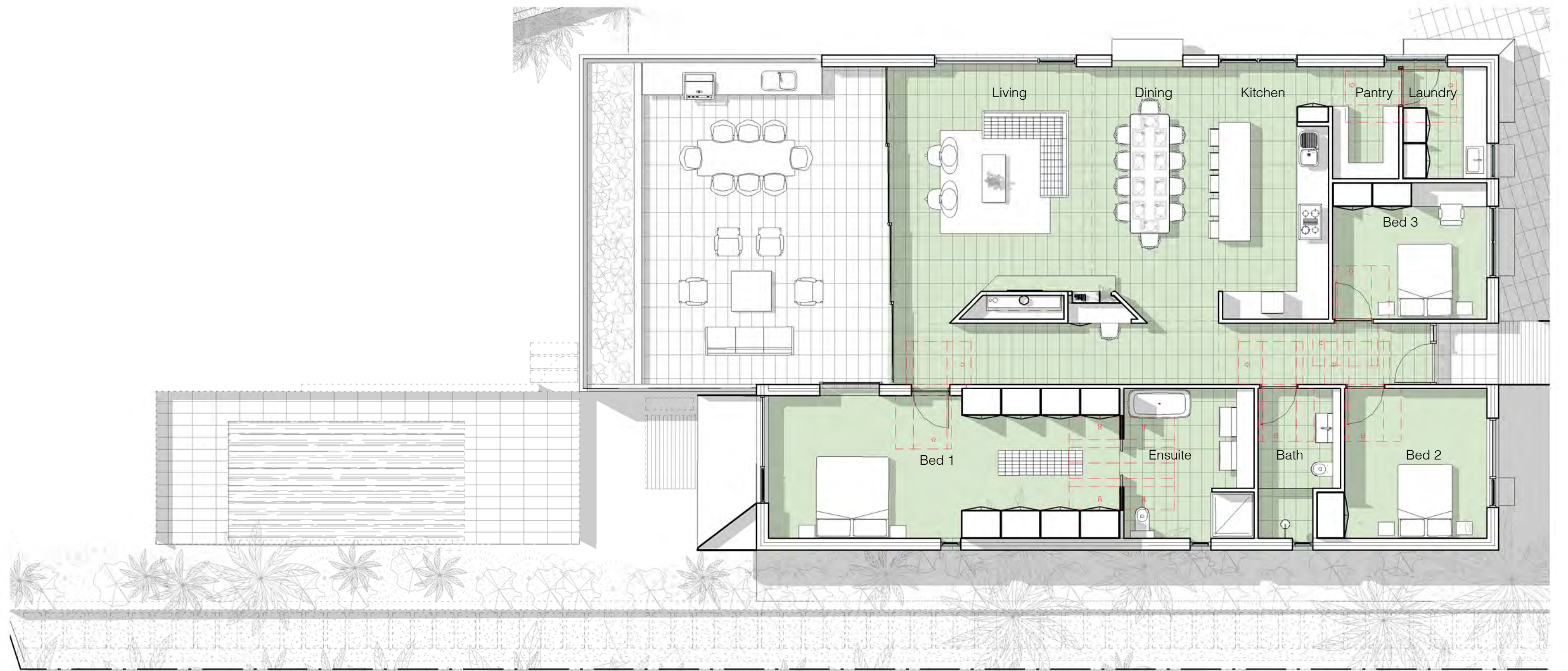
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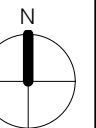
### Detailed Plan - Unit 1

Project number	1503	Checked by	RC
Date	July 2017	Scale	1 : 100
Drawn by	RC		<b>A11</b>





1 Plan - Ground Floor - Unit 4  
1 : 100



0 0.5m 1.0m 1.5m 2.0m 2.5m  
1:50 @ A1, 1:100 @ A3



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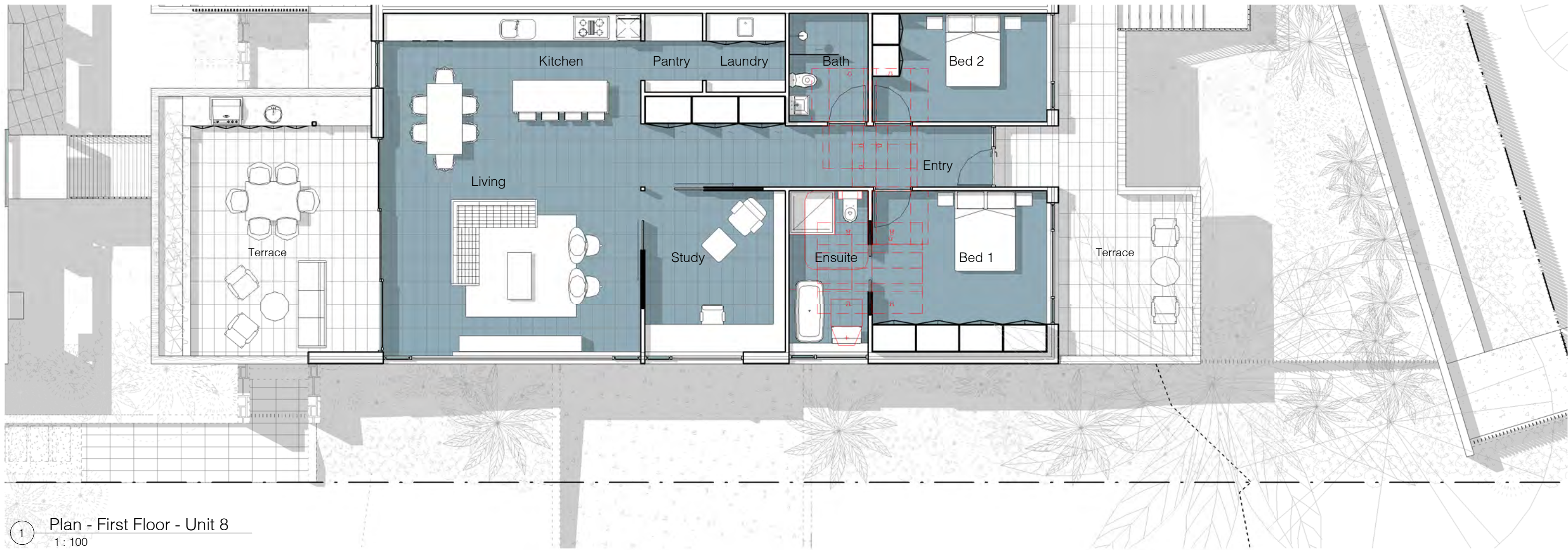
#### Detailed Plan - Unit 4

Project number	1503	Checked by	RC
Date	July 2017	Scale	1 : 100
Drawn by	RC		A12

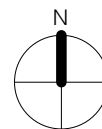








1 Plan - First Floor - Unit 8  
1 : 100



0 0.5m 1.0m 1.5m 2.0m 2.5m  
1:50 @ A1, 1:100 @ A3



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### Detailed Plan - Unit 8

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Drawn by	RC		A14



SITE COVERAGE

TOTAL SITE AREA	2,927.2 sqm	
REQUIRED LANDSCAPED AREA SEPP	30%	878.16 sqm
REQUIRED LANDSCAPED AREA DCP	60%	1756.32 sqm
REQUIRED DEEP SOIL PLANTING AREA	15%	439.08 sqm
PROPOSED DEEP SOIL PLANTING	39.4%	1154.7 sqm
ADDITIONAL LANDSCAPED AREA	0.7%	19.2 sqm
GROUND LEVEL PATHS & RECREATION AREAS	23.8 %	697.2 sqm
TOTAL PROPOSED LANDSCAPED AREA	63.9%	1871.1 sqm



**SEPP Definitions**

**Landscaped area** means that part of the site area that is not occupied by any building and includes so much of that part as is used or to be used for rainwater tanks, swimming pools or open-air recreation facilities, but does not include so much of that part as is used or to be used for driveways or parking areas.

**Deep soil zone** means that part of the site that is not built on, paved or otherwise sealed, where there is soil of a sufficient depth to support the growth of trees and shrubs.

1 Plan - Landscaping  
1 : 250



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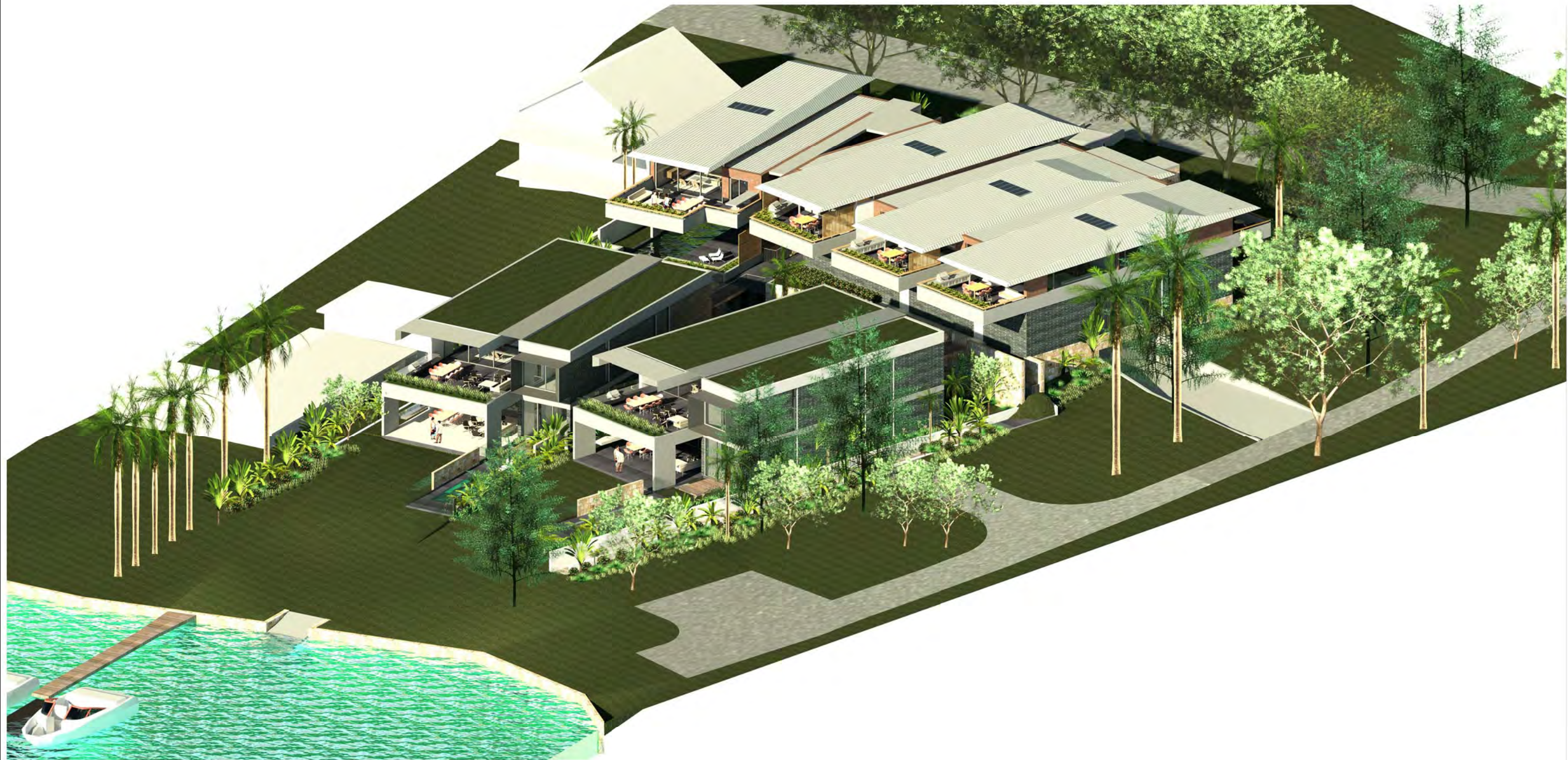
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Site Coverage

Project number	1503	Checked by	RC
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#### Aerial View

Project number	1503	Checked by	RC
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Drawn by	RC		A16





ROOFING

METALWORK

STONEWORK

ALUMINIUM  
WINDOWS

STONE FLOORS

PAINTED TIMBER  
CEILINGS

OFF FORM  
CONCRETE

FRAMELESS GLASS  
BALUSTRADES



TIMBER SCREENS

OFF FORM  
CONCRETE CEILINGS  
WITH EXPRESSED  
JOINTS

COPPER CLADDING

WHITE PAINTED  
BRICKWORK

DARK GLAZED  
BRICKWORK

FIBRE CEMENT  
CLADDING



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Materials Board

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Waterfront Apartments

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Unit 1 View to Water

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Unit 3 View to Water

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Drawn by	RC		A20





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Front Entry View

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No.	Revision Description	Date
A	Concept Design Issue	30.03.15
D	Revised Concept Design	30.05.17
F	Revised Concept Design	26.07.17
G	Revised Concept Design	22.08.17

CRYSTAL BAY  
APARTMENTS  
Crystal Apartments Pty Ltd  
2 & 4 Nooal Street  
& 66 Bardo Road, Newport

View into Unit 7

Project number	1503	Checked by	RC
Date	July 2017	Scale	
Drawn by	RC		A22





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No.	Revision Description	Date
A	Concept Design Issue	30.03.15
D	Revised Concept Design	30.05.17
F	Revised Concept Design	26.07.17
G	Revised Concept Design	22.08.17

CRYSTAL BAY  
APARTMENTS  
Crystal Apartments Pty Ltd  
2 & 4 Nooal Street  
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Unit 7 View to Water

Project number	1503	Checked by	RC
Date	July 2017	Scale	
Drawn by	RC		A23



<div><div><div>BUILDING HEIGHT</div><div>SEPP STANDARD: if all proposed buildings are 8 metres or less in height (and regardless of any other standard specified by another environmental planning instrument development to 2 storeys)</div></div></div> <div><div><div>UNIT 1 - COMPLIES</div><div>UNIT 2 - COMPLIES</div><div>UNIT 3 - COMPLIES</div><div>UNIT 4 - COMPLIES</div><div>UNIT 5 - COMPLIES</div><div>UNIT 6 - COMPLIES</div><div>UNIT 7 - COMPLIES</div><div>UNIT 8 - COMPLIES</div></div></div> <div><div>COMPLIES</div></div>	<div><div><div>BUILDING HEIGHT</div><div>PITTWATER DCP: 8.5 metres or less in height</div></div></div> <div><div><div>UNIT 1 - COMPLIES</div><div>UNIT 2 - COMPLIES</div><div>UNIT 3 - COMPLIES</div><div>UNIT 4 - COMPLIES</div><div>UNIT 5 - COMPLIES</div><div>UNIT 6 - COMPLIES</div><div>UNIT 7 - COMPLIES</div><div>UNIT 8 - COMPLIES</div></div></div> <div><div>COMPLIES</div></div>	<div><div><div>SOLAR ACCESS</div><div>SEPP STANDARD: if living rooms and private open spaces for a minimum of 70% of the dwellings of the development receive a minimum of 3 hours of direct sunlight between 9am and 3pm in mid-winter</div></div></div> <div><div><div>UNIT 1</div><div>COMPLIES</div></div><div><div>UNIT 2</div><div>COMPLIES</div></div><div><div>UNIT 3</div><div>COMPLIES</div></div><div><div>UNIT 4</div><div>COMPLIES</div></div><div><div>UNIT 5</div><div>COMPLIES</div></div><div><div>UNIT 6</div><div>COMPLIES</div></div><div><div>UNIT 7</div><div>COMPLIES</div></div><div><div>UNIT 8</div><div>COMPLIES</div></div></div> <div><div>COMPLIES</div></div>	<div><div><div>PART 4 DEVELOPMENT STANDARDS TO BE COMPLIED WITH</div><div>DIVISION 1 GENERAL Development Standards - minimum sizes and building height</div></div></div> <div><div><div>Site Size:</div><div>The size of the site must be at least 1000 square metres</div><div>COMPLIES</div></div></div> <div><div><div>Site Frontage:</div><div>The site frontage must be at least 20 metres wide measured at the building line</div><div>COMPLIES</div></div></div> <div><div><div>Height in Zones where residential flat buildings are not permitted</div><div>The height of all buildings in the proposed development must be 8 metres or less (refer building height section of this table)</div><div>NON-COMPLIANT</div></div></div> <div><div><div>A building that is adjacent to a boundary of the site (being the site, not only of that particular development, but also of any other associated development to which this policy applies) must not be more than 2 storeys in height</div><div>COMPLIES</div></div></div> <div><div><div>A building located in the rear 25% area of the site must not exceed 1 storey in height</div><div>COMPLIES</div></div></div>
<div><div><div>DENSITY AND SCALE</div><div>SEPP STANDARD: if the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less</div></div></div> <div><div><div><div>UNIT 1</div><div>Area</div><div>Terrace</div></div><div><div>UNIT 2</div><div>206 sqm</div><div>66 sqm</div></div><div><div>UNIT 3</div><div>205 sqm</div><div>66 sqm</div></div><div><div>UNIT 4</div><div>205 sqm</div><div>66 sqm</div></div><div><div>UNIT 5</div><div>206 sqm</div><div>66 sqm</div></div><div><div>UNIT 6</div><div>152 sqm</div><div>47 sqm</div></div><div><div>UNIT 7</div><div>146 sqm</div><div>65 sqm</div></div><div><div>UNIT 8</div><div>152 sqm</div><div>54 sqm</div></div><div><div>UNIT 8</div><div>154 sqm</div><div>61 sqm</div></div></div><div><div><div>Gym</div><div>36 sqm</div></div></div><div><div><div>TOTAL</div><div>1463.25 sqm</div></div></div><div><div><div>SITE AREA</div><div>2927.2</div></div><div><div>FSR</div><div>0.5</div></div><div><div>Maximum Gross Floor Area</div><div>1463.6 sqm</div></div></div><div><div>COMPLIES</div></div></div>	<div><div><div>PRIVATE OPEN SPACE</div><div>SEPP STANDARD: in the case of a single storey dwelling or a dwelling that is located, wholly or in part, on the ground floor of a multi-storey building, not less than 15sqm of private open space per dwelling is provided and of this private open space, one area is not less than 3m wide by 3m long and is accessible from a living area located on the ground floor. in the case of any other dwelling, there is a balcony with an area of not less than 10sqm (or 6sqm for a 1 bedroom dwelling) that is not less than 2m in either length or depth and that is accessible from a living area</div></div></div> <div><div><div>PRIVATE OPEN SPACE</div><div><div><div>UNIT 1</div><div>66 sqm</div></div><div><div>UNIT 2</div><div>66 sqm</div></div><div><div>UNIT 3</div><div>66 sqm</div></div><div><div>UNIT 4</div><div>66 sqm</div></div><div><div>UNIT 5</div><div>47 sqm</div></div><div><div>UNIT 6</div><div>65 sqm</div></div><div><div>UNIT 7</div><div>54 sqm</div></div><div><div>UNIT 8</div><div>61 sqm</div></div></div></div></div> <div><div>COMPLIES</div></div>		
<div><div><div>LANDSCAPED AREA &amp; DEEP SOIL ZONES</div><div>SEPP STANDARD: a minimum of 30% of the area of the site is to be landscaped if, in relation to that part of the site (being the site, not only of that particular development, but also of any other associated development to which this Policy applies) that is not built on, paved or otherwise sealed, there is soil of sufficient depth to support the growth of trees and shrubs on an area of not less than 15% of the area of the site (the deep soil zone). Two-thlrds of the deep soil zone should preferably be located at the rear of the site and each area forming part of the zone should have a minimum dimension of 3 metres.</div></div></div> <div><div><div>TOTAL SITE AREA</div><div>2,927.2 sqm</div></div></div> <div><div><div>REQUIRED LANDSCAPED AREA SEPP</div><div>30%</div><div>878.16 sqm</div></div><div><div>REQUIRED LANDSCAPE AREA DCP</div><div>60%</div><div>1756.32 sqm</div></div></div> <div><div><div>REQUIRED DEEP SOIL PLANTING AREA</div><div>15%</div><div>439.08 sqm</div></div></div> <div><div><div>PROPOSED DEEP SOIL PLANTING</div><div>39.4%</div><div>1154.7 sqm</div></div><div><div>ADDITIONAL LANDSCAPED AREA</div><div>0.7%</div><div>19.2 sqm</div></div><div><div>GROUND LEVEL PATHS &amp; RECREATION AREAS</div><div>23.8 %</div><div>697.2 sqm</div></div></div> <div><div><div>TOTAL PROPOSED LANDSCAPED AREA</div><div>63.9%</div><div>1871.1 sqm</div></div></div> <div><div>COMPLIES</div></div>	<div><div><div>PARKING</div><div>SEPP STANDARD: if at least the following is provided: 0.5 car spaces for each bedroom where the development application is made by a person other than a social housing provider</div></div></div> <div><div><div>UNIT 1 - 3 bedrooms</div><div>min. 1.5 car spaces</div></div><div><div>UNIT 2 - 3 bedrooms</div><div>min. 1.5 car spaces</div></div><div><div>UNIT 3 - 3 bedrooms</div><div>min. 1.5 car spaces</div></div><div><div>UNIT 4 - 3 bedrooms</div><div>min. 1.5 car spaces</div></div><div><div>UNIT 5 - 2 bedrooms</div><div>min. 1 car space</div></div><div><div>UNIT 6 - 2 bedrooms</div><div>min. 1 car space</div></div><div><div>UNIT 7 - 2 bedrooms</div><div>min. 1 car space</div></div><div><div>UNIT 8 - 2 bedrooms</div><div>min. 1 car space</div></div></div> <div><div>TOTAL REQUIRED CAR SPACES: 10</div></div> <div><div><div>TOTAL CAR SPACES PROVIDED: 28</div><div>16 non-disabled car spaces</div><div>8 disabled car spaces</div><div>2 car wash spaces</div><div>2 visitor spaces</div></div></div> <div><div>COMPLIES</div></div>	<div><div><div>SCHEDULE 3 STANDARDS CONCERNING ACCESSIBILITY AND USEABILITY FOR HOSTELS AND SELF-CONTAINED DWELLINGS</div><div>PART 1 Standards applying to hostels and self-contained dwellings</div><div>COMPLIES WITH ALL</div></div></div> <div><div><div>PART 2 Additional standards for self-contained dwellings</div><div>COMPLIES WITH ALL</div></div></div>	



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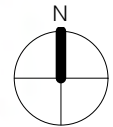
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No.	Revision Description	Date
C	COMPLIANCE CHECK	25.05.16
D	Revised Concept Design	30.05.17
F	Revised Concept Design	26.07.17
G	Revised Concept Design	22.08.17

CRYSTAL BAY APARTMENTS  
CONCEPT DESIGN  
2 & 4 Nooal Street  
& 66 Bardo Road, Newport  
or  
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SEPP HSPD Compliance Table			
Project number	1503	Checked by	Checker
Date	July 2017	Scale	
Drawn by	Author	A24	





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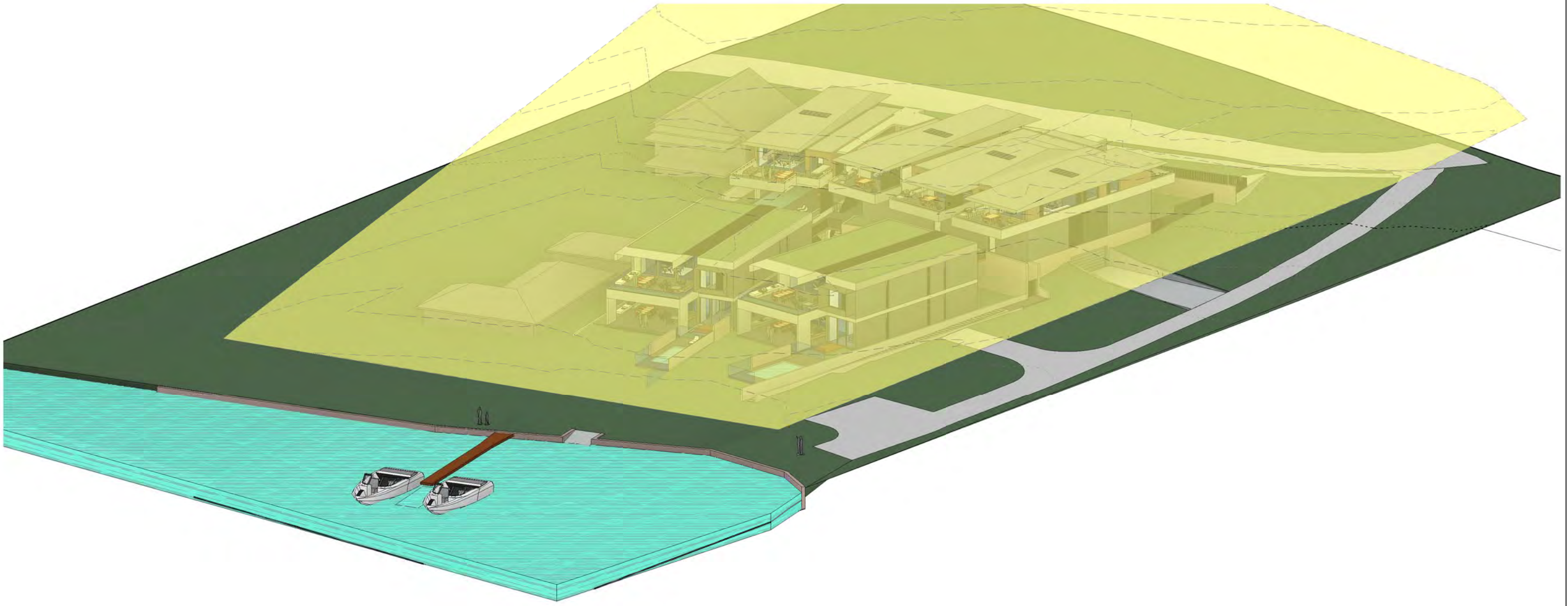
No.	Revision Description	Date
D	Revised Concept Design	30.05.17
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CRYSTAL BAY APARTMENTS  
CONCEPT DESIGN  
2 & 4 Nooal Street  
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Location Plan

Project number	1503	Checked by	Checker
Date	July 2017	Scale	1 : 2000
Drawn by	Author		A25





1 3D Height Plane - 8.5m



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No.	Revision Description	Date
E	Height Limit Views	21.06.17
F	Revised Concept Design	26.07.17
G	Revised Concept Design	22.08.17

CRYSTAL BAY APARTMENTS  
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Height Limit View - 8.5m

Project number	1503	Checked by	Checker
Date	July 2017	Scale	
Drawn by	Author		A26