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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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1 Plan - Existing Site
1 : 500



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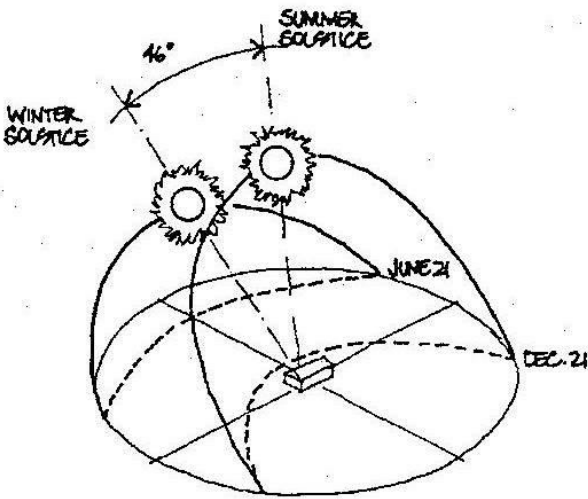
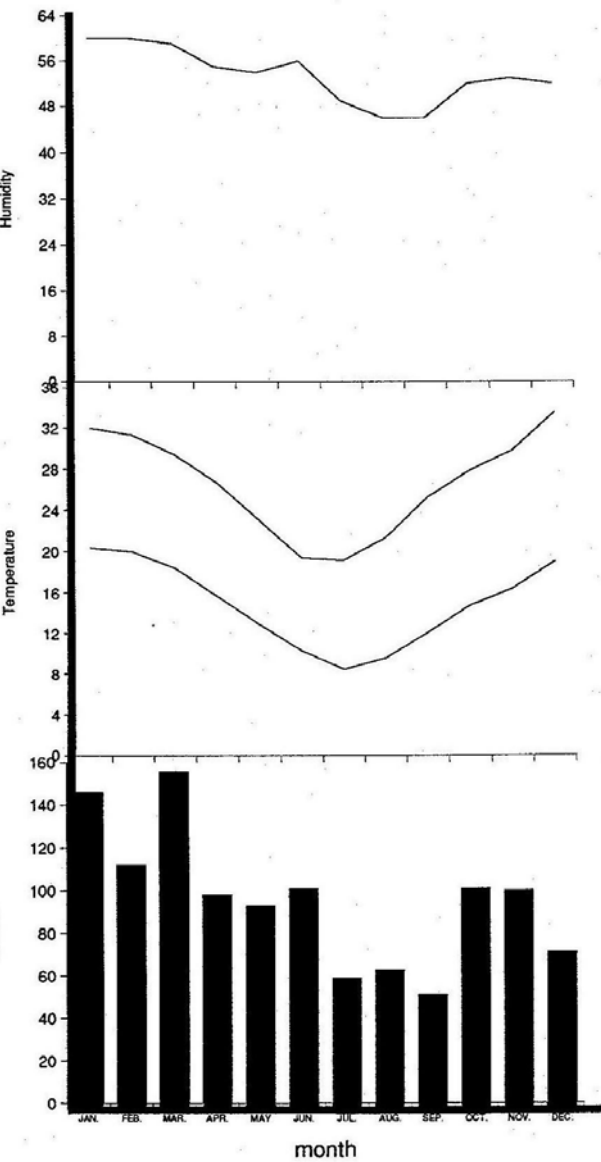
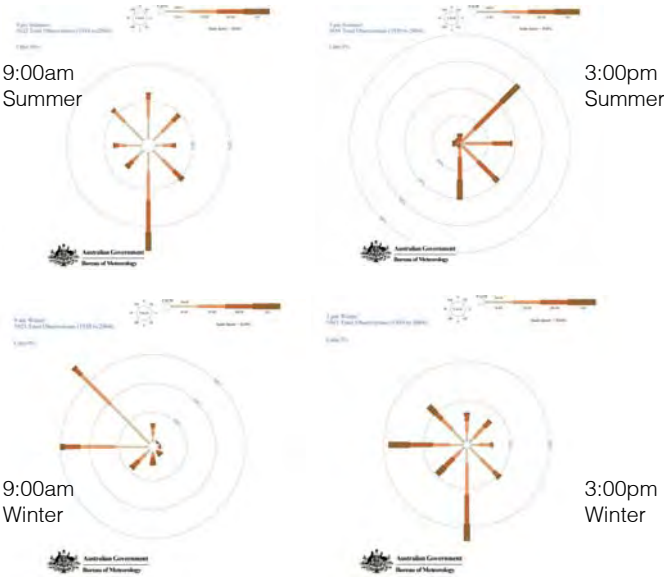
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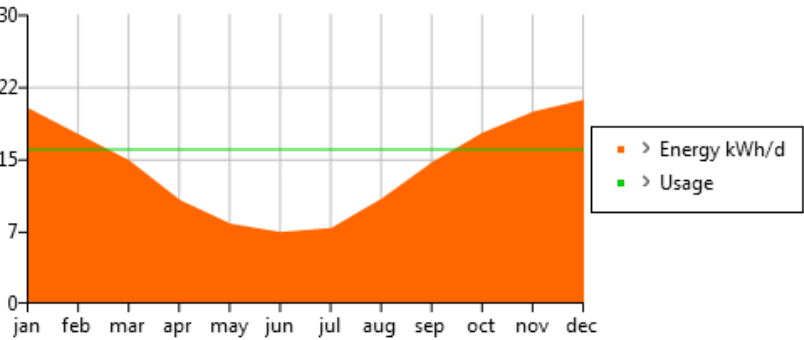
Existing Site Plan

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 ^A	> 4.698 MWh per year > 117.45 MWh over warranty period > 187.92 MWh over solar panel expected lifetime
Greenhouse gas emission reduction ^B	> 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 online quoting system . 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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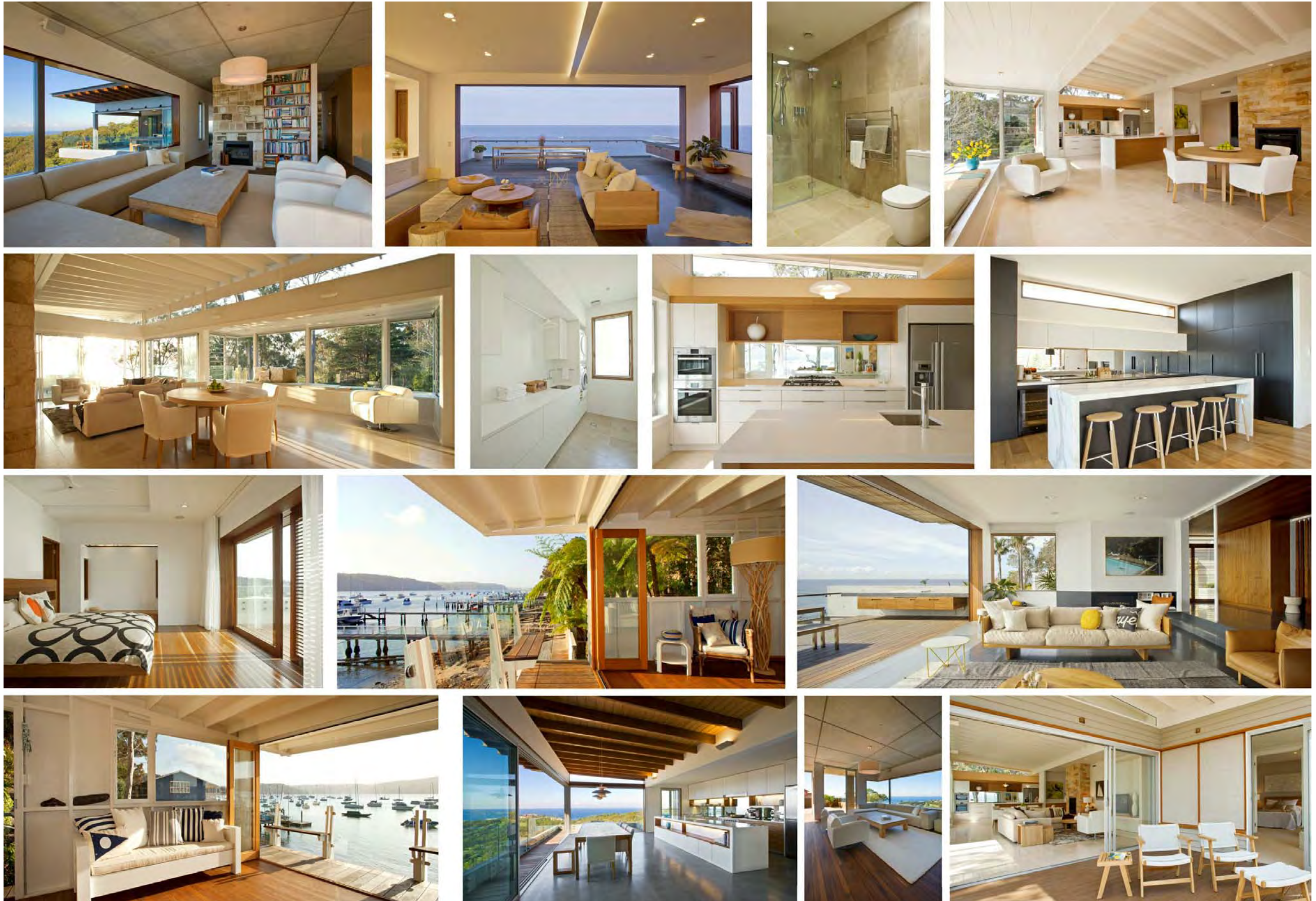
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**CRYSTAL BAY
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Character Precedents

Project number	1503	Checked by	RC
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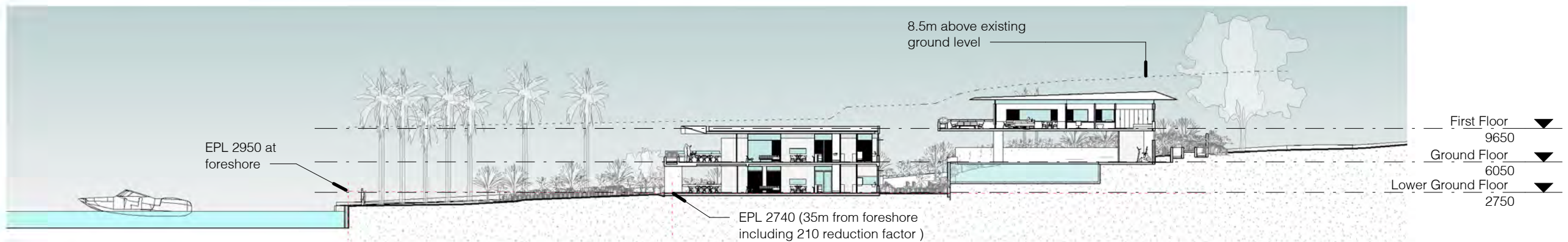
Interior Precedents

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Drawn by	RC		A04

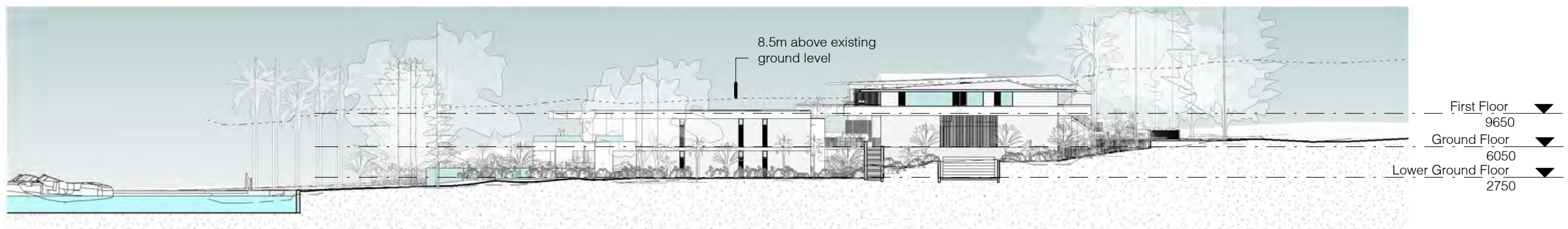
1 Plan - Site
1 : 500



2 Overall Site Section
1 : 500



3 Overall Site Section 2
1 : 500



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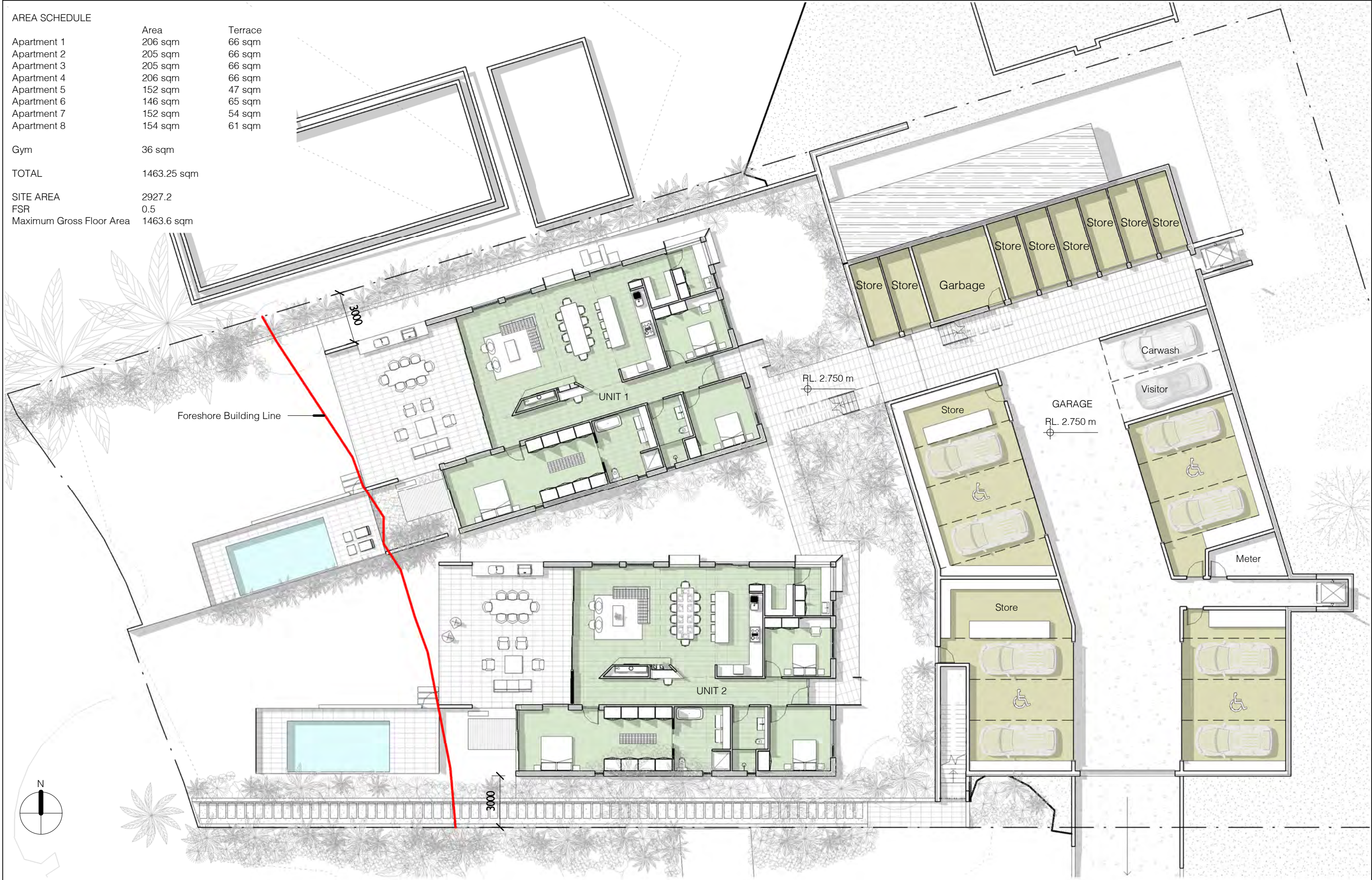
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Site Plan

Project number	1503	Checked by	RC
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Drawn by	RC		A05

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	



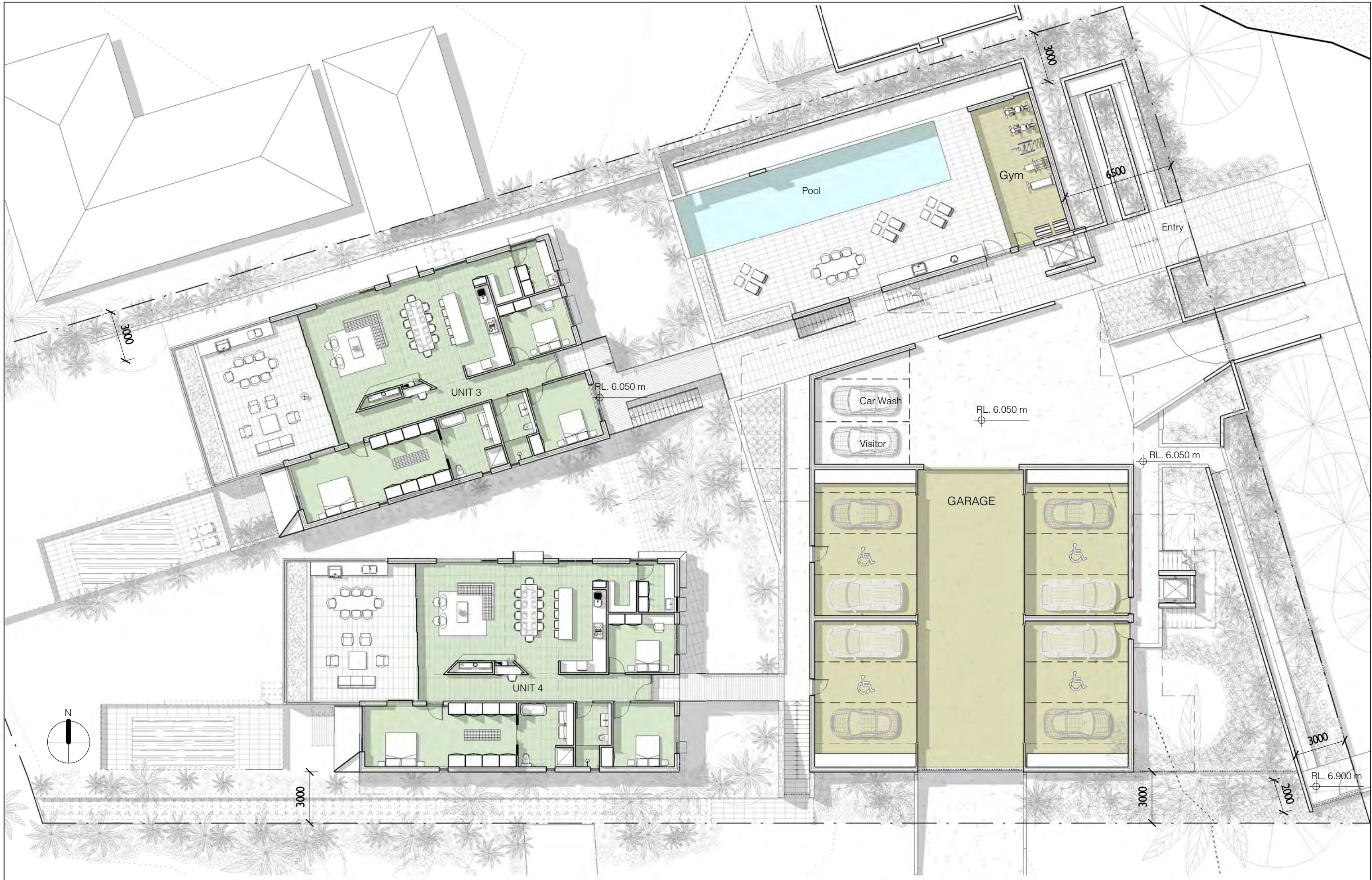
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Lower Ground Floor Plan

Project number	1503	Checked by	RC
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Drawn by	RC		A06



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Ground Floor Plan

Project number	1503	Checked by	RC
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Drawn by	RC		A07



1 North Elevation
1 : 200



2 South Elevation
1 : 200



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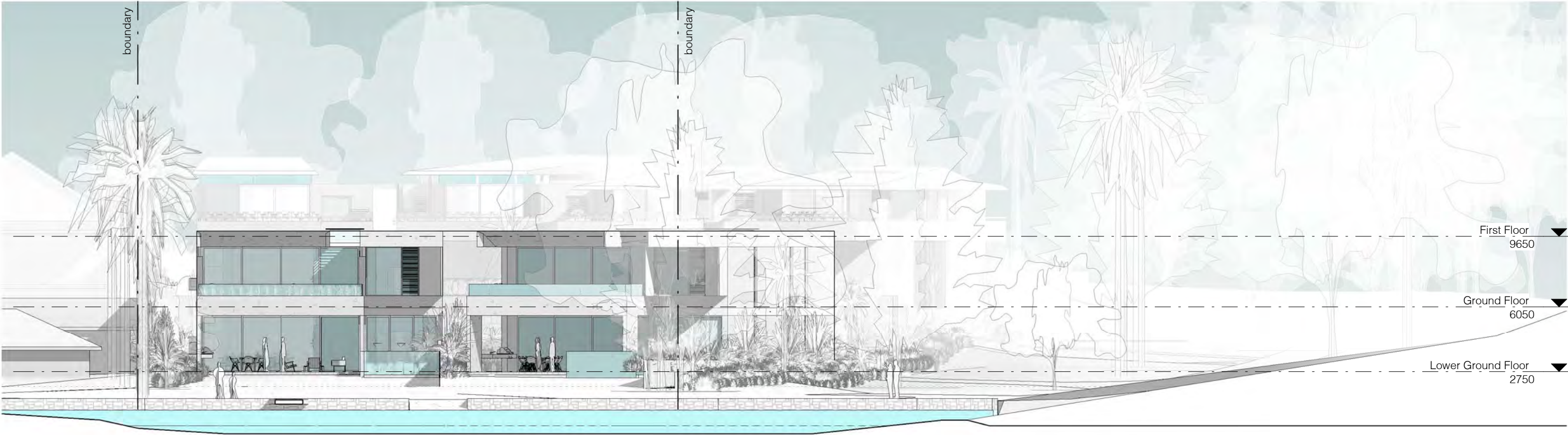
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Elevations			
Project number	1503	Checked by	RC
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Drawn by	RC		A09



1 East Elevation
1 : 200



2 West Elevation
1 : 200



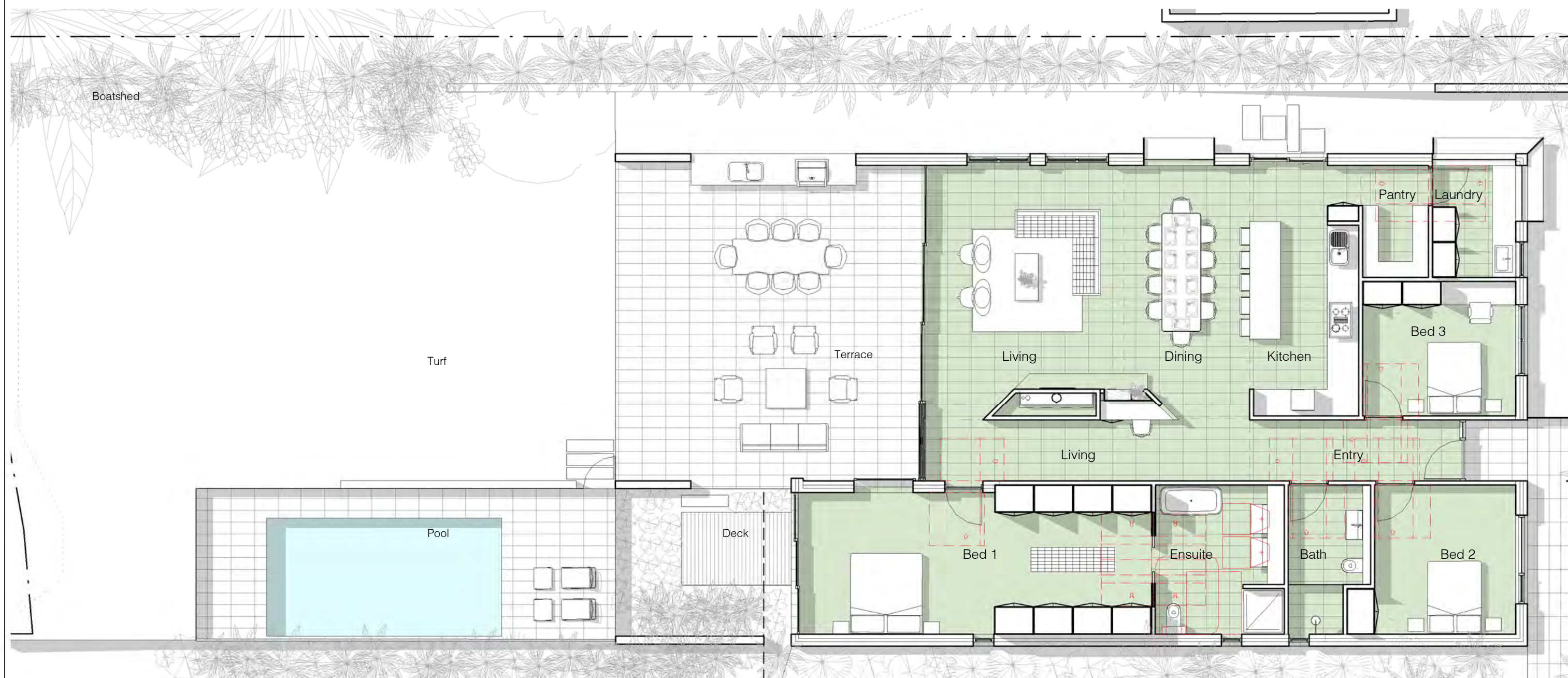
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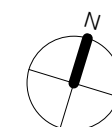
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Elevations

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



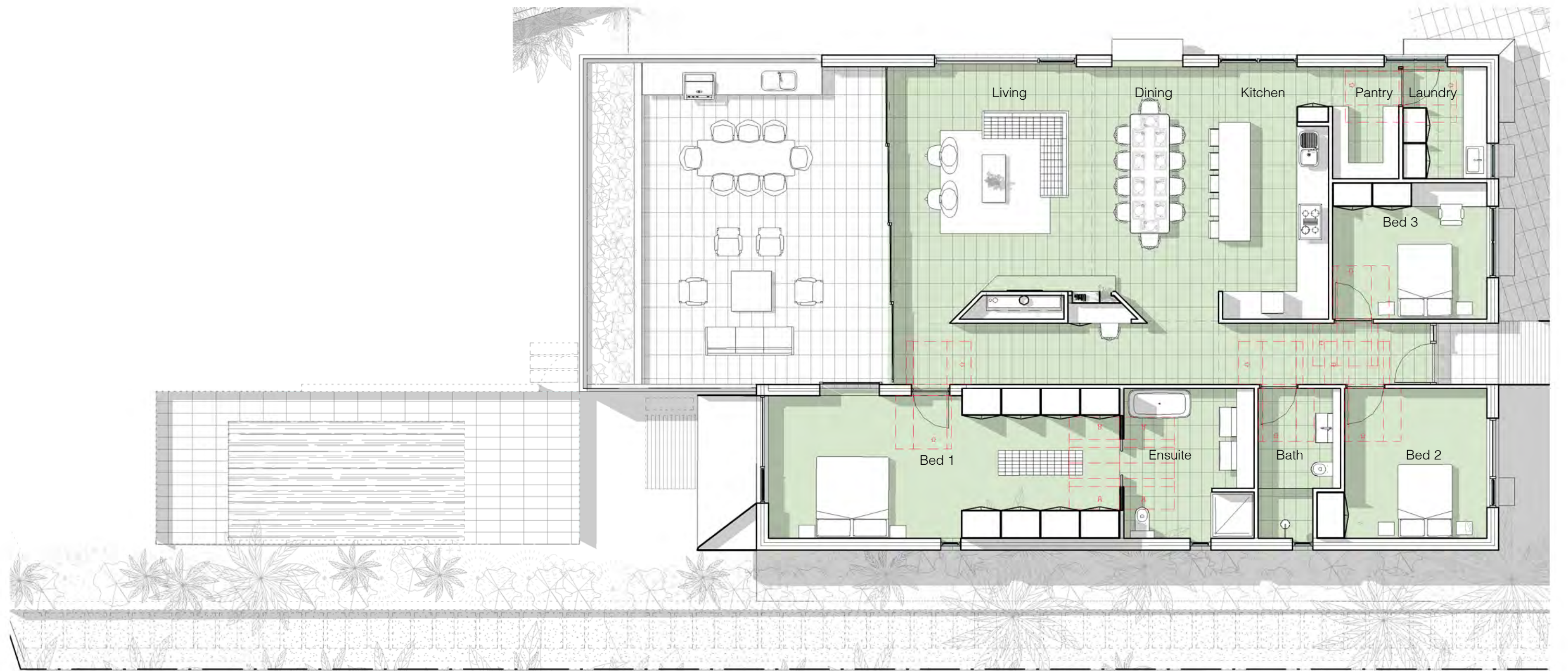
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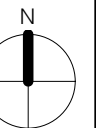
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Detailed Plan - Unit 1

Project number	1503	Checked by	RC
Date	July 2017	Scale	1 : 100
Drawn by	RC		A11



1 Plan - Ground Floor - Unit 4
1 : 100



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1:50 @ A1, 1:100 @ A3



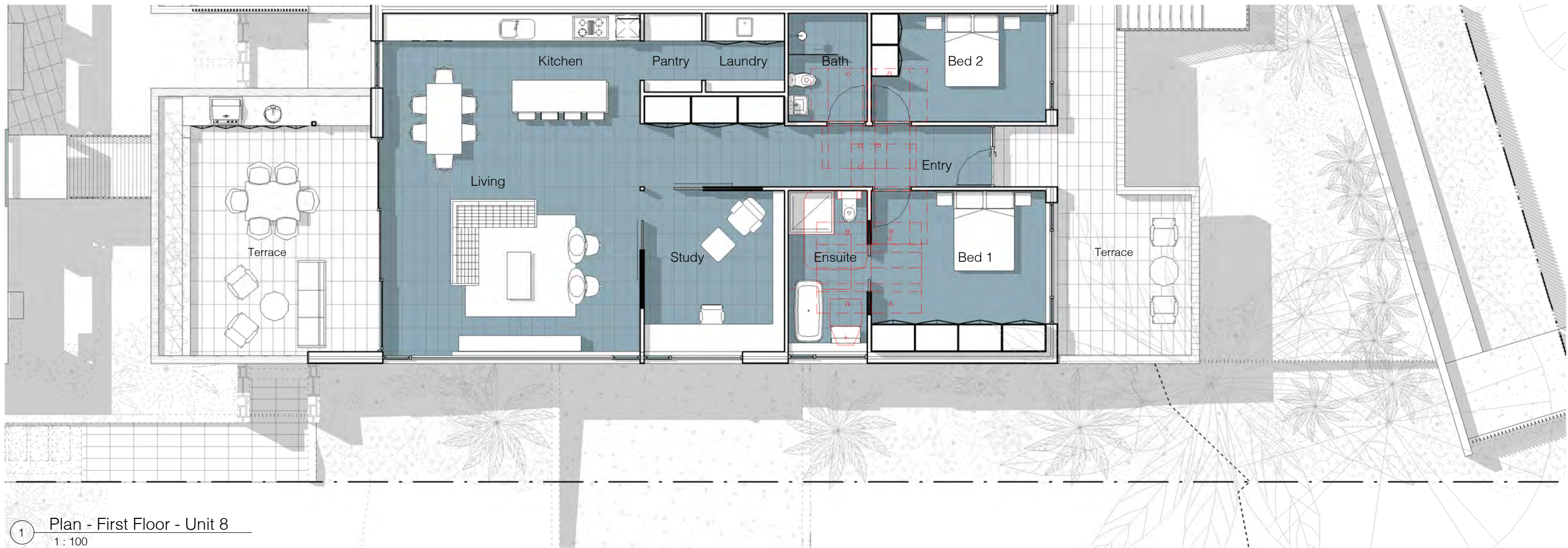
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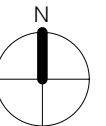
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Detailed Plan - Unit 4

Project number	1503	Checked by	RC
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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

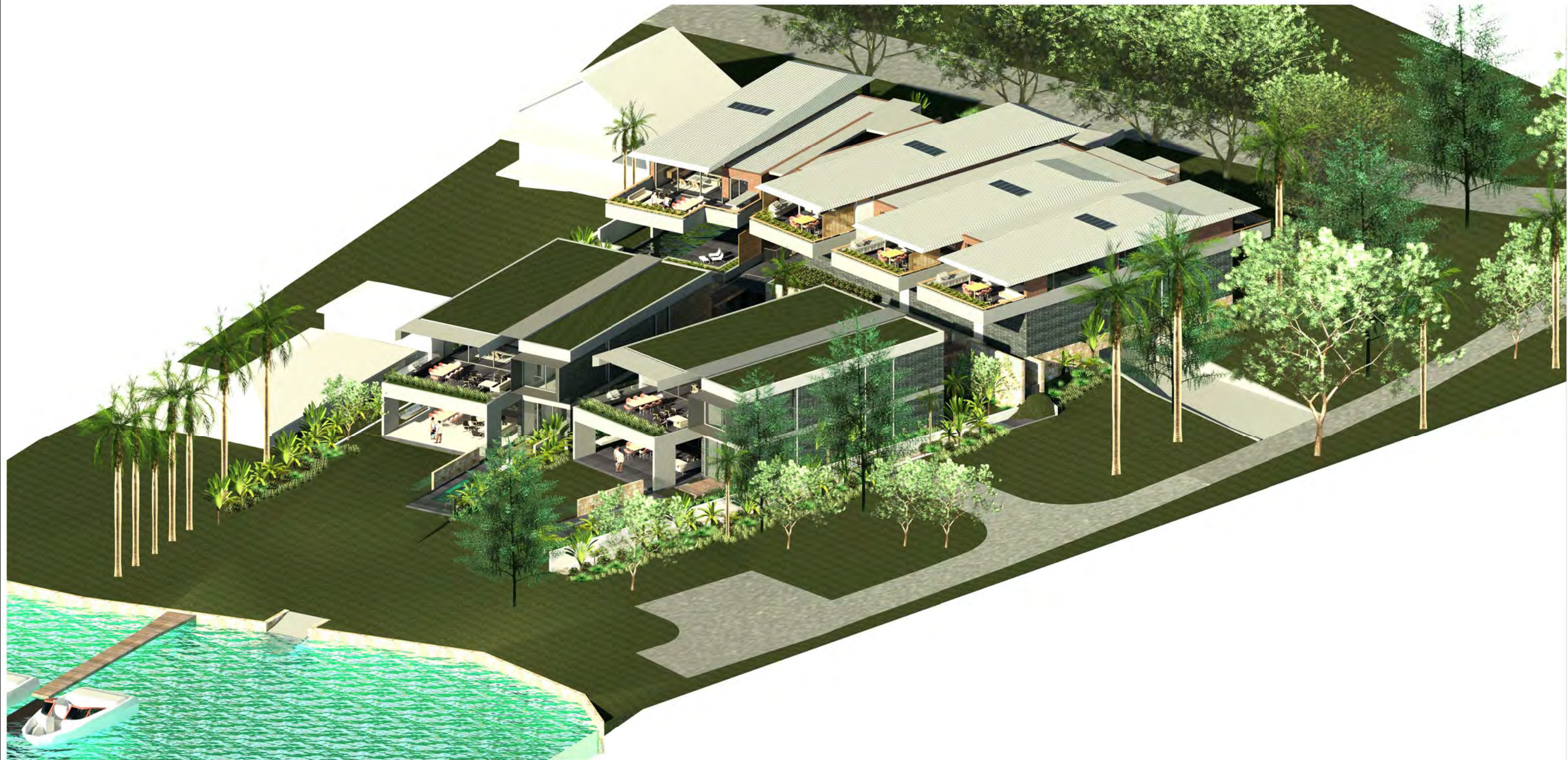


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Site Coverage			
Project number	1503	Checked by	RC
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Aerial View

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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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Date	July 2017	Scale	1:1
Drawn by	RC		A20



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No.	Revision Description	Date
A	Concept Design Issue	30.03.15
B	Revised Concept Design	04.02.16
D	Revised Concept Design	30.05.17
F	Revised Concept Design	26.07.17
G	Revised Concept Design	22.08.17

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

Front Entry View

Project number	1503	Checked by	RC
Date	July 2017	Scale	1 : 1
Drawn by	RC		A21



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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
& 66 Bardo Road, Newport

Unit 7 View to Water

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

BUILDING HEIGHT <i>SEPP STANDARD:</i> <i>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)</i> UNIT 1 - COMPLIES UNIT 2 - COMPLIES UNIT 3 - COMPLIES UNIT 4 - COMPLIES UNIT 5 - COMPLIES UNIT 6 - COMPLIES UNIT 7 - COMPLIES UNIT 8 - COMPLIES COMPLIES	BUILDING HEIGHT <i>PITTWATER DCP:</i> <i>8.5 metres or less in height</i> UNIT 1 - COMPLIES UNIT 2 - COMPLIES UNIT 3 - COMPLIES UNIT 4 - COMPLIES UNIT 5 - COMPLIES UNIT 6 - COMPLIES UNIT 7 - COMPLIES UNIT 8 - COMPLIES COMPLIES	SOLAR ACCESS <i>SEPP STANDARD:</i> <i>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</i> UNIT 1 UNIT 2 UNIT 3 UNIT 4 UNIT 5 UNIT 6 UNIT 7 UNIT 8 COMPLIES COMPLIES COMPLIES COMPLIES COMPLIES COMPLIES COMPLIES COMPLIES COMPLIES
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139 PALMGROVE ROAD
AVALON BEACH NSW 2107

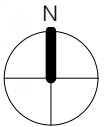
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No.	Revision Description	Date
C	COMPLIANCE CHECK	25.05.16
D	Revised Concept Design	30.05.17
F	Revised Concept Design	26.07.17
G	Revised Concept Design	22.08.17

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

SEPP HSPD Compliance Table

Project number	1503	Checked by	Checker
Date	July 2017	Scale	
Drawn by	Author		A24



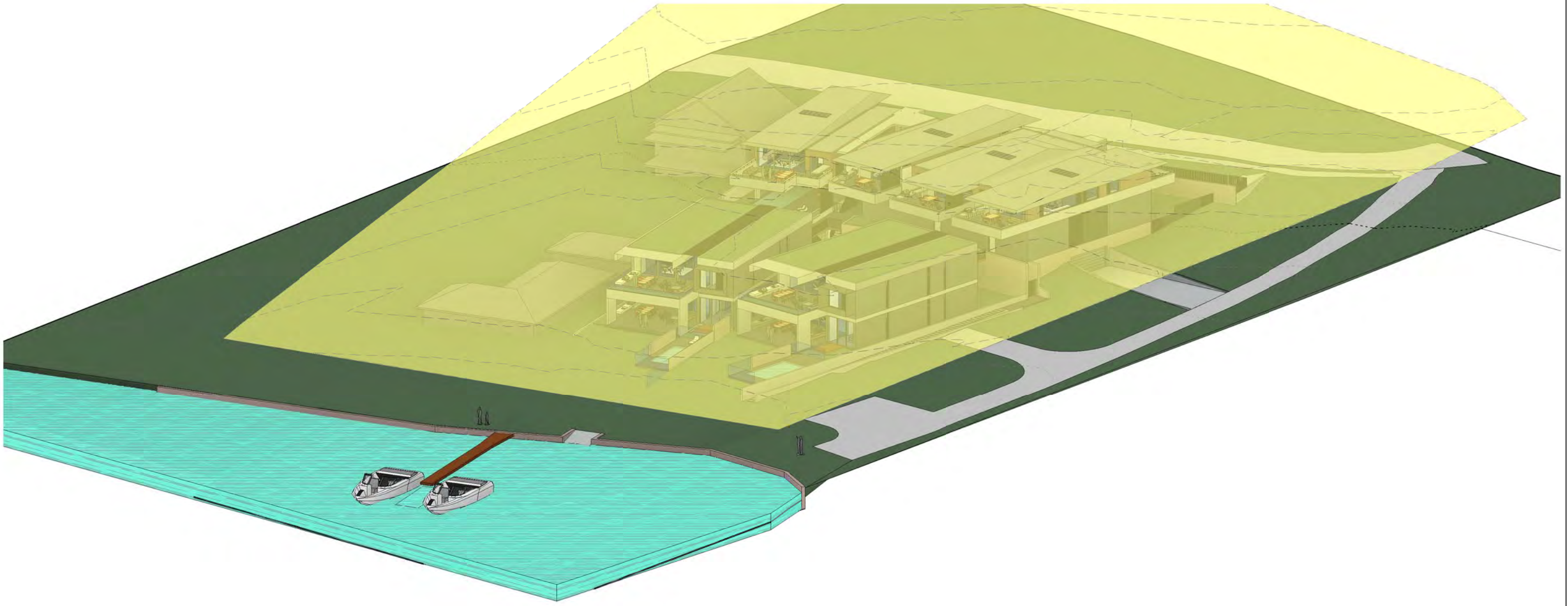
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No.	Revision Description	Date
D	Revised Concept Design	30.05.17
F	Revised Concept Design	26.07.17
G	Revised Concept Design	22.08.17

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

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
CONCEPT DESIGN
2 & 4 Nooal Street
& 66 Bardo Road, Newport
for
Crystal Apartments Pty Ltd

Height Limit View - 8.5m

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