

SKETCH DESIGN

City of Parramatta

Dundas Valley NSW 2117

Summary of site

Land Zoning R2 - Low Density Residential:
(pub. 19-12-2018)

Program / brief:

Dual Occupancy

Approximate size of each dwellings 164.4 sqm

4 bedrooms per dwelling

2-3 bathrooms per dwelling

Design with the aim of creating minimal environmental impact.

Emphasis the creation of well-designed spaces over architectural detail and the use of expensive materials.

Work with the site's slope, as opposed to significant earth works.

Carports under buildings.

Palette: bricks, weatherboard and surfaces which are low maintenance & sustainable.

Future use:

Client wishes to live in one dwelling and rent the other.

Initial Site Investigation Report:

Site has lots of potential.

West / East axis results in ideal long northern orientation along length of site.

Long northern orientation faces neigh-

bour's large home.

Great views to East and South.

Site slopes from West to East.

Site has little established vegetation – single large established Jacaranda tree is in poor health and needs to be removed.

Neighbouring houses dominating – their bulk and aesthetic is felt (esp building to immediate north).



SKETCH DESIGN

Client feedback from previous presentation :

- Let's just go with a pool – no need for a pool and spa and agree north facing would be preferable.
- Roof garden – we like this idea for amenity reasons however feel it may be considered a first floor privacy concern. Happy to explore different ways to treat this area to 'soften' the roof without causing privacy and cost issues. Not sure what options there are? Approximately what would be the additional construction costs for a roof top garden? Happy to drop the skylights from the roof top area too due to cost.
- Turntable – if we can explore ways of accessing into/out of car spaces without the turntable this would be ideal. But we really need to get at least 3 car spaces in this area for parking – which is still deficient 1 space. Perhaps we need to extend the depth of the car parking area to accommodate more parking?
- Yes, we would like rain water tanks and solar panels – we already have one set on our house here which are great, but are probably around 12 yrs old and need replacing.
- Building A – perhaps we could investigate the design of this dwelling from Option 1 – with the first floor living area combined with a rear balcony (as per your diagram) an extension of the living area and the ground floor being the quiet area – bedrooms/ study and laundry.
- Also – mindful the sewer line traverses the rear yard; we need to stay away from building over this or else we will need to get Sydney Water approval to encase the sewer line which is costly.

Counter brief:

- Ongoing design strategies:
- Locate 'services' like driveway, stairs, bathrooms on shady southern side of building lot.
- Make both main entrances visible from street.
- Create two separate private gardens for each dwelling - front and rear of lot.
- Create dramatic main entrance sequences were possible.
- Fully integrate garden with buildings.
- Both rear and back garden space spaces entail cut and fill earth works to create level garden spaces.

Revised design recommendations:

- Work conservatively within DCP and LEP controls to stream-line DA approval process.
- Design conservatively within budget.
- Create four permeate car spaces - two covered. This requires keeping turntable.
- Cover covered car parking spaces with affordable plastic 'canvas' cover - see image.



Building A

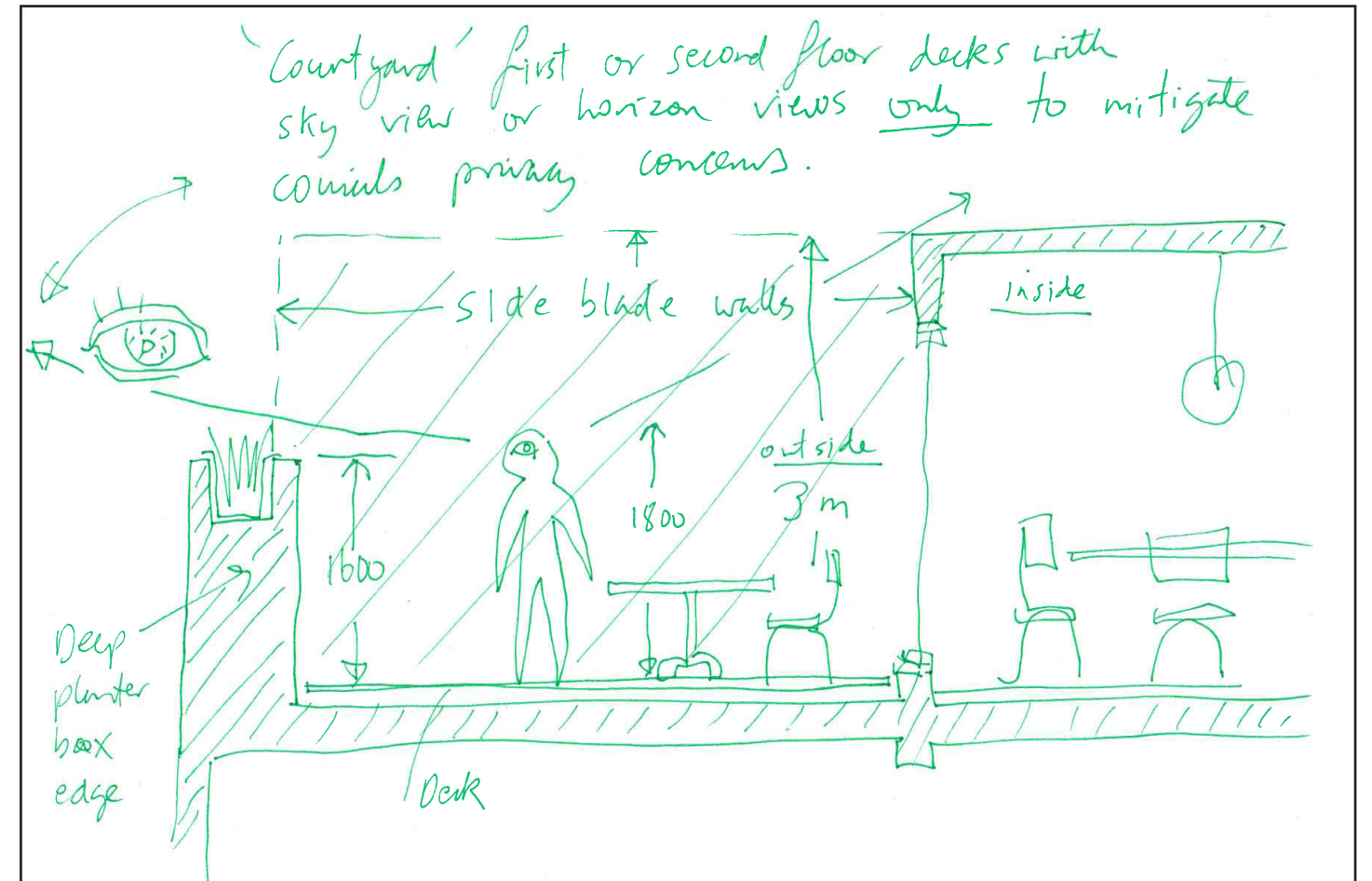
- Split living and sleeping areas over both levels - with central staircase to ease circulation between both.

- Top floor courtyard / deck to have 3-metre-high blade walls to frame view towards south east and create privacy relative to neighbors see diagram..
- Optional: Introduce central skylight to illuminate central circulation spaces and first floor dining / kitchen area with natural light (not shown in plans)
- Introduce fireplace to ground floor sitting room.

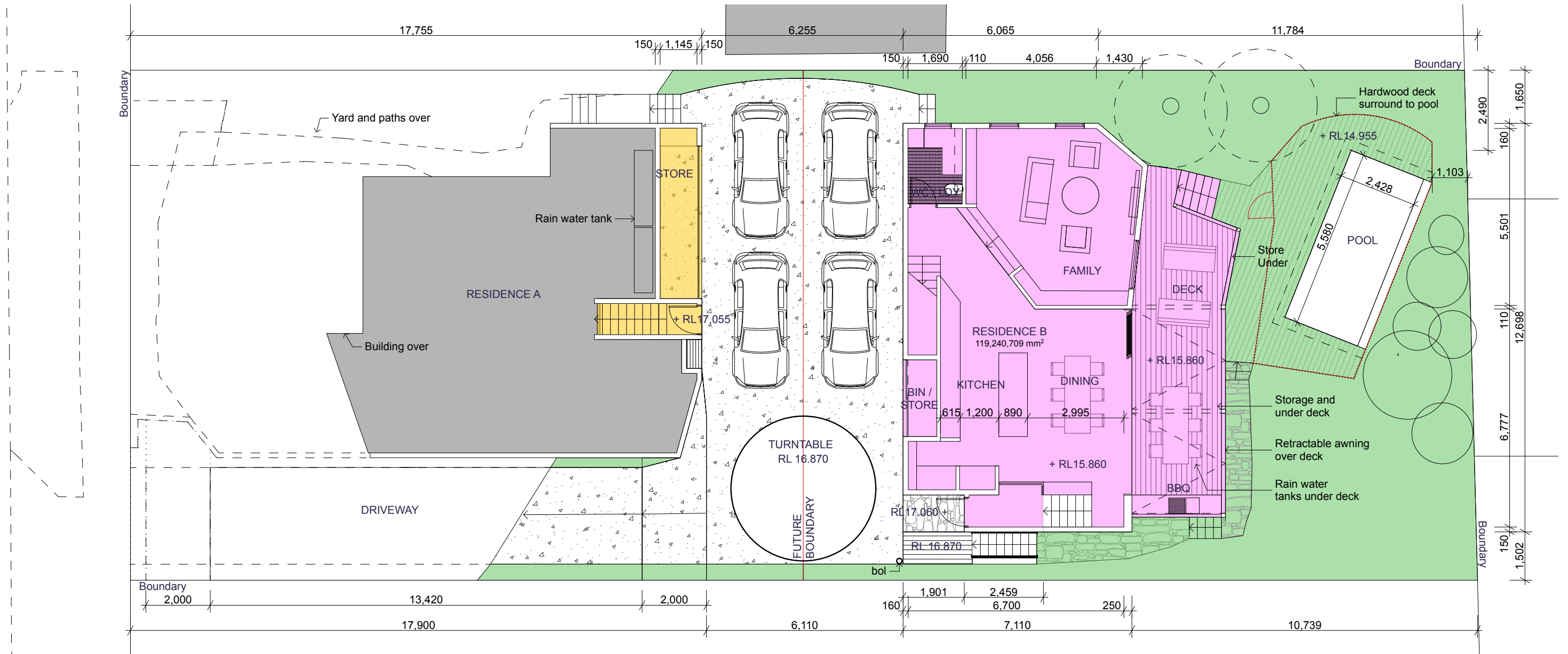
Building B

- Modify rear of building B so it relates more to topography of site.

- Plan two stage development with pool as part of second stage program.
- Move pool to rear of garden to free up rear building footprint – locate pool where it will receive more sunshine.
- Orientate pool so it relates more and takes advantage of topography of site - (above ground pools are cheaper).



Driveway & Parking, Ground Floor Building B + Site Calculations



EXISTING

SITE- 657 sum

PROPOSED

LANDSCAPING - 245 sqm

SITE COVERAVGE - 37%

PRIVATE OPEN SPACE

RES A - 103 sqm

RES B - 180 sqm

TOTAL BUILDING AREA (inc store rooms, decks, entry landings)

RES A - 195 sqm

RES B - 186 sqm

STORE ROOM

RES A - 13 sqm

RES B - 6 sqm (not inc under deck store cupboards)

GFA CALCULATIONS

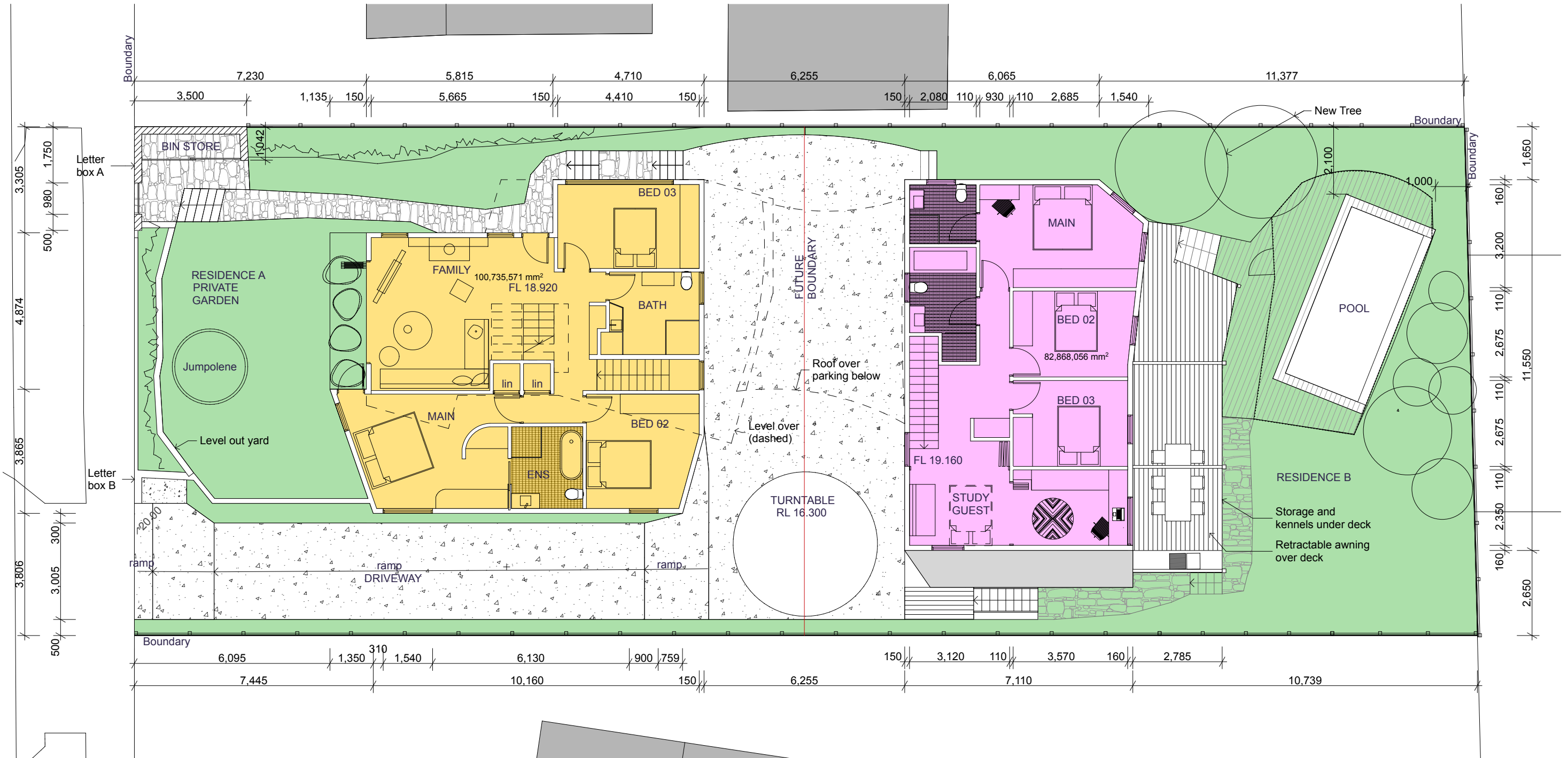
RES A - 143 sqm

RES B - 136 sqm

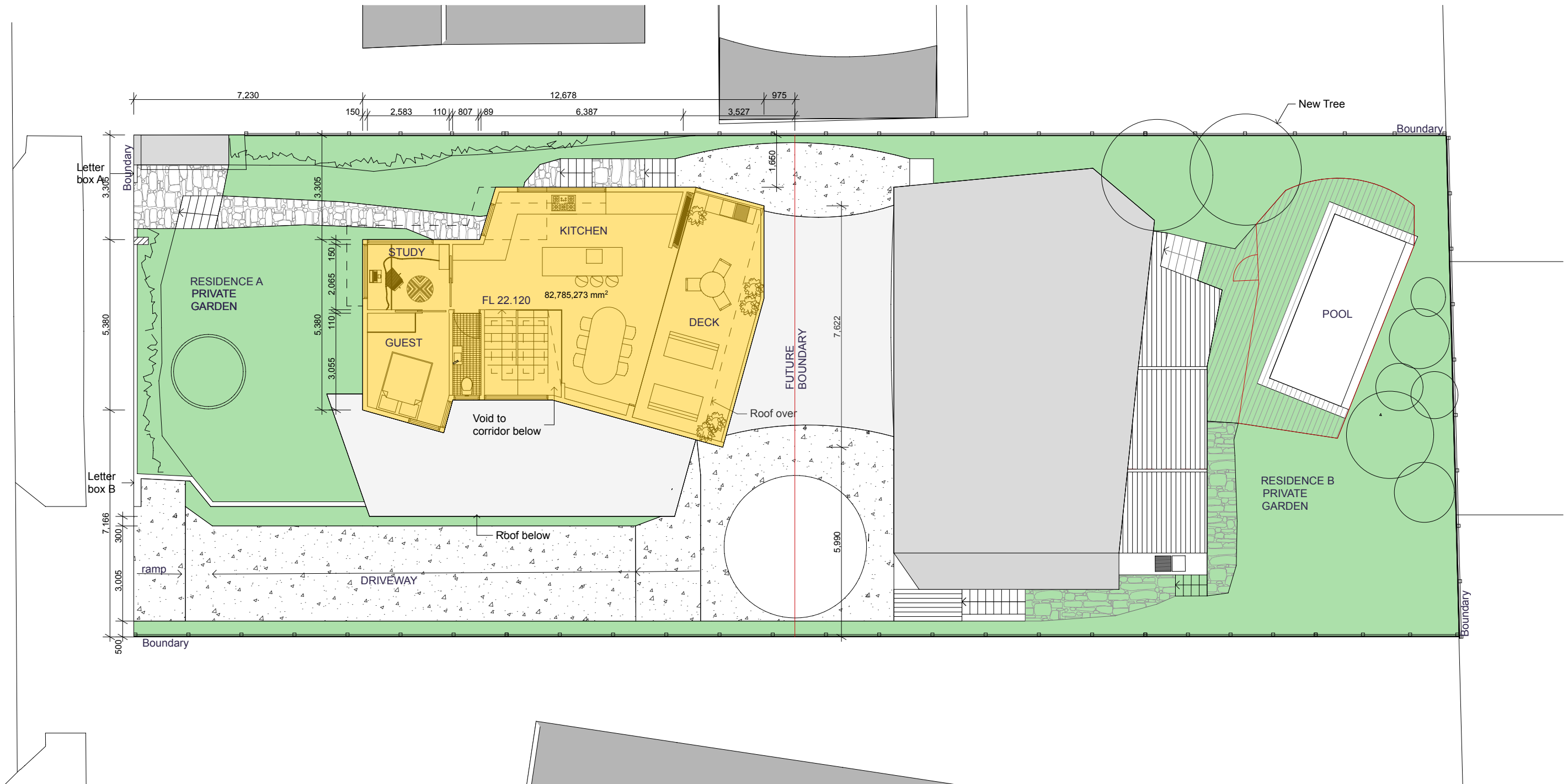
TOTAL - 297 sqm

FSR = 0.45:1

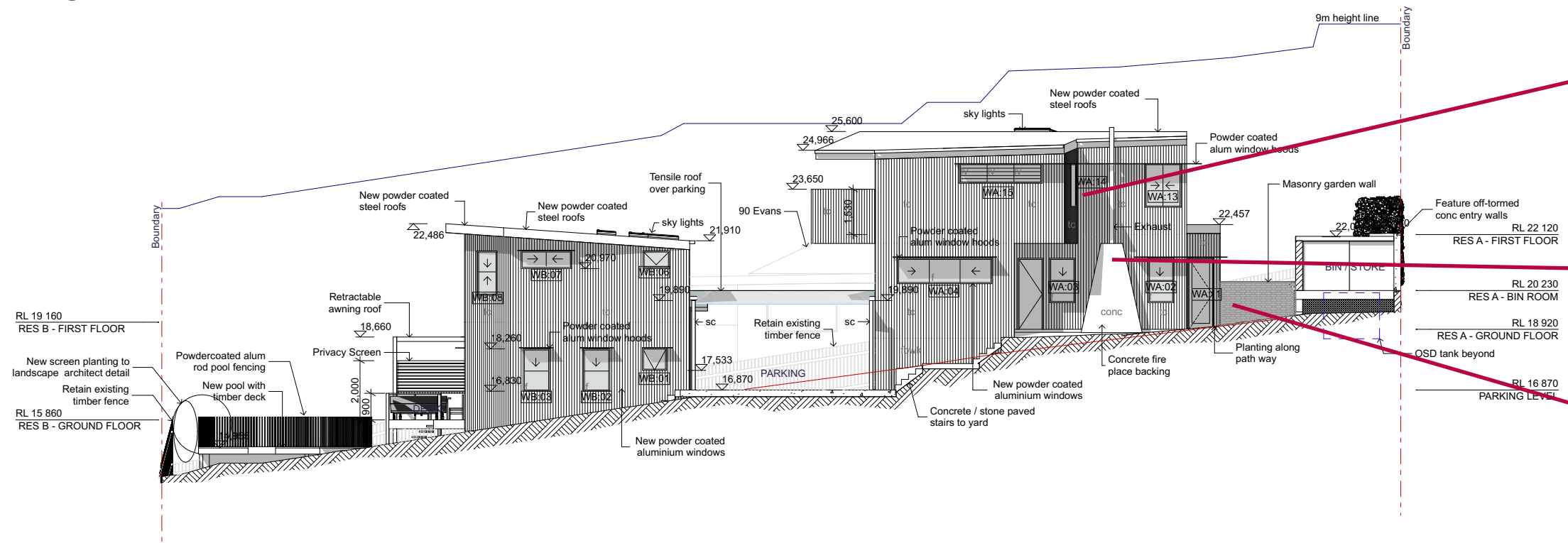
Ground Floor Building A
 First Floor Building B
 Plan View



First Floor Building A Plan View



North & South Elevations External Finishes & Material Buildings A and B



Shadowclad treated timber cladding



Cement



Recycled brick



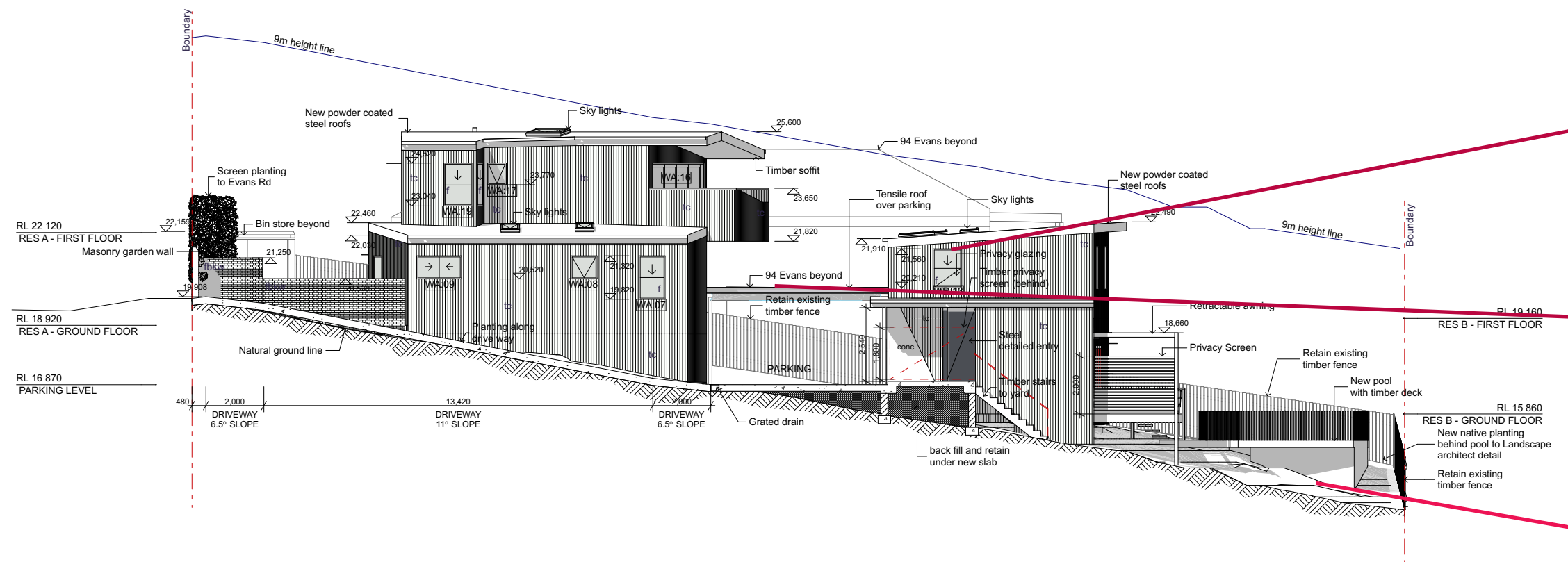
Windows - Powder coated aluminium AWS vantage



PCV tensile fabric



Permeable garden path stone



External Finishes & Material
Buildings A and B



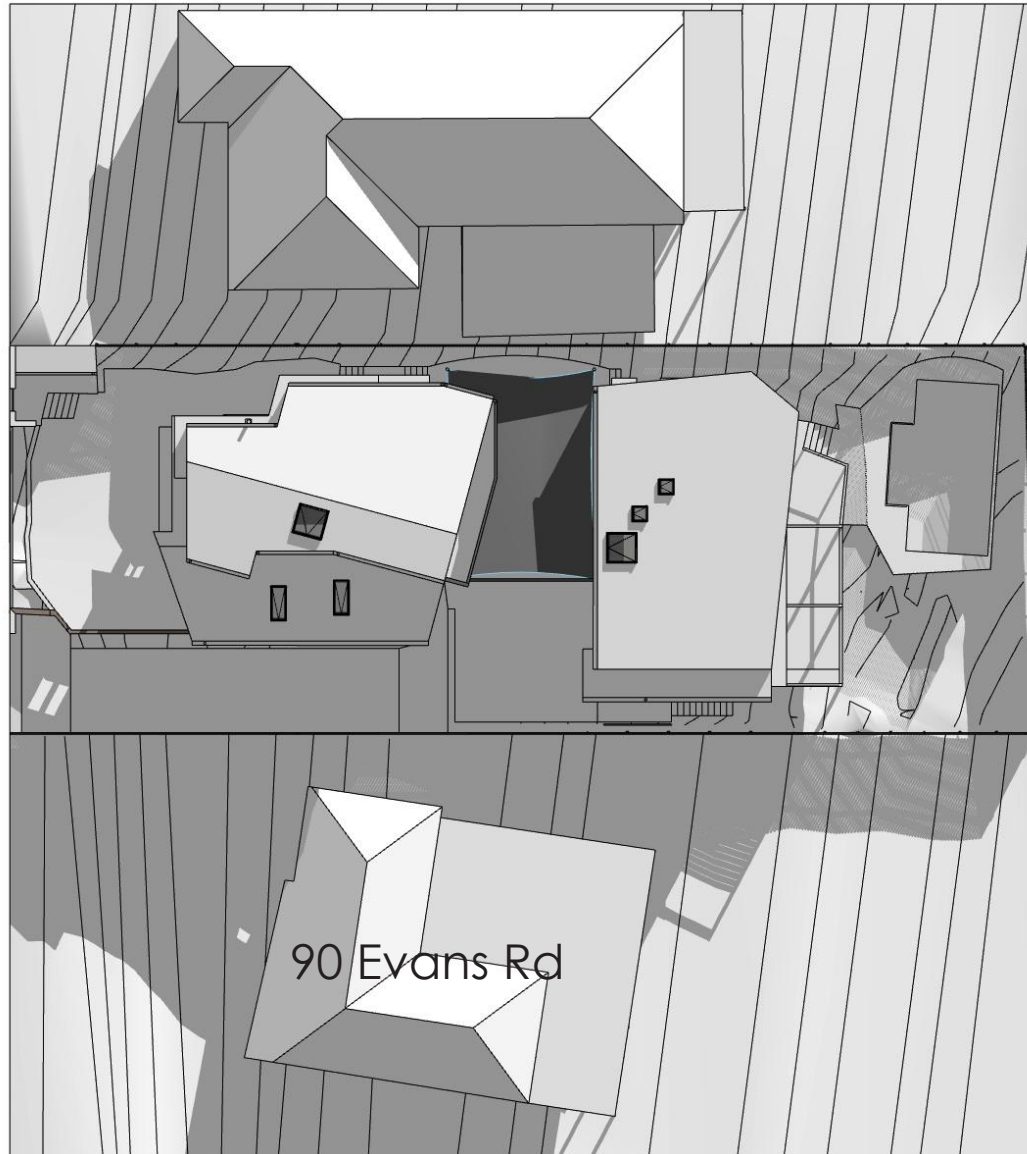
Timber clad designs that are essentially 'boxes' with some strategic curved walls to soften overall appearance. This strategy is both aesthetically pleasing and economical.

Shadow Diagrams (Plan View)

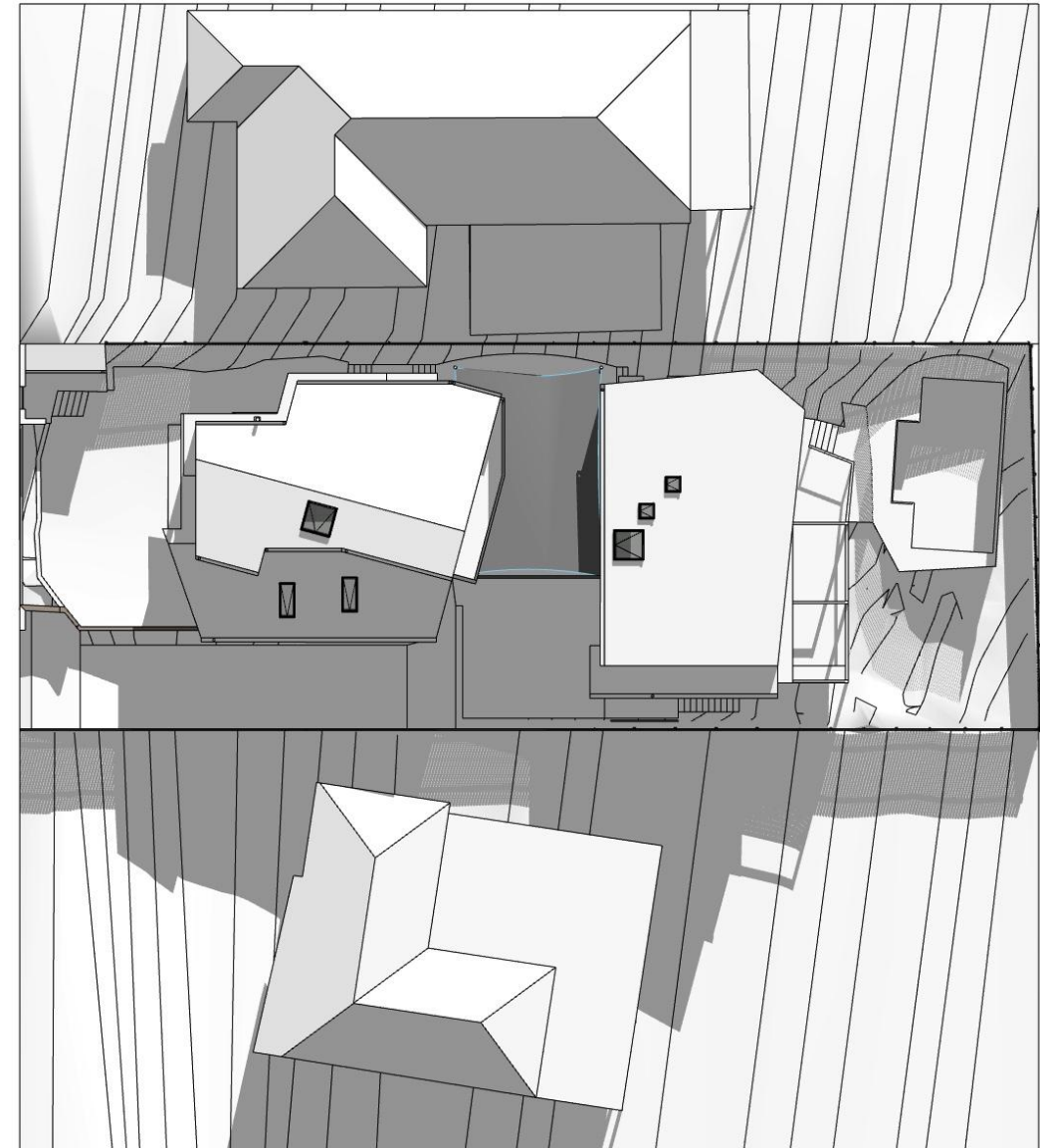
9.00 am 21 June

10.00 am 21 June

The development's sun shadow model's studies show that the development will allow more than a minimum of 3 hours sunlight in the primary living area, and in at least 50% of the private open space between 9am and 3pm on 21 June of 90 Evans Rd.



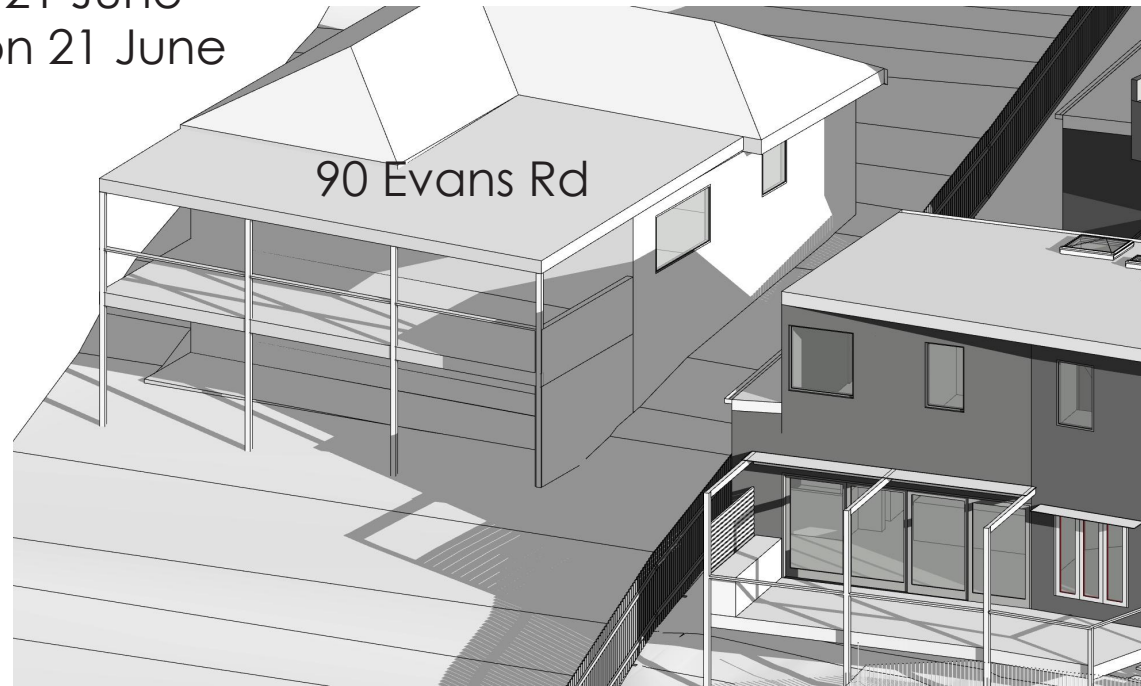
0900 21 JUNE



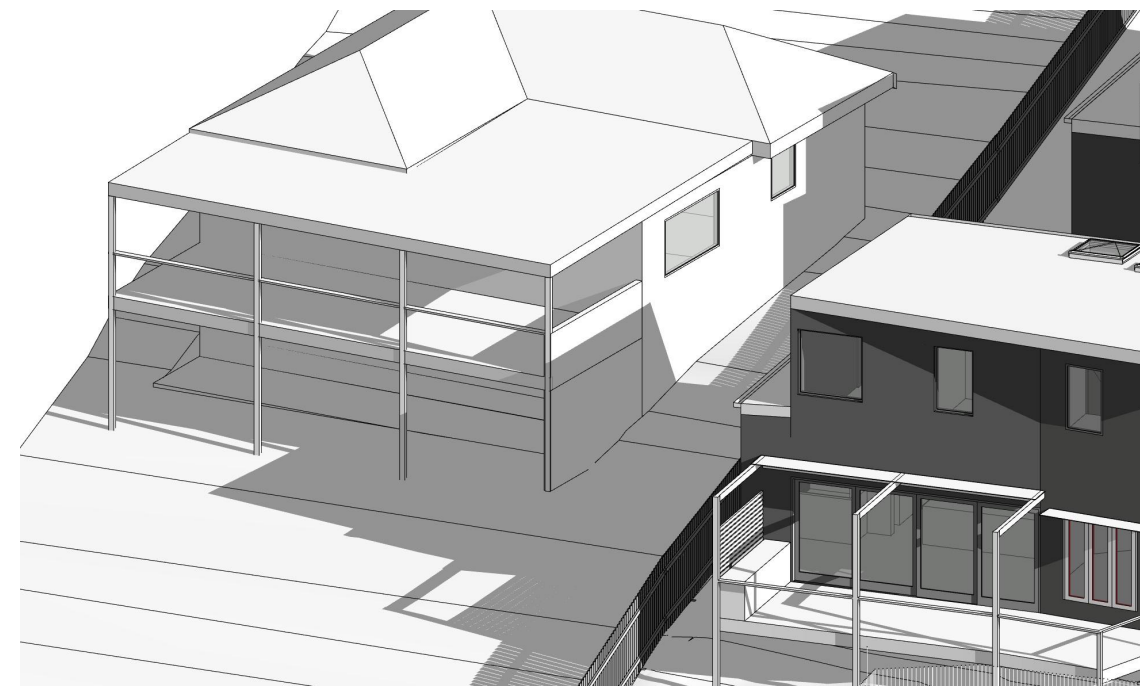
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Shadow Diagrams - 3D Views demonstrate that proposed development will not shade main north windows of 90 Evans Rd:

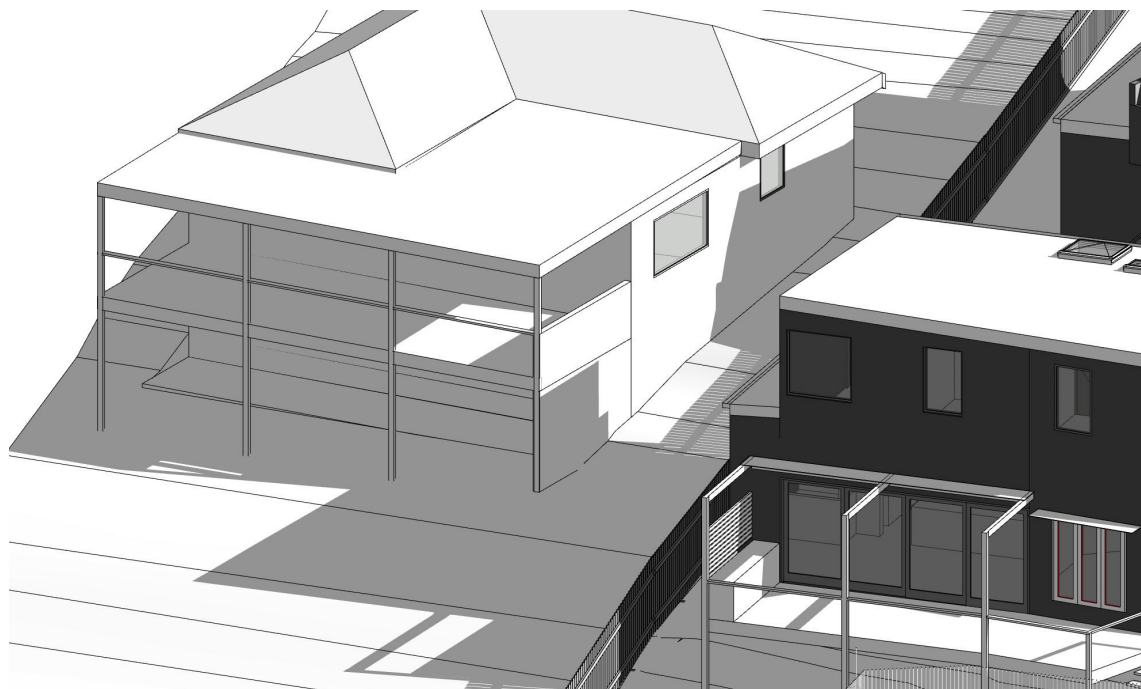
9.00 am 21 June
10.00 am 21 June
11.00 am 21 June
12.00 noon 21 June



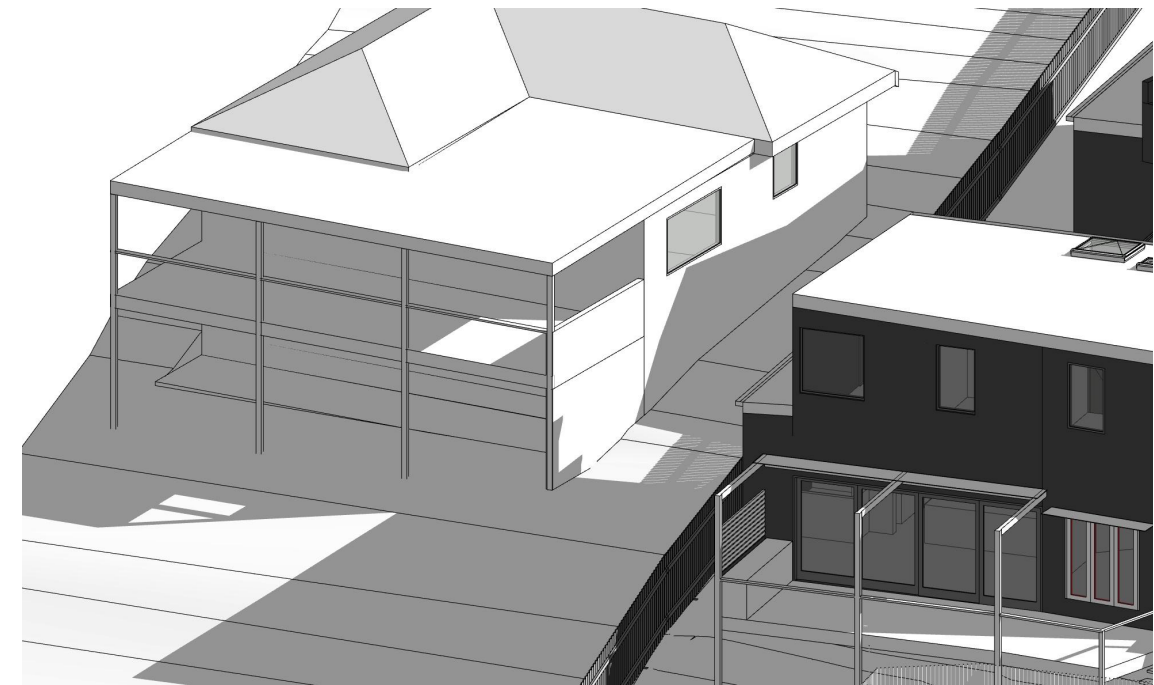
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