

STUDIO LEITH ARCHITECTURE

ARCHITECTURE + INTERIORS +
DRAFTING + DESIGN MANAGEMENT

CAPABILITY STATEMENT





DANIEL LEITH
Owner / Director

NSW Architect Registration Board #8867 - Nominated Architect
Australian Institute of Architects Member #52121
Bachelor of Design (Architecture), Master of Architecture (Hons)

COMPANY OVERVIEW

Studio Leith is an architectural practice based on the Central Coast of New South Wales and was founded in 2017. Our experienced team are inspired by contemporary residential architecture.

Our company graphic is derived from a building's seamless interaction with its landscape whilst offering detailed design additions or subtractions for aesthetic contrast.

After design careers forged in domestic housing, modular housing, commercial sector prefabrication and design management, Studio Leith look to build on this knowledge and create better spaces to inhabit, in whatever capacity that may be.

We place an emphasis on client interaction and helping both the general public and fellow professionals understand architecture and what an Architect does.

Whether you have a block of land and are looking to fulfil your development dreams, or need to renovate an existing building to suit a certain dynamic, our target is to facilitate your journey with specialist design assistance from concept to construction.



A CLIENT'S MIND

We've just bought new land and want our dream home.

What is the most feasible accommodation for this site?

I don't like any of these project homes.

I'm new to this, what does an architect actually do?

We need assistance managing the design for this development.

We've got all these design ideas but don't know where to start.

We need more natural light and ventilation in this space.

Lets add a storey to capture those views.

This whole layout needs reconfiguring.

We need to extend as our family is growing.

I wish these living spaces were open plan.



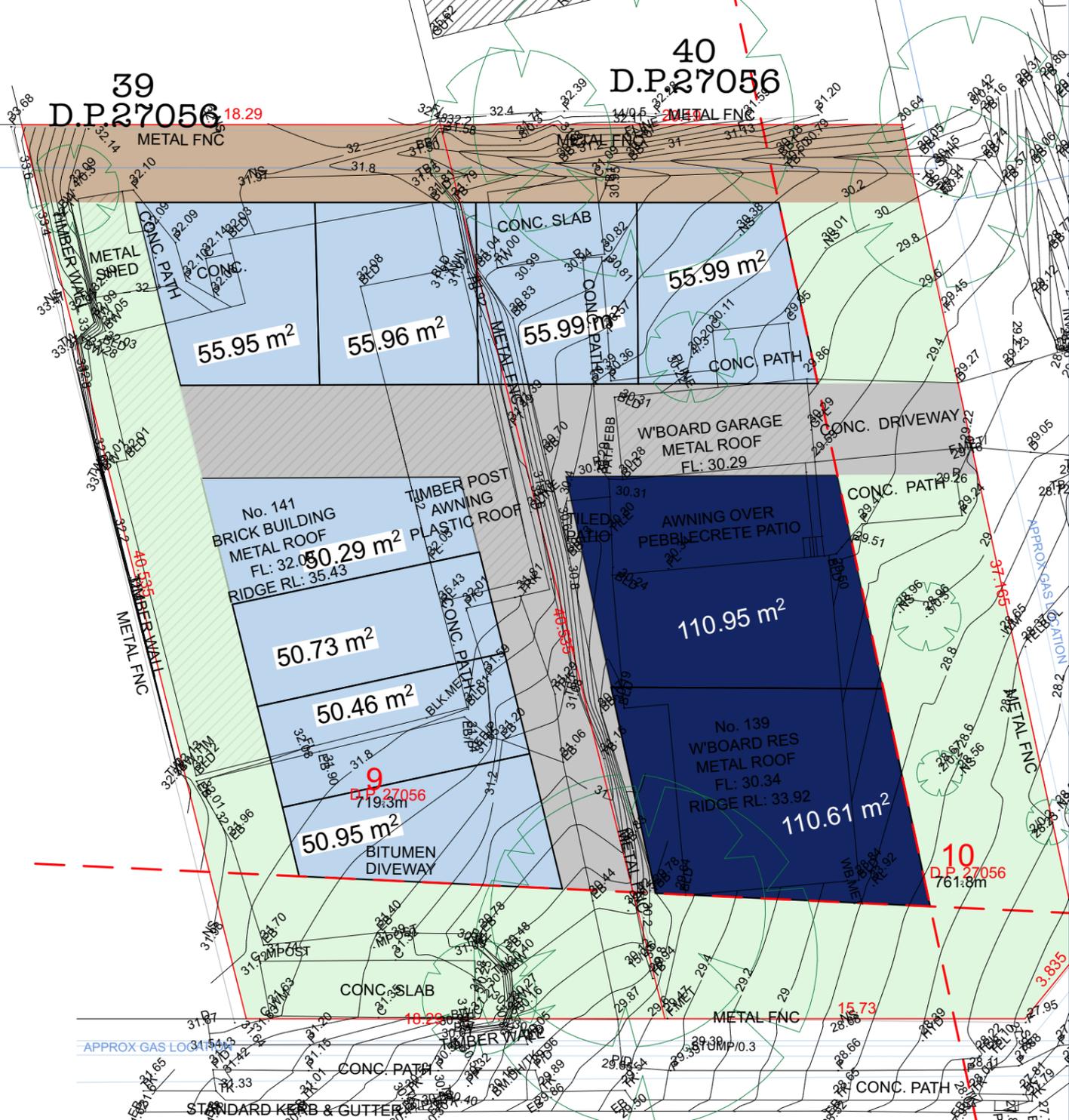
STAGED SERVICES

- Preliminary** Project Feasibility Study/Preliminary Design
- Stage 1** Sketch/Concept Designed
- Stage 2** Schematic Design for Development Approval
- Stage 3** Schematic/Detailed Design for construction approval
- Stage 4** Detailed Design/Construction documentation for building tender
- Stage 5** Design Management during construction





Are my development ideas permissible on this site?
 Can I fit the floor space I require to meet FSR guidelines?
 How many residential dwellings/units will we achieve?



1,289.33 m²

676.05 m² 613.29 m²

FSR (BASED ON THIS PLAN)
 70M2 x 15 UNITS = 1050M2 / 1289.33 = 0.81:1

- *FSR = 0.9:1
- *HEIGHT = 3 STORIES
- *ZONE = R3 MEDIUM DENSITY RES.
- *2 BED APARTMENT SIZE = MIN 70M2 FOR 1 BATH (AS PER SEPP65) ADD 5M2 FOR 2 BATH
- *EACH 2 BED UNIT MUST HAVE MINIMUM 10M2 OF PRIVATE OUTDOOR SPACE (AS PER SEPP65) - MIN 2M IN WIDTH
- *GROUND FLOOR PRIVATE OPEN SPACE CAN BE WITHIN SETBACKS, BALCONIES OVER TO BE PULLED BACK WITHIN (COULD CHALLENGE WITH SEE ARGUMENT)
- *25% SOFT LANDSCAPING
- *SETBACKS = FRONT 7.5M, SIDE & REAR 6M (1ST, 2ND & 3RD STORIES), CORNER - SAME AS SIDE & REAR.
- *PARKING = 1.2 RESIDENT SPACES REQUIRED PER 2 BEDROOM UNIT (1 ENCLOSED FOR EACH UNIT) - CAN ENCR OACH ON SIDE AND REAR SETBACKS AS LONG AS WELL LANDSCAPED
- *VISITOR PARKING = 1 SPACE PER 5 UNITS (CAN POSSIBLY HAVE ONE WITHIN FRONT SETBACK - 3M)
- *BASEMENT PARKING - 50% OF SOFT LANDSCAPE AREA MUST BE DEEP SOIL OUTSIDE OF BASEMENT AREA
- *3.5M DRIVEWAY WIDTH FOR MORE THAN 5 UNITS (SETBACK 2M OFF SIDE BOUNDARY AT POINT OF FRONT BOUNDARY AND THEN DOWN TO 0.5M AT FRONT BUILDING LINE)
- *EACH UNIT MUST HAVE MINIMUM 10M2 OF PRIVATE OUTDOOR SPACE (MIN 2M IN WIDTH)
- *COMMUNAL OPEN SPACE IN TWO LOCATIONS TOTTALLING 10M2 PER UNIT (MIN 5M IN WIDTH)



PARKING (BASED ON THIS PLAN)
 15x1.2 = 18 RESIDENT SPACES
 15 UNITS = 3 VISITOR SPACES
 21 SPACES TOTAL REQ.

PRELIMINARY

- Pre-purchase land constraint reviews
- Review of authority codes for the site
- Feasibility design for development type
- Previous site documentation research
- Liaison with local authorities on local development planning

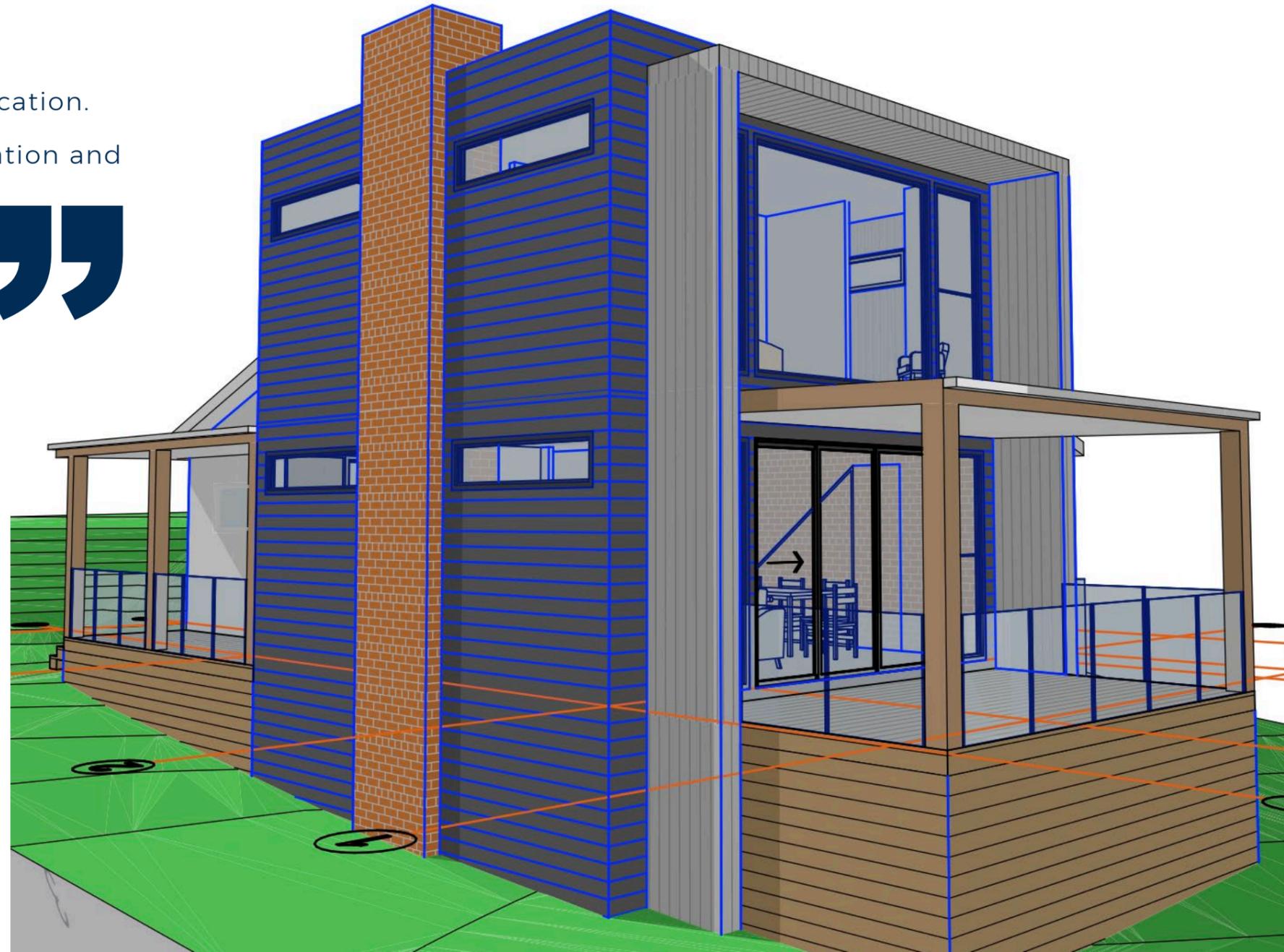


We like this style of building form.

We need privacy from the neighbours in this location.

Dedicated windows here for views, cross ventilation and natural light are important.

Let's maximise the indoor/outdoor construction with a bifold door access here.



SCHEMATIC DESIGN Development Approval

STAGE 2

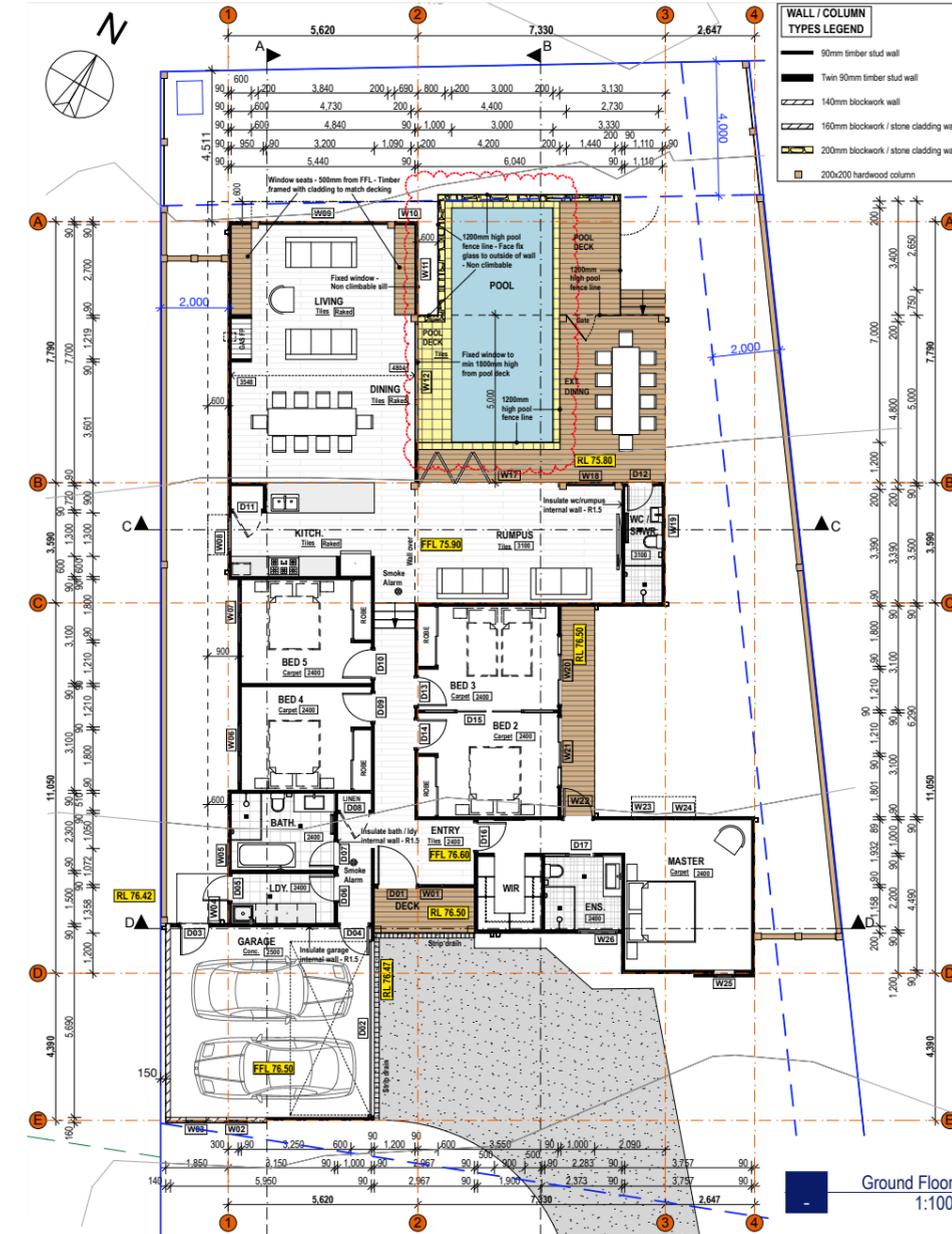
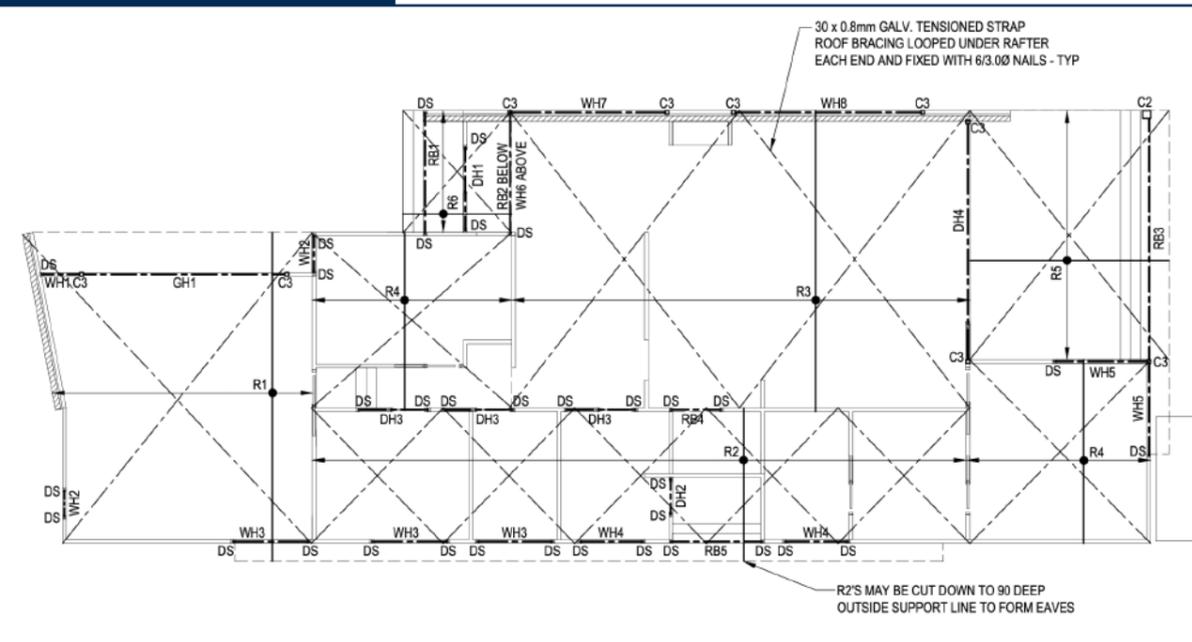
- Refining sketch design for development approval
- Site plans, floor plans, elevations, sections and 3D
- Integration with other design consultants as required
- Completion of design reports and forms as required
- Submission to council or private certifier



Why does the engineer need a post there & how do we integrate?
Will the roof and floor construction affect ceiling heights?

Council: Please give us greater clarity on that wall type and the pool fence in this location.

How will stormwater and sewer escape the site?



SCHEMATIC DESIGN STAGE 3 Construction

- Upgrade of development approval plans
- Integration of structural & services engineering
- Selection of wall, roof and floor construction types
- Building and materials specification
- Submission to Council or private certifier



Does that cladding match our elevation drawings?

The initial concept design intent has been achieved here.

Are you sure that joinery is the right colour?

Builder: Can we meet onsite to discuss this detail?



DESIGN MANAGEMENT DURING CONSTRUCTION

STAGE 5

- Monitoring of building tendering
- Review and selection of tenders prior to engagement
- Site visits during construction
- Liaison with builder and subcontractors on design items
- Policing of other design consultant documentation for construction accuracy
- Ensuring client & authority build requirements are met



VINTAGE RESIDENCE

CASE STUDY 01

Location: The Vintage Golf Estate, Pokolbin NSW (Hunter Valley)

Brief: New residential dwelling

Stages: Stages 1 - 5 inclusive

Proposal: A contemporary residential approach for 5 bedroom holiday home to take advantage of golf course views.



NORAVILLE RESIDENCE

CASE STUDY 02

Location: Noraville, Central Coast NSW

Brief: New two storey residential dwelling

Stages: Stages 1 - 5 inclusive

Proposal: 5 bedroom contemporary family home in beachside suburb.



WYONG RESIDENCE

CASE STUDY 03

Location: Wyong, Central Coast NSW

Brief: New residential dwelling

Stages: Stages 1 - 3 inclusive

Proposal: 3 bedroom bespoke home with a passive design and materiality that makes the most of tree lined surroundings.



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