

Plans – Master Set

Development Application
5 Portions Lovett Bay
DP 590990

Family House, Lovett Bay

Applicants: Aero Leplastrier, Mallee Lambert, Karen Lambert and Richard Leplastrier

Contents

LB1: Ground Floor Plan (house, studio) and Mezzanine Plan (house)

LB2: House Sections (N-S & W-E) and East Elevation (house)

LB3: North, South and West Elevations (house)

LB4 1 of 2: Site Plan

LB4 2 of 2: Site Plan with Landscape Concept, Site Analysis, Excavation and Fill, Erosion and Soil Control, Waste Management, Concept Stormwater Management

LB5: Plans, Sections, and Elevations (studio)

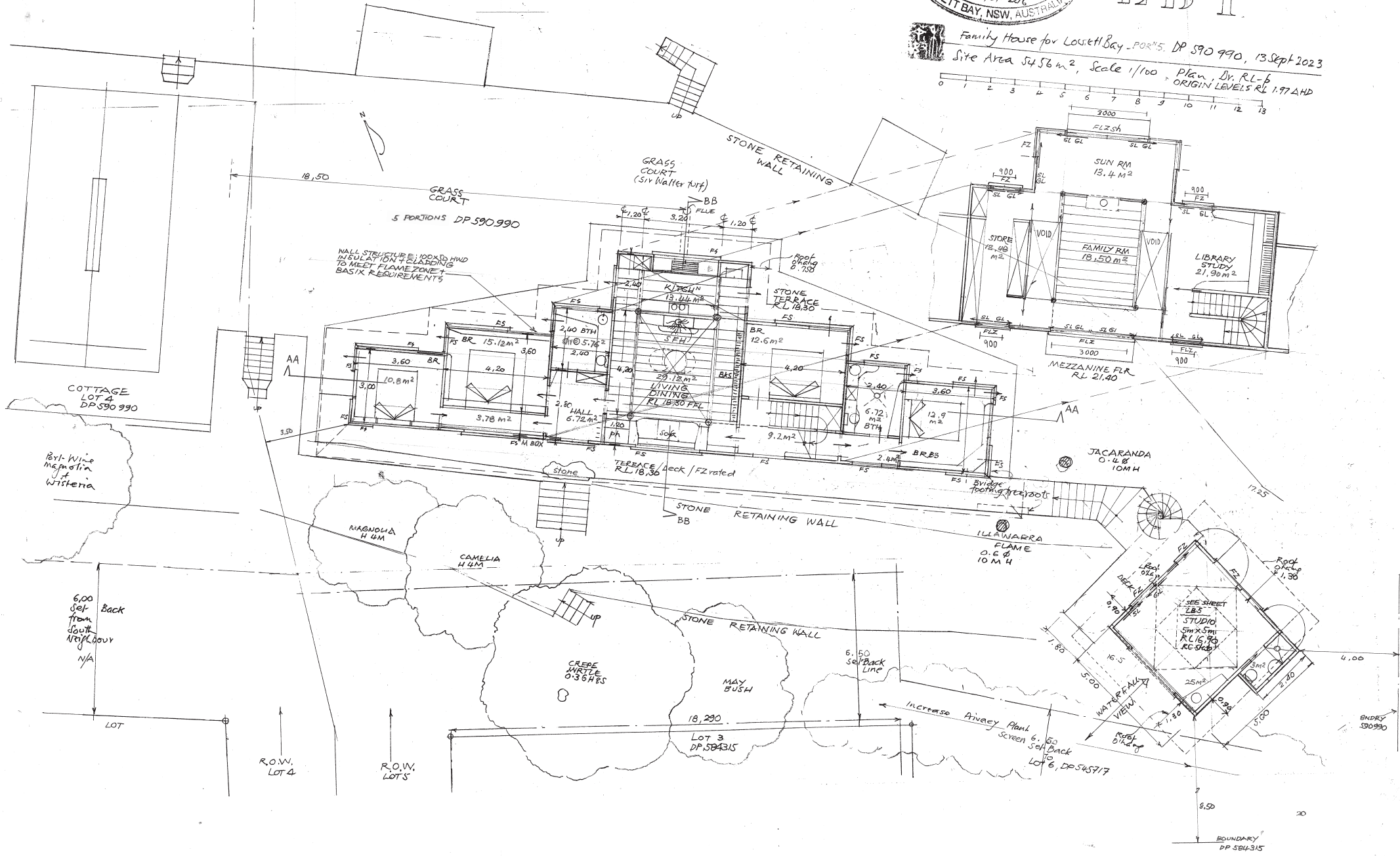
Design and drawings prepared by Richard Leplastrier and Karen Lambert

0008943235-03 18 Mar 2024
 Assessor Peter Cumming
 Accreditation No. 20042
 Address
 5 Portons Road,
 Lovett Bay, NSW,
 2105
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LB1

Family House for Lovett Bay - PORTONS, DP 590 990, 13 Sept 2023
 Site Area 5456 m², Scale 1/100 Plan, Dv. RL-6
 ORIGIN LEVELS RL 1.974HD



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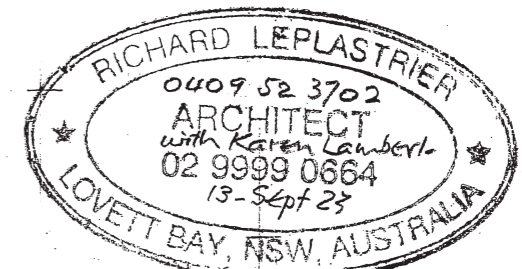
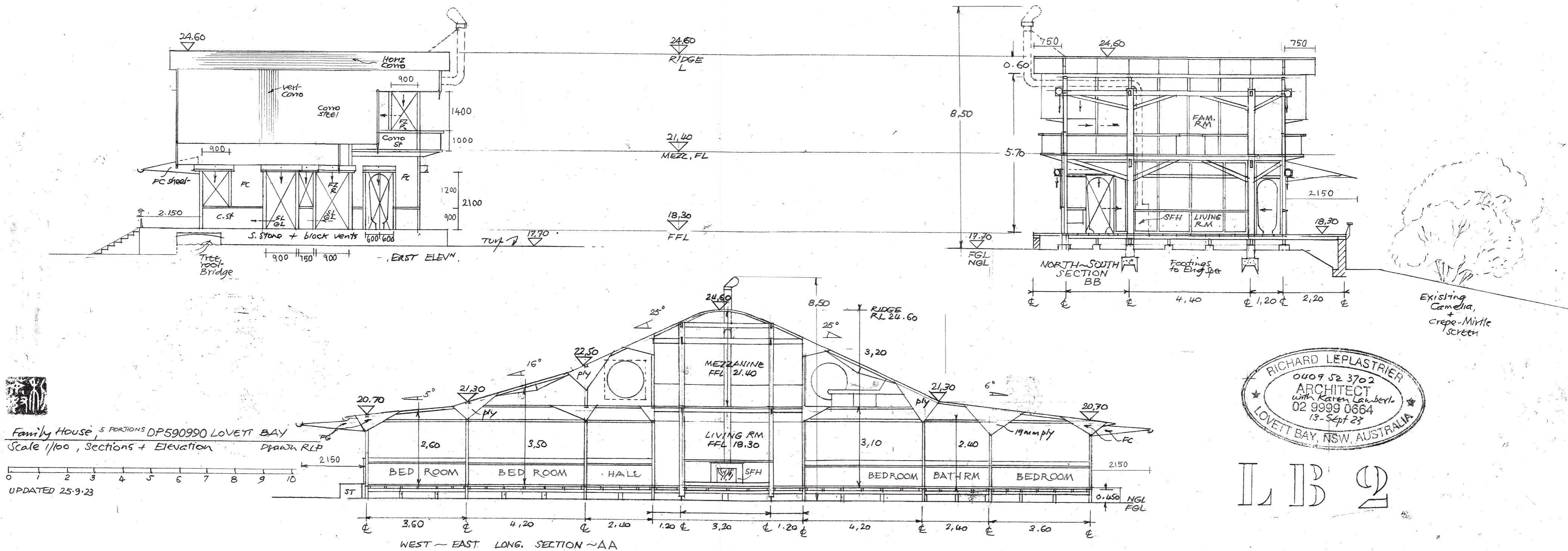
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BASIX information

- Minimum 55mm foil lined blanket under metal roof.
- R2.5 insulation to all ceilings except living/dining/kitchen (this is in addition to above roof insulation).
- All external walls to have reflective sarking/16mm firecheck barrier/R2.5 insulation/ply lining.
- All internal walls ply stud with R2.5 adjacent to bathrooms.
- R2.5 underfloor insulation to framed/suspended floor.
- Studio w/c timber/glass door U=5.4 SHGC=0.56.
- Windows/glass doors of mezzanine floor, living/dining/kitchen, corridors, and studio DG/clear U=3.6 SHGC=0.47 (hinged) SHGC=0.54 (sliding).
- Windows/glass doors of bedrooms and bathrooms DG/clear U=4.3 SHGC=0.47 (+/-10%) hinged SHGC=0.53 (+/-10%) sliding.
- All recessed downlights sealed and to allow for uninterrupted ceiling insulation.



LIB 2



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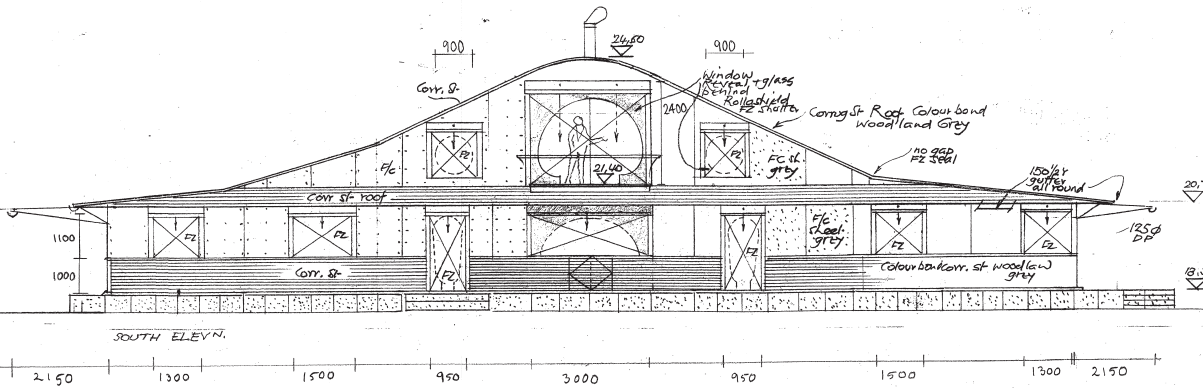
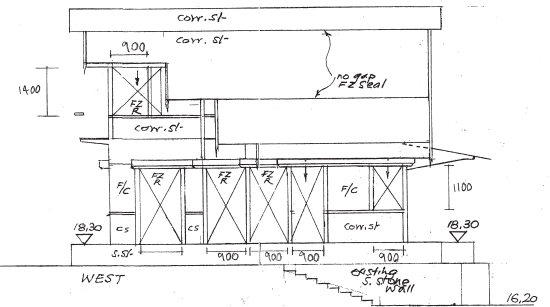
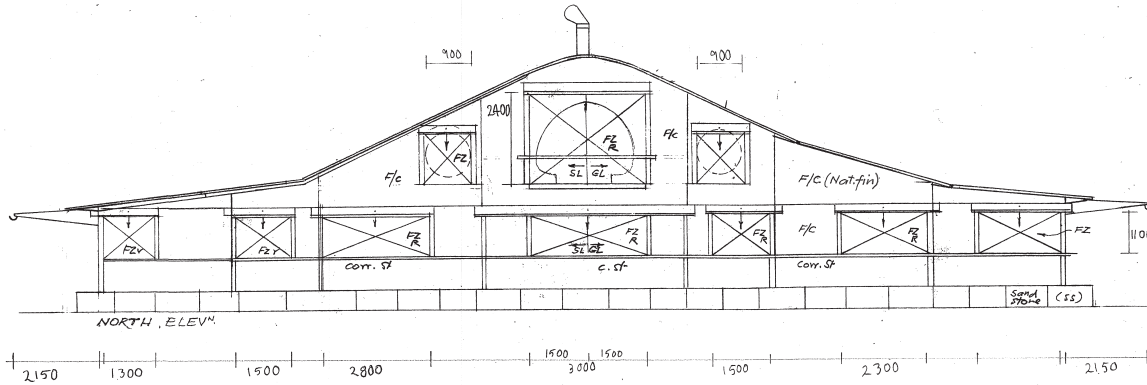
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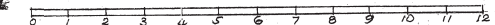
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LB3



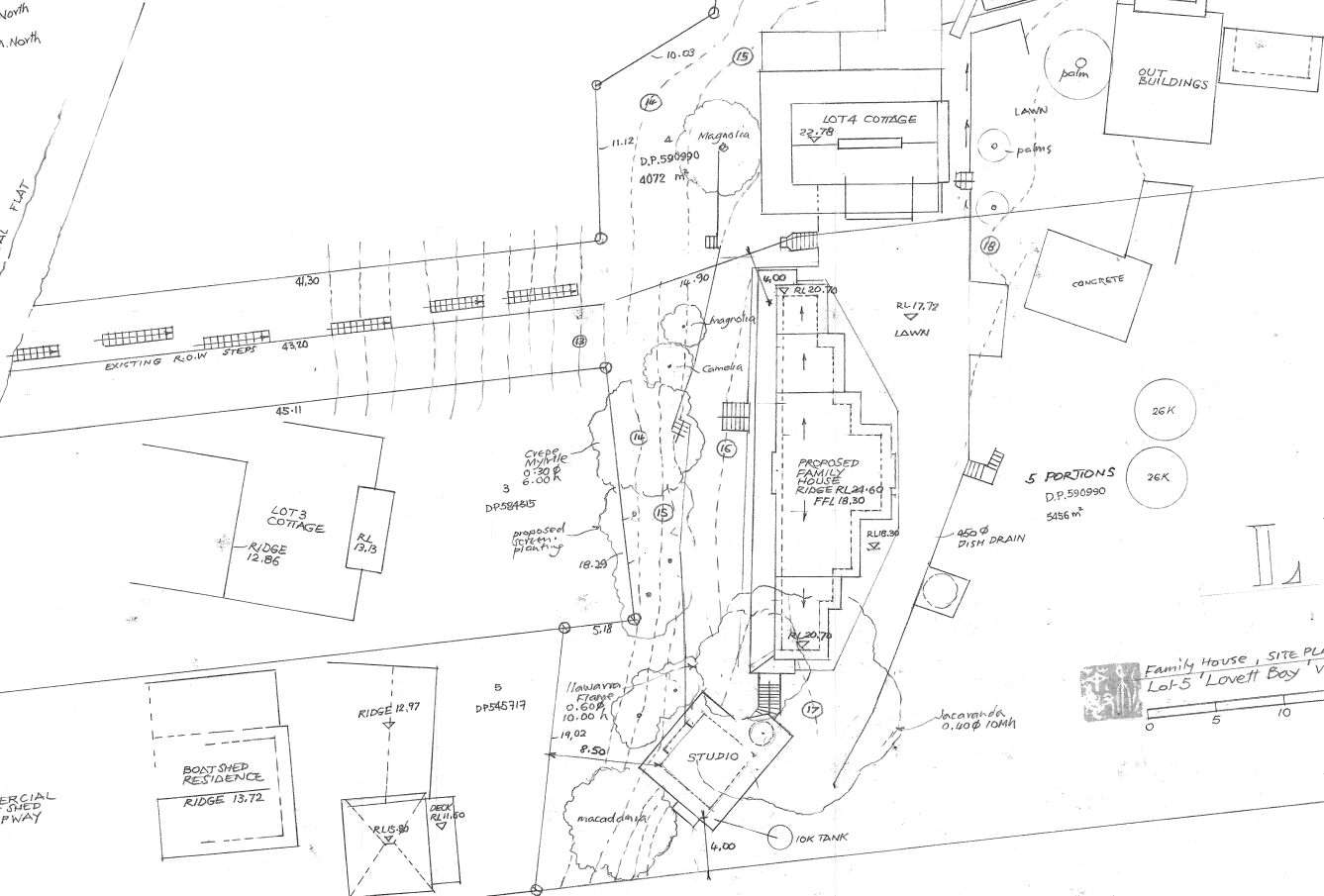
Family House for 5 PORTIONS DP590990 LOVETT BAY 2105
SOUTH, NORTH, WEST ELEVATIONS, SCALE 1/100 DM, RLP



To Studio



FORE SHORE WALK
LOVETT BAY TIDAL FLAT



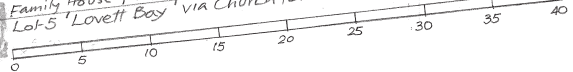
APPROX 100.00 M TO NORTH BOUNDARY



LIB 4

5 PORTIONS
D.P. 590990
5456 m²

Family House, SITE PLAN, 1:300, D.P. 590990, Sep 13 2023 DA RLP
Lot-5 'Lovett Bay' via Church Point - 041-727-2216



APPROX 100.00 M TO NORTH BOUNDARY

4.9
NATIONWIDE HOUSE
www.nathouse.gov.au

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Assessor Peter Cumming
Accreditation No. 20042

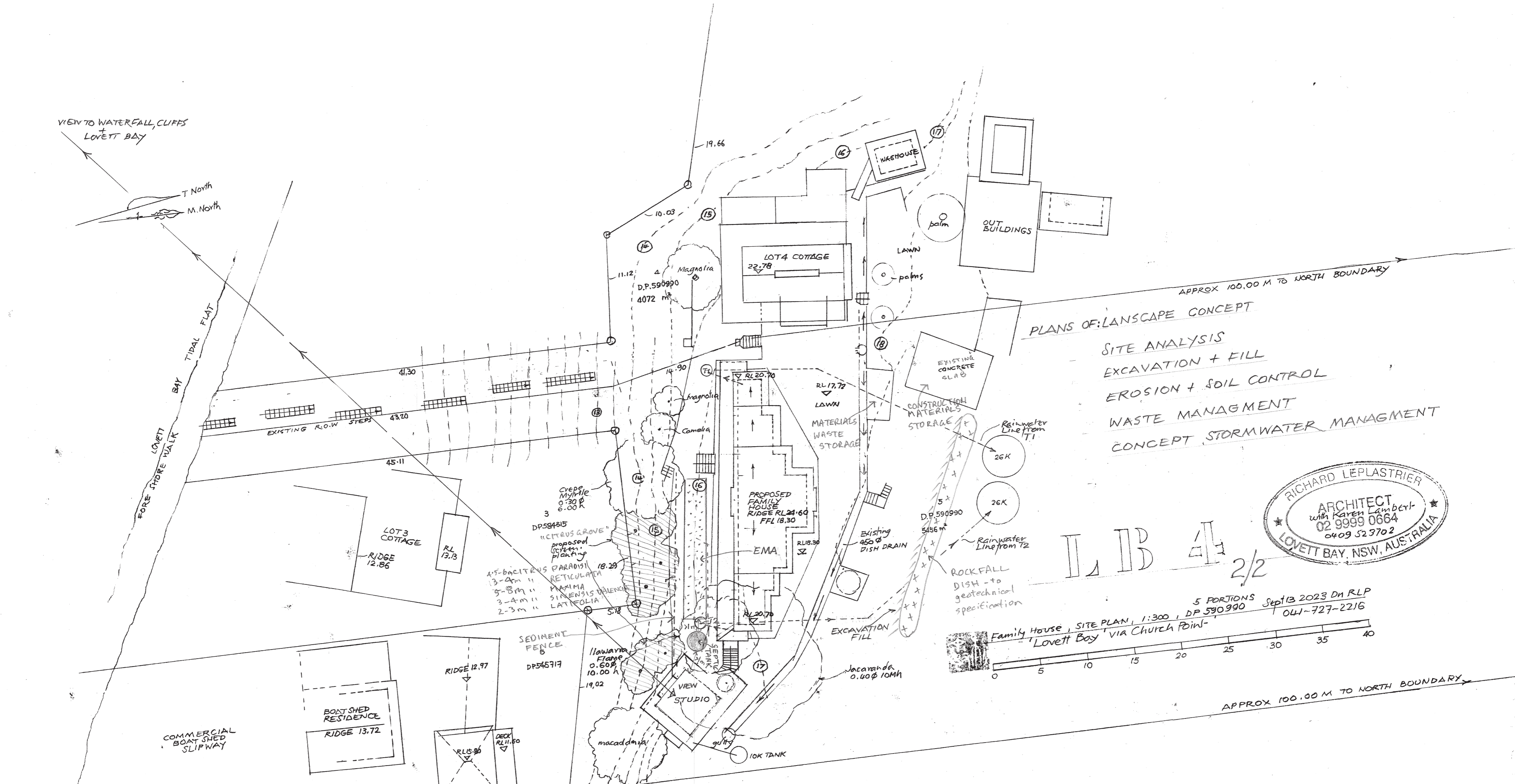
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Lovett Bay, NSW,
2105

66.4
Mans

www.nathouse.gov.au

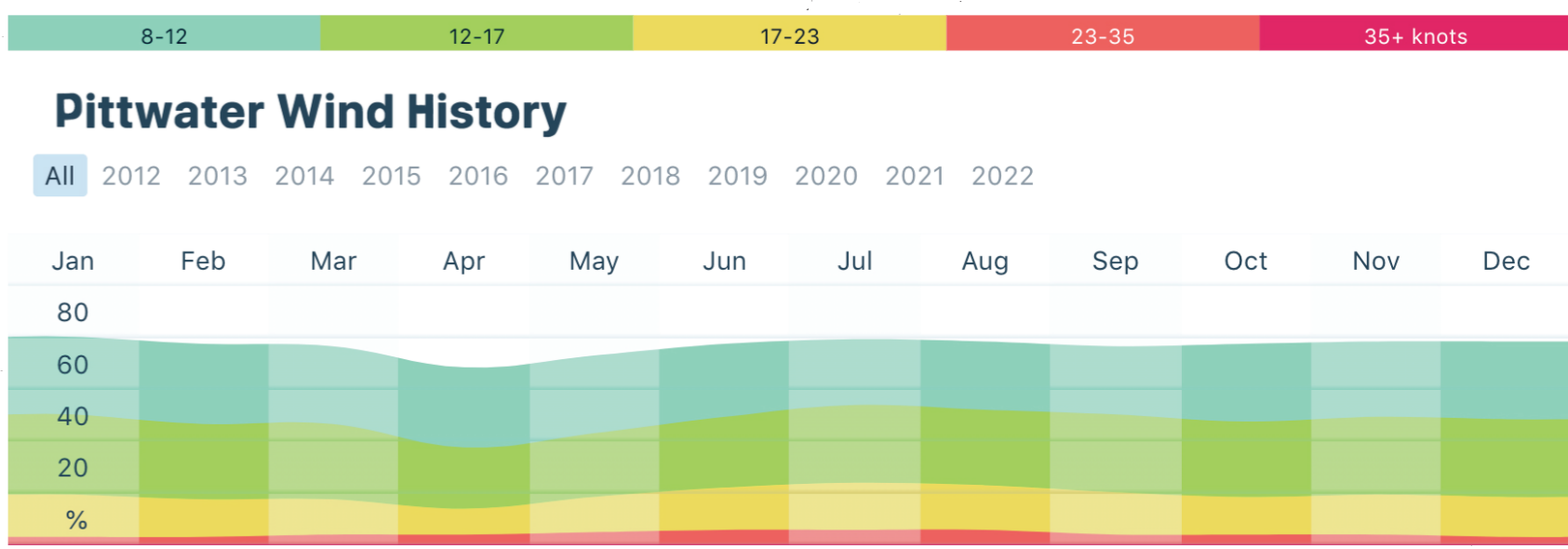
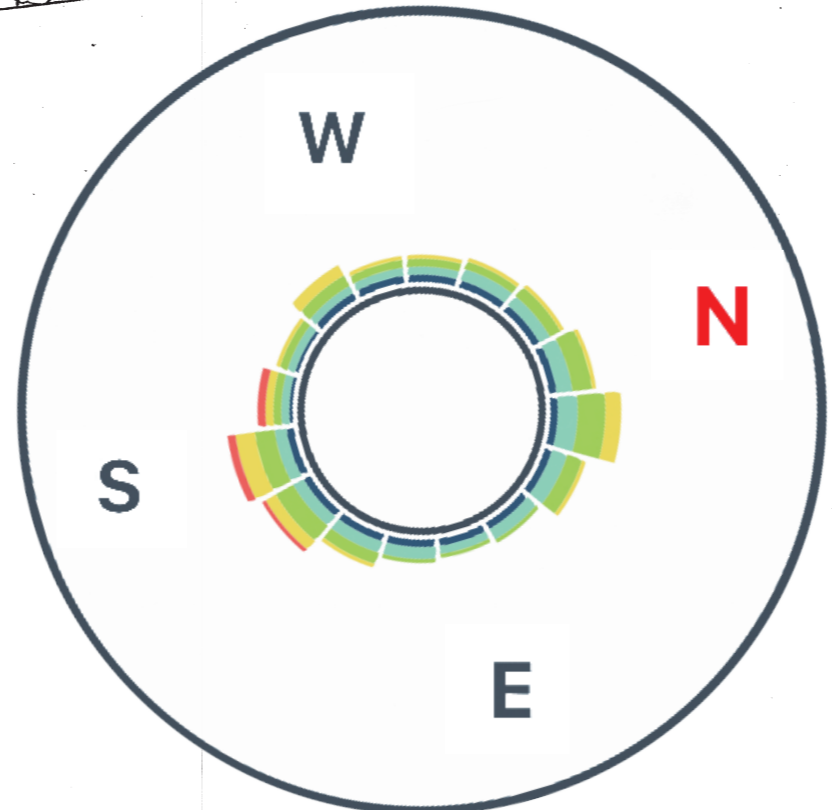
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LIBA 2/2

Family House, SITE PLAN, 1:300, DP 590990, Sep 13 2023 Dn RLP
 'Lovett Bay' via Church Point
 041-727-2216

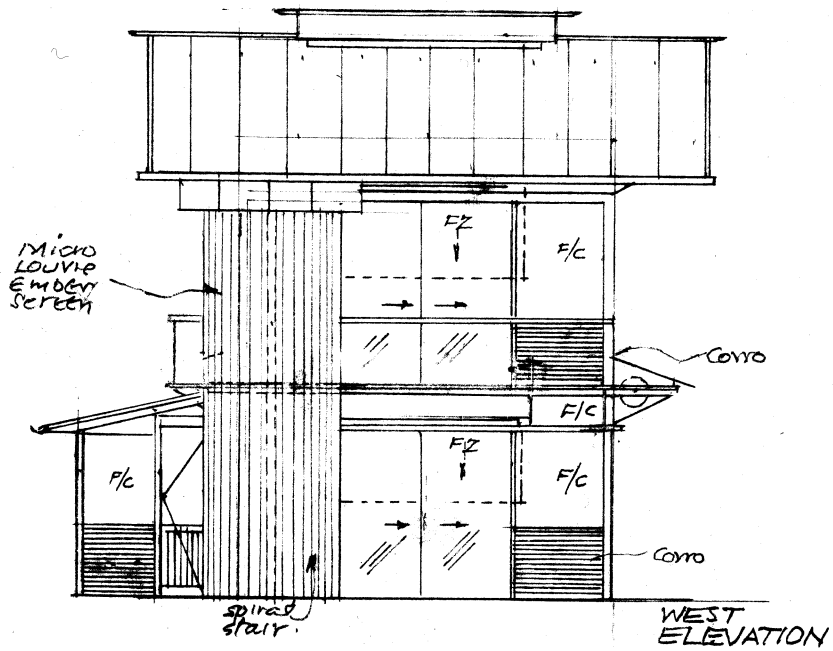


Annual average wind strength and direction data is shown for Pittwater region as best proxy for Lovett Bay.
 Source: <https://windy.app/forecast2/spot/128784/pittwater/statistics>

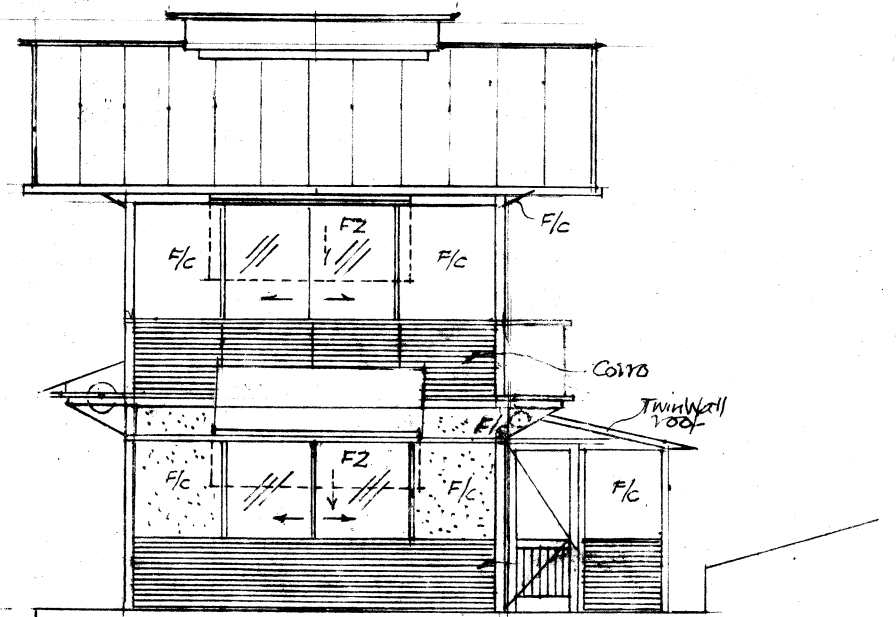


STUDIOTO NEW FAMILY HOUSE Drawn RLP
 1/100 Amended Plans/Section, ELEVⁿ, Mar 24/11
 May 24/19

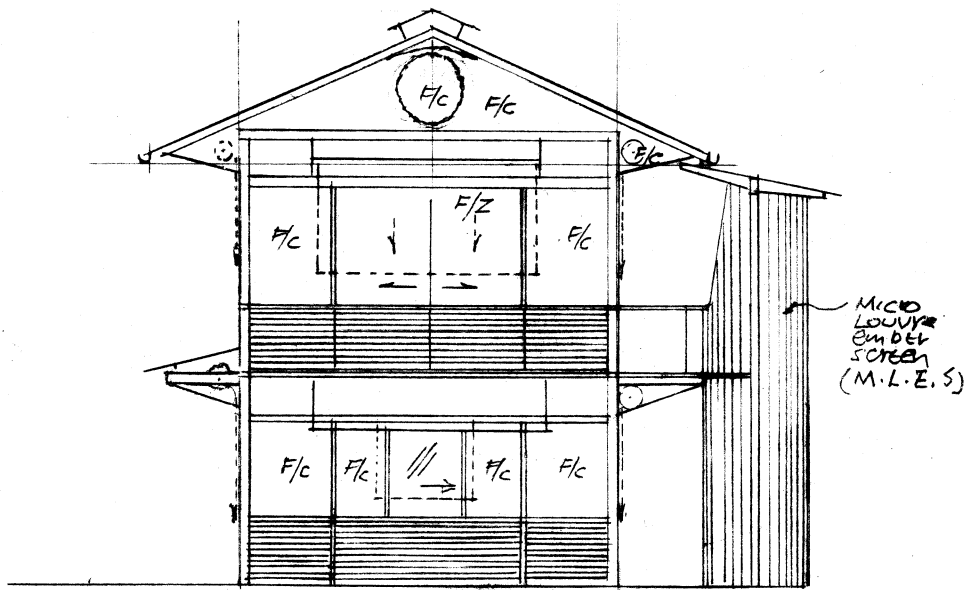
LIB 20



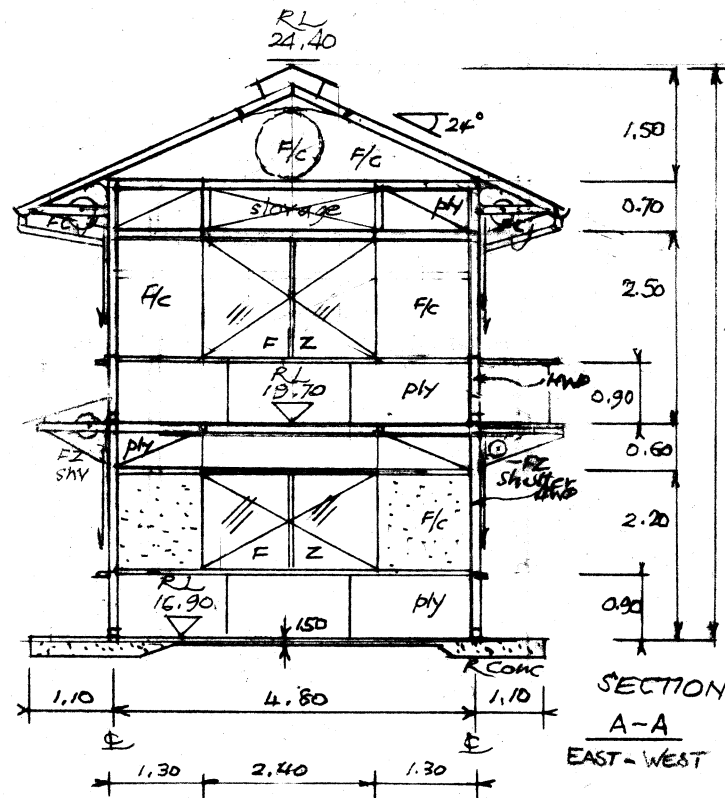
WEST ELEVATION



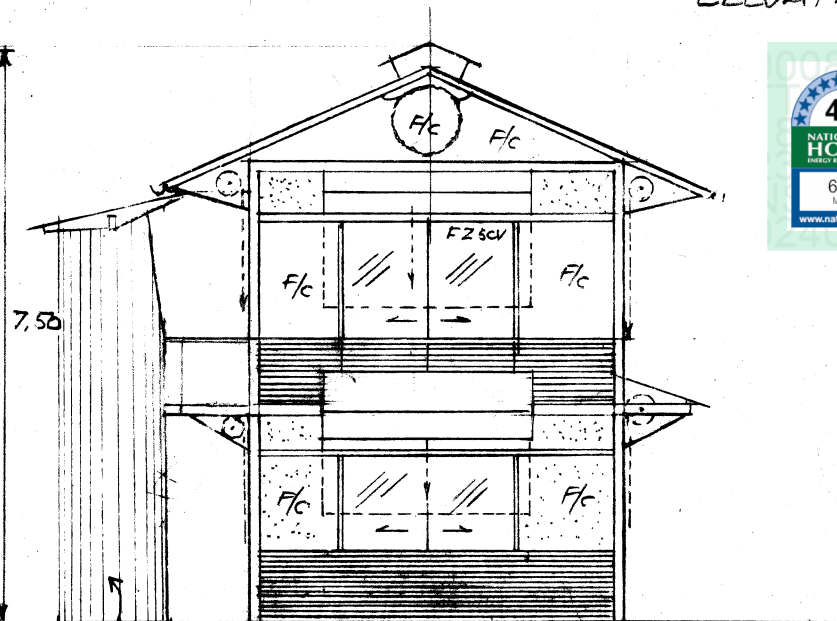
EAST ELEVATION



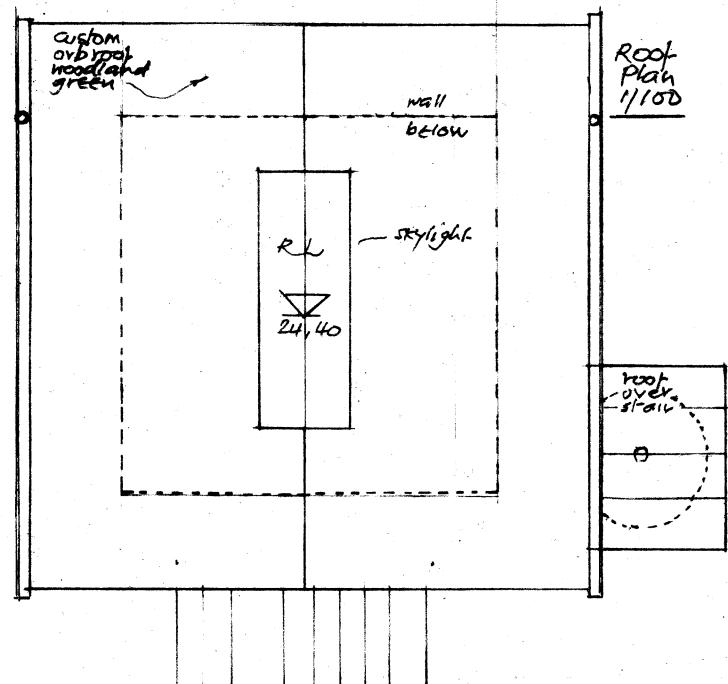
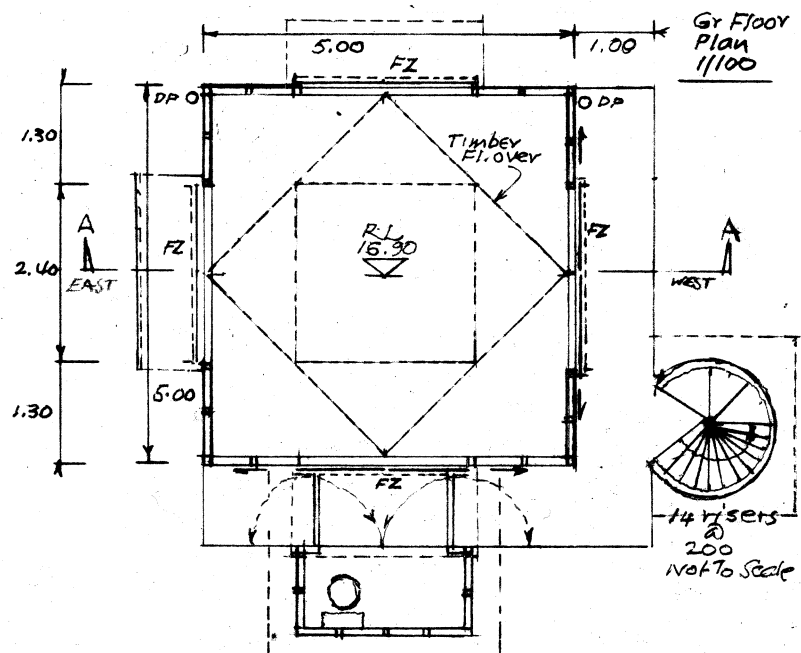
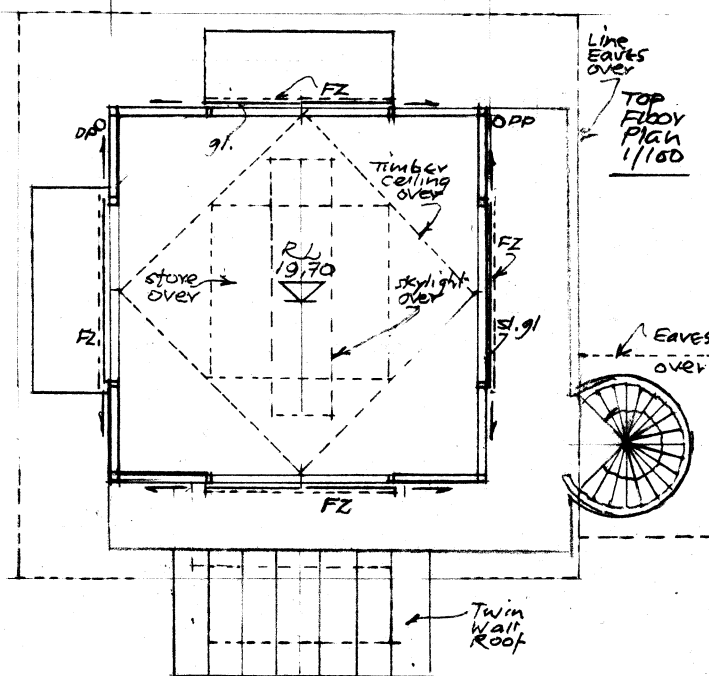
NORTH ELEVATION



SECTION A-A EAST-WEST



SOUTH ELEVATION



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SHADOW DIAGRAM - 21ST OF JUNE

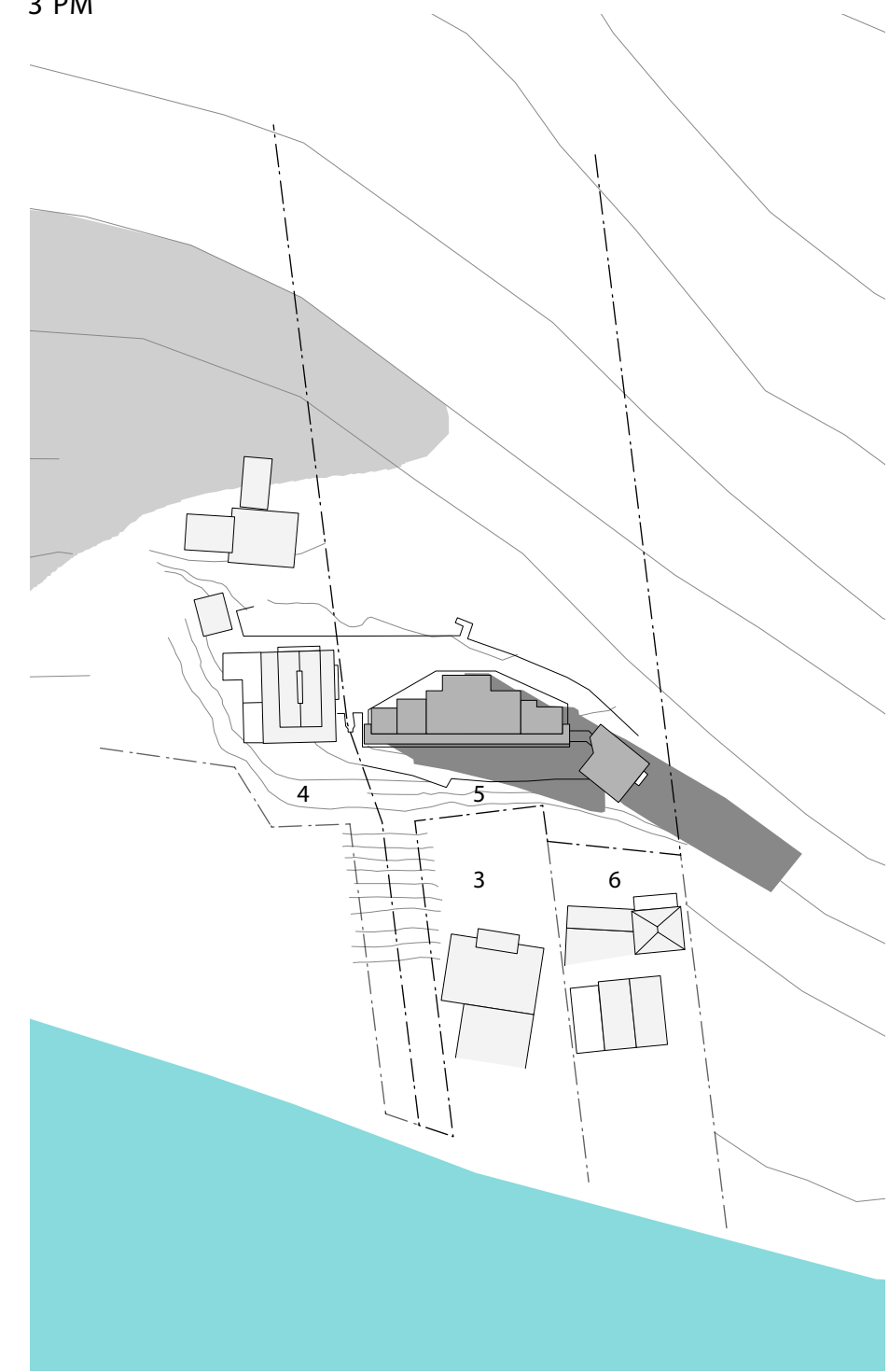
9 AM - proposed and adjacent buildings shaded by hill



12 PM



3 PM



hill shadow
proposed building shadow

PITTWATER 21 DCP
C1.4 - Solar Access

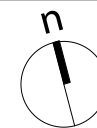
- . No neighbouring property will be affected by proposed shadow line.
- . As shown, no windows on neighbouring property will be affected by proposed shade. Elevation is not required.
- . Existing site of proposed development is vacant. Existing shadow is not applicable.

THIS SHADOW DIAGRAM WAS GENERATED ACCURATELY BY PETER STUTCHBURY ARCHITECTURE

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peter stutchbury architecture
5 / 364 Barrenjoey Road Newport NSW 2106
p. 9979 5030
f. 9979 5367
e. admin@petersutchbury.com.au

Lovett House
5 Portions Lovett Bay, DP 590990
Lovett Bay NSW 2105



Drawing Name
shadow diagram

Date : 26th September 2023

Drawing No.:

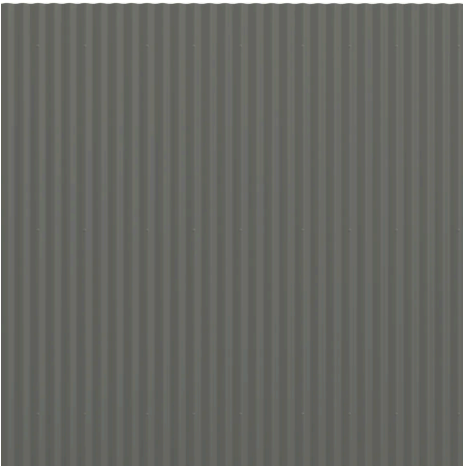
Scale : 1/1000 @ A3

Issue
1

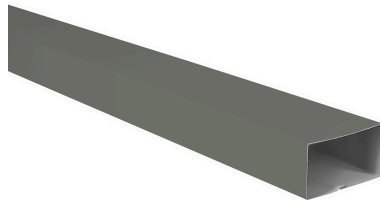
Schedule of external colours and materials
Proposed Family House for 5 portions DP590990 Lovett Bay 2105

MAIN HOUSE

Roof, awnings: corrugated steel, Colorbond Woodland Grey
Walls to sill ground floor: corrugated steel, Colorbond Woodland Grey



Gutters, flashings and down pipes: colour matched to Colorbond Woodland Grey



Walls above sill ground floor to eaves: fibre cement, natural grey



FZ stainless steel shutters and tracks to all windows and doors: stainless steel, silver/grey



Doors, windows frames and reveals (behind shutters): ironbark hardwood, pink/brown



Window and Door glass: toughened glass, clear

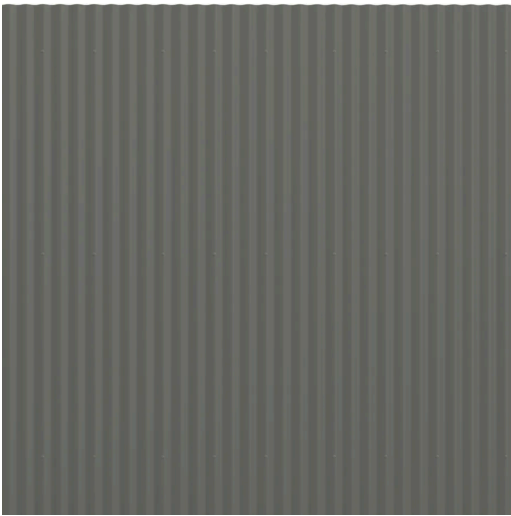


Subfloor perimeter closure: natural weathered sandstone, range from sand to grey

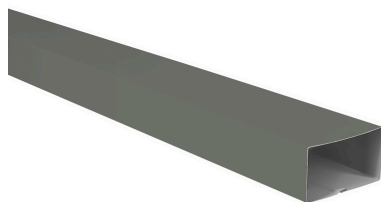
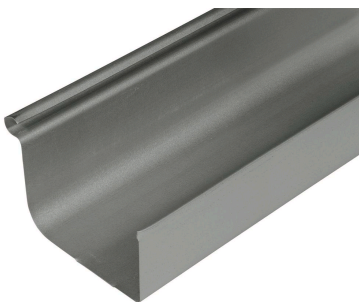


STUDIO

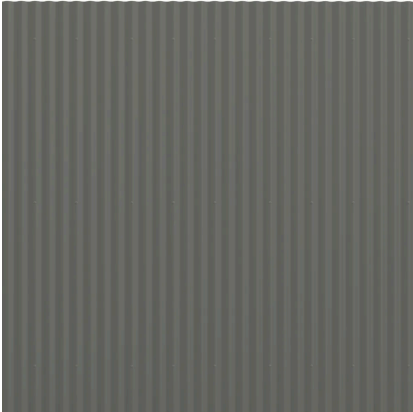
Roof, awnings: corrugated steel, Colorbond Woodland Grey



Gutters, flashings and down pipes: colour matched to Colorbond Woodland Grey



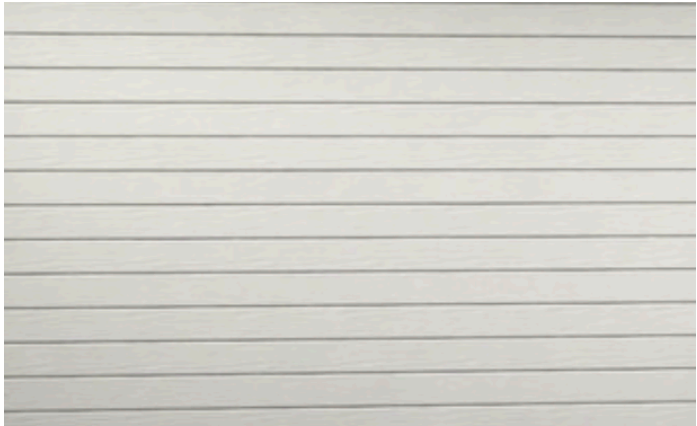
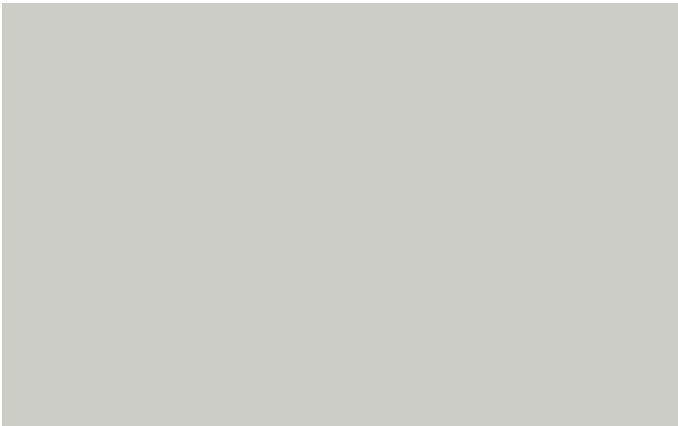
Walls to sill ground floor: corrugated steel, Colorbond Woodland Grey



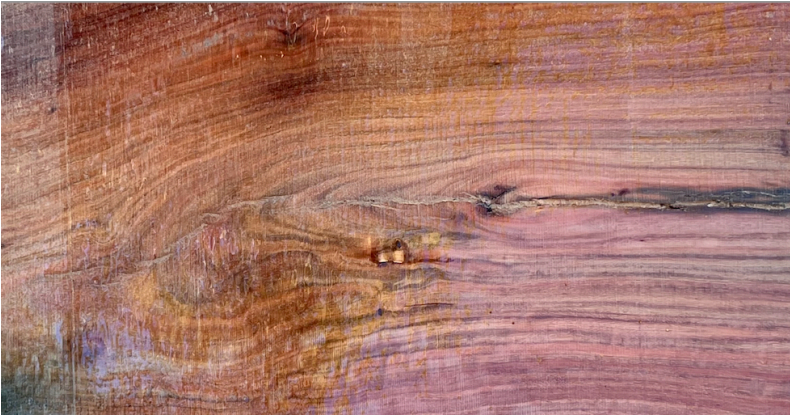
Walls above sill ground floor to eaves: fibre cement, natural grey



Steel shutters and tracks to all windows and doors: to match Colorbond Southerly



Doors, windows frames and reveals (behind shutters): ironbark hardwood, pink/brown



Window and Door glass: toughened glass, clear



Perimeter to concrete slab floor edged in sandstone: colour range from sand to grey

