

Site Analysis Notes

Site plan shows existing easements and setback controls.
Please refer Area Plan for site area, gross floor area and plot ratio calculations.

Optimal location and orientation for majority of new buildings is facing Boolimba Cres in similar location to existing duplexes proposed for replacement. This area comfortably accommodates two groups of four dwellings that are expressed with similar red brick architecture and gabled roofs as the existing duplexes. A separate free-standing single storey houses addresses Mindarie Street in a similar location to the already demolished house that it will replace.

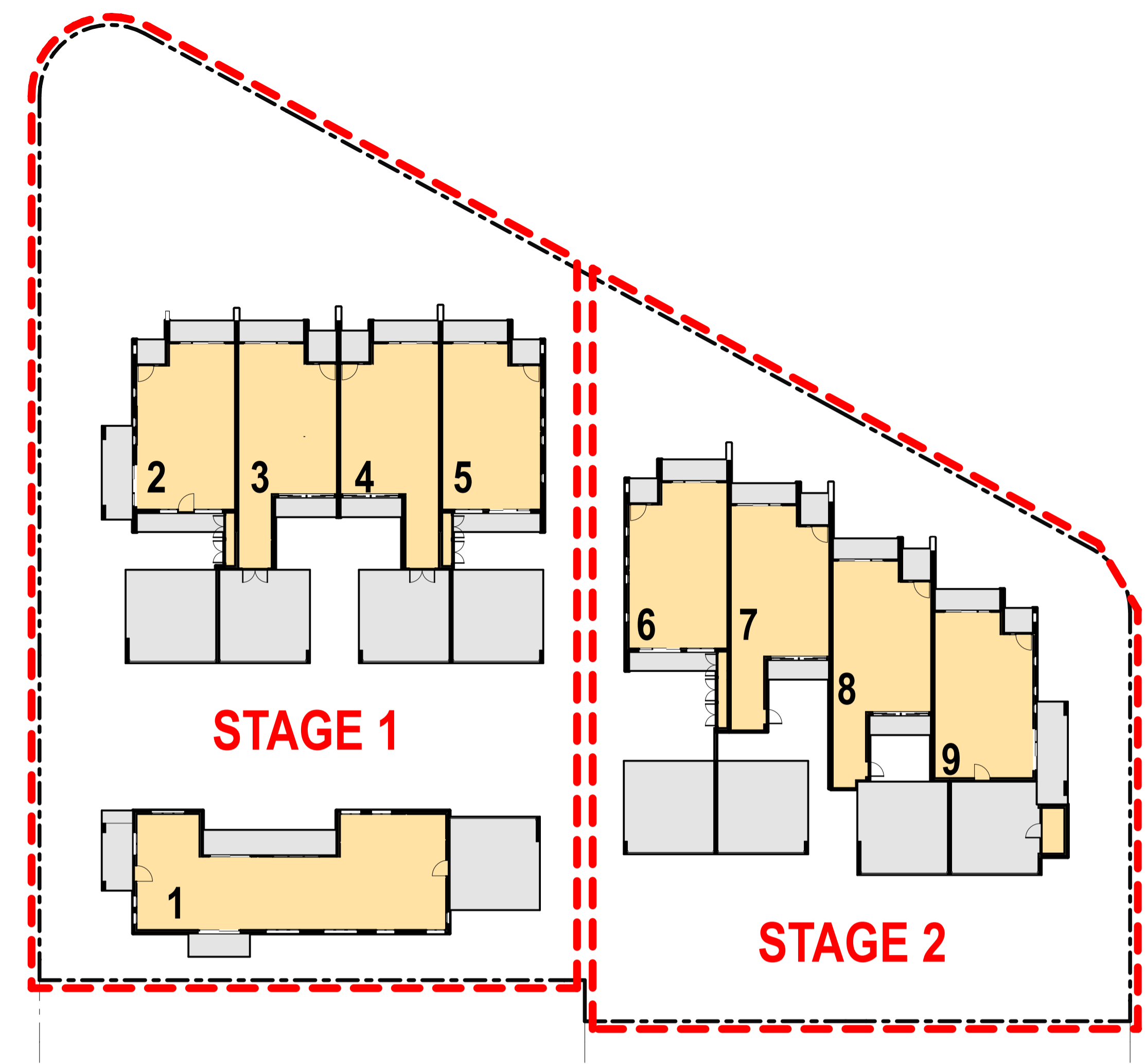
All houses have front doors and porches addressing the street and more than one area of private open space. All houses have optimal passive solar orientation and design which has resulted in energy ratings of between 6.5 and 7.0 stars. The proposed short, efficient driveway design from the two side streets minimises amount of site coverage for vehicle manoeuvring and thus maximises area for planting.

The single high value regulated tree on site is proposed for retention and some non-regulated existing trees are also proposed for retention. The high proportion of planting area, together with the proposed planting scheme will contribute positively to the existing streetscape of the area. Please refer Landscape Plan for details.

Key to Courtyard Wall and Fence Types

All heights are from finished ground level

- PF-1200 = Picket Fence 1200 high, 'Modwood' vertical pickets and rails 70% solid
- SL-1500 = Slatted fence 1500 high, powder coated metal horizontal slats 70% solid
- SL-1800 = Slatted fence 1800 high, powder coated metal horizontal slats 70% solid
- BW-1500 = Brick Wall 1500 high, face brickwork to match main buildings
- BW-1800 = Brick Wall 1800 high, face brickwork to match main buildings
- BW-2100 = Brick Wall 2100 high, face brickwork to match main buildings
- TF-1800 = Timber Paling fence 1800 high, lapped timber boards with metal capping



2 Staging Plan
1:250

Staging Timing Notes:
The stage 1 commencement is ASAP once the DA is approved.
We anticipate a construction period of six months for stage 1 to complete and say the commencement of stage - 2 shall be around July 2015.

Drawing Index - DA

Drawing No:	Description
DA01	Site Plan, Site Analysis and Staging Plan
DA02	Area Plan
DA03	Ground Floor Plan
DA04	Ground Floor Notification Plan
DA05	First Floor Plan
DA06	First Floor Notification Plan
DA07	Demolition Plan
DA08	Sections and Elevations
DA09	Elevations
DA10	Composite Street Elevations
DA11	Shadow Diagrams

1 Site Plan
1:200

DA 1 Issue	DA Issue Details	28-07-14 Date	BC/BB Drawn	PL Approved
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PROJECT: Boolimba Crescent Housing
 SITE: Blocks 20, 22, 23, 24, 25 Section 39, Narrabundah ACT
 CLIENT: ACT Community Services Directorate

PROJECT NO: 1403
 FILE: 1403 Boolimba DA1.pln
 SCALE: As Shown @ A1

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