



# STUDIO LEITH

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.



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## 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

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





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Are my development ideas permissable on this site?

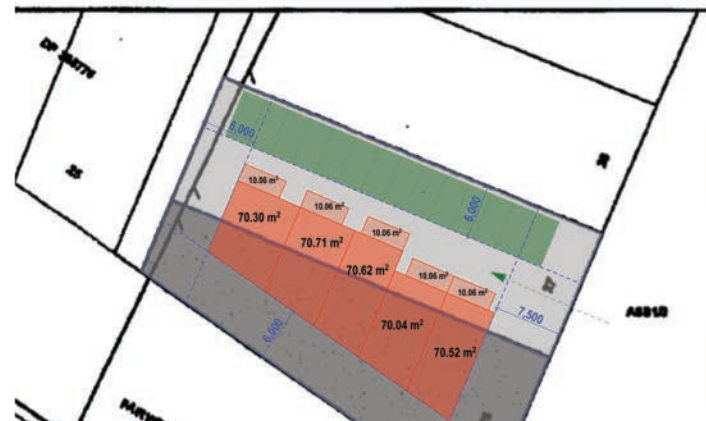
Can I fit the floor space I require to meet FSR guidelines?

How many residential dwellings/units will we achieve?

”

1,289.33 m<sup>2</sup>  
676.05 m<sup>2</sup> 613.29 m<sup>2</sup>

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



Wyong  
Sewer

Lot 281

Legend

SEWER

APPROX  
GAS LOCATION

STANDARD  
KERB & GUTTER

\*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)

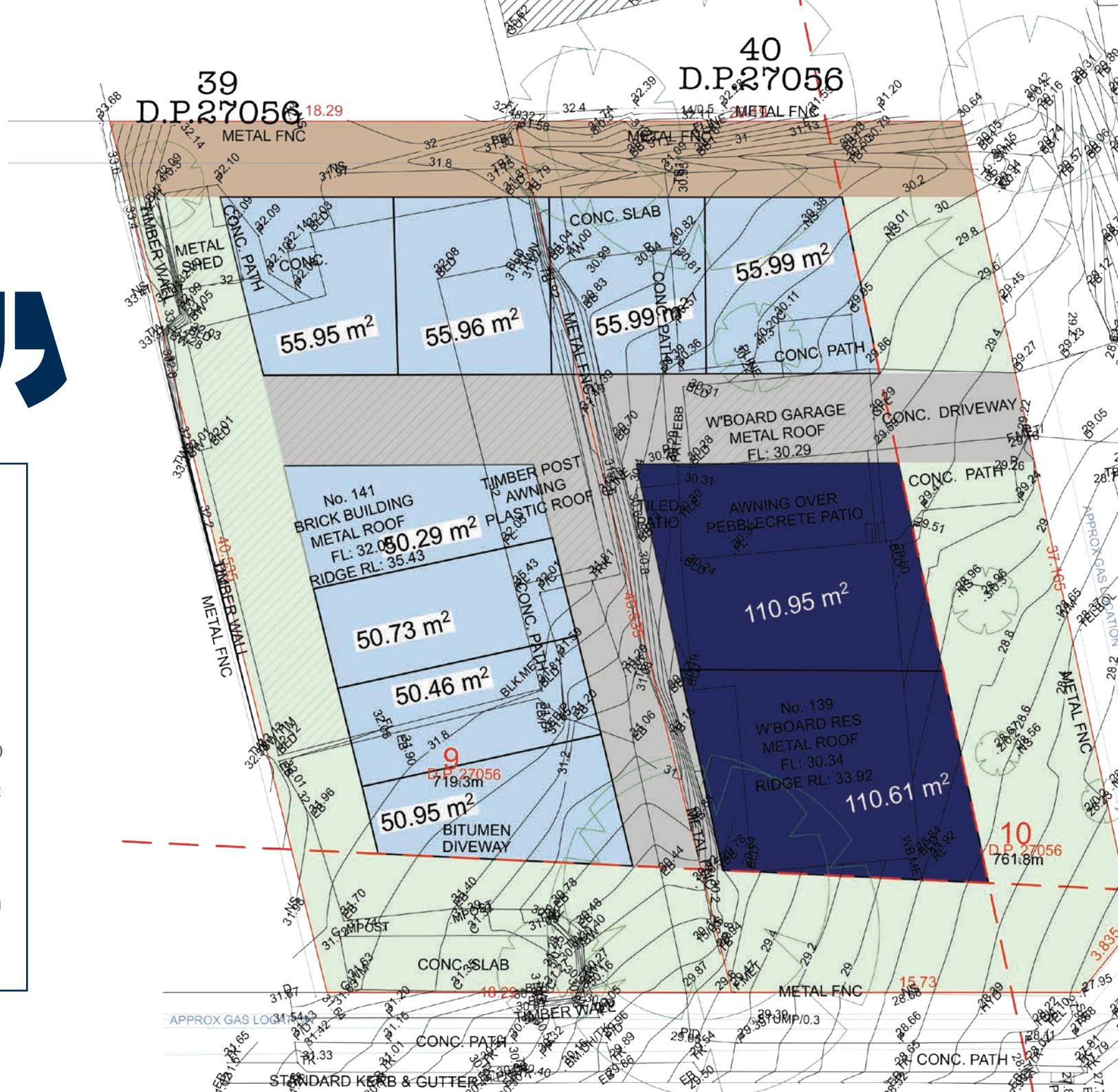
\*25% SOFT LANDSCAPING

\*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 ENCROACH 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



## 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



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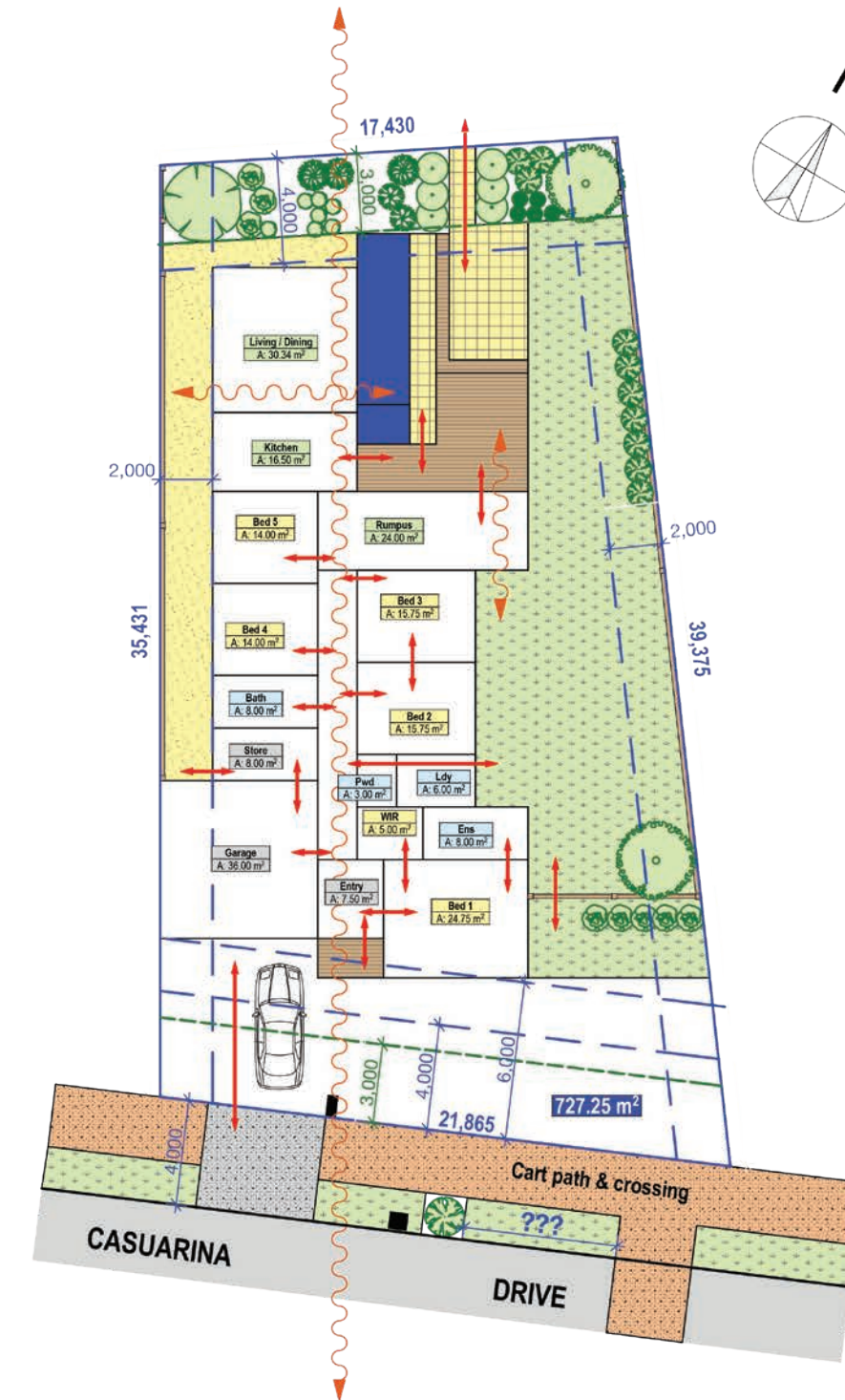
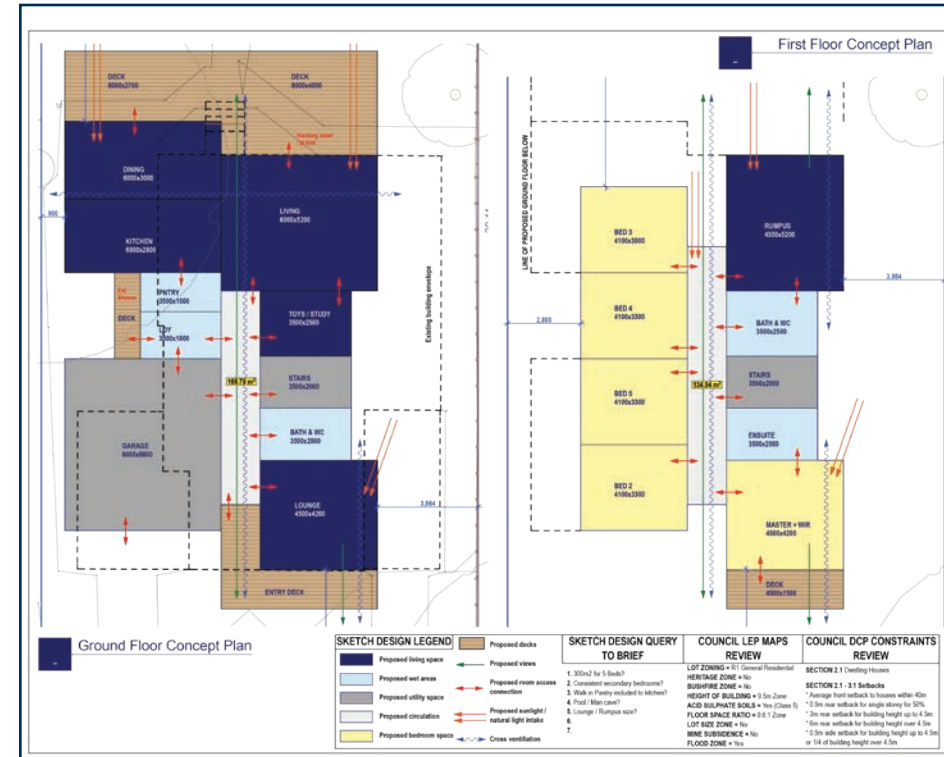
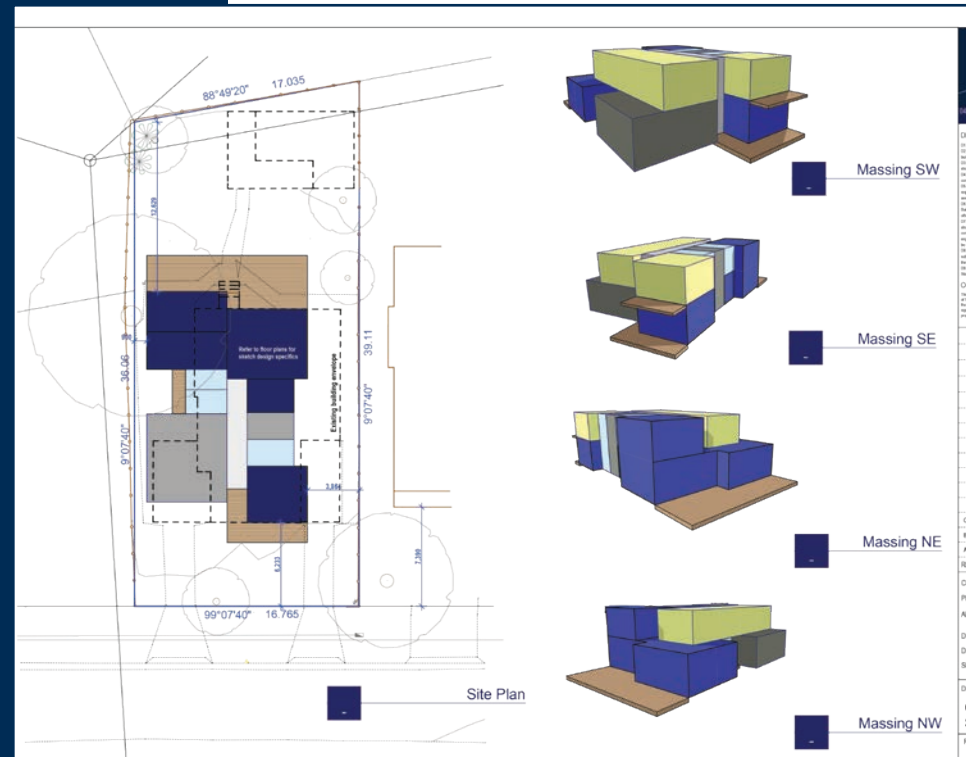
What is passive architectural design?

We need 4 beds, a study, 2 baths and 2 living areas. What can we achieve?

How can we open up these existing living spaces to the rear yard and what if the kitchen went here?

I can't visualise the layout in 3D.

”



STAGE 1

## SKETCH DESIGN

- Client briefing meeting
- Site visit for design analysis
- Concept planning of accommodation
- Concept massing of built form
- Application of authority code constraints



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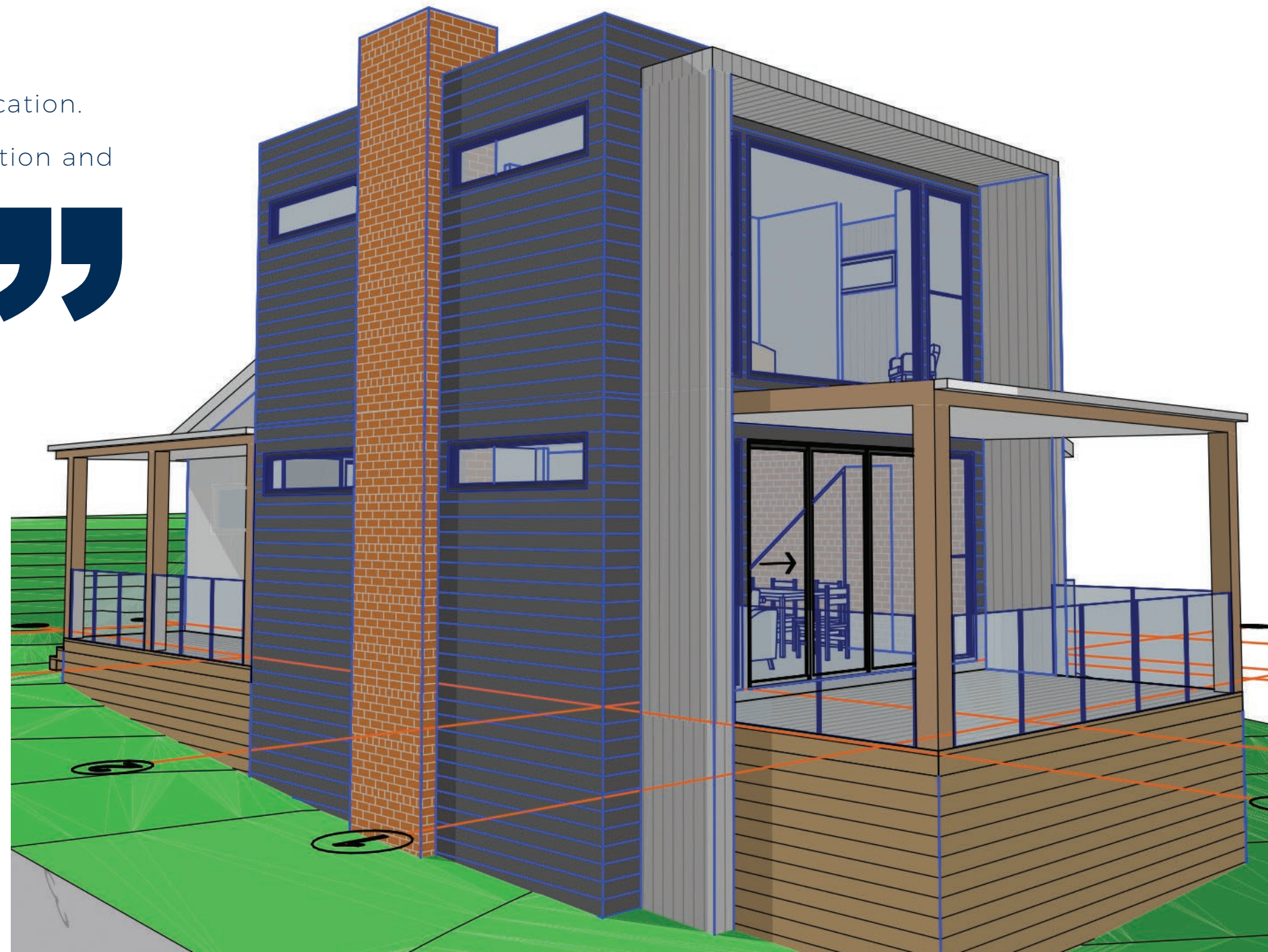
We like this style of building form.

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

- 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



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Why does the engineer need a post there & how do we integrate?

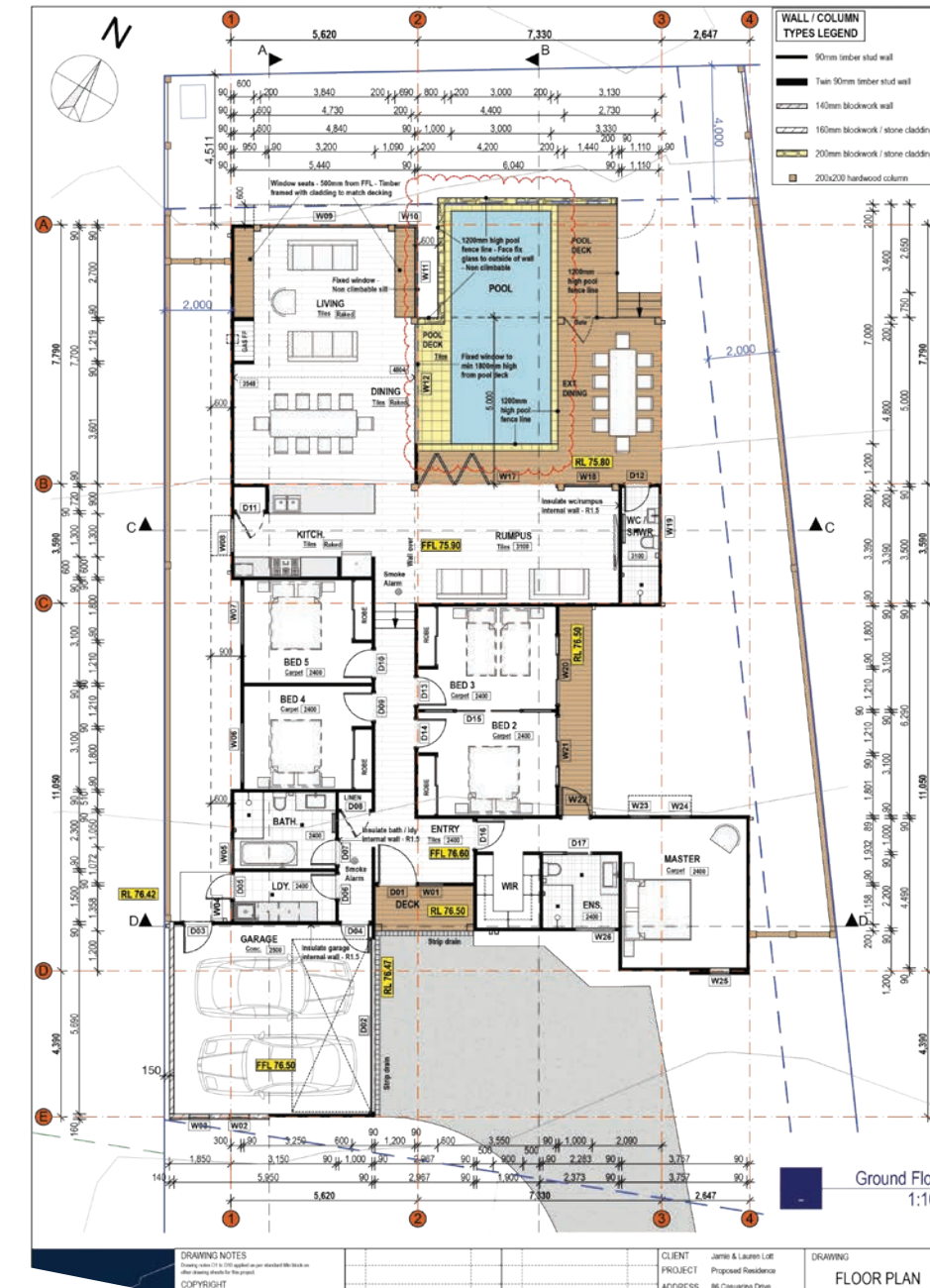
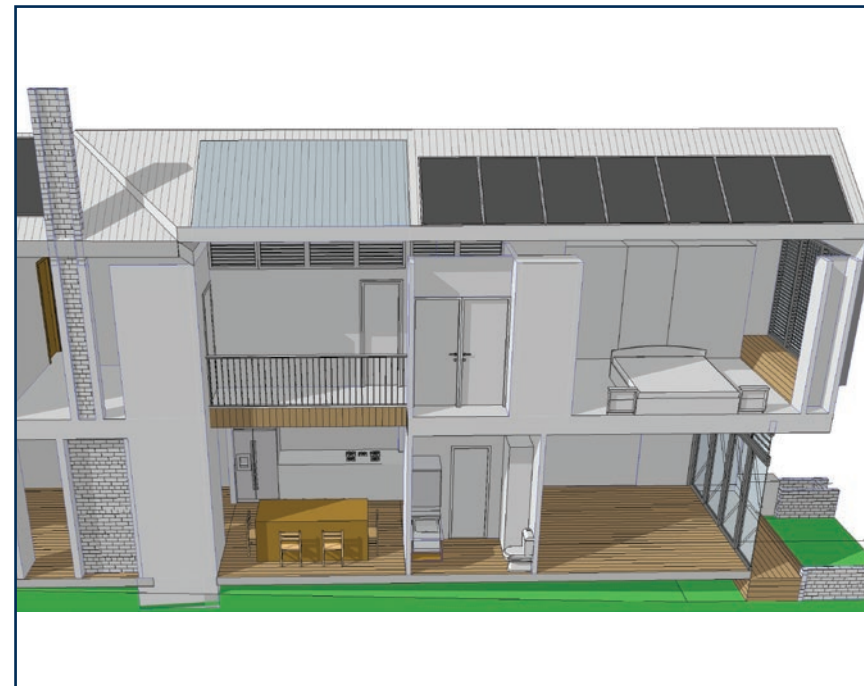
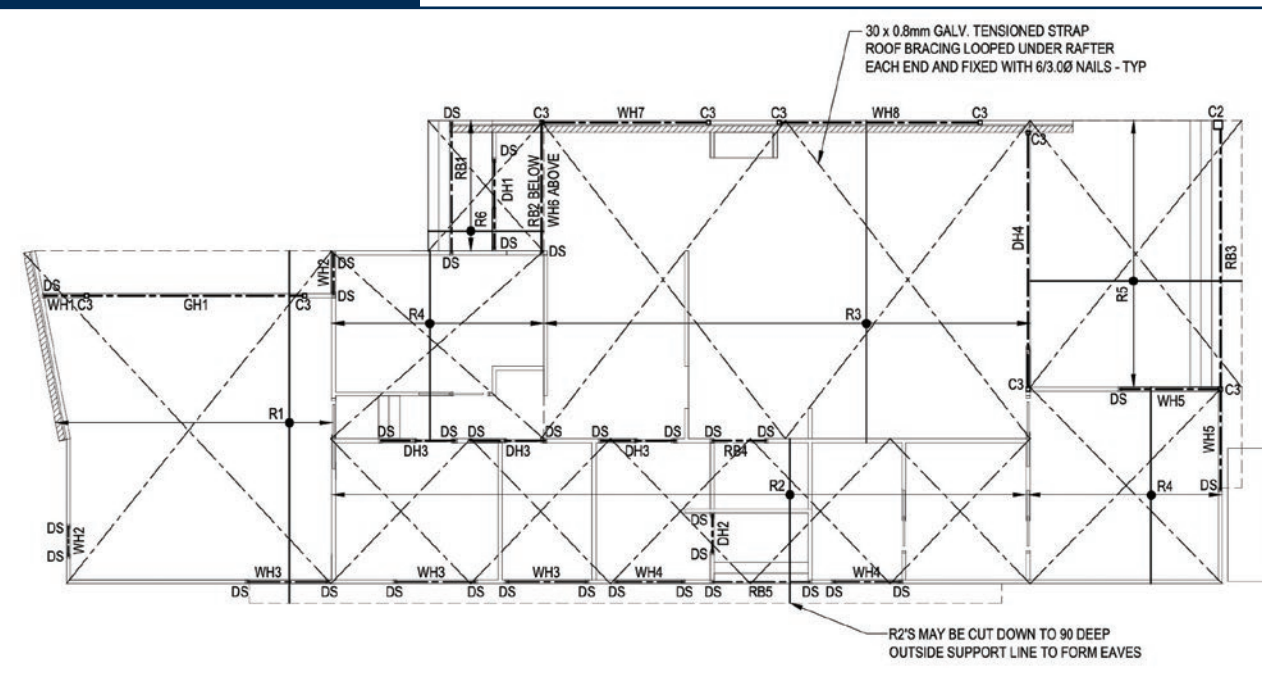
Will the roof and floor construction affect ceiling heights?

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 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



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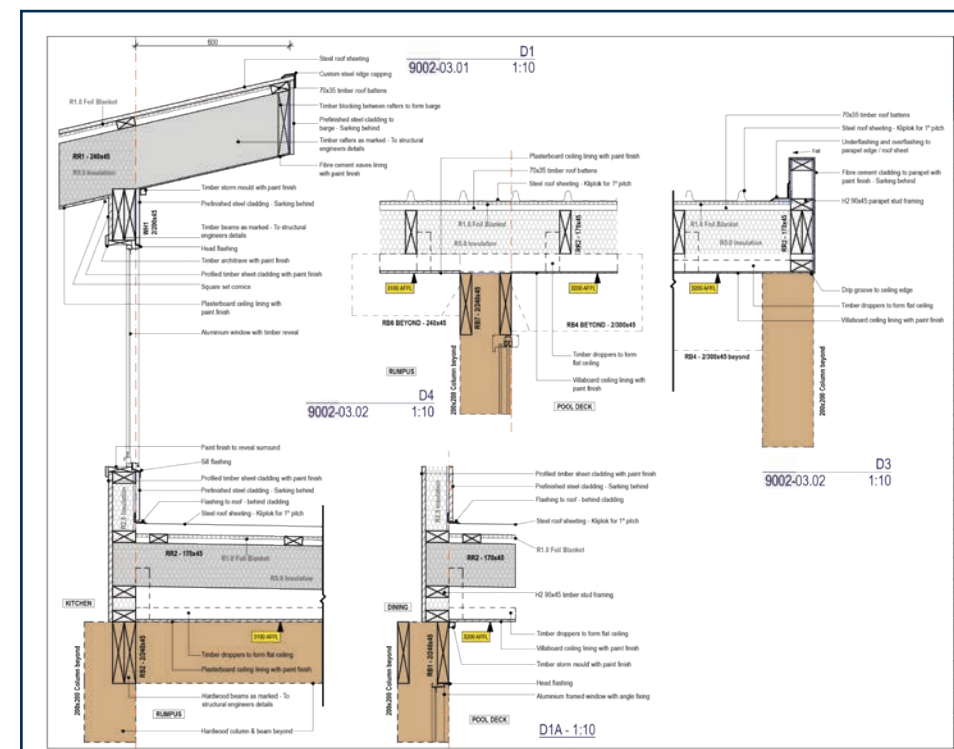
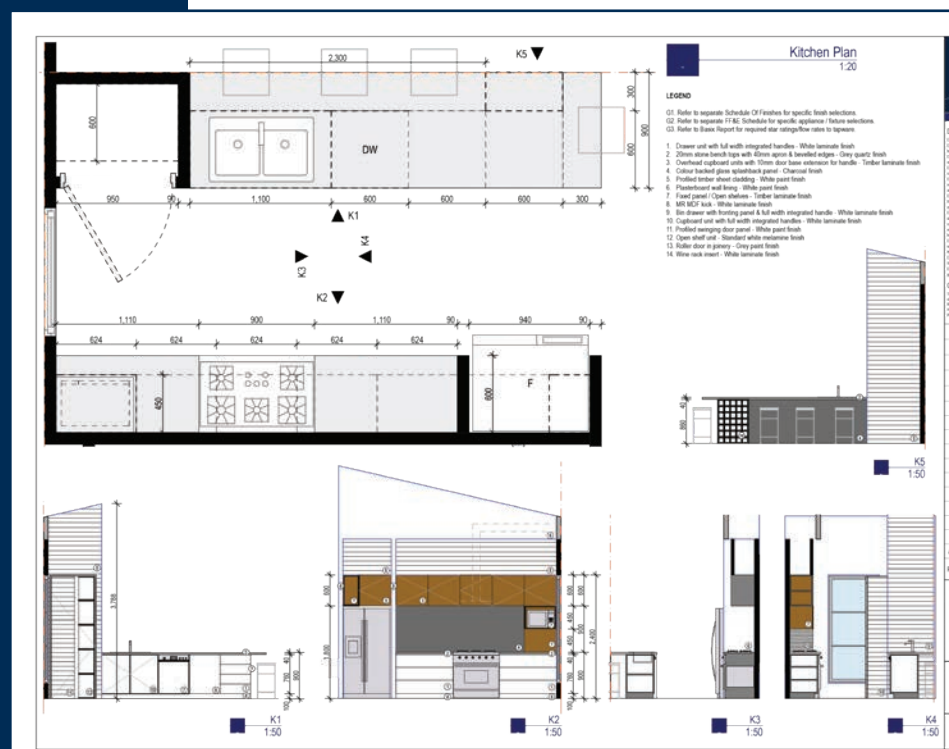
Dark benchtops with this joinery finish will look excellent.

I've always preferred drawers to cupboards in my kitchen.

Can we use timber flooring as the ceiling lining as well?

Builder: How do we design this hardwood connection?

”



STAGE 4

## DETAILED DESIGN

- Interior design of kitchens, bathrooms and joinery
- Door and window schedules
- Integration of hydraulic, electrical and mechanical
- Wall, floor and roof construction details
- Finishes schedules and fixture selections



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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?

”



STAGE 5

## DESIGN MANAGEMENT DURING CONSTRUCTION

- 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





## CASE STUDY 01

### VINTAGE RESIDENCE

**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.





## CASE STUDY 02

### NORAVILLE RESIDENCE

**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.





## CASE STUDY 03

### WYONG RESIDENCE

**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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