

Design Report
The Riverview Luxury
Draft document

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Project Description

Situated in Wynyard 16 Km west of Burnie, Tasmania, the site offers direct water frontage at the mouth of the Inglis River. Co-located on the site is an existing low rise motel block. The developers intend to continue the current operation of the motel whilst developing the west portion of their site.

The new development comprises of eight, two story townhouses with associated car-parking, car ports and open space. It is intended the townhouses will be sold individually 'off the plan'. Owners will have the choice to occupy, rent or enter into an agreement with the hotel operators to rent out their townhouses as serviced apartments.

The Townhouses are deemed to be Class 3 by the Building Surveyor.

Disclaimer: The finishes and selected products as detailed in this building specification may be subject to substitution for an equal or better quality product of similar style, functionality or aesthetic appeal.

Planning and layout

The townhouses will be simple, elegant and have a timeless aesthetic attractive to a wide range of potential buyers. Materials and finishes will be high quality, robust and require minimal on-going maintenance.

The townhouses are two storey with party walls. To the north the townhouses look onto the water, parking is provided in carports (one per townhouse) on the south and an open visitors' car-park to the east. There are two townhouse types:

Type One

The end two townhouses (west and east) are two storey with 3 bedrooms. The ground floor is a generous open plan with one separate room (bedroom/ office / study) to the south which looks out to a private landscaped courtyard. A bathroom with natural light and ventilation is provided to the north incorporating laundry facilities. The kitchen opens to the living dining area and a terrace to the north opens onto private north facing gardens. Upstairs there are two bedrooms with en-suites. A large void connects the floors and from the top floor one can look down into the ground floor living area.

Type Two

To maximize the potential occupancy, dual entries have been formed to these townhouses. This enables the top floor to be occupied independently from the lower floor, thus doubling the potential number of parties occupying the Townhouses on a 'serviced apartment' basis.. The ground floor is the same as for Type One. Upstairs there are a few planning options incorporating a large open plan area, one bedroom, one bathroom and a feature free standing spa bath looking over the river view. The central utility zone can be configured as a bar, kitchenette, office, robes or storage cupboards. A second bedroom zone can be created in the open plan area using screening and/ or furniture.

The townhouses are two storey with party walls. To the north the townhouses look onto the water, parking is provided in carports (one per townhouse) on the south and an open visitors' car-park to the east. To maximize the potential occupancy of the Townhouses, dual entries have been formed to townhouses 2 to 7. This enables the top floor to be occupied independently from the lower floor, thus doubling the potential number of parties occupying the Townhouses on a 'serviced apartment basis.

The ground floor is a generous open plan with one separate room (bedroom/ office / study) to the south. A small bathroom is provided incorporating laundry facilities. A kitchen opens to the living dining area and a terrace to the north opens onto private north facing gardens. Upstairs there are potentially 4 planning options incorporating two bedrooms, one bathroom and secondary spaces configured as spa bath, lounge, kitchenette or walk-in robe depending on the option.

building structure and fabric

It is intended the construction method of the Townhouses match the local building expertise and capacity with the possibility of major components being pre-fabricated elsewhere in Tasmania.

The party walls will be fire-rated and achieve excellent acoustic separation. As the floors may be independently occupied, they will require commercial level fire rating and also offer good acoustic separation.

The building will achieve 4.5 star energy efficiency as required by the BCA

Base-building construction is:

- slab on ground
- party walls are plasterboard
- timber framing with thermal and acoustic lining
- fire rated for class 3 building as per BCA
- intermediate floor in timber with fire rating achieved with multiple layers of plasterboard
- sheet flooring on resilient mounts to limit foot-fall noise to lower floor
- timber stair construction
- timber trussed roof supported off the party walls
- metal deck roof cladding- Colourbond "Dune"
- square profile fascia gutter- Colourbond steel in "Dune"
- zincalume steel leaf guards – Colourbond "Dune"
- downpipes Colourbond steel "Dune"
- timber framed balcony, Merbau timber decking, timber deck to ground floor
- roof system to achieve minimum total R value of 4.3
- wall system(s) to achieve minimum total R value of 2.4

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facade and cladding

Glazing types are set to conform to the BCA Part J requirements.

- North windows will be Viridian comfort plus neutral high performance glass (low e)-min 6mm thick
- south widows will be Viridian comfort plus neutral high performance glass (low e) min 6mm thick
- A Velux electric openable double glazed roof widow is supplied to each Townhouse.
- Bedroom windows to the south have Capral 35 series awning windows with powder coat finish in bronze pearl matt
- Glass sliding doors Capral Series 898 on ground and top level balcony
- The slatted screening shown on the elevations is a Luxalon adjustable sliding shutter system, powder coated aluminium , 2400mm high and 900mm wide in a Ultriva Bronze Pearl matt finish
- The balconies have a fixed balustrade of the stainless steel and cable.
- Roofing, guttering and flashings are Colourbond in colour of "Dune".
- East and west end walls to have Colourbond cladding in colour of "Dune"
- Balcony is Merbau timber decking 90 x 18mm with 3mm gaps

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Internal finishes

- Ground floor polished concrete, with Sikafloor PU coating
- Painted plasterboard ceilings, upstairs ceilings to rake between roof trusses – whisper white half strength
- hardwood timber stair and Matco stainless steel handrail
- timber door frames with timber doors, painted
- Edwardstown Carpets Woven Wire Rope carpet solution dyed nylon broadloom loop pile
- Tarkett Acczent Compact-Concrete flexible vinyl floor covering to first floor bathroom areas
- brown-out internal blinds to all windows
- glare control (mesh) blinds to the northern windows in addition to the brown-out
- Inlight – Linea T5 21/39W internal discrete ambient lighting- three along main townhouse wall
- Recessed down lighting-brushed chrome casing

bathrooms

- Laminex wall panels
- Frameless fully toughened silver quality twin coated glass mirrors, with arised ground and polished edges in aluminium framing
- built in shallow wall cabinet behind mirror
- frameless shower screen
- walk in shower (no separate base)
- vitreous china, dual flush, close coupled toilet suite (water saving) (See Bathroom fixtures / Fittings for detail)
- vitreous china basin (See Bathroom fixtures / Fittings for detail)
- good quality tap wear (See Bathroom fixtures / Fittings for detail)
- Merbau timber platform in bath area

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kitchens

- Quarella reconstituted quartz stone bench tops-“Blanco Paloma”
- Dura-panel nano technology laminate door fronts with ABS edging
- Laminex Flint white for first floor kitchenette
- overhead cupboards against wall
- pull-out vertical pantry cupboards
- Hafele heavy duty hinges and door sliders, self closing, soft close.
- Hafele cutlery inserts
- Dual Stainless steel sink
- Electric cook top
- Under bench oven

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building services

- Open fire wood fireplace, with Jetmaster or Heatmaster A650 fireplace insert provided on the ground floor, with built in wood holding receptacle
- Panasonic Reverse cycle split system air conditioner in units 1 & 8, and one on each level in townhouse 2-7
- Panel Heaters in bedrooms – Nobo Slimline 2236 x 400 white finish
- Electric 315 Litre hot water cylinders

landscaping

It is intended to work with the existing 'bush' feel at the south- west end of the property in establishing the look and feel of the southern carports and entries. The new roadways are crushed rock (Lilydale toppings or local equivalent). The carports, which incorporate a store at one end, are timber framed with colour bond roofing.

The Northern gardens will be lawn with low height boundary fences. The fences will be an important interface to the riparian reserve and will be designed to enhance the boardwalk/ nautical feel of the area. Plantings within this front area will create a delineation of boundaries as well as discrete screening, without blocking the view to the river.

Appendix 1-Product Information

Links to product websites

Product: Glass Sliding Door Systems and glass awning windows

Brand: Capral

Info/ Website: <http://www.capral.com.au/>

Product: Panelling for cabinetry in kitchens

Brand: DuraPanel

Info / Website: <http://bbpau.com/E-Catalogue/DuraPanel.pdf>

Product: Carpet in bedrooms and first floor area

Brand: Edwardstown Carpets

Info / Website: http://www.selector.com/company/Edwardstown_Carpets/apn/200904073/Woven_Wire

Product: Kitchen Cabinetry Hinges and drawer inserts

Brand: Hafele

Website: <http://www.hafele.com/au/products/6641.asp>

Product: Discrete Wall lighting feature

Brand: Inlight – Linea Lights- T5 21/39w

Info/Website: <http://www.inlite.com.au/>

Product: Fire Place Insert

Brand: Jetmaster

Website: http://www.jetmaster.com.au/page/jetmaster_open_fireplaces_wood_or_gas.html

Product: External sliding shutters

Brand: Luxalon Sliding Shutter System

Info / Website: <http://www.specifier.com.au/articles/31207/Luxalon-Sun-Louvre-Systems-Innovative-Solutions-for-Natural-Climate-Control.html?cid=4197>

Product: Quartz Reconstituted Stone Bench Tops for Main Kitchen

Brand: Quarella

Info / Website: <http://www.quarella.com.au/Quarella/ProductInfo/Quartz.aspx>

Product: Coating for concrete floors on ground level

Brand: Sika

Info/ Website: http://www.sika.com.au/cmc/Datasheets/tds/SikafloorPU_TDS.pdf

Product: Floor covering in upstairs bathroom

Brand: Tarkett

Info / Website: <http://www.tarkett-commercial.com/>

Product: Skylight

Brand: Vellux

Info / Website: <http://www.velux.com.au/products/skylights/electric/>

Product: Glazing

Brand: Viridian

Info / Website: <http://www.viridianglass.com/Products/comfortplus/default.aspx?ProductType=Specifier>