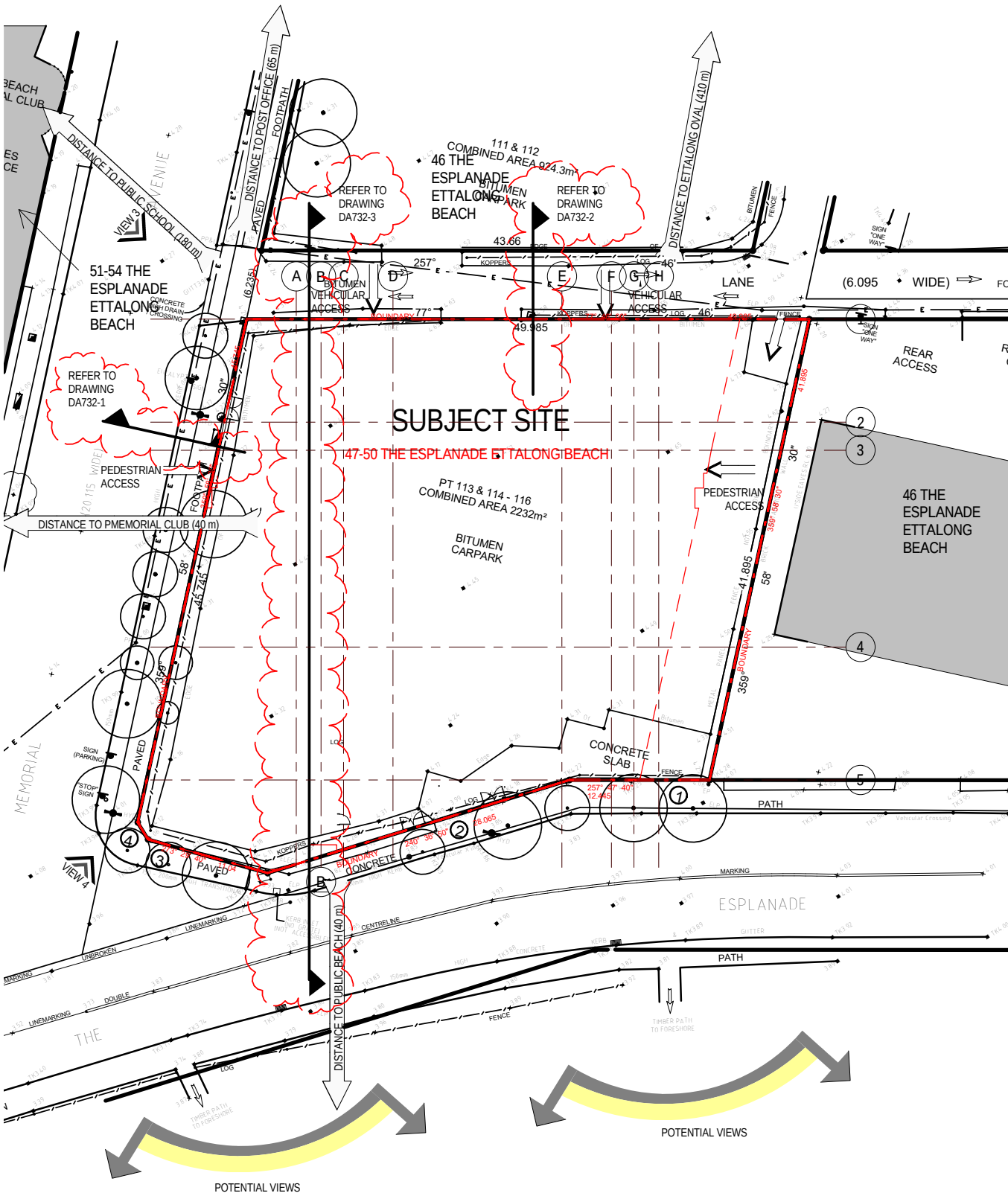


DRAWING NO.	DRAWING NAME	REVISION
DA 000	COVER SHEET	B
DA 001	SITE PLAN AND SITE ANALYSIS	B
DA 100	BASEMENT FLOOR PLAN	A
DA 101	GROUND FLOOR PLAN	B
DA 102	UPPER GROUND FLOOR PLAN	B
DA 103	LEVEL 01 FLOOR PLAN	B
DA 104	LEVEL 02 FLOOR PLAN	B
DA 105	LEVEL 03 FLOOR PLAN	B
DA 106	LEVEL 04 FLOOR PLAN	B
DA 107	LEVEL 05 FLOOR PLAN	B
DA 108	LEVEL 06 FLOOR PLAN	B
DA 109	ROOF PLAN	C
DA 200	NORTH & SOUTH ELEVATIONS	C
DA 201	EAST & WEST ELEVATIONS	C
DA 300	SECTION A	B
DA 500	PRE + POST ADAPTABLE UNIT LAYOUT	A
DA 501	BASIX INFORMATION SHEET 1	A
DA 502	BASIX INFORMATION SHEET 2	A
DA 600	SHADOW DIAGRAMS - WINTER SOLSTICE	B
DA 601	SHADOW DIAGRAM - SUMMER SOLSTICE	B
DA 700	GFA CALCULATION	A
DA 701	SOLAR ACCESS PLAN (2 HOURS)	A
DA 702	VENTILATION DIAGRAMS	A
DA 703	SOLAR ACCESS PLAN (3 HOURS)	A
DA 710	PHOTOMONTAGE	A
DA 730	FINISHES SCHEDULE	A
DA 731	DETAIL SHEET	A
DA 732	SIGHT LINE DIAGRAMS	A
DA 1100.	BASEMENT FLOOR PLAN (COMPARISON SHEET)	B
DA 1101.	GROUND FLOOR PLAN	B
DA 1102.	UPPER GROUND FLOOR PLAN	B
DA 1103.	LEVEL 01 FLOOR PLAN (COMPARISON SHEET)	B
DA 1104.	LEVEL 02 FLOOR PLAN (COMPARISON SHEET)	B
DA 1105.	LEVEL 03 FLOOR PLAN (COMPARISON SHEET)	B
DA 1106.	LEVEL 04 FLOOR PLAN (COMPARISON SHEET)	B
DA 1107.	LEVEL 05 FLOOR PLAN (COMPARISON SHEET)	B
DA 1108.	LEVEL 06 FLOOR PLAN (COMPARISON SHEET)	B
DA 1109.	ROOF PLAN (COMPARISON SHEET)	B
DA 1200	NORTH & SOUTH ELEVATIONS (COMPARISON SHEET)	B
DA 1201	EAST & WEST ELEVATIONS (COMPARISON SHEET)	B
DA 1300	SECTION A (COMPARISON SHEET)	B

NOT TO SCALE

Drawing Title
COVER SHEET

47-50 THE ESPLANADE, ETTALONG BEACH, NSW 2257

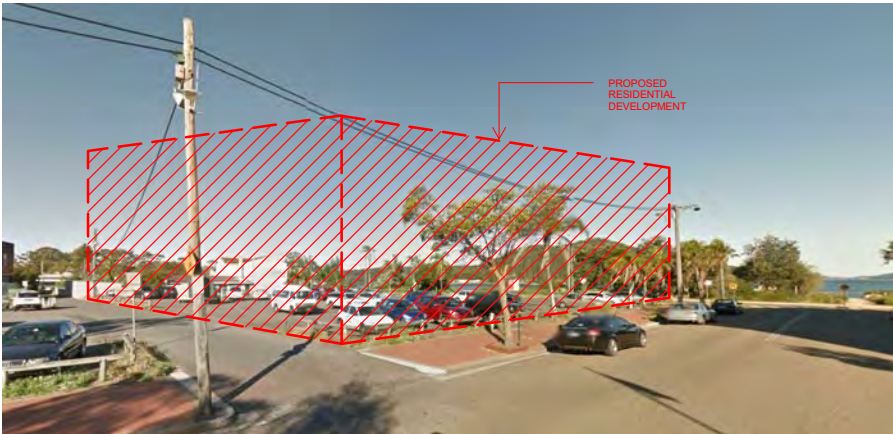


1 SITE ANALYSIS PLAN

1 : 500



2 AERIAL VIEW

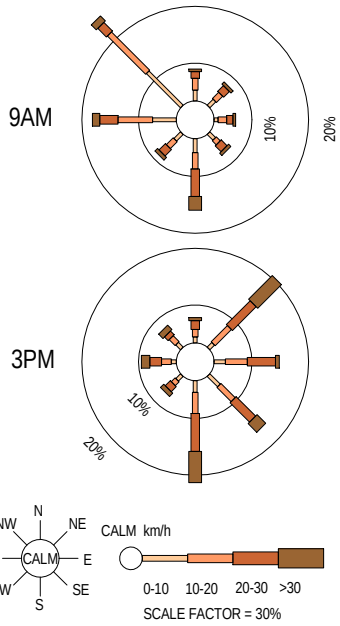


3 Memorial Ave



4 The Esplanade

WIND SPEED & WIND ROSE (ANNUAL)



REFERENCES

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S75W AMENDMENTS:
SIGHTLINE SECTION MARKERS ADDED

	27.03.17	General Amendments
A	16.02.17	Modification Submission
Rev.	Date	Description

Scale	2	4	6	8
m	1:200			
0				

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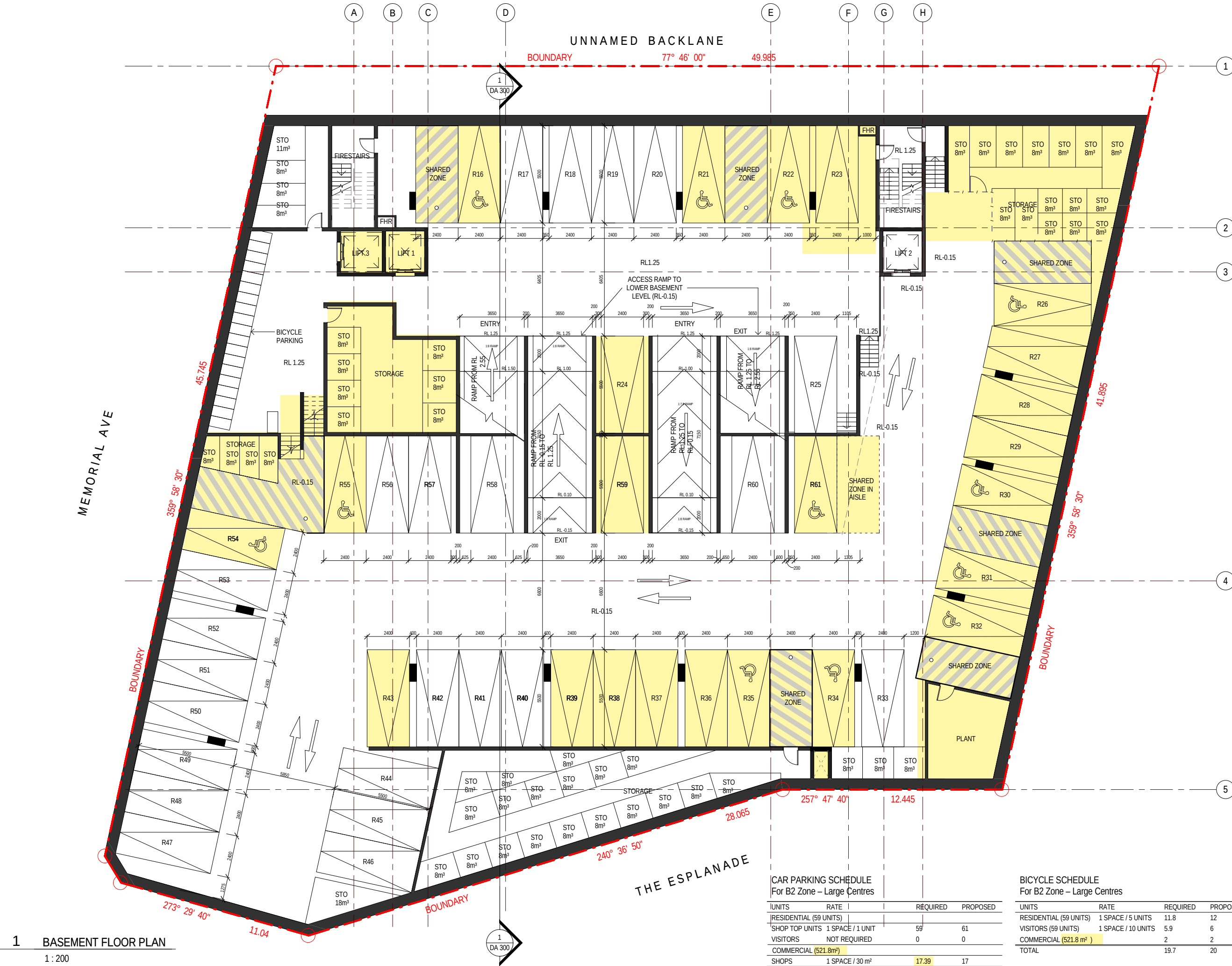
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title
SITE PLAN AND SITE ANALYSIS

S75W SUBMISSION

Job no.	Drawing no.	Rev.
J15304S	DA 001	B
Drawn by	Checked by	Date
PY/SM	ZC	FEB 2017



REFERENCES

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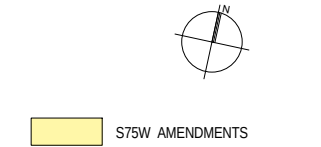
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S75W AMENDMENTS

S75W AMENDMENTS:

- STORAGE AREAS REVISED
- LIFT03 ADDED / LIFT 01 RELOCATED
- CARPARK LAYOUT REVISED
- CARPARK SCHEDULE REVISED
- GARBAGE ROOM ON BASEMENT REMOVED
- SECTION LINE RELOCATED

Rev.	Date	Description
A	16.02.17	Modification Submission

Scale
m 0 5 10 15 20
1:500

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Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH
Drawing Title
BASEMENT FLOOR PLAN

CAR PARKING SCHEDULE
For B2 Zone – Large Centres

UNITS	RATE	REQUIRED	PROPOSED
RESIDENTIAL (59 UNITS)			
SHOP TOP UNITS 1 SPACE / 1 UNIT		59	61
VISITORS (59 UNITS)			
VISITORS NOT REQUIRED		0	0
COMMERCIAL (521.8m²)			
SHOPS 1 SPACE / 30 m²		17.39	17
TOTAL		76.39	78

BICYCLE SCHEDULE
For B2 Zone – Large Centres

UNITS	RATE	REQUIRED	PROPOSED
RESIDENTIAL (59 UNITS)	1 SPACE / 5 UNITS	11.8	12
VISITORS (59 UNITS)	1 SPACE / 10 UNITS	5.9	6
COMMERCIAL (521.8 m²)		2	2
TOTAL		19.7	20

S75W SUBMISSION

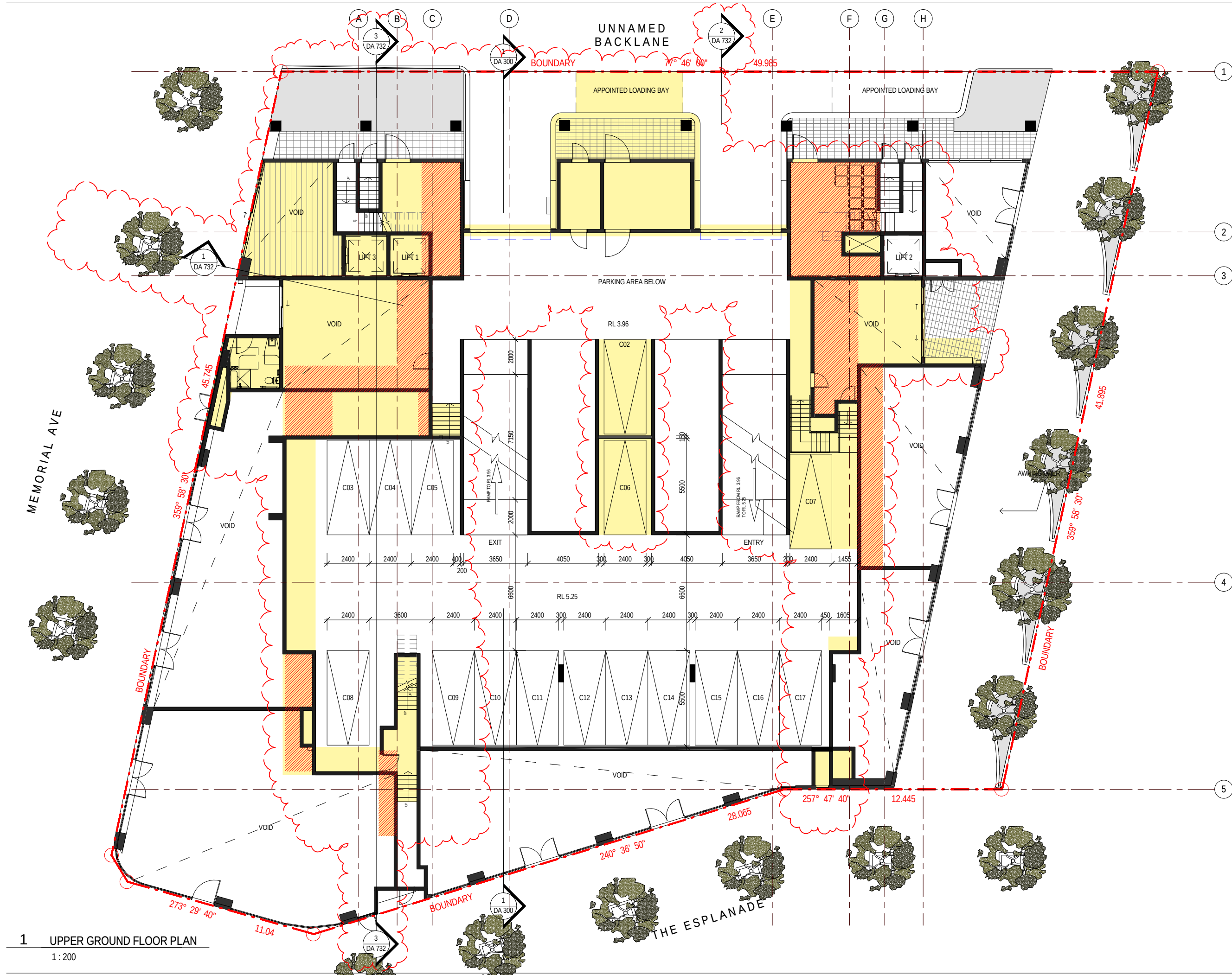
Job no.	Drawing no.	Rev.
J15304S	DA 100	A

Drawn by
Author

Checked by
Checker

Date
FEB 197

1 BASEMENT FLOOR PLAN
1 : 200



REFERENCES

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75W AMENDMENTS

AREA ADDED TO GFA

75W AMENDMENTS:

- RETAIL 1 CONVERTED TO PRIVATE LOBBY
- LIFT03 ADDED / LIFT01 RELOCATED
- CARPARK LAYOUT REVISED
- GARBAGE ROOMS REVISED / CARPARK EXHAUST REVISED
- COMMERCIAL AREAS REVISED
- CARPARK SCHEDULE REVISED
- ACCESSIBLE TOILET REVISED
- SECTION LINE RELOCATED
- MAILBOXES & INTERCOM ADDED

Rev.	Date	Description
B	27.03.17	General Amendments
A	16.02.17	Modification Submission

Scale

0 5 10 15 20

1:500

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PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title

UPPER GROUND FLOOR PLAN

S75W SUBMISSION		
Job no.	Drawing no.	Rev.
J15304S	DA 102	B
Drawn by	Checked by	Date
Author	Checker	FEB 2017



REFERENCES

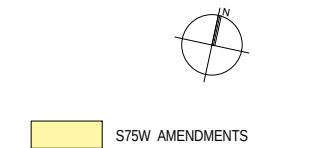
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S75W AMENDMENTS:

- RETAIL 1 CONVERTED TO PRIVATE LOBBY
- LIFT03 ADDED / LIFT01 RELOCATED
- CARPARK LAYOUT REVISED
- GARBAGE ROOMS REVISED / CARPARK EXHAUST REVISED
- COMMERCIAL AREAS REVISED
- CARPARK SCHEDULE REVISED
- ACCESSIBLE TOILET REVISED
- SECTION LINE RELOCATED
- SIGHTLINE DIAGRAM MARKERS ADDED

Rev. Date Description

A 16.02.17 Modification Submission

Scale
m 0 5 10 15 20
1:500

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Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title
**LEVEL 01
FLOOR PLAN**

S75W SUBMISSION		
Job no.	Drawing no.	Rev.
J15304S	DA 103	B
Drawn by Author	Checked by Checker	Date FEB 2017



REFERENCES

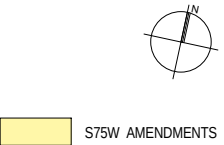
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S75W AMENDMENTS:

- UNIT 101 AREAS REVISED
- LIFT03 ADDED / LIFT01 RELOCATED
- SECTION LINE RELOCATED
- LIFT CORE /WASTE SHAFT & RECYCLE BIN ROOM REVISED
- SIGHTLINE DIAGRAM MARKERS ADDED

B	27.03.17	General Amendments
A	16.02.17	Modification Submission
Rev.	Date	Description
Scale m 0 5 10 15 20 1:500		

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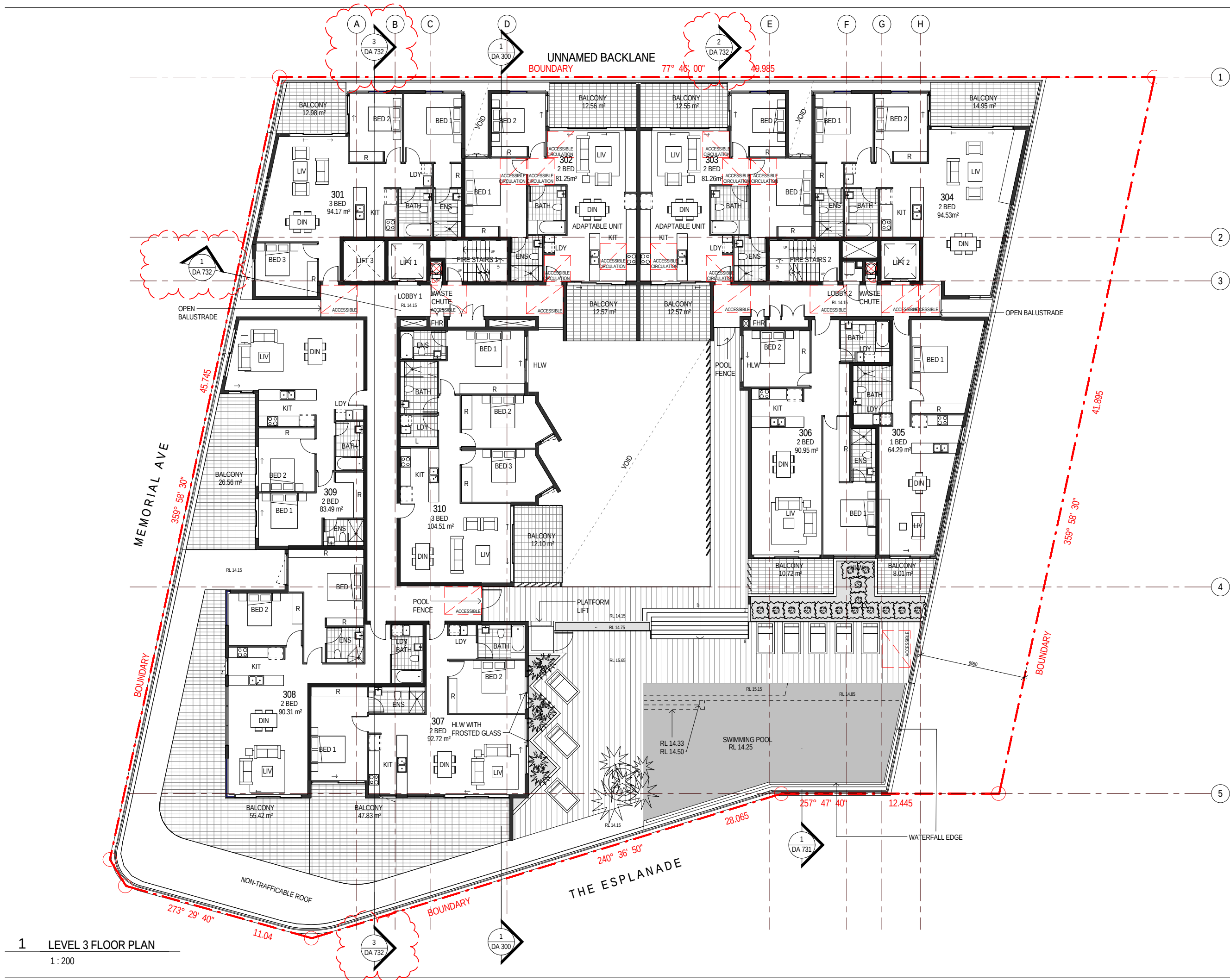
47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title

LEVEL 02

FLOOR PLAN

S75W SUBMISSION		
Job no.	Drawing no.	Rev.
J15304S	DA 104	B
Drawn by	Checked by	Date
Author	Checker	FEB 197



REFERENCES

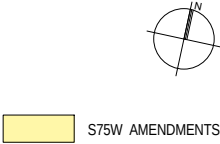
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S75W AMENDMENTS:

- UNIT 301-304 AREAS REVISED
- LIFT03 ADDED / LIFT01 RELOCATED
- STAIRCASE CORE REVISED
- UNIT 302 & 303 ENTRY REVISED
- WASTE SHAFT & RECYCLE BIN ROOM REVISED
- SIGHTLINE DIAGRAM MARKERS ADDED

B	27.03.17	General Amendments
A	16.02.17	Modification Submission
Rev.	Date	Description
Scale	0 5 10 15 20	
m	1:500	

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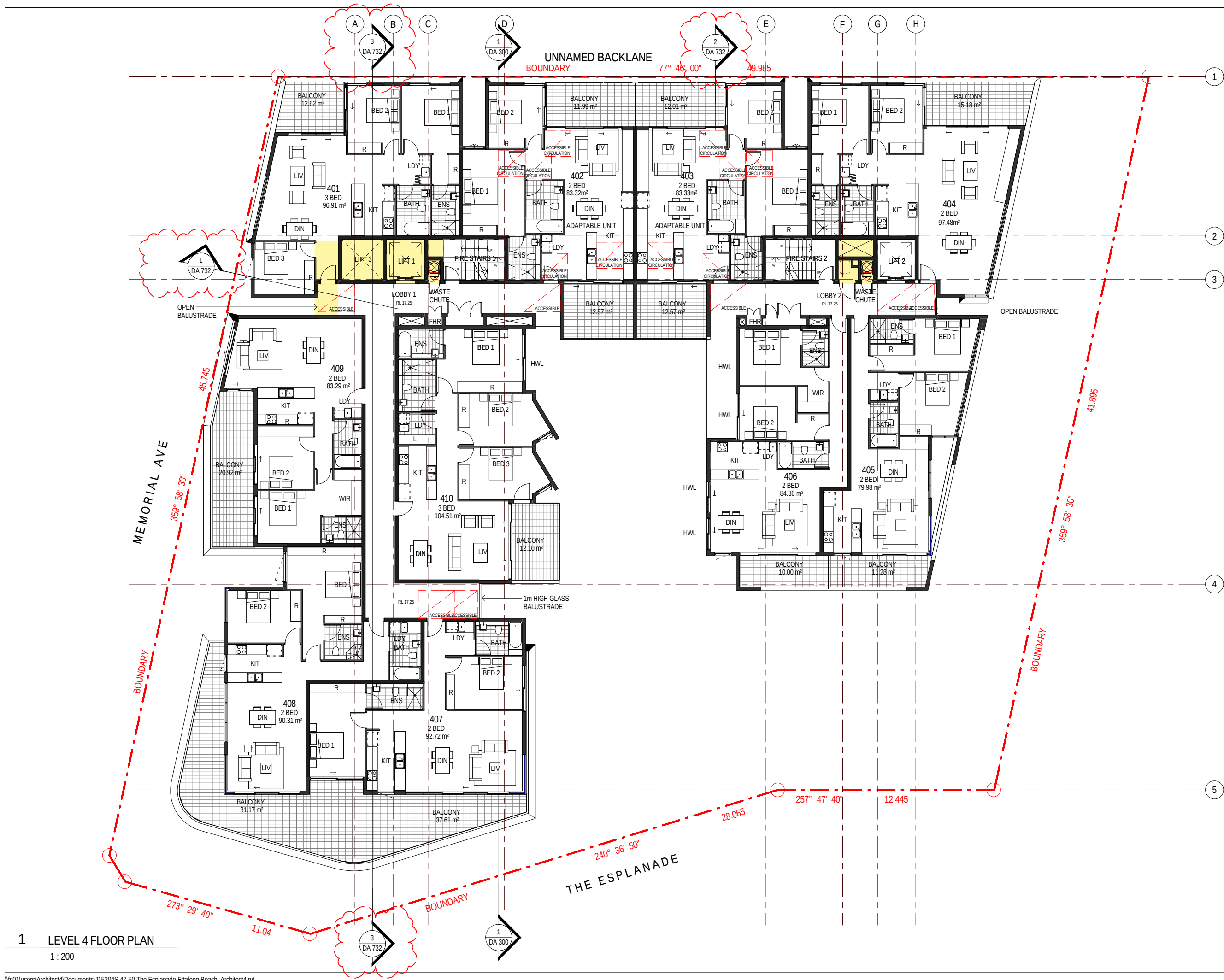
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Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH
Drawing Title
**LEVEL 03
FLOOR PLAN**

S75W SUBMISSION		
Job no.	Drawing no.	Rev.
J15304S	DA 105	B
Drawn by	Checked by	Date
Author	Checker	FEB 2017

1 LEVEL 3 FLOOR PLAN
1 : 200



REFERENCES

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S75W AMENDMENTS

S75W AMENDMENTS:

- UNIT 401 AREA REVISED
- UNIT 401 BED 3 WALL REVISED
- LIFT03 ADDED / LIFT01 RELOCATED
- LIFT CORE / WASTE SHAFT & RECYCLE BIN ROOM REVISED
- SIGHTLINE DIAGRAM MARKERS ADDED

B	27.03.17	General Amendments
A	16.02.17	Modification Submission
Rev.	Date	Description
Scale	0 5 10 15 20	
m	1:500	

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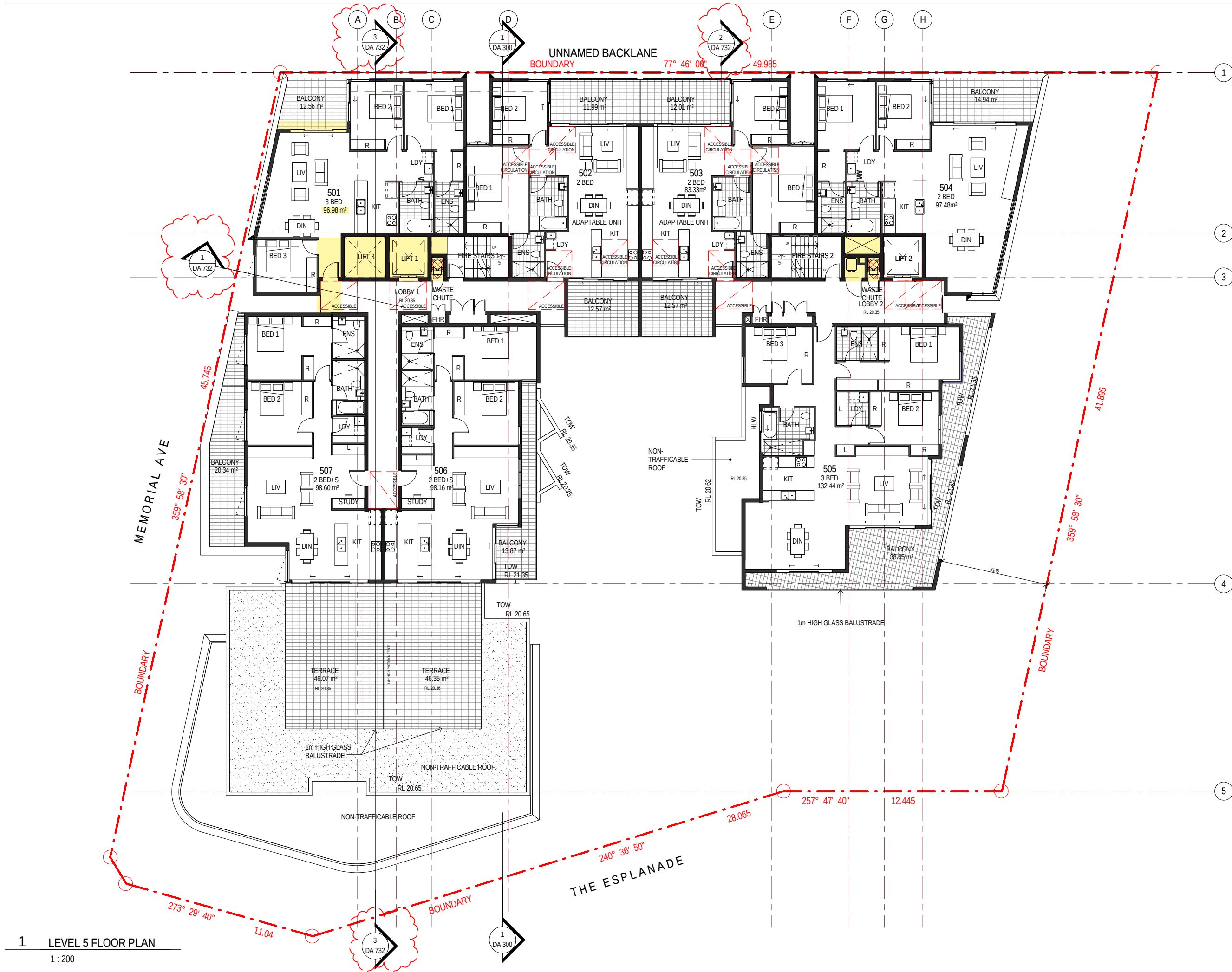
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Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title
**LEVEL 04
FLOOR PLAN**

S75W SUBMISSION		
Job no.	Drawing no.	Rev.
J15304S	DA 106	B
Drawn by	Checked by	Date
Author	Checker	FEB 2017



REFERENCES

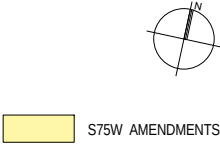
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S75W AMENDMENTS:

- UNIT 401 AREA REVISED
- UNIT 401 BED 3 WALL REVISED
- LIFT03 ADDED / LIFT01 RELOCATED
- LIFT CORE / WASTE SHAFT & RECYCLE BIN ROOM REVISED
- SIGHTLINE DIAGRAM MARKERS ADDED

B	27.03.17	General Amendments
A	16.02.17	Modification Submission
Rev.	Date	Description
Scale	0 5 10 15 20	
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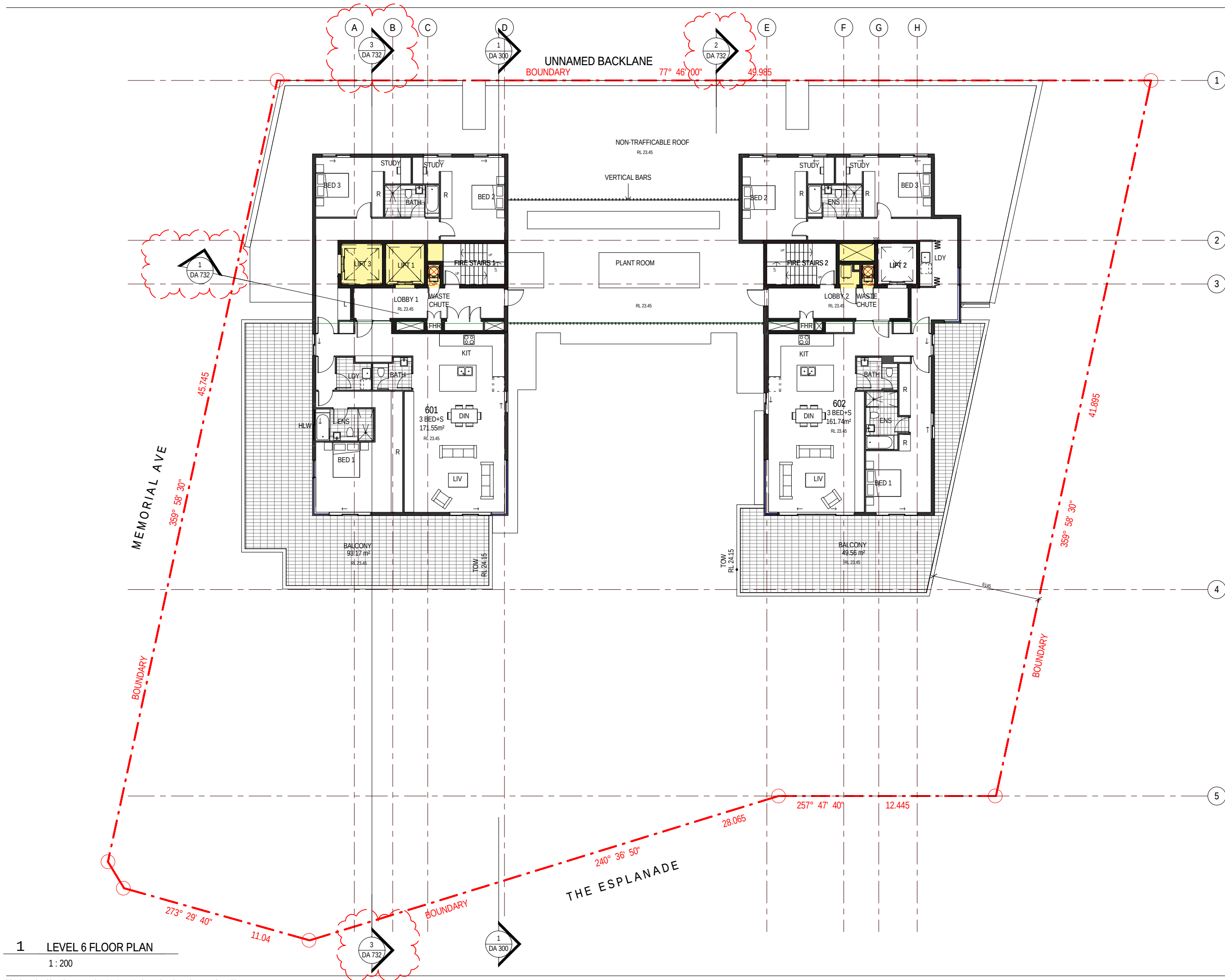
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Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title
**LEVEL 05
FLOOR PLAN**

S75W SUBMISSION		
Job no.	Drawing no.	Rev.
J15304S	DA 107	B
Drawn by	Checked by	Date
Author	Checker	FEB 2017



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S75W AMENDMENTS

S75W AMENDMENTS:

- LIFT03 ADDED / LIFT01 RELOCATED
- LIFT CORE / WASTE SHAFT & RECYCLE BIN ROOM REVISED
- SIGHTLINE DIAGRAM MARKERS ADDED

B	27.03.17	General Amendments
A	16.02.17	Modification Submission
Rev.	Date	Description
Scale	0 2 4 6 8	
m	1:200	

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Project
PROPOSED MIXED USE DEVELOPMENT

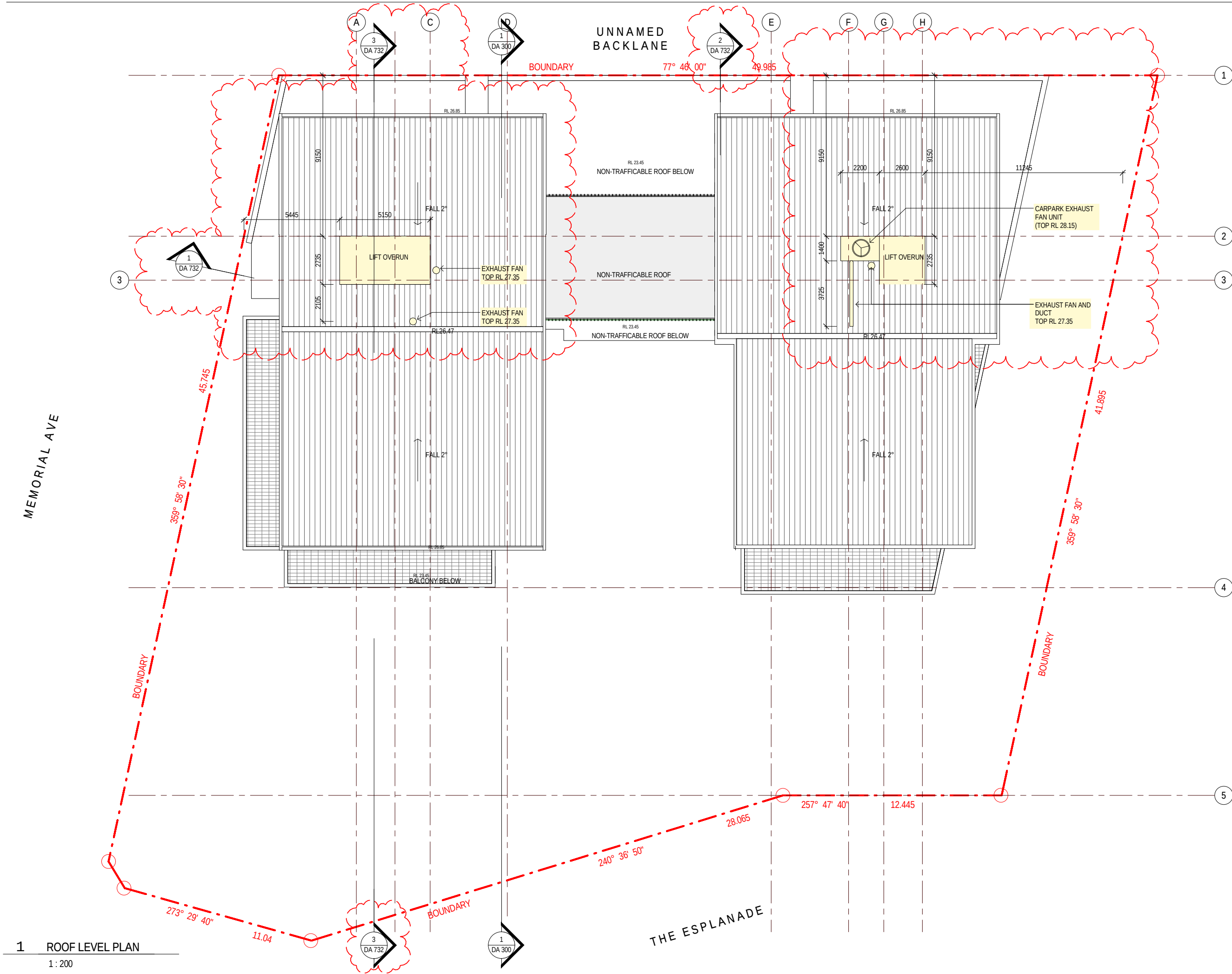
47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title
**LEVEL 06
FLOOR PLAN**

S75W SUBMISSION		
Job no.	Drawing no.	Rev.
J15304S	DA 108	B
Drawn by	Checked by	Date
Author	Checker	FEB 2017

1 LEVEL 6 FLOOR PLAN

1 : 200



REFERENCES

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FIGURED DIMENSIONS TO BE USED AT ALL TIME. DO NOT SCALE MEASUREMENTS OFF DRAWINGS.



S75W AMENDMENTS

S75W AMENDMENTS:

- LIFT OVERRUNS ADDED
- EXHAUST FANS ADDED ON ROOF
- SIGHTLINE DIAGRAM MARKERS ADDED

C	27.03.17	General Amendments
B	08.03.17	Lift overruns Shadow revised
A	16.02.17	Modification Submission
Rev.	Date	Description

Scale	5	10	15	20
m				
	0	1:500		

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Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title
ROOF PLAN

S75W SUBMISSION		
Job no.	Drawing no.	Rev.
J15304S	DA 109	C
Drawn by	Checked by	Date
PY	JY	FEB 2017

1 ROOF LEVEL PLAN
1 : 200

BOUNDARY

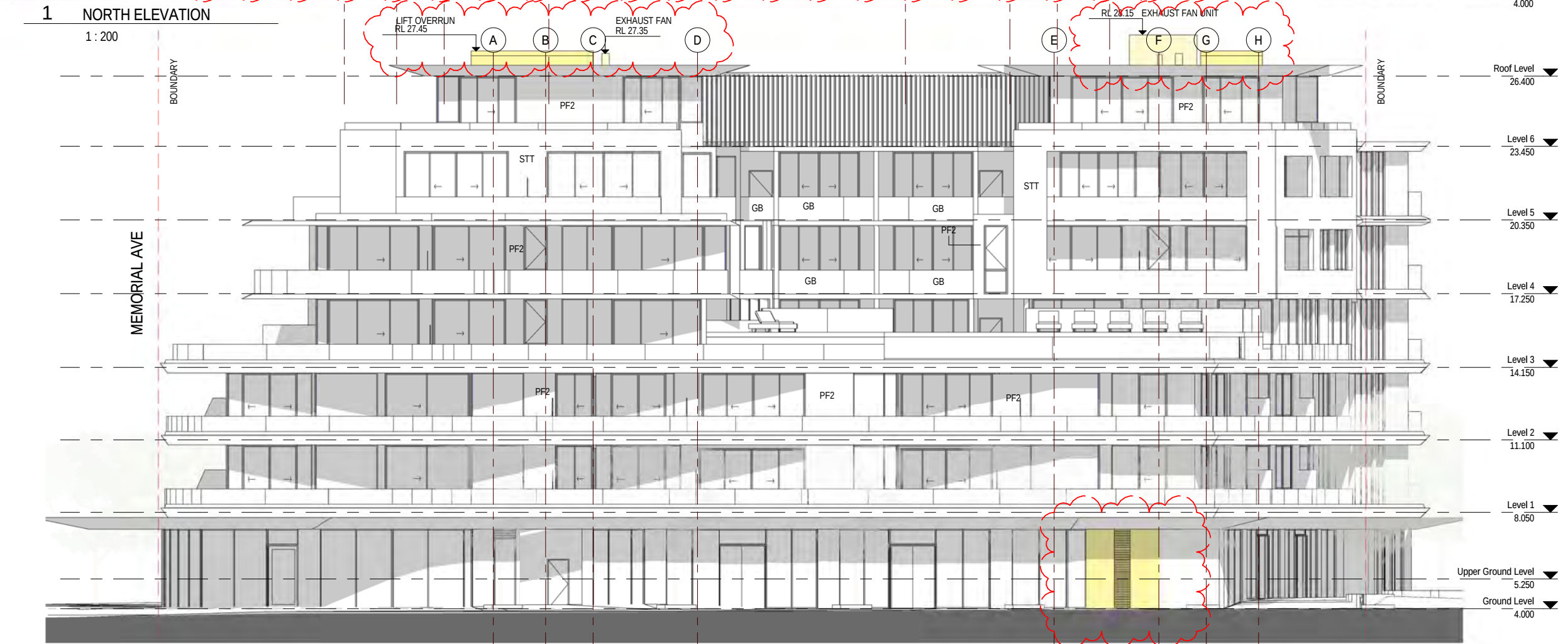


1 NORTH ELEVATION

1:200

BOUNDARY

MEMORIAL AVE



2 SOUTH ELEVATION

1:200

REFERENCES

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MATERIAL LEGEND

AAB	ANODISED ALUMINIUM BLADE
AVB	ALUMINIUM VERTICAL BLADE & AWNING
AWD	ALUMINIUM FRAME WINDOWS & DOORS - COLOUR 1
GB	SAFETY GLASS BALUSTRADE
PF1	MANABURN PAINT FINISH
PF2	CHARCOAL PAINT FINISH
STT	SANDSTONE TILED WALL

S75W AMENDMENTS:

- FRESH AIR INTAKE LOUVRE ADDED TO SOUTH ELEVATION
- GARBAGE / CARPARK DOORS REVISED & FIXED
- GLAZING ADDED ON NORTH ELEVATION
- LIFT OVERRUN AT ROOF LEVEL
- EXHAUST FANS ADDED ON ROOF

S75W AMENDMENTS

C	27.03.17	General Amendments
B	08.03.17	Lift overruns Shadow revised
A	16.02.17	Modification Submission

Rev.	Date	Description
Scale	0	2 4 6 8
m	1:200	

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Project

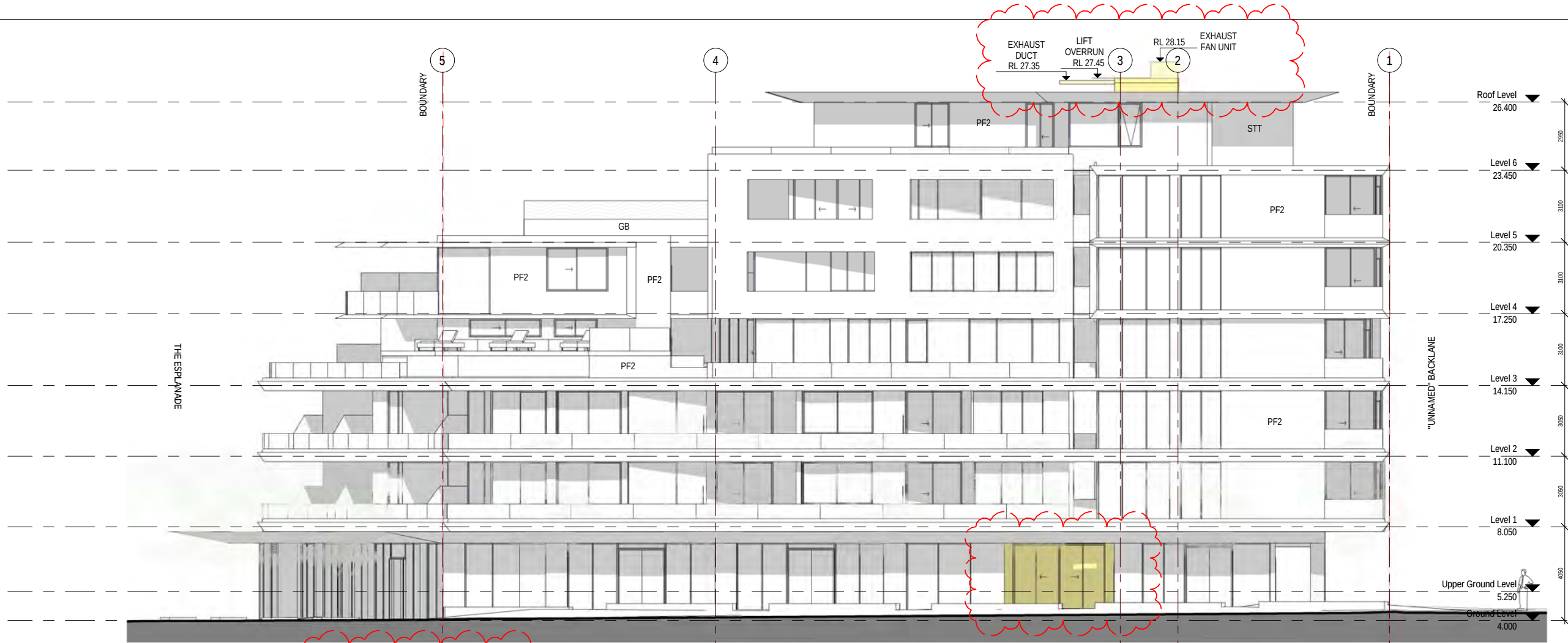
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title
NORTH & SOUTH
ELEVATIONS

S75W SUBMISSION

Job no.	Drawing no.	Rev.
J15304S	DA 200	C
Drawn by	Checked by	Date
PY	ZC	FEB 197



1 EAST ELEVATION

1:200

1

EXHAUST FAN UNIT
RL 28.15
LIFT OVERRUN
RL 27.45
EXHAUST FAN
RL 27.35



2 WEST ELEVATION

1:200

REFERENCES

DRAWINGS TO BE READ IN CONJUNCTION WITH BUT NOT LIMITED TO ALL STRUCTURAL ENGINEERS, STORMWATER ENGINEERS, LANDSCAPE ARCHITECTS, AND OTHER ASSOCIATED PLANS & REPORTS

REFER TO THE BASIS REPORT FOR ADDITIONAL REQUIREMENTS TO THE ONES NOTED ON THE DRAWINGS.

NOTES

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FIGURED DIMENSIONS TO BE USED AT ALL TIME. DO NOT SCALE MEASUREMENTS OFF DRAWINGS.

MATERIAL LEGEND

AAB	ANODISED ALUMINIUM BLADE
AVB	ALUMINIUM VERTICAL BLADE & AWNING
AWD	ALUMINIUM FRAME WINDOWS & DOORS - COLOUR 1
GB	SAFETY GLASS BALUSTRADE
PF1	MANABURN PAINT FINISH
PF2	CHARCOAL PAINT FINISH
STT	SANDSTONE TILED WALL

S75W AMENDMENTS:

- LOBBY 1 & 2 ENTRY DOOR REVISED
- FIRE BOOSTER DOORS ADDED / WALL REVISED
- LIFT OVERRUN AT ROOF LEVEL
- EXHAUST FANS ADDED ON ROOF

S75W AMENDMENTS

C	27.03.17	General Amendments
B	08.03.17	Lift overruns Shadow revised
A	16.02.17	Modification Submission
Rev.	Date	Description
Scale	0	2 4 6 8
m	1:200	

Project Architect

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Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title
EAST & WEST ELEVATIONS

S75W SUBMISSION		
Job no.	Drawing no.	Rev.
J15304S	DA 201	C
Drawn by	Checked by	Date
PY	JY	FEB 2017

1 : 200

S75W AMENDMENTS:
- SECTION RELOCATED
- LIFT OVERUN AND EXHAUST FAN ADDED

B 08.03.17 Lift overruns Shadow revised
 A 16.02.17 Modification Submission

Rev.	Date	Description

Scale
 m 0 2 4 6 8
 1:200

Project Architect


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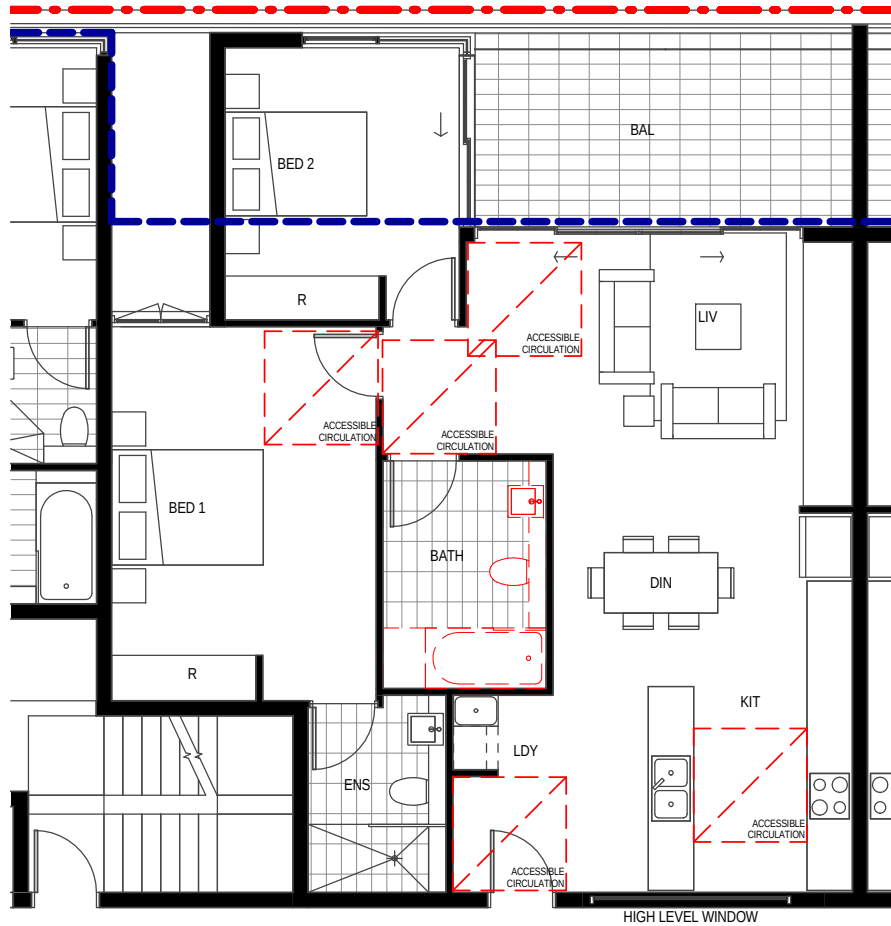
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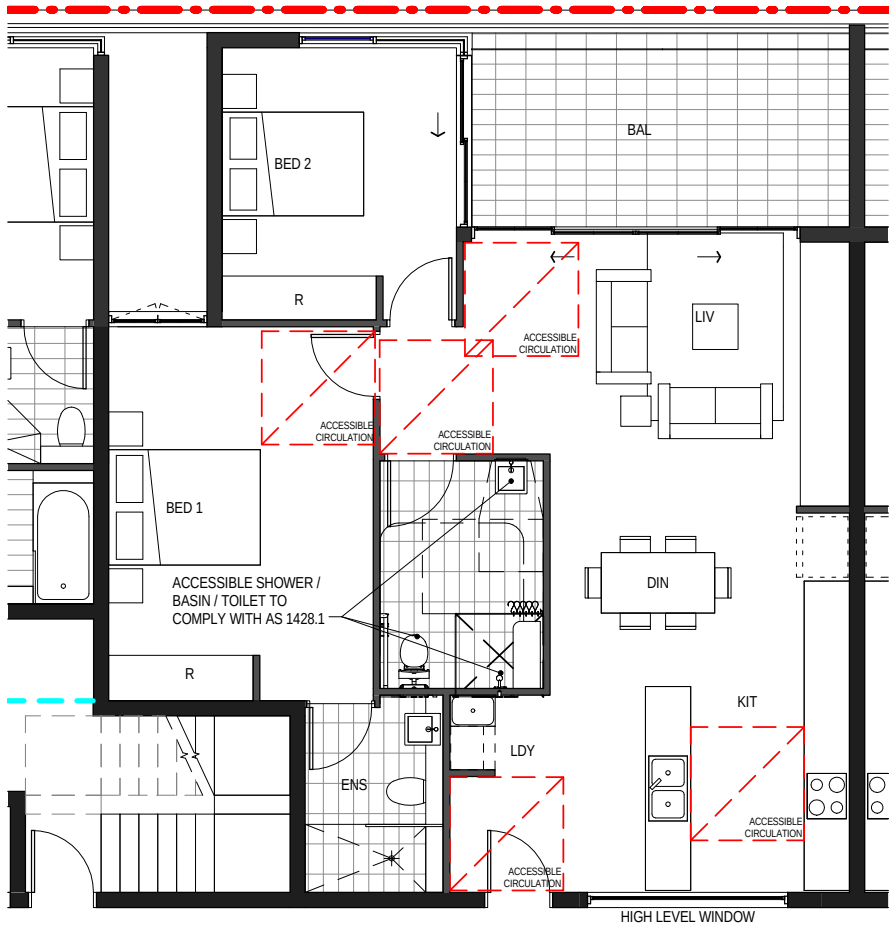
Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH
Drawing Title
SECTION A

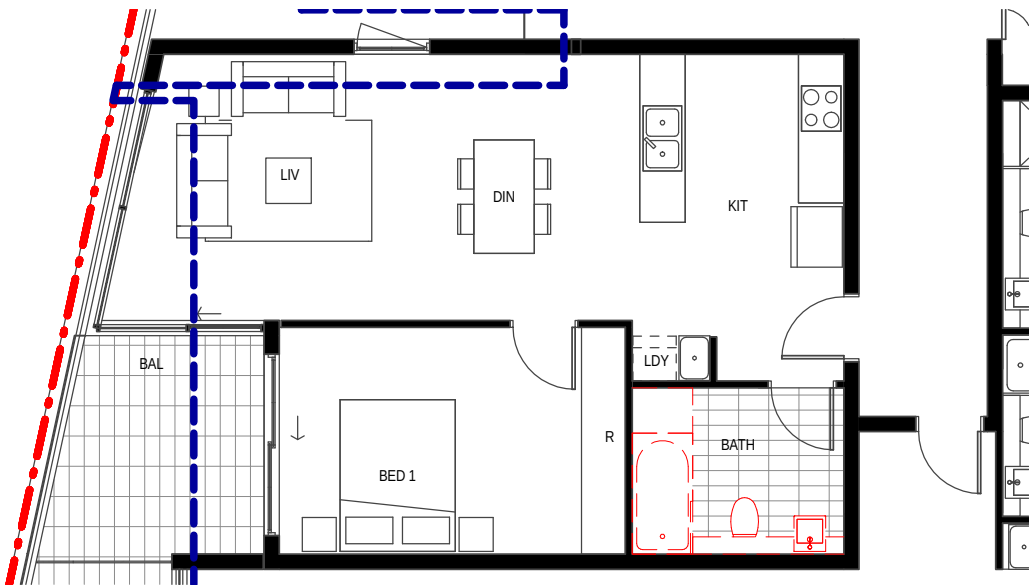
S75W SUBMISSION		
Job no.	Drawing no.	Rev.
J15304S	DA 300	B
Drawn by PY	Checked by ZC	Date FEB 2017



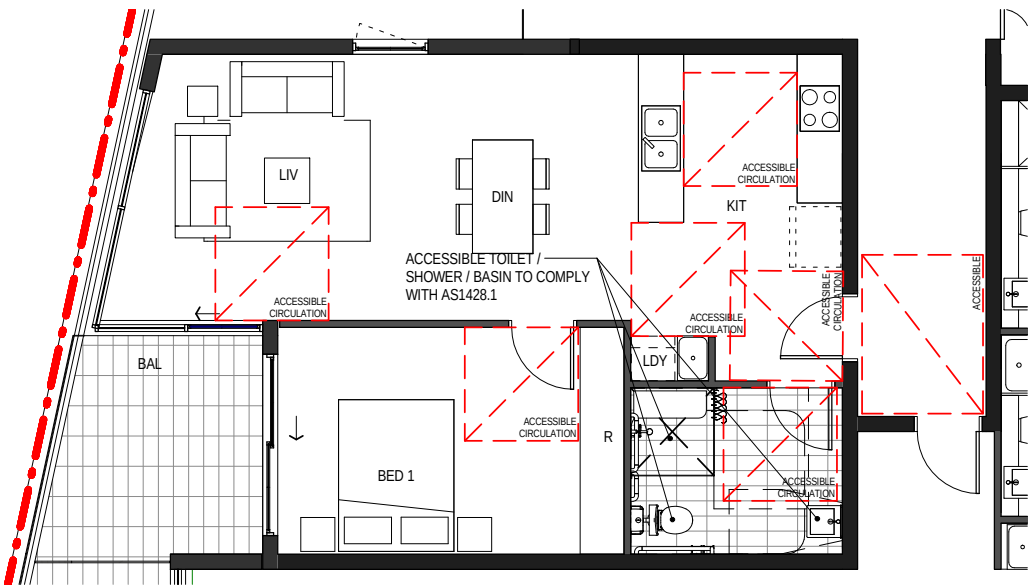
1 PRE ADAPTABLE UNITS
1 : 100
UNITS 102, 202, 302, 402, 502
& MIRRORED 103, 203, 403, 503



2 POST ADAPTABLE UNITS
1 : 100
UNITS 102, 202, 302, 402, 502
& MIRRORED 103, 203, 403, 503



3 PRE ADAPTABLE UNITS
1 : 100
UNITS 114, 214



4 POST ADAPTABLE UNITS
1 : 100
UNITS 114, 214

REFERENCES

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REFER TO THE BASIX REPORT FOR ADDITIONAL REQUIREMENTS TO THE ONES NOTED ON THE DRAWINGS.

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S75W AMENDMENTS:
- NO CHANGE

A	16.02.17	Modification Submission		
Rev.	Date	Description		
Scale	1	2	3	4
m	0	1:100		

Project Architect

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Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH
Drawing Title
PRE + POST ADAPTABLE UNIT LAYOUT

S75W SUBMISSION		
Job no.	Drawing no.	Rev.
J15304S	DA 500	A
Drawn by	Checked by	Date
SM/PHY	ZC	FEB 2017

Description of project

Project address		Common area landscape		
Project name	Etalong Beach CD59	Common area lawn (m²)	129	
Street address	47-50 Esplanade The Ettalong Beach 2257	Common area garden (m²)	29	
Local Government Area	Gosford City Council	Area of indigenous or low water use species (m²)	0	
Plan type and plan number	deposited 10650	Assessor details		
Lot no	114	Assessor number	BDAA/12/1451	
Section no.	-	Certificate number	14510599	
Project type		Climate zone	15	
No. of residential flat buildings		Project score		
1		Water	40	Target 40
No. of units in residential flat buildings		Thermal Comfort	Pass	Target Pass
59		Energy	25	Target 20
No. of multi-dwelling houses				
0				
No. of single dwelling houses				
0				
Site details				
Site area (m²)	2232			
Roof area (m²)	797			
Non-residential floor area (m²)	512			
Residential car spaces	59			
Non-residential car spaces	2			

Description of project

The tables below describe the dwellings and common areas within the project

Residential flat buildings - Building1, 59 dwellings, 7 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)	Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)	Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
101	3	90.0	0.0	0	0	102	2	83.0	0.0	0	0	103	2	83.0	0.0	0	0
105	2	78.0	0.0	0	0	106	2	79.0	0.0	0	0	107	2	84.0	0.0	0	0
109	1	52.0	0.0	0	0	110	1	52.0	0.0	0	0	111	1	102.0	0.0	0	0
113	2	77.0	0.0	0	0	114	1	56.0	0.0	0	0	115	2	82.0	0.0	0	0
202	2	83.0	0.0	0	0	203	2	83.0	0.0	0	0	204	2	98.0	0.0	0	0
206	2	79.0	0.0	0	0	207	2	84.0	0.0	0	0	208	2	78.0	0.0	0	0
210	1	55.0	0.0	0	0	211	1	102.0	0.0	0	0	212	2	76.0	0.0	0	0
214	1	56.0	0.0	0	0	215	2	82.0	0.0	0	0	301	3	94.0	0.0	0	0
303	2	81.0	0.0	0	0	304	2	96.0	0.0	0	0	305	1	65.0	0.0	0	0
307	2	93.0	0.0	0	0	308	2	91.0	0.0	0	0	309	2	96.0	0.0	0	0
401	3	97.0	0.0	0	0	402	2	83.0	0.0	0	0	403	2	83.0	0.0	0	0
405	2	80.0	0.0	0	0	406	2	85.0	0.0	0	0	407	2	93.0	0.0	0	0
409	2	86.0	0.0	0	0	410	3	105.0	0.0	0	0	501	3	99.0	0.0	0	0
503	2	83.0	0.0	0	0	504	2	98.0	0.0	0	0	505	3	133.0	0.0	0	0
507	2	98.0	0.0	0	0	501	3	166.0	6.0	0	0	602	3	160.0	0.0	0	0

Description of project

The tables below describe the dwellings and common areas within the project

Common areas of unit building - Building1

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
Car park basement	1862	Car park ground	938	Car park upper ground	518
Lift car (No. 1)	-	Lift car (No. 2)	-	Switch room ground	9
Waste room basement	14	Garbage holding ground w	10	Garbage holding ground	9
Garbage holding ground e	12	Garbage retail ground	28	Plant room basement	32
Staff toilet ground	6	Accessible toilet ground	6	Ground floor lobby w	36
Ground floor lobby e	23	Lobby level 1	174	Lobby level 2	174
Lobby level 3 w	65	Lobby level 3 e	26	Lobby level 4 e	26
Lobby level 5 w	43	Lobby level 5 e	30	Lobby level 6 w	15
Lobby level 6 e	14				

Common areas of the development (non-building specific)

Common area	Floor area (m²)
Lobby level 4 w	65

Schedule of BASIX commitments

- Commitments for Residential flat buildings - Building1
 - Dwellings
 - Water
 - Energy
 - Thermal Comfort
 - Common areas and central systems/facilities
 - Water
 - Energy
- Commitments for multi-dwelling houses
- Commitments for single dwelling houses
- Commitments for common areas and central systems/facilities for the development (non-building specific)
 - Water
 - Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building1

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below:			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	✓
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: - a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and - a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓	✓
(f) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table:	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

Dwelling no.	Fixtures				Appliances		Individual pool				Individual spa		
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover
101, 102, 103, 104, 105, 106, 107, 108, 109, 110	3 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	no	-	4.5 star	-	-	-	-	-	-

Dwelling no.	Fixtures				Appliances		Individual pool				Individual spa		
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover
111, 112, 113, 114, 115, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410	3 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	no	-	4.5 star	-	-	-	-	-	-

Dwelling no.	Fixtures				Appliances		Individual pool				Individual spa		
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover
501, 502, 503, 504, 505, 506, 507, 601, 602													

Alternative water source						
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (S)	Laundry connection
(i) Energy						
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below:				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.				✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table:					✓	✓
(d) The applicant must install the cooling and heating system specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for daylight zoning between living areas and bedrooms.					✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.					✓	✓
(ii) Energy				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.				✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: - install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and - install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.					✓	✓
(h) The applicant must install in the dwelling: - the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; - each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and - any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.					✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".					✓	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 5 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

Dwelling no.	Cooling		Heating		No. of bedrooms &/or study	No. of living &/or dining rooms	Artificial lighting				Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas			Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
305	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1	1	yes	yes	yes	yes	0	yes
601	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	5	1	yes	yes	yes	yes	1	no
109, 110, 111, 112, 113, 209, 210, 211, 214	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1	1	yes	yes	yes	yes	0	no
101, 201, 301, 310, 401, 410, 501, 505, 602	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	3	1	yes	yes	yes	yes	0	no
115, 215, 307, 308, 405, 406, 407, 408, 506, 507	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	2	1	yes	yes	yes	yes	0	yes

Dwelling no.	Cooling		Heating		No. of bedrooms &/or study	No. of living &/or dining rooms	Artificial lighting				Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas			Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
102, 103, 104, 105, 106, 107, 108, 112, 113, 202, 203, 204, 205, 206, 207, 208, 212, 213, 302, 303, 304, 306, 309, 402, 403, 404, 405, 406, 407, 408, 503, 504	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	2	1	yes	yes	yes	yes	0	no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & gas oven	2 star (new rating)	no	3 star	-	-	no	no

Thermal Comfort		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a)	The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b)	The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c)	The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d)	The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.			
(e)	The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.			
(f)	The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g)	Where there is an in-slab heating or cooling system, the applicant must: (aa) install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h)	The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 9
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 9
Pool (No. 1)	Heating source: solar (gas boosted)	Solar collector area (minimum, in square metres): 10 Pump controlled by timer: yes

Certification Number: RDAV14510599					Date: 17-November-2015			
Dwellings	Floor Area (m ²)		Predicted Loads (kN/m ² /ps) & HERS Rating			Note 1 RL 4 under	Note 2 Airborn RL3	Note 3 Low E
	Guest	Uncond	Min	Max	2160			
Average	80	0	46.2	32.7	5-2			
101	80	0	53	17	4	x		
102	93	0	56	17	5.5	x		
103	83	0	57	17	5.5	x		
104	90	0	41	40	5	x		x
105	78	0	45	26	5.5	x		
106	79	0	39	26	6	x		
107	84	0	45	45	4	x		
108	78	0	59	17	5	x		
109	52	0	52	22	5.5	x		

Certification Number: BDAV14510599					Date: 17-November-2015		
Dwellings	Floor Area (m ²)		Predict Loads (MJ/m ² /pa) & HERS Rating		Note 1	Note 2	Note 3
	Cond.	Uncond.	Heat	Cool	RL4 under	Airtightn RL3	Low E
110	52	0	76	23	4	x	
111	102	0	72	23	4.5	x	
112	76	0	50	29	5	x	
113	77	0	55	22	5	x	
114	56	0	72	40	4	x	
115	82	0	41	47	4.5	x	
201	98	0	45	47	4.5		
202	83	0	41	19	6		
203	83	0	41	19	6		
204	98	0	30	41	5.5		x
205	78	0	33	29	6		
206	79	0	30	25	6.5		
207	84	m ²	45	42	4.5		x
208	78	0	56	23	5		
209	52	0	48	32	5		
210	55	0	35	43	5		x
211	102	0	67	30	4.5		
212	76	0	41	33	5.5		
213	77	0	41	27	5		
214	56	0	65	43	4		
215	82	0	23	42	6		x
301	94	0	38	41	5		
302	81	0	55	24	5		
303	81	0	56	25	5		
304	96	0	30	41	5.5		x
305	65	0	18	46	6		x
306	91	0	23	28	6.5		
307	93	0	47	38	5.5		
308	91	0	65	43	4		
309	86	0	39	34	5.5		
310	105	0	25	18	7		
401	97	0	38	42	5		
402	83	0	55	24	5		
403	83	0	56	24	5		
404	98	0	30	41	5.5		x
405	80	0	37	37	5.5		
406	85	0	41	34	5.5	x	
407	93	0	54	43	4.5	x	
408	91	0	58	42	4	x	x
409	86	0	39	34	5.5		
410	105	0	25	18	7		
501	99	0	43	46	4.5	x	
502	83	0	58	24	5	x	
503	83	0	58	25	5	x	
504	98	0	33	44	5	x	x
505	133	0	40	52	5.5	x	
506	98	0	30	34	6	x	
507	98	0	43	41	5	x	
601	166	6	60	31	4.5	x	
602	160	0	66	33	4	x	

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S75W AMENDMENTS:
NO CHANGES

A	16.02.17	Modification Submission
Rev.	Date	Description

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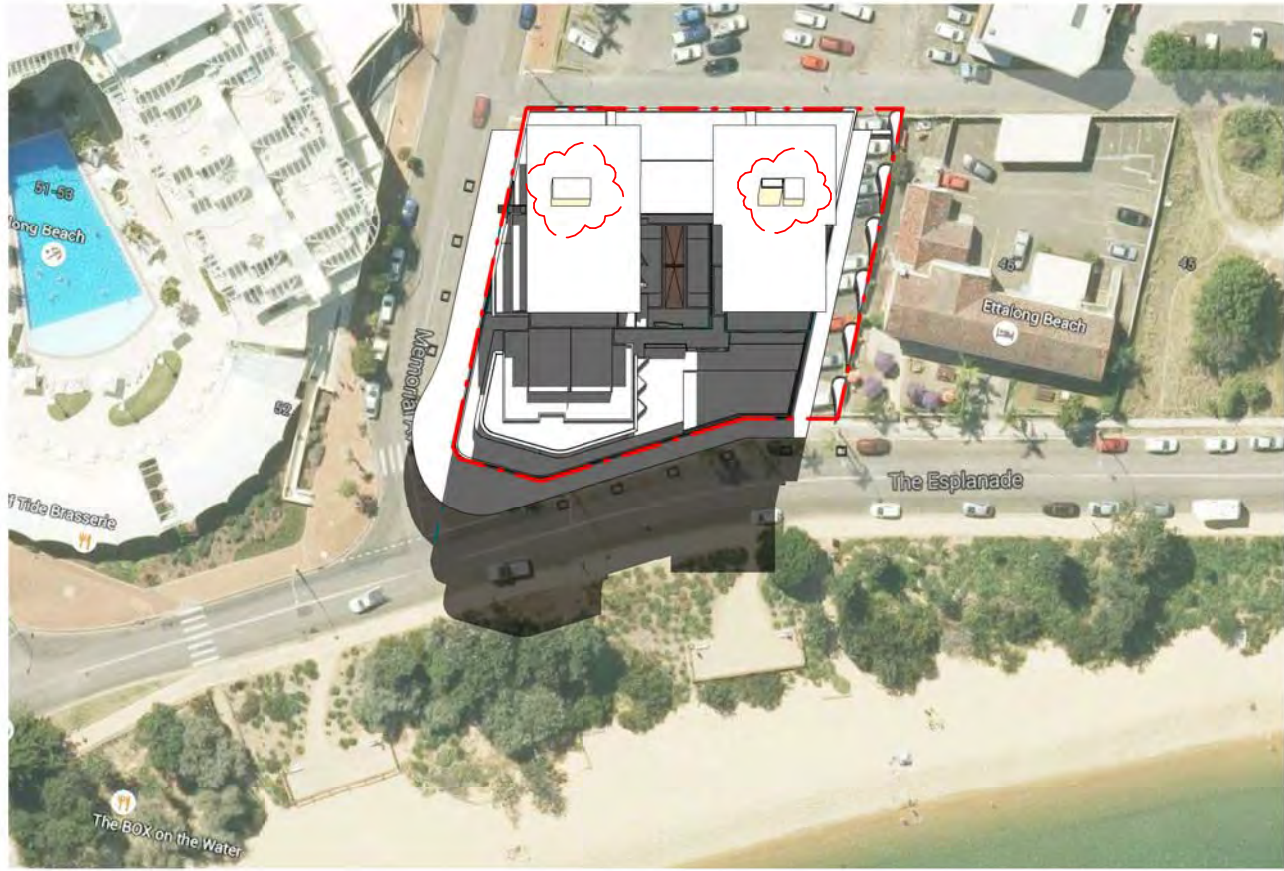
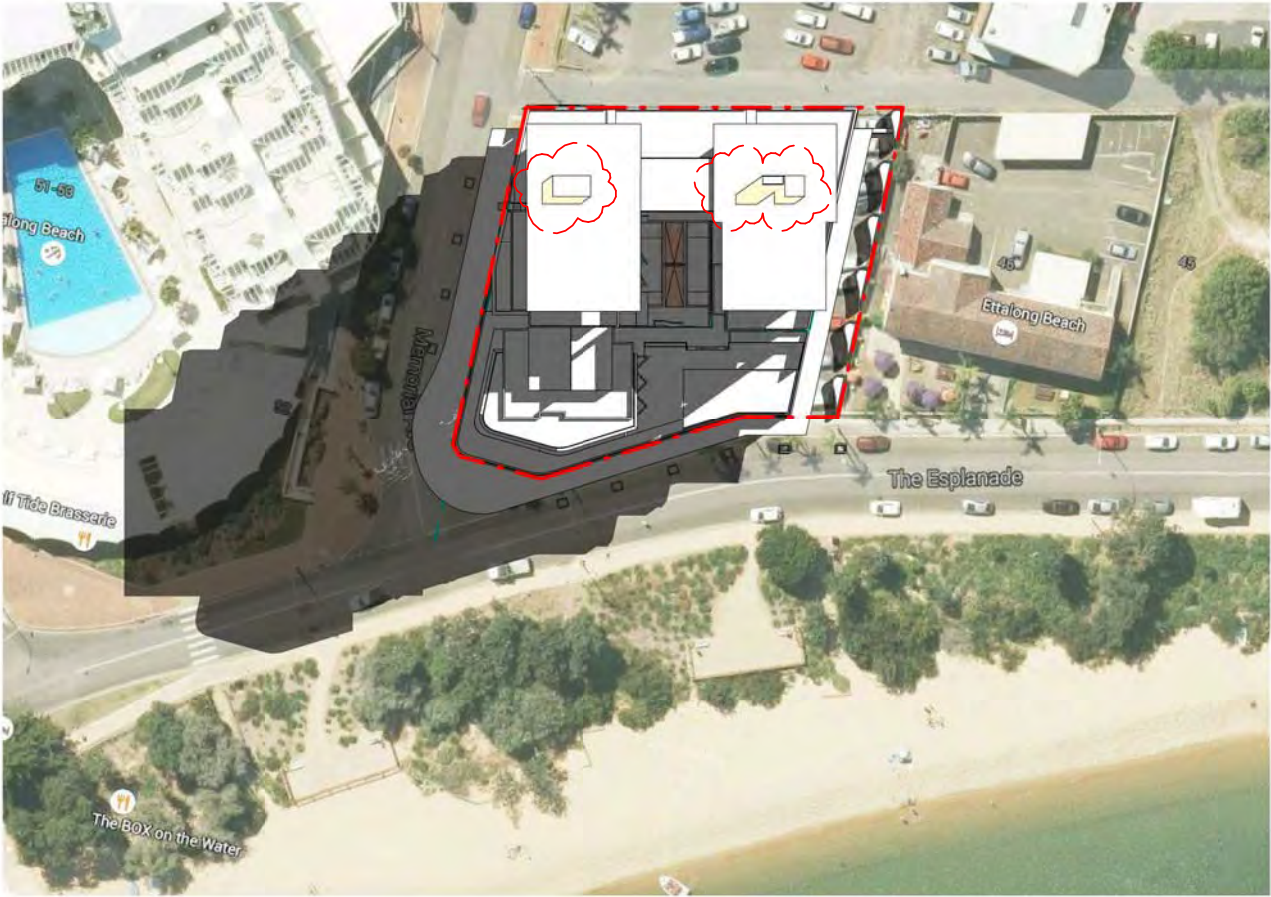
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47-50 THE ESPLANADE ET TALONG BEACH		
Drawing Title BASIX INFORMATION SHEET 2		
S75W SUBMISSION		
Job no.	Drawing no.	Rev.
J15304S	DA 502	A
Drawn by PY	Checked by ZC	Date FEB 2017



* ADDITIONAL SHADOWS CAST BY LIFT OVERRUNS LIMITED TO ROOF TOP ONLY
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SHADOW DIAGRAM LEGEND

- SHADOWS CAST BY PROPOSED LIFT OVERRUN
- SHADOWS CAST BY APPROVED DEVELOPMENT

S75W AMENDMENTS:

- LIFTOVER RUNS ADDED
- LIFT OVERRUNS & EXHAUST FAN UNIT SHADOW ADDED
- SHADOW LEGEND REVISED

B	27.03.17	General Amendments
A	16.02.17	Modification Submission
Rev.	Date	Description

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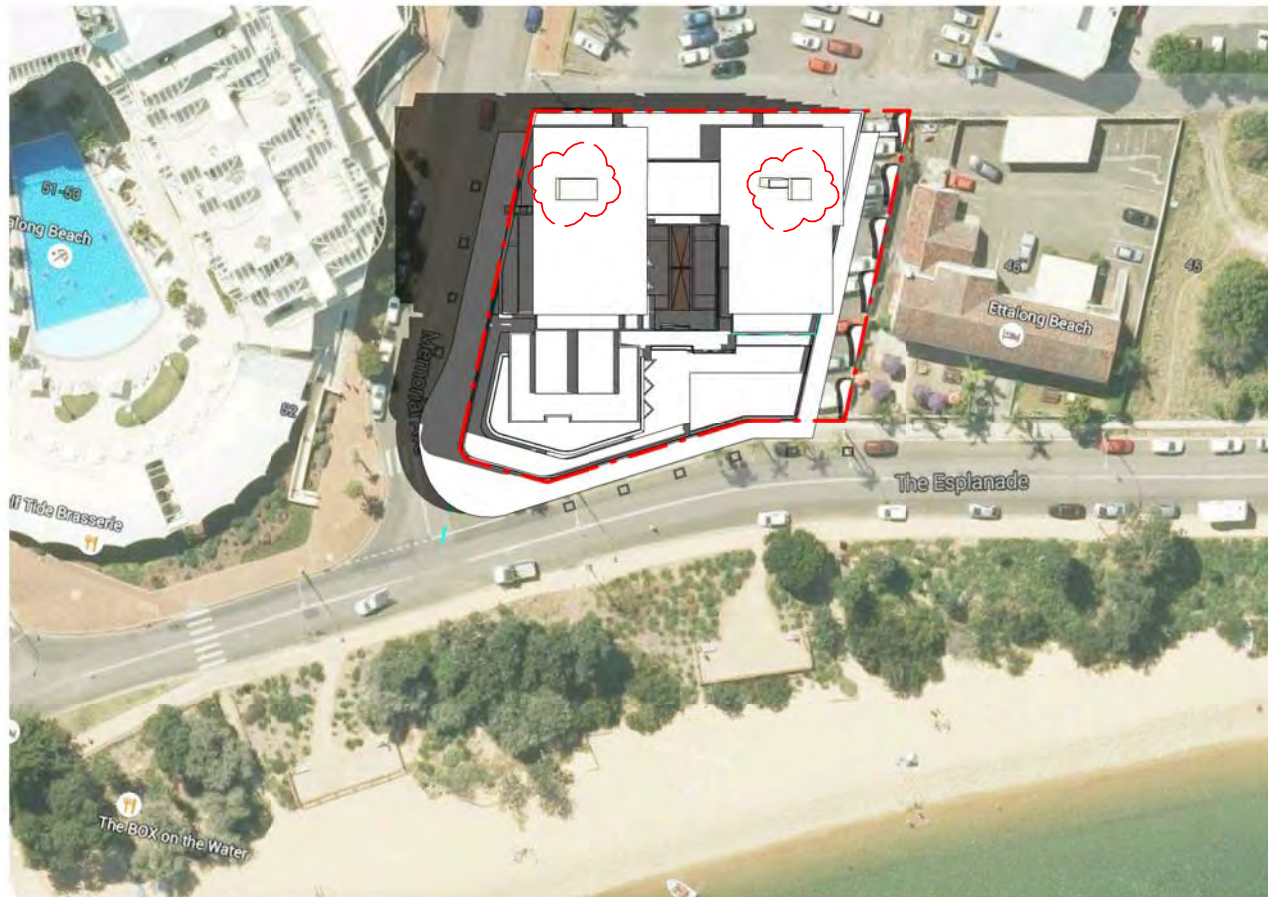
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47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title
SHADOW DIAGRAMS - WINTER SOLSTICE

S75W SUBMISSION		
Job no.	Drawing no.	Rev.
J15304S	DA 600	B
Drawn by	Checked by	Date
PY/SM	ZC	FEB 2017



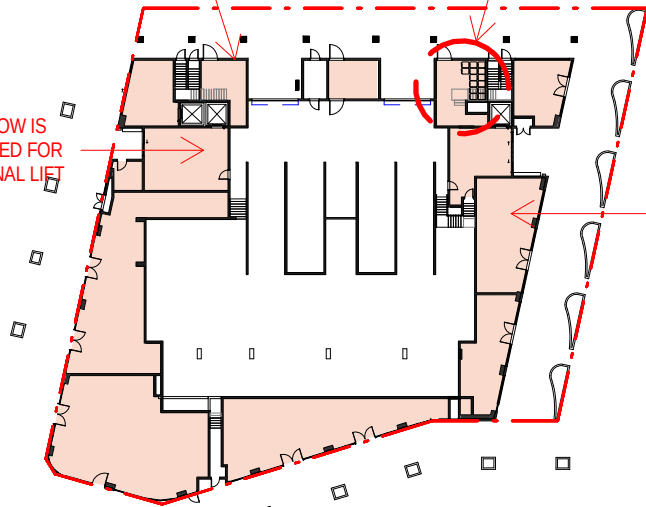
* ADDITIONAL SHADOWS CAST BY LIFT OVERRUNS LIMITED TO ROOF TOP ONLY
AS INDICATED BY DIAGRAMS. DO NOT AFFECT GROUND LEVEL AREAS

GARBAGE ROOM INCREASED TO PROVIDE SUFFICIENT SPACE FOR BINS

LOBBY NOW IS INCREASED FOR ADDITIONAL LIFT

BASEMENT WASTE ROOM RELOCATED TO GROUND. GFA INCREASED (29.46M²)

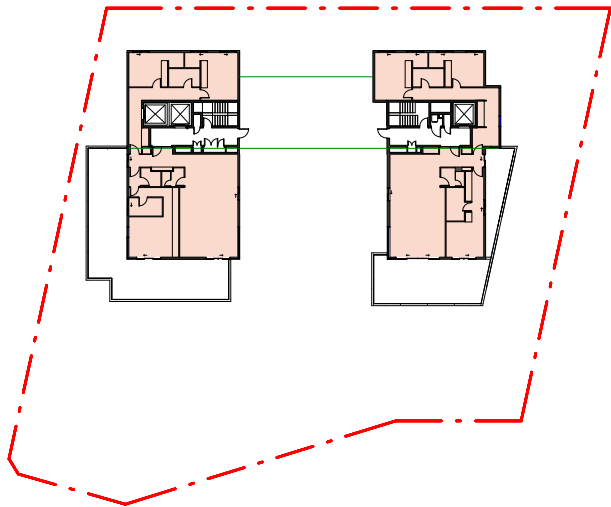
COMMERCIAL MERGED WITH THE CORRIDOR SPACES TO INCREASE SHOP DEPTH



G Ground Level



3 Level 3



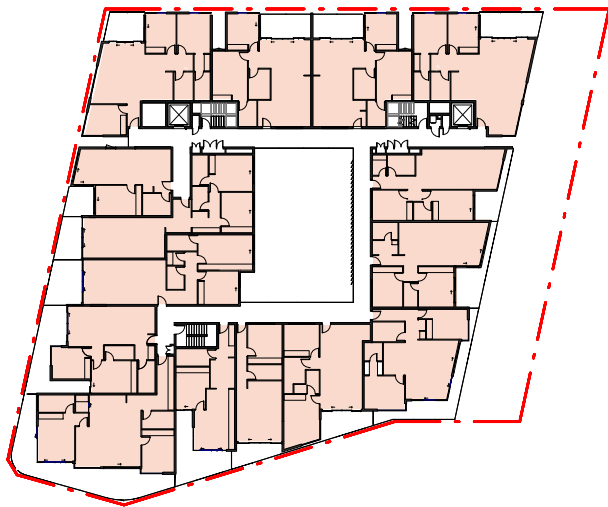
6 Level 6



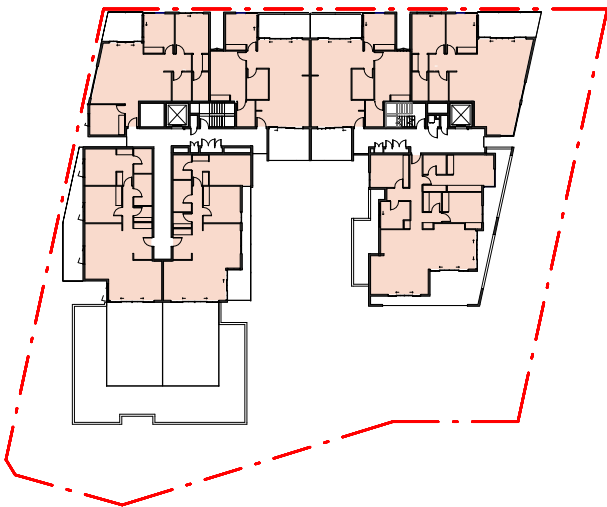
1 Level 1



4 Level 4



2 Level 2



5 Level 5

PROPOSED GFA CALCULATION

Level	Area
Ground Level	728.83 m²
Level 1	1209.43 m²
Level 2	1225.00 m²
Level 3	886.12 m²
Level 4	910.07 m²
Level 5	694.24 m²
Level 6	333.00 m²
Grand total	5986.69 m²

AREA CALCULATIONS - FLOOR SPACE RATIO

SITE AREA	2232m²
PERMISSIBLE FLOOR SPACE RATIO	1:1
PERMISSIBLE GFA	2232m²
CURRENT APPLICATION FLOOR SPACE RATIO	2.68:1
CURRENT APPLICATION GFA	5986.69m²
PREVIOUS APPROVED FLOOR SPACE RATIO	2.66:1
PREVIOUS APPROVED GFA	5932.04m²

REFERENCES

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S75W AMENDMENTS:
GFA REVISED

A	16.02.17	Modification Submission
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47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title
GFA CALCULATION

S75W SUBMISSION

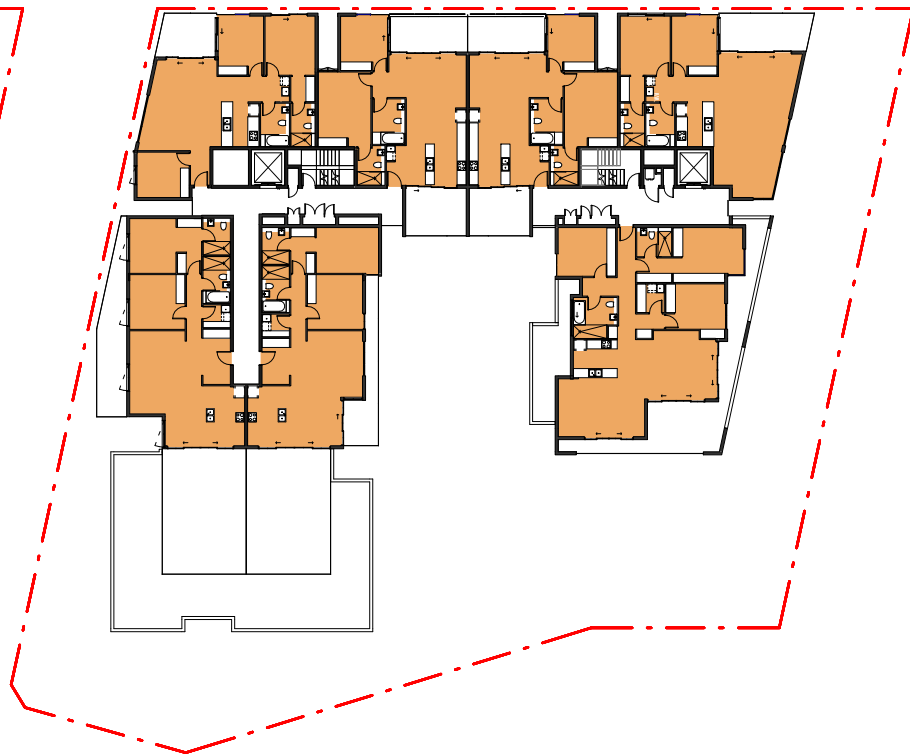
Job no.	Drawing no.	Rev.
J15304S	DA 700	A
Drawn by	Checked by	Date
PY	ZC	FEB 2017



1 SOLAR ACCESS - LEVEL 1



3 SOLAR ACCESS - LEVEL 3



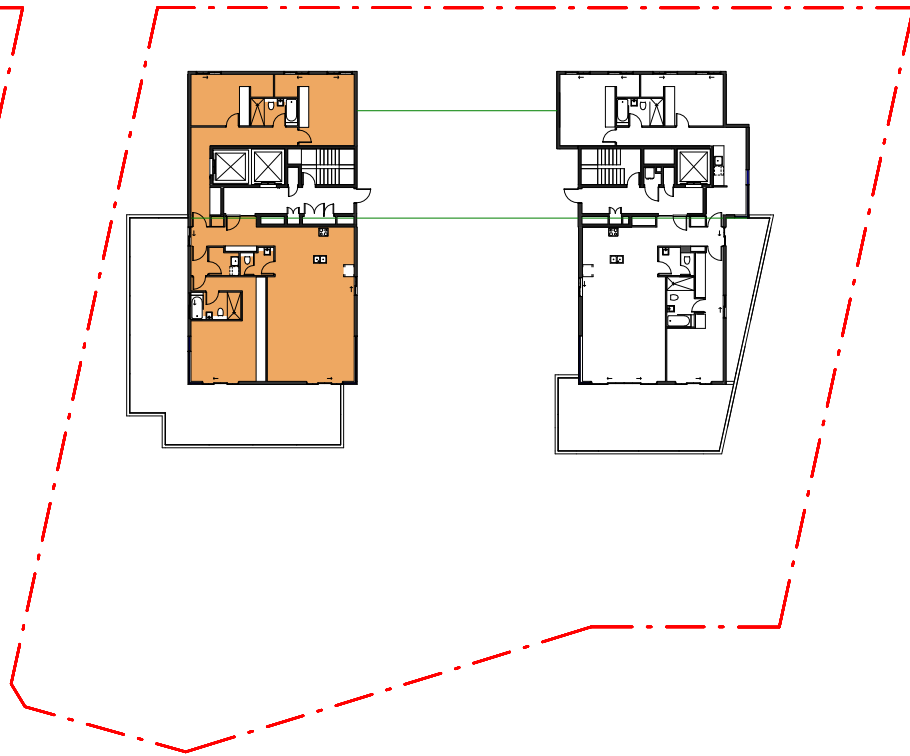
5 SOLAR ACCESS - LEVEL 5



2 SOLAR ACCESS - LEVEL 2



4 SOLAR ACCESS - LEVEL 4



6 SOLAR ACCESS - LEVEL 6

1 : 500

SOLAR ACCESS LEGEND (APPROVED DA)

TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	PROPOSED UNITS RECEIVING MINIMUM 2 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am-3pm
45 UNITS	NA	27 UNITS (60%)

SOLAR ACCESS LEGEND (PROPOSED BUILDING)

TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	PROPOSED UNITS RECEIVING MINIMUM 2 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am-3pm
59 UNITS	NA	37 UNITS (62%)

APARTMENTS / BALCONIES RECEIVING MINIMUM 2 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am - 3pm

REFERENCES
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S75W AMENDMENTS:
NO CHANGES

Rev.	Date	Description
A	16.02.17	Modification Submission

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PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH
Drawing Title
SOLAR ACCESS PLAN
(2 HOURS)

S75W SUBMISSION		
Job no.	Drawing no.	Rev.
J15304S	DA 701	A
Drawn by	Checked by	Date
SM	ZC	FEB 2017

REFERENCES

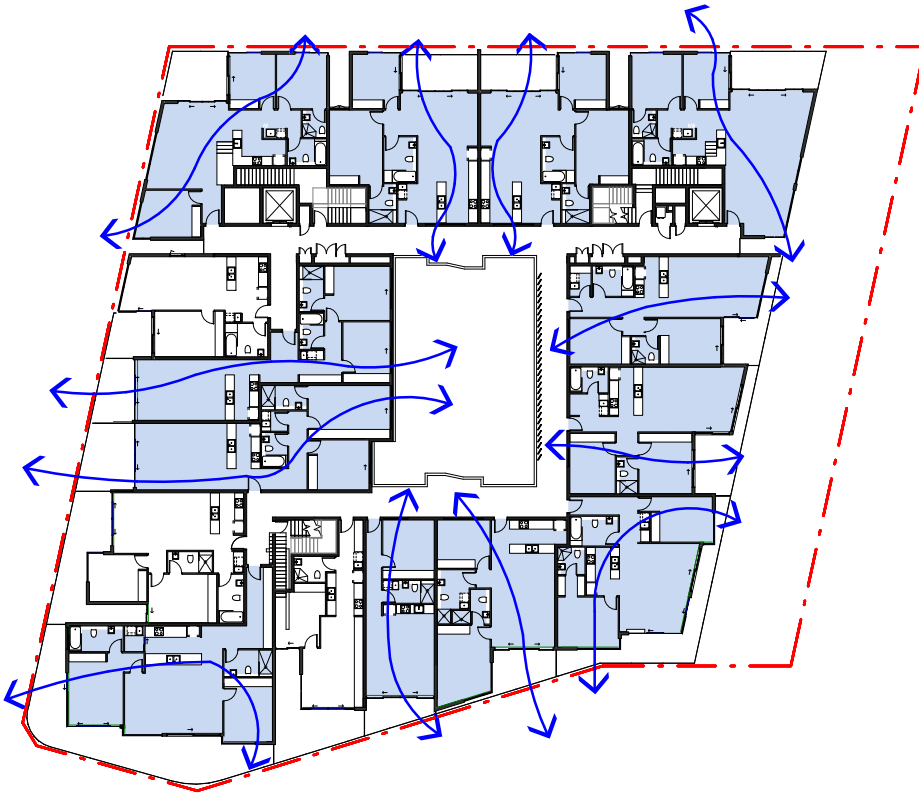
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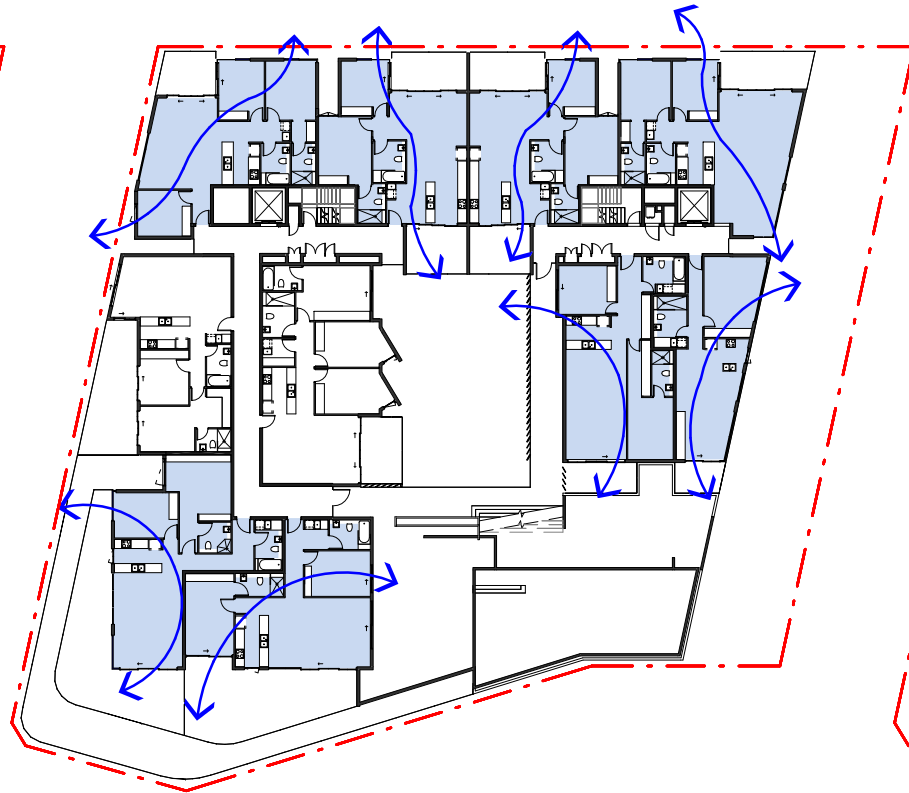
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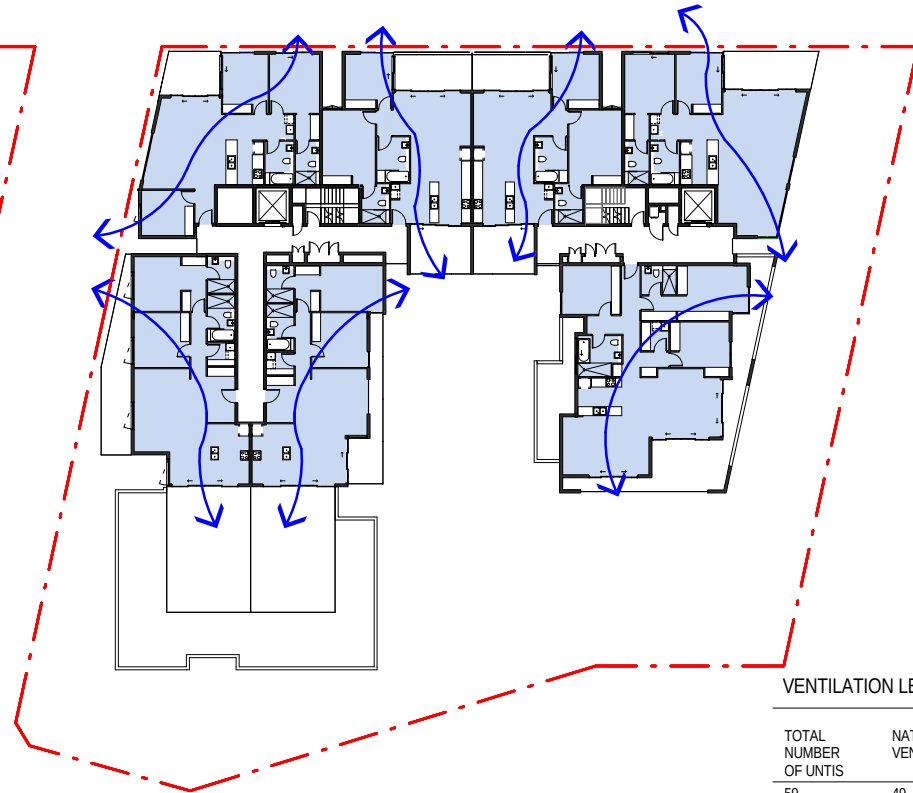
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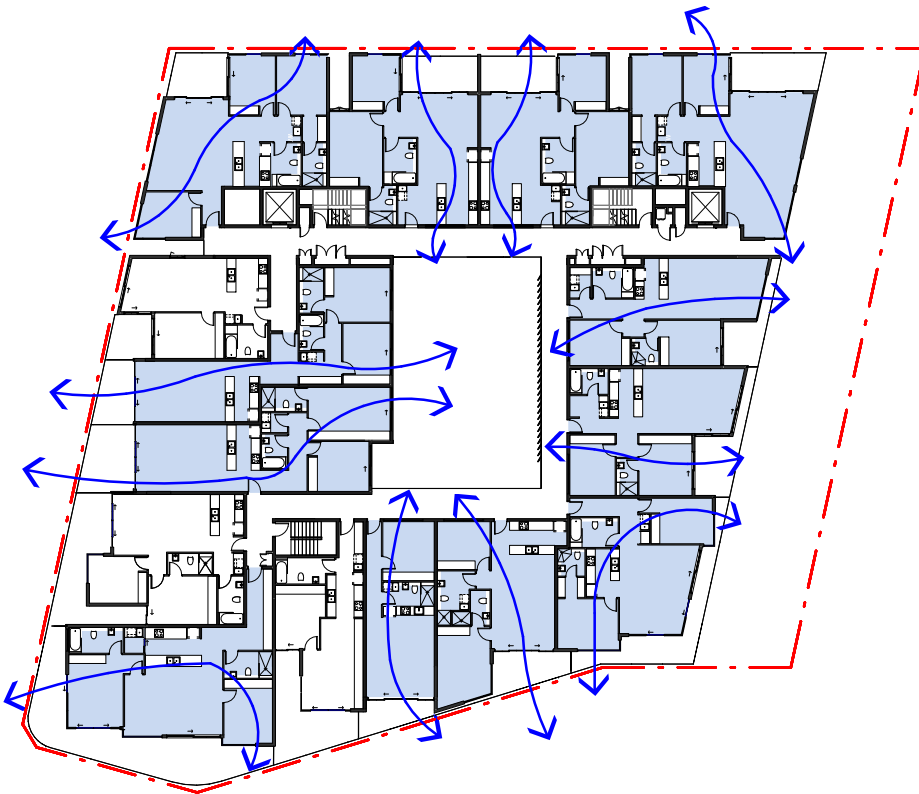
1 VENTILATION DIAGRAM - LEVEL 1



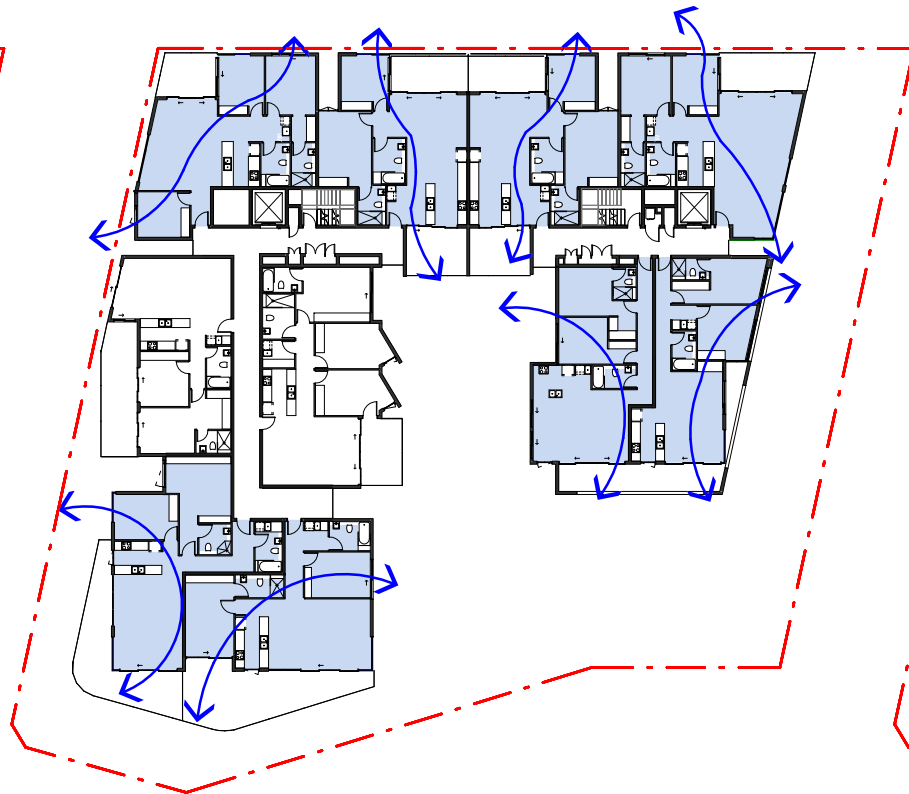
3 VENTILATION DIAGRAM - LEVEL 3



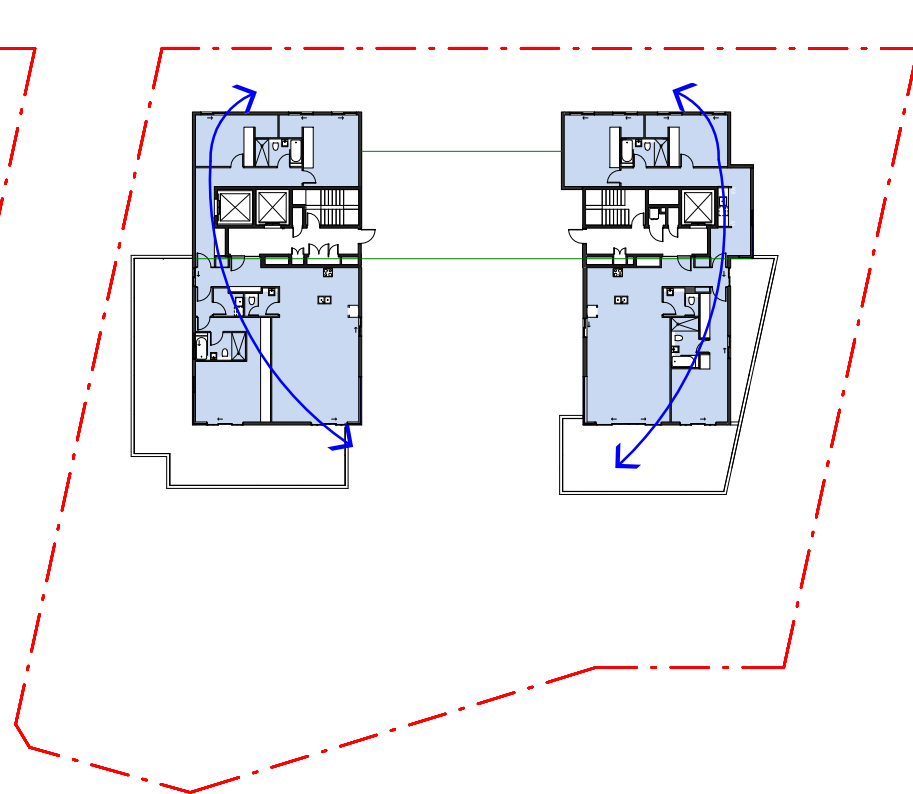
5 VENTILATION DIAGRAM - LEVEL 5



2 VENTILATION DIAGRAM - LEVEL 2



4 VENTILATION DIAGRAM - LEVEL 4



6 VENTILATION DIAGRAM - LEVEL 6

1 : 500

VENTILATION LEGEND		
TOTAL NUMBER OF UNITS	NATURAL CROSS VENTILATED UNITS	PERCENTAGE %
59	49	83%

-  NATURAL CROSS VENTILATED APARTMENTS
-  NATURAL CROSS VENTILATED APARTMENTS
-  NATURAL CROSS VENTILATED CORRIDOR

S75W AMENDMENTS:
NO CHANGES

A	16.02.17	Modification Submission
Rev.	Date	Description
NOT TO SCALE		

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PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ET TALONG BEACH

Drawing Title
VENTILATION DIAGRAMS

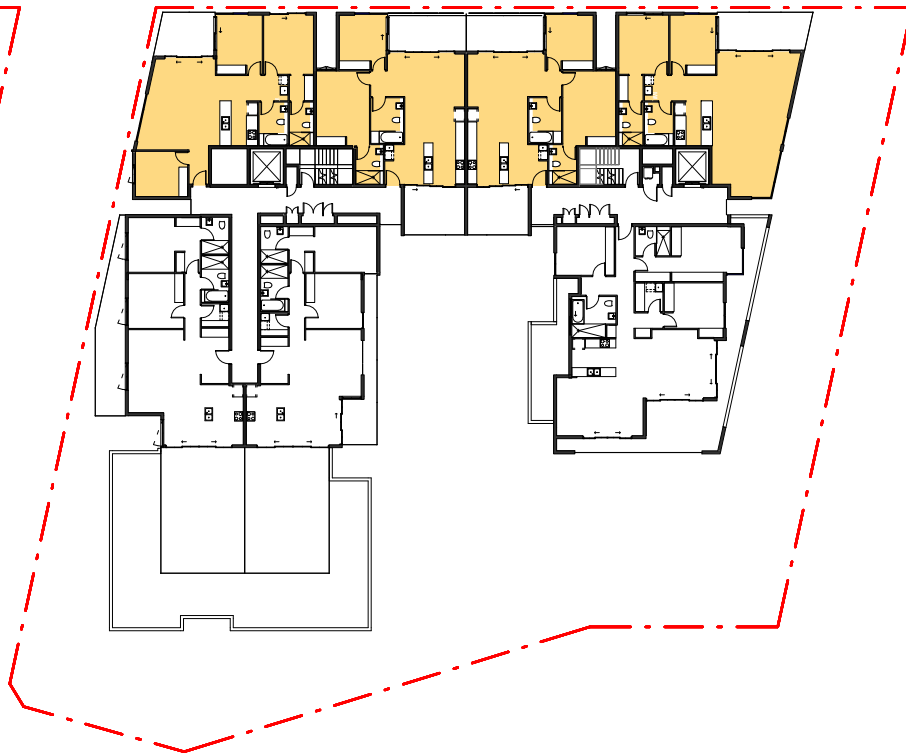
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Job no.	Drawing no.	Rev.
J15304S	DA 702	A
Drawn by	Checked by	Date
SM	ZC	FEB 2017



1 SOLAR ACCESS (3 HOURS) - LEVEL 1



3 SOLAR ACCESS (3 HOURS) - LEVEL 3



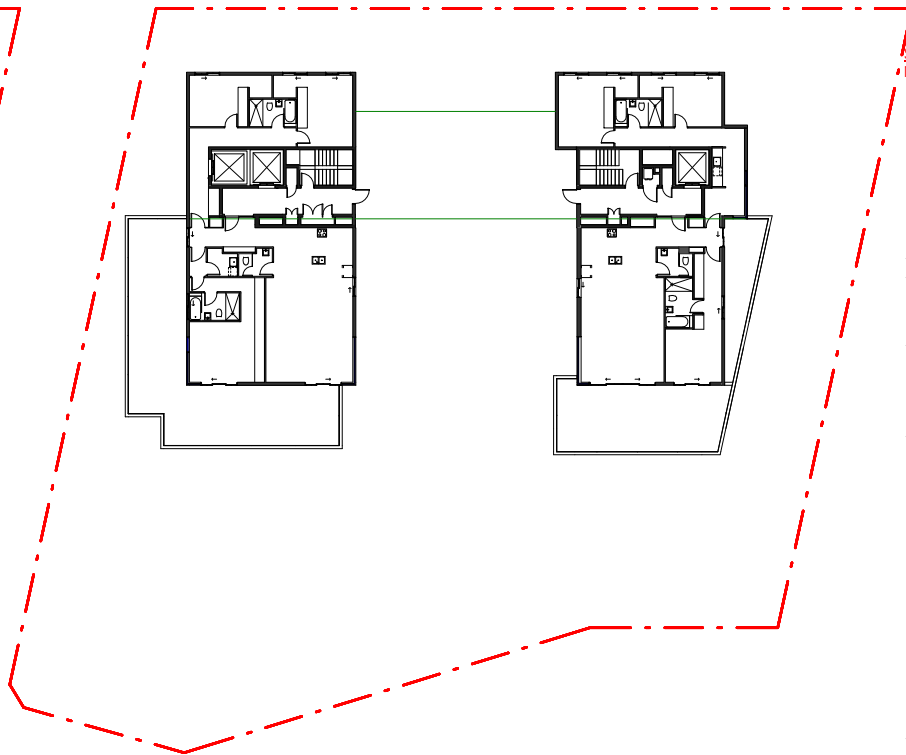
5 SOLAR ACCESS (3 HOURS) - LEVEL 5



2 SOLAR ACCESS (3 HOURS) - LEVEL 2



4 SOLAR ACCESS (3 HOURS) - LEVEL 4



6 SOLAR ACCESS (3 HOURS) - LEVEL 6

REFERENCES
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S75W AMENDMENTS:
NO CHANGES

A	16.02.17	Modification Submission
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Scale	0	5 10 15 20
m	1:500	

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Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ET TALONG BEACH
Drawing Title
SOLAR ACCESS PLAN
(3 HOURS)

S75W SUBMISSION		
Job no.	Drawing no.	Rev.
J15304S	DA 703	A
Drawn by	Checked by	Date
PY	ZC	FEB 2017

SOLAR ACCESS LEGEND (APPROVED DA) REF TO SHEET DA1103		
TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	APPROVED UNITS RECEIVING MINIMUM 3 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am-3pm
45 UNITS	31.5 UNITS (70%)	16 UNITS (35%)

SOLAR ACCESS LEGEND (PROPOSED BUILDING) REF TO SHEET DA703		
TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	PROPOSED UNITS RECEIVING MINIMUM 3 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am-3pm
59 UNITS	41.3 UNITS (70%)	25 UNITS (42%)

SOLAR ACCESS LEGEND (APPROVED DA) - NO DIRECT SUNLIGHT REF TO SHEET DA1103		
TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	APPROVED UNITS RECEIVING NO SOLAR ACCESS ON JUNE 21st BETWEEN 9am-3pm
45 UNITS	< 6.75 UNITS (15%)	5 UNITS (11%)

SOLAR ACCESS LEGEND (PROPOSED BUILDING) - NO DIRECT SUNLIGHT REF TO SHEET DA703		
TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	PROPOSED UNITS RECEIVING NO SOLAR ACCESS ON JUNE 21st BETWEEN 9am-3pm
59 UNITS	< 8.85 UNITS (15%)	8 UNITS (13.5%)

LEGENDS:
LIVING ROOMS / BALCONIES RECEIVING MINIMUM 3 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am - 3pm
LIVING ROOMS / BALCONIES RECEIVING NO SOLAR ACCESS ON JUNE 21st BETWEEN 9am - 3pm



REFERENCES

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S75W AMENDMENTS:
- GARBAGE / CARPARK DOORS REVISED & FIXED
GLAZING ADDED ON RETAIL

Rev.	Date	Description
A	16.02.17	Modification Submission

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Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title
3D VIEWS
(SHEET 1)

Job no.	Drawing no.	Rev.
J15304S	DA 704	A
Drawn by	Checked by	Date
Author	Checker	FEB 2017



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S75W AMENDMENTS:
NO CHANGES

Rev.	Date	Description
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Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title
3D VIEWS
(SHEET 2)

S75W SUBMISSION

Job no.	Drawing no.	Rev.
J15304S	DA 705	A
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TEST	TEST	FEB 2017



1 PHOTOMONTAGE - VIEW ON THE ESPLANADE

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PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH
Drawing Title
PHOTOMONTAGE

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Job no.	Drawing no.	Rev.
J15304S	DA 710	A
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NO CHANGES

A	16.02.17	Modification Submission
Rev.	Date	Description

NOT TO SCALE

	AAB	ANODISED ALUMINIUM BLADE
	AVB	ALUMINIUM VERTICAL BLADE & AWNING
	AWD	ALUMINIUM FRAME WINDOWS & DOORS - COLOUR 1
	GB	SAFETY GLASS BALUSTRADE
	PF1	MANABURN PAINT FINISH
	PF2	CHARCOAL PAINT FINISH
	STT	SANDSTONE TILED WALL

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PROPOSED MIXED USE DEVELOPMENT

Drawing Title
FINISHES SCHEDULE

Job no.	Drawing no.	Rev.
J15304S	DA 730	A
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PY	ZC	FEB 2017

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NOTES

This cross-section diagram illustrates the construction details of a swimming pool deck and wall. The pool water is shown in light blue, with a level of 15.450. The pool wall is a reinforced concrete structure, 1200 units high, finished with stone tiles on a waterproofing screed. A selected LED light fixing is embedded in the wall. The pool deck is a reinforced concrete slab, 1200 units wide, finished with aluminium featured cladding on top hat sections. A drip groove is shown at the base of the wall. A 100mm diameter water pipe with a fall is also indicated. The ground level is marked as Level 3 at 14.150. The swimming pool deck is shown at a level of 15.650.

Swimming Pool Deck

15.650

Pool Water Level

15.450

200

1200

SELECTED LED LIGHT FIXING

SELECTED STONE TILES ON WATERPROOFING SCREED

REINFORCED CONCRETE POOL WALL (REFER TO ENG DETAILS)

Level 3

14.150

ALUMINIUM FEATURED CLADDING ON TOPHAT SECTIONS

DRIP GROOVE

100MM DIA. WATER PIPE WITH FALL (REFER TO ENG DETAILS)

REINFORCED CONCRETE SLAB (REFER TO ENG DETAILS)

1 : 20



Job no. 015304S	Drawing no. DA 731	Rev. A
Drawn by PY	Checked by ZC	Date FEB 2017

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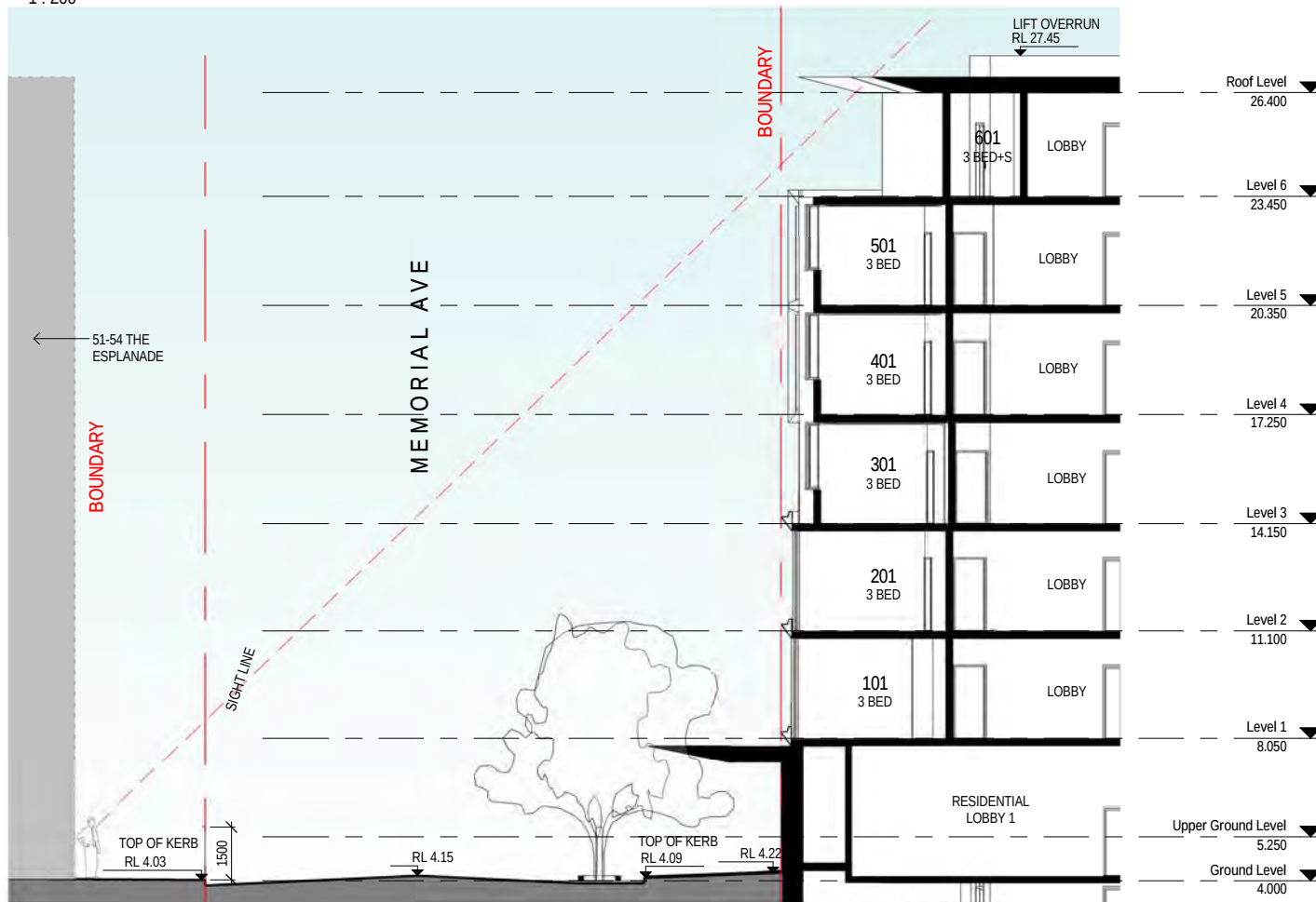
NOTES

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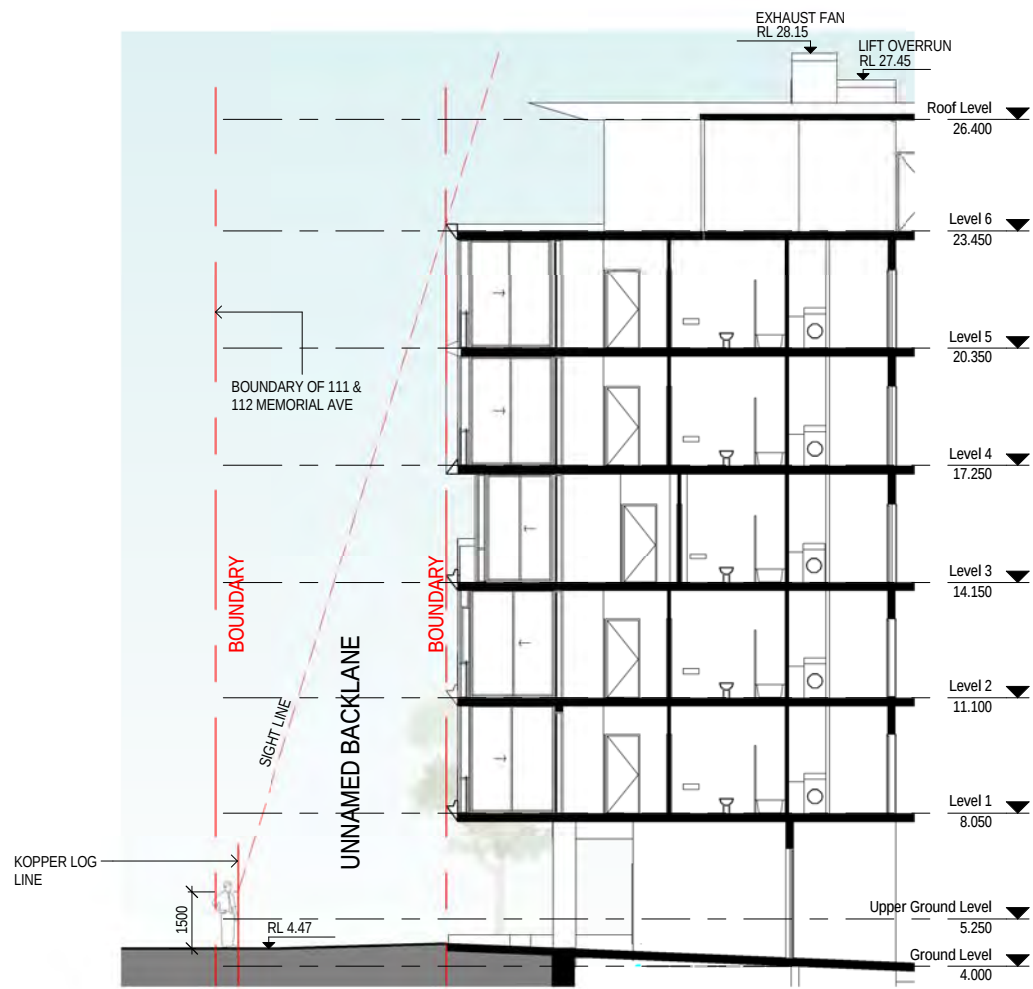
3 SIGHT LINE DIAGRAMS - UNNAMED BACKLANE & THE ESPLANADE

1 : 200



1 SIGHT LINE DIAGRAM - MEMORIAL AVE

1 : 200



2 SIGHT LINE DIAGRAM - UNNAMED LANE

1 : 200

A	16.02.17	Modification Submission
Rev.	Date	Description
Scale	5	10
m	15	20
0	1:500	

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Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title
SIGHT LINE DIAGRAMS

S75W SUBMISSION		
Job no.	Drawing no.	Rev.
J15304S	DA 732	A
Drawn by PY	Checked by JY	Date FEB 2017

NEW DRAWING

REFERENCES

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NOTES

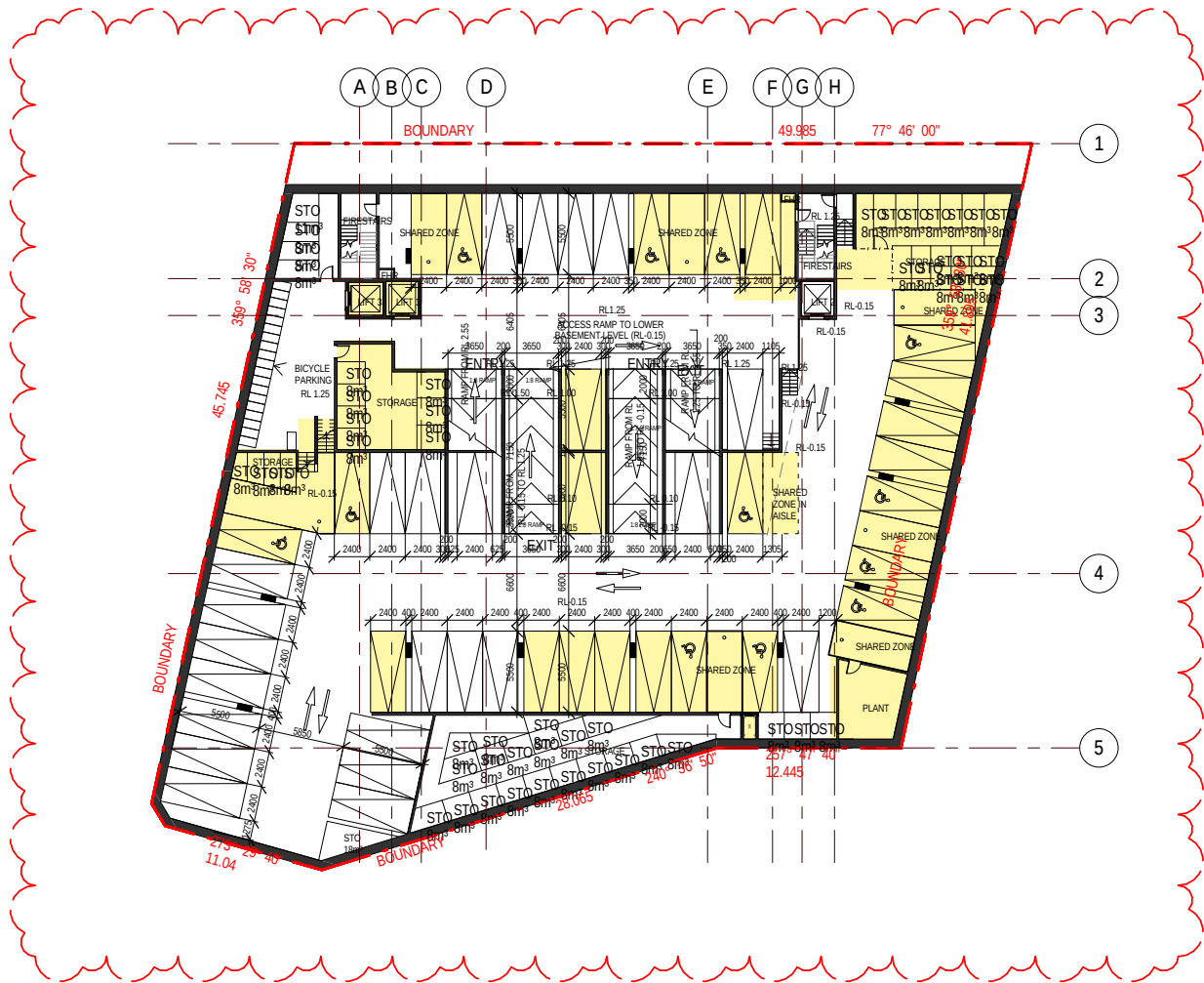
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S75W AMENDMENTS

AREA ADDED TO GFA



1 BASEMENT FLOOR PLAN

1 : 500



2 APPROVED BASEMENT FLOOR PLAN

S75W AMENDMENTS:

- STORAGE AREAS REVISED
- LIFT03 ADDED / LIFT 01 RELOCATED
- CARPARK LAYOUT REVISED
- CARPARK SCHEDULE REVISED
- GARBAGE ROOM ON BASEMENT REMOVED
- SECTION LINE RELOCATED

B	27.03.17	General Amendments		
A	16.02.17	Modification Submission		
Rev.	Date	Description		
Scale	2	4	6	8
m	1:200			
0				

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Project

PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title

BASEMENT
FLOOR PLAN (COMPARISON SHEET)

S75W SUBMISSION

Job no.	Drawing no.	Rev.
J15304S	DA 1100.	B
Drawn by	Checked by	Date
PY	ZC	FEB 197

CAR PARKING SCHEDULE
For B2 Zone – Large Centres

UNITS	RATE	REQUIRED	PROPOSED
RESIDENTIAL (59 UNITS)			
SHOP TOP UNITS 1 SPACE / 1 UNIT		59	61
VISITORS NOT REQUIRED		0	0
COMMERCIAL (521.8m²)			
SHOPS 1 SPACE / 30 m²		17.39	17
TOTAL		76.39	78

BICYCLE SCHEDULE
For B2 Zone – Large Centres

UNITS	RATE	REQUIRED	PROPOSED
RESIDENTIAL (59 UNITS)	1 SPACE / 5 UNITS	11.8	12
VISITORS (59 UNITS)	1 SPACE / 10 UNITS	5.9	6
COMMERCIAL (521.8 m²)		2	2
TOTAL		19.7	20

REFERENCES

DRAWINGS TO BE READ IN CONJUNCTION WITH BUT NOT LIMITED TO ALL STRUCTURAL ENGINEERS, STORMWATER ENGINEERS, LANDSCAPE ARCHITECTS, AND OTHER ASSOCIATED PLANS & REPORTS

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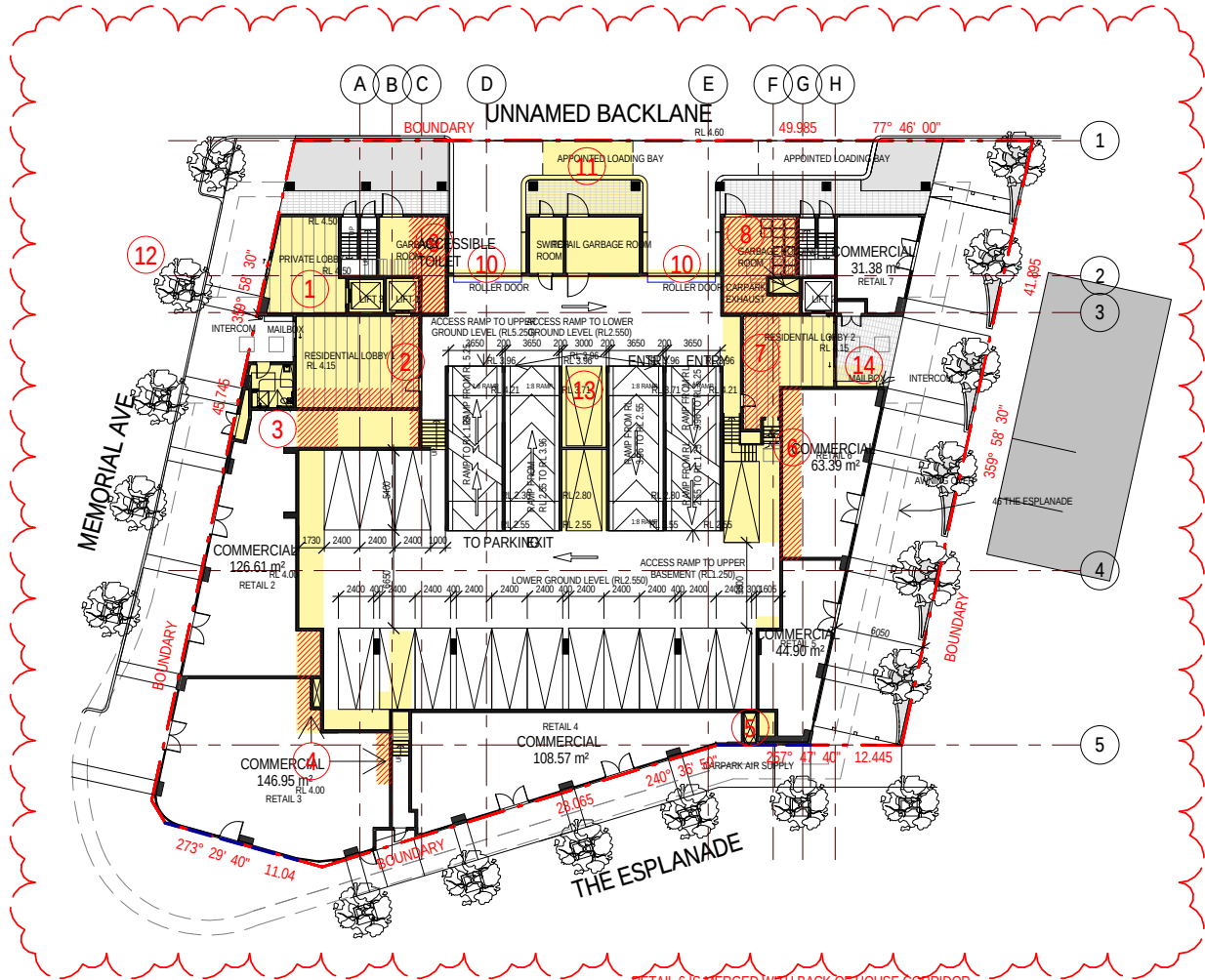
FIGURED DIMENSIONS TO BE USED AT ALL TIME.

DO NOT SCALE MEASUREMENTS OFF DRAWINGS.



S75W AMENDMENTS

AREA ADDED TO GFA



1 GROUND FLOOR PLAN

1 : 500

RETAIL 6 IS MERGED WITH BACK OF HOUSE CORRIDOR TO INCREASE THE SHOP DEPTH TO INCREASE ITS



2 APPROVED GROUND FLOOR PLAN

1 : 500

- S75W AMENDMENTS:
- ① RETAIL 1 CONVERTED TO PRIVATE LOBBY FOR PENTHOUSE EXPRESS LIFT (LIFT 3)
 - ② RESIDENTIAL LOBBY 1 AREA INCREASED TO ACCOMMODATE NEW EXPRESS LIFT (LIFT 3)
 - ③ SINGLE ACCESSIBLE TOILET NOW RELOCATED NEXT TO RESIDENTIAL LOBBY 1
 - ④ SHOP MERGED WITH BACK OF HOUSE CORRIDOR TO IMPROVE THEIR SPATIAL QUALITY OF SHOPS
 - ⑤ CARPARK AIR SUPPLY SHAFT ADDED
 - ⑥ RETAIL 6 MERGED WITH BACK OF HOUSE CORRIDOR TO INCREASE SHOP'S DEPTH
 - ⑦ RESIDENTIAL LOBBY 2 AREA INCREASED TO IMPROVE ITS SPATIAL QUALITY OF THE SPACE
 - ⑧ GARBAGE ROOM MOVED FROM BASEMENT AND ENLARGED TO ACCOMMODATE SUFFICIENT WASTE BINS
 - ⑨ GARBAGE ROOM ENLARGED TO ACCOMMODATE SUFFICIENT WASTE BINS
 - ⑩ ROLLER DOORS RELOCATED TO SUIT NEW ROOMS LAYOUT
 - ⑪ APPOINTED LOADING BAY REDUCED TO 1 DUE TO THE LENGTH OF THE KERB
 - ⑫ SIGHTLINE SECTION MARKERS ADDED
 - ⑬ CARPARK LAYOUT REVISED AS VEHICLE RAMPS RELOCATED
 - ⑭ MAILBOX & INTERCOM ADDED
 - ⑮ COMMERCIAL PARKING CALCULATION REVISED

B	27.03.17	General Amendments
A	16.02.17	Modification Submission
Rev.	Date	Description
Scale	0	2 4 6 8
m	1:200	

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Project

PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title

GROUND FLOOR PLAN

S75W SUBMISSION

Job no.	Drawing no.	Rev.
J15304S	DA 1101.	B

Drawn by	Checked by	Date
PY	ZC	FEB 197

CAR PARKING SCHEDULE
For B2 Zone – Large Centres

UNITS	RATE	REQUIRED	PROPOSED
RESIDENTIAL (59 UNITS)			
SHOP TOP UNITS	1 SPACE / 1 UNIT	59	61
VISITORS	NOT REQUIRED	0	0
COMMERCIAL (521.8m²)			
SHOPS	1 SPACE / 30 m²	17.39	17
TOTAL		76.39	78

BICYCLE SCHEDULE
For B2 Zone – Large Centres

UNITS	RATE	REQUIRED	PROPOSED
RESIDENTIAL (59 UNITS)	1 SPACE / 5 UNITS	11.8	12
VISITORS (59 UNITS)	1 SPACE / 10 UNITS	5.9	6
COMMERCIAL (521.8m²)		2	2
TOTAL		19.7	20

REFERENCES

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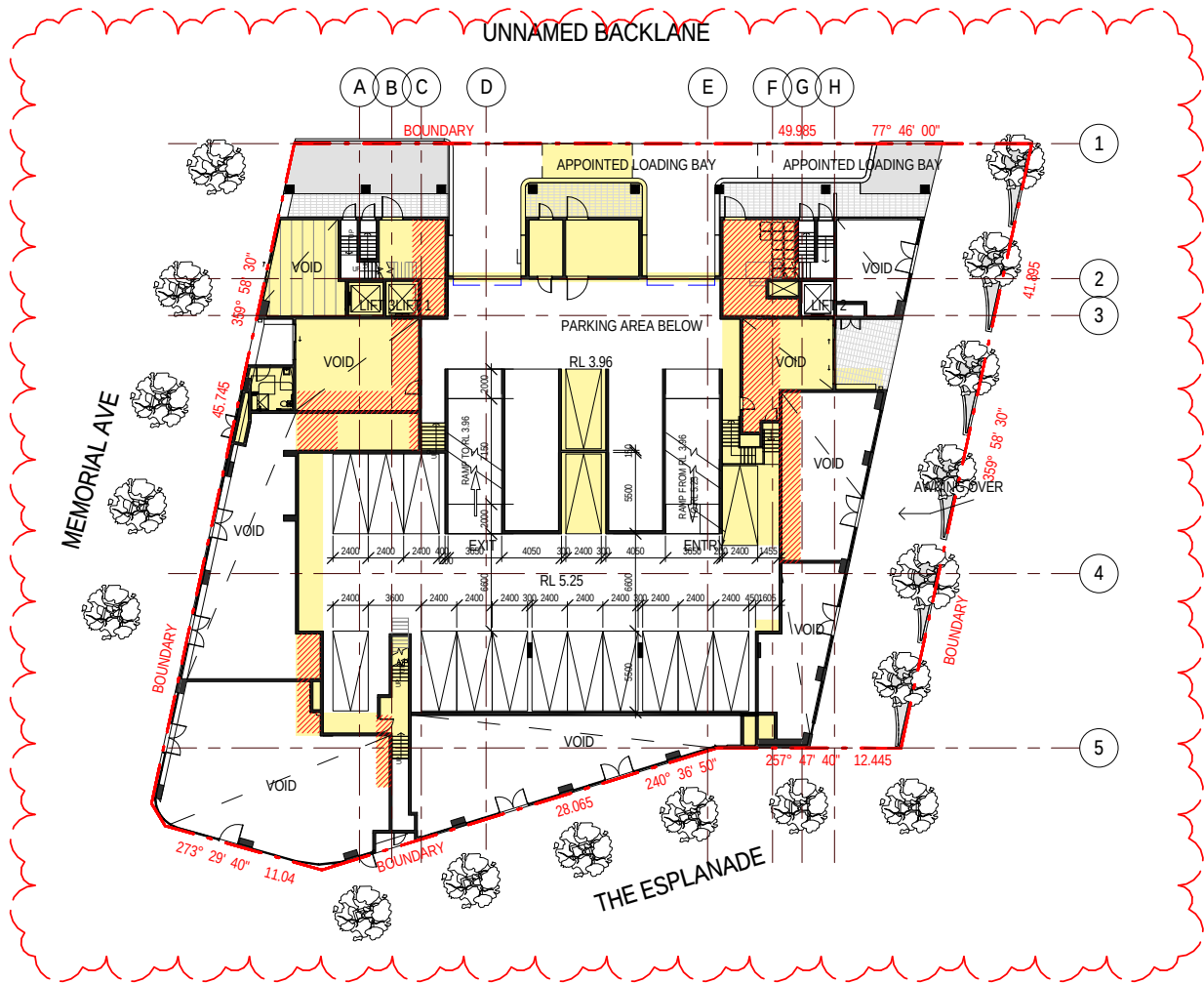
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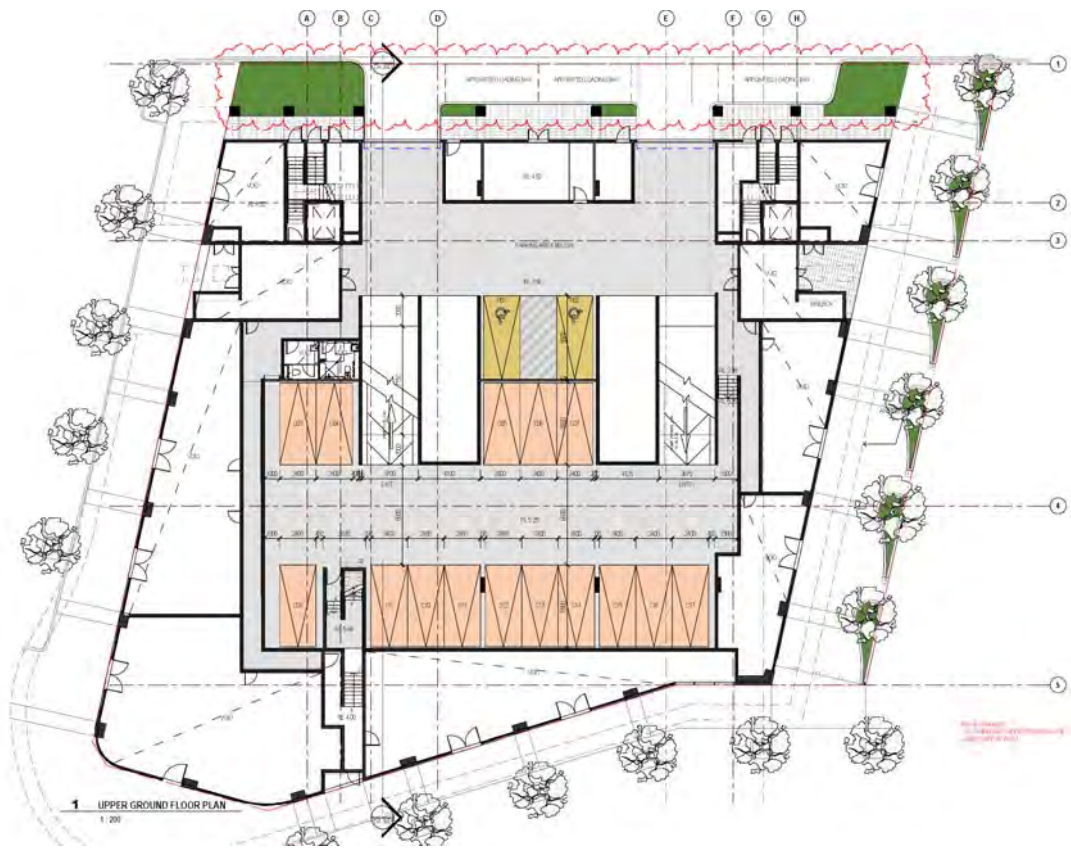
S75W AMENDMENTS

AREA ADDED TO GFA



1 UPPER GROUND FLOOR PLAN

1 : 500



2 APPROVED UPPER GROUND FLOOR PLAN

1 : 500

S75W AMENDMENTS:

- RETAIL 1 CONVERTED TO PRIVATE LOBBY
- LIFT03 ADDED / LIFT01 RELOCATED
- CARPARK LAYOUT REVISED
- GARBAGE ROOMS REVISED / CARPARK EXHAUST REVISED
- COMMERCIAL AREAS REVISED
- CARPARK SCHEDULE REVISED
- ACCESSIBLE TOILET REVISED
- SECTION LINE RELOCATED

B	27.03.17	General Amendments
A	16.02.17	Modification Submission
Rev.	Date	Description
Scale	0	2 4 6 8
m	1:200	

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Project

PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title

UPPER GROUND
FLOOR PLAN

S75W SUBMISSION		
Job no.	Drawing no.	Rev.
J15304S	DA 1102.	B
Drawn by	Checked by	Date
PY	ZC	FEB 2017

REFERENCES

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S75W AMENDMENTS

AREA ADDED TO GFA



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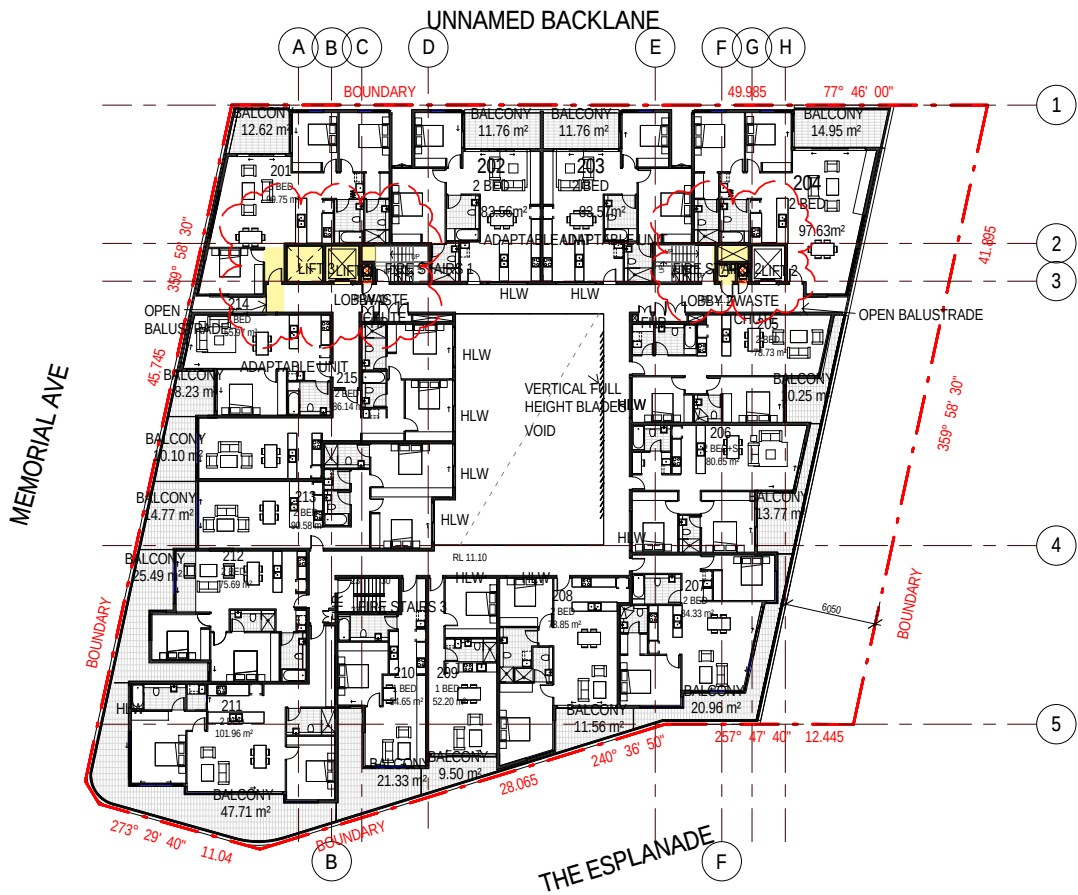
FIGURED DIMENSIONS TO BE USED AT ALL TIME.

DO NOT SCALE MEASUREMENTS OFF DRAWINGS.



S75W AMENDMENTS

AREA ADDED TO GFA



1 LEVEL 2 FLOOR PLAN

1 : 500



2 APPROVED LEVEL 2 FLOOR PLAN

1 : 500

S75W AMENDMENTS:

- UNIT 101 AREAS REVISED
- LIFT03 ADDED / LIFT01 RELOCATED
- SECTION LINE RELOCATED
- LIFT CORE /WASTE SHAFT & RECYCLE BIN ROOM REVISED

B	27.03.17	General Amendments
A	16.02.17	Modification Submission
Rev.	Date	Description
Scale	0	2
m	0	4
	0	6
	0	8
	0	1:200

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PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title

LEVEL 02

FLOOR PLAN (COMPARISON SHEET)

S75W SUBMISSION		
Job no.	Drawing no.	Rev.
J15304S	DA 1104.	B
Drawn by	Checked by	Date
PY	ZC	FEB 2017

REFERENCES

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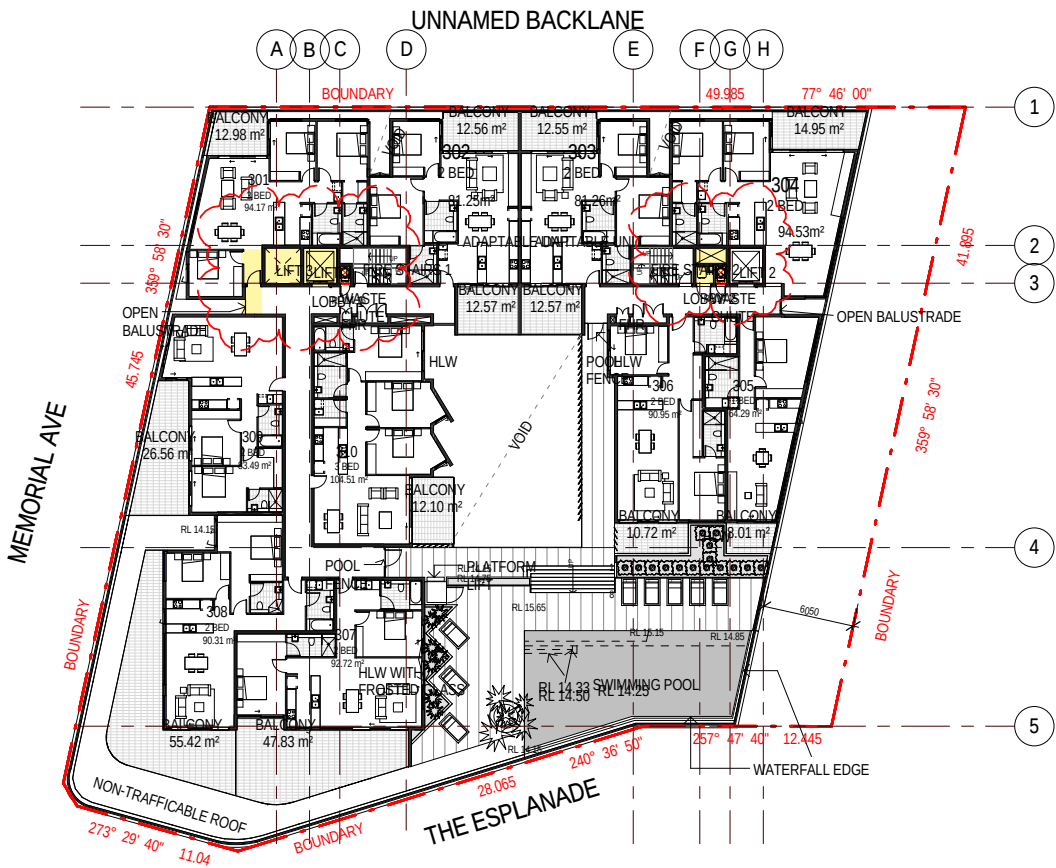
FIGURED DIMENSIONS TO BE USED AT ALL TIME.

DO NOT SCALE MEASUREMENTS OFF DRAWINGS.



S75W AMENDMENTS

AREA ADDED TO GFA



1 LEVEL 3 FLOOR PLAN

1 : 500



2 APPROVED LEVEL 3 FLOOR PLAN

1 : 500

S75W AMENDMENTS:

- UNIT 301-304 AREAS REVISED
- LIFT03 ADDED / LIFT01 RELOCATED
- STAIRCASE CORE REVISED
- UNIT 302 & 303 ENTRY REVISED
- WASTE SHAFT & RECYCLE BIN ROOM REVISED

B	27.03.17	General Amendments
A	16.02.17	Modification Submission
Rev.	Date	Description
Scale	0 2 4 6 8	
m	1:200	

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PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title
LEVEL 03
FLOOR PLAN (COMPARISON SHEET)

S75W SUBMISSION

Job no.	Drawing no.	Rev.
J15304S	DA 1105.	B
Drawn by	Checked by	Date
PY	ZC	FEB 2017

REFERENCES

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NOTES

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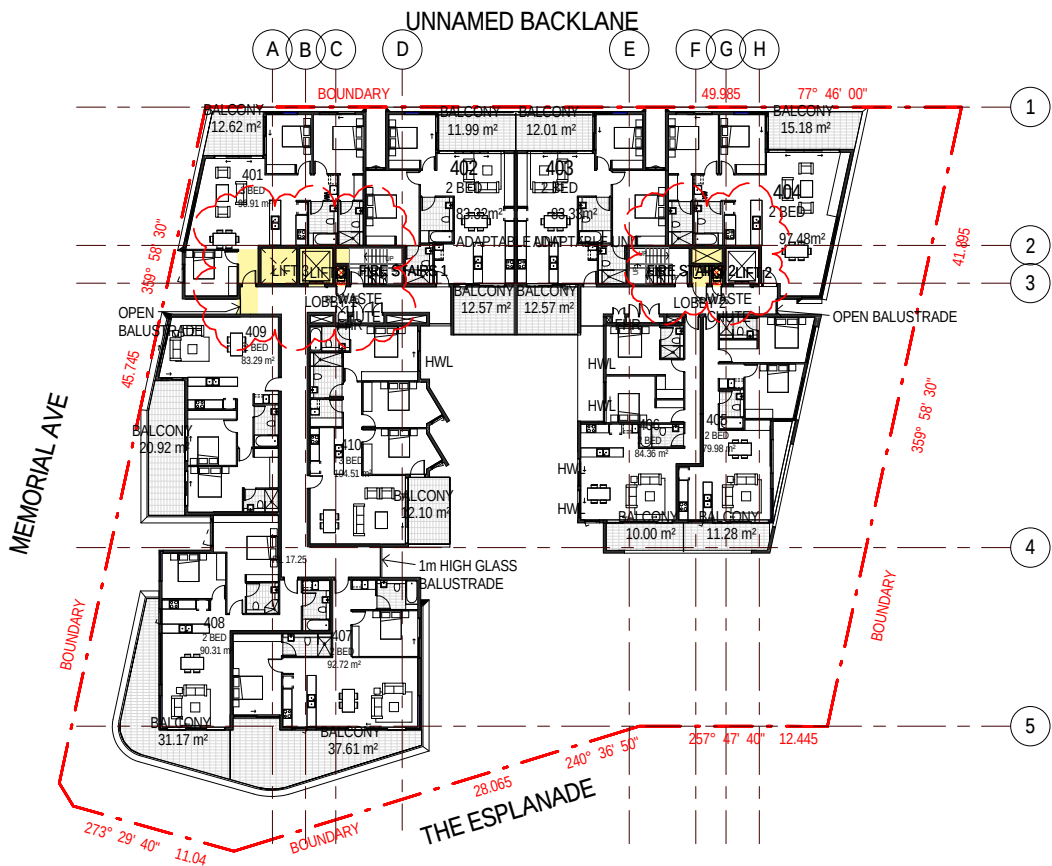
FIGURED DIMENSIONS TO BE USED AT ALL TIME.

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S75W AMENDMENTS

AREA ADDED TO GFA



REFERENCES

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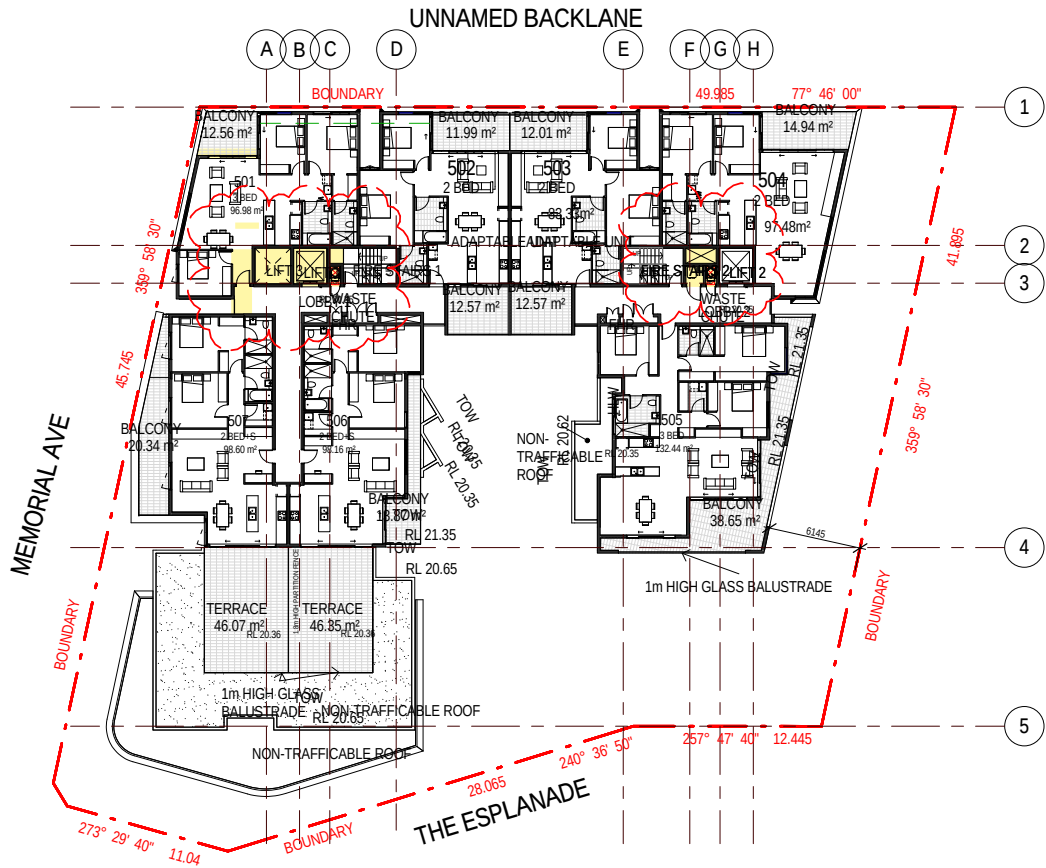
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DO NOT SCALE MEASUREMENTS OFF DRAWINGS.



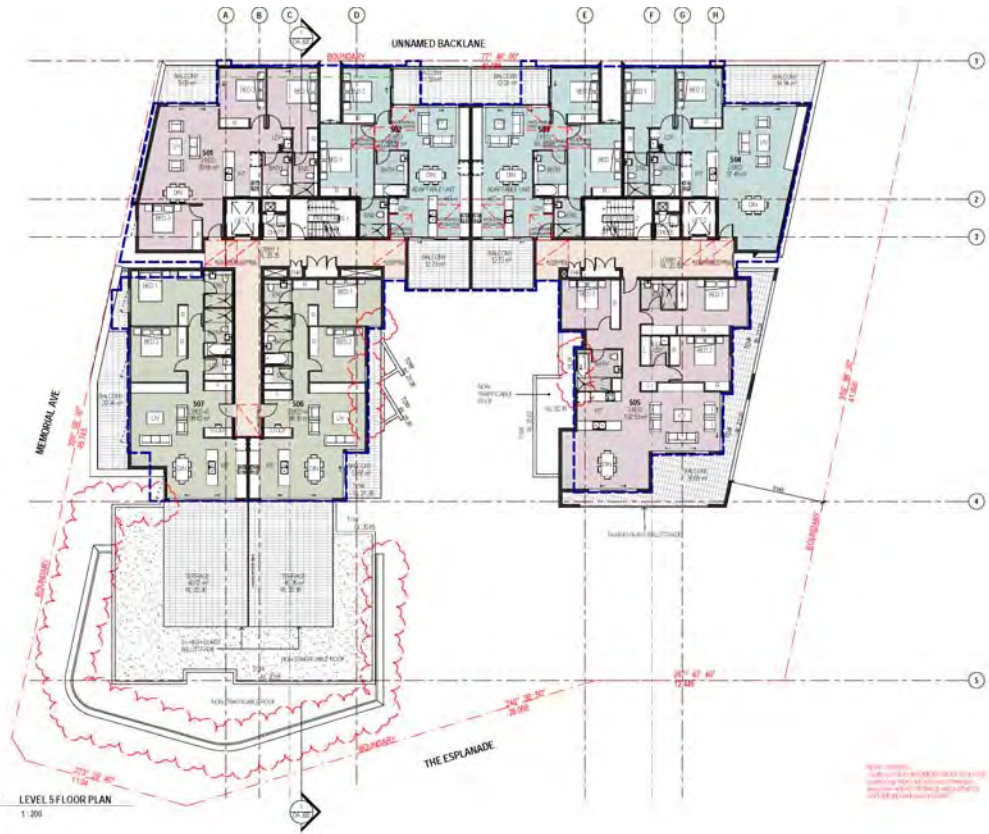
S75W AMENDMENTS

AREA ADDED TO GFA



1 LEVEL 5 FLOOR PLAN

1 : 500



2 APPROVED LEVEL 5 FLOOR PLAN

1 : 500

S75W AMENDMENTS:

- UNIT 501 AREAS REVISED
- LIFT03 ADDED / LIFT01 RELOCATED
- STAIRCASE CORE REVISED
- BALCONY 501 REVISED
- WASTE SHAFT & RECYCLE BIN ROOM REVISED

B	27.03.17	General Amendments		
A	16.02.17	Modification Submission		
Rev.	Date	Description		
Scale	2	4	6	8
m	1:200			
0				

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Project

PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title
LEVEL 05
FLOOR PLAN (COMPARISON SHEET)

S75W SUBMISSION

Job no.	Drawing no.	Rev.
J15304S	DA 1107.	B

Drawn by	Checked by	Date
PY	ZC	FEB 2017

REFERENCES

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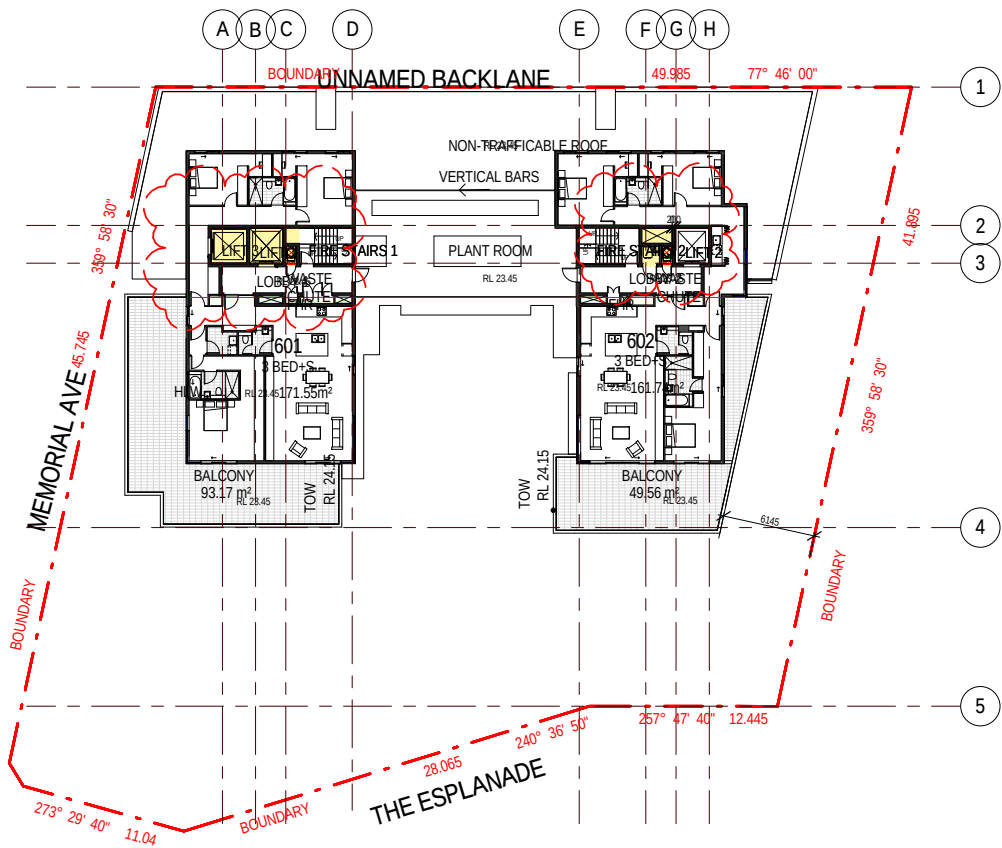
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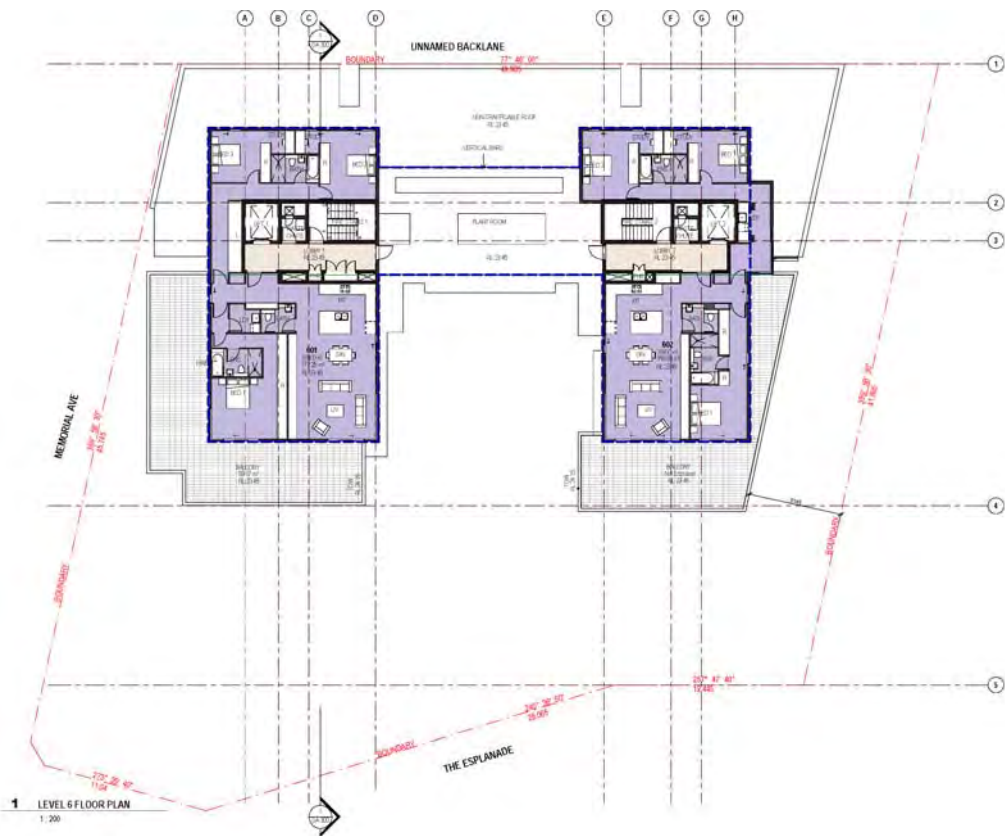
S75W AMENDMENTS

AREA ADDED TO GFA



1 LEVEL 6 FLOOR PLAN

1 : 500



2 APPROVED LEVEL 6 FLOOR PLAN

1 : 500

S75W AMENDMENTS:

- LIFT03 ADDED / LIFT01 RELOCATED
- LIFT CORE / WASTE SHAFT & RECYCLE BIN ROOM REVISED

B	27.03.17	General Amendments		
A	16.02.17	Modification Submission		
Rev.	Date	Description		
Scale	2	4	6	8
m	0	1:200		

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PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title

LEVEL 06

FLOOR PLAN (COMPARISON SHEET)

S75W SUBMISSION		
Job no.	Drawing no.	Rev.
J15304S	DA 1108.	B
Drawn by	Checked by	Date
PY	ZC	FEB 2017

REFERENCES

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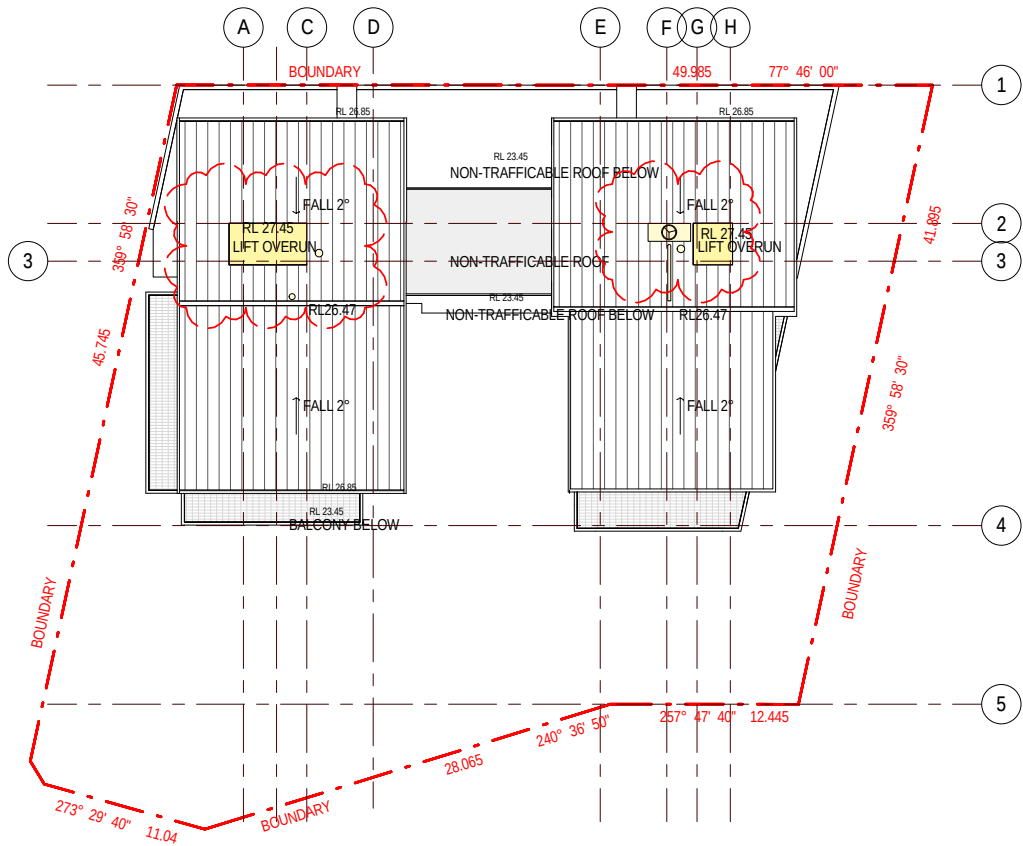
FIGURED DIMENSIONS TO BE USED AT ALL TIME.

DO NOT SCALE MEASUREMENTS OFF DRAWINGS.



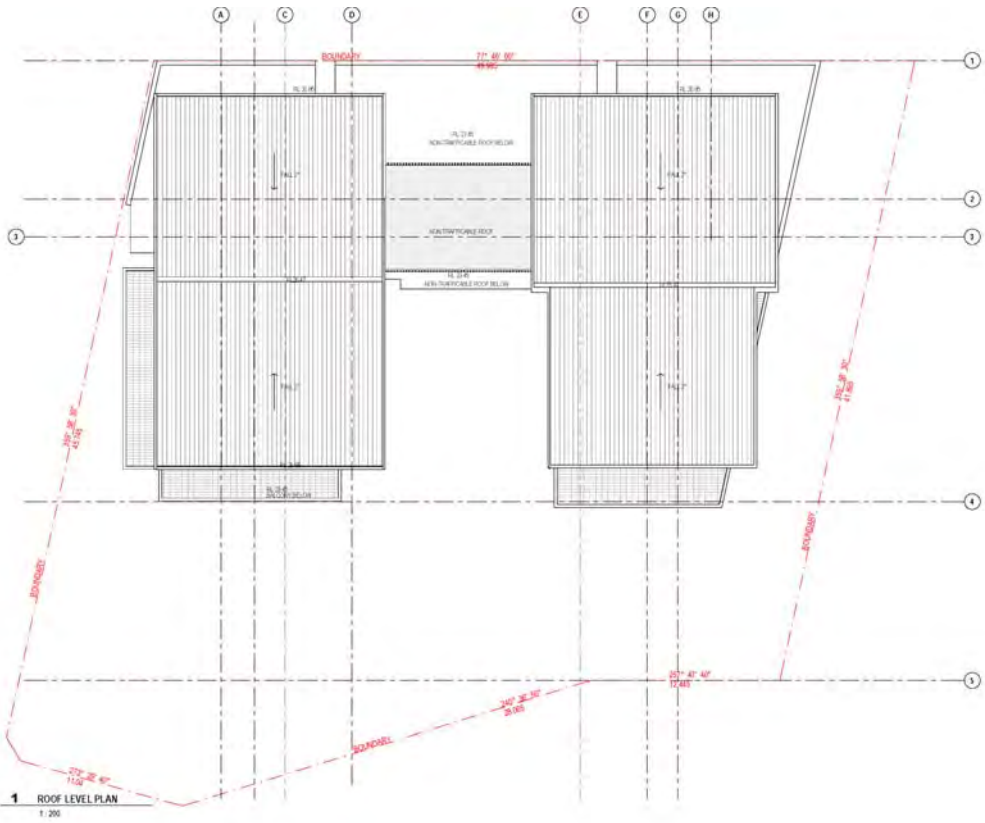
S75W AMENDMENTS

AREA ADDED TO GFA



1 ROOF LEVEL PLAN

1 : 500



2 APPROVED ROOF LEVEL PLAN

1 : 500

S75W AMENDMENTS:

- LIFT OVERRUNS ADDED
- LIFT OVERRUNS WINTER SOLTICE SHADOWS ADDED
- EXHAUST FANS ADDED ON ROOF

B	27.03.17	General Amendments
A	16.02.17	Modification Submission
Rev.	Date	Description
Scale m 5 10 15 20 0 1:500		

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Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title
ROOF PLAN
(COMPARISON SHEET)

S75W SUBMISSION

Job no.	Drawing no.	Rev.
J15304S	DA 1109.	B

Drawn by	Checked by	Date
Author	Checker	FEB 2017



1 NORTH ELEVATION
1 : 500



2 SOUTH ELEVATION
1 : 500



4 APPROVED NORTH ELEVATION
1 : 500



3 APPROVED SOUTH ELEVATION
1 : 500

REFERENCES

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FIGURED DIMENSIONS TO BE USED AT ALL TIME.

DO NOT SCALE MEASUREMENTS OFF DRAWINGS.

MATERIAL LEGEND

AAB	ANODISED ALUMINIUM BLADE
AVB	ALUMINIUM VERTICAL BLADE & AWNING
AWD	ALUMINIUM FRAME WINDOWS & DOORS - COLOUR 1
GB	SAFETY GLASS BALUSTRADE
PF1	MANABURN PAINT FINISH
PF2	CHARCOAL PAINT FINISH
STT	SANDSTONE TILED WALL

S75W AMENDMENTS:

- FRESH AIR INTAKE LOUVRE ADDED TO SOUTH ELEVATION
- GARBAGE / CARPARK DOORS REVISED & FIXED GLAZING ADDED ON NORTH ELEVATION
- LIFT OVERUN AT ROOF LEVEL

S75W AMENDMENTS	
27.03.17	General Amendments
16.02.17	Modification Submission
Rev.	Date Description
Scale	2 4 6 8
m	0 1:200

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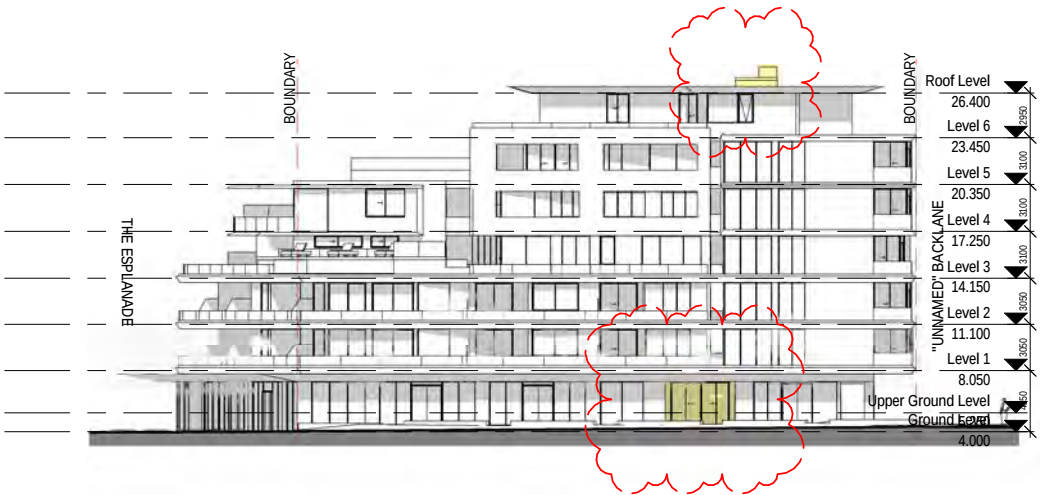
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Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title
NORTH & SOUTH
ELEVATIONS (COMPARISON SHEET)

S75W SUBMISSION		
Job no.	Drawing no.	Rev.
J15304S	DA 1200	B
Drawn by	Checked by	Date
PY	ZC	FEB 2017



1 EAST ELEVATION
1 : 500



2 WEST ELEVATION
1 : 500



3 APPROVED EAST ELEVATION
1 : 500



4 APPROVED WEST ELEVATION
1 : 500

REFERENCES

DRAWINGS TO BE READ IN CONJUNCTION WITH BUT NOT LIMITED TO ALL STRUCTURAL ENGINEERS, STORMWATER ENGINEERS, LANDSCAPE ARCHITECTS, AND OTHER ASSOCIATED PLANS & REPORTS

REFER TO THE BASIX REPORT FOR ADDITIONAL REQUIREMENTS TO THE ONES NOTED ON THE DRAWINGS.

NOTES

ALL DIMENSIONS AND SETOUTS ARE TO BE VERIFIED ON SITE AND ALL OMISSIONS OR ANY DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT.

FIGURED DIMENSIONS TO BE USED AT ALL TIME.

DO NOT SCALE MEASUREMENTS OFF DRAWINGS.

MATERIAL LEGEND

AAB	ANODISED ALUMINIUM BLADE
AVB	ALUMINIUM VERTICAL BLADE & AWNING
AWD	ALUMINIUM FRAME WINDOWS & DOORS - COLOUR 1
GB	SAFETY GLASS BALUSTRADE
PF1	MANABURN PAINT FINISH
PF2	CHARCOAL PAINT FINISH
STT	SANDSTONE TILED WALL

S75W AMENDMENTS:

- LOBBY 1 & 2 ENTRY DOOR REVISED
- FIRE BOOSTER DOORS ADDED / WALL REVISED
- LIFT OVERUN AT ROOF LEVEL

S75W AMENDMENTS

B	27.03.17	General Amendments
A	16.02.17	Modification Submission
Rev.	Date	Description
Scale	0	2 4 6 8
m	1:200	

Project Architect

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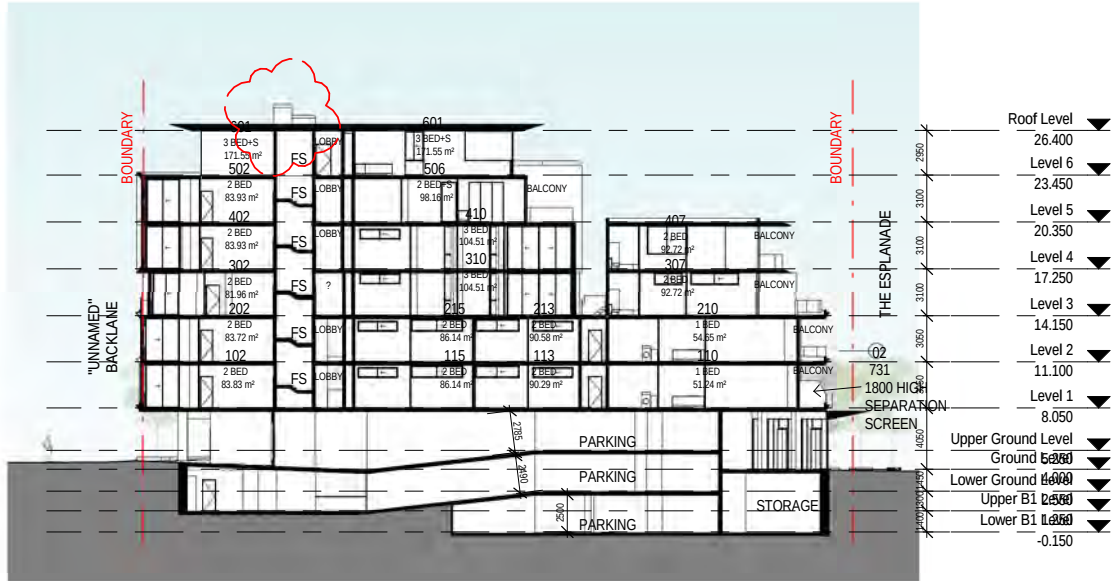
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Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title
EAST & WEST
ELEVATIONS (COMPARISON SHEET)

S75W SUBMISSION		
Job no.	Drawing no.	Rev.
J15304S	DA 1201	B
Drawn by	Checked by	Date
PY	ZC	FEB 2017



1 SECTION A
1 : 500



2 APPROVED SECTION A
1 : 500

REFERENCES

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FIGURED DIMENSIONS TO BE USED AT ALL TIME.

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S75W AMENDMENTS:
- SECTION RELOCATED

	27.03.17	General Amendments
	16.02.17	Modification Submission
Rev.	Date	Description
		

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Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH
Drawing Title
SECTION A
(COMPARISON SHEET)

S75W SUBMISSION		
Job no.	Drawing no.	Rev.
J15304S	DA 1300	B
Drawn by	Checked by	Date
PY	ZC	FEB 2017