

**STATEMENT OF ENVIRONMENTAL EFFECTS
47-50 THE ESPLANADE ETTALONG BEACH, NSW 2257**



**SECTION 75W AMENDMENT OF MP 09_0121 -FOR AN
APPROVED 7 STOREY MIXED USE DEVELOPMENT**

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30 March 2017**

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Introduction

This Statement of Environmental Effects (SEE) supports an application pursuant to Section 75W of Part 3A of the Environmental Planning and Assessment Act 1979. Modification of the existing development consent is sought for an approved mixed-use development. Section 75W continues to apply for Project Applications approved before or after the repeal of Part 3A, whether or not the project or any stage of the project is, or was, a transitional Part 3A project.

The purpose of this report is to:

- Assess the proposal against all relevant statutory controls.
- Consider whether the proposal is acceptable within the existing and likely future built form of the area.
- Consider whether the proposal is acceptable within the context of the applicable planning controls, and
- Address all significant environmental and external impacts, where applicable.

Key Considerations

The following Plans and Policies have been considered in preparing and assessing the original Project Application and subsequent amendments:

- Gosford Local Environmental Plan 2014.
- Gosford Development Control Plan 2013.
- SEPP No. 65 - Design Quality of Residential Apartment Development and the Apartment Design Guide.
- SEPP (Building Sustainability Index: BASIX) 2004.
- Heads of consideration identified under s75W of the EP&A Act.
- The Building Code of Australia, and the provisions of the Disability Discrimination Act have also been considered and have lead to some of the design modifications proposed as part of this s75W application.

Background

In 2005, the original development application was lodged with Gosford City Council (now Central Coast Council). On advice of Gosford City Council, the application was withdrawn on 2 October 2007 and the proposal subsequently submitted to the Department of Planning under the Major Projects SEPP to which Part 3A of the Environmental Planning and Assessment Act (EP&A Act) applies.

On 24 November 2010, the proposal was approved by the Department of Planning under Part 3A of the EP&A Act (Reference MP 09_121). Consent was given for the development of a mixed-use residential building to be developed over two stages. Stage 1 involved the construction of a 7-storey mixed use residential building and Stage 2 sought to construct a 2-storey commercial-retail building on the site.

In October 2016, a s75W application for modifications to Stage 1 of the development was approved by the Department. In this modification, the number of approved apartments increased from 45 to 58, the largest increase being 2-bedroom apartments, and the approved Floor Space Ratio for the site increased from 2.5:1 to 2.66:1. In the modified proposal, the maximum height of development was decreased by 1.1m to 22.4m.

Proposal

This proposal has been prepared having regard to Part 3A of the EP&A Act 1979. The development, as amended, is substantially the same development as that previously approved, and the modifications do not result in an intensification of development nor additional residential units. Accordingly, the matter may be determined in accordance with s75W of the EP&A Act as the proposal is substantially the same development. The modification seeks:

- Recognition that construction of the project will be undertaken in one consolidated stage rather than being built in two stages.
- Introduction of an exclusive use penthouse express lift (Lift 3) and conversion of the previously approved Retail Space 1 to a private residential lift lobby, enabling access to this new lift.
- Approval of the required lift overruns in association with the lifts, set back from all site boundaries.
- Relocation of previously approved Lift 1.
- Consequent reconfiguration and increase in the size of the residential lobby areas.
- Minor reconfiguration of parking areas, garbage storage areas and some units, generally on various levels, to improve functionality, accommodate waste bins, and meet accessibility provisions under the Building Code of Australia and Disability Discrimination Act.
- Relocation of a single accessible toilet to residential lobby 1;
- Merging (and retaining each of) Retail Spaces 2, 4 and 6 with previously approved back of house corridors, to increase shop space depth, enhancing spatial quality, and providing greater options for future tenants to configure their tenancies.
- Due to the length of the site and the adjacent kerb at the unnamed service road, reduction of the number of loading bays from two to one.
- Minor modifications to the ground level façade, to incorporate increased glazing, new doorways and openings, relocation of an approved roller door, and introduction of a fresh air intake vent.
- Introduction of a carpark vent exhaust central to the site.

The above modifications result in minor additional Gross Floor Area (54 square metres), ultimately increasing the Floor Space Ratio from the approved 2.66:1 to 2.68:1. The external modifications to the proposal are confined to:

- Two lift overruns at the rooftop, associated with Lifts 1 and 2, and the introduction of Private Lift 3, set well back from the boundaries and central to the building. The lift overrun closest to Memorial Avenue is setback 5.4 metres, and the lift overruns closest to the eastern boundary is setback 11.2 metres. Both liftwells are 9.1 metres from the rear lane, and in excess of 30 metres from The Esplanade property boundary line.

- A carpark vent exhaust, set well back from the street boundaries and central to the building.
- Minor changes to the façade at ground level (all elevations) of the building- arising from minor reconfiguration of the interior, and introduction of new materials and openings, such as glazing and a fresh air intake panel.

The resultant maximum height of the building will increase by 1 metre, only where the lift overruns and carpark exhaust vent are proposed.

The Site and its Context

Ash shown on Figures 1 and 2 on the following page, the site is located in the suburb of Ettalong Beach, some 20km south of Gosford, at the southern end of the Woy Woy Peninsula on Brisbane Water. The subject site is roughly square and is legally described as Lots 111, 112, 113, 114, 115 and 116 of DP 10650. The address of the subject site is 47 - 50 The Esplanade, Ettalong Beach.

The site fronts The Esplanade and is bounded by Memorial Avenue to the west and an unnamed service road to the north. The site is relatively flat, having at most a slight fall south toward Ettalong Beach. The site is currently occupied by a large ground level car park.

Adjacent to the site, on Memorial Avenue, is the Ettalong Diggers Club and Mantra Resort; a mixed-use development offering a combination of hotel accommodation, hospitality and retail activities. East of the site is the Ettalong Beach Motel; a two-storey mixed-use development offering hotel accommodation and hospitality space. Beyond is a variety of uses, including older style low-density community based retail and commercial development, as well as long term vacant land.

Gosford Local Environmental Plan 2014

The Gosford Local Environmental Plan (GLEP 2014) does not apply to the subject Development Application as a Part 3A assessment. Notwithstanding, the table below describes the relevant matters for consideration for the site and development, under the Plan.

The site is zoned 'Local Centre Zone' (B2) in GLEP 2014 and "retail premises" and "dwellings" are permitted with consent. With the exception of height and FSR, the previously approved development complied with all relevant statutory controls in the LEP and was consistent with the objectives of the zone:

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximize public transport patronage and encourage walking and cycling.
- To provide for residential uses, but only as part of a mixed use development.
- To ensure that development is compatible with the desired future character of the zone.
- To promote ecologically, socially and economically sustainable development.
- To ensure that the town centres of Erina and Woy Woy are recognised as providing a higher level, and greater diversity, of services and facilities to serve a wide population catchment from numerous localities and as key public transport nodes, secondary to Gosford City Centre.
- To ensure that village centres such as Avoca, East Gosford, Ettalong Beach, Kincumber, Lisarow, Niagara Park, Terrigal, Umina Beach, West Gosford and Wyoming are recognised as providing a broad range of services and facilities to serve the population of the locality.
- To ensure that villages are recognised as providing local level services and facilities and are developed at a scale that reflects their population catchment and as a focus for public transport routes.
- To ensure that the different roles of villages are recognised with some villages being key tourist destinations with boutique activities in addition to serving the needs of local residents, while other villages are purpose-built centres to serve the needs of the local population.
- To encourage the residential population of villages and town centres to contribute to the vitality of those locations.

In particular, the proposal supports the objectives which seek to provide retail and business uses in the area, and residential uses in a mixed use development. The development is also compatible with the desired future character of the zone and encourages a residential population that will positively contribute to the vitality and economic prosperity of Ettalong.

Table 1. Planning controls in the Gosford LEP 2014.

Issue	Applicable Local Environmental Plan Provision	Assessment
Land Use Zoning	Local Centre (B2)	Permitted with consent
4.3 Building Height	Maximum building height is 11.5m Maximum Building Height: RL = 26.4 (Drawing number: DA 300) Absolute Ground Level: RL = 4.0 Building Height is: $26.4 - 4.00 = 22.4\text{m}$	The plans submitted for this proposed s75W modification now show the lift overruns at the roofline. The overall building height is consequently increased by 1 metre, at just the location points of the overruns, to 23.4 metres (RL of 27.45 metres). Does not Comply. See the section "Height" below for discussion.
4.4 Floor Space Ratio	Area designated as 'N' (Map Index, Gosford LEP 2014), therefore the FSR is 1:1	The proposed modification increases the (approved) Floor Space Ratio from 2.66:1 to 2.68:1. Does not Comply. See the section "Floor Space Ratio" below for discussion
5.10 Heritage	No heritage items are recorded within sight of the proposal site and the site is not within a Heritage Conservation Area.	Not applicable
7.2 Flood planning	The site is not within a flood planning area.	Not applicable
7.1 Acid Sulphate Soils	The subject site is within Class 3 Acid Sulphate Soils and borders Class 5 Acid Sulphate Soils. The site is also within 500m of Class 2 and 4 Acid Sulphate Soils. As the proposal is already approved, it is assumed that best practice management for acid sulphate soils would be implemented as part of the approval.	Can comply

Floor Space Ratio

Under the Gosford LEP, the maximum FSR allowable on the site is 1:1. The changes result in reconfigured floor areas and minor additional GFA (54 square metres). Ultimately, the overall Floor Space Ratio would increase from 2.66:1 to 2.68:1. The Department approved the non-compliance for both the original Project and the recent

Section 75W application (approved October 2016), and whilst still not complying with the numerical standard, the proposal remains consistent with the objectives for Floor Space Ratio in Clause 4.4 of the Local Environmental Plan. The modified proposal causes no additional impacts on the surrounding area, including adjacent buildings, and constitutes a minor addition arising from internal reconfiguration that maximises useable floor space and makes best use of the site.

Height

Under the Gosford LEP 2014, the maximum allowable height on the site is 11.5m within a Local Centre (B2) zone. The Department originally approved the proposal at 23.5m in height under Part 3A of the EP&A Act. In the last s75W approved by the Department, the proposed height was reduced by 1.1m to 22.4m.

As shown on the submitted Plans and Figures 3 and 4 below, the external modifications to the proposal include two lift overruns shown at the rooftop, associated with Lifts 1 and 2 and the introduction of private lift 3. As lift overruns are included in the calculation of building height in the Local Environmental Plan, this causes a minor increase of 1 metre at the location points of these lift overruns, set well back from all boundaries.

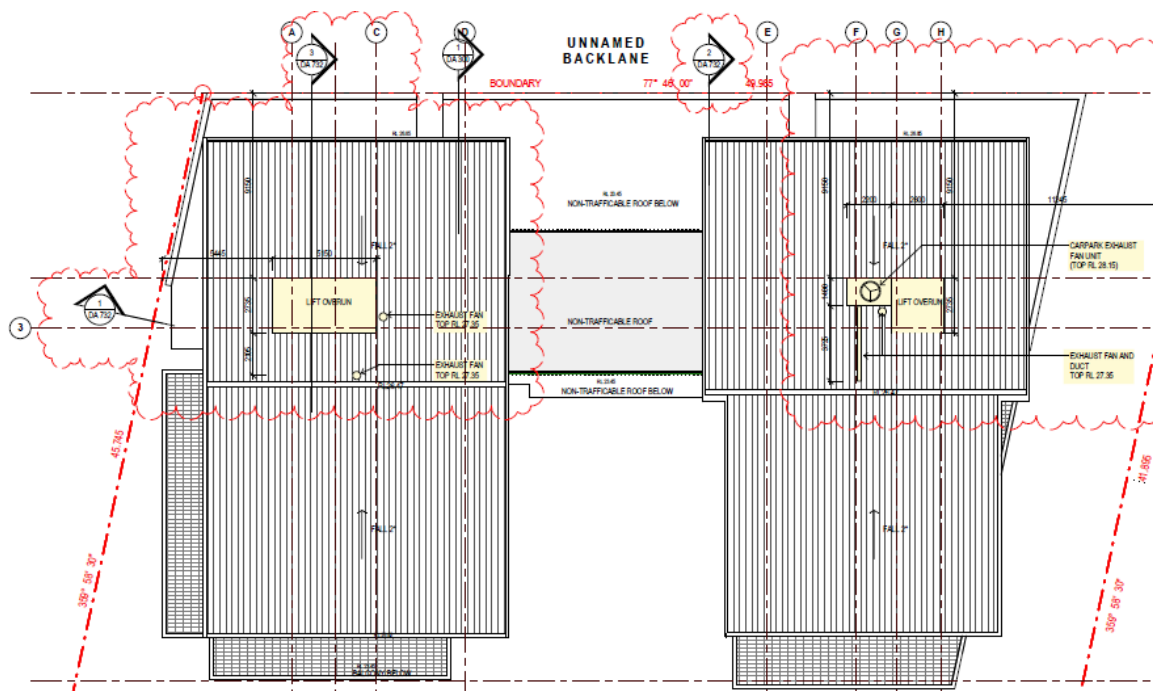


Figure 3. Roof plan, showing location of the lift overruns

Two of the three lifts were approved as part of the original application and it could be argued that operational infrastructure, such as lift overruns, were an expected future 'addition' to the building. Further, as noted previously, the lift overruns are below the development height originally approved by the Department. The location of the additional height is also consistent with the objectives in Clause 4.3 of the Local Environmental Plan, causing no additional impacts on the surrounding area:

- The building height supports a high quality urban form.
- The lift overruns do not constitute increased overshadowing of any public area, and will not be visible from the street, as shown on Figure 5, ensuring that surrounding buildings and public areas continue to receive satisfactory exposure to sky and sunlight.
- The design represents an appropriate transition in built form and land use intensity, and ensures that taller buildings are located appropriately in relation to view corridors, topographical features, and the natural topography of the area.

As the Director-General for the Department stated in the original assessment report; *“it is considered that non-compliance is acceptable and full compliance of the height controls would have little appreciable benefit in preserving the visual amenity of the surrounding area.”*



Figure 4. North elevation, showing height of the lift overruns



Figure 5. Sightlines to the lift overruns

Gosford Development Control Plan 2013

Clause 4.2.5- Building Form

Having regard to the loss of retail store 1 and the modification of the ground level elevations, Clause 4.2.5 of the Development Control Plan has been considered. For the Ettalong area, the following objectives within that Clause are relevant:

- Incorporate best-practice urban design by ensuring that street frontages are wide enough to conceal carparking and delivery areas behind street level shopfronts.
- Ensure that street frontages are sufficient to accommodate building services and corridor access for aboveground storeys.
- Ensure that street frontages are sufficient to accommodate residential floor plans that provide a reasonable level of amenity.
- Enhance existing levels of retail and pedestrian activity along street and laneway frontages and maximise the visibility of shopfronts.
- Improve the amenity and the urban design quality of frontages to laneways.
- Disguise the scale and bulk of new buildings.
- Provide a consistent urban form providing definition of the street edge within the centres core area.
- Establish an appropriate interface with residential properties that maintains the desired character of the area.
- Ensure adequate space between centre sites and adjoining residential development to enable effective landscaping and tree planting between buildings, separation of buildings for privacy and views.
- Achieve high standards of residential amenity.
- To encourage shops along at least 50% of frontages of "active" laneways.
- To accommodate pedestrian forecourts or terraces facing "active" laneways in association with all shopfronts that are suitable for outdoor dining.
- Retain existing levels of sunlight and amenity to footpaths and publicly accessible areas.

As shown on the submitted Ground Floor plans(DA101), as well as the illustrations showing the 3D views and photomontage (DA710) of the site included in the Development Application, the Memorial Avenue and The Esplanade frontages will continue to be active despite the loss of Retail Space 1 at Memorial Avenue. The submitted documents show that the development will be consistent with the objectives and controls for Ettalong, clearly providing active street frontages.

Approximately 370 square metres of active ground floor use directly adjacent to these street frontages will be retained, showing that the intent of the Development Control Plan provisions continues to be met by the development. A further 107 square metres of floor space is also provided at the eastern elevation of the building, facing the landscaped setback.

The reconfiguration enables, and is justified by, the highly amendable and identifiable building entry point proposed for residents, and sufficient accommodation of building services, which is supported by the objectives and controls of 4.2.5, as well as the objectives and controls in 4.2.7 of the Development Control Plan:

Objectives

- **Ensure that buildings are efficient and provide accessible, safe and pleasant circulation spaces for occupants and users. (Planning Lab emphasis)**
- **Common lobbies and hallways should define residential territory and be wide enough to accommodate the passage of people and furniture. (Planning Lab emphasis)**

Controls

1. The design of internal common circulation space must comply with the provisions of AS1428.1 to provide adequate pedestrian mobility and access.
2. **All common circulation areas including foyers, lift lobbies and stairways must have:**
 - **appropriate levels of lighting with a preference for natural light where possible; (Planning Lab emphasis)**
 - corridor lengths that give short clear sightlines;
 - no tight corners;
 - legible signage noting apartment numbers, common areas and general direction finding;
 - adequate passive ventilation with no mechanical air conditioning; and
 - low maintenance, robust materials.
3. Each stair lift or lobby should not service more than eight apartments per floor.
4. The width of lobbies and hallways should be increased beside lifts or stair landings, and opposite the entry to each apartment to facilitate removal of furniture and the two way passage of residents.
5. Common hallways should not be less than 1.5m wide and at least 1.8m at lift lobbies.
6. Buildings are to be designed to avoid blind or dark alcoves near lifts and stairwells, at the entrances, within indoor car parks and along corridors and walkways.
7. Any developments with commercial use above ground floor must provide for separate access points via lift or stairs to the commercial and residential areas.

The previously approved landscaped setback is also retained at the eastern boundary to create a physical buffer between sites. Residential accommodation on the site will experience a highly amenable outlook, and excellent light and ventilation, consistent with the Plan.

No active uses are provided at the 'Unnamed service road', however this is consistent with the previously approved design and ensures that building services, such as garbage collection and loading, as well as basement parking access can be accommodated in the least visible part of the site. This maximises the qualities of the building form and the public domain, consistent with the Development Control Plan.

Loading Space Requirements

3.11.7.3 of the Development Control Plan sets out requirements for loading facilities in association with development. In the Plan, provision must be made for an on-site loading space. Further, adequate manoeuvring space is to be provided so that vehicles can enter and leave the site travelling in a forward direction. Despite the reduction of one loading space, the development continues to meet the provisions of the Development Control Plan.

As shown on the ground floor plans submitted with the application (DA101), the proposal provides one loading space, accessed from the rear lane, and adjacent to the garbage storage room. The configuration can accommodate vehicles of various dimensions, in accordance with the Plan, and vehicles can travel in and out of the site in a forward direction. The dual carpark entry and exit points also ensure that, should loading and unloading from a longer vehicle take place that impacts on cars' access and egress to the site, the alternate exit/entry point can be utilised (and shown on the basement, ground floor and upper ground floor plans). This therefore minimises conflict between cars and service vehicles.

Off-street Car Parking Provisions

The off-street car parking requirements applicable to the site are 76.8 spaces. 78 car parking spaces were previously proposed and approved as part of the most recent application. Whilst the car parking area will be slightly modified, no reduction in car parking is proposed and 78 spaces continue to be provided, including appropriate allocation of accessible parking. 20 spaces for bicycles are also provided on the site. Given the slight over- provision of carparking on the site (by 1.2 spaces), the additional demand for parking provision, arising from the additional GFA of 54 square metres, is adequately addressed.

State Environmental Planning Policy No.65 – Design Quality of Residential Flat Development

SEPP 65 (as amended on 17 July 2015) applies to residential flat buildings, mixed use developments with a residential component and shop top housing. This policy applies when these types of development are at least 3-storeys excluding basements and contain at least 4 dwellings.

The aim of the policy is to improve the design quality of residential flat developments and ensure that developments are socially and environmentally sustainable, are a long-term asset to their neighbourhood, achieve the urban planning and design policies for their locality, are better designed to improve their appearance, contribute positively to the streetscapes and public spaces they are near, and provide for demand, resident's needs, amenity, safety and security.

The amended policy includes nine Design Quality Principles, which are satisfied by this proposal as set out in the SEPP 65 Design Verification Statement that accompanied the approved Development Application. The modified proposal remains consistent with these Design Principles.

Apartment Design Guide

SEPP 65 is supported by the Apartment Design Guide (ADG) which must be considered by consent authorities when determining Development Applications.

As the proposal has already been approved (MP 09_0121), only certain aspects of the ADG are considered. As previously outlined in detail in the most recent s75W application, the proposal meets the requirements of the ADG with regard to solar access, accessibility, minimum ceiling height and apartment sizes. Aspects that do not comply are deep soil zones, private open space (for one apartment), natural ventilation to the kitchen, communal open space and habitable room depth for single aspect apartments. This minor non-compliance was accepted by the Department in its assessment of the Application.

Overall, the proposal is considered a quality design that is socially and environmentally sustainable and a long-term asset to the surrounding area, achieving an appropriate future character for the site. It also provides an appropriate architectural composition that is aesthetically pleasing and generally complies with the relevant design code controls. The modifications proposed by this application do not diminish the architectural integrity of the approved development, and do not cause further non-compliance with the Guide.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004* (BASIX SEPP) establishes a scheme to encourage sustainable residential development. The BASIX SEPP aims to ensure that residential development in NSW will reduce water consumption by 40% and energy consumption by up to 40%; certain kinds of residential development must be accompanied by a list of commitments to achieve these objectives.

The proposal meets BASIX requirements. The BASIX certification for the modified development accompanies this application and is included in the submitted plans.

Section 75W Considerations

In determining a development application, a consent authority is to take into consideration certain matters of relevance. With respect to the development and the proposed modification, these matters are addressed below:

Any environmental planning instrument: The proposed development is permitted in the zone with the consent of Council. With the exception of height and FSR, the proposal meets the objectives of the Gosford Local Environmental Plan 2014.

Any draft environmental planning instrument that is or has been placed on public exhibition: There are no draft plans to be considered

Any development control plan: The proposal accords with the provisions of the Development Control Plan, particularly with respect to off-street parking provision, loading space provision, and urban form. The proposal is suitable for the site and will not adversely impact on adjoining properties or the localities.

Any matters prescribed by the regulations: There are no prescribed matters which hinder the development. The proposal is in accordance with the relevant State Environmental Planning Policies.

The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality: The development will not have an adverse impact on the natural environment, as the subject site is located within an urban environment.

Impact on the built environment: The built form is considered to be in keeping with the existing scale of building and development in the area. The proposed design will contribute towards activating the street frontage in this location.

Social and Economic impacts in the locality: The proposed development will provide for increased housing choice within an area that is a local neighbourhood which is valued for its high level of amenity. The proposed development will make a positive contribution to the precinct

The suitability of the site for development: The land is appropriately zoned to permit the development and the development meets the objectives of the zone and the Gosford Local Environmental Plan 2014.

Any submissions made in accordance with this Act or the regulations: Not relevant.

The public interest: The public interest would be served by approval of this amendment. It is considered that the proposed amendment is consistent with Council and State policies and does not result in any unreasonable impacts.

Conclusion

The proposed modifications would result in a more efficient use of the available floor space, are generally compliant with all key planning controls, notably SEPP 65 and the Apartment Design Guide, and are broadly consistent with the aims and objectives of both the Gosford Local Environmental Plan and Development Control Plan. The amendments would result in minor but positive improvements to the design of the building, and would marginally increase the GFA by 54 square metres and the FSR by 0.02:1. The maximum height would increase by a nominal one metre, arising from the installation of lift overruns, set well back from all property boundaries.

The scope and scale of the proposal is not considered to be a significant change and would result in negligible impact, consistent with the provisions of s75W:

- The proposal seeks to maximise the efficient use of floor space while ensuring that the building envelope is largely unchanged.
- The amenity of the area in the form of sunlight, sea breezes and sea views would remain unchanged.
- The overall bulk, scale and density of the development would not change, except for the nominal addition of lift overruns.
- The proposed height and scale would provide a suitable transition in height and mass from the neighbouring 9-storey 'Outrigger Building' to surrounding low-level developments.

The proposal presents a 'pedestrian scale' at The Esplanade and Memorial Avenue, and promotes street level amenity and commercial activity. The proposal, as amended, is substantially the same development as that previously approved, and accordingly, the modification may be determined in accordance with Section 75W of the *Environmental Planning and Assessment Act 1979*.

Consequently, it is recommended that the approval (MP09_0121) be modified as follows:

1. Condition A2 be amended by the insertion of the bold **and underlined words** and deletion of the ~~struck out~~ words, as follows:

A2 Development in Accordance with Plans and Documentation

The development will be undertaken in accordance with ~~MP No. 08_0121~~ **MP09_0121** and the Environmental Assessment dated April 2010, prepared by Kann Finch Group Pty Ltd, except where amended by the Preferred Project Report dated 3 September 2010, prepared by Kann Finch Group and as amended by the documents submitted with Modifications 1 **and 2**, including the Statements of Environmental Effects prepared by Planning Lab₂ and Response to Submissions dated 05.06.2016₂, and the following drawings: **prepared by CDArchitects:**

Architectural Drawings prepared by CDArchitects				
Drawing No.	Revision	Name of Plan	Drawn By	Date
DA100	A	Basement Plan	CDArchitects	23.11.15
DA 101	€	Ground Floor Plan	CDArchitects	05.02.16
DA102	€	Upper Ground Floor Plan	CDArchitects	05.02.16
DA103	€	Level 01 Floor Plan	CDArchitects	05.02.16
DA104	€	Level 02 Floor Plan	CDArchitects	05.02.16
DA105	€	Level 03 Floor Plan	CDArchitects	05.02.16
DA106	€	Level 04 Floor Plan	CDArchitects	05.02.16
DA107	€	Level 05 Floor Plan	CDArchitects	05.02.16

DA108	A	Level 06 Floor Plan	CDArchitects	05.02.16
DA109	A	Roof Plan	CDArchitects	05.02.16
DA200	€	North and South Elevations	CDArchitects	05.02.16
DA201	€	East and West Elevations	CDArchitects	05.02.16
DA300	€	Section A	CDArchitects	05.02.16
DA500	A	Pre and Post Adaptable Unit- Layout	CDArchitects	23.11.15
DA501	A	Basix Info Sheet 1	CDArchitects	23.11.15
DA502	A	Basix Info Sheet 2	CDArchitects	23.11.15
DA710	€	Photomontage	CDArchitects	05.02.16
DA730	€	Finishes Schedule	CDArchitects	05.02.16
DA731	€	Details Sheet	CDArchitects	05.02.16
DA800	€	Stage 2 Basement 1 & Ground- Floor Plan	CDArchitects	05.02.16
DA801	€	Stage 2 Level 1 and 2 Floor- Plan	CDArchitects	05.02.16
DA802	€	Stage 2 West Elevation	CDArchitects	05.02.16
DA803	€	Stage 2 East Elevation	CDArchitects	05.02.16
Landscape Plan				
DA01	B	Ground Floor Planting Plan	CDArchitects	05.02.16
DA02	A	Level 1 Planting Plan	CDArchitects	05.02.16
DA03	A	Level 3 Planting Plan	CDArchitects	05.02.16
DA04	A	Typical Details	CDArchitects	05.02.16

Architectural Drawings prepared by CDArchitects				
<u>Drawing No.</u>	<u>Revision</u>	<u>Name of Plan</u>	<u>Drawn By</u>	<u>Date</u>
<u>DA 000</u>	<u>B</u>	<u>Cover Sheet</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA001</u>	<u>B</u>	<u>Site Plan and Site Analysis</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA100</u>	<u>A</u>	<u>Basement Floor Plan</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA 101</u>	<u>B</u>	<u>Ground Floor Plan</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA102</u>	<u>B</u>	<u>Upper Ground Floor Plan</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA103</u>	<u>B</u>	<u>Level 01 Floor Plan</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA104</u>	<u>B</u>	<u>Level 02 Floor Plan</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA105</u>	<u>B</u>	<u>Level 03 Floor Plan</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA106</u>	<u>B</u>	<u>Level 04 Floor Plan</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA107</u>	<u>B</u>	<u>Level 05 Floor Plan</u>	<u>CDArchitects</u>	<u>February 2017</u>

<u>DA108</u>	<u>B</u>	<u>Level 06 Floor Plan</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA109</u>	<u>C</u>	<u>Roof Plan</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA200</u>	<u>C</u>	<u>North and South Elevations</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA201</u>	<u>C</u>	<u>East and West Elevations</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA300</u>	<u>B</u>	<u>Section A</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA500</u>	<u>A</u>	<u>Pre and Post Adaptable Unit Layout</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA501</u>	<u>A</u>	<u>Basix Info Sheet 1</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA502</u>	<u>A</u>	<u>Basix Info Sheet 2</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA600</u>	<u>B</u>	<u>Shadow Diagrams- Winter Soltstice</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA601</u>	<u>B</u>	<u>Shadow Diagrams- Summer Soltstice</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA700</u>	<u>A</u>	<u>GFA Calculation</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA701</u>	<u>A</u>	<u>Solar Access Plan (2 Hours)</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA702</u>	<u>A</u>	<u>Ventilation Diagrams</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA703</u>	<u>A</u>	<u>Solar Access Plan (3 Hours)</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA710</u>	<u>A</u>	<u>Photomontage</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA730</u>	<u>A</u>	<u>Finishes Schedule</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA731</u>	<u>A</u>	<u>Detail Sheet</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA732</u>	<u>A</u>	<u>Sight Line Diagrams</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA1100</u>	<u>B</u>	<u>Basement Floor Plan (Comparison Sheet)</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA1101</u>	<u>B</u>	<u>Ground Floor Plan</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA1102</u>	<u>B</u>	<u>Upper Ground Floor Plan</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA1103</u>	<u>B</u>	<u>Level 01 Floor Plan (Comparison Sheet)</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA1104</u>	<u>B</u>	<u>Level 02 Floor Plan (Comparison Sheet)</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA1105</u>	<u>B</u>	<u>Level 03 Floor Plan (Comparison Sheet)</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA1106</u>	<u>B</u>	<u>Level 04 Floor Plan (Comparison Sheet)</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA1107</u>	<u>B</u>	<u>Level 05 Floor Plan (Comparison Sheet)</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA1108</u>	<u>B</u>	<u>Level 06 Floor Plan</u>	<u>CDArchitects</u>	<u>February 2017</u>

		<u>(Comparison Sheet)</u>		
<u>DA1109</u>	<u>B</u>	<u>Roof Plan (Comparison Sheet)</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA1200</u>	<u>B</u>	<u>North and South Elevations</u> <u>(Comparison Sheet)</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA1201</u>	<u>B</u>	<u>East and West Elevations</u> <u>(Comparison Sheet)</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>DA100</u>	<u>B</u>	<u>Section A (Comparison Sheet)</u>	<u>CDArchitects</u>	<u>February 2017</u>
<u>Landscape Plan</u>				
<u>DA01</u>	<u>B</u>	<u>Ground Floor Planting Plan</u>	<u>CDArchitects</u>	<u>05.02.16</u>
<u>DA02</u>	<u>A</u>	<u>Level 1 Planting Plan</u>	<u>CDArchitects</u>	<u>05.02.16</u>
<u>DA03</u>	<u>A</u>	<u>Level 3 Planting Plan</u>	<u>CDArchitects</u>	<u>05.02.16</u>
<u>DA04</u>	<u>A</u>	<u>Typical Details</u>	<u>CDArchitects</u>	<u>05.02.16</u>