

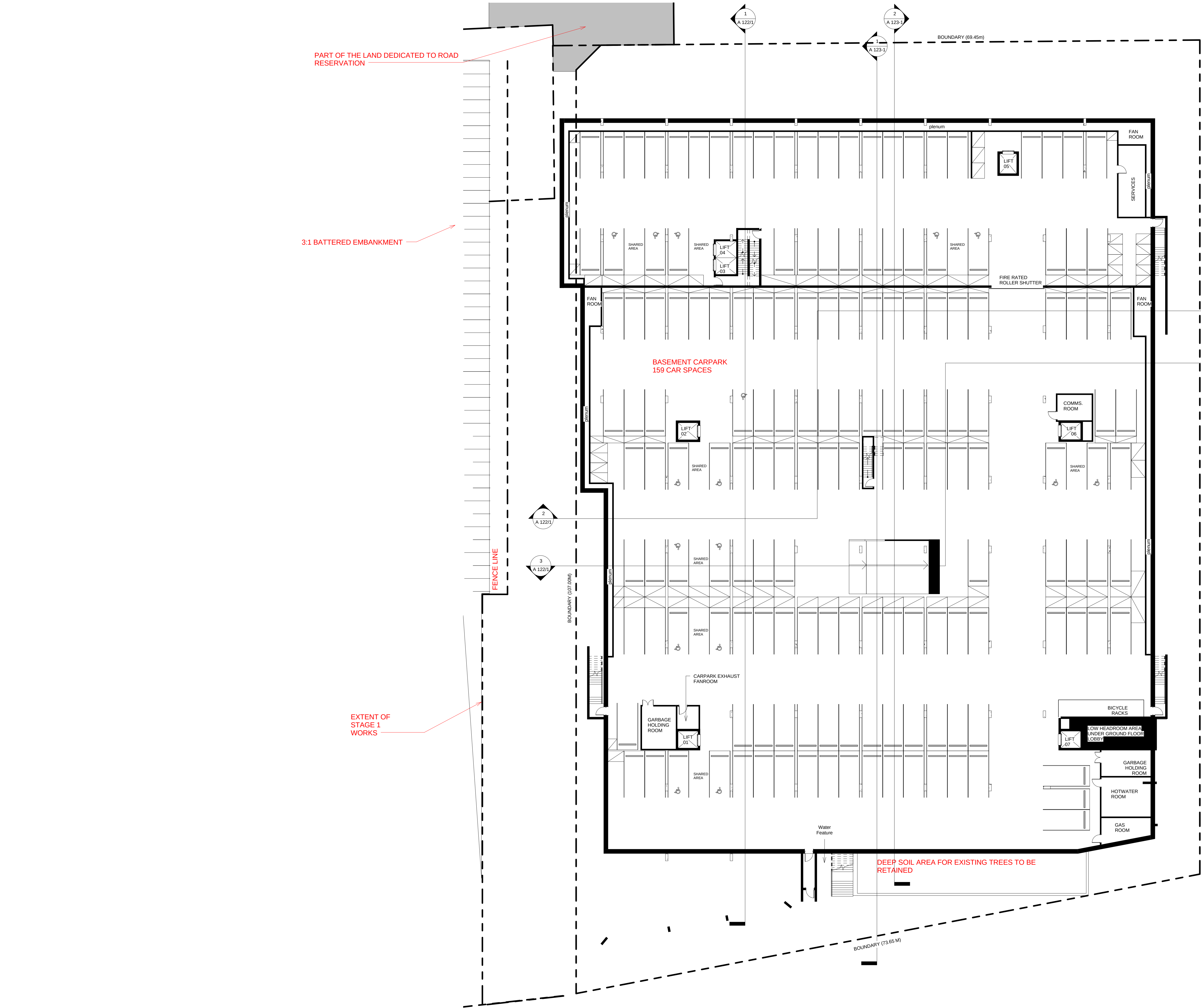
Sheet List	
Sheet # / Revision	Sheet Name
A 100/1	COVER SHEET
A 101/1	BASEMENT PLAN
A 102/1	UPPER BASEMENT PLAN
A 103/1	LOWER GROUND FLOOR PLAN
A 104/1	GROUND FLOOR PLAN
A 105/1	LEVEL 1 FLOORPLAN
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A 108/1	LEVEL 4 FLOORPLAN
A 109/1	LEVEL 5 FLOORPLAN
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A 112/1	LEVEL 8 PLAN
A 113/1	LEVEL 9 PLAN
A 114/1	LEVEL 10 PLAN
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A 117/1	ROOF PLAN
A 118/1	ROTHESAY AVENUE
A 119/1	BELMORE STREET
A 120/1	HAMILTON CRESCENT
A 121/1	COMMERCIAL STREET
A 122/1	SECTIONS
A 123-1	SECTIONS
A 124/1	EXISTING BOUNDARIES
A 125/1	NEW BOUNDARIES
A 126/1	SHADOW DIAGRAM SHEET 1
A 127/1	SHADOW DIAGRAM SHEET 2
A 128/1	SHADOW DIAGRAM SHEET 3
A 129/1	SHADOW DIAGRAM SHEET 4



**SHEPHERDS BAY
MASTERPLAN**

**STAGE 1
PROJECT APPLICATION
MP-09_0219**

**ROBERTSON + MARKS
12-DEC-2011**



Proposed Stage 1 Car Parking

Available Car Parking

Basement	159
Upper Basement	113
Lower Ground Floor	53

TOTAL 325

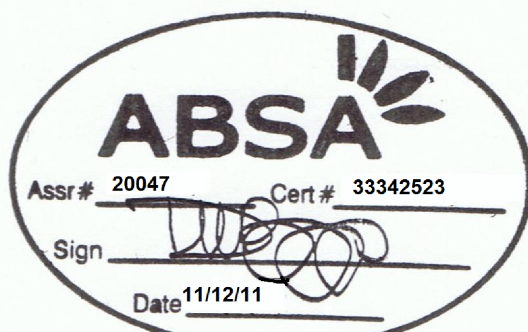
Proposed Car Parking Allocation

48 X 1 bed apts.	48	(1:1)
161 X 2 bed apts.	161	(1:1)
33 X 3 bed apts.	66	(1:2)

TOTAL RESIDENT 275

Visitors 48 (@ 20%)

TOTAL 323



Assessor # 20047 Certificate # 33342523 Issued: 11/12/2011

Thermal performance Specifications

These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.

Windows	Product ID	Glass	Frame	U value SHGC	Area M2	Detail
GGG-05-013a	Single Low-E Clear	Aluminum	4.70	0.53	Throughout	

Skylights	Product ID	Glass	Frame	U value SHGC	Area M2	Detail
-----------	------------	-------	-------	--------------	---------	--------

Any U and SHGC values specified on Certificates issued after 1 May 2007 are according to NFRC. All values prior to this date are AMMC. Alternate products may be used if their U value is lower, and the SHGC value is less than 10% higher or lower.

External walls	Construction	Insulation	Colour - Solar Absorbency	Detail
----------------	--------------	------------	---------------------------	--------

Brick Veneer	R2.0	Light - SA <0.475	As per plans	
Brick Veneer	R2.0	Medium - SA 0.475 - 0.7	As per plans	
Brick Veneer	R2.0	Dark - SA > 0.7	As per plans	
Concrete	R2.0	Medium - SA 0.475 - 0.7	Unit walls next to car park	

Internal walls	Construction	Insulation	Detail
----------------	--------------	------------	--------

Plasterboard on Studs	None	Throughout	
Plasterboard and Habel 75	None	Common internal walls	

Floors	Construction	Insulation	Coverings	Detail
--------	--------------	------------	-----------	--------

Concrete	None	Ceramic Tile or Carpet	As per plans	
Concrete	R1.0	Ceramic Tile or Carpet	Some units above car park	

R1 without all except beds: 01-17,01-18,01-22,02-07,02,08,09-11,02-12,02-13,02-14,02-15,02-16,02-17,02-18,02-19,02-20,02-21,02-22,02-23,02-24,02-25,02-26,02-27,02-28,02-29,02-30

Ceilings	Construction	Insulation	Detail
----------	--------------	------------	--------

Plasterboard	None	Throughout	
Plasterboard	R3.0	Units below Terraces or	

Roof	Construction	Insulation	Colour - Solar Absorbency	Detail
------	--------------	------------	---------------------------	--------

Tiled Concrete Terraces	None	Medium - SA 0.475 - 0.7	As per plans	
Metal Deck	None	Medium - SA 0.475 - 0.7	As per plans	
Concrete Roof	R3.0	Medium - SA 0.475 - 0.7	As per plans	

Window Cover	Internal (curtains)	External (awnings, shutters, etc.)
--------------	---------------------	------------------------------------

Generic (Holland blinds)	Throughout	Louvers	As per plans
--------------------------	------------	---------	--------------

Fixed Shading	External (awnings, shutters, etc.)	Verandas, Pergolas (type, description)
---------------	------------------------------------	--

0	Varied - Balconies, sunhoods, etc.	100% Opaque	Throughout
---	------------------------------------	-------------	------------

Overshadowing	Overshadowing structures	Overshadowing trees
---------------	--------------------------	---------------------

Yes		Yes
-----	--	-----

Orientation, Exposure, Ventilation and Infiltration

Orientation of nominal north:	48 Living area open to entry:	No	Ventilated skylights:	No
-------------------------------	-------------------------------	----	-----------------------	----

Terrain category:	Suburban Living area separated by doors:	No	Open fire / unflued gas heater:	No
-------------------	--	----	---------------------------------	----

Roof Ventilation:	Unventilated Stair open to heated areas:	No	Ventilated downlights:	No
-------------------	--	----	------------------------	----

Cross Ventilation:	Standard Seals to windows and doors:	Yes	Wall and ceiling vents:	No
--------------------	--------------------------------------	-----	-------------------------	----

Subfloor Ventilation:	Open Exhaust fans without dampers:	No		
-----------------------	------------------------------------	----	--	--

SCALE 1:200 @ B1

PROJECT APPLICATION

ARCHITECT

ROBERTSON + MARKS

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Structural Engineers

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Services Engineers

Hydraulic Engineer & Fire
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Issue	Date	Description	By
1	2011/12/12	DA SUBMISSION	AT

Issue	Date	Description	By
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KEY PLAN



Job

Description

Address

Address

Lot

Building Name : STAGE 1 PROJECT APPLICATION (MP 09_0219)

Drawing Title : BASEMENT PLAN

Scale : 1 : 200 @ B1

Date : 07-JAN-2011

Job Number : 10068

Drawn : AT

Authorised by : IF

Drawing Number

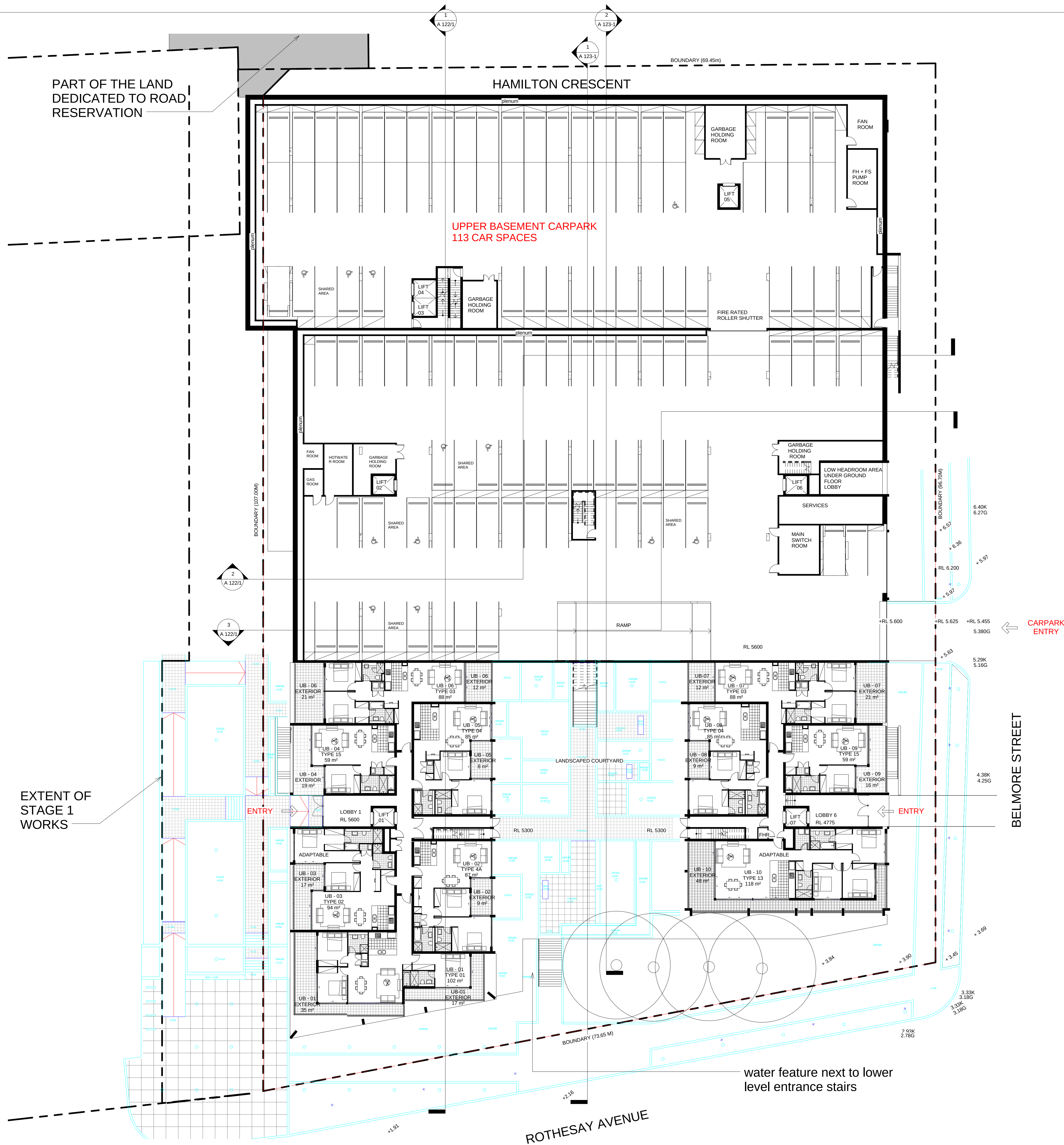
Job Number

Drawn

Lot

Authorised by

Authorised by



Proposed Stage 1 Car Parking

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Upper Basement	113
Lower Ground Floor	53

TOTAL 325

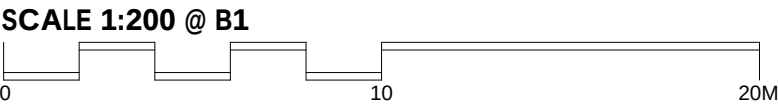
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Visitors 48 (@ 20%)

TOTAL 323



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Building Name : STAGE 1 PROJECT APPLICATION (MP 09_0219)

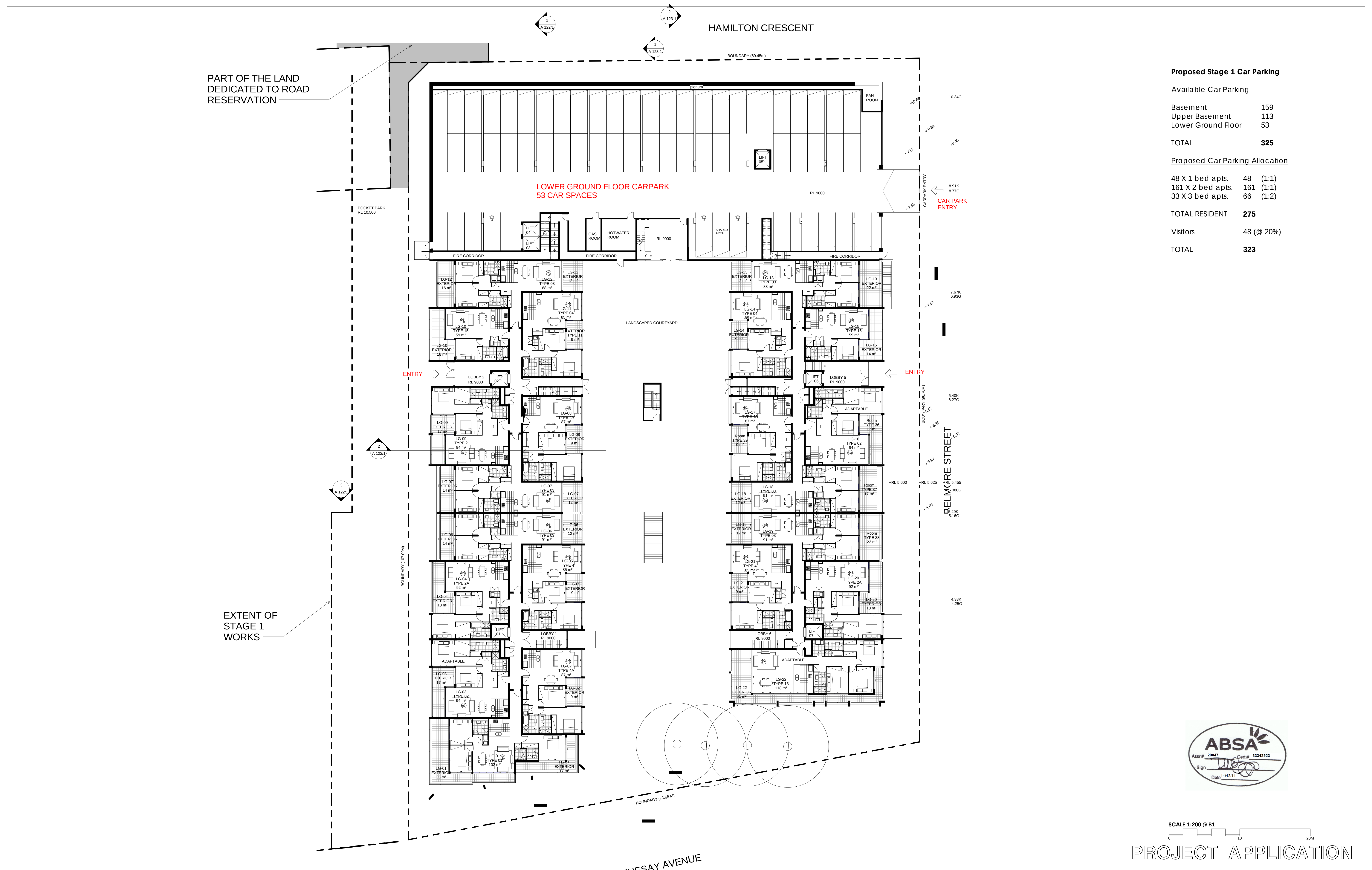
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Date : 07-JAN-2011
Job Number : 10068
Drawn : A

Drawing Number

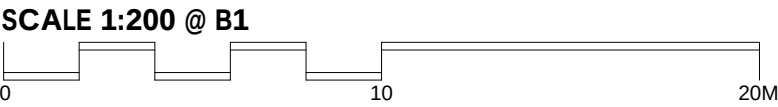
A 102/1

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Proposed Stage 1 Car Parking

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Basement	159	
Upper Basement	113	
Lower Ground Floor	53	
TOTAL	325	
Proposed Car Parking Allocation		
48 X 1 bed apts.	48	(1:1)
161 X 2 bed apts.	161	(1:1)
33 X 3 bed apts.	66	(1:2)
TOTAL RESIDENT	275	
Visitors	48 (@ 20%)	
TOTAL	323	



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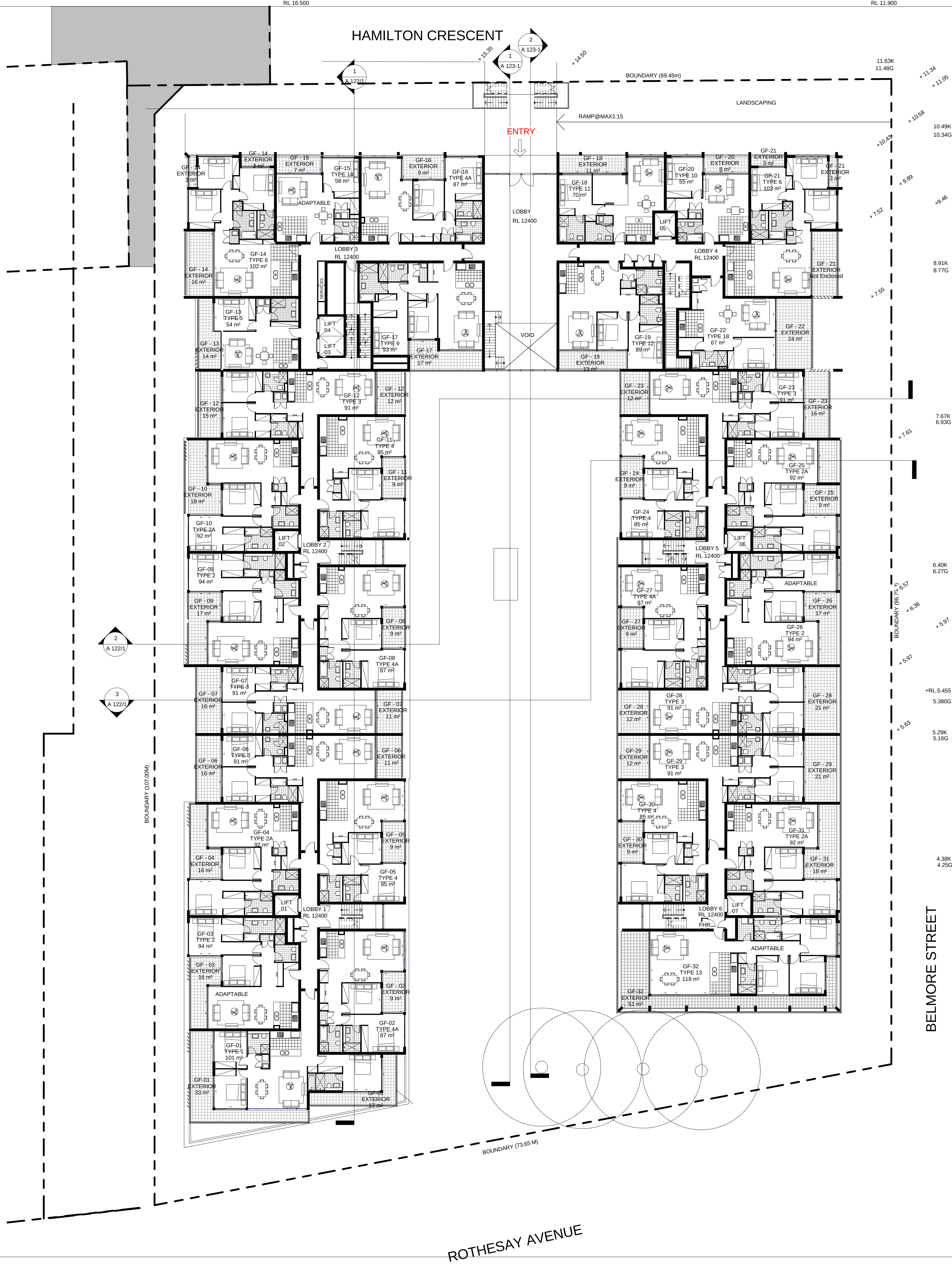
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Issue	Date	Description	
1	2011/12/12	DA SUBMISSION	AT

KEY PLAN		By	
Issue	Date	Description	

Description
Address
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Lot

Building Name : STAGE 1 PROJECT APPLICATION (MP 09_0219)
Drawing Title : LOWER GROUND FLOOR PLAN
Scale : 1 : 200 @ B1
Date : 07-JAN-2011
Job Number : 10068
Drawn : A
Drawing Number
A 103/1
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SCALE 1:200 @ B1
0 10 20M
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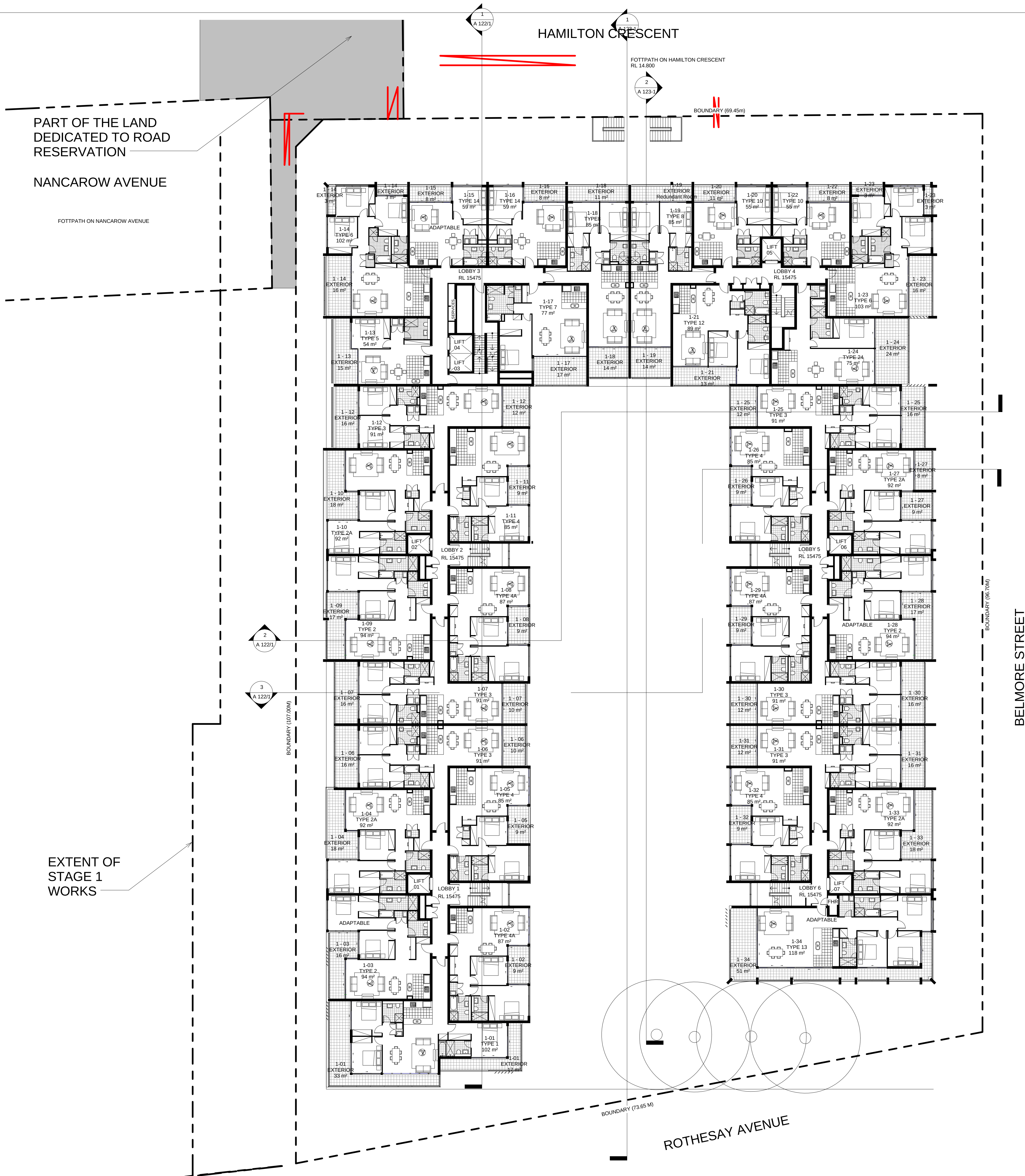
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Issue	Date	Description		
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KEY PLAN			By	
Issue	Date	Description		



Job
Description
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Lot

Building Name : STAGE 1 PROJECT APPLICATION (MP 09_0219)
Drawing Title : GROUND FLOOR PLAN
Scale : 1 : 200 @ B1
Date : 07-JAN-2011
Job Number : 10068
Drawn : A
Drawing Number
A 104/1
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SCALE 1:200 @ B1
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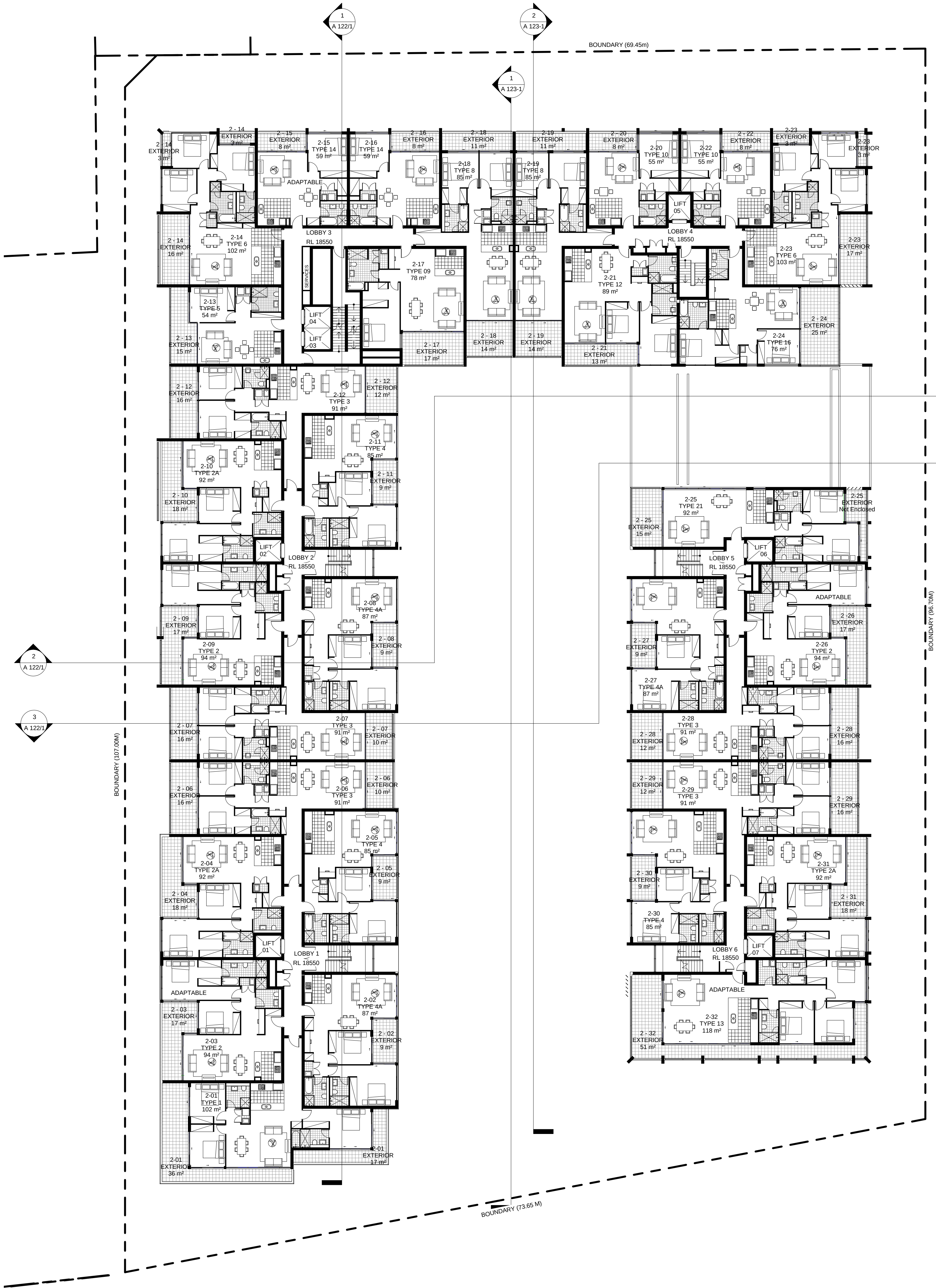
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Issue	Date	Description	By
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Issue	Date	Description	By

KEY PLAN
North Point

Job
Description
Address
Address
Lot

Building Name : STAGE 1 PROJECT APPLICATION (MP 09_0219)
Drawing Title : LEVEL 1 FLOORPLAN
Scale : 1 : 200 @ B1
Date : 07-JAN-2011
Job Number : 10068
Drawn : A
Drawing Number
A 105/1
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SCALE 1:200 @ B1
0 10 20M
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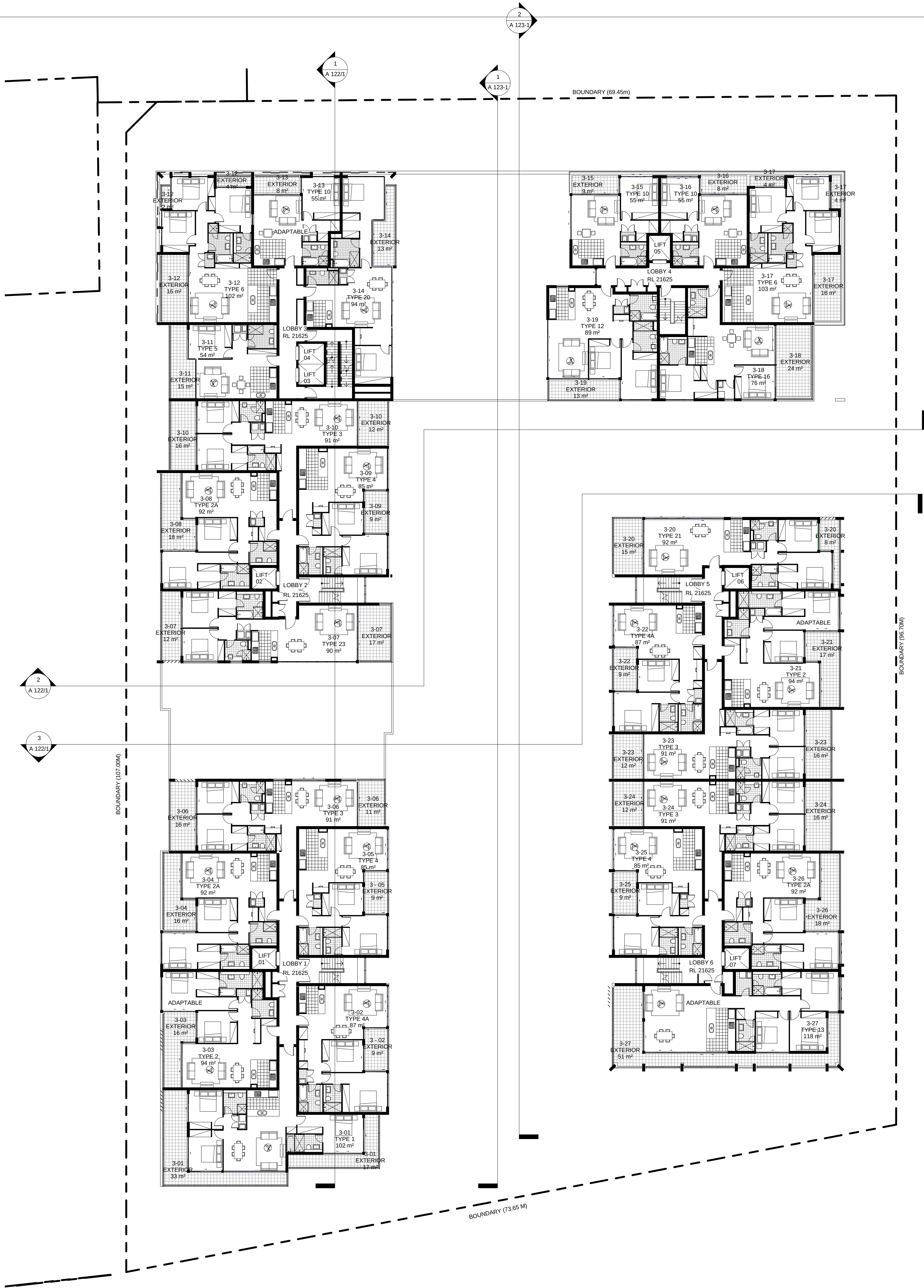
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Drawing Title : LEVEL 2 FLOORPLAN

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Lot

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Drawing Title : LEVEL 3 FLOORPLAN

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Date : 07-JAN-2011

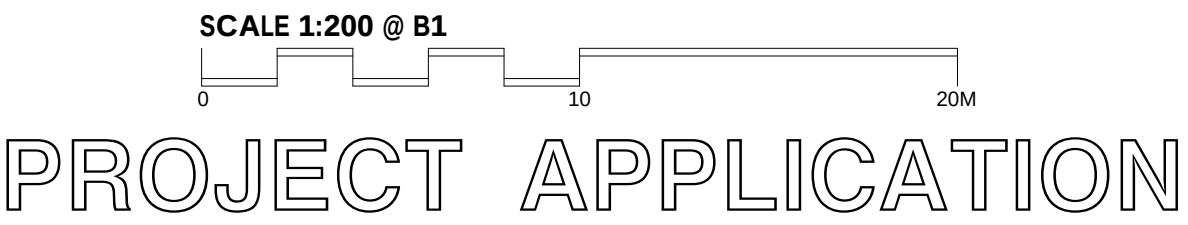
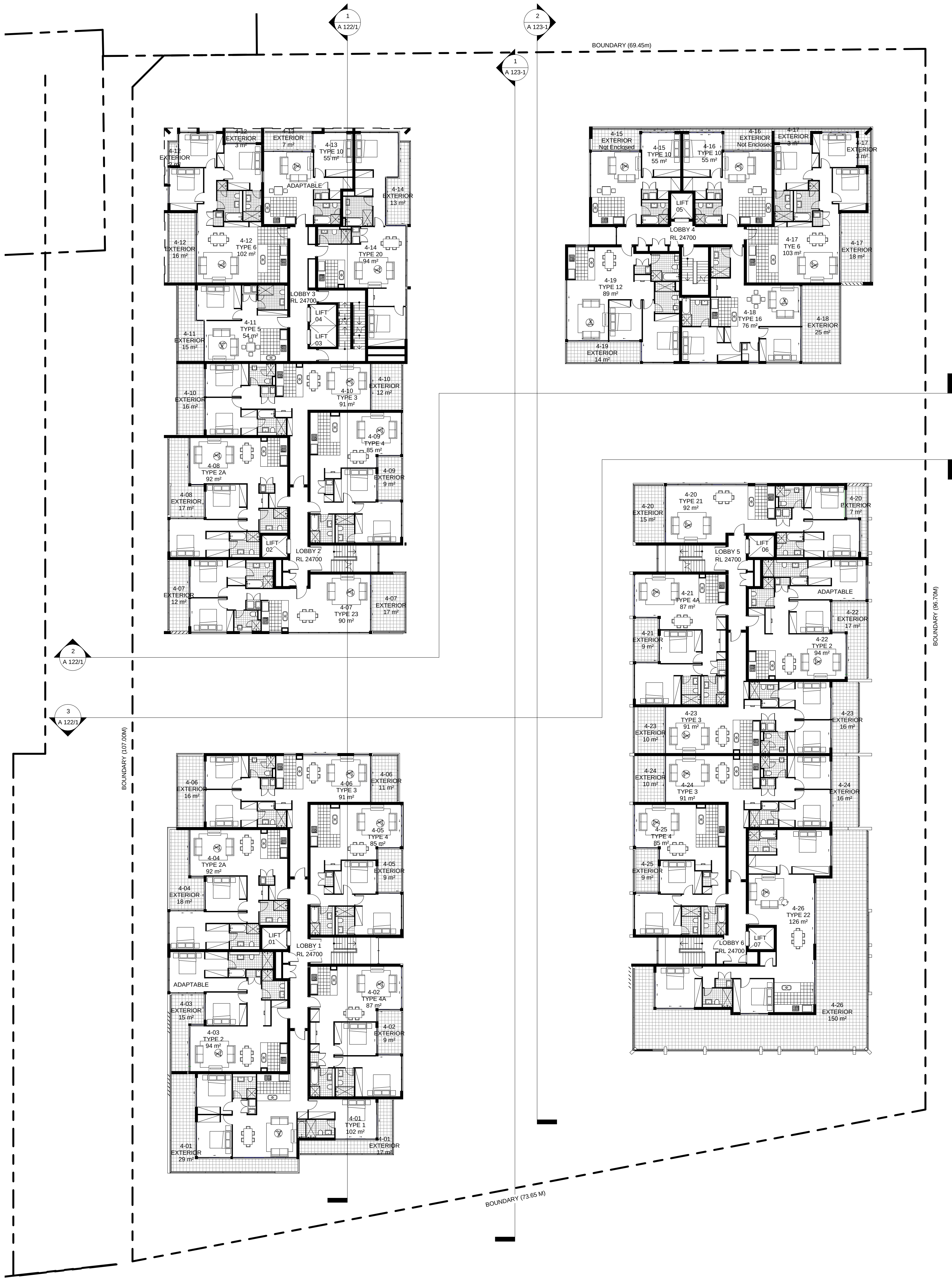
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Building Name : STAGE 1 PROJECT APPLICATION (MP 09_0219)

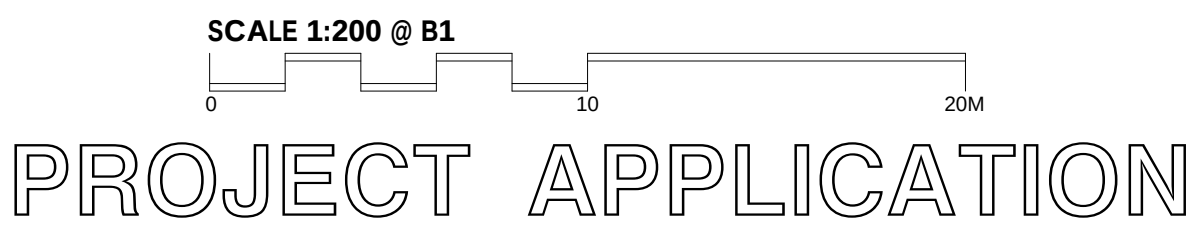
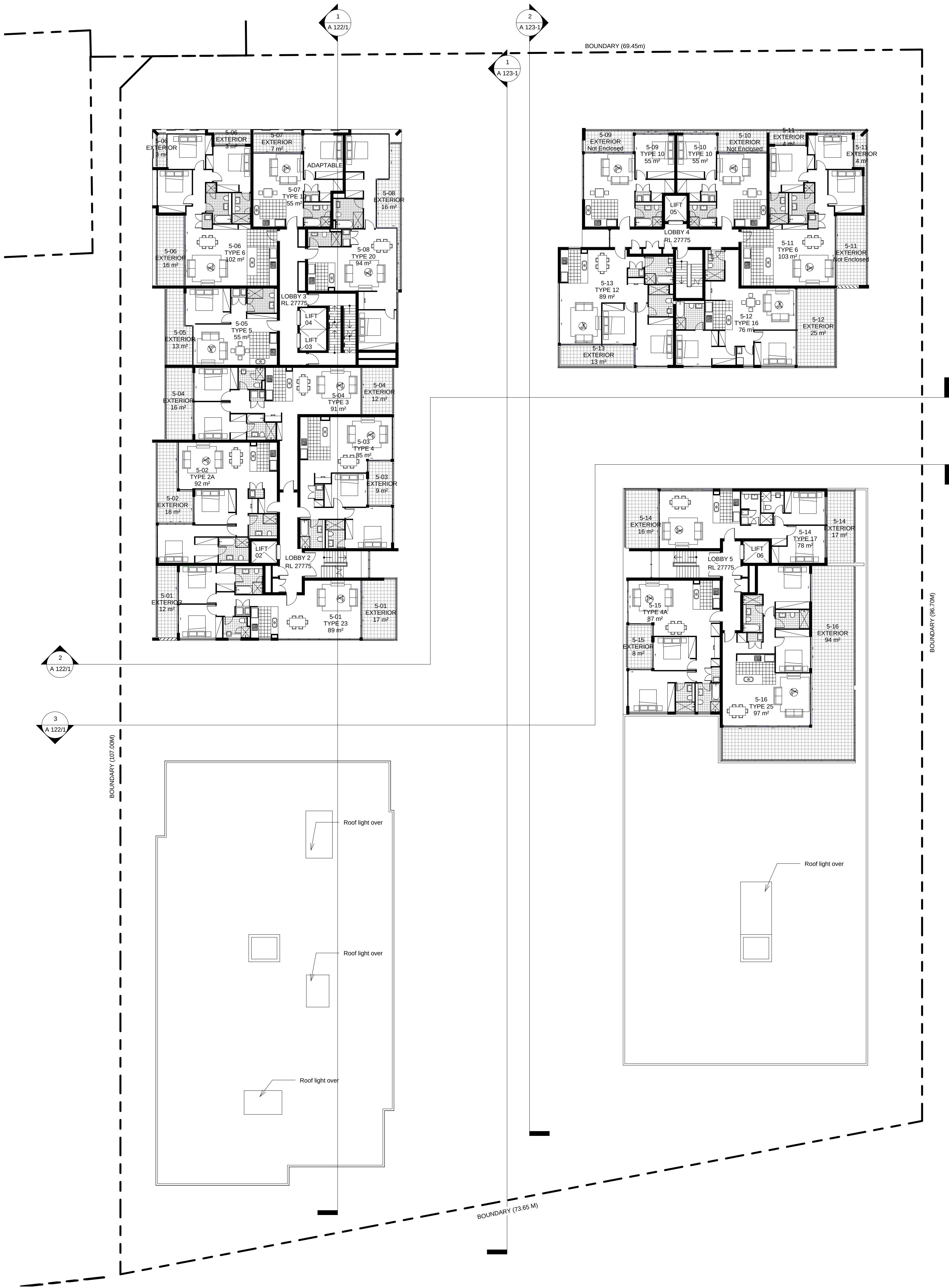
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Scale : 1 : 200 @ B1
Date : 07-JAN-2011
Job Number : 10068
Drawn : AT

Drawing Number

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Job

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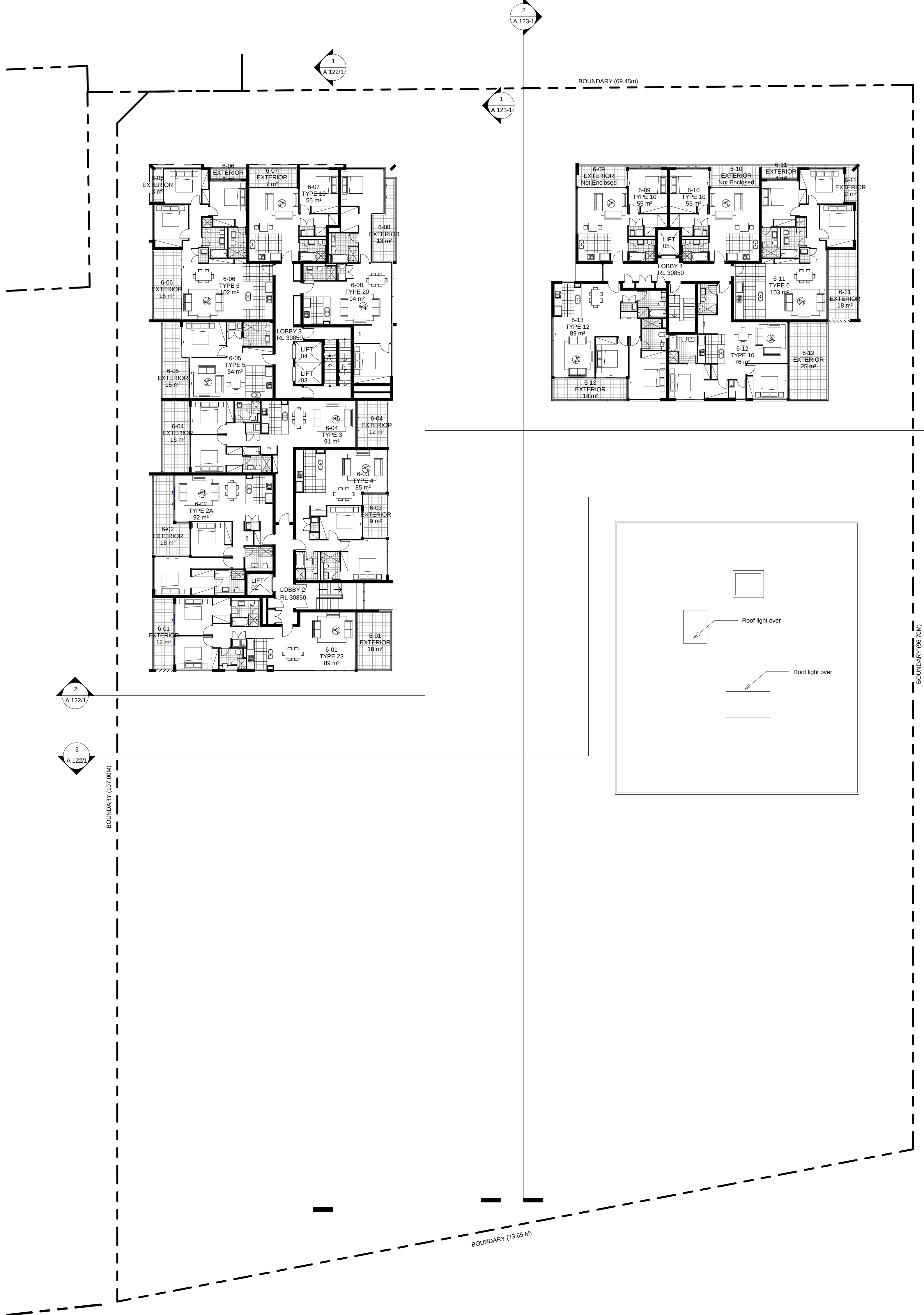
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Building Name : STAGE 1 PROJECT APPLICATION (MP 09_0219)
Drawing Title : LEVEL 5 FLOORPLAN

Scale : 1 : 200 @ B1
Date : 07-JAN-2011
Job Number : 10068
Drawn : AT

Drawing Number
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SCALE 1:200 @ B1

0 10 20M

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Issue	Date	Description
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KEY PLAN



Job

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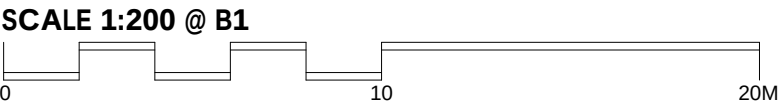
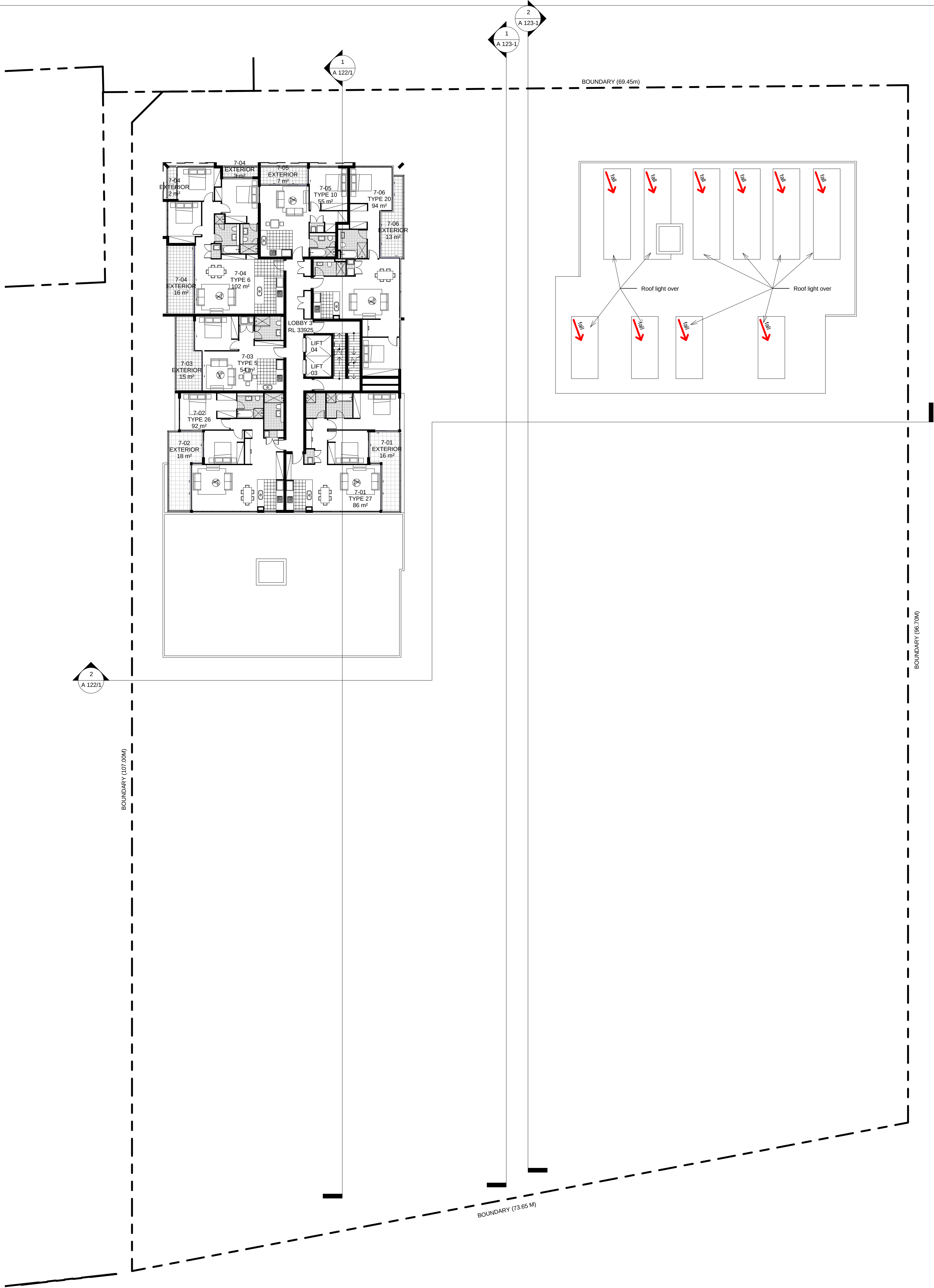
Building Name : STAGE 1 PROJECT APPLICATION (MP 09_0219)

Drawing Title : LEVEL 6 FLOORPLAN

Scale : 1 : 200 @ B1
Date : 07-JAN-2011
Job Number : 10068
Drawn : AT

Drawing Number
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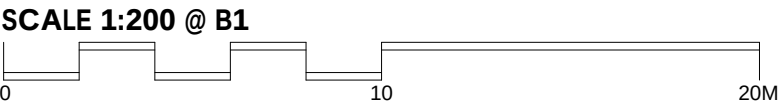
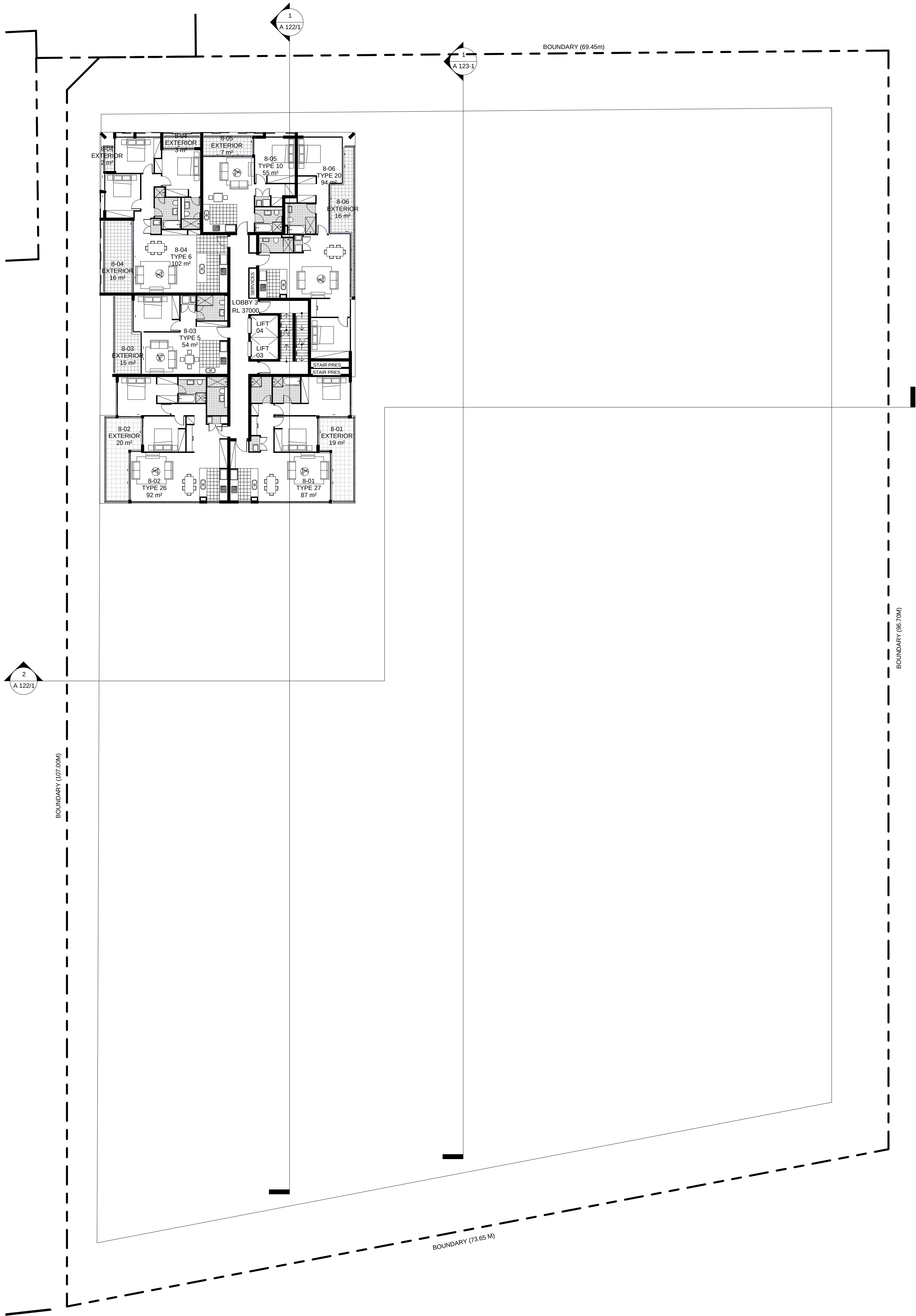
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Building Name : STAGE 1 PROJECT APPLICATION (MP 09_0219)
Drawing Title : LEVEL 7 FLOORPLAN

Scale : 1 : 200 @ B1
Date : 07-JAN-2011
Job Number : 10068
Drawn : AT

Drawing Number
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Authorised by : IF



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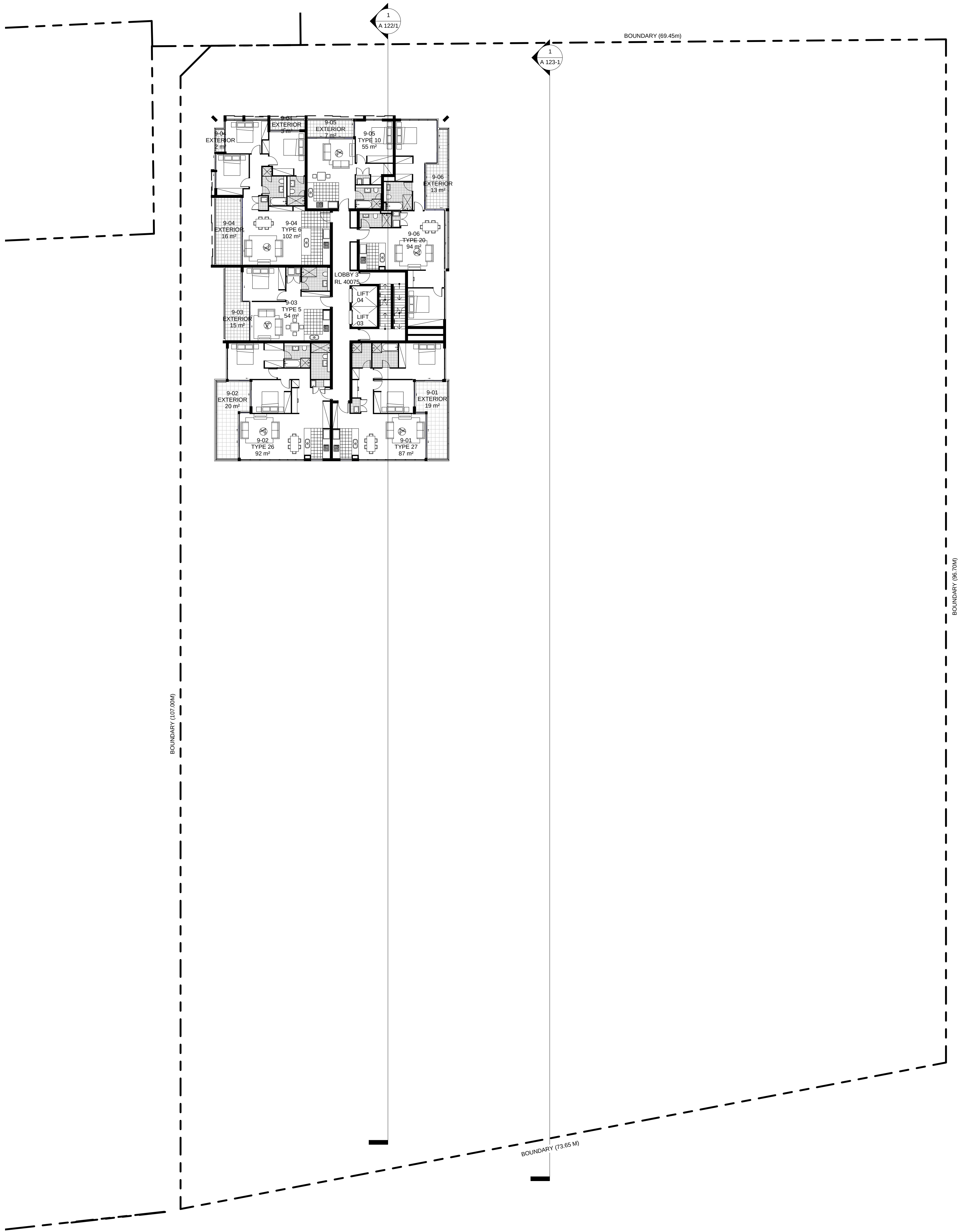
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Building Name : STAGE 1 PROJECT APPLICATION (MP 09_0219)
Drawing Title : LEVEL 8 PLAN

Scale : 1 : 200 @ B1
Date : 07-JAN-2011
Job Number : 10068
Drawn : AT

Drawing Number
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KEY PLAN



Job

Description

Address
Address

Lot

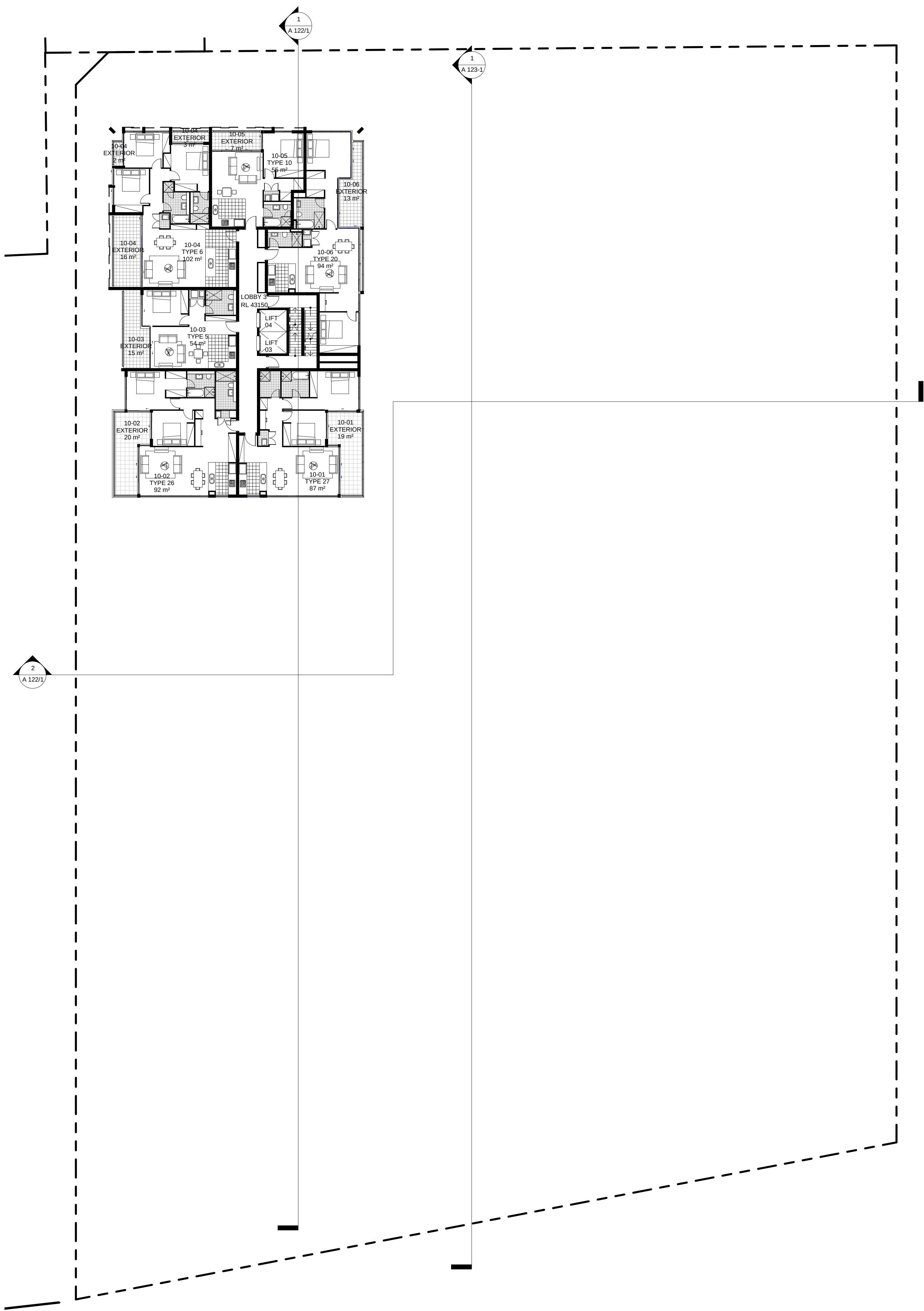
Building Name : STAGE 1 PROJECT APPLICATION (MP 09_0219)
Drawing Title : LEVEL 9 PLAN

Scale : 1 : 200
Date : 10/20/11
Job Number : 10068
Drawn : AT

Drawing Number

A 113/1

Authorised by : Approver



PROJECT APPLICATION

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CLIENT

Structural Engineers

Hydraulic Engineer & Fire Services Engineers

Mechanical, Electrical & Lift Services Engineers

Landscape Architects

NOTES

Dimensions
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Issue	Date	Description	By
1	2011/12/12	DA SUBMISSION	AT

Issue	Date	Description	By
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KEY PLAN



Job

Description

Address
Address

Lot

Building Name : STAGE 1 PROJECT APPLICATION (MP 09_0219)

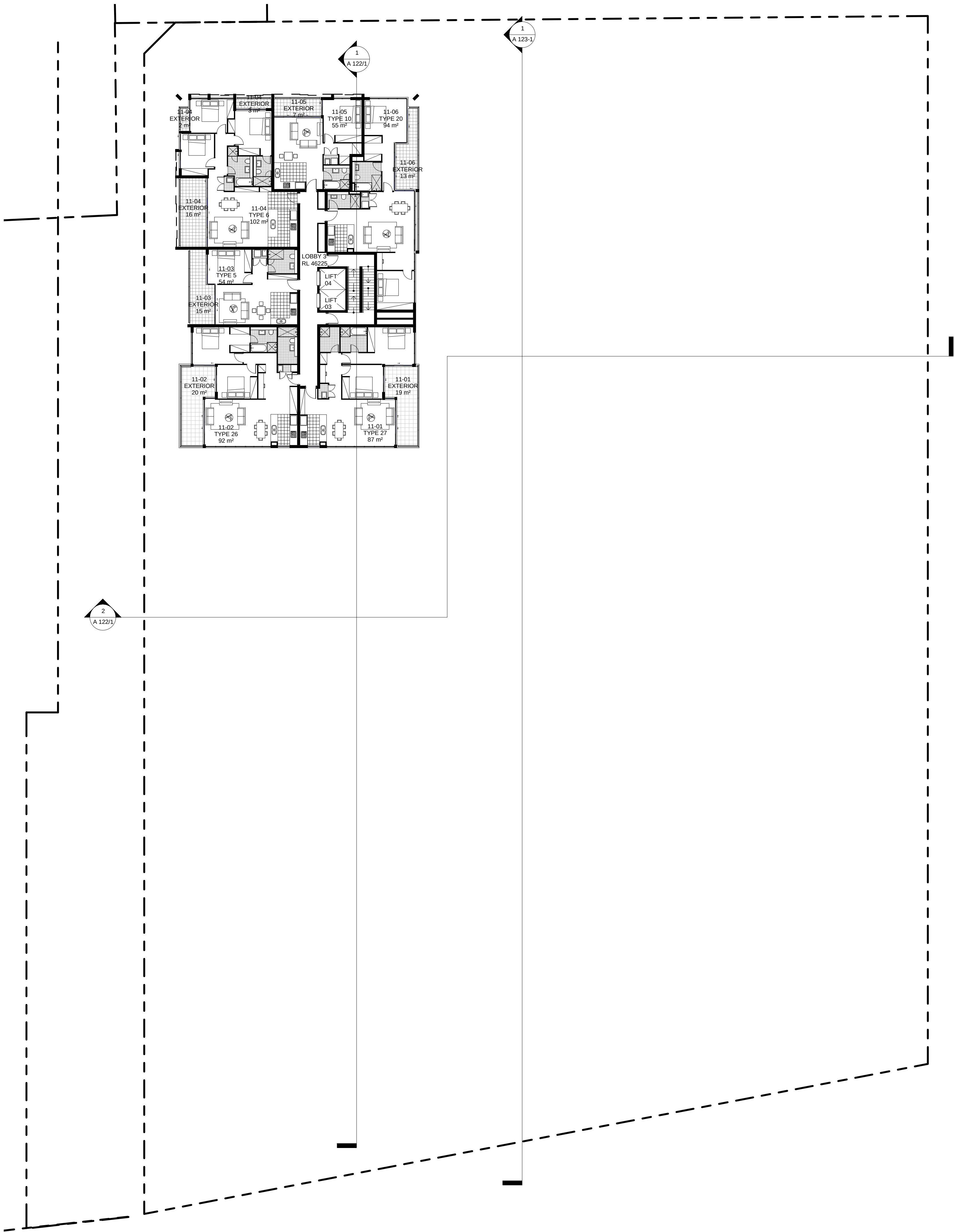
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Scale : 1 : 200
Date : 10/20/11
Job Number : 10068
Drawn : AT

Drawing Number

A 114/1

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Services Engineers

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Services Engineers

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Issue	Date	Description	By
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KEY PLAN



Job

Description

Address
Address

Lot

Building Name : STAGE 1 PROJECT APPLICATION (MP 09_0219)

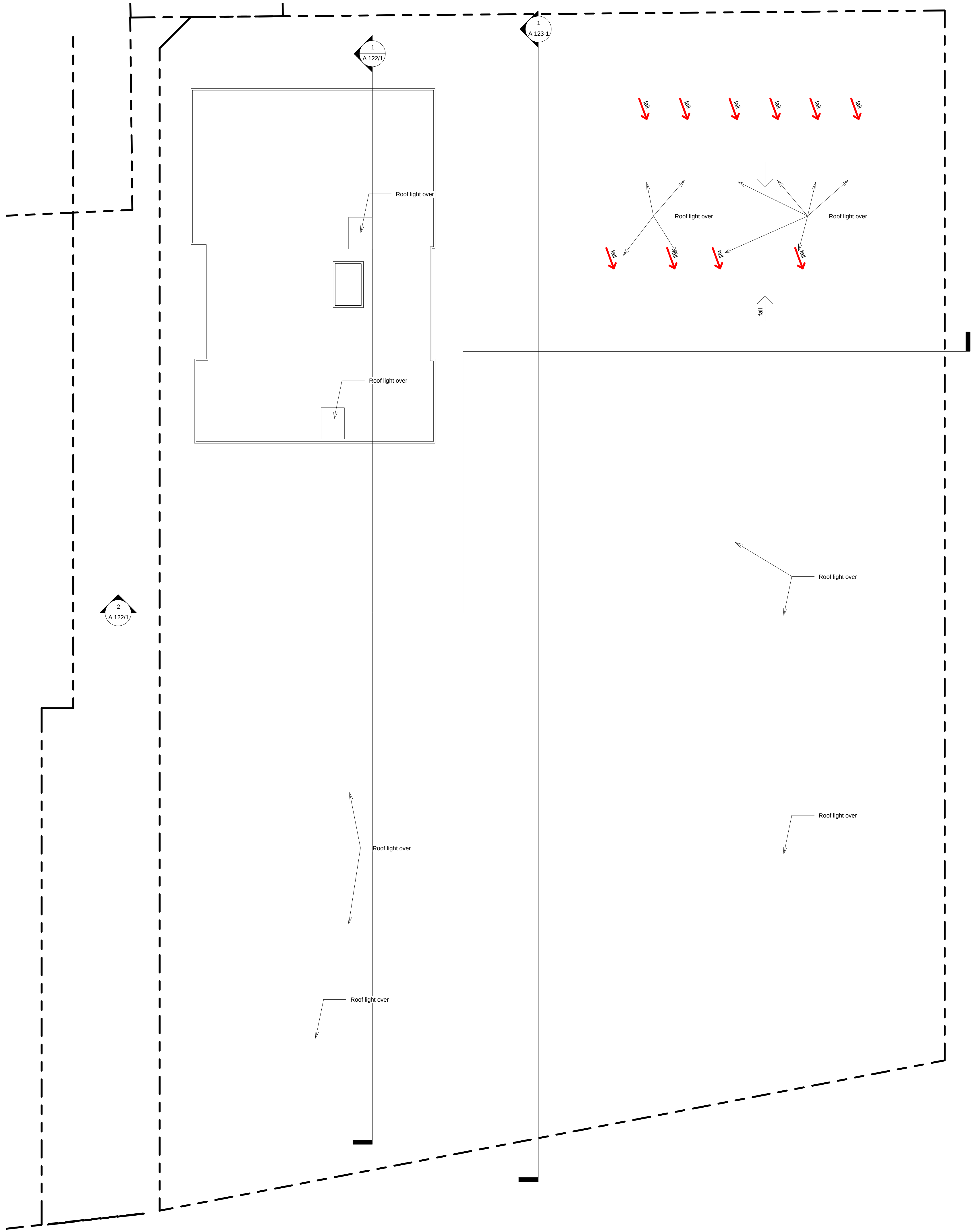
Drawing Title : LEVEL 11 PLAN

Scale : 1 : 200
Date : 10/20/11
Job Number : 10068
Drawn : AT

Drawing Number

A 115/1

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SCALE 1:200 @ B1

0 10 20M

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1	2011/12/12	DA SUBMISSION

By
AT

Issue	Date	Description
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KEY PLAN



Job

Description

Address
Address

Lot

Building Name : STAGE 1 PROJECT APPLICATION (MP 09_0219)

Drawing Title : ROOF PLAN

Scale : 1 : 200 @ B1
Date : 07-JAN-2011
Job Number : 10068
Drawn : C

Drawing Number
A 117/1

Authorised by : IF