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REPORTS

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DRAWING NO.	DRAWING NAME	REVISION
DA 000	COVER SHEET	A
DA 001	SITE PLAN AND SITE ANALYSIS	A
DA 100	BASEMENT FLOOR PLAN	A
DA 101	GROUND FLOOR PLAN	A
DA 102	UPPER GROUND FLOOR PLAN	A
DA 103	LEVEL 01 FLOOR PLAN	A
DA 104	LEVEL 02 FLOOR PLAN	A
DA 105	LEVEL 03 FLOOR PLAN	A
DA 106	LEVEL 04 FLOOR PLAN	A
DA 107	LEVEL 05 FLOOR PLAN	A
DA 108	LEVEL 06 FLOOR PLAN	A
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DA 701	SOLAR ACCESS PLAN	A
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DA 730	FINISHES SCHEDULE	
DA 731	DETAIL SHEET	A
DA 1100	PREVIOUS APPROVED GFA	A
DA 1101	PREVIOUS APPROVED VENTILATION DIAGRAM	A
DA 1102	PREVIOUS APPROVED SOLAR ACCESS DIAGRAM	A

A	23.11.15	Modification Submission
P1	29.10.15	Preliminary Issue for meeting
Rev.	Date	Description

BERS Pro
house energy rating software

☐ single-dwelling rating _____ stars _____ MJ/m²

☒ multi-unit development (attach listing of ratings)

Accreditation Number VIC/BDAAV12/1451

Signature *[Handwritten Signature]* Date Refer Certificate

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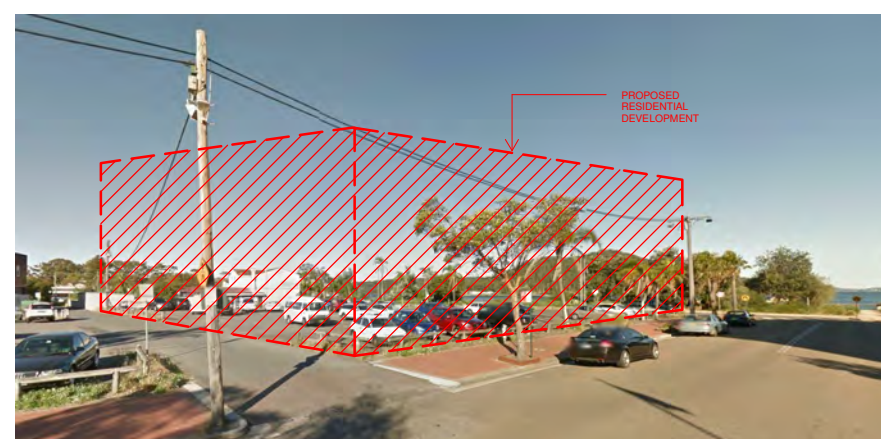
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COVER SHEET

47-50 THE ESPLANADE, ETTALONG BEACH, NSW 2257



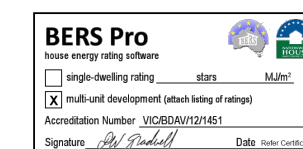
2 AERIAL VIEW



3 Memorial Ave



4 The Esplanade



A 23.11.15 Modification Submission
P1 29.10.15 Preliminary Issue for meeting

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

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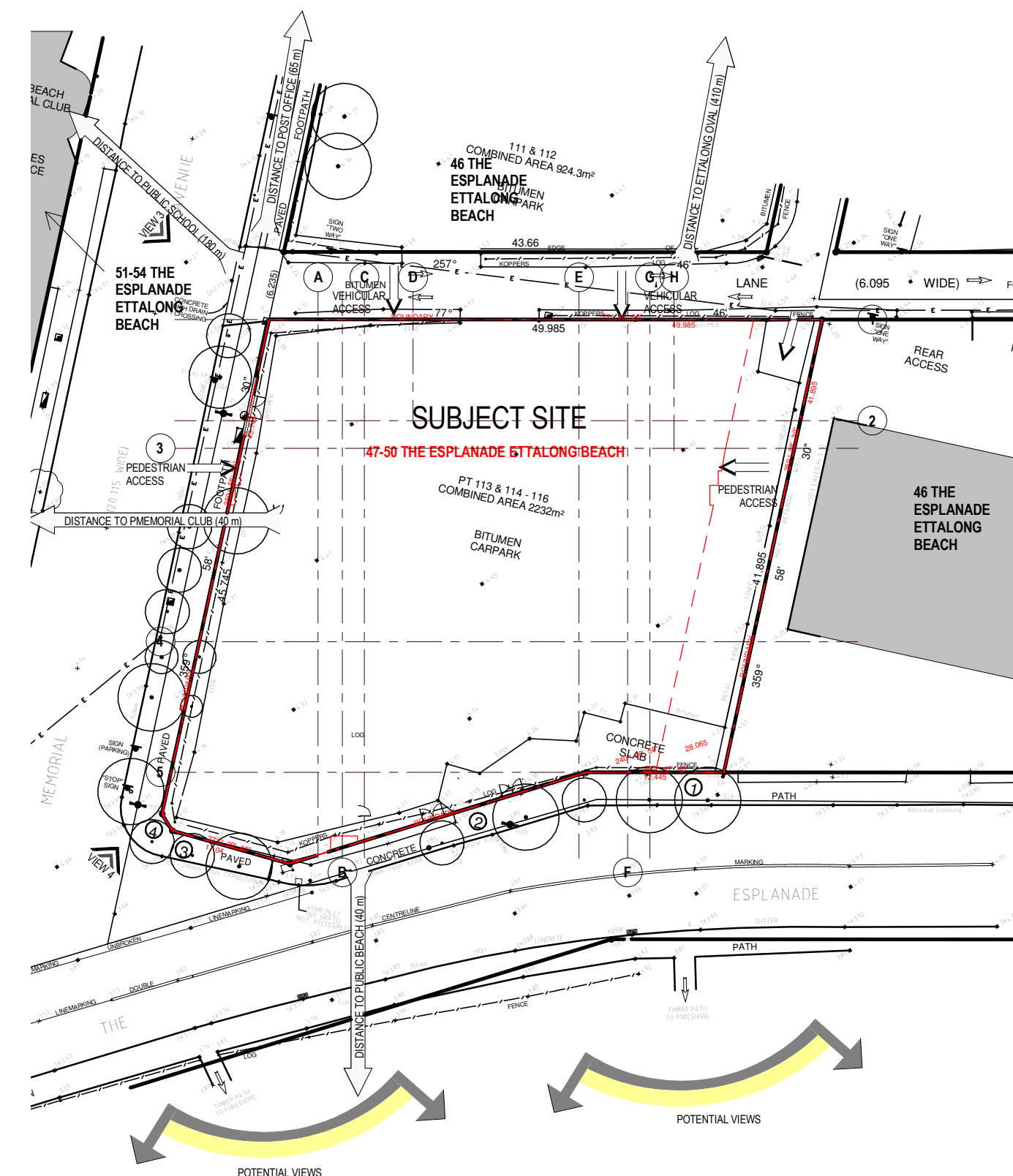
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Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH
Drawing Title
SITE PLAN AND SITE ANALYSIS

Job no.	Drawing no.	Rev.
J15304	DA 001	A
Drawn by PY/SM	Checked by ZC	Date NOV 2015



1 SITE ANALYSIS PLAN

1 : 500

REFERENCES

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- PARKING LEGEND
- Residential Parking 2400x5500
 - Residential Accessible Parking 2400x5500
 - Bicycle Parking 600x1200
 - Commercial Parking 2400x5400

A	23.11.15	Modification Submission
P1	29.10.15	Preliminary Issue for meeting
Rev.	Date	Description
Scale	m	
0	2	4 6 8
1:200		

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Project
PROPOSED MIXED USE DEVELOPMENT

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

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 100	A
Drawn by	Checked by	Date
PY	ZC	NOV 2015



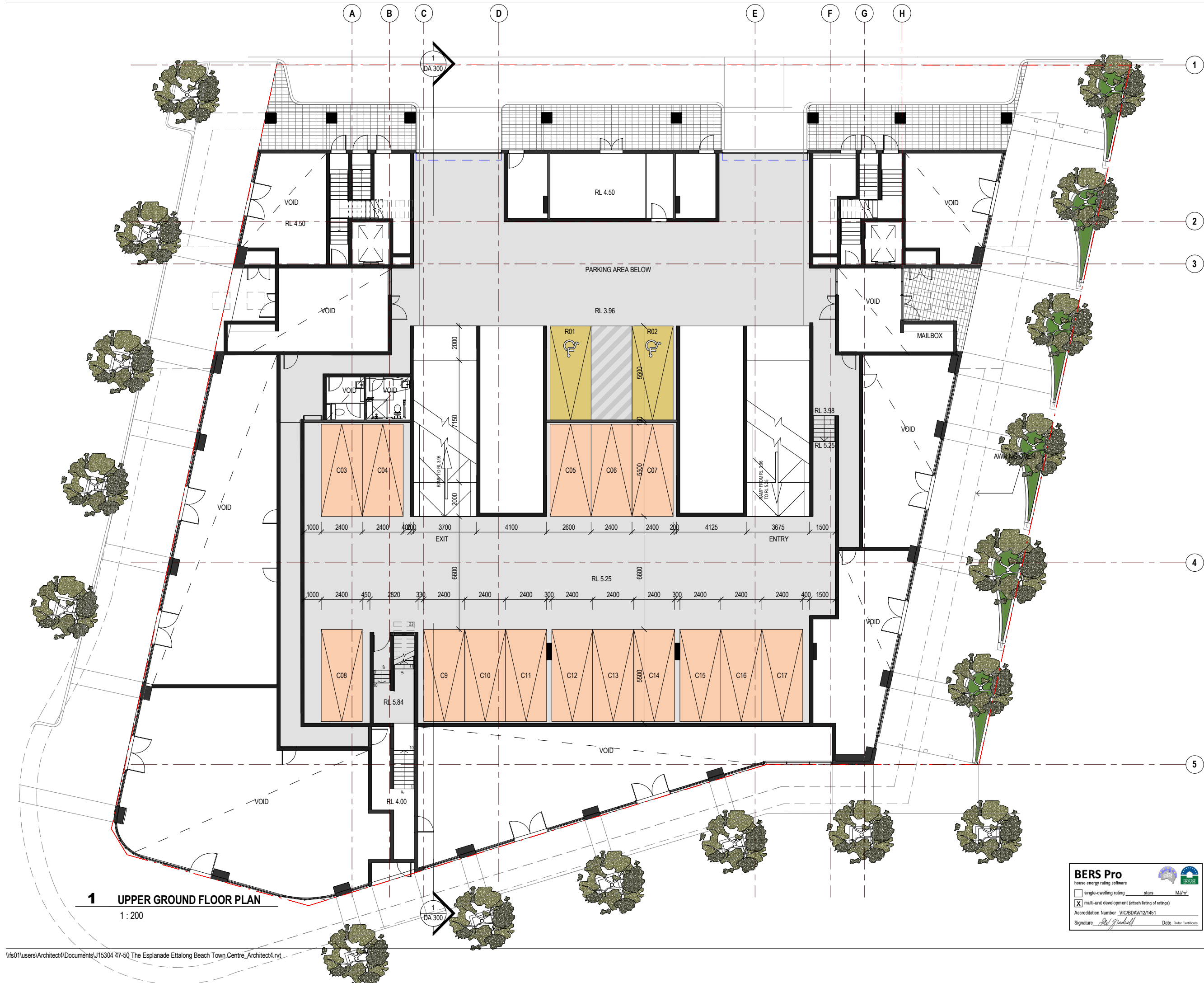
1 BASEMENT FLOOR PLAN
1 : 200

CAR PARKING SCHEDULE
For B2 Zone – Large Centres

UNITS	RATE	REQUIRED	PROPOSED
RESIDENTIAL (59 UNITS)			
SHOP TOP UNITS 1 SPACE / 1 UNIT	\$9	61	
VISITORS NOT REQUIRED	0	0	
COMMERCIAL (508.104m²)			
SHOPS 1 SPACE / 30 m²	16.9	17	
TOTAL		75.9	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 (508 m²)		2	2
TOTAL		19.7	20



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PARKING LEGEND

- Residential Parking 2400x5500
- Residential Accessible Parking 2400x5500
- Bicycle Parking 600x1200
- Commercial Parking 2400x5400

A	23.11.15	Modification Submission
P1	29.10.15	Preliminary Issue for meeting
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m	1:200	

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Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH
Drawing Title
**UPPER GROUND
FLOOR PLAN**

DA SUBMISSION

Job no.	Drawing no.	Rev.
J15304	DA 102	A
Drawn by	Checked by	Date
PY	ZC	NOV 2015

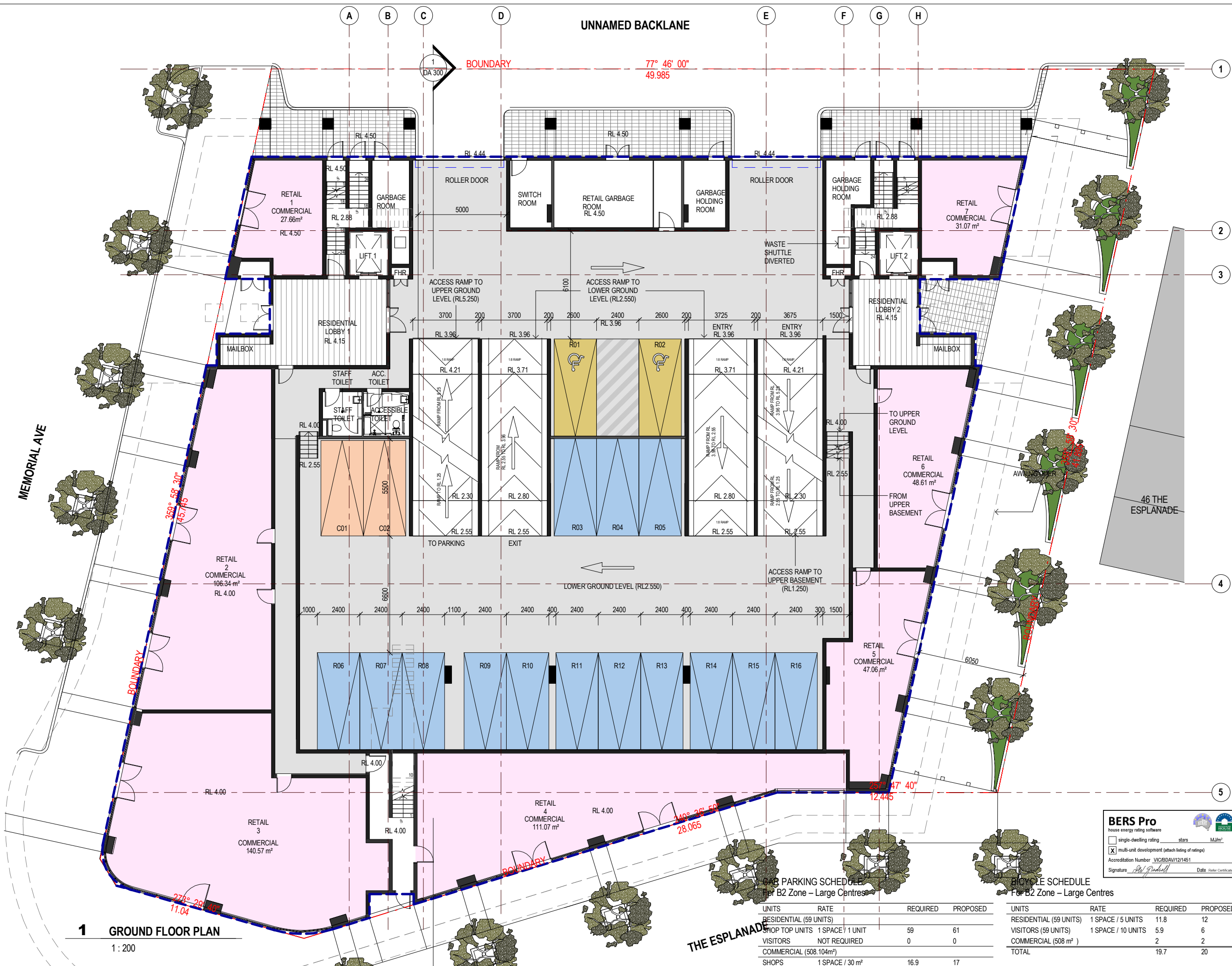
BERS Pro
house energy rating software

☐ single-dwelling rating stars Multm²

☒ multi-unit development (attach listing of ratings)

Accreditation Number VICBDAV12/1451

Signature *Alan Pindwell* Date *Nov 2015*



REFERENCES

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FIGURED DIMENSIONS TO BE USED AT ALL TIME.

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APPROVED BUILDING OUTLINE

PARKING LEGEND

- Residential Parking 2400x5500
- Residential Accessible Parking 2400x5500
- Bicycle Parking 600x1200
- Commercial Parking 2400x5400

Rev. Date Description

A	23.11.15	Modification Submission
P1	29.10.15	Preliminary Issue for meeting

Scale m 0 2 4 6 8

1:200

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PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title

GROUND FLOOR PLAN

DA SUBMISSION

Job no.	Drawing no.	Rev.
J15304	DA 101	A

Drawn by PY Checked by ZC Date NOV 2015

BERS Pro
house energy rating software

☐ single-dwelling rating stars MJ/m²

☒ multi-unit development (attach listing of ratings)

Accreditation Number VICBDAY12/1451

Signature *Alfred Gindoff* Date *20/11/2015*

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 (508.104m²)			
SHOPS	1 SPACE / 30 m²	16.9	17
TOTAL		75.9	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 (508 m²)		2	2
TOTAL		19.7	20



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APPROVED BUILDING OUTLINE

STUDIO
1 BED
1 BED+S
2 BED
2 BED+S
3 BED
3 BED+S
LOBBY
STORE
CARPARK
COMMERCIAL
WASTE
A 23.11.15 Modification Submission
P1 29.10.15 Preliminary Issue for meeting
Rev. Date Description
Scale 0 2 4 6 8
1:200

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Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH
Drawing Title
**LEVEL 01
FLOOR PLAN**

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 103	A
Drawn by	Checked by	Date
PY	ZC	NOV 2015

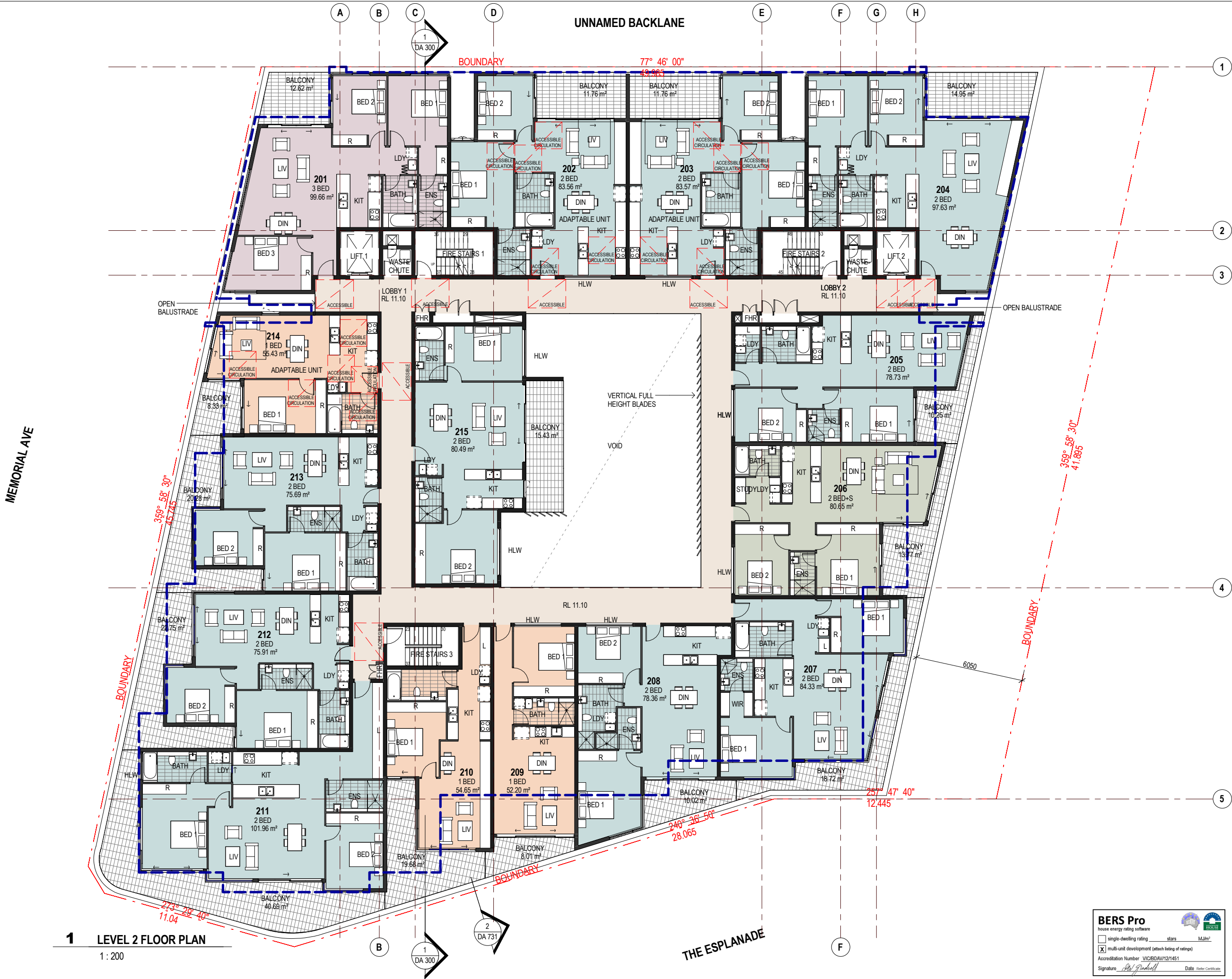
BERS Pro
house energy rating software

☐ single-dwelling rating stars MJ/m²

☒ multi-unit development (attach listing of ratings)

Accreditation Number VIC/BD/AV12/1451

Signature *Phil Rudolph* Date *20/11/15* Rider Certificate



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STUDIO
1 BED
1 BED+S
2 BED
2 BED+S
3 BED
3 BED+S
LOBBY
STORE
CARPARK
COMMERCIAL
WASTE

A	23.11.15	Modification Submission
P1	29.10.15	Preliminary Issue for meeting
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Scale	0	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 02
FLOOR PLAN**

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 104	A
Drawn by	Checked by	Date
PY	ZC	NOV 2015

BERS Pro
house energy rating software

☐ single-dwelling rating stars MJ/m²

☒ multi-unit development (attach listing of ratings)

Accreditation Number VICBDAV12/1451

Signature *[Signature]* Date Refer Certificate

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FIGURED DIMENSIONS TO BE USED AT ALL TIME.

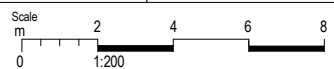
DO NOT SCALE MEASUREMENTS OFF DRAWINGS.



--- APPROVED BUILDING OUTLINE

- STUDIO
- 1 BED
- 1 BED+S
- 2 BED
- 2 BED+S
- 3 BED
- 3 BED+S
- LOBBY
- STORE
- CARPARK
- COMMERCIAL
- WASTE

A	23.11.15	Modification Submission
P1	29.10.15	Preliminary Issue for meeting
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PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title

LEVEL 03

FLOOR PLAN

DA SUBMISSION

Job no.	Drawing no.	Rev.
J15304	DA 105	A
Drawn by	Checked by	Date
PY	ZC	NOV 2015

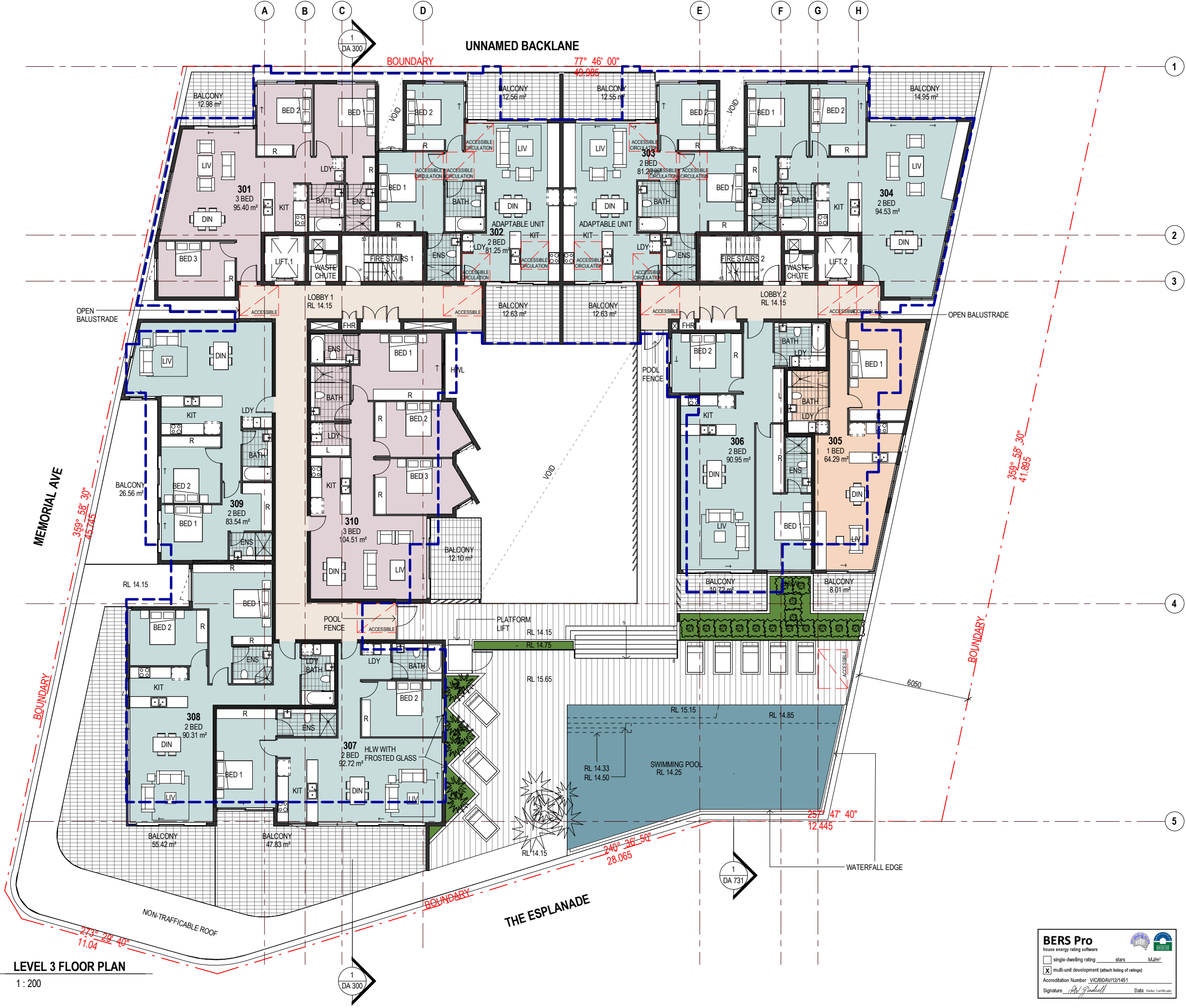
BERS Pro
house energy rating software

☐ single-dwelling rating stars Multi*

☒ multi-unit development (attach listing of ratings)

Accreditation Number VICBDAW121451

Signature *Paul Radwell* Date *11/11/15* Rater Certificate



1 LEVEL 3 FLOOR PLAN

1 : 200

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FIGURED DIMENSIONS TO BE USED AT ALL TIME.

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APPROVED BUILDING OUTLINE

- STUDIO
- 1 BED
- 1 BED+S
- 2 BED
- 2 BED+S
- 3 BED
- 3 BED+S
- LOBBY
- STORE
- CARPARK
- COMMERCIAL
- WASTE

Rev.	Date	Description
A	23.11.15	Modification Submission
P1	29.10.15	Preliminary Issue for meeting

Scale
m 0 2 4 6 8
1:200

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Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH
Drawing Title
**LEVEL 04
FLOOR PLAN**

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 106	A
Drawn by	Checked by	Date
PY	ZC	NOV 2015

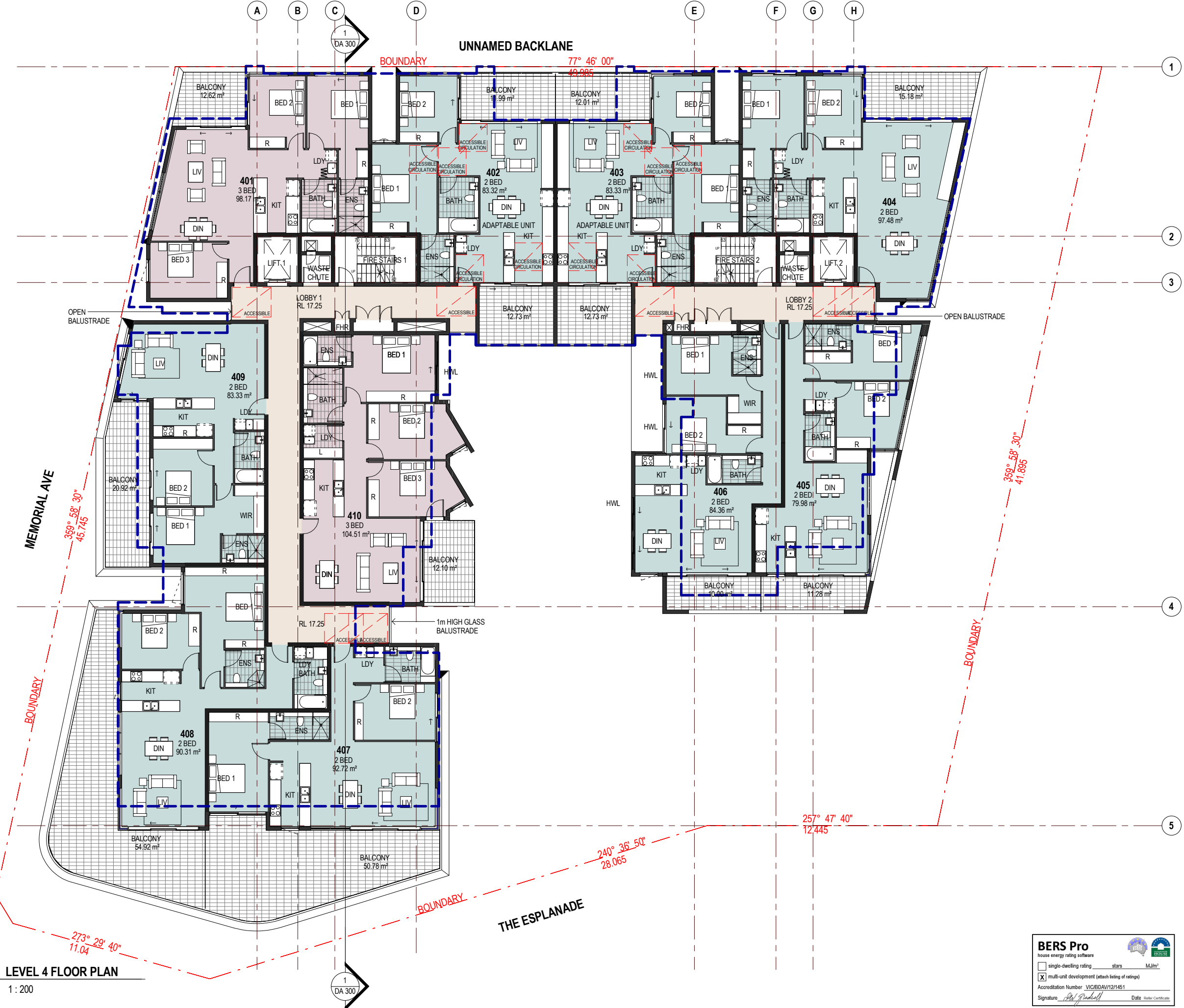
BERS Pro
house energy rating software

☐ single-dwelling rating stars Multm

☒ multi-unit development (attach listing of ratings)

Accreditation Number VICBDAW12/1451

Signature *[Signature]* Date *[Date]*



1 LEVEL 4 FLOOR PLAN
1:200

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APPROVED BUILDING OUTLINE

- STUDIO
- 1 BED
- 1 BED+S
- 2 BED
- 2 BED+S
- 3 BED
- 3 BED+S
- LOBBY
- STORE
- CARPARK
- COMMERCIAL
- WASTE

A	23.11.15	Modification Submission
P1	29.10.15	Preliminary Issue for meeting
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 05

FLOOR PLAN

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 107	A
Drawn by	Checked by	Date
PY	ZC	NOV 2015

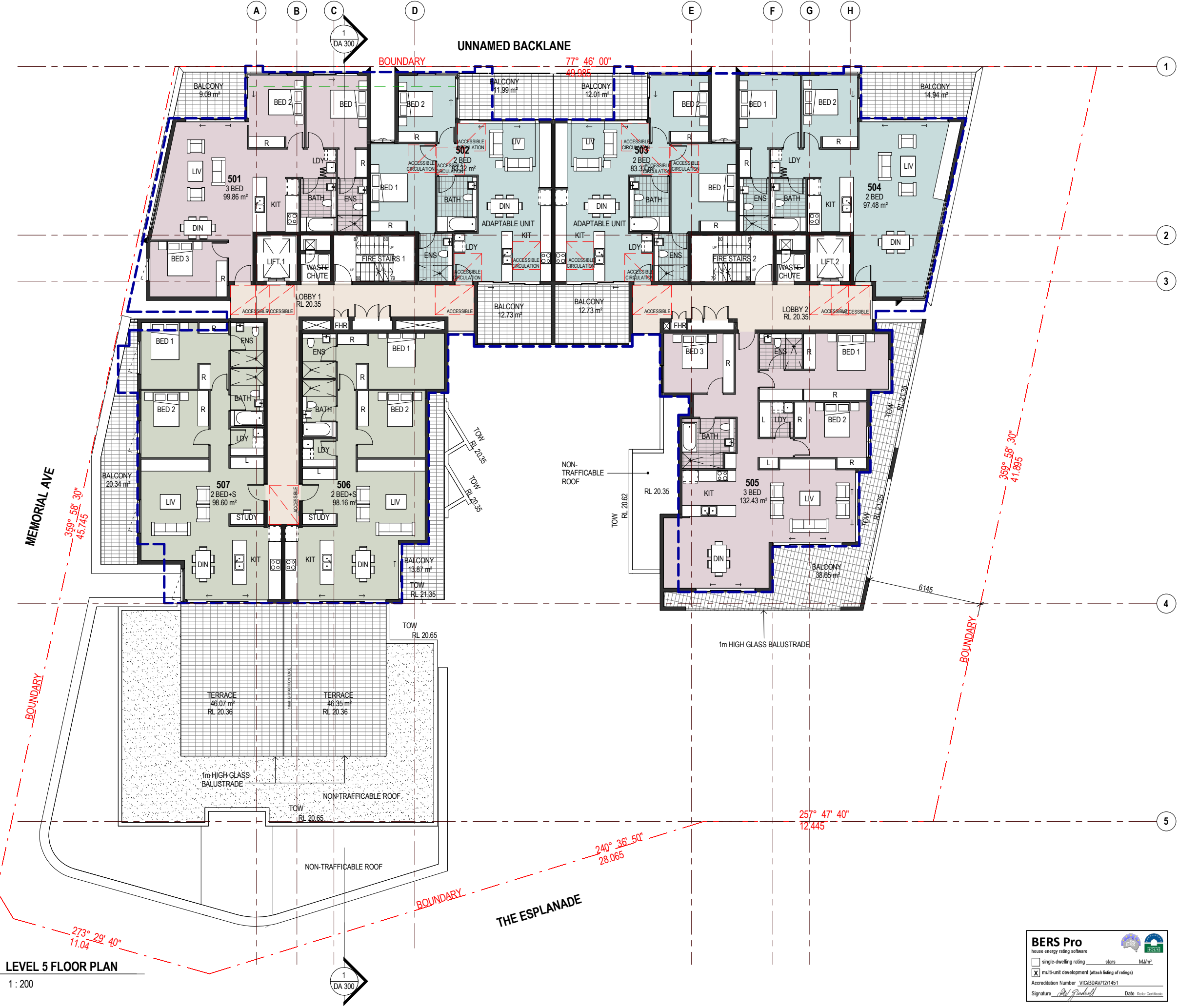
BERS Pro
house energy rating software

☐ single-dwelling rating stars MJ/m²

☒ multi-unit development (attach listing of ratings)

Accreditation Number VICBDAW121451

Signature *Paul Jindall* Date *20/11/15* Rater Certificate



1 LEVEL 5 FLOOR PLAN

1 : 200

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APPROVED BUILDING OUTLINE

- STUDIO
- 1 BED
- 1 BED+S
- 2 BED
- 2 BED+S
- 3 BED
- 3 BED+S
- LOBBY
- STORE
- CARPARK
- COMMERCIAL
- WASTE

A	23.11.15	Modification Submission
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Project

PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title

LEVEL 06

FLOOR PLAN

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 108	A
Drawn by	Checked by	Date
PY	ZC	NOV 2015

BERS Pro

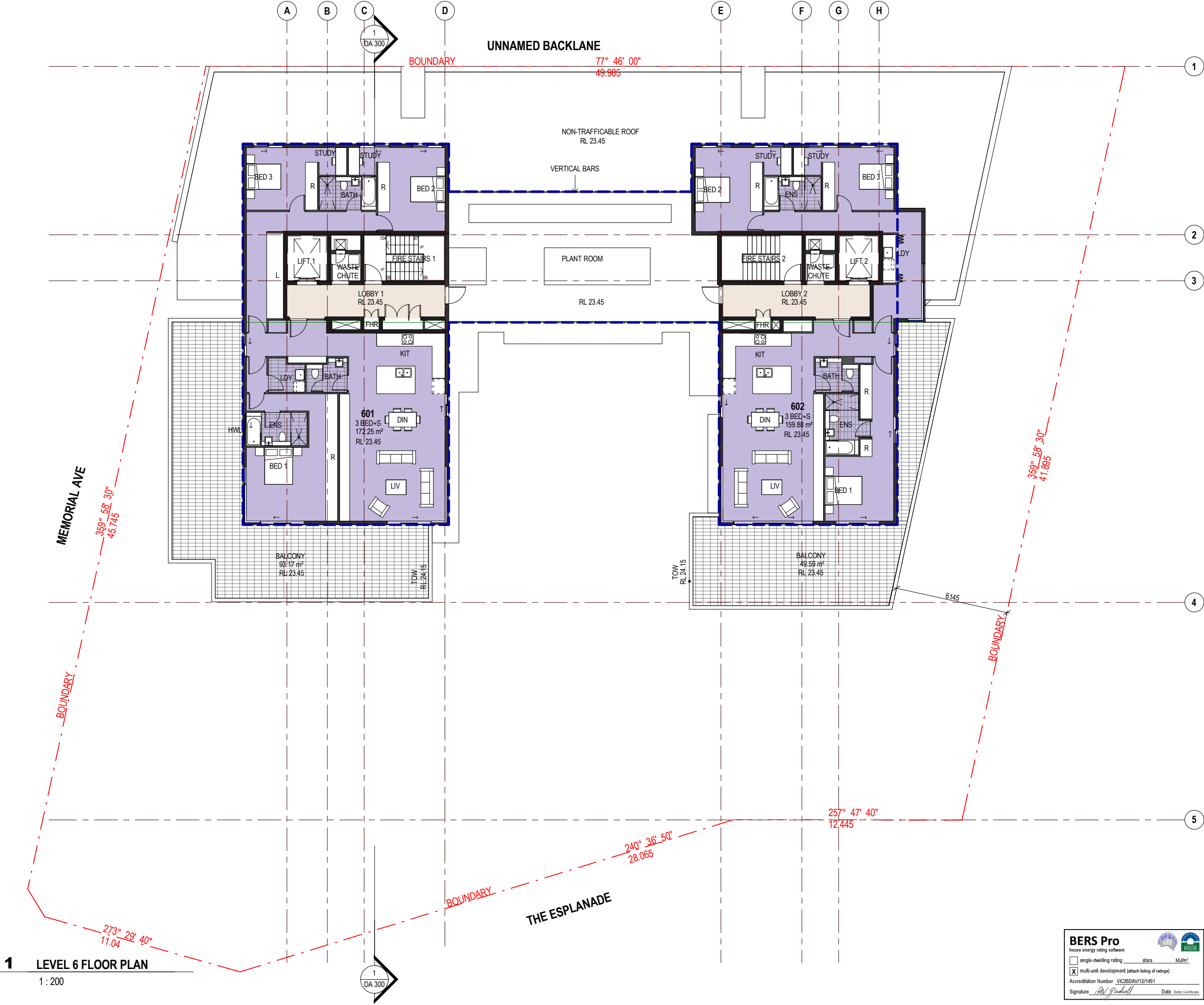
house energy rating software

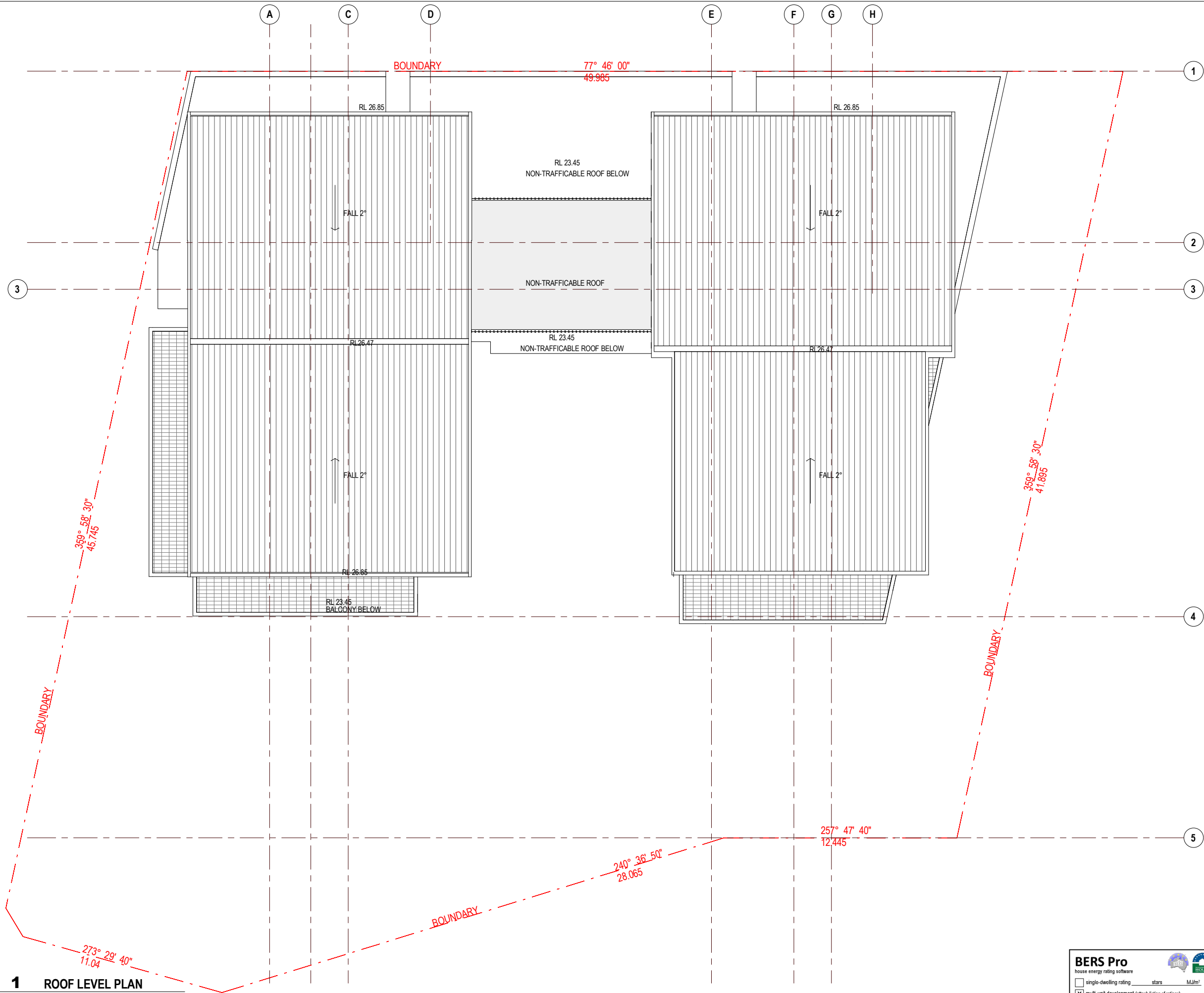
☐ single-dwelling rating stars MJ/m²

☒ multi-unit development (attach listing of ratings)

Accreditation Number VIC/BDAN/12/1451

Signature *[Signature]* Date Refer Certificate





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P1	29.10.15	Preliminary Issue for meeting
Rev.	Date	Description
Scale	0 5 10 15 20	
m	1:500	

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Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH
Drawing Title
ROOF PLAN

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 109	A
Drawn by	Checked by	Date
Author	Checker	NOV 2015

BERS Pro
house energy rating software

☐ single-dwelling rating stars M²
☒ multi-unit development (attach listing of ratings)
Accreditation Number VICBDAN/12/1451
Signature *Paul Radwell* Date *29.10.15* *Paul Radwell*



1 NORTH ELEVATION

1:200



2 SOUTH ELEVATION

\\fs01\users\Architect4\Documents\J15304\20150 The Esplanade Ettalong Beach Town Centre_Architect4.rvt

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

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 TILED WALL
AWD	ALUMINIUM FRAME WINDOWS & DOORS - COLOUR 1
GB	SAFETY GLASS BALUSTRADE
PF1	MANABURN PAINT FINISH
PF2	CHARCOAL PAINT FINISH
STT	SANDSTONE TILED WALL

BERS Pro
house energy rating software

☐ single-dwelling rating stars MJ/m²

☒ multi-unit development (attach listing of ratings)

Accreditation Number VIC/BDAY/12/1451

Signature *[Signature]* Date *[Date]* (under Certificate)

A	23.11.15	Modification Submission
P1	29.10.15	Preliminary Issue for meeting
Rev.	Date	Description
Scale	0 2 4 6 8	
m	1:200	

Project Architect

CDARCHITECTS

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Project

PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title

NORTH & SOUTH ELEVATIONS

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 200	A
Drawn by	Checked by	Date
PY	ZC	NOV 2015

REFERENCES

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MATERIAL LEGEND

AAB

ANODISED ALUMINIUM BLADE

AVB

ALUMINIUM VERTICAL BLADE TILED WALL

AWD

ALUMINIUM FRAME WINDOWS & DOORS - COLOUR 1

GB

SAFETY GLASS BALUSTRADE

PF1

MANABURN PAINT FINISH

PF2

CHARCOAL PAINT FINISH

STT

SANDSTONE TILED WALL

BERS Pro

house energy rating software

single dwelling rating

stars

MAJESTY

multi-unit development (with rating of ratings)

stars

MAJESTY

Accreditation Number: **VIC280401212451**

Signature: *Shirley Pridmore*

DATE: 2020-10-15

A	23.11.15	Modification Submission			
P1	29.10.15	Preliminary Issue for meeting			
Rev.	Date	Description			
Scale	0	2	4	6	8
m	0	1:200			

Project Architect

DDA

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Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH
Drawing Title
EAST & WEST ELEVATIONS

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 201	A
Drawn by	Checked by	Date
PY	ZC	NOV 2015

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REFERENCES

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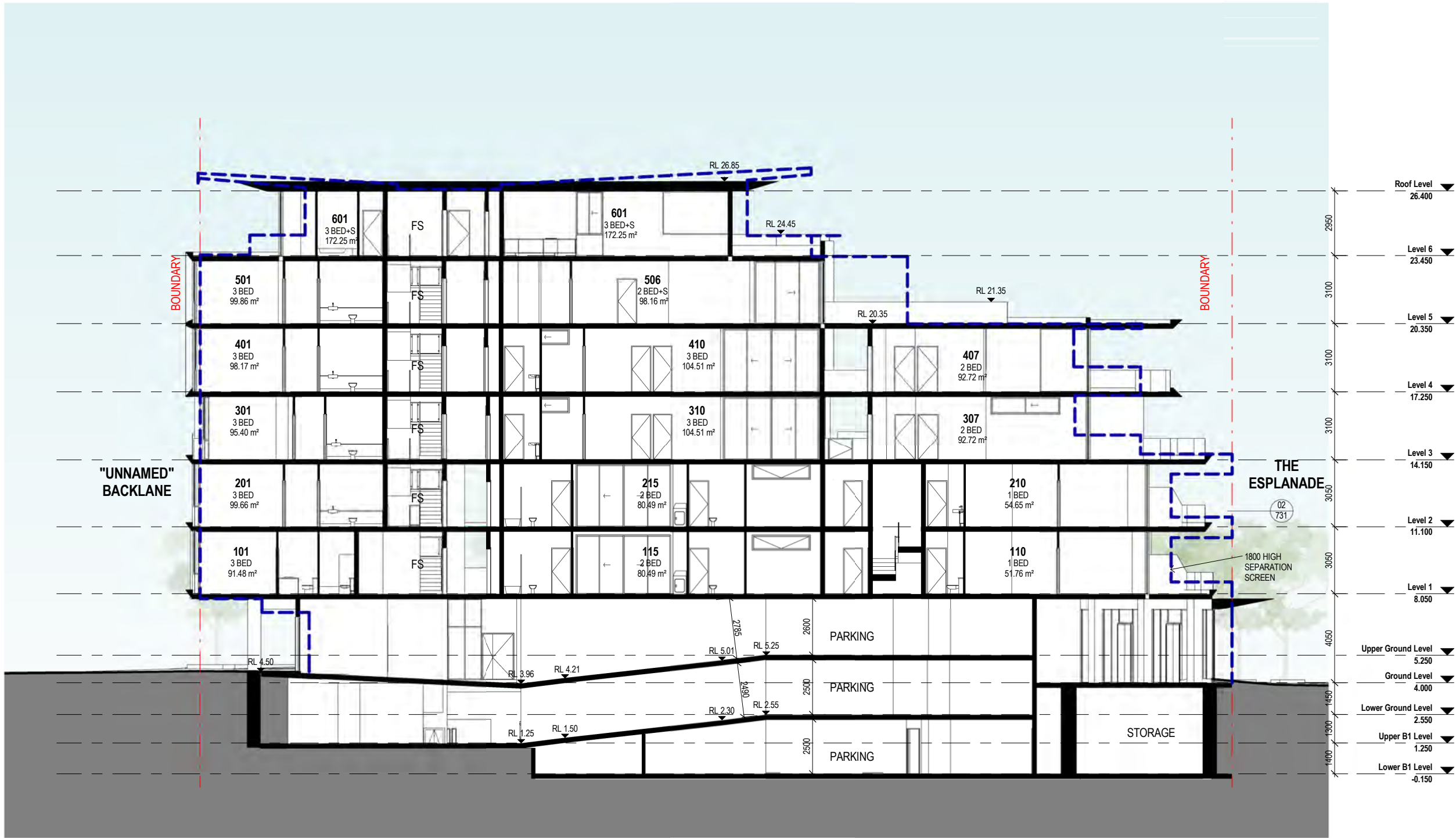
REFER TO THE BASIX REPORT FOR ADDITIONAL REQUIREMENTS TO THE ONES NOTED ON THE DRAWINGS.

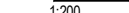
NOTES

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FIGURED DIMENSIONS TO BE USED AT ALL TIME.

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23.11.15	Modification Submission	
29.10.15	Preliminary Issue for meeting	
Rev.	Date	Description
		

Project Architect

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Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH
Drawing Title
SECTION A

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 300	A
Drawn by	Checked by	Date
PY	ZC	NOV 2015

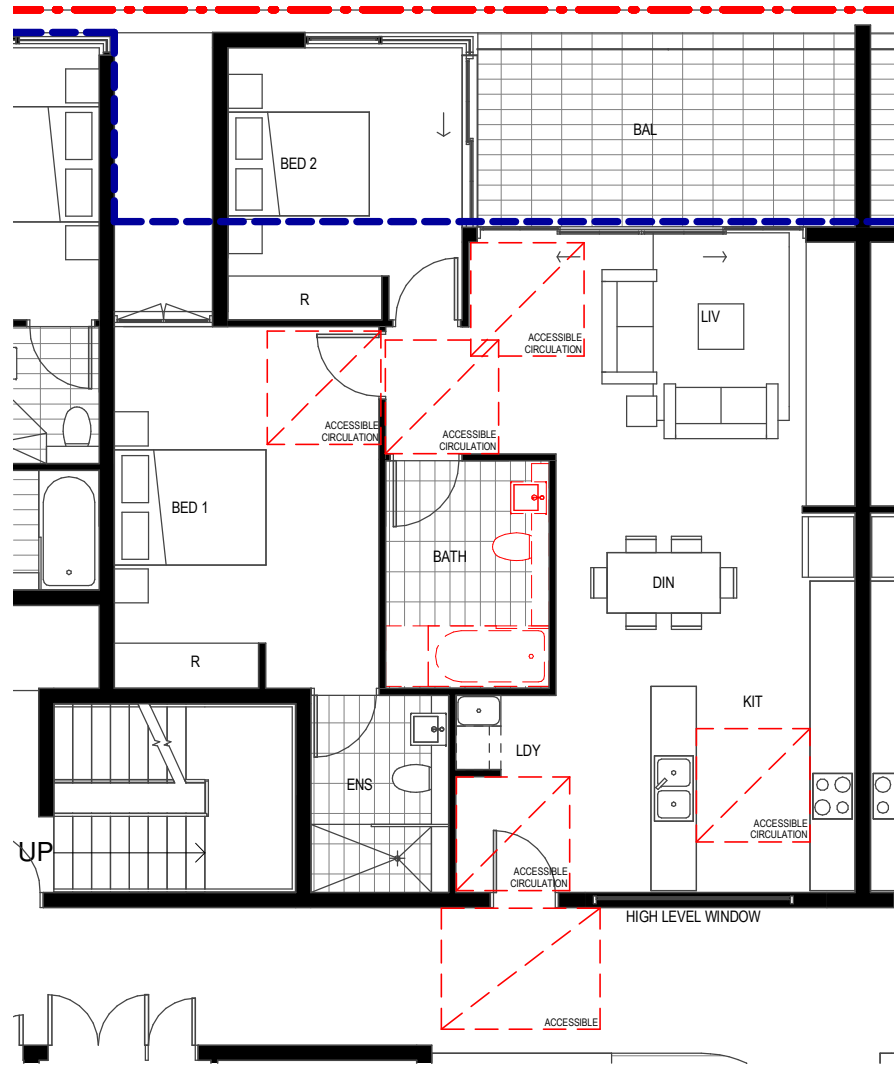
BERS Pro
house energy rating software

☐ single-dwelling rating stars MJ/m²

☒ multi-unit development (attach listing of ratings)

Accreditation Number VIC/BAU/12/1451

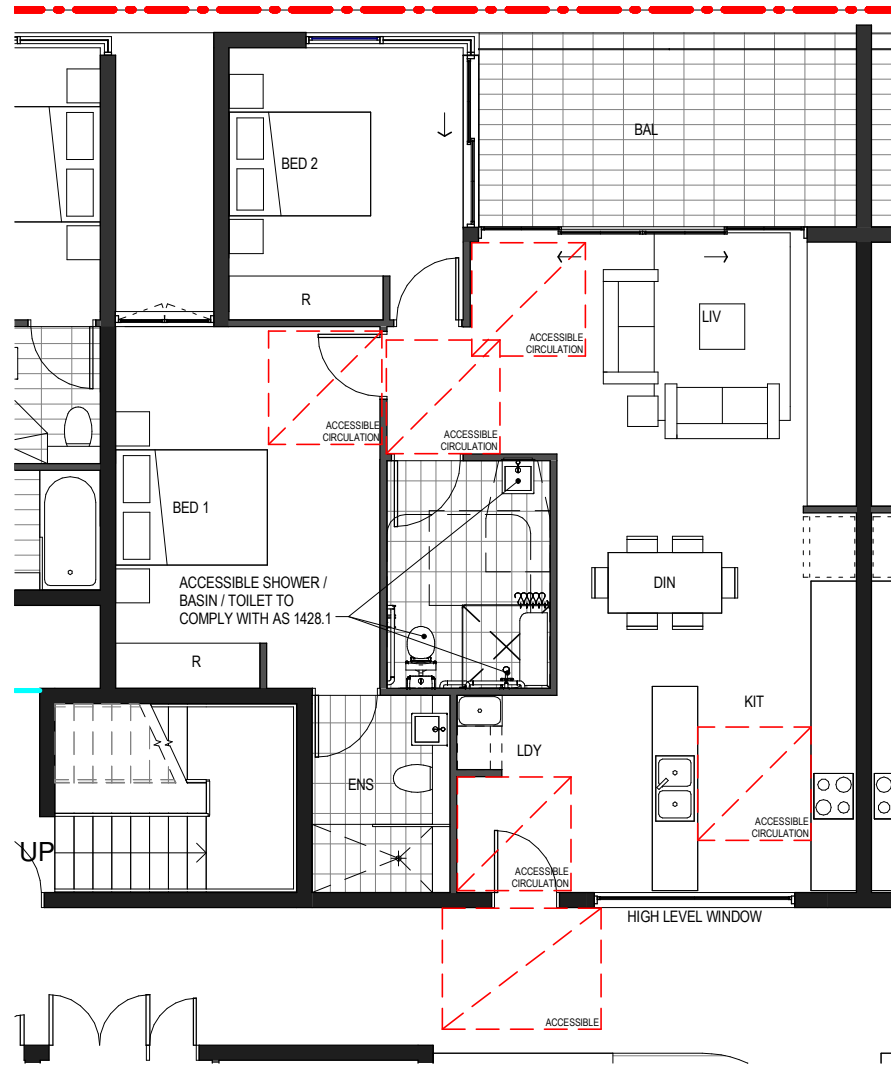
Signature *[Signature]* Date *[Date]* Rater Certificate



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

REFERENCES

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

NOTES

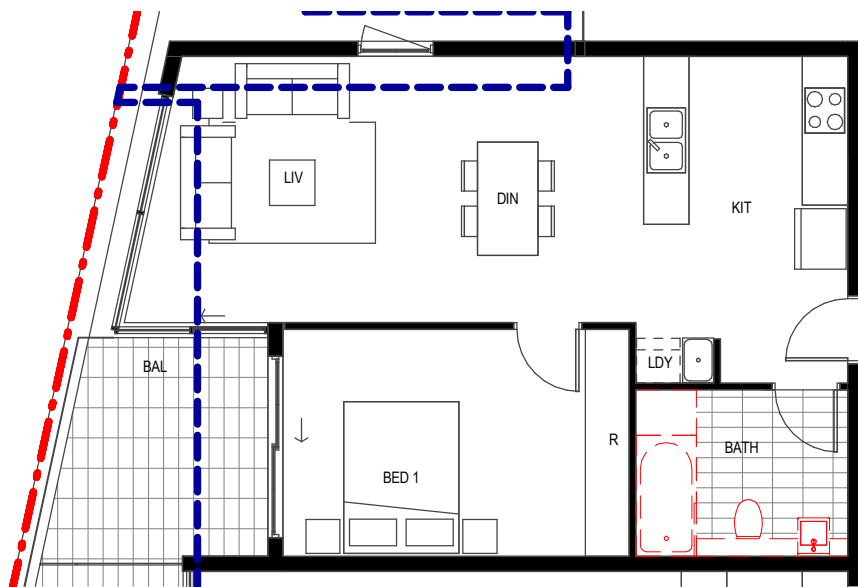
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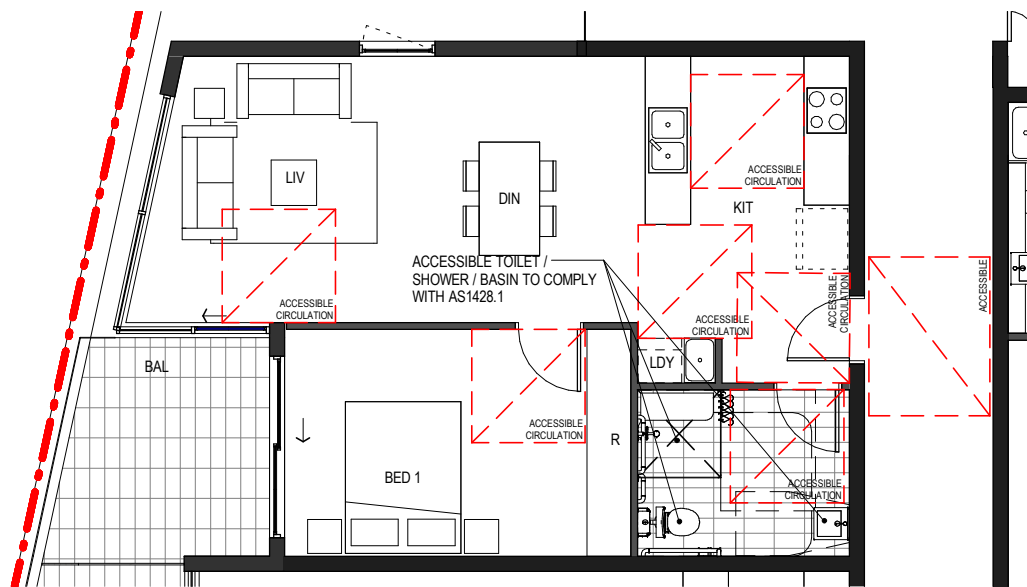
A	23.11.15	Modification Submission		
P1	29.10.15	Preliminary Issue for meeting		
Rev.	Date	Description		
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Scale	1	2	3	4
m	0	1:100		



3 PRE ADAPTABLE UNITS

1 : 100

UNITS 114, 214



4 POST ADAPTABLE UNITS

1 : 100

UNITS 114, 214

BERS Pro
house energy rating software

☐ single-dwelling rating stars MJ/m²

☒ multi-unit development (attach listing of ratings)

Accreditation Number VICBDAV121451

Signature *[Signature]* Date Rater Certificate

Project Architect

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Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title
PRE + POST ADAPTABLE UNIT LAYOUT

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 500	A
Drawn by SM/PHY	Checked by ZC	Date NOV 2015

Description of project

Project address	
Project name	Ettaong Beach CD59
Street address	47-50 Esplanade The Ettaong Beach 2257
Local Government Area	Gosford City Council
Plan type and plan number	deposited 10650
Lot no.	114
Section no.	-
Project type	
No. of residential flat buildings	1
No. of units in residential flat buildings	59
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

Common area landscape		
Common area lawn (m²)	129	
Common area garden (m²)	29	
Area of indigenous or low water use species (m²)	0	
Assessor details		
Assessor number	BDAY12/1451	
Certificate number	14510599	
Climate zone	15	
Project score		
Water	40	Target 40
Thermal Comfort	Pass	Target Pass
Energy	25	Target 20

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)
101	3	90.0	0.0	0	0
105	2	78.0	0.0	0	0
109	1	52.0	0.0	0	0
113	2	77.0	0.0	0	0
202	2	83.0	0.0	0	0
206	2	79.0	0.0	0	0
210	1	55.0	0.0	0	0
214	1	56.0	0.0	0	0
303	2	81.0	0.0	0	0
307	2	93.0	0.0	0	0
401	3	97.0	0.0	0	0
405	2	80.0	0.0	0	0
409	2	86.0	0.0	0	0
503	2	83.0	0.0	0	0
507	2	98.0	0.0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
102	2	83.0	0.0	0	0
106	2	79.0	0.0	0	0
110	1	52.0	0.0	0	0
114	1	56.0	0.0	0	0
203	2	83.0	0.0	0	0
207	2	84.0	0.0	0	0
211	1	102.0	0.0	0	0
215	2	82.0	0.0	0	0
304	2	96.0	0.0	0	0
308	2	91.0	0.0	0	0
402	2	83.0	0.0	0	0
406	2	85.0	0.0	0	0
410	3	105.0	0.0	0	0
504	2	98.0	0.0	0	0
501	3	166.0	6.0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
103	2	83.0	0.0	0	0
107	2	84.0	0.0	0	0
111	1	102.0	0.0	0	0
115	2	82.0	0.0	0	0
204	2	98.0	0.0	0	0
208	2	78.0	0.0	0	0
212	2	76.0	0.0	0	0
301	3	94.0	0.0	0	0
305	1	65.0	0.0	0	0
309	2	96.0	0.0	0	0
403	2	83.0	0.0	0	0
407	2	93.0	0.0	0	0
501	3	99.0	0.0	0	0
505	3	133.0	0.0	0	0
506	2	98.0	0.0	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

1. 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: <ol style="list-style-type: none"> 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.	✓	✓	
(g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(h) The pool or spa must be located as specified in the table:	✓	✓	
(i) 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	Spa shaded
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	Spa shaded
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, 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	Spa shaded
501, 502, 503, 504, 505, 506, 507, 601, 602														

Dwelling no.	Alternative water source					Landscape connection	Toilet connection (S)	Laundry connection	Pool top-up	Spa top-up
	Alternative water supply systems	Size	Configuration							

(i) Energy	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 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: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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".		✓	

Dwelling no.	Bathroom ventilation system			Kitchen ventilation system		Laundry ventilation system	
	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 bedrooms &/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)	3	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 bedrooms &/or toilets	Main kitchen
102, 103, 104, 105, 106, 107, 108, 112, 113, 202, 203, 204, 205, 206, 207, 208, 212, 302, 303, 304, 306, 309, 402, 403, 502, 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

	Individual pool		Individual spa			Appliances & other efficiency measures						
Dwelling no.	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

(iii) 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: <ol style="list-style-type: none"> install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or 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.	✓	✓	✓

Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
101	53	47
102	56	17
103	57	17
104	41	40
105	45	26
106	39	26
107	62	45
108	59	17
109	52	22
110	76	33
111	72	23
112	50	29
113	55	22
114	72	40
115	41	47
201	45	47
205	33	29
206	30	25
207	45	42
208	56	23
209	48	32
210	35	43
211	67	30
212	41	33
213	41	27
215	23	42
301	36	41



REFERENCES

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NOTES



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FIGURED DIMENSIONS TO BE USED AT ALL TIME.

DO NOT SCALE MEASUREMENTS OFF DRAWINGS.



SHADOW DIAGRAM LEGEND

-  SHADOWS CAST BY APPROVED DA
-  SHADOWS CAST BY PROPOSED BUILDING

1 SHADOW DIAGRAM - 09am, 21 JUNE

3 SHADOW DIAGRAM - 15pm, 21 JUNE

2 SHADOW DIAGRAM - 12PM, 21 JUNE

A	23.11.15	Modification Submission
Rev.	Date	Description

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PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH
Drawing Title
SHADOW DIAGRAMS

DA SUBMISSION

Job no.	Drawing no.	Rev.
J15304	DA 600	A
Drawn by PY/SM	Checked by ZC	Date NOV 2015

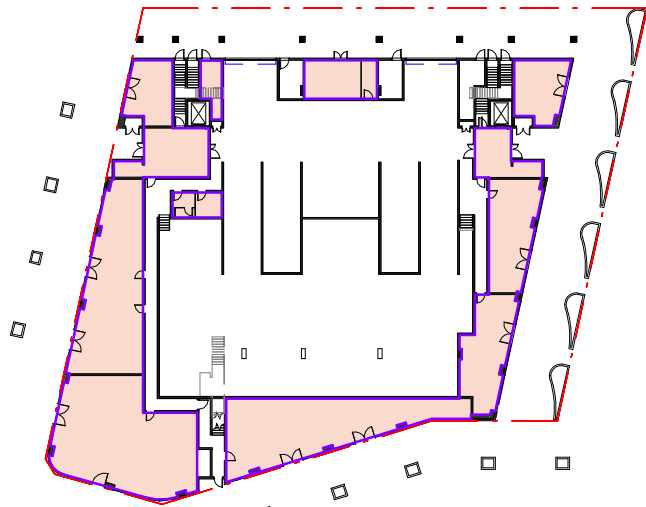
BERS Pro
house energy rating software

☐ single-dwelling rating stars Mjlm[®]

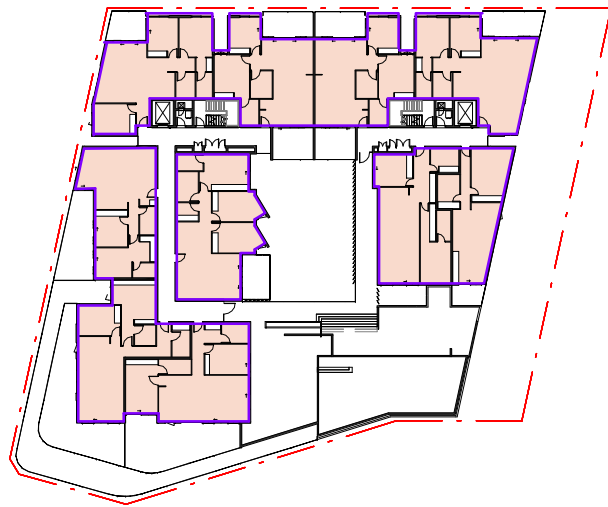
☒ multi-unit development (attach listing of ratings)

Accreditation Number VIC/BDV1121451

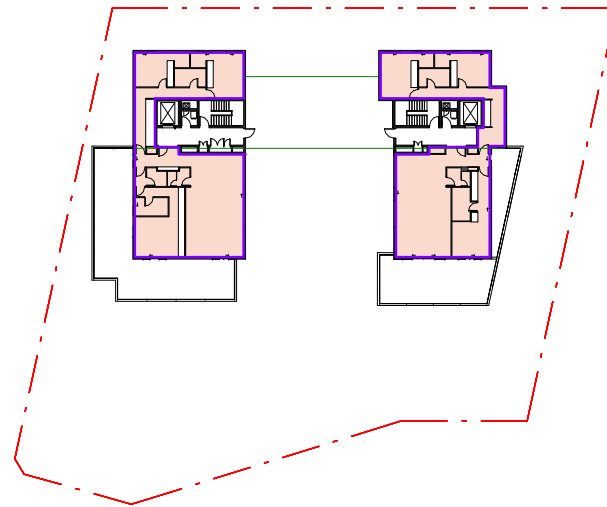
Signature *Paul Gardall* Date *23.11.15* Reiter Certificate



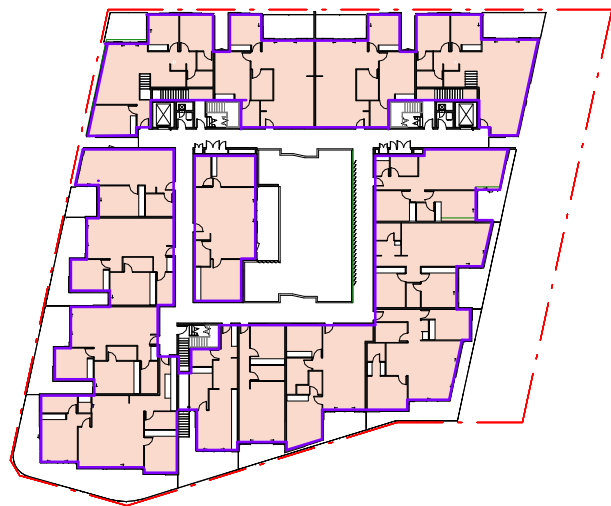
G Ground Level



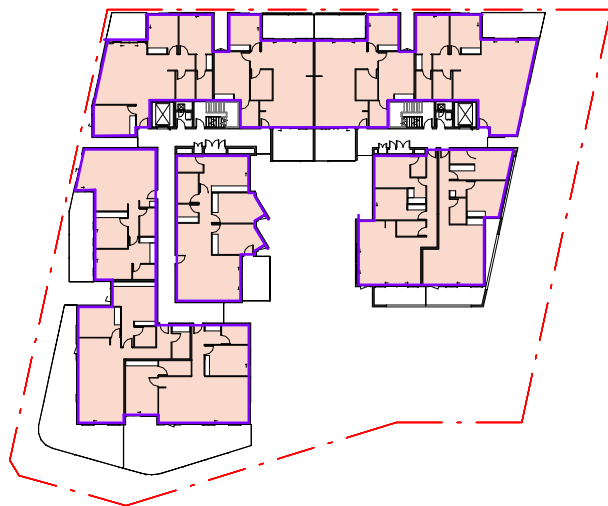
3 Level 3



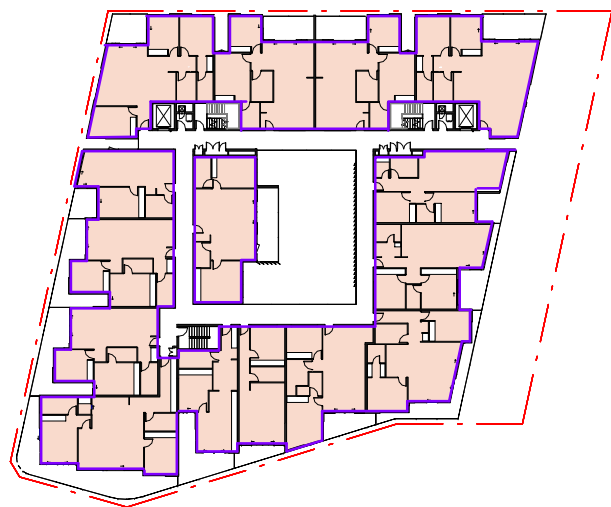
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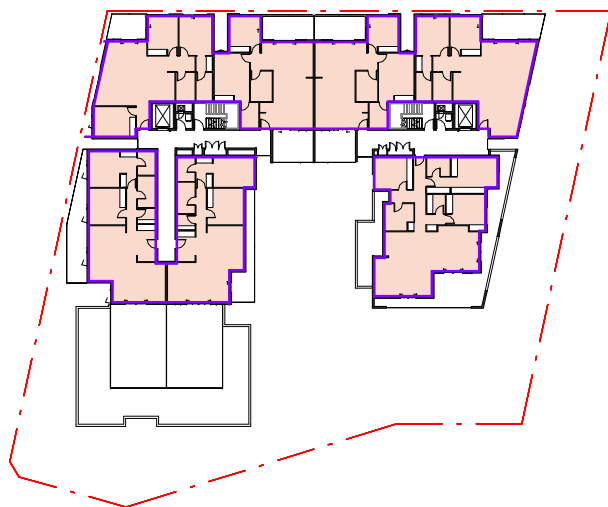
1 Level 1



4 Level 4



2 Level 2



5 Level 5

PROPOSED GFA CALCULATION

Level	Area
Ground Level	621.55 m ²
Level 1	1200.79 m ²
Level 2	1204.61 m ²
Level 3	900.47 m ²
Level 4	911.32 m ²
Level 5	698.32 m ²
Level 6	333.38 m ²
Grand total	5870.46 m ²

AREA CALCULATIONS - FLOOR SPACE RATIO

SITE AREA	2232m ²
PERMISSIBLE FLOOR SPACE RATIO	1:1
PERMISSIBLE GFA	2232m ²
CURRENT APPLICATION FLOOR SPACE RATIO	2.6:1
CURRENT APPLICATION GFA	5870.46m ²
PREVIOUS APPROVED FLOOR SPACE RATIO	2.5:1
PREVIOUS APPROVED GFA	5593m ²

REFERENCES

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A	23.11.15	Modification Submission
P1	29.10.15	Preliminary Issue for meeting
Rev.	Date	Description

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PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title
GFA CALCULATION

DA SUBMISSION

Job no.	Drawing no.	Rev.
J15304	DA 700	A
Drawn by	Checked by	Date
PY	ZC	NOV 2015

BERS Pro house energy rating software	
<input type="checkbox"/> single-dwelling rating	stars MJ/m ²
<input checked="" type="checkbox"/> multi-unit development (attach listing of ratings)	
Accreditation Number VICBDAU/112/1451	
Signature <i>Ben Randall</i>	Date Refer Certificate



1 SOLAR ACCESS - LEVEL 1



3 SOLAR ACCESS - LEVEL 3



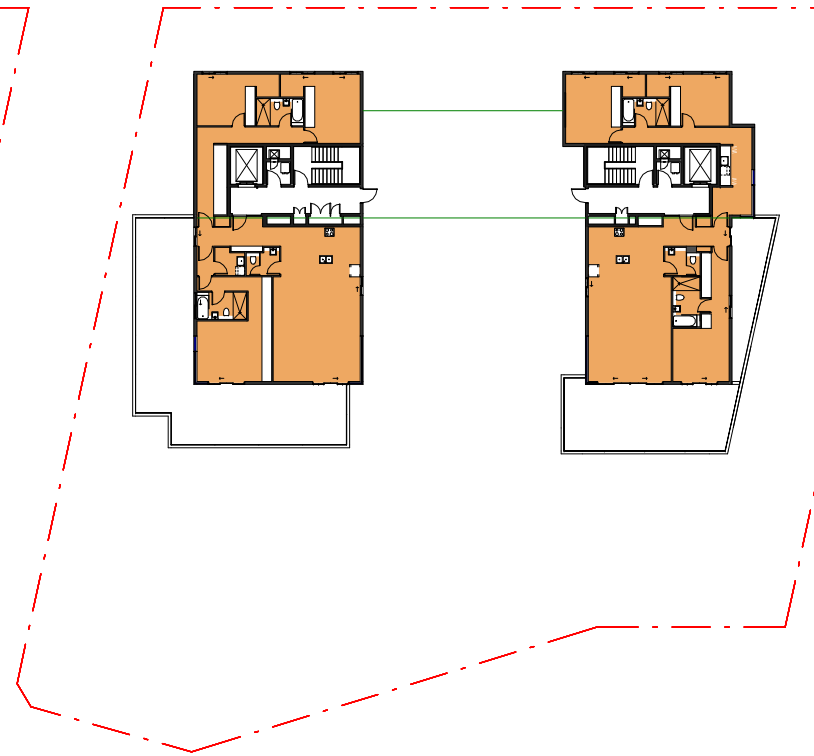
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2 SOLAR ACCESS - LEVEL 2



4 SOLAR ACCESS - LEVEL 4



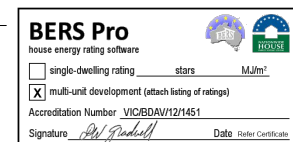
6 SOLAR ACCESS - LEVEL 6

1 : 500

SOLAR ACCESS LEGEND

TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	PROPOSED UNITS RECEIVING MINIMUM 2 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am-3pm
59 UNITS	42 UNITS (71%)	42 UNITS (71%)

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



REFERENCES
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P1	29.10.15	Preliminary Issue for meeting
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PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title
SOLAR ACCESS PLAN

DA SUBMISSION

Job no.	Drawing no.	Rev.
J15304	DA 701	A
Drawn by	Checked by	Date
SM	ZC	NOV 2015

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VENTILATION LEGEND

TOTAL NUMBER OF UNITS	NATURAL CROSS VENTILATED UNITS	PERCENTAGE %
59	45	76%

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

A	23.11.15	Modification Submission
P1	29.10.15	Preliminary Issue for meeting
Rev.	Date	Description

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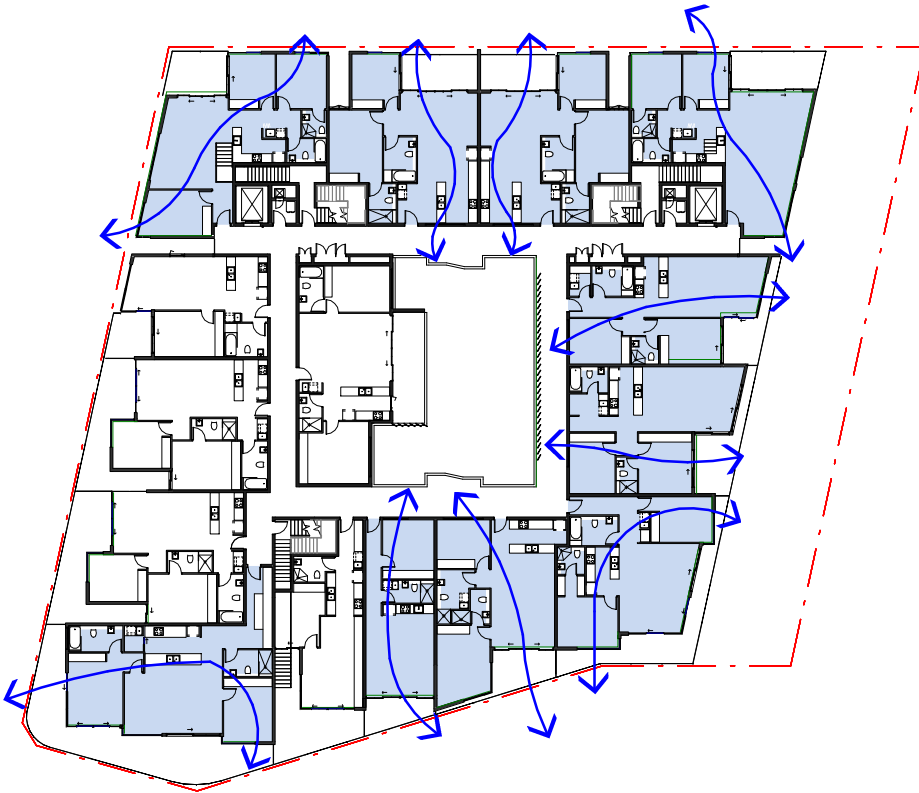
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PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

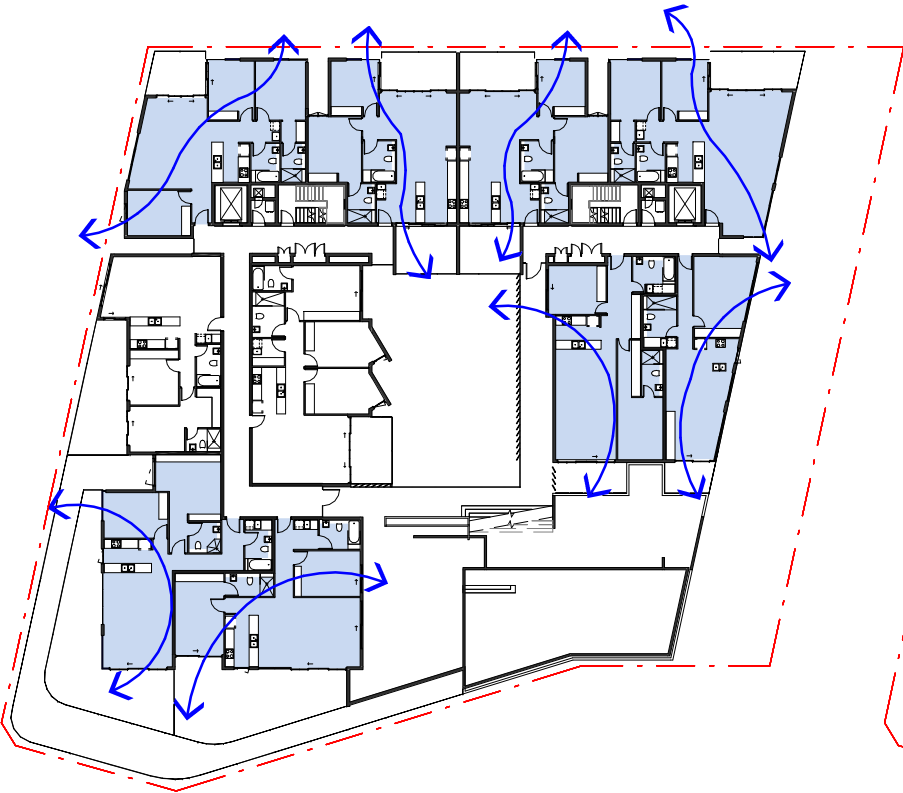
Drawing Title
VENTILATION DIAGRAMS

DA SUBMISSION

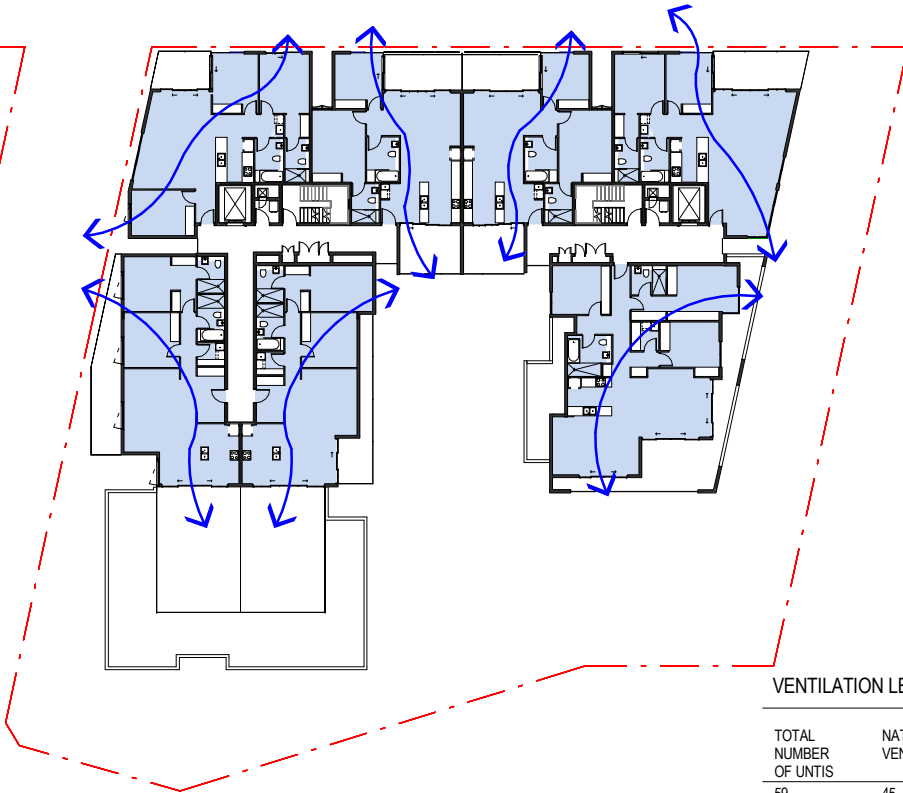
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J15304	DA 702	A
Drawn by SM	Checked by ZC	Date NOV 2015



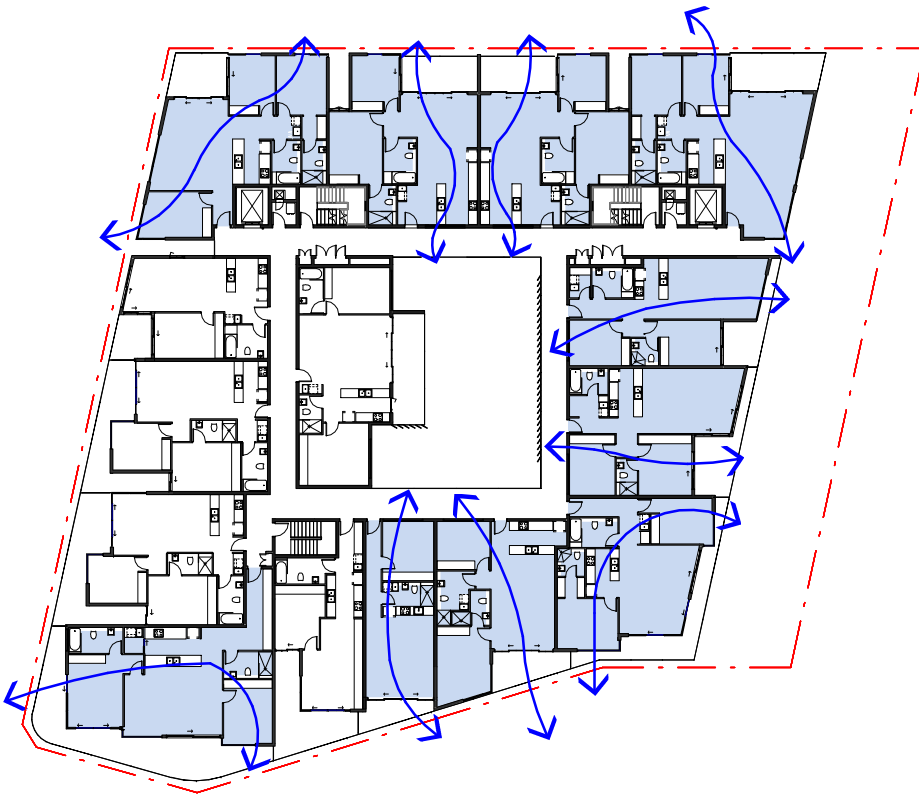
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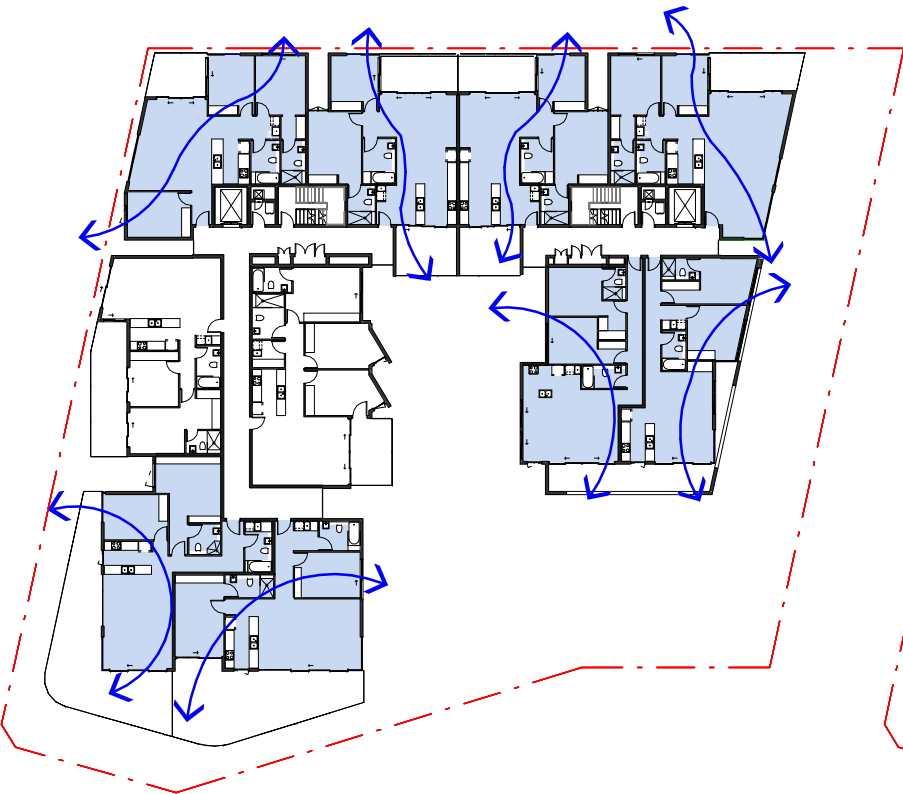
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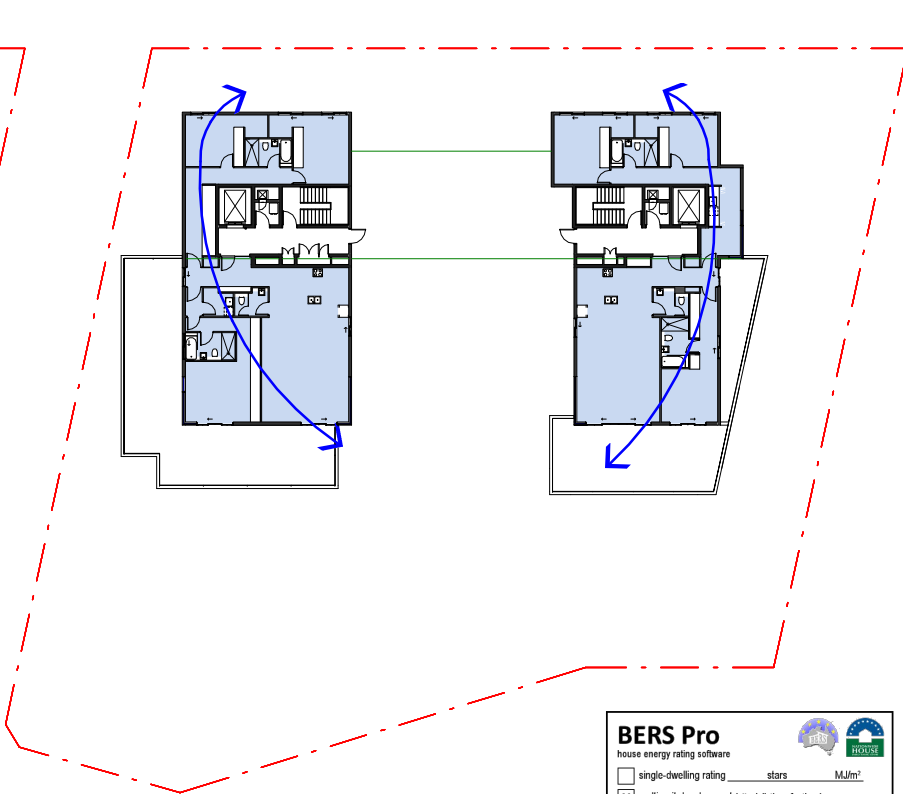
5 VENTILATION DIAGRAM - LEVEL 5



2 VENTILATION DIAGRAM - LEVEL 2



4 VENTILATION DIAGRAM - LEVEL 4



6 VENTILATION DIAGRAM - LEVEL 6

1 : 500

BERS Pro
house energy rating software

☐ single-dwelling rating stars MJ/m²

☒ multi-unit development (attach listing of ratings)

Accreditation Number VIC/BDAN/12/1451

Signature *Paul Rindwell* Date *29.10.15* Rate Certificate

REFERENCES

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Scale
m

0 5 10 15 20

1:500

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PROPOSED MIXED USE DEVELOPMENT

7-50 THE ESPLANADE ETTALONG BEACH

Drawing Title

PHOTOMONTAGE

DA SUBMISSION

Job no.	Drawing no.	Rev.
U15304	DA 710	
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Drawn by	Checked by	Date
TEST	TEST	NOV 2015

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Rev.	Date	Description
NOT TO SCALE		

MATERIAL LEGEND

AAB

ANODISED ALUMINIUM BLADE

AVB

ALUMINIUM VERTICAL BLADE TILED WALL

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

47-50 THE ESPLANADE ETTALONG BEACH

FINISHES SCHEDULE

DA SUBMISSION

Job no.	Drawing no.	Rev.
J15304	DA 730	

Drawn by	Checked by	Date
Author	Checker	NOV 2015

\\fs01\users\Architect4\Documents\J15304 47-50 The Esplanade Ettalong Beach Town Centre_Architect4.rvt

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REPORTS

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 water level of 15.450. The pool wall is a reinforced concrete structure, 1290 units high, finished with selected stone tiles on a waterproofing screed. A selected LED light fixing is embedded in the wall. The pool deck is a reinforced concrete slab, 200 units thick, finished with aluminium featured cladding on top hat sections. A drip groove is located at the base of the wall. A 100mm diameter water pipe with fall is shown at the base of the wall. The deck is supported by a reinforced concrete slab (refer to eng details). The ground level is marked as Level 3 at 14.150. The swimming pool deck level is marked as 15.650.

Swimming Pool Deck
15.650

Pool Water Level
15.450

200

1290

Level 3
14.150

SELECTED LED LIGHT FIXING

SELECTED STONE TILES ON WATERPROOFING SCREED

REINFORCED CONCRETE POOL WALL (REFER TO ENG DETAILS)

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

Project Architect

Project

Drawing Title

Drawn by PY	Checked by ZC	Date NOV 2015
----------------	------------------	------------------

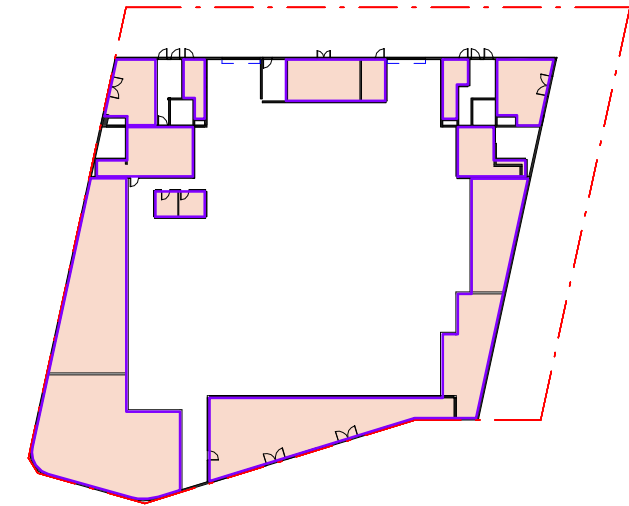
BERS Pro
house energy rating software

☐ single-dwelling rating _____ stars _____ MJ/m²

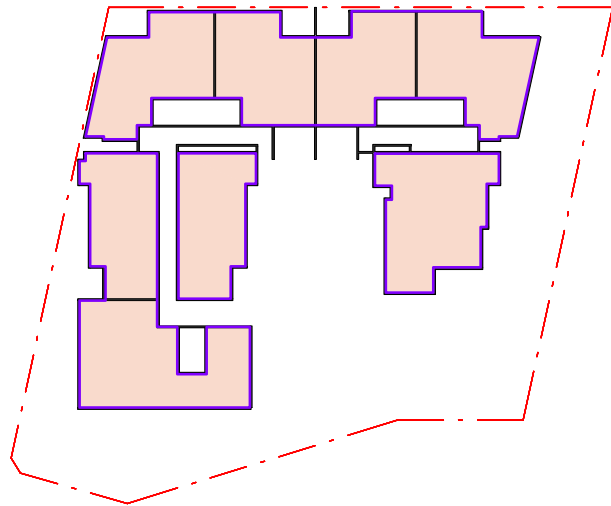
☒ multi-unit development (attach listing of ratings)

Accreditation Number VIC/BD/AV/12/1451

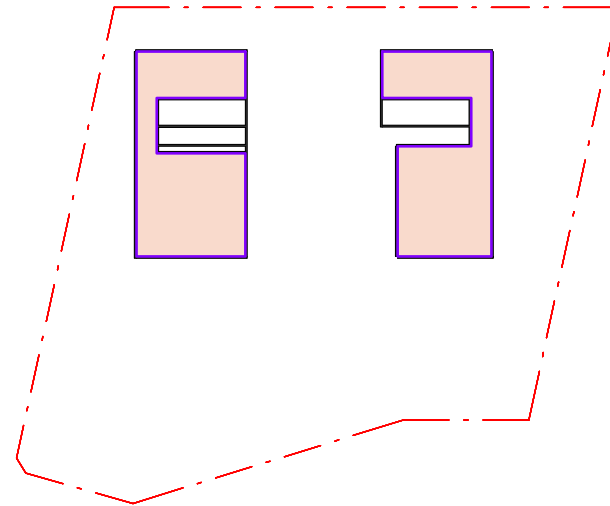
Signature *[Signature]* Date _____ Refer Certificate



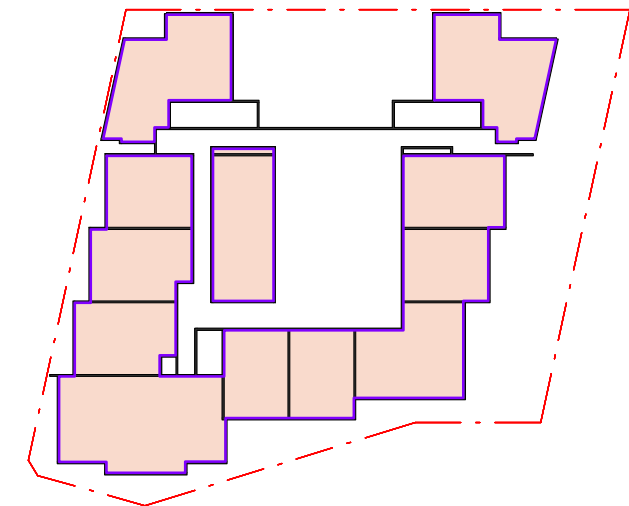
G Ground Level
1 : 750



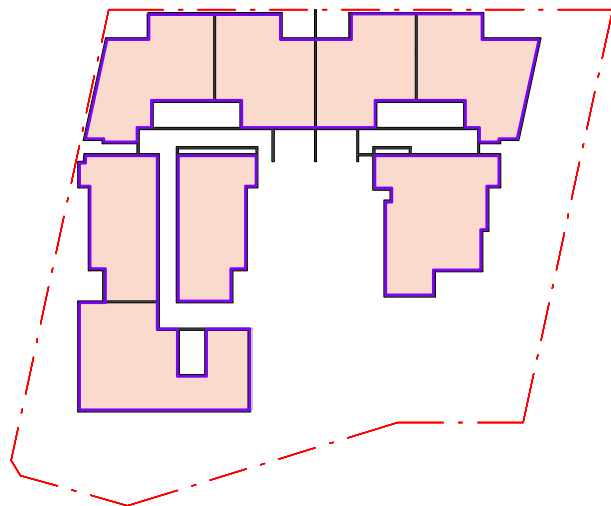
3 Level 3
1 : 750



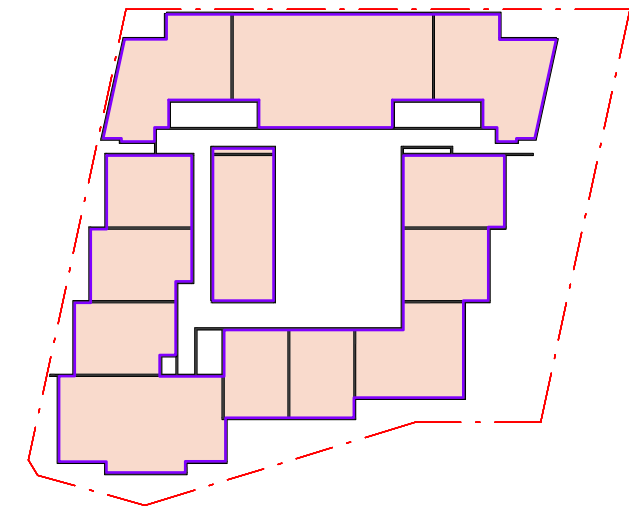
6 Level 6
1 : 750



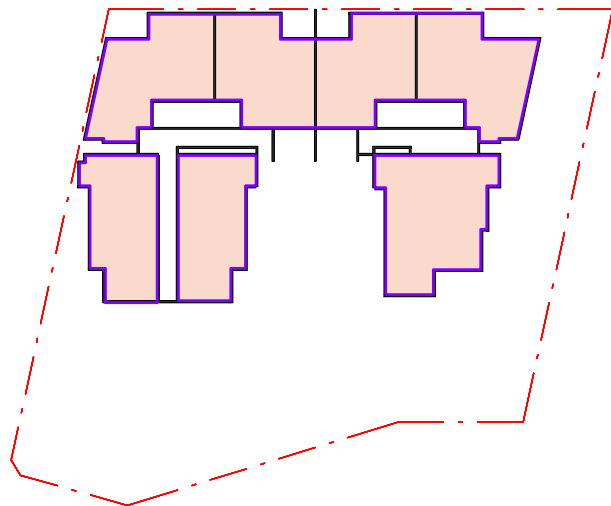
1 Level 1
1 : 750



4 Level 4
1 : 750



2 Level 2
1 : 750



5 Level 5
1 : 750

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AREA CALCULATIONS - FLOOR SPACE RATIO

PERMISSIBLE FLOOR SPACE RATIO	1:1
PERMISSIBLE GFA	2232m ²
PREVIOUS APPROVED FLOOR SPACE RATIO	2.5:1
PREVIOUS APPROVED GFA	5593m ²

A	23.11.15	Modification Submission
P1	29.10.15	Preliminary Issue for meeting
Rev.	Date	Description
Scale	0	5 10 15 20
m	1:500	

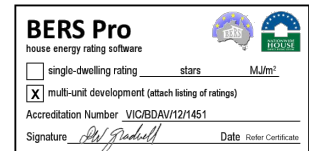
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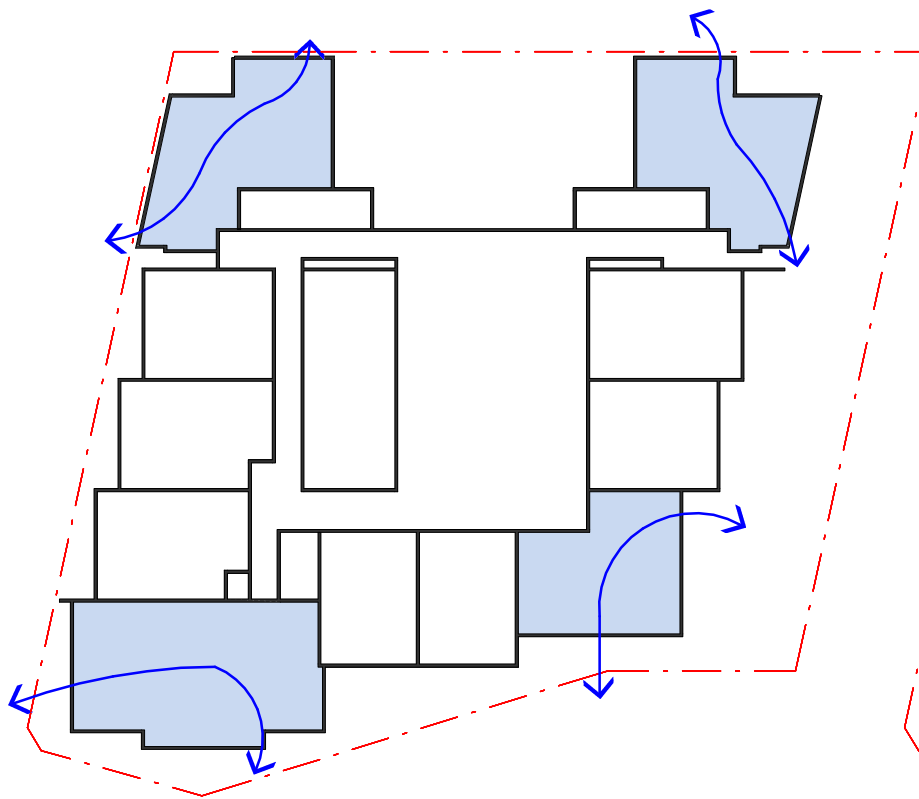
Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH
Drawing Title
PREVIOUS APPROVED GFA

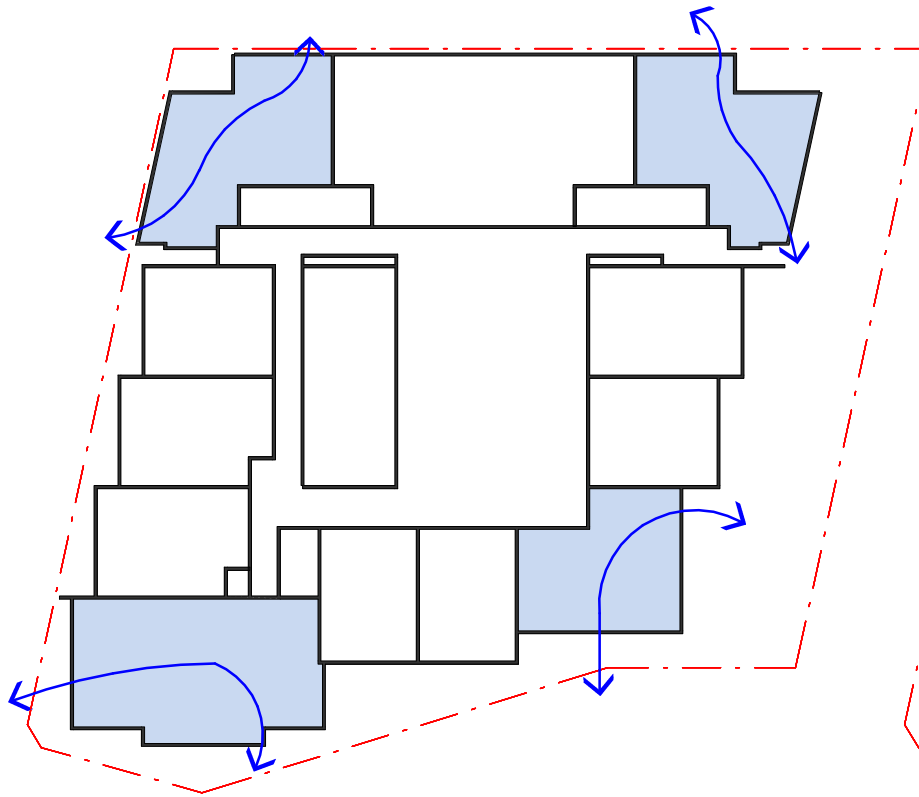
DA SUBMISSION

Job no.	Drawing no.	Rev.
J15304	DA 1100	A
Drawn by	Checked by	Date
SM	ZC	NOV 2015

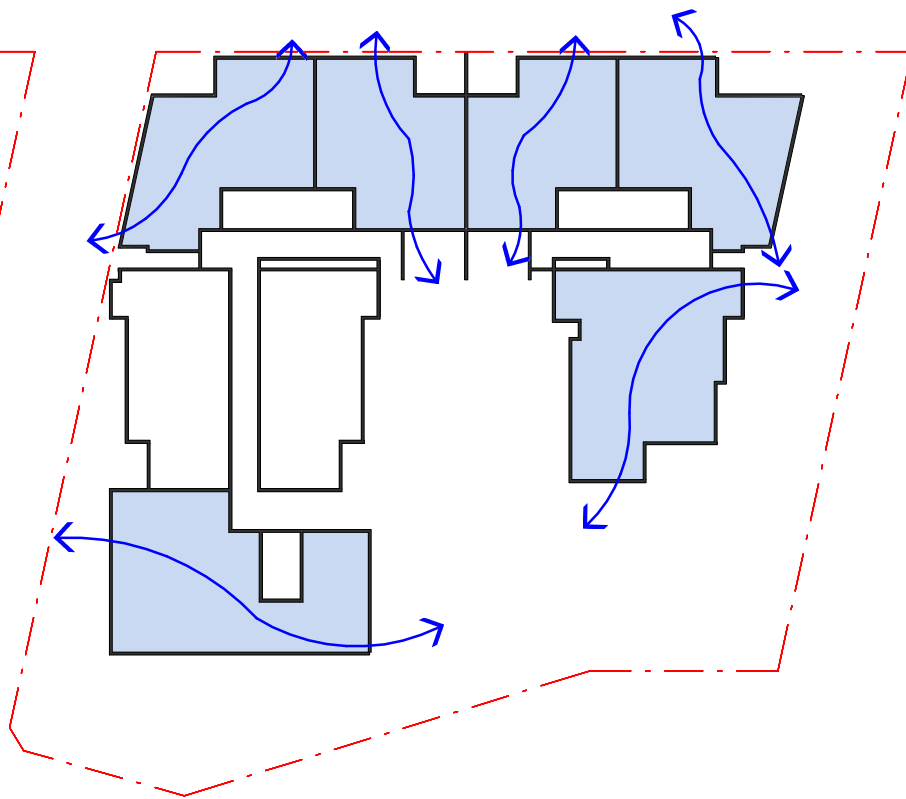




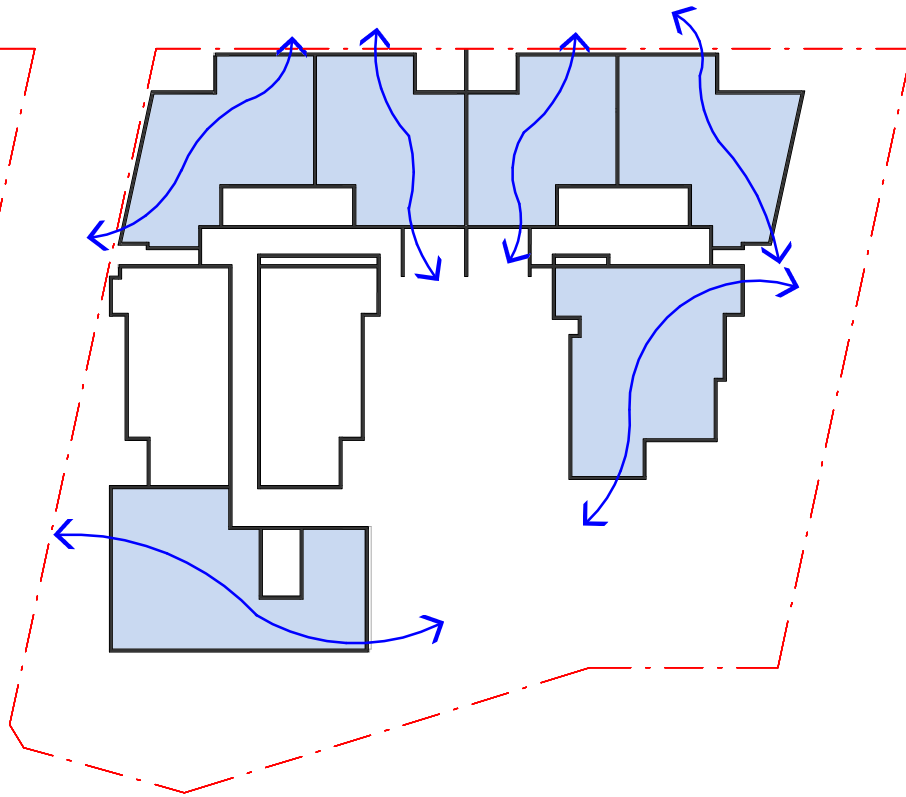
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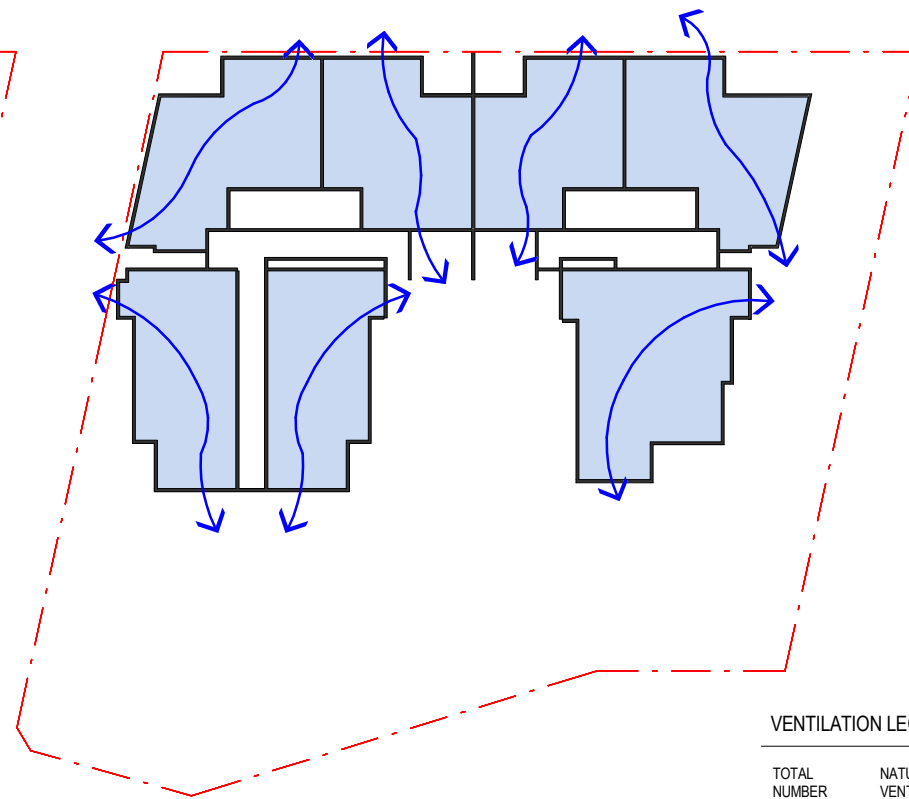
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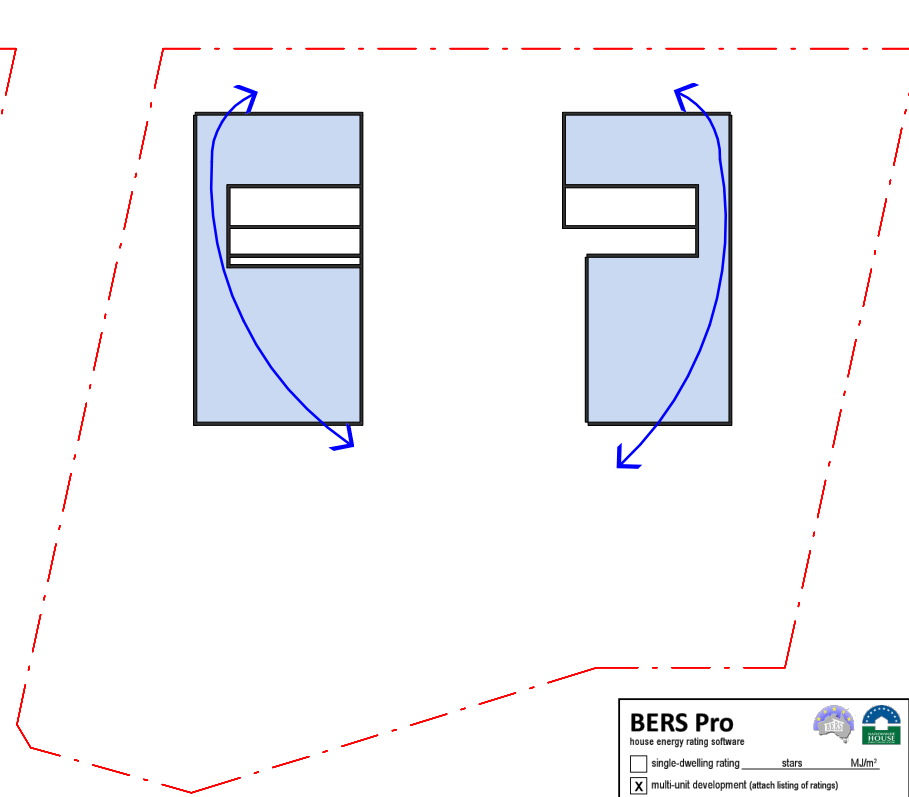
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1 : 500



4 VENTILATION DIAGRAM-APPROVED-DA-Level 4
1 : 500




5 VENTILATION DIAGRAM-APPROVED-DA-Level 5
1 : 500



6 VENTILATION DIAGRAM-APPROVED-DA-Level 6
1 : 500

VENTILATION LEGEND		
TOTAL NUMBER OF UNITS	NATURAL CROSS VENTILATED UNITS	PERCENTAGE %
45	29	64%

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

A	23.11.15	Modification Submission
P1	29.10.15	Preliminary Issue for meeting
Rev.	Date	Description
		

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☐ single-dwelling rating stars MJ/m²

☒ multi-unit development (attach listing of ratings)

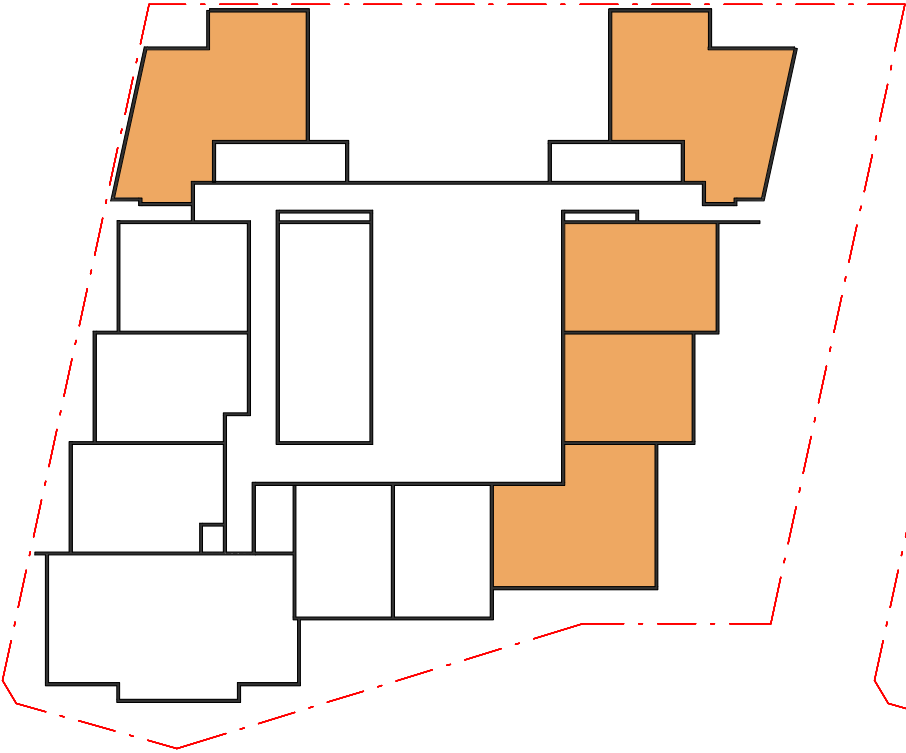
Accreditation Number VICBDA/112/1451

Signature *Phil Gendall* Date Rater Certificate

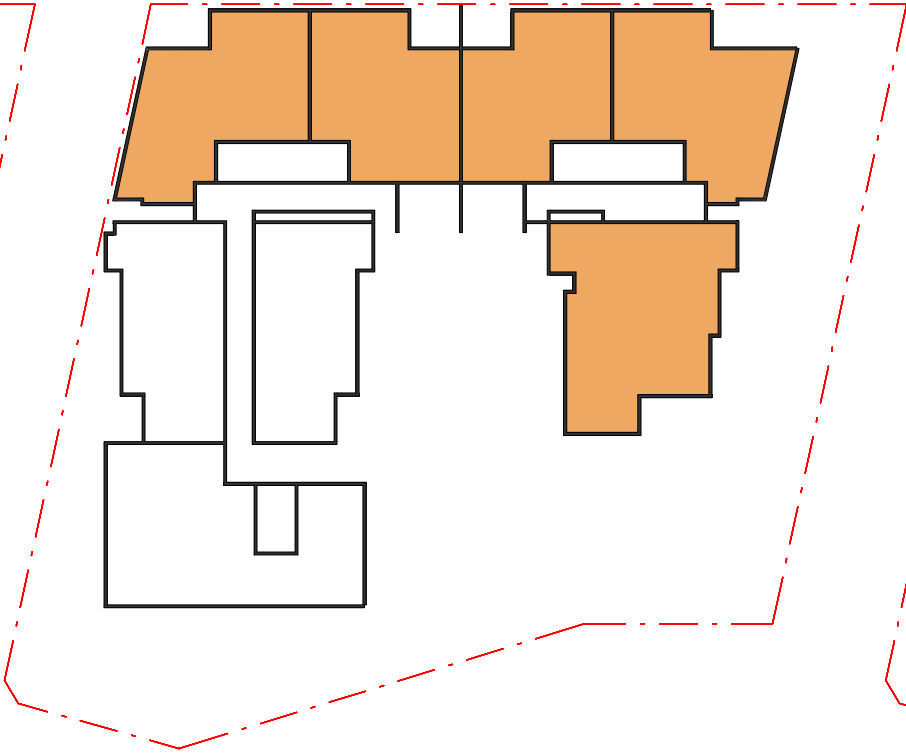
47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title
PREVIOUS APPROVED VENTILATION DIAGRAM

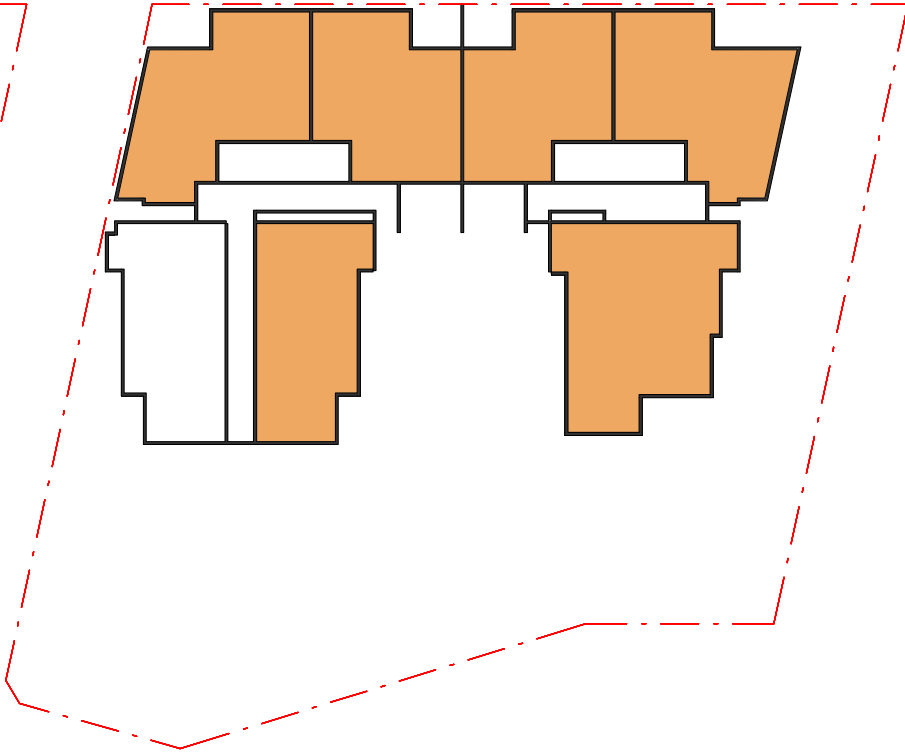
DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 1101	A
Drawn by	Checked by	Date
SM	ZC	NOV 2015



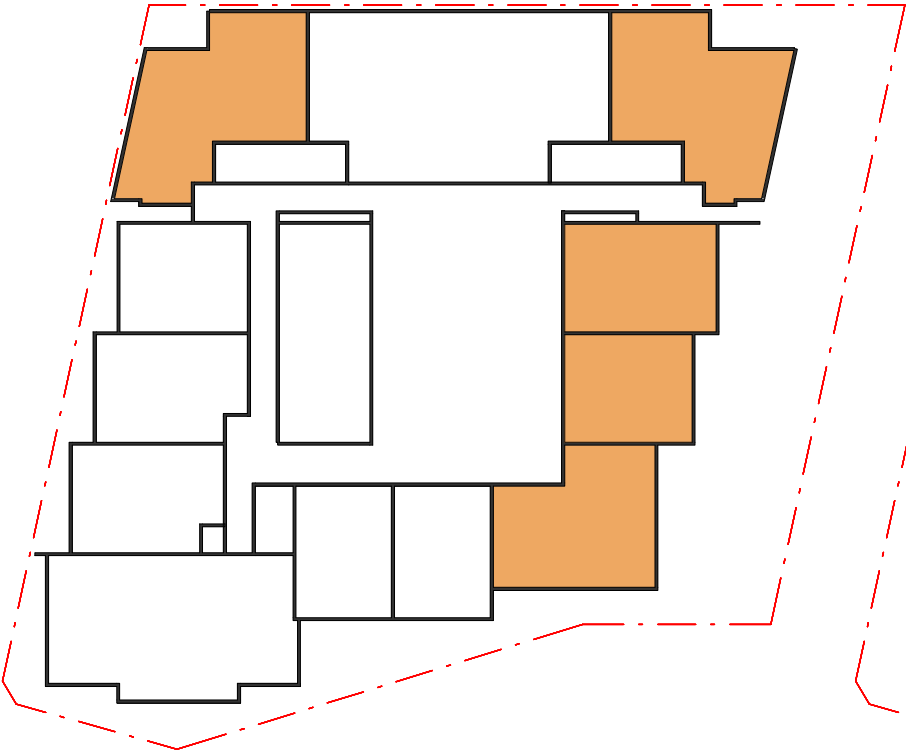
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1 : 500



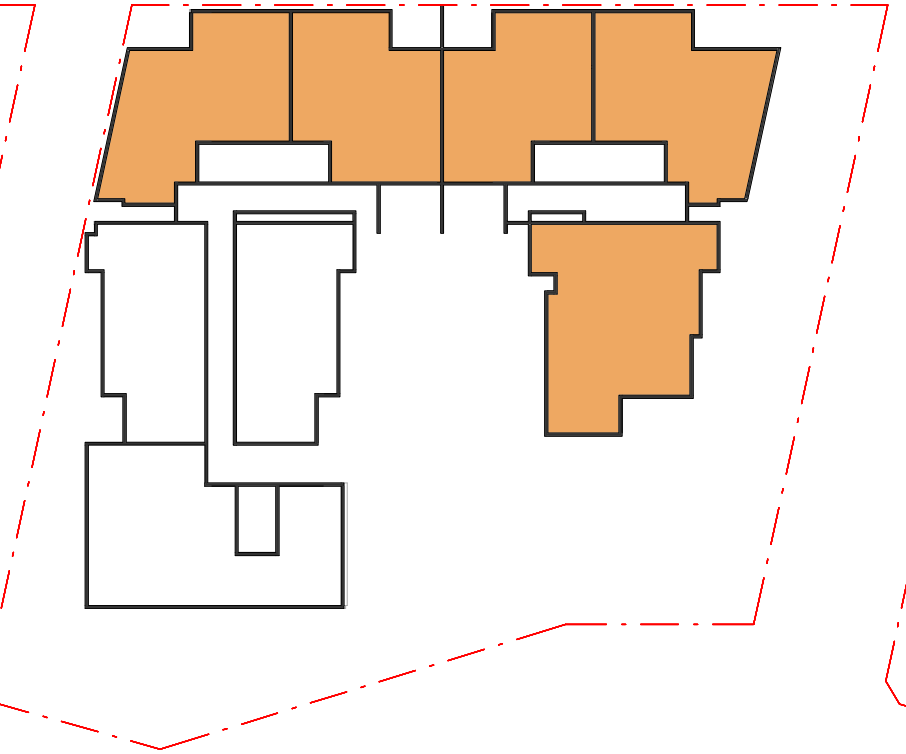
3 SOLAR ACCESS-APPROVED-DA-Level 3
1 : 500



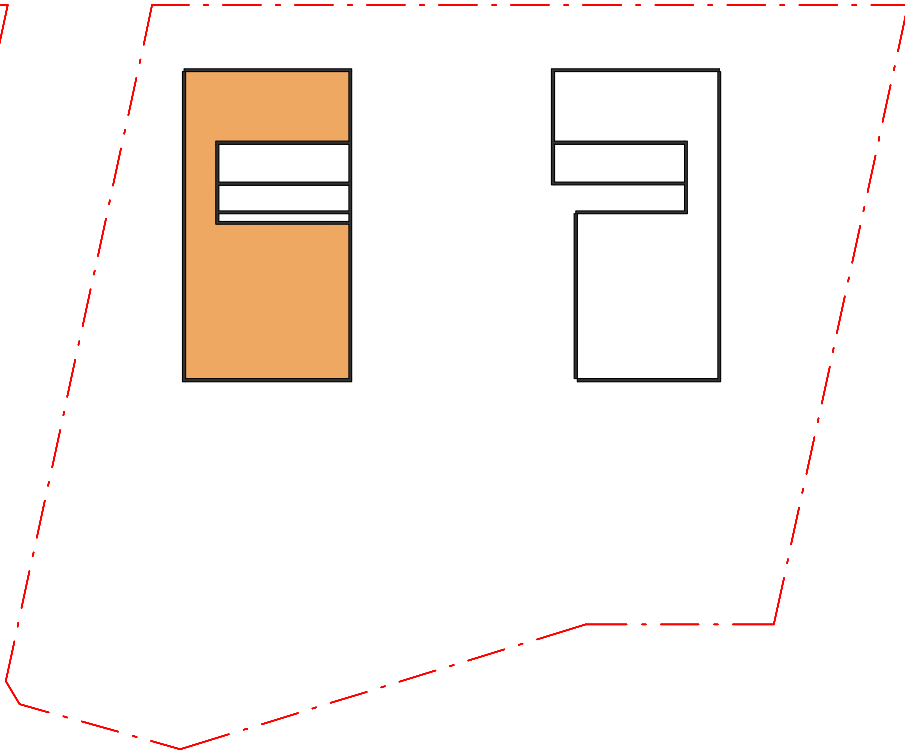
5 SOLAR ACCESS-APPROVED-DA-Level 5
1 : 500



2 SOLAR ACCESS-APPROVED-DA-Level 2
1 : 500



4 SOLAR ACCESS-APPROVED-DA-Level 4
1 : 500



6 SOLAR ACCESS-APPROVED-DA-Level 6
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.



SOLAR ACCESS LEGEND

TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	PROPOSED UNITS RECEIVING MINIMUM 2 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am-3pm
45 UNITS	32 UNITS (71%)	27 UNITS (60%)

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

A	23.11.15	Modification Submission
P1	29.10.15	Preliminary Issue for meeting
Rev.	Date	Description
<div><div>Scale</div><div>m</div><div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div><div>0</div><div>5</div><div>10</div><div>15</div><div>20</div></div><div><div></div><div>1:500</div></div></div>		

Project Architect

CDΔ
CDARCHITECTS

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P: 02 9267 2000
W: www.cdarchitects.com.au

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Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title
**PREVIOUS APPROVED
SOLAR ACCESS DIAGRAM**

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 1102	A
Drawn by	Checked by	Date
SM	ZC	NOV 2015

BERS Pro
house energy rating software

☐ single-dwelling rating stars MJ/m²

☒ multi-unit development (attach listing of ratings)

Accreditation Number VICBDAV12/1451

Signature *Paul Randall* Date *29.10.15* Rater Certificate